

SALDEN CHASE
OUTLINE PLANNING APPLICATION

Chapter 5: Archaeology and Cultural Heritage

5.0 ARCHAEOLOGY AND CULTURAL HERITAGE

Introduction

- 5.01 This section of the Environmental Statement comprises a summary of the available cultural heritage baseline evidence, examines potential impacts on the archaeological and historic resources identified and identifies mitigation measures designed to mitigate and offset the impact of the development.
- 5.02 It is based upon an 'Archaeological Desk Based Assessment' by CgMs Consulting (Appendix 5.1) which contains a review of the planning policy background, the geology and topography and a full chronological assessment of the archaeological potential of the site, supported as necessary by full bibliographic, cartographic and stratigraphic data. It is also based on 'Geophysical Survey: Salden Chase, Milton Keynes by Stratascan (November 2008) (Appendix 5.2). It has also considered Newton Longville conservation area and listed buildings outside of the Newton Longville conservation area.

Scope and Method of Assessment

- 5.03 The key objectives of the cultural heritage assessment are:
1. to identify any visible or documented cultural heritage features (scheduled and non-scheduled archaeological remains, listed buildings and conservation areas) within the site and within 1km radius of the site;
 2. assess the direct and indirect impacts of the proposed development upon the cultural heritage features listed above including consideration of their setting (if appropriate);
 3. identify measures for avoiding, mitigating or offsetting potential impacts; and

4. detail any residual impacts that cannot be mitigated.

5.04 The methodology employed in the compilation of the Environmental Statement comprised:

- Production of an archaeological desk-based assessment in accordance with the Institute of Field Archaeologists 'Standards and Guidance for archaeological desk-based assessments'. This considered the wider development area than the current proposed development. Sources reviewed included Buckinghamshire Historic Environment Record, Milton Keynes Historic Environment Record, the National Archaeological Record, historic cartographic and documentary sources at Buckinghamshire County Records Office and unpublished material from recent nearby archaeological investigations.
- A series of meetings and discussions with the Buckinghamshire County Archaeologist to discuss the general background of the proposed development, the archaeological background of the area and to identify the main issues that required assessment.
- A geophysical survey of the development site by Stratascan undertaken in accordance with a strategy agreed with Buckinghamshire County Council (Appendix 5.2). The survey comprised a mag sus survey of the entire site, the objective of which was to identify potential 'hotspots' that may be of archaeological origin. This was followed by a detailed magnetometer survey of a 20% sample of the site. The layout of the detailed survey blocks were devised to assess the hotspots and sample of the 'quieter' areas identified in the mag sus survey.
- An historic buildings appraisal was undertaken on Lower Salden Farm and Chase Farm by CgMs (Appendix 5.3)

Policy, Guidelines and Conventions

- 5.05 The planning policy background relating to archaeological matters is set by *Planning Policy Guidance 16: Archaeology and Planning*, which provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains which:
- Protects Scheduled Ancient Monuments
 - Protects the settings of these sites
 - Protects nationally important un-scheduled ancient monuments
 - Has a presumption in favour of in-situ preservation of important remains
 - In appropriate circumstances seeks adequate information (from field evaluation) to enable informed decisions
 - Provides for the excavation and investigation of sites not important enough to merit in-situ preservation.
- 5.06 Planning policy relating to the built historic environment is set out in *Planning (listed Buildings & Conservation Areas) Act 1990*. Guidance relating to this act is contained in *Planning Policy Guidance 15: Planning and the Historic Environment* which provides guidance for planning authorities, property owners, developers and others on the management of change within the historic built environment and the preservation, and enhancement of the following designations and their settings:
- Listed buildings
 - Conservation Areas
 - Registered Park and Gardens
 - Registered Battlefields
 - World Heritage Sites
- 5.07 In July 2009 the Department for Communities and Local Government issued a Consultation Paper on a new Planning Policy Statement 15 - Planning for the Historic Environment (PPS 15). The policy document is proposed to replace both PPG15 (Planning and the Historic Environment) and PPG16 (Archaeology and Planning)

providing combined historic environment policy. The consultation period for PPS15 is now closed. At the time of writing, the final version of PPS15 incorporating changes in response to the consultation process has not been published but is expected shortly. While the detail of the PPS may change from the consultation draft, the main thrust of the policies contained in the draft version is anticipated remain. The draft PPS emphasises the need to have a clear understanding of the significance of heritage assets, that is anything with a heritage value (not necessarily designated assets). The need to understand the significance of an asset and its setting should come before the design process and should inform the process. The final version of PPS15 is likely to come into force during the course of this application and therefore the principles of understanding the significance of historic assets potentially affected has been applied here.

- 5.08 The strategic development framework is provided by the South East Plan which contains the following policy relating to the historic environment:

"POLICY BE6: MANAGEMENT OF THE HISTORIC ENVIRONMENT

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged."

