

LAND AT ABBEY GARDENS,
TADPOLE LANE,
BLUNSDON ST ANDREW
SWINDON, WILTSHIRE

HERITAGE IMPACT ASSESSMENT

ON BEHALF OF
ASTRID AND ERIC
BRODERSTAD



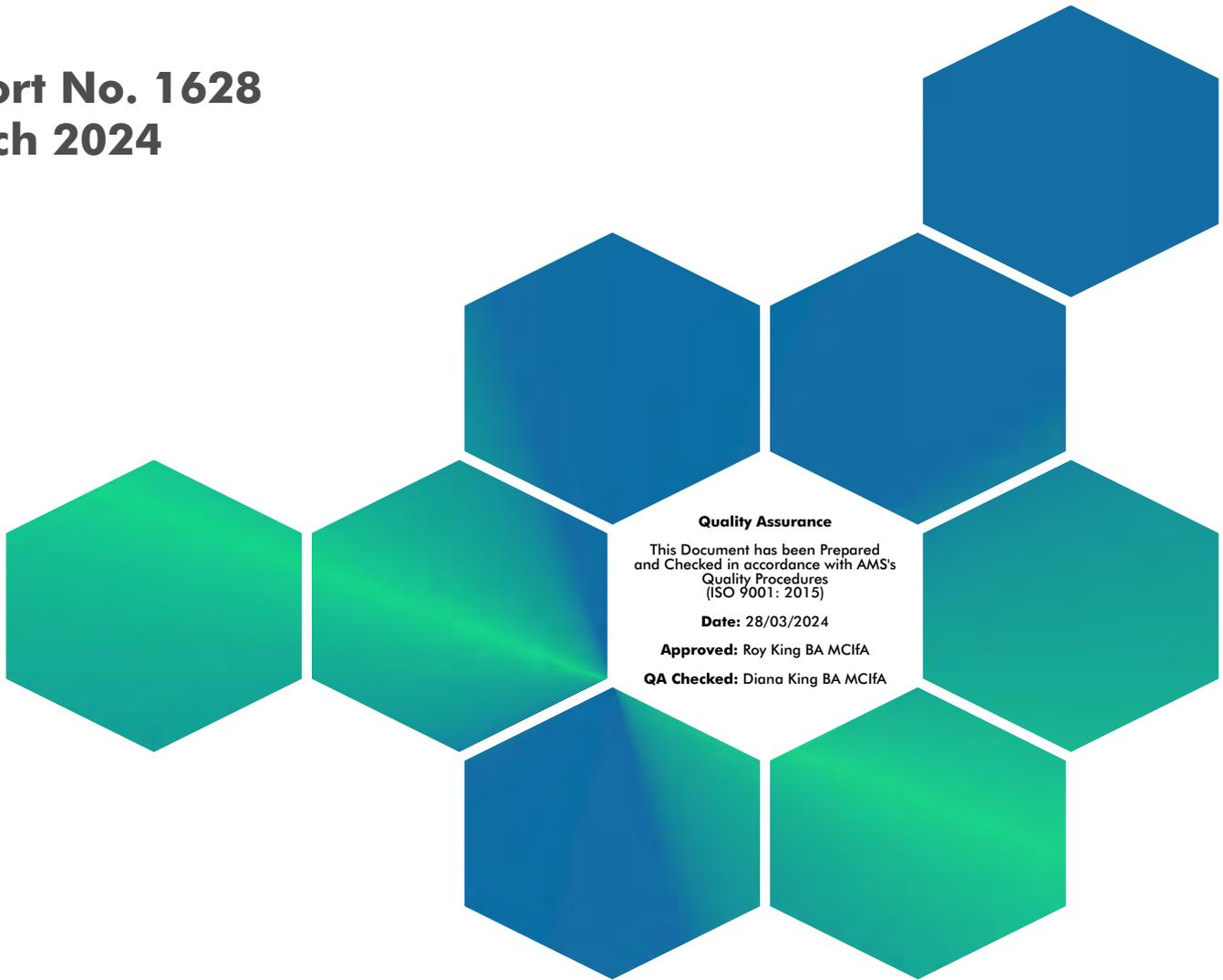
FOUNDATIONS HERITAGE

A DIVISION OF ARCHAEOLOGICAL MANAGEMENT SERVICES LTD

**Land at Abbey Gardens,
Tadpole Lane,
Blunsdon St Andrew,
Swindon, Wiltshire**

NGR: SU 1366 8979

**Report No. 1628
March 2024**



CONTENTS

Glossary of terms and abbreviations

Summary

- 1 Introduction and Project Background
- 2 Legislation, Policy and Guidance
- 3 Assessment Methodology
- 4 Sources
- 5 Heritage Background and Site Walkover Survey
- 6 Settings Appraisal
- 7 Impact Assessment
- 8 Conclusions
- 9 References
- 10 Acknowledgements

Appendix 1: Existing and Proposed Plans and Elevations

LIST OF FIGURES

- Figure 1 Site Location
- Figure 2 HER Map
- Figure 3 Map Regression
- Figure 4 Site Walkover – Plan
- Figure 5 Site Walkover – Photographs 001-011
- Figure 6 Site Walkover – Photographs 012-022
- Figure 7 Site Walkover – Photographs 023-033
- Figure 8 Site Walkover – Photographs 034-044
- Figure 9 Proposals

SUMMARY

This proportionate Heritage Impact Assessment has considered the potential for the construction of a new residential scheme on land at Abbey Gardens, Tadpole Lane, Blunsdon, Swindon to affect known and potential heritage assets, as required by the National Planning Policy Framework 2023 and local plan policies.

The assessment has considered the potential effect of the proposals on designated and non-designated heritage assets in the vicinity of the site, including the Blunsdon St. Andrew Conservation Area and designated and non-designated assets within it.

The Site has been identified as having a moderate potential for the presence of Medieval features associated with the lost village of Blunsdon St. Andrew, a former road alignment and also for Post-medieval features associated with the 16th and 19th century great houses. It is anticipated that unmitigated development could result in harm to such deposits and it is considered likely that a programme of pre-determination archaeological trenching will be required.

The proposals are considered to have a *slight-moderate* adverse effect on the setting of the Conservation Area, the Church of St. Andrew and the Blunsdon Abbey house and park, resulting in *less than substantial harm*. It is at the discretion of the Planning Authority to judge whether this harm outweighs any public benefit that arises from new housing in relation to Policy EN10 of the Local Plan, paragraphs 208 and 209 of the NPPF or sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is the conclusion of this report, however, that the level of harm is not sufficient to cause a level of conflict with the relevant legislation that would prevent approval of the application.

1 INTRODUCTION AND PROJECT BACKGROUND

Purpose of the report

- 1.1 This proportionate Heritage Impact Assessment has been prepared by Roy King and Diana King of Foundations Heritage to accompany a planning application in relation to the development of a new residential development comprising 5 dwellings and associated works on land at Abbey Gardens, Blunsdon, Swindon, Wiltshire, (NGR: SU 1488 9031, Figure 1).
- 1.2 Roy King BA, MCIfA has over 35 years' experience in heritage matters with particular regard to the preparation of archaeological and heritage statements and impact assessment.
- 1.3 This report presents an assessment of the predicted effects on the significance of heritage assets which could be caused by the proposed development. The project was commissioned by DPDS Consulting Group on behalf of Erik and Astrid Broderstad.
- 1.4 This Assessment has been prepared in accordance with the requirements of the National Planning Policy Framework 2023, the Swindon Borough Council Local Plan 2026 and relevant standards and guidance.
- 1.5 A heritage asset is defined in the National Planning Policy Framework (Annex 2) as '*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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 1.6 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the County Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains, and above ground assets such as buildings of local significance (locally listed).

Site location

- 1.7 The study area is situated to the north of Swindon in Blunsdon St Andrew. It is located immediately south of Tadpole Lane and it is bounded to the west by a residential dwelling and the access track for the Church of St Andrew, to the south by a parcel of wooded ground, as well as open ground and to the east by Blunsdon Abbey Park. The site comprises an irregularly shaped parcel of land, which encompasses an area of approximately 0.5ha. The site is situated on relatively high ground that slopes gently downwards from north to south, between approximately 137 – 133m Ordnance Datum (aOD). The River Ray is located approximately 2.5km to the west, and a watercourse known as 'Grindwylles Lacu' is situated approximately 1.3km to the south. The underlying geology within and around the site is recorded as *Stanford Formation* – limestone (British Geological Survey Online Viewer).

Limitations

- 1.8 This heritage assessment only considers the potential heritage aspects to the proposals and does not seek to comment on any non-heritage related issue. It makes an assumption that third party data sources, such as the HER, are generally correct. Due to time constraints, it was not possible to access the vertical and oblique aerial photographs at the Historic England (HE) Archive but online sources are considered to have adequately addressed this element of the assessment.

2 LEGISLATION, POLICY AND GUIDANCE

Introduction

- 2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Planning decisions relating to heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, and relevant policies within the National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.
- 2.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. Section 72 requires that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

Ancient Monuments and Archaeological Areas Act 1979

- 2.4 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61(12) defines sites that warrant protection due to their national importance.

National Planning Policy Framework

- 2.5 The National Planning Policy Framework was published in December 2023 replacing the earlier version (September 2023) as part of the Government's streamlining of the planning process.

General

2.5.3 NPPF paragraph 11 states that *“Plans and Decisions should apply a presumption in favour of sustainable development.*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; ⁷

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

2.5.4 Footnote 7 states *“the policies referred to are those in this Framework (rather than those in development plans) relating to.....designated heritage assets and other heritage assets of archaeological interest referred to in footnote 72....”*. Footnote 72 states *“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”*.

2.5.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF) entitled *Conserving and Enhancing the Historic Environment* (MHCLG 2023). Paragraphs 195-214 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and specific paragraphs which are relevant to this assessment are summarised below.

2.5.6 Paragraph 195 states that *“Heritage assets range from 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 Value⁷⁰. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷¹”*.

2.5.7 Paragraph 196 states that: *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place”.*
- 2.5.8 Paragraph 197 states that: *“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.*
- 2.5.9 Paragraph 198 states that: *“Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*
- a) *assess the significance of heritage assets and the contribution they make to their environment; and*
- b) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future”.*
- 2.5.10 Paragraph 199 states that: *“Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible”.*
- 2.5.11 Paragraphs 200-204 relate to proposals affecting heritage assets.
- 2.5.12 Paragraph 200 addresses planning applications stating that: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*
- 2.5.13 Paragraph 201 states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 2.5.14 Paragraph 202 states: *“Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.*
- 2.5.15 Paragraph 203 states that: *“In determining applications, local planning authorities should take account of:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness”.*
- 2.5.16 Paragraph 204 states that: *“In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal”.*
- 2.5.17 Paragraphs 205-214 consider potential impacts.
- 2.5.18 Paragraph 205 states that: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.*
- 2.5.19 Paragraph 206 states that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”⁷².*
- 2.5.20 Paragraph 207 states that *“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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

- 2.5.21 Paragraph 208 states that: *“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”.*
- 2.5.22 Paragraph 209 states that: *“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 directly or indirectly affect 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”.*
- 2.5.23 Paragraph 210 states that: *“Local planning authorities should not permit the 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”.*
- 2.5.24 Paragraph 211 states that: *“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.*
- 2.5.25 Paragraph 212 states that: *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.*
- 2.5.26 Paragraph 213 states that: *“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.*
- 2.5.27 Paragraph 214 states that: *“Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.*
- 2.5.28 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.
- 2.5.29 Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: *“public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits” (MHCLG 2019).*

- 2.5.30 The key test in NPPF is whether a proposed development will result in substantial harm or less than substantial harm. Substantial harm is not defined in the NPPF although paragraph 18 of the accompanying Planning Practice Guidance provides guidance and states *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting (MHCLG 2019).”*

Local Planning Policy

- 2.6 The Local Authority for planning is Swindon Borough Council. The *Swindon Borough Local Plan 2026*, adopted in March 2015 contains delivery policy EN10, which relates to the Historic Environment. It states:
- a. *Swindon Borough’s historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.*
 - b. *Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against the public benefits of the proposal, whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.*
 - c. *Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.*
 - d. *Scheduled monuments and other nationally important archaeological sites and their settings will be preserved in situ, and where not justifiable or feasible, provision to be made for excavation and recording. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.*
 - e. *Development within or which would affect the setting of the Borough’s Conservation Areas will conserve those elements which contribute to their special character or appearance.*

f. Features which form an integral part of a Park or Garden's historic interest and significance will be conserved and development will not detract from the enjoyment, layout, design, character, appearance or setting of them, including key views into and out from, or prejudice future restoration.

g. Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 2.6.1 Swindon also has a number of supplementary planning guidance documents (SPGs) including Swindon Borough Council, 2004, *Supplementary Planning Guidance (SPG) 'Buildings of Significant Local Interest (2004)', Listed Buildings (2004)* and *'Archaeology: Adopted Supplementary Planning Guidance' (2004)*.
- 2.7 There is currently no Neighbourhood Development Plan for Blunsdon St, Andrew.
- 2.8 The Blunsdon St. Andrew Conservation Area was designated in July 1990; the Conservation Area Appraisal and Management Plan was adopted in April 2006.

