Heritage Appraisal
Aylesbury Vale District Council
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Quality information

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<tr>
<th>Revision</th>
<th>Revision date</th>
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<th>Position</th>
</tr>
</thead>
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<thead>
<tr>
<th># Hard Copies</th>
<th>PDF Required</th>
<th>Association / Company Name</th>
</tr>
</thead>
</table>
# Table of Contents

1. Introduction ............................................................................................................. 1  
   Background ............................................................................................................... 1  
   Objectives .................................................................................................................. 1  
2. Legislation and Planning Policy .............................................................................. 2  
   Legislation .................................................................................................................. 2  
   The Ancient Monuments and Archaeological Areas Act 1979 ..................................... 2  
   Planning (Listed Building and Conservation Areas) Act (1990) ................................... 2  
   National Planning Policy ........................................................................................... 2  
   Planning Practice Guidance ....................................................................................... 3  
   Historic England Good Practice Advice Notes .......................................................... 4  
   Local Planning Policy ............................................................................................... 5  
   Adopted Aylesbury Vale District Local Plan (AVDLP) 2004 ....................................... 5  
   GP53 New development in and adjacent to Conservation Areas .................................. 5  
   GP59 Preservation of archaeological remains .............................................................. 6  
   Emerging Local Plan ................................................................................................. 6  
   BE1 Heritage assets .................................................................................................... 6  
3. Methodology ............................................................................................................ 7  
   Data sources .............................................................................................................. 7  
   Limitations ................................................................................................................ 7  
4. Heritage Constraints ............................................................................................... 8  
   Eaton Leys (GBR002) ............................................................................................... 8  
   Designated heritage assets ....................................................................................... 8  
   Non-designated heritage assets ................................................................................ 9  
   Constraints ................................................................................................................. 9  
   Salden Chase Extension (NLV020) ........................................................................... 10  
   Designated heritage assets ....................................................................................... 10  
   Non-designated heritage assets ................................................................................ 11  
   Constraints ................................................................................................................. 12  
   Shenley Park (WHA001) ......................................................................................... 13  
   Designated heritage assets ....................................................................................... 13  
   Non-designated heritage assets ................................................................................ 14  
   Constraints ................................................................................................................. 15  
5. Conclusions ........................................................................................................... 16  
   Next steps .................................................................................................................. 17  
6. References ............................................................................................................. 17
1. Introduction

Background

1.1 AECOM has been commissioned by Aylesbury Vale District Council (AVDC) to undertake a Heritage Appraisal in order to identify potential heritage constraints on a number of sites under consideration for allocation through the Vale of Aylesbury Local Plan (VALP).

1.2 Specifically, this report focuses on the following sites:
   - Eaton Leys (GBR002)
   - Salden Chase Extension (NLV020)
   - Shenley Park (WHA001)
   
   N.B. the references in the parentheses stem from the Council’s Housing and Economic Land Availability Assessment (HELAA).

Objectives

1.3 The objective of this assessment is to identify designated and non-designated heritage assets within the proposed sites and within the surrounding area in order to provide information for AVDC to determine which, if any, should be allocated for development. This is an initial appraisal prepared for the purposes of the specific task at hand only, and should not be used for planning application purposes.

1.4 The assessment will highlight where the setting of heritage assets should be taken into consideration in the development process and will establish the character of the wider historic landscape. In particular, it will establish key themes such as ecclesiastical landscapes or settlement patterns which could influence development, for example through the maintenance of key visual corridors.

1.5 It is important to note that the aim of this study is not to explore the feasibility of impact mitigation through masterplanning and design measures at each of the sites in question. No information on masterplanning or design proposals was taken into account as part of the assessment.
2. Legislation and Planning Policy

Legislation

The Ancient Monuments and Archaeological Areas Act 1979

2.1 The Ancient Monuments and Archaeological Areas Act 1979 deals with the designation and statutory protection of Scheduled Monuments, which are of national importance. The Secretary of State maintains the schedule of monuments. As work within a Scheduled Monument is illegal without appropriate consent, the Act also deals with the consent process. Consents are applied for through Historic England.

Planning (Listed Building and Conservation Areas) Act (1990)

2.2 The Act sets out the principal statutory provisions which must be considered in the determination of any application affecting either listed buildings or conservation areas.

2.3 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 provides that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As a consequence, the desirability of preservation must be given considerable importance and weight in the decision making process.

2.4 Section 72 of the Act states that with respect to buildings or land within a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy


2.5 The NPPF sets out the Government’s planning policies for England and how these should be applied to contribute to the achievement of sustainable development. The NPPF requires plans, both strategic and non-strategic, to make provision for the conservation and enhancement of the built and historic environment (Paragraphs 20d and 28). Section 16 of the NPPF sets out a series of policies that are a material consideration to be taken into account in development management decisions in relation to the heritage consent regimes established in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.6 The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development proposal. Significance is defined in Annex 2 as the value of an asset because of its heritage interest. This interest may be archaeological, architectural, artistic or historic and can extend to its setting. The setting of a heritage asset is defined in Annex 2 as ‘the surroundings in which a heritage asset is experienced.’ 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 asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 189). Similarly, there is a requirement on local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal; and that they should take this assessment into account when considering the impact of a proposal on a heritage asset (paragraph 190).
2.7 In determining planning applications, local planning authorities should take account of the following three points:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192).