- 5.09 The Buckinghamshire County Structure Plan 1991-2011 contains the following saved policy relating to archaeological and heritage features:

"HE1: PROTECTION OF KEY SITES AND FEATURES

Permission will not be given for any development which would endanger, or have a significant adverse effect on the character or appearance and/or setting of any of the following:

- a) *listed buildings;*
- b) *scheduled ancient monuments and other important archaeological sites;*
- c) *historic parks or gardens;*
- d) *conservation areas.*

Proposals, which would lead to the enhancement of any of these features, will generally be encouraged provided that there is no significant conflict with any other relevant policies in this plan."

- 5.10 Aylesbury District Local Plan contains no saved policies relating to listed buildings. The following saved policy relating to archaeological remains

" GP.59

In dealing with development proposals affecting a site of archaeological importance the Council will protect, enhance and preserve the historic interest and its setting.

Where research suggests that historic remains may be present on a development site planning applications should be supported by details of an archaeological field evaluation. In such cases the council will expect proposals to preserve the historic interest without substantial change.

Where permission is granted for development involving sites containing archaeological remains the council will impose conditions or seek planning obligations to secure the excavation and recording of the remains and publication of the results."

- 5.11 The following saved policy relates to conservation areas:

"GP.53

In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area. Proposals for development will not be permitted if they cause harm to the character or appearance of Conservation Areas, their settings or any associated views of or from the Conservation Area.

Proposals for development or redevelopment must respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance.

Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design details of the structure and site concerned and its neighbours."

Existing Baseline Conditions

- 5.12 At the time the archaeological desk based assessment of the site was undertaken, the Buckinghamshire Historic Environment Record contained little evidence to suggest that the site contained significant archaeological remains. However, this absence of data was in contrast to the findings of archaeological investigations to the north of the A421 in Milton Keynes. Therefore, this lack of evidence was considered to be more of a product of the lack of systematic survey within the site rather than a genuine absence of archaeological remains. In order to better assess the archaeological potential of the site, a geophysical survey was undertaken comprising a mag sus survey of the entire site followed by detailed magnetometer survey of a 20% sample of the site.
- 5.13 The location of sites referred to are shown on Figure 5.1. The numbering is based on the numbering of the geophysical survey areas (Area1-22). The numbering of the sites and finds identified in the desk based assessment is labelled in the Key as "SMR Sites and Finds" (23- 38).

Designations

- 5.14 There are no scheduled ancient monuments (SAM) within the site.
- 5.15 The nearest scheduled monument is a fishpond in Water Spinney c. 400m to the north of the site in Tattenhoe (SAM no 19018, Site 23). This monument comprises a substantial earthen dam which now forms the northern boundary of Water Spinney, standing up to 1.5m high and extending north-west to south-east for some 100m. The pond is probably contemporary with the remains of the deserted medieval village of Tattenhoe which formerly occupied much of the area to the north-west of the SAM.

- 5.16 The scheduled remains of Tattenhoe deserted medieval village, moated site and fishponds lie approximately 1km to the north of the proposed development site (SAM 19009).
- 5.17 There are no listed buildings within the site. Lower Salden Farm to the west of Salden Chase is grade II. There are a number of listed buildings within Newton Longville conservation area which will be considered as part of the conservation assessment rather than as individual buildings.
- 5.18 There are no conservation areas within or immediately adjacent to Salden Chase. The nearest conservation area is Newton Longville which is c. 850m to the south of the site at nearest point.

Early Prehistoric

- 5.19 There are no recorded early prehistoric remains within Salden Chase.
- 5.20 Evidence for early prehistoric remains in the vicinity is limited to Mesolithic worked flints c. 700m to the north (Site 24) and c. 200m to the southwest (Site 25). A single Neolithic stone axe has been recorded c. 1km to the north west (Site 26). No other finds or features of pre Iron Age date have been recorded within c.1km radius of Salden Chase.
- 5.21 No remains of Bronze Age date have been recorded within Salden Chase or within its vicinity.
- 5.22 The geophysical survey of Salden Chase did not reveal any remains that are suggestive of early prehistoric remains and therefore, this apparent absence may be real. However, in recent years archaeological investigations undertaken ahead of large scale developments in the Milton Keynes area have revealed a higher than

anticipated level of early prehistoric remains. It is therefore considered that the site has some limited potential for as yet unrecorded earlier prehistoric remains.

Later Prehistoric in the Vicinity of Salden Chase

- 5.23 Recent archaeological investigations at Tattenhoe Park to the north of Salden Chase revealed the remains of a middle to late Iron Age open settlement (Site 27). This settlement comprised at least 21 roundhouses, an area of copper working and possibly grain storage. The settlement was partially enclosed in the late Iron Age.