Guidance

- 2.9 Specific heritage guidance includes the Chartered Institute for Archaeologist's *Standard and Guidance for Historic Environment Desk Based Assessments (2017)*; *The Principles of Cultural Heritage Impact Assessment in the UK (July 2021)* collated by IEMA, ClfA and IHBC; Historic England guidance in the form of *Conservation Principles: Policies and Guidance: for the sustainable management of the historic environment (2008)*, *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (2015)*, *Preserving Archaeological Remains: Decision-taking for Sites Under Development (2015)*, *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2017)*, *Advice Note 2: Making Changes to Heritage Assets (2018)* and *Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)*; finally, the Heritage Statement also utilised guidance set out by the Highways Agency in *Sections LV106 and LV107 of Design Manual for Road and Bridges (2020)*.

3 ASSESSMENT METHODOLOGY

Introduction

- 3.1 This proportionate heritage statement comprises a desktop study of the effects of the proposed development on known and potential heritage assets in accordance with the in-house Written Scheme of Investigation (2024). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals on the significance of designated heritage assets around the site. The report will allow all parties associated with the project to consider the need for design mitigation to counteract the potential effects and to ensure compliance with national and local heritage planning policies.
- 3.2 Given the nature of heritage assets, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement.

This is particularly the case when assessing the potential presence and likely significance of buried archaeological deposits that may be present within a site. The assessment of the significance of heritage assets and the impact of the proposed development on that significance involves a degree of interpretation and professional judgement because different elements of a heritage asset or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and professional judgement is required in order to gauge likely effects.

- 3.3 In assessing the significance of the site and heritage assets, the criteria specified in Tables 3.1-3.3 were used to provide a framework although it is the position of Foundations Heritage that tabulated data lacks the flexibility required to accurately assess heritage assets and these tables are therefore subject to professional judgement. The tables are based upon DMRB (2020) and ICOMOS, which constitute the most widely accepted form of tabulated data used for heritage assessment.

Definition of significance

- 3.4 In accordance with the NPPF, this report aims to assess the effects of the proposed development on the significance of heritage assets. Significance' is defined in the NPPF (Annex 2) as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

Establishing significance

- 3.5 The significance of above ground heritage is derived from the DCMS criteria for listing and the guidance offered in NPPF. According to DCMS criteria, buildings are listed because they are of "special" architectural or historical interest and that this warrants their preservation. Grade I and Grade II* Listed Buildings are of the highest significance because they are of exceptional interest (Grade I) or are more than of special interest (Grade II*). Grade II Listed Buildings are of special interest. Undesignated assets, which are not statutorily designated, but are documented in the Local Authority Historic Environment Record, are nevertheless still of heritage interest.
- 3.6 Assessing the impact of the development proposals on the significance of heritage assets employs a two-step process:
- Identification of the importance of known and potential heritage features; and
 - Identification of the magnitude of the effect.
- 3.7 Historic England guidance for establishing the significance or value of heritage assets was previously based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria were evidential, historical, aesthetic and communal.
- 3.8 The values used to establish the significance of heritage assets have been replaced by archaeological, architectural & artistic and historic in the NPPF Glossary and in the consultation draft of *Conservation principles for the sustainable management of the historic environment* (2017), which will replace the 2008 document in due course.

These values are also utilised in the Historic England Publication *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and are detailed below:

- **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.9 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets result in an overall heritage significance rating as demonstrated in Table 3.1 below:

Table 3.1 Significance Ratings

Value/Significance	Descriptors		
	Archaeological Remains	Historic Buildings	Historic Landscapes/Areas
Very High	World Heritage Sites. Assets that are of acknowledged international importance.	Structures that are inscribed as World Heritage Sites. Other buildings of recognised international importance.	World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Scheduled Monuments. Undesignated assets of schedulable quality and importance.	Listed Buildings	Registered historic landscapes. Registered battlefields.

			Registered Parks and Gardens
Medium	Local authority designated sites. Non-designated sites or other assets of regional importance.	Conservation Areas Non-designated buildings that may be of listable quality.	Unregistered historic landscapes that might be of sufficient quality to allow designation. Unregistered historic landscapes with moderate preservation and time depth.
Low	Non-designated assets of local importance. Non-designated sites or assets with low coherence and poor preservation.	Historic buildings on 'local list'.	Unregistered historic landscapes with interest to local groups. Unregistered historic landscapes of poor coherence or preservation.
Negligible	Non-designated assets with very little surviving coherence and very poor preservation.	Historic buildings that do not qualify for the local list but retain some heritage significance	Unregistered historic landscapes of very poor coherence or preservation, so as to be all but unrecognisable.
Unknown	Non-designated assets that have not been adequately assessed.	Buildings with possible, but inaccessible historic interest.	Unassessed landscapes with possible heritage significance.

3.10 Having determined the significance of any known or potential heritage asset, the assessment of likely potential and effects of the development upon heritage assets can be undertaken using the following five-level scale of significance as a guidance. Effects can either be *beneficial* or *adverse*, see Table 3.2.

Table 3.2: Table of Impacts Criteria

Impact	Archaeological Resource	Historic Buildings	Landscape and Settings
Minor Beneficial	A change in land use or management to enhance the preservation of the identified archaeological resource.	The historic fabric of the building is slightly enhanced to restore original features or patterns of circulation.	The setting of any asset is slightly enhanced.
Neutral	No effects on known or predicted archaeological	No change to historic building elements.	No change to key historic landscape

	resources or their settings. No mitigation required.		elements, parcels or components. No effect on the setting of any asset.
Negligible	No effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects.	Slight change to historic building elements that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset.
Slight Adverse	Effects small areas of known or potential resources at a local level or where the archaeological resource is very truncated or fragmented. The removal of the resource would not affect future investigation and would increase archaeological knowledge.	Change to key historic building elements, such that the asset is slightly different.	Change to few historic landscape elements, parcels or components; slight visual changes to a few key aspects of historic landscape and the settings of any asset.
Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by ground work that would have a detrimental impact on archaeological deposits but would leave some of the resource <i>in situ</i> .	Changes to many key historic building elements, such that the resource is significantly modified.	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic landscape; resulting in moderate changes to historic landscape character and the setting of any asset.
Major Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments and to other archaeological sites of importance in breach of relevant planning policies, or where the level of impact would result in total destruction.	Change to key historic building elements such that the resource is totally altered.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape character and the setting of any asset.

Table 3.3 Significance of Effects Matrix

Value/Significance	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Negligible	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Negligible	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No Change	Negligible	Slight	Moderate	Major
Magnitude of Impact						

3.11 As archaeology is a finite and irreplaceable resource, for which the preferred option is preservation *in situ*, it is generally considered that there can be no moderate or substantial beneficial effects of proposals to archaeological resources. For built heritage, the conservation and restoration of building can have moderate or substantial beneficial effects, but redevelopment of buildings for uses for which they were not originally intended, limits any beneficial effects.

3.12 NPPF (2023) identifies only three classes of harm to the heritage value of assets, which are “substantial, “less than substantial” and “no harm”. No guidance is offered in the NPPF as to the threshold between the two. However, in the case of *Bedford Borough Council v. the Secretary of State for Communities and Local Government and NUON UK Ltd [2012] (EWHC 4344 (admin) CD5.11)*, the High Court supported a Planning Inspectorate finding that for harm to be substantial, the impact on the significance of a designated heritage asset must be so serious that very much, if not all, of that significance is drained away. This ruling provides a useful benchmark for assessing impacts on all heritage assets whether designated or non-designated and has been used to compile Table 3.2. The International Council on Monuments and Sites (ICOMOS) has produced a similar scheme in which substantial impacts affect assets to such a degree that they are ‘totally altered’. No guidance is given in NPPF or the practice guide as to how to assess levels of harm to non-designated assets, however, in light of the fact that no other levels of harm are identified throughout it seems prudent to judge harm to this asset class using the same criteria.

Effects on significance brought about by a change in setting

3.13 Setting is defined in the NPPF (Annex 2) as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ Historic England guidance (2017) further notes that *all heritage assets have a setting irrespective of whatever form they survive and whether they are designated or not*. It also notes that the availability of access is not a contributor to significance; for example, quiet and tranquillity may be an attribute of the setting. It is important to clarify, however, that settings have no intrinsic value in themselves and are only relevant in the way they contribute to the significance of a heritage asset.

- 3.14 The setting of a heritage asset includes its physical surroundings (e.g. topography, aspect, definition and scale, historic materials, green space, openness/enclosure, functional relationships and history of change over time) and experience (e.g. landscape character, views, intentional inter-visibility with other assets, noise or other nuisances, tranquillity, odours, sense of enclosure, accessibility, land use, degree of interpretation, rarity of comparable settings, cultural associations and traditions).
- 3.15 However, the visual aspect of a setting will often be the most prominent and easiest element of setting to recognise and appreciate. Historic England guidance defines views as *“a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset”*. Visibility does not, in itself, necessarily affect significance and it is possible for a development to be sited immediately adjacent to an asset and in full view without affecting its setting. Conversely a development does not need to be visible at all to affect significance.
- 3.16 Buried heritage assets also require some assessment; despite the fact that such features may retain no obvious legibility or ability to be appreciated by a non-professional. The 2017 guidance notes, however, that such assets retain a presence in the landscape and *“may have a setting”*.
- 3.17 A number of other considerations need to be recognised. For example, the settings of heritage assets which closely resemble the setting at the time that the asset was constructed or formed are likely to contribute particularly strongly to significance (HE 2017). Cumulative change is also examined in order to consider whether additional change will further detract from the significance of any heritage asset.
- 3.18 The process of assessment also needs to take account of the fact that setting does not equate to general amenity. HE guidance notes that *views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*.
- 3.19 This guidance states that the importance of setting *‘lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance’*. It goes on to note that *“all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.”*
- 3.20 Furthermore, the guidance states that *‘protection of the asset need not prevent change’* and changes to setting are accepted as being part of the evolution of landscapes and environments. A High Court decision in *(The Queen) vs Sevenoaks DC [2014] EWHC 1895 (Admin)* states that *‘preserving’; for both Listed Buildings and Conservation Areas means doing ‘no harm’; rather than ‘no change’*.
- 3.21 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:
- Step 1: identify which heritage assets and their settings are affected. This has been achieved through both desk-based assessment and a walkover of the Site and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: *“the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution”* and goes on to state that *“this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset’s intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated”.*

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that *‘the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence”.*

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

4 SOURCES

- 4.1 Information relating to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields was acquired from Historic England and assessed for a 1km radius around the site. HER data was obtained from the Wiltshire and Swindon History Centre.
- 4.2 Appropriate online resources, such as, the DEFRA MAGIC website and the British Geological Viewer, were consulted.

5 SITE WALKOVER SURVEY

- 5.1 At the time of the walkover survey the Site consisted of part of a residential garden, which was mostly given over to grass and weeds, with numerous tree stumps (Photographs 32 – 44). The ground level in the part of the site to the south of the residential dwelling was noticeably higher than the surrounding land and it appeared to have been made-up by a height of approximately 1 - 1.5m. The garden was mostly enclosed, and partly sub-divided, by high limestone walls, within which were various gates, doors and openings. There was no evidence for any extensive ground disturbance within the site; although, a small number of service hatches attested to some localised Modern impacts.

- 5.2 A former garden pond was present in the southwest part of the site (Photograph 32). A dilapidated stone building and nearby stone walls/foundations, all of which were located in the north part of the site (Photographs 43 and 44), were probably related to 'garden' structures shown on the late 19th and early 20th century Ordnance Survey maps. No other archaeological features or finds were visible.