2.8 Paragraphs 193 to 197 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration, destruction or development within their setting. This harm ranges from less than substantial through to substantial. With regard to designated assets, paragraph 193 states that great weight should be placed on its conservation, irrespective of whether any potential harm is considered to be substantial or less than substantial. The paragraph goes further to say that the more important the asset, the greater the weight should be on its conservation. In paragraph 194, a distinction is made in respect of those assets of the highest significance (e.g. scheduled monuments, grade I and grade II* listed buildings) where substantial harm to or loss should be wholly exceptional.

2.9 In instances where development would cause substantial harm to or total loss of significance of a designated asset consent should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 195). In instances where development would cause less than substantial harm to the significance of a designated asset the harm should be weighed against the public benefits of the proposal to provide a balanced judgement (paragraph 196).

2.10 With regard to non-designated assets, paragraph 197 states that the effect of the application on the significance of the asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Guidance on the application of heritage policy within the NPPF is provided by on-line Planning Practice Guidance and best practice advice is provided by a series of Historic England Advice notes.

Planning Practice Guidance

2.11 The Planning Practice Guidance (PPG) provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as ‘significance’ and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (paragraph 9).

2.12 The PPG states that in relation to setting, a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it (paragraph 13).

2.13 The PPG usefully discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact on the significance of the asset. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed (paragraph 17). In relation to conservation areas it is the demolition of a non-designated asset identified as making a positive contribution to character or appearance that is more likely to amount to substantial harm (paragraph 18). Generally harm to heritage assets can be avoided or minimised if proposals are based on a clear understanding of the heritage asset and its setting (paragraph 19).

2.14 The NPPF indicates that the degree of harm should be considered alongside any public benefits that can be delivered by development. The PPG states that these benefits should flow from the proposed development and should be of a nature and scale to be of benefit to the public and not just a private benefit and would include securing the optimum viable use of an asset in support of its long term conservation (paragraph 20).
Historic England Good Practice Advice Notes

2.15 Historic England have published a series of Good Practice Advice (GPA) of which those of most relevance to this appraisal are GPA2 Managing Significance in Decision-taking (March 2015) and GPA3 The Setting of Heritage Assets (Second Edition, December 2017).

2.16 GPA2 emphasises the importance of having a knowledge and understanding of the significance of heritage assets likely to be affected by the development and that the ‘first step for all applicants is to understand the significance of any affected heritage asset and, if relevant the contribution of its setting to its significance’ (paragraph 4). Early knowledge of this information is also useful to a local planning authority in pre-application engagement with an applicant and ultimately in decision making (paragraph 7).

2.17 GPA3 provides advice on the setting of heritage assets. Paragraph 8 of the document confirms the extent of setting, as defined in the NPPF, to be the surroundings in which a heritage asset is experienced and that elements of a setting can make positive or negative contributions to the significance of an asset and affect the ways in which it is experienced. Historic England state that setting does not have a boundary and that setting is often expressed by reference to views, comprising the visual impression of an asset obtained from a variety of viewpoints (paragraph 10). Setting is not an asset or a designation, rather its importance is in what it contributes to the significance of an asset and its appreciation is not dependent upon public access. The GPA identifies general considerations relating to significance and setting (paragraph 9). The document advocates a staged approach to assessment and at step 4 ‘maximising enhancement and minimising harm’ identifies those aspects of a development that could give rise to enhancement of an asset (paragraph 19).

2.18 The contribution of setting to the significance of an asset is often expressed by reference to views and the GPA identifies those views such as those that were designed or those that were intended, that contribute to understanding the significance of assets.

2.19 The relationship between setting and significance is set out in a series of bullets (paragraph 9) covering factors such as change, the appreciation of setting and the setting of buried assets. Setting and significance are not dependent upon public access. Designed settings such as those associated with a historic park can be extensive and project beyond the core elements of the asset. Development within the setting of an asset can be beneficial; it can also be harmful and therefore needs careful assessment.

2.20 Historic England advocates a stepped approach to assessment. Proportionality is a key consideration in the NPPF (2019) and Historic England at Step 1 of the assessment process, suggests various approaches by which there can be selection of those assets for assessment. In assessing the extent to which setting may contribute to the significance of an asset (Step 2) Historic England provides a checklist at page 11 in which it sets out a number of potential attributes of a setting that may help define its contribution to significance. These include the asset's surroundings and the ways in which the asset is experienced. Step 3 addresses means of assessing the effects of the proposed development on significance and the check list at page 13 identifies those attributes of a development such as location, form, appearance and permanence that need consideration.

2.21 Step 4 explores ways of ‘maximising enhancement and minimising harm.’ There are various ways by which development can enhance an asset's setting, for instance through the replacement or removal of detrimental features or the introduction of new features or views that add to the public appreciation. It is noted that harm can be reduced by relocation of a development, changes to design, or management measures. Whilst it is accepted that screening has a part to play in reducing harm, paragraph 40 notes that screening can itself be harmful and needs careful design. Step 5, the final step in the process is the documentation of the decision and the monitoring of outcomes including the identification of ‘lessons learned.’

2.22 In addition, Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (October 2015) is also relevant to this assessment. The note offers advice in order to ensure that the historic environment plays a positive role in allocating sites for development. It offers advice on evidence gathering and site allocation policies, as well as setting out a number of steps to ensure that heritage considerations are fully integrated in any site selection methodology.