Later Prehistoric/Romano-British within Salden Chase

- 5.24 There are no remains of definitive later prehistoric date recorded within Salden Chase. However, the geophysical survey has revealed a number of settlement/enclosure complexes that, although undated, are likely to be of Iron Age and/or Roman in date.
- 5.25 The cropmark of a rectangular enclosure along with a possible ring ditch is recorded on the Buckinghamshire HER toward the north eastern corner of Salden Chase (Area 18). The geophysical survey confirmed the presence of two rectangular enclosures with possible internal divisions and features at this location. Although these remains are undated they have a form that is typically Iron Age/Roman. These remains are considered to be locally important and therefore are of low sensitivity.
- 5.26 Area 13 is a circular enclosure attached to two linear features radiating to the north and the south adjacent to a 'D' shaped enclosure with an entrance facing north east that were recorded by the geophysical survey. This feature is undated but has a form that is indicative of a prehistoric date. These remains are considered to be locally important and therefore are of low sensitivity.
- 5.27 A small circular anomaly with an apparent entrance facing north and attached to a curving linear feature was recorded by the geophysical survey at Area 12. There is

no dating for this feature but its form is similar to that of the remains identified at Area 13 and is suggestive of a prehistoric date. These remains are considered to be of local importance and therefore of low sensitivity.

- 5.28 A rectilinear enclosure with hints of possible sub-divisions was recorded at Area 21. This feature is undated but its form is suggestive of a prehistoric/Romano-British date. These remains are considered to be of local importance and therefore of low sensitivity.
- 5.29 A relatively complex series of rectangular enclosures, with internal divisions and probable trackways suggestive of a relatively extensive settlement and associated field system was recorded at the south western corner of Salden Chase (Area 8). This is undated but is of a form that is suggestive of a prehistoric/Romano-British date. This is considered to be of local but possible regional significance and is therefore of medium significance.
- 5.30 The geophysical survey failed to reveal any coherent remains that could be interpreted as potentially prehistoric in date in the northern half of the site. This could be due to this part of the site being on a north facing slope and therefore less attractive for settlement than the south facing slope on which the sites described above are located. Therefore, while it is possible that there are further as yet unrecorded remains in the northern part of the site, the potential for this is considered to be limited.

Roman in the Vicinity of Salden Chase

- 5.31 Salden Chase lies within what appears to have been a relatively densely occupied landscape in Roman times. Roman remains recorded in the vicinity of Salden Chase include the route of a Roman road leading from the small town of *Magiovinium* (to the east) to Alchester (to the west) which the A421 (i.e. just within the northern boundary of the study area) follows.

- 5.32 A small Roman settlement/farmstead was recently recorded at Snelshall East, immediately to the north of the A421/ Buckingham Road roundabout (Site 28). This had been heavily truncated by ploughing and so was not fully understood but was interpreted as a settlement and its field system.
- 5.33 A 1st – 3rd century industrial site comprising a smelting hearth/kiln used for iron smelting, up to 2 timber framed buildings, pits, ditches, along with associated pottery, a coin and an inhumation burial, was recorded during the bulldozing of a former gravel pit and rubbish dump c. 700m to the south of Salden Chase (Site 29). A probable settlement has also been recorded c. 600m to the north of Salden Chase (Site 30) comprising a spread of pottery, tile, tegula, and a quern stone. The site has not been subject to intrusive archaeological investigation and therefore, the exact nature and extent of this site has not been fully established.
- 5.34 A number of isolated Roman finds have been recorded in the vicinity of the study site such as pottery to the west (Site 31) and a 4th century coin c. 600m to the south (Site 32). Roman pottery shards have been recorded c. 400m to the north east (Site 33) and c. 200m to the north (Site 34).

Roman Remains within Salden Chase

- 5.35 A pit containing Roman pottery and a 1st century coin was recorded during an excavation of an Anglo-Saxon cemetery ahead of the construction of the A421, mid way along the northern boundary of Salden Chase (Site 35). Whether this was a single isolated feature or was part of a larger Roman site is not known. However, the geophysical mag sus scan survey of the site failed to reveal any probable hotspots adjacent to these features, therefore, it is considered unlikely that this pit was part of a larger settlement that extends further south into Salden Chase.