6 AERIAL PHOTOGRAPHS AND LIDAR

- 6.1 Due to time constraints, it was not possible to access the vertical and oblique aerial photographs at the Historic England (HE) Archive, however, all available vertical photographs were viewed at the Swindon and Wiltshire History Centre on the 26th March 2024. The online Cambridge collection of aerial photographs (CUCAP) was also examined, along with the 'Britain from Above' website. Images taken between 1985 and 2022 were examined at www.earth.google.com. The HE Aerial Photo Explorer <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/> and Aerial Mapping Explorer sites <https://historicengland.org.uk/research/results/aerial-archaeology-mapping-explorer/> were also examined, but the mapping explorer only covered the northern edge of the search area.
- 6.1.1 There were a number of significant crop and earthwork zones within the study area which have already been mapped by the HER, therefore I will not discuss these in detail as they have already been referred to in Section 7.
- 6.2 No crop or earthwork features could be identified within the redline area from any of the available formats. Thick vegetation was present across the site on most of the images.
- 6.3 Details of the features plotted on HER MW116021 (for Scheduled Monument 1018496) and MW116126 are visible on photograph [us_7ph_gp_loc156_v_5018](#) dated 25/1/44 and [RAF_106g_uk_1561](#), frame 3369 dated 7/6/46. Both of these photos are available to view on the HE Aerial Photo Explorer website.
- 6.3.1 Also visible on photograph [us_7ph_gp_loc156_v_5018](#); located directly south of and on a similar alignment to MW116126, is a dark linear mark, probably a negative earthwork, which is visible across the majority of the rectangular field. A second negative earthwork, which runs perpendicular to, and appears to join the northwestern end of the first feature is also present. The second feature is visible to the northeast of the first and continues to the hedgeline, however, the first feature does not appear to continue to the northwest of the second. It is likely that these two features represent field boundaries, as the extant ridge and furrow in the field appears to respect this alignment, however, these potential boundaries are not recorded on any of the available maps.
- 6.3.2 Further possible earthworks were visible on the same photograph directly east of Grove Farm. These consisted of two slightly negative 'arcs' located either side of the trackway which leads to the farm. These features may join at this point, however, any visible relationship was obscured by the track. Directly east was a 'L' shaped negative earthwork which possibly continued west of the extant fenceline or wall for a very short distance. Also on this photo, the ground directly south of the southern arc; south of the

hedgerow, looked uneven, with a number of possible small raised sub-rectangular shapes, with a slightly dark cropmark to the west and south, which appeared to 'contain' this area. Traces of the northern 'arc' were visible on RAF_106g_uk_1561 Frame 3370 dated 7/6/46, but the rest of the possible features could not be identified on any of the other available photographs. There are traces of another possible feature on a photograph dated 6/10/71 Frame 223064, which was available to view at the Swindon and Wiltshire History Centre. This consisted of a further 'L' shaped feature just to the east of the first and on a similar alignment. Again, this was not visible on any other available photos.

- 6.3.3 To the south of the features close to Grove Farm was a further collection of negative earthworks visible on RAF_106g_uk_1395 frame 4082 dated 10/4/46. These were located directly north of the bend in Tadpole Lane and were most likely related to MW116111, however, on this photograph they appeared to be slightly more complex. Within the corner of the field there appeared to be three sub-rectangular areas of differing sizes around which the ground level looked to have been reduced, to leave three sub-rectangular 'islands'. A possible linear feature continued to the north of these features which lead to a possible lozenge shaped depression, with a roughly north-south aligned long axis. There is what looks like an uneven patch of ground in a similar location on the earlier 25/1/44 photo and it may be the same feature, if so it appears to cut and therefore post-date the extant ridge and furrow in this field.
- 6.3.4 Ridge and furrow is clearly extant on the 1944 photos in fields to the south, southwest and west of the redline area, there is also ridge and furrow present on fields directly northeast of Upper Widhill Farm. There is evidence of ridge and furrow on most of the photos dated to the 1940's, however, the photos dated from 1944 are the best and most complete examples.
- 6.4 No photographs of the study area were available to view online from the Britain from Above website, or the CUCAP site.
- 6.5 The timelines available on Google Earth (GE) spanned 1985 to 2022, unfortunately the 1985, 1999 and 2009 timelines had very poor visibility, but the rest of the timelines were mostly clear.
- 6.5.1 Traces of the earthworks mentioned in 6.3.3 were present on timeline 2003. Traces can also be seen on timelines 2012, 2014, 2017, 2018 and 2019.
- 6.5.2 On timelines 2006 and 2007 there are a series of ring-like features with diameters ranging from approximately 35m to 60m in two separate fields. These consist of the sub-rectangular field directly northwest of the Swindon Greyhounds Stadium, approximately 450m northeast of the redline area, along with the sub-square field to the south of the dogleg for Tadpole Lane and directly north of Addinsell Road, approximately 400m southwest of the redline. It is not clear if these are archaeological or natural features.
- 6.6 LiDAR data (at 1m DTM) from the Environment Agency website was also examined for this study. <https://environment.data.gov.uk/DefraDataDownload/>.
- 6.6.1 Within the redline site there are no obvious earthworks likely to be of archaeological origin.

- 6.6.2 Across the wider site area traces of ridge and furrow are visible on lidar, which were previously identified on the available historic photographs.
- 6.6.3 Some of the previously mentioned earthworks for MW116111 approximately 400m west of the redline site are also visible on the lidar data, however there does not appear to be any trace of the three possible sub-rectangular islands, nor the lozenge shaped feature (6.3.3). The possible earthworks mentioned in 6.3.2 are also not visible on the available lidar.
- 6.6.4 The lidar data does however show details of the earthworks within Scheduled Monument 1018496 recorded under MW116021.

7 ARCHAEOLOGICAL AND HISTORIC BACKGROUND AND MAP REGRESSION

- 7.1 The purpose of this section of the report is to provide background information to place the site in its broader landscape and historical contexts. It is not meant to provide a comprehensive discussion of the historic landscape within and around the site, but to provide sufficient information to allow the significance of any heritage assets, likely to be affected by the proposed development, to be described, as stipulated in paragraph 194 of the NPPF. Data was collected from the Wiltshire HER within a 1km search radius. An extract of the Historic Environment Record is attached as Appendix 1 and is shown on Figure 2.
- 7.2 The HER lists 65 monument records and 40 events within the study area. There are four listed buildings, one scheduled monument and one Conservation area within the study area.
- 7.3 **Historic Landscape Character**
- 7.3.1 The site lies within historic landscape HWI7582 which is described as parkland from ?1540 on the HER. The description reads, *"This parkland was associated with Blunsdon Manor. It shows on all of the historic mapping, and despite some changes this designed landscape survives in association with the church here. The medieval village of Blunsdon existed here prior to emparkment."*
- 7.4 **Evidence for Prehistoric activity**
- 7.4.1 There are 11 HER records for this period, ranging from the Mesolithic to the Late Iron Age. The majority relate to findspots, however three relate to settlement features.
- 7.4.2 Three Mesolithic findspots and two Neolithic findspots are present within the search area. Mesolithic struck flint tools (MW115978) were found during evaluation work (EWI5815) at The Grange, along with Neolithic struck flint tools (MW115981). These are marked on the HER 16m south of the site, but the evaluation work was undertaken 135m to the west of the site and the monuments have been mislocated. A small number of flint tools of Mesolithic or Neolithic date (MW115977) were found during an evaluation (EWI839) 640m southeast of the site. A small number of residual blades/blade cores of likely Mesolithic date (MW115976) were recovered from an evaluation/excavation (EWI5886) 860m east of the site. A Neolithic arrowhead (MW116864) was found in fields 270m to the north of the site. A further possible Neolithic flint find from a residual context is discussed below in para 7.4.4.

- 7.4.3 Evidence for activity within the study area relating to the Bronze Age and Iron Age comprise six records, three of which were recorded as possible settlements. A possible Bronze Age settlement comprising a series of irregular features containing pottery, bone, antler and flint (MWI15982) and two pit-like features containing bone, antler and pot of possible Late Bronze Age/Early Iron Age (MWI15988) was recorded during an evaluation (EWI4449), 317m west southwest of the site. A number of Middle Bronze Age/Early Iron Age pits and post-holes (MWI74958) and two undated pits of possible prehistoric date (MWI16963) were recorded during excavations along the A419 Blunsdon Bypass (EWI6999) which are recorded on the HER as 680m northeast and 970m east northeast of the site.
- 7.4.4 A scraper (MWI15986) is recorded from work at The Grange (EWI931) 135m west of the site. The HER records Bronze Age tools, but the report for the event states that the scraper was of Late Neolithic-Bronze Age date and it appears to have been a residual find from within a Medieval feature.
- 7.4.5 A possible Bronze Age pottery sherd (MWI15984) from a pit is recorded from an evaluation at Abbeymeads (EWI352) 830m west of the site. The HER record notes that there were several other undated features which could have had a prehistoric origin.
- 7.4.6 A sherd of residual Iron Age pottery was found in a Romano-British posthole (MWI15990) in a evaluation at Groundwell Ridge (EWI839) 635m southwest of the site.
- 7.5 Evidence for Roman period activity
- 7.5.1 There are 12 records relating to the Roman period within the study area which comprise 11 monuments and one Scheduled Monument.
- 7.5.2 A Roman temple complex with water shrines has been part excavated on Groundwell Ridge, 190m southeast of the site at its closest point. It is largely scheduled as *Roman rural sanctuary on Groundwell Ridge, east of Lady Lane* (NHLE 1018496) and also recorded as monuments MWI16021 (temple complex) and MWI16024 (a road through the complex). Two findspots are recorded just to the north of the scheduled area which lie within the wider temple complex. These comprised around 10 sherds of Romano-British pottery from the garden at 17 Landor Road (MWI16038), 265m southwest of the site, and a Romano-British rimsherd found during an evaluation (EWI4450), 370m southeast of the site.
- 7.5.3 A possible Romano-British trackway (MWI16036) was recorded during evaluation (EWI352) and excavation (EWI5886) approximately 400m east of the scheduled temple complex and 200m southwest of Ermin Street and may have been a connecting track; its alignment suggested its connection to the temple complex, although the only dating evidence was a sherd of Medieval pottery from the surface of the track.
- 7.5.4 The Roman Road Ermin Street (MWI16876) runs on a northwest-southeast alignment through the northeast edge of the study area, 885m northeast of the site at its closest point.
- 7.5.5 A series of postholes interpreted as a Romano-British roundhouse and further postholes and stakeholes thought to be a fenceline (MWI16026) were recorded during an evaluation (EWI4449), 575m west of the site.

- 7.5.6 Romano-British pottery sherds and a tile fragment (MWI16042) were found 135m west of the site during an evaluation/watching brief at The Grange (EWI931), but are mislocated as being 16m south of the site on the HER. The record suggests that the finds came from features. Further stratified Romano-British pottery sherds (MWI16039) were found in an evaluation (EWI754) 340m west of the site, and two sherds of Romano-British pottery and animal bone from a flat-bottomed scoop (MWI16037) were recorded in an evaluation (EWI352) 570m east of the site. Metalwork finds including four coins, two iron boot cleats and a tanged chisel were recovered from excavations at Abbeymeads (EWI5886) 870m east of the site.
- 7.5.7 A small site with three aligned ditches and two pits (MWI63979) were recorded as Roman during an evaluation off Ermin Street (EWI7421). These are located 770m northeast of the site.
- 7.6 Evidence for Early Medieval activity
- 7.6.1 The HER records two monuments of Saxon date within the study area. Two shallow pits or ditch terminals containing crushed pot base of possible late Saxon date and a sherd of grass-tempered ware dating to the mid-5th to 8th century (MWI16050) were found at the evaluation/watching brief at The Grange (EWI931), 135m west of the site. These features are located 16m to the south of the site on the HER but are also mislocated from work at The Grange to the west.
- 7.6.2 An Anglo-Saxon cemetery (MWI16049 and MWI75231) was recorded during excavations at Abbeymeads (EWI352 and EWI6998) 575m east of the site.
- 7.6.3 It is likely that a Saxon settlement existed preceded the Medieval village. The location of such a settlement is as yet unknown, but it is likely to have been close to the Church of St Andrew. The Saxon features found to the west of the church, as described above (MWI16050), may indicate settlement in the vicinity, but the lack of good evidence for a Saxon settlement may suggest the Saxon centre lay in an area yet to be archaeologically investigated. The HER highlights the area to the south of the church as the possible location of the Medieval village, but it may equally have lain to the northeast as suggested in antiquarian sources and a Saxon settlement could also be located in either location.
- 7.7 Evidence for Medieval activity
- 7.7.1 As noted above the Medieval village of Blunsdon St Andrew (MWI16053) is located on the HER to the south of the Church of St Andrew but the current evidence for the possible location of the village is poor and is based partly on negative evidence; archaeological interventions to date do not appear to have revealed the village centre to the west of the church (although there are possible Medieval plot boundaries here); no archaeological investigations have taken place in the area to the south of the church. Earthworks have been identified on aerial photographs to the south of the church which may relate to the village; but they could be also represent an extension of the Roman activity associated with the Scheduled temple complex, or even features associated with landscaping for the park. Antiquarian sources state that the 16th century manor house (on the site of Blunsdon Abbey) 'swallowed up' the houses of the village, which may suggest the village lay to the north/northeast of the church, rather than to the south, although it is possible that there was some settlement activity to the west around The

Grange. There has not been any archaeological investigation in the area to the north of the church.