2.23 Advice Note 3 offers advice for each of the key stages in the site allocation process consisting of 1) evidence gathering 2) site selection and 3) site allocation policies.
2.24 Stage 1 of the site allocation process is evidence gathering. The note advises that the site allocation process should be informed by an up-to-date and robust historic environment evidence base. The relevant Historic Environment Record (HER) and other evidence held by the local planning authority could help establish the baseline information. This in turn will help identify heritage assets affected and also identify gaps in the evidence base. The evidence gathered should relate to both designated and non-designated heritage assets, in accordance with the NPPF.

2.25 The amount and level of further evidence will vary depending on site specific circumstances, but the advice of appropriate specialists such as local authority conservation and/or archaeological officers is invaluable during the process of gathering evidence, commissioning further work, and undertaking interpretation.

2.26 The application of evidence could include:

- Characterisation work to understand the potential impact of site allocations on historic places, and inform assessments of an area’s capacity to accommodate development.
- The updating of existing information, such as the production of a more detailed study on the significance of heritage assets, including assessment of their setting, an assessment to understand heritage impacts in greater detail or the identification of new heritage assets.
- Site specific studies, such as archaeological desk based assessment and fieldwork, may also be necessary to provide adequate information.

2.27 The site selection process needs to be detailed enough to support the inclusion of appropriate sites for development or justify the omission of a site where there is identified harm. It needs to set out clear criteria for sites that are acceptable in principle, within which they can be appropriately developed in terms of impact on heritage assets, for instance, its size, design, or density.

2.28 Understanding the significance of any heritage assets that would be affected by a potential site allocation is very important and requires more than identifying known heritage assets within a given distance. It is a more holistic process which seeks to understand the significance and value of the assets. Distance and visibility can be useful starting points in the process but they are not sufficient in order to assess the impact of the development.

2.29 The advice note provides a methodology for the site selection process (Stage 2). The methodology includes five steps. Step 1 of the site selection process is to identify which heritage assets are affected by the potential site allocation. This should be followed by understanding what contribution the site makes to the significance of the heritage assets that have been identified (Step 2). The next step will be to identify what impact the allocation might have on that significance (Step 3) while considering ways to maximise enhancements and avoid harm (Step 4). In any case the proposed site allocation should be consistent with the NPPF (Step 5).

2.30 Stage 3 of the site allocation process is the Site Allocation Policies. The advice note recommends that the policy and supporting text should provide clear references to the historic environment and specific heritage assets where appropriate. Mitigation and enhancement measures identified as part of the site selection process and evidence gathering should also be set out within the policy to ensure that these are implemented.

**Local Planning Policy**

2.31 The following policies are relevant to this assessment

**Adopted Aylesbury Vale District Local Plan (AVDLP) 2004**

GP53 New development in and adjacent to Conservation Areas

2.32 Policy 53 states that the council will seek to preserve or enhance the special characteristics of a conservation area. As a result the council will not approve proposals for development if they cause harm to the character or appearance of conservation areas, their settings or any associated views of or from the conservation area.
GP59 Preservation of archaeological remains

2.33 Policy GP.59 states that “In dealing with development proposals affecting a site of archaeological importance the Council will protect, enhance and preserve the historic interest and its setting”.

2.34 In development sites where research indicates that there is potential for historic remains to be present, planning applications should be supported by details of an archaeological field evaluation. The council will expect that proposals on such sites will preserve the historic interest without substantial change.

2.35 “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.”

Emerging Local Plan

2.36 The VALP Proposed Submission is the latest draft of the Local Plan to be published. The Plan was approved by the council and underwent a statutory 6 week consultation from 2 November until 14 December 2017. Following this consultation, the responses are being collated and will be submitted along with the Plan and supporting documents for examination by an independent planning inspector. Section 8 of the emerging Local Plan is dealing with the built environment. The following policy is relevant to this assessment.

BE1 Heritage assets

2.37 “The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and or its setting, the significance of the heritage asset and the impact of the proposal must be fully assessed and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or known possible archaeological site.

Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development.

The Council will:

a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets
b. Require development proposals that cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated proposals will not be supported unless the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss and accord with the requirements of national guidance, and
c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.

Developments affecting a heritage asset should achieve a high quality design in accordance with adopted SPD and the Council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.”
3. Methodology

3.1 The following methodology was developed in order to respond to the need of this initial review of existing data relating to the historic environment.

3.2 Designated assets were identified within 1km from each site; however, additional assets were identified beyond the 1km study area in order to provide context and take into consideration the potential impacts of development on their setting. The Draft Landscape and Visual Capacity Comparison Assessment, prepared by BMD (April 2019), was also taken into consideration.

3.3 In order to identify non-designated heritage assets, a data search was carried out within a 1km radius of each approximate site centre. The grid references used for these searches are as follows:

- Eaton Leys – NGR SP 88705 32568
- Salden Chase Extension – NGR SP 82473 32098
- Shenley Park – NGR SP 81769 33468

Data sources

3.4 All known heritage assets were identified using the following data sources:

- Buckinghamshire Historic Environment Record (HER) (online);
- Milton Keynes HER (online);
- Buckinghamshire County Council’s Unlocking Buckinghamshire’s Past website;
- National Heritage List for England (NHLE);
- DEFRA Magic mapping website was also utilised during this research;
- Aerial photography of the Site and wider area (Google maps, www.maps.google.co.uk);
- Historic Maps – National Library of Scotland online (https://www.oldmapsonline.org/); and
- AVDC’s website for information on conservation areas and locally listed buildings

3.5 Heritage assets are enumerated within the text by their county HER or NHLE reference numbers.

Limitations

3.6 Although both Buckinghamshire and Milton Keynes HER endeavour to keep their online records up to date, without carrying out a specified HER search request through the county archives, AECOM cannot guarantee the total accuracy of the online data.