- 5.36 Sherds of Roman pottery and a piece of tile had been recorded in the south eastern corner of the site beside the railway (Area 22). Prior to the geophysical survey, these findings had been interpreted as representing a possible Roman settlement. The geophysical survey confirmed this interpretation as a series of rectangular enclosures with internal divisions and features, suggestive of settlement, were recorded which, due to the presence of the Roman pottery shards is considered likely to be Roman in date. These remains are considered to be of local importance and are therefore of low sensitivity.
- 5.37 A relatively large series of rectangular and irregular enclosures with internal divisions and features was recorded by the geophysical survey in the eastern central part of Salden Chase (Area 12). The form of these enclosures is suggestive of prehistoric/Roman settlement. An unspecified quantity of Roman pottery has been recorded c. 150m to the west of Area 12 (Area 10). The geophysical survey revealed no features of probable archaeological origin at Area 10. Therefore, it is possible that the location these shards of pottery may have been incorrectly recorded and may in fact derive from the enclosures at Area 12. If this is the case, then Area 12 is possibly Roman in date. These remains are considered to be locally important and therefore are of low sensitivity.
- 5.38 A geophysical survey was undertaken at Area 20a in connection with a previous proposed development which identified a small Roman settlement comprising of ditched enclosures, pits and a possible hearth/kiln, all associated with a spread of Roman pottery and tile. Information from Buckinghamshire County Council indicated that this survey was subsequently extended with positive results but no report on this work has been made public. The Stratascan geophysical survey confirmed the presence of this possible settlement. Both surveys had comparable but subtly different results. The previous geophysical survey included an area of detailed survey to the west of Stratascan's Areas 20A and 20B which indicated the possible presence of a rectilinear field pattern which could be associated with the settlement at

the western end of the existing field. However, no detail of this was shown in the report. The settlement remains and associated field system are considered to be of local importance and therefore of low sensitivity.

- 5.39 The geophysical survey failed to reveal any coherent remains that could be interpreted as potentially Roman in date in the northern half of the site. This could be due to this part of the site being on a north facing slope and therefore less attractive to settlement than the south facing slope on which the sites described above are located. Therefore, while it is possible that there are further as yet unrecorded remains in the northern part of the site, the potential for this is considered to be limited.

Saxon - Early Medieval

- 5.40 The study site is located away from the historic centres of the nearby villages which may have had Saxon origins. However, a metal detecting survey and an excavation ahead of the construction of the A421 at Bottle Dump Corner, just within the north central boundary of Salden Chase, recorded the remains of an Anglo-Saxon cemetery (Site 35). Five adult inhumations burials, all aligned north-south were recorded along with grave goods comprising 2 spearheads, an iron knife, an unidentified copper object, an iron pin and, glass and amethyst beads. The grave goods were generally of 6th – 7th century date and therefore, the burials were pagan. The cemetery lies alongside the route of the Roman road and therefore it is possible that it has a direct association with the road which would probably have still been in use in the 6th – 7th century. The geophysical survey revealed no anomalies that could be interpreted as the cemetery extending southwards into Salden Chase. However, this possibility cannot be entirely ruled out. If such remains were to be located within the site, they would be of regional significance and therefore of moderate sensitivity.

- 5.41 The only other records of Saxon/early Medieval finds in the vicinity of the study site is a single Edward the Elder penny (899-925 AD) (Site 34) and an early Medieval stud (Site 36).
- 5.42 The geophysical survey failed to reveal any coherent remains that could be interpreted as potentially Saxon in date in Salden Chase. It is possible that there could be as yet unrecorded Saxon remains but the potential for this is considered to be limited.

Medieval

- 5.43 The study area was originally to the south east of Whaddon Chase which originated as a hunting chase possibly soon after the Norman Conquest and from c. 1242 became a hunting forest. The Chase persisted until it was enclosed in the early 19th century, however, it is clear that it was subject to partial and piecemeal enclosure prior to this. The north western corner of the site beside Thrift Wood lay within Whaddon Chase but the rest of the site lay to the south east of the chase throughout the medieval and post medieval periods and would have lain within the open fields of Bletchley and Newton Longville.
- 5.44 Examination of aerial photographs of the site reveal the ploughed remains of large areas of ridge and furrow within the site. Ridge and furrow was recorded in all detailed geophysical survey areas except for Area 11. An area of ridge and furrow, noted on the Bucks SMR as being locally important, has been recorded to the south of Bletchley Leys Farm. However, there is little trace of these earthworks on the ground and therefore they are presumed to have been ploughed flat.
- 5.45 The non-scheduled earthwork of a moated site lies c.500m to the south west of the study site (Site 37). The site is presumed to be of Medieval date. It was formerly within a wood called Lodge Coppice and therefore, it may have contained the keeper's lodge.

5.46 The location of the site, partially within Whaddon Chase and mainly in medieval arable fields, along with the lack of recorded medieval finds and located within 500m radius indicate that Salden Chase has low potential for medieval remains other than remains of an agricultural nature which are of local and therefore low sensitivity.

Post-Medieval

5.47 The first map which shows the site at a reasonable and relatively accurate scale, is a plan of the demesne of Salden dated 1599 (Figure 5.2). The detail shown of the Salden Chase area is limited. However, at this time the north western corner of the site lay within 'The Old Chase' and the western end lay within 'Salden Fields'. Weasel Lane is depicted along with a track that crosses northeast - south west across the western end of the site the route of which has been lost subsequent to this map. The majority of the site lies within an area labelled as 'Part of Bletchley' and 'Part of Bletchley Fields' but has no detail depicted. At this time, Bletchley and Newton Longville would have possessed their medieval open fields system as would have been evidenced by the extensive remains if this ridge and furrow had been not largely been ploughed out within the site.