- 7.7.2 Blunsdon is recorded in Domesday as *Bluntesdone* which comprised three estates, of which Blunsdon St Andrews was one, belonging to Edward of Salisbury, Humphrey de l'Isle and King William. It comprised 10 households and was therefore a very small settlement. No church is recorded at Domesday but St. Andrews, which appears to be of early 13th century date, is likely to have been built within or close to the existing settlement and would then have been a focal point of the village.
- 7.7.3 The HER records 13 monuments of Medieval date, which is largely related to settlement evidence in the study area (including the possible mis-located Medieval village, discussed above).
- 7.7.4 Direct evidence for Medieval activity in the immediate vicinity of the site lies to the west of the site and the church. Features of Medieval date, which were interpreted to represent drainage and boundary features (MWI16049), rather than settlement features, were recorded in an evaluation (EWI5815) 165m west of the site. It is noted, however, that the later work at The Grange (2004, B. Phillips) reinterprets these features as activities and precincts relating to Medieval properties. Medieval activity, including pottery fragments, boundary ditches, pits and a possible wall are recorded on the HER for the 2004 watching brief by Bernard Phillips at The Grange (EWI931), but there is no corresponding monument record for these finds and features. The report for the 2004 work indicates that the features were of probable 11th-13th century date and related to property boundaries, possibly for Medieval houses fronting the track which leads to the church, as well as relating to activity within the plots.
- 7.7.5 Further activity in the immediate vicinity of the site comprises four pits dated to the Medieval period (MWI75908) which were recorded during an evaluation (EWI6896) 70m north of the site and to the north of the road (Tadpole Lane).
- 7.7.6 Medieval activity in the form of stone quarries (MWI16089 and MWI16090) and four pits containing pottery, CBM, metalwork and animal bone (MWI75908) has been recorded during evaluation work at Abbeymeads (EWI352) and Abbey Farm (EWI6896) respectively. This area of activity lies 385m to 575m to the east/northeast of the site.
- 7.7.7 Further areas of settlement activity are recorded 800m to the east of the site (MWI16091), investigated as part of evaluation EWI352 and excavation EWI5886, and 770m northwest of the site is Grove Farm, which is recorded as having Medieval origins (MWI16927).
- 7.7.8 Findspots within the search area include one sherd of pottery of possible Medieval date (MWI16093) from an evaluation (EWI754) 335m west of the site and a single sherd of Medieval pottery from the topsoil (MWI16087) found during an evaluation (EWI4449) 780m south-southwest of the site.
- 7.7.9 The North Wessex Way, a road with Medieval or earlier origins, runs east-west through the study area; it follows the line of the road across the north edge of the site.

- 7.7.10 A fairly large area of Medieval to 19th century ridge and furrow features were recorded at Tadpole Farm to the northwest of the site (580m distant at the closest point) through an extensive geophysical survey (EWI7967).
- 7.8 Post-medieval
- 7.8.1 There are nine HER records within the study area for this period, which predominantly relate to agricultural settlement and activity. The earliest record comprises the 17th century Upper Widhill Farm (MWI67746), located approximately 770m to the north of the Site. Blunsdon Abbey and its grounds (including the Site) are included within record MWI16099. Grove Farm (MWI67744) is recorded as a partially extant 18th century farmstead and is located approximately 781m to the northwest of the Site. Manor Farm (MWI67741), is recorded as a partially extant 19th century farmstead located approximately 89m to the west. Buscot House (MWI67745) is recorded as a partially extant 19th century farmstead and is located approximately 318m to the northwest. There are three demolished outfarms (MWI66740, MWI67742 and MWI67743), respectively located approximately 345m south-southwest, 250m south and 712m west of the Site. Finally, a number of post-medieval finds (MWI16100) shown to the south of St. Andrew's Church have been mislocated on the HER (as identified by this study) and should be associated with the archaeological work undertaken at The Grange, approximately 135m west of the Site.
- 7.8.2 'Blunsdon Abbey' is popularly believed to have attracted the name due to a connection with Godstow Nunnery. The connection is predominantly based on the fact that the Brydges family, who owned all three Blunsdon manors from at least the early 16th century, received some monastic land after the Dissolution of the Monasteries in 1537, although it is not known where this land was located. Sir John Brydges 1st Baron Chandos is known to have inherited the manors from his father Sir Gile Brydges (or Brugge), the Sheriff of Gloucester at his death in 1511.
- 7.8.3 The 'Godstow' connection, however, derives from a footnote by Aubrey¹ (1656-1691) that notes that a grant of land in Blunsdon was made in 1282 to the Abbess of Godstow. However, research into the Register of Godstow Nunnery² notes that the reference appears to be to a 1284 grant of land in Broad Blunsdon, rather than Blunsdon St. Andrew; the villages being known by separate names from at least 1281. The fact that the manor was already in the hands of Lord Chandos before Dissolution suggests that a monastic connection with Blunsdon Abbey can be dismissed; particularly given that the core of the manor would have been around the church and it is unlikely there could have been any substantive grant of land in this location without surrendering title to the manor itself. The land where Sir John built his great house, described by Aubrey as "*Stands nobly, it is beheld by a stately prospect from the South-west : it is a faire gothique house, with a great Hall after the old fashion, built by the Lord Chandois temp. Hen. 8.*", was almost certainly on manorial land already in his possession.
- 7.8.4 The earliest available map showing the Site in any detail is the Andrews' and Dury's Map of Wiltshire of 1773. This shows the approximate location of the Site in part of the estate to the west of the great house and other estate buildings that were built in the 16th century, and to the northeast of the church. The estate is shown as accessed by

¹ The Topographical Collections: Wiltshire (1659-1670). Published in WANHS 1862 as Aubrey & Jackson.

² Blunsdon Abbey in Vol 53 December 1950 WANHM

roads from the northwest and northeast, which may be assumed to be private roads at this time. A further road, along with a track to the south, runs from the southeastern edge of the estate towards Groundwell and thence to Ermin Street. On this plan, the main road doglegs around the estate to the north, from which a tree-lined avenue, which may have been the location of the original 16th century drive to the house, runs south. The road system illustrated here is curious; indeed, it may be possible to postulate that the main road originally ran through the site area and was diverted when the 16th century house was built; the northern diversion shown in 1773 running to Cole (Cold) Harbour on Ermin Street thence to Broad Blunsdon village. If the road did originally run straight through the estate, it may similarly be possible to postulate that the original village lay around this road, rather than entirely to the south of the site as shown on the HER polygon (16053). This is further supported by Aubrey who states: *"Traditur, that the Church here was sometime larger than it now is, and that here was a village adjoining, as appears by the ruins, which howses were swallowed up by the Mannour house"*. It is possible that the village was relocated, along with a diversion of the road north around the estate, by Sir John when the great house was built. The relocation of villages by lords of the manor is historically attested during this general period for reasons including both a desire for privacy, a growing sense of separation and 'grandeur' and economic reasons such as grazing, although it was perhaps more common for lords to abandon the old manor house and build a new, isolated mansion. The location of the medieval manor house is not known, it may be near the later 16th century house, or elsewhere within the former village; the juxtaposition of the church and manor house is a common motif in the medieval English village. There are, of course, many other reasons for the depopulation of villages and the settlement may have already been largely abandoned by the time the new house was built. Aubrey mentions *"ruines"*, although he states the houses were demolished for the new mansion and it is not certain to which ruins he is referring. It is interesting that the 1950 note in WANAM 53 mentions ruins surviving north of the house shown on the 1837 tithe map. The author had spoken to the then owner of Blunsdon Abbey, a Mr Lonsdale Fell whose father had lived in the house and had spoken to people who remembered the ruins, one of which had been converted into a barn called the 'Monk's Dining Room'. The structures north of the house, however, are likely to represent stables and other buildings associated with the Chandos house; it is quite possible that these were already ruinous by the time of Aubrey's visit, probably in excess of 100 years after their construction and they may be the subject of his comment.

- 7.8.5 The immediate vicinity of the area is otherwise shown as broadly devoid of built environment, with a house or farm shown to the northwest of Widhill Hill, houses at Cole Harbour and a pub (the Red Lion) to the north on Ermin Street.
- 7.8.6 The tithe map of 1837 shows the estate in much greater detail. The two access roads from the northwest and northeast have now been linked along the north side of the plots around the house to create a new east-west road, although an overlay of the Site area onto this map places it across the road. It is possible that slightly inaccurate cartography, something not particularly unusual on pre-Ordnance Survey mapping, has mislocated the site and that it should be to the south of the road, but the possibility remains that the road itself was later relocated. The road further north is no longer in use and now appears merely as a field boundary. At this point the house shown is still the 16th century mansion with attendant stables and other outbuildings, presumably the *"ruines"* previously referred to. The site area at this time remains undeveloped; perhaps the northern end of a building extending into the southernmost part. The estate at this time is in the ownership and occupation of John James Calley, although the 1841

census identifies him as living at Blunsdon House, rather than at Blunsdon St. Andrew. Structures to the west of St. Andrews Church may be the earliest iterations of Manor Farm. A number of ponds are shown within the estate, including three ornamental lakes or fishponds in the southern part of the grounds. The majority of the surrounding land, including Manor Farm, was owned by Diana May Baker of Steen, subject of a famous portrait by Benjamin West in 1766.

- 7.8.7 There is no map or award relating to the enclosure of Blunsdon St. Andrew which, assuming it occurred, is likely to have been through private agreement in the 18th century, rather than an Act of Parliament.
- 7.8.8 In 1860 the estate was purchased by Clayton de Windt who had the old house demolished and a new mansion built in the fashionable neo-Gothic style, with formal gardens and a large ornamental lake across the site of the three earlier small lakes/ponds. The Site area lies within what was the kitchen gardens. The area forms a number of blocks divided by what are likely to be fruit trees, with a number of outbuildings and glasshouses in the northern part. The southeasternmost part of the redline may have lain outwith the kitchen gardens and is bordered to the west by a new road from Tadpole Lane to the Church. Many improvements were made to the estate at this time, including at Manor Farm, which was now included within the same ownership and was much expanded. The new house, parkland and the site area are illustrated on the 1:2500 Ordnance Survey plan of 1877 and are included on HER record MWI16099. Pevsner³ describes the house as *"Built around 1860 by a Swindon man. Gothic and many-gabled. The house is now a dramatic ruin towering above a sea of caravans"*.
- 7.8.9 The 1:2500 Ordnance Survey plan of 1900 shows few changes to the estate, although the tree lined divisions within the kitchen gardens forming the greater part of the Site are no longer illustrated. This may indicate removal and the turning over of the area to a more prosaic garden use; a shed or similar outbuilding is also shown in the southeastern part of the Site. Some further changes to Manor Farm are also noticeable but are not relevant to this study.
- 7.8.10 In 1904 a disastrous fire broke out that reduced the house to ruins and the former kitchen gardens, enclosed by a stone wall, were sold away from the estate to a local farmer, who used the land for grazing. The 1:2500 Ordnance Survey plan of 1923 shows no substantive changes to the Site, although a path is illustrated on a roughly north-south alignment through the main part, which is now separated from the southeastern part by a narrow strip. Blunsdon Abbey is illustrated as a ruin, although the surviving northern part of the complex, presumably originally the stables and coach-houses, has been expanded slightly. The farmhouse at Manor Farm has been either greatly extended or rebuilt by this time and is now known as The Grange.
- 7.8.11 The 1:2500 Ordnance Survey plan of 1941-42 shows no relevant changes to the Site or the farmstead to the north, although the shed in the southeastern area has disappeared and there are some changes in the wider parkland.
- 7.8.12 The 1:10560 Ordnance Survey plan of 1956-59 shows no change to the built environment in the north part of the Site, other than the construction of the current house, which was built in 1954 by Mr & Mrs Brian. The land was, at this time

³ Pevsner, N; revised Cherry, B. 1985. *The Buildings of England: Wiltshire*.

predominantly grazing land with only a few trees adjacent to the church⁴, although many of the former greenhouses and other outbuildings related to the former kitchen gardens remained. The Brian's daughter began landscaping the grounds for a market garden business, including 'areas for growing soft fruit and vegetables, greenhouses, several large lawns, a large rockery and shrubbed areas, espalier fruit trees by the walls, and a large water garden'.