3.7 This appraisal presents an overview of cultural heritage assets located on or in close proximity to the site. The appraisal is for client information only, with the methodology reflecting the specific task at hand. The appraisal does not consider mitigation, and should not be used for planning application purposes.
4. Heritage Constraints

Eaton Leys (GBR002)

4.1 The site of Eaton Leys (GBR002) is located to the east of the built-up area of Water Eaton and south of Fenny Stratford. More specifically, it is located east of the Waterhall Park, on the eastern bank of the River Ouzel which forms the eastern boundary of the site, and west of the A4146. To the north of the site, there are agricultural fields however, Milton Keynes Council have proposed that area for housing. Outline planning permission has been granted (15/01533/OUTEIS) for the site to the north of Eaton Leys (GBR002) that falls within the boundaries of Milton Keynes Council.

Designated heritage assets

4.2 There are no designated heritage assets within the site boundary. A total of 13 designated heritage assets are recorded within 1km from the site, largely comprising Grade II listed residential, agricultural and industrial structures (Figure 1).

4.3 These include a single scheduled monument, comprising the Roman town of Magiovinium and Roman fort (SM, NHLE 1006943) c. 286m to the north of the site boundary, to the south of the A5 and either side of the Watling Street road (itself the route of a former Roman road). The setting of the scheduled monument is rural however the construction of the Kelly’s Kitchen Roundabout and associated roads as well as a small industrial estate to the east have eroded that setting to some extent. The construction of the proposed residential development within the Milton Keynes Council boundaries will further erode the setting of the scheduled monument however its association with Watling Street will remain.

4.4 The Mill House (Grade II, NHLE 1125439) is a Grade II listed building located just outside of the site, to the west. It dates to c. 1830-50 and is two storeys, constructed of brick with a half-hipped slate roof. The Mill House is associated with Water Eaton Mill (para 4.12), a water-powered mill on the site. The Mill House is located just west of the River Ouzel which runs between the site of Eaton Leys and the site of the house and is attached to a row of buildings to the west. The setting of the asset is semi-rural as it is located outside the main built-up area of Water Eaton, between the River Ouzel and the Grand Union Canal. Its setting is defined by its proximity to the river and the canal and its association with them remains.

4.5 Further west, there is an early 19th century bridge, Canal Bridge (Grade II, NHLE 1125438), over the Grand Union Canal. The bridge is also constructed of red brick with a rounded coping parapet. It has group value with the Mill House and the rest of the historic properties on Mill Road. Its setting is defined by its relationship with the canal.

4.6 There are 10 additional listed buildings to the west of the Canal Bridge, arranged around Mill Road. These buildings illustrate the historic core of the settlement of Water Eaton, prior its substantial extension in the second half of the 20th century. The setting of these buildings is defined by their location within the built-up area of Water Eaton

4.7 Additional listed buildings are located within Fenny Stratford, to the north-west of the site. Similarly, the setting of these assets is defined by their location within the settlement.

4.8 Little Brickhill Conservation Area\(^1\) is located approx. 1.4 km to the east of the site and encompasses the historic core of the village. The settlement developed around Watling Street, a major Roman road that ran through Magiovinium, a contemporary settlement to the west of the village (SM, NHLE 1006943). The setting of the conservation area is rural, as the village is surrounded by countryside. One exception to this is the A5 that runs to the north of the village. There are views from the north-western part of the conservation area across the valley and surrounding countryside and to Milton Keynes beyond.

Non-designated heritage assets

4.9 Buckinghamshire HER records five non-designated heritage assets within 1km from the centre (NGR SP 88705 32568) of the site, including two assets recorded within the site boundary. These comprise a record of two ditches of unknown date recorded on aerial photographs (0444100000), located towards the northern extent of the site, and an enclosure and other features of unknown date recorded on aerial photographs (0187200000) at the southern extent of the site.

4.10 Further assets comprise a record of the possible route of a further Roman road (0297910000), located c. 250m to the north-west of the site boundary, which branches from the Watling Street road on a west-south-west orientation. The route follows a footpath, with the hedge marking the extent of the route following the line of the road’s agger. Two further assets are recorded in a small field immediately to the south of the site boundary, directly north of the A4146 road. These comprise a possible Neolithic to Bronze Age ring-ditch recorded on aerial photographs (0186400000) and a possible Roman cemetery found eroding from the river bank (0596700000). The evidence for the cemetery consisted of the discovery of a child’s skull and an adult pelvis, found within the river bank in the early 1990s.

4.11 The Milton Keynes HER records a total of 97 assets within the 1km study area. The majority of these are focused within the urban extent of Milton Keynes, to the west and north-west of the site, although several assets relating to the Roman activity recorded to the north of the site are also documented. These comprise entries for the settlement of Magiovinium itself (MMK685), the town ditch (MMK7658), and a possible Roman fort (MMK684) located south of the town, immediately south of Watling Street. Later analysis of aerial photographs, however, suggests that the interpretation of the fort may be incorrect, and the feature actually comprises an accidental arrangement of medieval cultivation headlands and natural soil discolouration. The route of the Watling Street Roman road is also recorded, along with a coin hoard of Roman date (MMK698) (comprising 296 silver denarii found by a metal detectorist), found at the Watling Street/Galley Lane Junction c. 500m to the north-east of the site. A fieldwalking find of a Roman coin (MMK7871) is also recorded immediately outside the site’s western boundary, in vicinity to Eaton Leys Farm.