5.48 Jeffery's Map of Buckinghamshire (1770) and Bryant's Map of Buckinghamshire (1825) (Figure 5.3) both depict the majority of Salden Chase as being in open countryside with the north western corner being within a large block of woodland.

5.49 Salden Chase was enclosed between 1813 and 1841 and the existing field boundaries reflect the enclosure layout albeit with many field boundaries removed. The 1885 OS map depicts the site essentially the same as it is today (Figure 5.4), since which time there has been a steady loss of field boundaries especially to the south of Weasel Lane (Figure 5.5).

5.50 Salden Chase lies within an area defined in the Buckinghamshire & Milton Keynes Historic Landscape Characterisation Report (2006) as 19th century parliamentary enclosure with a single field of pre-18th century irregular enclosure in the north western corner between Thrift Wood, the stream and Bottle Dump Roundabout. Parliamentary enclosure is the dominant historic landscape character of Aylesbury Vale and is considered as being of medium sensitivity and has a medium capacity to absorb change. As stated above, there has been significant hedgerow reduction within Salden Chase to the south of Weasel Lane which has resulted in essentially 20th century prairie fields of little historic value. Although the north western corner of the site to the north of the stream once lay within Whaddon Chase, its current character is that of 18th and 19th century enclosure and consequently is the same as the rest of the site.

Undated

5.51 The geophysical survey revealed a number of anomalies that are undated. A possible fragment of an enclosure was recorded as a weak anomaly at Area 11. It is uncertain whether this feature is of archaeological origin. It is considered to be of local importance at the most and therefore of low sensitivity. A small three sided square enclosure was recorded in Area 6. It is not clear whether this feature is cut by the recorded ridge and furrow or respected by it. Therefore, this feature is likely to be either medieval or post-medieval in date. It is considered to be of local importance and therefore of low sensitivity. There are a number of isolated possible pits and linear features recorded throughout the geophysical survey areas all of which are considered to be of local importance and therefore of low sensitivity.

Listed Buildings

5.52 There are no listed buildings within Salden Chase. Lower Salden Farmhouse is Grade II Listed and located within a farm complex to the south-western edge of Salden Chase. It is a mid to late 18th century property constructed of red and vitreous brick. It comprises two storeys and has a basement and attic. The property

has 19th century casements at first floor and small dormers in the roof. At ground floor alteration is evident in so far as new upvc windows have been added at some time in the past. There is also a c.20th century extension to the east and a c.19th century lean-to to the rear (north-west). A number of listed buildings are within Newton Longville conservation area and will be considered below as part of the conservation area rather than individually.

Conservation Areas

5.53 Newton Longville conservation area was designated in 1991 and comprises a small area centred on the Whaddon Road, Bletchley Road, Drayton Road and Stoke Road junction and incorporates buildings such as St Faith's Church, Newton Longville Manor House and historic development around Church End and the village green. The conservation area forms the historic core of the much larger essentially modern village. The modern expansion of Newton Longville has removed what would have been the former rural character of the village. There are number of listed buildings within the conservation area and also to the west at Westbrook End.

Impact Assessment and Evaluation Methods

- 5.54 The assessment of effects is twofold:
- (i) to establish the importance (or sensitivity) of the cultural heritage feature and where appropriate, its setting; and
 - (ii) to make an assessment of magnitude of change based on the location of development in relation to the cultural heritage feature.

5.55 Development can have two types of effect on cultural heritage features, direct and indirect.

Direct Effects: A direct impact would involve physical alteration or destruction as a result of the construction of the development from earthmoving activities such as topsoil stripping, cutting foundations, and the construction of infrastructure.

Construction and earthmoving activity within areas of the site not containing archaeological remains will have no impact upon such remains.

Indirect Effects: An indirect impact would involve an effect on the setting of a feature or area, such as a scheduled ancient monument, listed building or a conservation area. Indirect effects also include increased dust, noise and pollution.

Significance Criteria

5.56 The following criteria are used in the assessment of effects on cultural heritage features. The significance of effects is assessed by taking into account the sensitivity of the feature/structure and the magnitude of change. The sensitivity of the cultural heritage feature will depend on factors such as the condition of the site and its perceived heritage value/importance. The sensitivity is defined by its importance in terms of national, regional or local statutory or non-statutory protection and grading of the asset. Table 5.1 sets out the criteria for assessing sensitivity.