- 7.8.13 The 1:2500 Ordnance Survey plan of 1969 shows no changes to the Site area, but huge changes to the parkland to the east of the house, which has been laid out with roads and service areas for a new mobile home and caravan park. Parts of the house have also been renovated to accommodate the business. To the west, the former Manor Farm is now known as Abbey Farm.
- 7.8.14 No relevant changes to the Site are illustrated on the 1: 2500 Ordnance Survey plan of 1993, although there have been changes to the Lodge in the northeast corner of the Blunsdon Abbey estate and many of the farm buildings to the west along the western side of the church and churchyard have been removed. The 1:1250 Ordnance Survey plan of 2003 shows no appreciable changes to the Site but illustrates a new housing development on the former site of Abbey Farm.
- 7.8.15 The Ordnance Survey plan of 2024 shows the proposed new development overlain on the Site area, with several of the former kitchen and market garden outbuildings north of Abbey Gardens house now lost, as confirmed by the walkover survey, with the remaining garden structures poorly repaired and/or in poor condition. Most particularly, the plan shows the full extent of the mobile home/caravan park structures and the large modern residential development to the north side of Tadpole Lane, that has almost entirely urbanised the vicinity.
- 7.9 Evidence for Modern activity
- 7.9.1 There are no entries in the HER relating to the Modern period within the study area.
- 7.10 Evidence for Undated activity
- 7.10.1 There are 21 entries in the HER relating to undated activity within the study area.
- 7.10.2 Extensive geophysical survey at Tadpole Lane (EWI7967 and EWI8598) to the north and northwest of Blunsdon St Andrew and 165m north of the site at its closest point identified numerous pits, ditches and enclosures of unknown date (MWI74630, MWI74631, MWI74634, MWI74635, MWI74636). Subsequent evaluation (EWI6773) of some features on the Tadpole Lane site did not reveal any dating evidence. A series of undated linear cropmarks (MWI16111) were identified on aerial photographs, with additional linear features identified through the Tadpole Farm geophysical survey (EWI7976) west of the site, 210m at the closest point.
- 7.10.3 Features identified through aerial photographic assessment are present across the study area. These include a possible trackway (MWI16136) 400m south of the site; a series of linear cropmarks (MWI16988) 500m northwest of the site; three parallel ditches (MWI16126) 735m southeast of the site; and a circular cropmark (MWI16118)

⁴ Site narrative provided by the current owners.

855m south-southeast of the site. A watching brief (EWI4473) was undertaken in the vicinity of the latter feature, but no archaeological evidence was recovered.

7.10.4 A complex of undated ditches (MWI16996) were also identified through aerial photographs along the line of the Blunsdon Bypass. Geophysical survey (EWI6996 and EWI6417) and evaluation (EWI6999 and EWI6773) were subsequently undertaken.

7.11 Archaeological Events

7.11.1 There are 40 events recorded on the HER from within the study area. Extensive areas of the study area have been subject to archaeological investigation, with some intrusive events situated in close proximity to the site. There are, however, areas around the site, particularly to the south and east, which have seen no investigation. There are no events recorded within the site area.

7.11.2 Where archaeological features were recorded they are discussed within their relevant periods above.

8 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

Prehistoric

8.1 There are relatively few records on the HER for the Prehistoric period. Finds relating to the Mesolithic or Neolithic periods comprise struck flints or flint tools which were either residual in context or the context was not explained. They generally appear to represent low-level background activity with no particular focus. Stray finds of Mesolithic or Neolithic date would likely have a **low** significance unless of unusual quality where they may be of **medium** significance. Settlement or funerary activity could have a high significance. The information available suggests that there is a **negligible** potential for Mesolithic or Neolithic settlement activity and a **negligible-low** potential for stray finds within the site area.

8.2 Settlement activity of Bronze Age to Iron Age date is present approximately 300m to the southwest of the site; this activity is very unlikely to extend into the site area. Further settlement activity is known from the Blunsdon Bypass excavations, which lie at the edge of the 1km study area and are therefore somewhat distant from the site. A very small number of finds have also been found in what appear to be residual contexts. Stray finds of Bronze Age or Iron Age date would likely have a **low** significance, whilst settlement or funerary activity is likely to be of **medium** significance. The potential for finds or features of Bronze Age or Iron Age date is therefore assessed as **negligible**.

Roman

8.3 Roman activity to the southwest of the site is extensive and comprises a scheduled temple complex. No archaeological work between this activity and the site has been undertaken beyond an aerial photographic assessment which identified earthworks to the south of the Church of St Andrew. These are dated to the Medieval period on the HER and it is suggested that they relate to the Medieval village of Blunsdon St Andrew. It is possible, however, that they are an extension of the temple complex activity. A possible trackway is also recorded which may lead from the temple complex to Ermin

Street, which lies to the northwest. A Romano-British roundhouse is recorded to the west of the site as well as some pottery sherds from an evaluation.

- 8.4 Roman settlement activity is therefore recorded to the southeast, west and northeast of the site, although it is notable that none has been recorded in the extensive archaeological works to the north and northwest of the site. The significance of Roman settlement activity is likely to be of **medium** to **high** significance, particularly if related to the temple and villa complex. Unstratified finds would be of **low** significance. The potential for finds or features dating to the Roman period to be within the site area is assessed as **negligible-low**.

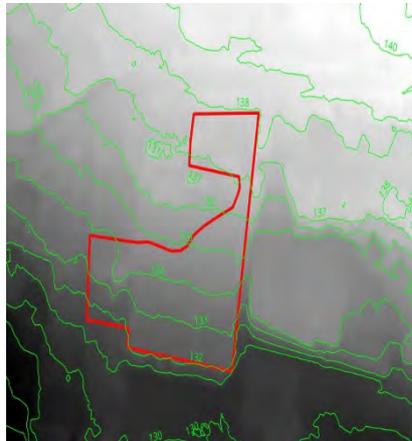
Saxon

- 8.5 It is likely that a settlement at Blunsdon St Andrew was in existence by the late Saxon period, given that it is recorded in Domesday. Limited evidence of Saxon activity lies 135m to the west of the site at The Grange. This comprised seven sherds of grass-tempered pot, six of which were unstratified and one, probably residual, from a ditch. It is possible this relates to settlement activity, but the evidence is too restricted to draw any conclusions. A Saxon cemetery also lies some distance to the east of the site. The significance of Saxon settlement features would be **medium**. Considering that the location of the Saxon settlement of Blunsdon St Andrew is yet to be determined, there is a possibility it could lie on or near the site. The potential for remains of Saxon date to lie within the site is therefore assessed as **low**.

Medieval

- 8.6 The potential for Medieval settlement within the site remains poorly defined. Map regression work undertaken as part of this study indicates that the original road network may have crossed through the parkland, perhaps through the location of Blunsdon Abbey house itself; it appears likely that the road line would have passed to the north of the church and may have run through the Site. Current thinking places the medieval village to the south of the church, but this is based on a number of undated features from aerial photographic analysis that show little evidence for what one might expect from a settlement and the mislocated results of archaeological work undertaken by Bernard Phillips (2004) and Foundations Archaeology (2002) at The Grange to the northwest of the church. In a rare error the HER had plotted the results of the archaeological interventions outside of the Event polygon. A location to the south of the church now seems very unlikely, particularly given that Aubrey, writing sometime around the mid-17th century notes that the former village, which adjoined the church, had been 'swallowed-up' by the manor house. In this instance he is referring to the great house built by Lord Chandos, suggesting that the village was located to the northeast of the church, probably along the line of the postulated road alignment. He also mentions "ruines" but these may not have been related to the medieval village but to former outbuildings or ancillary, given that he was visiting over 100 years after the construction of Chandos' house. An earlier manor house is likely to have existed, probably close to the church, but no evidence for the location of this structure is known, unless it is one of the buildings shown between the Chandos house and the church in 1773; but it is unlikely that the former manor house would have survived that late. Bernard Phillips (2004) suggested Medieval and Saxon settlement to the west of the Site at The Grange but the evidence is limited, with poor dating evidence, all of which might be residual in context, with the features found being as likely to represent elements of the later farm.

- 8.7 The unmodified potential for medieval settlement remains to be present within the Site area is consequently assessed as moderate with a medium level of significance. The extent of the Medieval village remains, however, unknown. There is also evidence for terracing within the Site (and elsewhere) as indicated on the heat map below, which may positively affect levels of survival and preservation.



Post-medieval

- 8.8 The Site area is likely to have been part of or within fields or closes associated with the village in the earlier part of the period, although it remains possible that the village had failed earlier. During the reign of Henry VIII (1509-1547), Lord Chandos, the lord of the Blunsdon St. Andrew manor, built a great house to the east of the Site, which may have acted to destroy the village site, which may have been relocated if there were still sufficient residents to warrant it. It is more likely there were very few and that these could be accommodated in an existing settlement; particularly as Lord Chandos was lord of all three Blunsdon manors. What, if any, impact this had on the Site remains uncertain but the potential for earlier Post-medieval activity, including the road line and village activity, remains moderate, with a medium significance. In 1860 the estate was purchased, and the old house and outbuildings demolished prior to construction of a new, larger house with stables and coach houses, a lodge and, in particular, a walled kitchen garden across the greater part of the Site. The surrounding parkland, including the creation of a single large lake, was also undertaken and it is likely that the terrace upon which the Site is located was also made at this time.
- 8.9 The kitchen garden retains a number of elements, including an the boundary walls, an internal wall and a range of outbuildings; other features including the planting beds and fruit trees are lost; given the subsequent use of the kitchen garden as a market garden it is uncertain as to whether buried traces of the 1860s features would remain or be readily distinguishable from the later commercial gardening activity. The potential for buried features is therefore assessed as moderate with a negligible-low significance.

9 SETTINGS APPRASIAL

- 9.1 During the site walkover survey, the intervisibility and other relevant interactions between the site and nearby designated and non-designated assets were appraised and this section of the report will detail the findings of this settings appraisal.

- 9.2 This section of the assessment considers the existing significance of designated and non-designated assets, the change to existing settings which will be brought about by the proposed development, the resulting effect(s) on significance and the overall level of harm. No appreciable non-visual contributors (noise, odours etc) that might result from the proposals outwith the short-lived construction phase have been identified.
- 9.3 The proposed development will involve the construction of 5 new residential dwellings within the existing plot.
- 9.4 A number of designated assets, including the Blunsdon St. Andrew Conservation Area itself, have the potential for a change to setting as a result of the proposals. Buried archaeological assets are considered to have the potential for settings but the Archaeological Assessment has not identified any such features within the site, while the lack of definite evidence for such features in the wider area outwith the undated cropmarks in the southern part of the park means a **neutral** effect will therefore occur on this asset class.
- 9.5 **Significance rating**
- 9.5.1 Scheduled Monument 'Roman rural sanctuary on Groundwell Ridge, east of Lady Lane' (Ref: 1018496) is located approximately 190m to the southeast of the Site. It is described as a *'monument, which survives as a combination of earthworks and buried remains recorded by survey and excavation, includes a number of Roman buildings overlooked by a series of artificially created terraces and a sequence of platforms one of which holds the remains of a stone-lined cistern. An east- west aligned road of probable Roman date lies between two of the terraces and further earthworks mark the probably original boundaries of the site on two sides. The monument occupies a position on a steep south west facing scarp, which lies on a Corallian limestone outcrop, at a point where the limestone meets the Oxford Clay giving rise to a number of active springs'*. This scheduled monument is considered of **high** significance. There are no Registered Parks and Gardens or Registered Battlefields in the vicinity of the Site.
- 9.5.2 The site is situated at the north edge of the Blunsdon St Andrew Conservation Area, which *'covers a group of buildings, including the church and the former Blunsdon Abbey house, now a ruin, its grounds and adjacent development'*.
- 9.5.3 Within the Conservation Area are two listed buildings within the vicinity of the site. The Church of St Andrew (NHLE 1184208), which is a Grade II* listed building is described in the list entry as a Medieval church *'Practically rebuilt by Butterfield (in) 1868'*. The Barn and Granary at Abbey Farm (NHLE 1023295) comprises two Grade II listed buildings, both of which are likely to have been constructed during improvements to Manor Farm (later Abbey Farm) during the improvements to the estate undertaken in 1860 when many of the old farm buildings were rebuilt in stone. These listed buildings contribute to the character of the conservation area and are considered to be of **high** significance.
- 9.5.4 There are five key buildings of interest within the conservation area; of these, Blunsdon Abbey house is located immediately to the east of the site. It comprises the remains of a large mid-19th century house with associated grounds built on the site of an earlier dwelling, which dated to the 16th century and, despite its ruinous condition, is considered to make a strong contribution to the architectural and historic interest of the

area. The other key buildings of interest within the conservation area largely comprise 19th century dwellings and farmhouses, as well as other structures. The key buildings of interest help to shape the character of the conservation area and, as such, they are generally considered to be of **medium significance**.

9.5.5 The conservation area appraisal notes the presence of numerous important walls or boundaries. These features contribute to the general character of the area, and they are, therefore, considered to be of **medium significance**. There are numerous important green spaces and significant trees within the conservation area, which include the Site. Some of the trees (referred to as 'specimen' trees) are thought to have been planted as part of landscaping works associated with the construction of Blunsdon Abbey house and its associated grounds. The trees, hedgerows and other greenery '*add significantly to the rural ambience of the area*' and they are considered to be of **medium significance**. The conservation area map shows four important views to the west of the site and one to the east.