4.12 Medieval and post-medieval activity is also recorded immediately outside the western extent of the site in the form of Water Eaton Mill (MMK2625; MMK2626). A mill was recorded in the vicinity in the Domesday survey of 1086, with the current building dating to the 19th century.

Constraints

4.13 No designated heritage assets are recorded within the site boundary. Buckinghamshire HER records two non-designated heritage assets within the boundary of the site itself, both comprising cropmark evidence of land management (of an unknown date), with a number of further assets recorded in the immediate vicinity, including a notable concentration of Roman activity focused around the settlement of Magiovinium and the Watling Street road to the north. Evidence of Roman funerary activity has also been recorded to the south of the site boundary, indicating potential for both settlement and funerary activity of a Roman date to have extended to within the site boundary itself. A possible Neolithic to Bronze Age ring-ditch is also recorded immediately to the south of the site boundary, raising the potential of previously unrecorded archaeological activity also related to this period being located within the site boundary.

4.14 Overall, the initial appraisal of the archaeological baseline has established a medium-high likelihood of encountering significant archaeological remains on the site, with the potential for later Prehistoric and Roman remains being particularly notable.

4.15 The development of the site has to potential to affect the setting of the scheduled monument of the Roman town of Magiovinium and Roman fort that is located to the north-east of the site. However, new development is going to be located to the north of the site of Eaton Leys (Milton Keynes allocation) and as a result the mainly rural setting of the scheduled monument is going to change.

4.16 There is also potential for the setting of the Grade II listed Mill House and Canal Bridge to the west of the site to be affected. Development in the site of Eaton Leys will detract from the rural setting of the Mill House.
4.17 Any proposals for the development of the site also have the potential to affect the setting of the listed buildings within Water Eaton and Fenny Stratford. However, the setting of these assets is mainly defined by their location within the settlements. In addition, there is also potential for key views from the Brickhill Conservation Area towards the site and the scheduled monument of Magiovinium to be affected.

Figure 1: Designated heritage assets around Eaton Leys (Source: https://magic.defra.gov.uk/MagicMap.aspx - this figure is only for reference)

**Salden Chase Extension (NLV020)**

4.18 The site of Salden Chase Extension includes arable fields defined by mature hedgerows and comprises three distinct parcels. To the north-west it is bounded by Broadway Wood and Thrift Wood while to the south by a disused railway. Whaddon Road runs to the north-east and mature hedgerows and trees define the south-western boundaries of all parcels within the site.

4.19 The land to the north-east of the site, to the eastern side of Whaddon Road, is allocated within AVDC VALP as housing development - NLV001 Salden Chase. This will form as an extension of the existing settlement edge to the north-eastern boundary of this site.

**Designated heritage assets**

4.20 No designated heritage assets are recorded within the site boundary (Figure 2).

4.21 Lower Salden Farmhouse (Grade II, NHLE 1288667) is located approximately 250m to the south of the site boundary. It comprises a mid- to late 18th century house with later extensions and alterations. The house is two storeys with an attic and an old tile roof. The former farmhouse is part of the Lower Salden Stables, a horse riding school at Lower Salden Farm. The farm is surrounded by countryside with a few dispersed farms and pieces of woodland. A disused railway line runs from the south-west to the south-east of the Lower Salden Farmhouse. The setting of the farm is rural however, the original form and layout of the farmstead has been altered with the introduction of modern buildings and structures.
4.22 Approximately 900m to the north of the site boundary is Tattenhoe Bare Farmhouse (Grade II, NHLE 1125222) dating to the same period as the Lower Salden Farmhouse (mid- to late 18th century) with later extensions and alterations. The former farmhouse, now a house, is constructed of brick under a slate roof and is two storeys. This building is located within a former farm complex and is surrounded mostly by countryside to the south and west and is in close proximity to modern development to the east and further north.

4.23 Approximately 1.2km to the north-east of the site is a scheduled monument, Fishpond in Water Spinney (SM, NHLE 1007931). The monument consists of a substantial earthen dam that forms the northern boundary of Water Spinney. The dam stands up to 1.5m high and extends north-west to south-east for approximately 100m. The fishpond is associated with the earthwork remains of the deserted medieval village of Tattenhoe, approximately 500m to the north-west. Part of the medieval village is also designated as a scheduled monument (SM, NHLE 1007942) and also includes the Grade II* listed Church of St Giles (Grade II*, NHLE 1125221). The setting of the scheduled monuments has changed significantly in the second half of the 20th century with the introduction of modern residential and industrial development and associated infrastructure in close proximity to the assets.

4.24 To the south-east of the site, approximately 1km from it, extends the village of Newton Longville. It encompasses 23 listed buildings, nine of which are located to the western part of the village, closer to the site while the rest of them, as well as Newton Longville Conservation Area, are located to the eastern part of the village. The setting of these assets is defined by their location within the village, however, the setting of the village is rural and it is possible that there are key views from the assets to the western part of the village towards the site.