Table 5.1 Criteria for assessing sensitivity of receptors

Sensitivity	Criteria
High	▪ Scheduled Ancient Monuments (SAMs) and Areas of Archaeological Importance

	<ul style="list-style-type: none"> ▪ Archaeological sites of schedulable quality & importance ▪ Listed Buildings and their settings ▪ Registered Parks and Gardens and their settings
Medium	<ul style="list-style-type: none"> ▪ Local Authority designated sites e.g. Conservation Areas and their settings ▪ Undesignated sites of demonstrable regional importance
Low	<ul style="list-style-type: none"> ▪ Sites with specific and substantial importance to local interest groups ▪ Sites whose importance is limited by poor preservation and poor survival of contextual associations ▪ Important Hedgerows (as defined by Hedgerows regulations)
Unknown	<ul style="list-style-type: none"> ▪ Sensitivity cannot be ascertained

5.57 Magnitude of change is a function of the nature, scale and type of disturbance, or damage to the cultural heritage feature. Criteria for assessing the magnitude of predicted change are given in Table 5.2.

Table 5.2 Criteria for assessing magnitude of change on receptors

Magnitude of Effect	Definition
Substantial	Total loss or major alteration to key elements/features of the pre-development conditions, such that its post-development character, composition or setting would be fundamentally changed.
Moderate	Loss or alteration of key elements/features of the pre-development conditions such that its post-development character or setting would be partially

	changed.
Slight	Slight alteration from pre-development conditions including alteration of the setting of a cultural heritage feature.
Negligible	Very slight or no change from pre-development conditions.

5.57 The sensitivity of the cultural heritage feature, together with the magnitude of change, defines the significance of the effect (Table 5.3).

Table 5.3 Criteria for assessing significance of effect

Sensitivity of Receptor	Magnitude of Effect			
	Substantial Effect	Moderate Effect	Slight Effect	Negligible Effect
High	Severe	Major	Moderate	Not Significant
Medium	Severe	Major/Moderate	Moderate/Minor	Not Significant
Low	Moderate/Minor	Minor	Negligible	Not Significant
Unknown	Potentially major/severe	Potentially moderate/major	Potentially minor/moderate	Not Significant

Potential Significant Effects and Mitigation

Designations

- 5.59 There are no scheduled ancient monuments, listed buildings, conservation areas, registered parks and gardens, battlefield sites or World Heritage Sites within the Salden Chase development. Therefore, there will be no direct impacts on designated historic assets.
- 5.60 Lower Salden Farmhouse is Grade II Listed and located within a farm complex to the south-western edge of the proposed site. It lies immediately to the west of the redline boundary. The listed building is located in the south-eastern part of the farm complex and is orientated to face south-east over a small grassed area/field. It is enclosed to the north and north-west by associated farm buildings which form a relatively close-knit group and there is another, associated, smaller house immediately to the north-east. Views over the farmland and wooded areas to the south and south-east provide the main outlook for the listed property. Views to the east and north-east are also afforded and these are quite extensive owing to the lie of the land. Views to the north and north-west are prevented by the location of the other associated farm buildings.
- 5.61 The setting of Lower Salden Farmhouse takes in the extent of the farm plot which is almost square and clearly defined by hedgerows (to the west and south-west) and by the associated farm complex. The setting takes in the agricultural land immediately surrounding it but its strongest connection with this land is to the south-east (over which the main property has clear views and from where the property is accessed). The setting of the farmhouse begins to fade outside of the wider farm complex. The context of the property is rural / agricultural. The proposed development would not have an adverse impact on the setting of Lower Salden Farmhouse or the appreciation of the listed building from the surrounding area. The farmhouse is not easily viewed from nearby roads and the main outlook from the building itself, which is to the south-east, would remain relatively unchanged as there is a substantial buffer of open space around the proposed development. Therefore, there will be no impact on the setting of the listed building.

5.62 The Newton Longville conservation area is entirely surrounded by late 20th century development and therefore, except from the western edge of the conservation area along Whaddon Road, views toward the proposed development will be blocked. Therefore, there will be no impact on the conservation area and its setting.

Non-Designated Archaeological Remains

5.63 The construction of the proposed development will have the following direct effects upon the following heritage features/sites. Impacts will primarily arise from earthmoving operations and will be permanent. There will be no direct effects on any remains beyond the site boundary therefore any such sites have been excluded from Table 5.4. There will be no indirect effects on remains within the site.