9.5.6 There are two other listed buildings within the study area at Upper Widhill Farm (NHLE 1023282) and at Grove Farm (NHLE 1184223), both of which have been scoped out due to distance and intervening terrain. No other relevant historic assets, which have a potential to have their settings affected or be visually impacted by the proposed works, have been identified.

9.6 Existing Settings

9.6.1 A small number of the listed buildings/key buildings of interest which are situated within the conservation area are of direct relevance to this settings survey. No heritage assets outwith the conservation area have been identified as having any potential for a settings effect as a result of the proposals.

9.6.2 The '**Church of St Andrew**' (NHLE 1184208) is located approximately 53m to the south of the site. It is Grade II* listed and, although early 13th century in origin, was largely rebuilt in 1868. The 'historic' setting to the church is predominantly focussed upon graveyard, all connection with the village it would have initially served having been long lost. The 'modern' setting includes the wider Blunsdon Abbey parkland and, to a much less appreciable extent, its ability to be experienced by modern visitors, both parishioners and others. The church and churchyard are, however, much enclosed by trees and wider views do not form part of the setting to this asset. Key views towards the church include short-range, or filtered views along the access road from Tadpole Lane.

9.6.3 '**Barn and Granary at Abbey Farm**' (NHLE 1023295) are located approximately 80m to the west of the Site. The setting of these buildings was historically connected to the farm, farmyard and agricultural lands associated with them, although as part of the Blunsdon Abbey estate, the parkland may also have made a minor contribution to their setting. The historic setting has been entirely lost through development of the former farm complex into a modern residential estate, that has acted to entirely sever the barn and granary from their context. The modern setting of the assets is restricted to their own interrelationship and how they can be appreciated as a reminder of a lost farming regime; no significant relationship can still be drawn to The Grange or the other key buildings of interest relating to the former farm.

- 9.6.4 **The Grange** is a key building of interest in the conservation area and represents the much-extended former farmhouse to Manor Farm. The original setting would have included the listed barn and granary but the introduction of a strong hedge boundary between the has acted to sever any appreciable relationship on the ground. The remaining buildings of interest are all likely to have been constructed as part of the improvements to the farm in the early 1860s. While providing interesting character, their setting would have been intrinsically tied to the farm and farmyard, which can no longer be appreciated within the modern residential setting.
- 9.6.5 For the purposes of this study, **Blunsdon Abbey** and its parkland are indivisible from the **conservation area** and are consequently considered together. The parkland, including Blunsdon Abbey House and its ancillary structures and features, forms the eastern and central parts of the conservation area, with the western part comprising Manor Farm and its former landholding. Modern residential development in the western part across the former farm complex means that this area and the heritage assets within it have no potential for an adverse impact from the proposed development and it is not considered further.
- 9.6.6 'The Blunsdon St Andrew Conservation Area (BSACA)' incorporates all the individual heritage assets. The special interest of the BSACA is defined in the CAAMP (2004) as:
- the historic interest of the former Blunsdon Abbey estate and its remaining features;
 - the historic layout of the grounds of the former Blunsdon Abbey house including the ruins of the house, open lawns, ornamental lake and specimen trees;
 - the architectural and historic interest of the village's buildings and other structures including the church, remains of the house and farm buildings, and the numerous stone boundary walls;
 - the use of local rubble stone, particularly in roadside walls;
 - the area's trees, hedges and other vegetation;
 - the areas tranquillity and its sense of separation from the approaching modern development of Swindon's northern town expansion area;
 - views across the clay vale to Swindon.
- 9.6.7 The special interest set out above is particularly relevant in regard of the first three elements, given that the Site comprises the former kitchen garden to the estate and therefore includes both historic and architectural interest. The boundary wall is of local stone and is retained as an unchanged feature within the development. There are no trees, hedges or other vegetation within the kitchen garden that contribute to significance; the existing trees apparently being wind sown sycamore, the majority of which have been felled. The tranquillity of the area has also been adversely affected by additional large-scale residential development to the north and is likely to take further adverse harm following the granting of a certificate of lawfulness allowing placement of additional caravans/mobile homes within the southern part of the parkland. No long-range views currently appertain from within the site due to the high enclosing walls and tree cover outwith the boundaries. Key views associated with Blunsdon Abbey house clearly lie to the front, particularly aligned with the curving approach drive and the area of parkland to the east. These views have been entirely lost through the construction of a caravan and mobile home development, although expansive views

would also have appertained to the south down towards the lake which remain open and will not be affected by the proposals.

- 9.6.8 Views towards the kitchen gardens would not have formed a key view; besides providing protection from weather and theft, the walled enclosure provided a significant aspect of social segregation, whereby the gardeners could not be seen from the pleasure grounds of the park.
- 9.6.9 Key views towards the great house would have been from similar directions; views of the front of the house coming and going along the carriage track past the lodge and through the trees, imposing views of the house would pertain from the lower ground around the lake. For the same reason, key views would not have included the walled garden.
- 9.6.10 With regard to the modern setting, the ruins of the house provide no meaningful views towards the Site and there is limited scope to experience the Site and the ruined house in the same views. In the greater part, views from within the parkland to the south, wherefrom views of both might occur, the modern caravan parks will appear as a jarring intrusion, a state of affairs that will not be improved by the upcoming extension of the caravan park into the southern area of the park.

9.7 Change to Existing Setting

Introduction

- 9.7.1 This section describes the designated and non-designated heritage assets around the site which could have their settings and consequently their heritage significance affected by the proposed development. This includes a general assessment of their intervisibility with the site.
- 9.7.2 Historic England guidance (2017) identifies the four attributes of a proposed development that should be assessed (Step 3) in regard to effect on the significance of an asset. These comprise location and siting, form and appearance, wider effects, and permanence.
- 9.7.3 No Zone of Theoretical Visibility plan was available in relation to the development and the screening effect provided by topography, vegetation and built environment has been assessed without the benefit of this tool. Appropriate site visits were consequently undertaken to attempt to assess the levels of intervisibility and how such views may potentially impact on the setting of relevant heritage assets. A number of indicative viewpoints were taken from relevant heritage assets within the study area which show illustrative views to and from the site area to support the discussions of setting and heritage significance (Figures 4-8).
- 9.7.4 The level of harm has been assessed using the criteria set out in Table 3.3. Table 3.4 allows the cross-referencing of the significance of an asset with the potential harm to arrive at a magnitude of effect. However, an overreliance on tabulated data is something to be viewed with caution when addressing heritage assets, particularly when applied to settings, which by their very nature can be open to a significant degree of subjective interpretation. The resulting effect given by tabulated data is therefore subject to review through professional expertise and judgement, which may alter the overall magnitude of effect accordingly.

Assessments

- 9.7.5 The nearby **scheduled monument** is located to the east of Lady Lane with an associated mature hedgerow and, furthermore, the western (nearest) part of the monument is situated on land that slopes downwards from northwest to southeast and, therefore, has an aspect towards the southeast. As such, there is no intervisibility between the Site and the scheduled monument.
- 9.7.6 The intervisibility between the site and **Tadpole Lane** is very limited (Photographs 1 – 11). There is slight intervisibility between the west part of the site and ornamental gates off Tadpole Lane, but only when the gates are viewed from a narrow ‘corridor’ directly to the north (Photographs 9 and 10). The site is not intervisible with Lady Lane to the east, nor with the northwest–southeast aligned footpath, which is located approximately 240m to the south.
- 9.7.7 Due to limited access into **Blunsdon Abbey Park**, it was not possible to fully assess the intervisibility between the site and Blunsdon Abbey house. However, proximal views of the house buildings from within the park do not meaningfully incorporate views of the site (Photographs 12 – 14). Although access to the parkland was denied by the current owners it was clear that the grounds themselves were not meaningfully visible from the publicly accessible areas to the east or south, nor from the public footpath to the immediate west. As such, it is considered that there are no extensive or long-distance views, from publicly accessible areas, of the main part of the abbey grounds which incorporate the site area and/or Blunsdon Abbey house.
- 9.7.8 The approach to the **Church of St Andrew** from the south, along the footpath, does not incorporate views of either the church or the Site (Photographs 16 – 19). The approach to the church from the north, along the church access track, does not incorporate views of the site due to a mature, evergreen hedgeline and wall on the east side of the road, between the road and the site (Photographs 20 and 21). From the south end of the access track where it meets the church (Photograph 28) the vegetation-covered wall largely blocks intervisibility with the site, although the top of the roof of Abbey Gardens house, the existing house which belongs to the owners of the site, is visible. Views from the centre of the site looking towards the church (Photograph 36) are partially blocked by the kitchen garden wall, but the roof of the church is visible albeit filtered by existing trees. Views of the site from within the churchyard are largely blocked by intervening vegetation, the church building and the kitchen garden wall, however, a partial view of the site do pertain from some angles (Photographs 22 and 25) where the roof and first floor of Abbey Gardens house is visible. The view from the western extent of the site looking towards the church (Photograph 33) in which the front of the church is largely visible, does indicate that Plot 5 will be visible from the church. It is noted, however, that the intervening space between the site and the church may be given to the church for use as a car park. This western extent of the site is not part of the identified ‘important green spaces’.
- 9.7.9 Indirect views of the site and local heritage assets pertain from some locations. Views outwith the churchyard and associated car park to the north and northeast do incorporate the parts of the site area; albeit the site is located behind a high limestone wall and views are filtered by intermittent mature trees (Photographs 22 – 28). Views from the east part of the churchyard northeast towards Blunsdon Abbey house incorporate the north part of the abbey grounds and the southeast part of the site;

although, from this location the view and appreciation of the house is somewhat obscured by 'The Penthouse' (Photographs 29-31).

- 9.7.10 Views from parts of the churchyard therefore have the potential to include filtered views of the roofs of the proposed houses, although these will be seasonally affected and pertain more in the colder months. The proposed house in Plot 5 at the western extent of the site may be visible from the front of the churchyard, although this view is likely to be across a car park, as will all views of the site should the proposals be acceptable. The site lies within the setting of the church and therefore buildings on the site have the potential to affect its significance.
- 9.7.11 **Blunsdon St Andrew Conservation Area.** The proposals will lead to the introduction of built environment on an historically green space, however the majority of the site is well hidden by existing vegetation and a high wall. Views of the site from many parts of the Conservation Area are therefore screened, although some parts of the site are partially visible from the Blunsdon Abbey house ruins and the church. The kitchen garden wall contributes to the significance of the conservation area and this feature will remain *in situ*.
- 9.7.12 Apart from some mature trees within the abbey grounds and the mature trees within the churchyard, there were no trees that were considered to represent an historic focal point or feature of interest within the vicinity of the site or that might be affected by the introduction of the proposed development.

9.8 Siting and Location

- 9.8.1 The Site is located predominantly within the kitchen garden of the Blunsdon Abbey estate and is considered an important green space within the conservation area. The kitchen garden appears to sit on a low terrace and is bounded by a 2m high stone wall, meaning that there are very limited ground level views into or out of the Site. A small extension into ground to the west of the kitchen garden is accessed via an existing opening in the stone boundary wall. The former kitchen garden currently contains a single residential dwelling constructed c.1954 along with a range of outbuildings to the north and is located immediately to the west-northwest of Blunsdon Abbey house. The park within which the Site is located was formerly part of an extensive area of rural landscape, but this rural character has since been lost, with adjacent modern development to the east, west, south and north.

9.9 Form and appearance

- 9.9.1 The current proposals allow for the construction of five new residential dwellings within the Site. The proposed dwellings will be stone-built homes with appropriate infrastructure. The proposals will consequently introduce built environment into an area that, despite the existing 1950s house, can still be appreciated as the kitchen garden to the estate; however, as noted above the wider rural character of the site, which partly contributed to the special interest of the BSACA through separation from encroaching development, has already largely been lost.
- 9.9.2 The proposed new dwellings have been designed to reflect the general character of the Blunsdon Abbey ruins, without appearing as a pastiche. The scale of the proposed new houses is generally appropriate for the setting and would likely appear subservient in size to the ruined great house.

9.10 Wider effects

9.10.1 No appreciable adverse wider effects have been identified due to the enclosed nature of the site and the surrounding landscape. No wider views over the vale towards Swindon appertain from within the walled garden.

9.11 Permanence

9.11.1 The proposals involve the creation of a new residential scheme; as such, they are considered permanent.

10 IMPACT ASSESSMENT

Standing remains

10.3 The Site area contains no standing remains of any significant heritage value, beyond the boundary walls and a range of outbuildings to the north of the 1950s house.

Buried Archaeology

10.4 Any archaeological features have the potential to suffer a significant impact from groundworks and could be disturbed, altered, truncated or possibly removed entirely by groundworks undertaken to construct the proposed residential scheme. The main impact will be the excavation of footings, but additional works will include excavations for services, the access roads and landscaping.