Non-designated heritage assets

4.25 Buckinghamshire HER records a total of nine heritage assets within 1km from the centre of the site (NGR SP 82473 32098), including five located within the site boundary. These comprise field survey evidence for the site of a post-medieval water-meadow (0509500000), located within the south-western area of the site, between the woodland and the stream, although map contours show the site to be located on a slope and not in the floodplain as would be expected. This area of the site is also recorded as the possible site of post-medieval gallows, indicated by a field name recorded on 1844 Whaddon Chase map (0509501000). The possible site of the gallows is adjacent to the point where the boundaries of three parishes coincide, where gallows were often located.

4.26 Three further assets within the site boundary have been identified from 2002 and 2008 geophysical survey works. These comprise a possible small Romano-British settlement or farmstead (0670000000; 0990000000), indicated by the presence of likely ditched enclosures, house platforms and field systems identified during survey work. Surface finds including Romano-British pottery and tile, and ironstone, burnt stone and flint were also observed. This concentration of activity is recorded within the easternmost field of the site, to the east of the farm track and c. 470m south of the Leys. A further asset identified from geophysical survey works is recorded to the west of the farm track and south of Whaddon road. This comprises a possible ring ditch and ditched boundary or enclosure identified from the 2008 survey (0990200000).

4.27 Four further assets are identified within 1km from the centre of the site. These comprise a find spot of Roman and medieval pottery and tile found on the ground surface (0736000000), c. 300m to the north-east of the site boundary, and a mid-late 18th century farmhouse with 19th and 20th century extensions, located c. 500m south of the site boundary (1007500000). Possible post-medieval fishponds shown on 19th century maps are recorded c. 750m to the north-west of the site boundary (0632200000), and a further asset identified from the 2008 geophysical survey works, comprising a possible ditched enclosure, is located c. 140m to the south of the site boundary (0989900000).
4.28 The Milton Keynes HER also identified five non-designated assets within the study area, although these are all located within the vicinity of Tattenhoe, c. 560m to the north of the site boundary. The assets comprise three records of an Anglo-Saxon cemetery, identified during a 1992 excavation at Bottle Dump Corner (MMK2130). Initially identified by metal detecting during roadworks, the works subsequently identified a small Saxon cemetery of adults aligned north-south, buried with grave goods and probably dating to the 6th or 7th century. Further to the north-east, a medieval floor tile (found with large scatter of roof tile, building stone and pottery) was recorded during works at Tattenhoe Church (MMK2551). To the south of Tattenhoe village, and north of the A421 road, an early-medieval penny dating to the reign of Edward the Elder (899-925AD) was identified during a metal detector survey (MMK2129).

Constraints

4.29 No designated heritage assets are recorded within the site boundary. A total of five non-designated heritage assets are recorded by Buckinghamshire HER within the boundary of the site itself, with a small number of further assets recorded to the north and south of the site. The archaeological activity within the site boundary is characterised by the presence of possible Romano-British settlement and agricultural activity, identified through geophysical survey and surface finds across the eastern extent of the site. Post-medieval activity is also recorded within the western extents of the site, comprising potential water management activity and the possible location of a gallows. Notable early-medieval funerary activity is recorded to the north in proximity to the village of Tattenhoe, although there is no indication that this extends to within the site boundary itself.

4.30 Overall, it is considered that there is a high potential for encountering Romano-British settlement and agricultural activity across the eastern part of the site, with some potential for post-medieval water management features at the site’s western extent. There is also limited potential, given the presence of recorded funerary activity to the north, for early medieval activity within the site boundary, although there was no indication of this during the previous geophysical survey works.

4.31 Proposals for the development of the site of Salden Chase Extension (NLV020) have the potential to affect the setting of a number of designated heritage assets. These include the Grade II listed Lower Salden Farmhouse to the south of the site. Development in the site of Salden Chase Extension will introduce a change in the rural setting of the Grade II listed building.

4.32 The setting of the listed buildings and conservation area within Newton Longville is defined by their location within the village however, it is possible that development of the site will affect key views from the assets towards the site, and the character of the approach to the conservation area from the north-east.

4.33 The setting of the Tattenhoe Bare Farmhouse has already been affected by modern development to some extent and additional allocation sites around this asset are expected to further affect its setting.

4.34 Any proposals for development of the site will need to consider the setting of the scheduled monuments associated with the medieval village of Tattenhoe. The setting of these assets has been affected to some extent by modern development in their vicinity.
Shenley Park (WHA001)

4.35 The site of Shenley Park (WHA001) is located to the south-east of the village of Whaddon and adjacent to the existing south-western settlement boundary of Milton Keynes while to the south of the site runs the A421. There are two Milton Keynes Council allocations (Kingsmead South and Tattenhow Park) currently under construction, adjacent to the eastern site boundary. In addition, an AVDC VALP allocation - NLV001 Salden Chase lies adjacent to the south-east.

Designated heritage assets

4.36 No designated heritage assets are recorded within the site boundary.

4.37 The scheduled monument of Snelshall Benedictine Priory (NHLE 1011308), comprising the extensive earthwork remains of the priory including the site of the monastery buildings themselves, the perimeter moat, fishponds and drainage system, is recorded c. 300m to the north of the site boundary.

4.38 Two further scheduled monuments are recorded to the west of the site, in proximity to the village of Tattenhoe. These comprise the medieval fishpond located c. 600m SE of St Giles's Church Tattenhoe (NHLE 1007931) and the medieval moated site, fishponds and deserted medieval village of Tattenhoe, located c. 300m west of Home Park Farm (NHLE 1007942) (Figure 3). The setting of the scheduled monuments has changed significantly in the second half of the 20th century with the introduction of modern residential and industrial development and associated infrastructure in close proximity to the assets.