Table 5.4 Impacts on non-designated archaeological remains (Figure 5.1)

Area no	Description	Sensitivity	Magnitude of Effect	Significance of Effect
1	Ridge & furrow	Low	Substantial	Minor
2	Ridge & furrow	Low	Substantial	Minor
3	Ridge & furrow, modern linear anomaly	Low	Substantial	Minor
4	Ridge & furrow, modern linear anomaly	Low	Substantial	Minor
5	Ridge & furrow,	Low	Substantial	Minor

	isolated possible pits			
6	Possible small undated square enclosure, ridge & furrow	Low	Substantial	Minor
7	Ridge & furrow, isolated possible pits	Low	Substantial	Minor
8	Area of ridge and furrow IA/Roman settlement	Low Medium	Substantial Slight (northern edge impacted)	Minor Moderate
9	Circular enclosure, associated linear feature & isolated pits Ridge & furrow	Low Low	Slight (preserved in open space) Moderate	Not significant Minor
10	Ridge & furrow, isolated possible pits Roman pottery sherds possibly associated with Site 12	Low Low	Substantial Substantial	Minor Minor
11	Possible fragment of undated enclosure	Low	Substantial	Minor
12	Settlement and field	Low	Substantial	Moderate

	system of probable Roman date Ridge & furrow	Low	Substantial	Minor
13	Prehistoric circular enclosure, associated linear features and 'D' shaped enclosure Ridge & furrow	Low	Substantial	Moderate
14	Ridge & furrow	Low	Substantial	Minor
15	Ridge & furrow	Low	Substantial	Minor
16	Ridge and furrow	Low	Substantial	Minor
17a	Ridge & furrow, isolated possible pits and linear features	Low	Substantial	Minor
17b	Ridge & furrow, isolated possible pits	Low	Substantial	Minor
17c	Ridge & furrow, isolated possible pit	Low	Substantial	Minor
18	Rectangular enclosures/possible prehistoric settlement Ridge & furrow	Low	Substantial	Moderate
19a & b	Ridge & furrow	Low	Substantial	Minor

20a	Roman settlement	Low	Substantial	Moderate
	Ridge & furrow	Low	Substantial	Minor
20b	Ridge & furrow	Low	Slight	Negligible
21	Prehistoric rectangular enclosure	Low	Substantial	Moderate
	Ridge & furrow	Low	Substantial	Minor
22	Roman settlement	Low	Negligible (preserved in situ)	Not Significant
	Ridge & furrow	Low	Substantial	Minor

5.64 It is possible that there may be as yet unrecorded archaeological remains within the application site. While it is acknowledged that the geophysical survey will not have detected all archaeological remains within the site, there is a high degree of confidence in the results of the survey. Therefore, it is considered unlikely that there are any remains of national or regional importance that have not been detected by the survey that would require preservation in-situ. The design contains sufficient flexibility that, even in the unlikely event of nationally important sub-surface archaeological remains being discovered, the development can be fine-tuned to accommodate in-situ preservation within the 94ha of designated open space post granting of outline planning permission.

5.65 The proposed development will require the removal of many of the hedgerows within the site (none of which are important judged by the historic environment criteria of the Hedgerows Regulations) and therefore will have a substantial impact upon the parliamentary enclosure field system. This is regarded in the Buckinghamshire &

Milton Keynes Historic Landscape Characterisation report as being of medium sensitivity and therefore, will have a severe impact upon the 19th century enclosure layout. However, this landscape type is the dominant historic landscape type of Aylesbury Vale and therefore the capacity of this landscape type to accommodate change when taken within its wider context is increased. Furthermore, within Salden Chase, there has been substantial loss of hedgerows to the south of Weasel Lane, thereby reducing the sensitivity and increasing the capacity to absorb change. Therefore, the impact on the 19th century parliamentary historic landscape is considered to be moderate.

5.66 Weasel Lane is the oldest surviving feature of the historic landscape within Salden Chase and is considered to be of regional significance and therefore is considered to be of medium sensitivity. The retention of Weasel Lane in an unaltered form has been one of the principal objectives of the design of the development framework plan. Weasel Lane will be retained unaltered except where a limited number of road or service crossings are required. Therefore, the proposed development will have a negligible impact on this important feature of the historic landscape.

5.67 The north western corner of Salden Chase lies within the edge of the former Whaddon Chase. The current form of the north eastern end of this block of land is 18th century irregular enclosure and the rest of the block is 19th century parliamentary enclosure. Therefore, while this block of land is within what was Whaddon Chase, it is no more sensitive than the rest of Salden Chase. The proposed development will comprise a block of housing in the western half of the block which will be surrounded by essentially woodland style landscaping. The north eastern field will be retained as open space with structural tree planting. Therefore, while the proposed scheme will not recreate a Whaddon Case type landscape in full, it will preserve the layout of the non parliamentary enclosure part of this block and will have landscaping that is sympathetic to the former more wooded environment that

Whaddon Chase would have possessed. Therefore, the impact of the proposed development will be largely neutralised by the landscaping.

5.68 The proposed development will be largely screened from Newton Longville conservation area by the 20th century built area of the village. Long distance views toward the south eastern end of the development will be possible from the western fringe of the conservation area along Whaddon Road. Due to the ridge along which Weasel Lane traverses, it will be possible to have an oblique long distance view of the school and buildings immediately to the north of the railway and to the west of Whaddon Road. However, the majority of the development that will be visible will be the school playing fields. The topography of the site will block any views of the development beyond Weasel Lane. Therefore, the proposed Salden Chase development will have a slight impact on views from the western edge of the conservation area. Therefore, the impact of the development on the conservation area will be minor.