10.5 The potential of the site to contain significant archaeological features is considered **negligible** or **low** for all periods, other than the Medieval and Post-medieval periods, for which a **moderate** potential is given, particularly for the possible presence of features associated with the Medieval village, a former road line and buildings, outbuildings and garden features associated with the 16th and 19th century great houses.

10.6 There is, therefore, a general potential for groundworks of this type to cause between a **slight** or **moderate** adverse effect to most archaeological features and a **major** adverse effect to discrete highly sensitive features (e.g, cremations) if unmitigated. Mitigation works would potentially reduce all impact effects to **negligible** through design strategies and/or preservation by record or preservation *in situ*.

10.7 Taking the potential physical impact resulting from the construction activities into account, it is anticipated that a pre-determination archaeological evaluation will be recommended at this stage by the advisors to Swindon Borough Council.

Settings

10.8 The proposals will unavoidably lead to the loss of a predominantly green and relatively spacious area within the conservation area, which still visually retains a clear connection with the park and Blunsdon Abbey. It is considered that the site has important visual qualities by contributing to the setting of the conservation area and its

significance, which is partially derived from this existing character and appearance.

- 10.9 The introduction of new housing within the area will act to change the character of the Site and will have a broader impact on the significance of the conservation area as conveyed by the ruined mansion, parkland and church. The presence of the 1950s house has already acted to drain away some of the significance associated with the kitchen garden as a component of the mid-19th century estate but the area remains appreciable and can still be experienced as part of a heritage asset; it is noted, however, that it has no individual record on the HER and is not publicly accessible or visible. Despite the 2m high boundary wall, the proposed dwellings would be visible where they rise above the wall.
- 10.10 The area has been historically green space since becoming parkland in the 1860s with the creation of the Blunsdon Abbey estate; it may have been gardens for the great house of Lord Chandos in the 16th century but may also have been working areas. Since 1860, the majority of the Site was used as a kitchen garden and the high limestone wall remains extant; this area, along with the parkland to the south (which is outside the Site) are identified as important green spaces in the Conservation Area Appraisal. The Site also lies within the setting of the Grade II* Listed Church of St Andrew (see paragraph 10.8 below) and the non-designated heritage asset of the ruins of Blunsdon Abbey are located to the east. The Site is a historic asset forming a component of the estate and conservation area.
- 10.11 The northern extent of the site (Plot 1) and the western extension (Plot 5) lie outside the walls of the kitchen garden and therefore outside the important green space. The northern part of the site is very well screened by existing vegetation and walls. Historically this area had buildings associated with the kitchen garden including green houses and sheds some of which are represented by building foundations (Photographs 43-44). The Site appears in no key views and the scale of the proposals appears generally appropriate for the size of the area, with the character of the proposed dwellings appropriate in character. The proposed development is consequently assessed as having a *slight-moderate* adverse effect on the character of the conservation area as a whole, resulting in *less than substantial harm*.
- 10.12 The Church of St. Andrew has been considered separately because, although a component of the conservation area, it was originally built prior to emparkment and its original setting was not concerned with the park or great house. The potential visual impacts on the church relate to the introduction of new housing to the north and northeast, albeit any such views will be filtered by existing vegetation. However, these views contribute very little to the setting of the church or the way in which it can be experienced or appreciated. There would be some loss of 'isolation' but this is not a significant factor; historically the church would have been associated with a village, probably also located to the northeast and subsequently, when part of the park, was bordered to the west by farm buildings. In the present day the farm buildings have been replaced by a modern residential estate. Given the short-range views available on the approach to the church, which already pass across a car park, it is not considered that the introduction of Plot 5 would have an appreciably noticeable effect on setting; the house has been designed to be in character with the general style of Blunsdon Abbey house and churches are not generally designed to be seen in isolation. An amenity impact may occur, but whether there will be any impact on heritage

significance is debatable⁵. On the basis of the above, however, it is considered that the proposed development may have a negligible-slight impact on an asset of high significance, resulting in a slight adverse effect.

- 10.13 The site area will be accessed from the adjacent existing route linking to Tadpole Lane but will require the construction of a new road within the walled area. This will not be visible from outwith the Site and there will be limited opportunities to experience it in any meaningful way; as such it is considered to have a minor effect on heritage significance as conveyed by setting. All services will be below-ground with no impact on the setting of any heritage asset. Drainage and flood defences will include a soakaway which will not result in any adverse harm to views. Landscape enhancements, new planting and landscaping will result in the introduction of new hedges and trees all of which will help screen the development, are broadly in character with the existing landscape within the conservation area and will result in a net beneficial effect. An unavoidable noise effect will result during the construction phase but will be temporary and is not considered significant; noise from the new development during the life span of the housing estate is not anticipated to result in any additional harm to any heritage given the new estates already constructed in the surroundings. The new dwellings and associated streetlighting will result in an increase in light but, given the existing residential development to the north and west and the caravan park to the east, this is not considered to result in any meaningful harm to any asset.
- 10.14 The proposed development will result in no meaningful change of character from the wider conservation area; it is possible that the ridge and upper storey of Plot 1 may be visible from Tadpole Lane, but any such views are likely to be transient and the views from the north have a negligible potential for an adverse effect on the significance of the conservation area.
- 10.15 Buried archaeological assets are themselves considered to have the potential for settings. However, the assets that have been identified, which may survive within the site, have no appreciable relationship to the current landuse and any impact is consequently considered to result in a neutral settings effect.

11 CONCLUSIONS

- 11.1 This proportionate Heritage Impact Assessment has considered the potential for the construction of a new residential scheme on land at Abbey Gardens, Tadpole Lane, Blunsdon, Swindon to affect known and potential heritage assets, as required by the National Planning Policy Framework 2023 and local plan policies.
- 11.2 The assessment has considered the potential effect of the proposals on designated and non-designated heritage assets in the vicinity of the site, including the Blunsdon St. Andrew Conservation Area and designated and non-designated assets within it.
- 11.3 The Site has been identified as having a moderate potential for the presence of Medieval features associated with the lost village of Blunsdon St. Andrew, a former road alignment and also for Post-medieval features associated with the 16th and 19th century great houses. It is anticipated that unmitigated development could result in

⁵ Historic England guidance draws a clear line between setting and amenity; the latter does not benefit from 'great weight' in planning terms.

harm to such deposits and it is considered likely that a programme of pre-determination archaeological trenching will be required.

- 11.4 The proposals are considered to have a **slight-moderate** adverse effect on the setting of the Conservation Area, the Church of St. Andrew and the Blunsdon Abbey house and park, resulting in *less than substantial harm*. It is at the discretion of the Planning Authority to judge whether this harm outweighs any public benefit that arises from new housing in relation to Policy EN10 of the Local Plan, paragraphs 208 and 209 of the NPPF or sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is the conclusion of this report, however, that the level of harm is not sufficient to cause a level of conflict with the relevant legislation that would prevent approval of the application.

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13 ACKNOWLEDGEMENTS

- 13.1 Foundations Heritage would like to thank Nick and Astrid Broderstad, Peter Mapson of Bower Mapson Homes and Les Durrant of DPDS Consulting Group for commissioning the project. Thanks are also due to the Swindon and Wiltshire HER, particularly Carol Lewis.

APPENDIX 1:

Gazetteer of Historic Environment Records

HER Table: Monuments

MonUID	RecordType	Name	MonType	Period
MWI15976	FS	Mesolithic Flints, Abbeymeads	Associated finds	Mesolithic
MWI15977	FS	Mesolithic/Neolithic Flints, Groundwell Ridge	Associated finds	Mesolithic
MWI15978	FS	Mesolithic Tools, The Grange	Associated finds	Mesolithic
MWI15981	FS	Neolithic Tools, The Grange	Associated finds	Neolithic
MWI15982	MON	Possible Bronze Age Settlement Site, West of Blunsdon St Andrew	FEATURE	Bronze Age
MWI15984	FS	Possible Bronze Age Pottery, Abbeymeads (Groundwell West)	FINDSPOT	Bronze Age
MWI15986	FS	Bronze Age Tools, The Grange	Associated finds	Bronze Age
MWI15988	MON	Late Bronze Age/Early Iron Age Site, West of Blunsdon St Andrew	SITE	Iron Age
MWI15990	FS	Iron Age Pottery, Groundwell Ridge	Associated finds	Iron Age
MWI16022	FS	Romano-British Finds, South of Blunsdon Abbey Stadium	FINDSPOT	Roman
MWI16023	FS	Romano-British Pottery, Blunsdon Road, Abbey Meads	FINDSPOT	Roman
MWI16026	BLD	Romano-British Round House, West of Blunsdon St Andrew	BUILDING	Roman
MWI16037	FS	Romano-British Pottery, Abbeymeads (Groundwell West)	FINDSPOT	Roman
MWI16038	FS	Romano-British Pottery, 17 Landor Road, St Andrews Ridge	FINDSPOT	Roman
MWI16039	FS	Romano-British Pottery, Haydon Wick	Associated finds	Roman
MWI16042	FS	Romano-British Pottery, The Grange	Associated finds	Roman
MWI16049	MON	Anglo-Saxon Cemetery, Abbeymeads (Groundwell West)	CEMETERY	Saxon
MWI16050	FS	Saxon Pits or Ditch Terminals, The Grange	Associated finds	Saxon
MWI16087	FS	Medieval Pottery, North West of Brook Farm	FINDSPOT	Medieval
MWI16089	MON	Medieval Stone Quarries, Abbeymeads (Groundwell West)	QUARRY	Medieval
MWI16090	MON	Medieval Stone Quarry, Abbeymeads (Groundwell West)	QUARRY	Medieval
MWI16092	MON	Medieval Ditches and Postholes, The Grange, Tadpole Lane	LINEAR FEATURE	Medieval
MWI16093	FS	Medieval Pottery, Haydon Wick	FINDSPOT	Medieval

HER Table: Monuments

MWI16100	FS	Post Medieval Finds, The Grange	Associated finds	Post Medieval
MWI16108	FS	Undated Worked Flint, North West of Brook Farm	FINDSPOT	Unknown
MWI16134	MON	Undated Features, Abbeymeads (Groundwell West)	SITE	Unknown
MWI16135	MON	Undated Features, Abbeymeads (Groundwell West)	SITE	Unknown
MWI16137	MON	Undated Postholes, Abbeymeads	POST HOLE	Unknown
MWI16864	FS	Neolithic Arrowhead, 20 yards West of OS Obelisk	FINDSPOT	Neolithic
MWI16963	MON	Undated Pits, South East of Upper Widhill Farm	PIT	Prehistoric
MWI63979	MON	Roman Ditches and Pits, off Ermin Street	PIT; DITCH	Roman to Medieval
MWI63979	MON	Roman Ditches and Pits, off Ermin Street	PIT; DITCH	Roman to Medieval
MWI63979	MON	Roman Ditches and Pits, off Ermin Street	PIT; DITCH	Roman to Medieval
MWI67740	MON	Site of Outfarm, South West of Blunsdon St Andrew	OUTFARM	C19
MWI67741	BLD	Manor Farm, Blunsdon St Andrew	FARMSTEAD	Early C19 to Unknown
MWI67742	MON	Site of Outfarm, South of Manor Farm	OUTFARM	C19
MWI67743	MON	Site of Outfarm, South of Grove Farm	OUTFARM	C19
MWI67744	BLD	Grove Farm	OUTFARM	C18
MWI67745	BLD	Burcot House	FARMSTEAD	C19
MWI67746	BLD	Upper Widhill Farm	FARMSTEAD	C17
MWI75908	MON	Medieval Pits, Abbey Farm	PIT	Medieval
MWI16053	MON	Blunsdon St Andrew	SETTLEMENT	Medieval
MWI16091	MON	Medieval Pits, Ditch and Gully, Abbeymeads (Groundwell West)	SETTLEMENT	Medieval
MWI16927	MON	Grove Farm	SETTLEMENT	Medieval
MWI16053	MON	Blunsdon St Andrew	SETTLEMENT	Medieval
MWI78625	MON	North Wessex Way	ROAD	Medieval
MWI74629	MON	Medieval/Post Medieval Ridge and Furrow, Tadpole Farm	RIDGE AND FURROW	Medieval to Late C19
MWI74898	MON	Medieval/Post Medieval Ridge and Furrow, South of Newlands Farm	RIDGE AND FURROW	Medieval to Late C19
MWI16099	MON	The Grange, Blunsdon Abbey	GARDEN	Post Medieval
MWI16021	MON	Romano-British Building, Groundwell Ridge, Abbey Meads	TEMPLE	Roman
MWI16024	MON	Roman Road, Abbey Meads	ROAD	Roman
MWI16036	MON	Possible Romano-British Trackway, Abbeymeads (Groundwell West)	TRACKWAY	Roman
MWI16876	MON	Ermin Street, Weavers Bridge	ROAD	Roman