4.39 An additional scheduled monument comprising a bowl barrow on Church Hill (SM, NHLE 1012632) is located c. 500m to the west of the site boundary, to the south of the village of Whaddon. The setting of this asset remains largely rural, surrounded by agricultural fields to the south of the village of Whaddon.
There are two Conservation Areas\(^2\) and 13 associated listed buildings located within Whaddon. These include the High Street Conservation Area that incorporates the High Street, an area of linear development that is vernacular in character, Whaddon Hall, an early 19th century country house built on the site of a former manor and St Mary’s Church. The Stock Lane Conservation Area, situated at the south-eastern end of the village contains mainly 19th century development. The Stock Lane Conservation Area is located adjacent to the site, to the west.

The location of the village of Whaddon on an elevated position on a low level ridge overlooking a valley contributes to the special character and appearance of the conservation area. This position offers extensive views of the surrounding landscape from a number of areas within and on the edges of the village.

Tattenhoe Bare Farmhouse (Grade II, NHLE 1125222) is located to the west of the site. It dates to the mid- to late 18th century with later extensions and alterations. The former farmhouse, now a house, is constructed of brick under a slate roof and is two storeys. This building is located within a former farm complex and is surrounded mostly by countryside to the south and west and is in close proximity to modern development to the east and further north.

**Non-designated heritage assets**

Buckinghamshire HER records 19 assets within a 1km radius of the approximate site centre, including nine located within the site boundary itself.

Located towards the north-east of the site, c. 280m north of Bottlehouse Farm, a late prehistoric rectangular double-ditched enclosure has been identified from aerial photographs (0616800000).

Towards the eastern extent of the site, south of Shenley Road, there are several records of Roman pottery (including Samian ware), tile and quern and mortarium fragments found on the ground surface (0308700000; 0308700001; 0308700002; 0308700003; 0308700004; 0308700005; 0308700006). The concentration of finds suggests an area of occupation located in the immediate vicinity.

4.46 An asset with associations to the medieval priory is recorded at the north-eastern extent of the site boundary, c. 90m to the west of the residential development of Ripley Close. This comprises the probable site of a medieval windmill belonging to Snellshall Priory known from historical records (0658100000), including annotation of an 1802 map of the area. Today, a small overgrown irregular hump is visible in the vicinity.

4.47 Outside of the site, a record of a find spot of a Neolithic polished flint axe (0570400000), is also located c. 370m to the west of the site boundary.

4.48 Notable evidence of medieval activity is also located within the wider study area, c. 300m to the north of the site boundary. Historical records of the twelfth century Snelshall Priory (0026700000; 0026700100), which was dissolved in the sixteenth century, survive as earthworks recorded on aerial photographs.

4.49 The site of a former pond in parkland at Whaddon Hall (likely of a post-medieval – modern date) has been recorded located c. 380m to the north of the site boundary, in proximity to the priory remains (0984800000), and ditches and a possible earthwork platform (0983300000) were identified in a wood c. 400m to the north of the site boundary during a 2004 walkover survey. These have been tentatively dated to the medieval – post-medieval period and are again located in proximity to the priory remains. The walkover survey also identified undated boundary ditches in woodland immediately to the north of the site boundary (0983400000), which appear to define two rectangular overgrown clearings. These are likely medieval – post-medieval in date.

4.50 The possible post-medieval fishponds shown on 19th century maps, and included within the Salden Chase study area, are recorded c. 160m to the west of the site boundary (0632200000).

4.51 A 19th century brick cottage with shallow pitched slate gable roof (1371500000) is recorded immediately to the north-west of the site boundary, and a further record of 19th century residential properties is located on Vicarage Road, to the west of Stock Lane (1371600000). On Stock Lane itself, 19th century former lodge buildings are recorded (1371400000).

4.52 The Milton Keynes HER also records 52 assets within the study area. These largely comprise metal detector finds and are focused in the vicinity of Tattenhoe and Shenley Brook End, to the west and north-west of the site respectively. Many of these comprise medieval find spots, although the Portishead Drive Roman Site is recorded c. 650m to the east of the site boundary (MMK5860). The asset comprises a record of several ditches (containing pottery and roofing tiles from the 2nd – 4th century) revealed at the summit of a south facing slope during site stripping for housing development. Iron Age activity is also recorded in the wider study area, comprising the Tattenhoe Bare Iron Age Site (MMK5979), located c. 700m to the east of the site boundary. This asset comprises the record of a partially enclosed Iron settlement with a minimum of 21 round houses.

Constraints

4.53 No designated heritage assets are recorded within the site boundary. A total of nine non-designated heritage assets are recorded within the site boundary. The majority of these relate to surface finds of a Roman date, likely indicating the presence of settlement activity within the site extents. The earliest asset within the site boundary relates to a late prehistoric rectangular double-ditched enclosure, which has been identified from aerial photographs. Medieval agricultural/industrial activity has also been recorded towards the western extent of the study area, in the form of a windmill mound with an association to Snellshall Priory (scheduled monument), which itself is located to the north of the site boundary.

4.54 The presence of the windmill mound within the site boundary indicates that previously unrecorded medieval agricultural and land management activity associated with the priory may also be present within the site. The presence of Roman settlement activity is established by the significant number of surface finds recorded in the south-eastern area of the site, while the presence of Neolithic settlement or agricultural activity is indicated by the record of the double-ditched enclosure.