5.69 The same applies to the listed buildings to the west of the conservation area at Westbrook End. The development will be only partially visible from these buildings and such the 1km views will also be screened by existing vegetation. Therefore, the impact will be minor.

Mitigation

5.70 A phased evaluation and mitigation strategy will be implemented as a condition of outline planning consent. On granting of outline planning permission, a programme of evaluation will be implemented on a phase by phase basis in advance of reserved matters applications being submitted. This will enable any design and/or mitigation excavation/watching brief implications to be taken into account for each phase of the development which will be secured by condition of reserved matters consents. The

detail of the evaluation programme will be discussed and agreed with Buckinghamshire County Council following the granting of outline planning permission.

- 5.71 Should the evaluation reveal remains that merit preservation in-situ, where appropriate and feasible, consideration will be given to design solutions such as the possible refinement of the extent of open space to enable preservation in-situ of such remains.
- 5.72 Should the evaluation have positive results, areas of archaeological significance that will be impacted by construction activities will be excavated and recorded in advance of construction commencing with the results being published following completion of the post-excavation analysis. This programme of excavation and recording will be implemented on a phase by phase basis as a condition of outline planning permission. The detail of the mitigation excavation programme will be discussed and agreed with Buckinghamshire County Council following the completion of each phase of the development.

Residual Significant Effects

- 5.73 The residual impact of the development will be that any archaeological remains that will be impacted by the construction of infrastructure, buildings, landscaping and land forming, will have been fully excavated, recorded and published. There will be no long-term effects within the site itself once the excavation and recording of the archaeological remains have been completed. However, the impact of the proposed development will be offset by the benefit accruing from the investigation into and the dissemination of the results of excavations and/or watching briefs of remains that may be present within the site.

Conclusions

- 5.74 The potential impacts of the proposed development of Salden Chase have been considered utilising existing information contained in the Buckinghamshire and Milton Keynes Historic Environment Records, Newton Longville Conservation Area Review, the Buckinghamshire & Milton Keynes Historic Landscape Characterisation Report, www.magic.co.uk, which has been supplemented by a geophysical mag sus survey of the whole site followed by a 20% detailed magnetometer survey.
- 5.75 This has enabled the potential direct and indirect impacts of the proposed development on designated and non-designated historic assets to be assessed. The geophysical survey has identified a number of enclosure complexes suggestive of prehistoric and/or Roman settlements to be identified within the site. The proposed development framework plan enables the largest and most complex of these probable settlements in the south west corner of the site to be preserved in situ as well as a Roman settlement in the south eastern corner and a small circular enclosure to be preserved in-situ. The remaining sites identified within Salden Chase are considered to be of local interest and are therefore of low sensitivity and do not merit preservation in-situ. The proposed development will have a minor to moderate impact upon these remains. While it is acknowledged that the geophysical survey will not have detected all archaeological remains within the site, there is a high degree of confidence in the results of the survey. Therefore, it is considered unlikely that there are any remains of national or regional importance that have not been detected by the survey that would require preservation in-situ.
- 5.7.6 As mitigation, a phased programme of evaluation trenching will be implemented as a condition of outline planning permission ahead of reserved matters planning applications being submitted. This will enable the nature and extent of the remains already identified to be clarified and also identify any as yet unrecorded remains that may be present. In turn, this will enable an assessment as to whether design

modifications at detailed planning permission stage are required to preserve in-situ archaeological remains that may be of sufficient merit. Where archaeological remains are present that do not merit preservation in-situ, they will be fully excavated, recorded and published as a condition of detailed planning permission.

- 5.77 The proposed development will have no direct or indirect impacts on Lower Salden Farmhouse which is a grade II listed building.
- 5.78 The proposed development will have only a minor impact on views from the western edge of Newton Longville conservation area and a small number of listed buildings on the western edge of the modern built area of Newton Longville.
- 5.79 The historic landscape of Salden Chase is essentially that of 19th century parliamentary enclosure which has subsequently suffered from significant hedgerow loss. This is the dominant historic landscape character of Aylesbury Vale and therefore when viewed in the wider district context, the proposed development will have a minor impact upon this landscape type. The north western block of Salden Chase lies within the edge of what was once Whaddon Chase. However, the character of this area is currently that of 19th century parliamentary enclosure. The proposed development will result in much of this area being open space with woodland type tree planting which will in sympathy with what would have been the landscape of Whaddon Chase.
- 5.80 In the light of the above, the proposed development of Salden Chase will have a minor to moderate impact upon the historic environment. These impacts will be mitigated as outlined above as a condition of planning permission.