HER Table: Monuments

MWI63979	MON	Roman Ditches and Pits, off Ermin Street	PIT; DITCH	Roman to Medieval
MWI16040	MON	Romano-British Culvert, Groundwell Ridge	LINEAR FEATURE	Unknown
MWI16111	MON	Undated Ditches, South of Burcot House	DITCH	Unknown
MWI16118	MON	Circular Cropmark, South East of Blunsdon	SITE	Unknown
MWI16126	MON	Cropmarks, South of Blunsdon Abbey Stadium	DITCH	Unknown
MWI16130	MON	Enclosure, Brook Farm	ENCLOSURE	Unknown
MWI16136	MON	Undated Possible Trackway, Groundwell Ridge, West of Lady Lane	TRACKWAY	Unknown
MWI16988	MON	Undated Cropmarks, South West of Upper Widhill Farm	SITE	Unknown
MWI16996	MON	Undated Ditches, South of Newlands Farm	DITCH	Unknown
MWI74630	MON	Undated Ditches, Tadpole Farm	DITCH	Unknown
MWI74631	MON	Undated Pits, Tadpole Farm	PIT	Unknown
MWI74634		Undated Enclosures, Tadpole Farm	ENCLOSURE; PIT	Unknown
MWI74635	MON	Undated Ditches, Tadpole Farm	DITCH	Unknown
MWI74636	MON	Undated Pits, Tadpole Farm	PIT	Unknown

MWI74958	MON	Middle Bronze Age/Early Iron Age Pits, A419 Blunsdon Bypass	PIT; POST HOLE	Middle Bronze Age to Early Iron Age
MWI16021	MON	Romano-British Building, Groundwell Ridge, Abbey Meads	TEMPLE	Roman
MWI75231	MON	Anglo-Saxon Burials, Abbeymeads	BURIAL	Saxon
MWI75231	MON	Anglo-Saxon Burials, Abbeymeads	BURIAL	Saxon

HER Table: Events

EvUID	RecordType	Name	Ref	DispDate
EWI357	EVS	Earthwork Survey	earthwork survey	1997
EWI5815	EVT	The Grange, Tadpole Lane, Blunsdon	eval	2002
EWI754	EVT	A Second-Stage Archaeological Evaluation at Haydon Wick, Swindon	eval	2001
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI6225	EVT	English Heritage excavation 2005 photograph of bath-house	ex	2005
EWI8379	EVP	Research into Mesolithic worked flints from the Swindon area	research	2011
EWI4473	EVT	Abbey Meads development	wb	1996
EWI7001	EVT	Watching Brief at Groundwell Ridge	wb	2009
EWI7001	EVT	Watching Brief at Groundwell Ridge	wb	2009
EWI7001	EVT	Watching Brief at Groundwell Ridge	wb	2009

EWI7966	EVP	Desk based assessment of land at Tadpole Farm, Swindon	dba	2008
EWI6896	EVT	Evaluation at Abbey Farm	eval	2010
EWI6679	EVT	Evaluation at Abbeymeads	eval	2007
EWI352	EVT	Evaluation at Abbeymeads (Groundwell West)	eval	2000
EWI4588	EVP	Evaluation at Blunsdon House Hotel, Golf Course	eval	1990
EWI5821	EVP	Evaluation at Blunsdon Ridge	eval	1997
EWI4450	EVP	Evaluation at Blunsdon Road, Abbey Meads	eval	1996
EWI5873	EVP	Evaluation at Groundwell Ridge	eval	2003
EWI839	EVT	Evaluation at Groundwell Ridge, Swindon	eval	2003
EWI6773	EVT	Evaluation at Tadpole Farm	eval	2011
EWI9346	EVT	Evaluation at William Morris Primary School	eval	2018
EWI7995	EVT	Evaluation on Land at Ermin Street, Blunsdon	eval	2016
EWI7421	EVT	Evaluation on Land off Ermin Street	eval	2013
EWI6418	EVP	Evaluation on the A419 Blunsdon Bypass	eval	2003
EWI4849	EVT	Excavation of the Romano-British Villa at Abbey Meads, Swindon	ex	1996- 1997
EWI6998	EVT	Excavation of Two Anglo-Saxon Burials at Abbeymeads	ex	2007
EWI5886	EVP	Excavations at Abbeymeads (Groundwell West), Swindon	ex	2000- 2001
EWI6824	EVT	Excavations at Groundwell Ridge Roman Villa	ex	2003- 2005

HER Table: Events

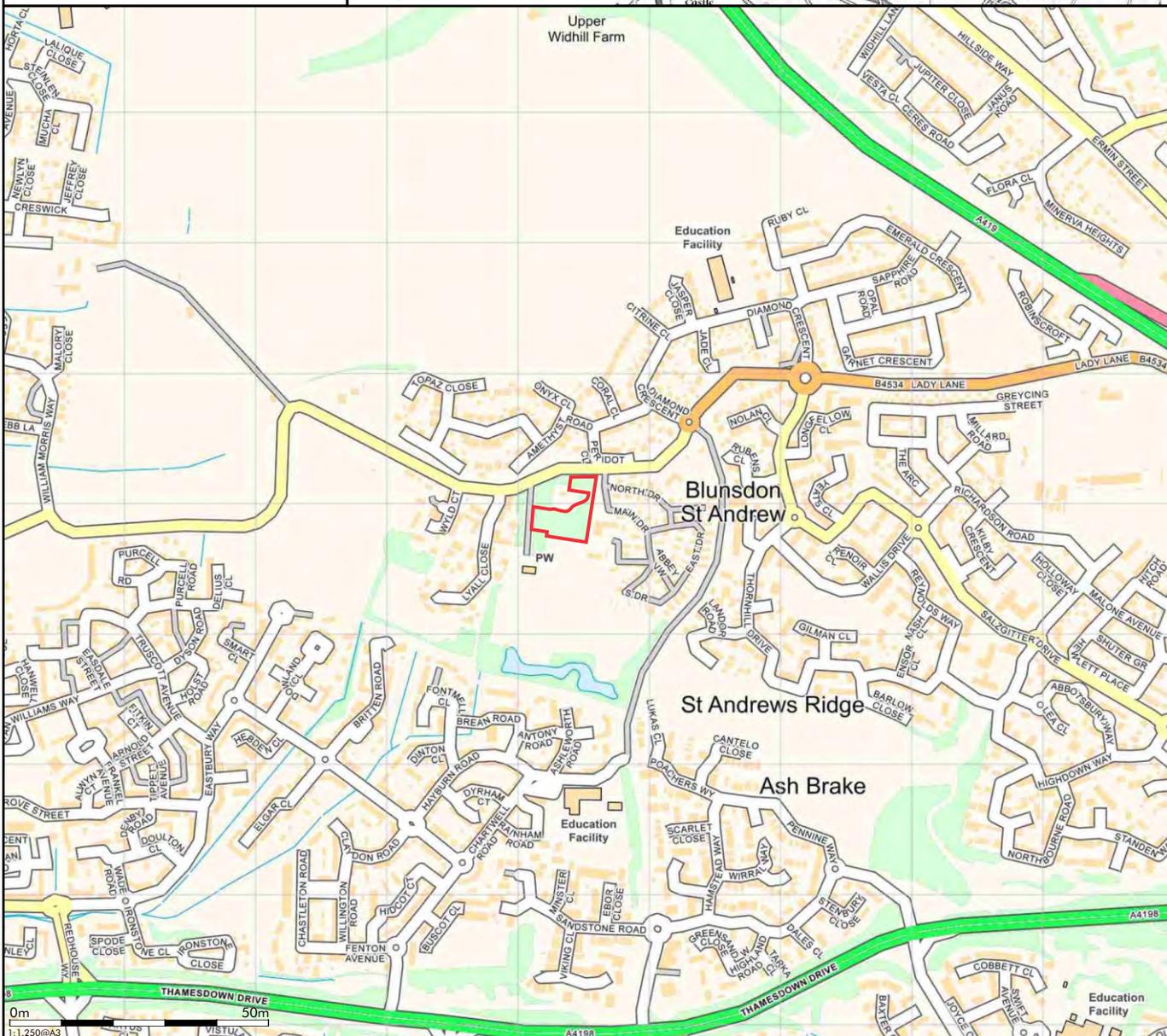
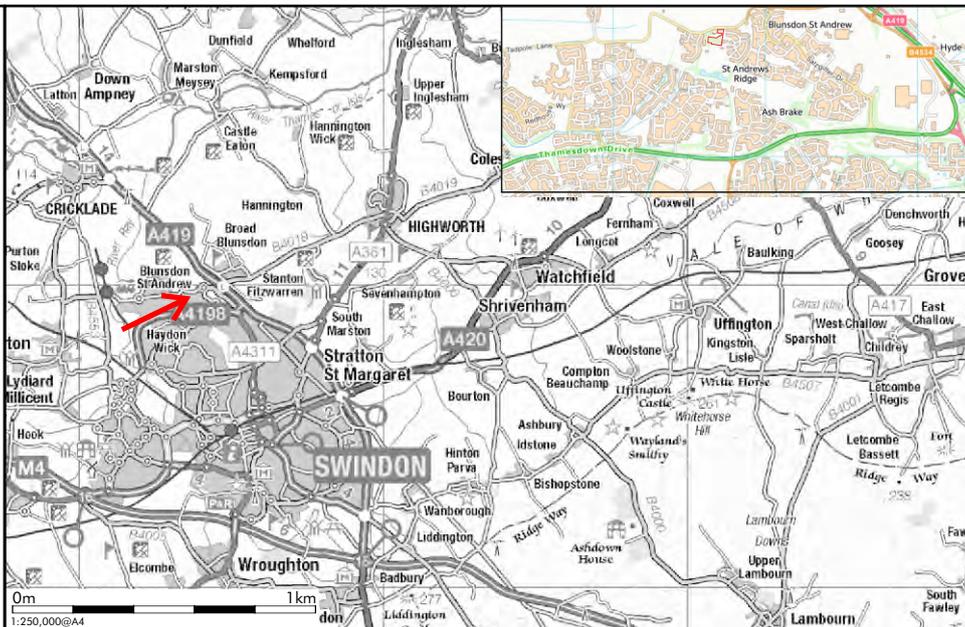
EWI4443	EVS	Geophysical Survey at Abbey Mead, Groundwell Ridge	geophys	1996-1997
EWI6417	EVS	Geophysical Survey at Blunsdon Bypass (Phase II)	geophys	2003
EWI5877	EVS	Geophysical Survey at Groundwell Ridge	geophys	2003
EWI6995	EVS	Geophysical Survey at Groundwell Ridge	geophys	1996
EWI5593	EVS	Geophysical Survey at Groundwell Ridge, Blunsdon St Andrew	geophys	2002
EWI7967	EVS	Geophysical survey at Tadpole Farm	geophys	2008-09
EWI8598	EVS	Geophysical Survey at Tadpole Farm	geophys	2011
EWI10396	EVS	Geophysical Survey at Tadpole Lane, Swindon	geophys	2022
EWI6996	EVS	Geophysical Survey at the Blunsdon Bypass	geophys	2002
EWI9197	EVS	Geophysical Survey at William Morris Primary School	geophys	2018
EWI7965	EXT	Landscape and visual impact assessment at Tadpole Farm	lvia	2005
EWI6999	EVT	Archaeological Investigation at the A419 Blunsdon Bypass	sms, wb	2006-2008
EWI7991	EVT	Watching Brief at Public Open Space (LOS16/MOS K) Tadpole Lane Priory Vale	wb	2009
EWI7186	EVT	Watching Brief at St Andrew's Church	wb	2012
EWI931	EVT	Watching Brief at The Grange, Blunsdon St Andrew	wb	2004

HER Table: Scheduled Monuments and Listed Buildings**Scheduled Monuments**

DesigUID	RecordType	Name	Grade	NationalRe
DWI13478	SM	Roman rural sanctuary on Groundwell Ridge, east of Lady Lane		1018496

Listed Buildings

DesigUID	RecordType	Name	Grade	NationalRe
DWI12341	LB	CHURCH OF ST ANDREW	II*	1184208
DWI12311	LB	UPPER WIDHILL FARMHOUSE	II	1023282
DWI12342	LB	BARN AND GRANARY AT ABBEY FARM	II	1023295
DWI12343	LB	GROVE FARMHOUSE	II	1184223



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Site Code: AGB24
Drawn By: DK
Approved By: RK
Date: 28/03/2024

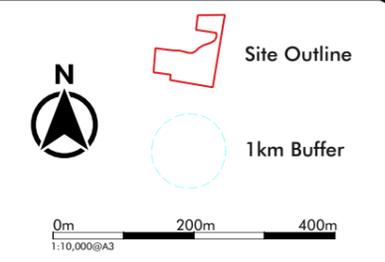
Figure 1:
Site Location

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Site Location

Figure 2.2:
Map of Historic Environment Data, Monuments of
Prehistoric and Roman Date



KEY

- Prehistoric
- Roman



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