4.55 With this in mind, there is high potential for encountering both recorded and previously unrecorded archaeological remains within the site boundary, with a significant focus on those from the Prehistoric, Roman and medieval periods.
4.56 Development of the site of Shenley Park (WHA001) has the potential to affect the setting of a number of designated heritage assets that are located around the site. These include the setting of the two Whaddon Conservation Areas and associated listed buildings, the scheduled monuments and the Tattenhoe Bare Farmhouse.

4.57 Whaddon is located on an elevated position which offers extensive views of the surrounding landscape from a number of areas within and on the edges of the village. In addition, the setting of the conservation areas in Whaddon is mainly rural as the village is currently surrounded by countryside and there is a separation from the settlement of Milton Keynes to the east. The proposed development has the potential to affect key views from the conservation areas and erode the rural setting.

4.58 The site is in close proximity to a number of scheduled monuments. The setting of the scheduled monuments associated with the Tattenhoe medieval village has already been eroded by modern development while new development is expected to take place between these assets and the site of Shenley Park. However, development of the site will introduce a new change to the setting of the Snelshall Benedictine Priory to the north of the site.

4.59 The remaining rural setting of the Tattenhoe Bare Farmhouse (Grade II, NHLE 1125222) is also expected to be further eroded.

5. Conclusions

5.1 This is an initial appraisal designed to evaluate the heritage constraints, including designated and non-designated heritage assets as well as the archaeological potential of the proposed development sites at Eaton Leys, Salden Chase Extension and Shenley Park. The appraisal presents an overview of cultural heritage assets located on or in close proximity to the site as well as in the wider area.

5.2 The site of Eaton Leys is located to the east of Milton Keynes. There are no designated heritage assets within the site boundary; however the Buckinghamshire HER records two non-designated heritage assets within the boundary of the site and a number of further assets recorded in the immediate vicinity. There is a medium-high likelihood of encountering significant archaeological remains on the site, with the potential for later Prehistoric and Roman remains being particularly notable. The development of the site has the potential to affect the setting of the scheduled monument of the Roman town of Magiovinium and Roman fort that is located to the north-east of the site as well as the setting of the Grade II listed Mill House and Canal Bridge to the west. Any proposals for the development of the site also have the potential to affect the setting of the listed buildings within Water Eaton and Fenny Stratford while there is also potential for key views from the Brickhill Conservation Area towards the site and the scheduled monument of Magiovinium to be affected.

5.3 The site of Shaldon Chase Extension is located to the south-west of Milton Keynes. There are no designated heritage assets within the site boundary; however, a total of five non-designated heritage assets are recorded by Buckinghamshire HER within the boundary of the site itself, with a small number of further assets recorded to the north and south of the site. There is a high potential for encountering Romano-British settlement and agricultural activity across the eastern part of the site, with some potential for post-medieval water management features at the site’s western extent. There is also limited potential, given the presence of recorded funerary activity to the north, for early medieval activity within the site boundary, although there was no indication of this during the previous geophysical survey works. Proposals for the development of the site of Salden Chase Extension have the potential to affect the setting of a number of designated heritage assets. These include the Grade II listed Lower Salden Farmhouse to the south of the site, the setting of the listed buildings and conservation area within Newton Longville, as well as the setting of the Tattenhoe Bare Farmhouse. Any proposals for development of the site will need to consider the setting of the scheduled monuments associated with the medieval village of Tattenhoe.
5.4 The site of Shenley Park is located to the west of Milton Keynes. There are no designated heritage assets within the site boundary; however, a total of nine non-designated heritage assets are recorded within the site boundary. There is high potential for encountering both recorded and previously unrecorded archaeological remains within the site boundary, with a significant focus on those from the Prehistoric, Roman and medieval periods. Development of the site of Shenley Park has the potential to affect the setting of a number of designated heritage assets that are located around the site. These include the setting of the Whaddon Conservation Areas and associated listed buildings, the scheduled monuments and the Tattenhoe Bare Farmhouse.

5.5 Paragraphs 20d and 28 of the NPPF require plans, both strategic and non-strategic, to make provision for the conservation and enhancement of the built and historic environment. Policy GP3 of the adopted AVDLP states that the council will seek to preserve or enhance the special characteristics of a conservation area while Policy GP59 of the AVDLP states that the council will protect, enhance and preserve the historic interest of sites of archaeological importance and their setting. Development in these sites has the potential to affect a number of designated and non-designated heritage assets.

5.6 Due to its close proximity to a number of designated heritage assets, including the scheduled monument of the Snelshall Benedictine Priory and the Whaddon Conservation Areas as well as the Tattenhoe Bare Farmhouse (Grade II, NHLE 1125222), the site of Shenley Park is considered to present more constraints to development than the other two sites.

Next steps

5.7 Whichever site is selected there will be a need to establish design parameters following the production of a more detailed heritage appraisal. Parameters should identify areas within the site boundaries where development should be restricted, taking into account key views.

6. References

AVDC, Housing & Economic Land Availability Assessment (HELAA), March 2017
AVDC, Vale of Aylesbury Local Plan (VALP) 2013-2033 - Proposed Submission, December 2017
AVDC, Adopted Aylesbury Vale District Local Plan (AVDLP) 2004 (Saved Policies 2007)
AVDC, Whaddon Conservation Area Appraisal, 2007
BMD, AVDC Landscape and Visual capacity Comparison Assessment (Draft), April 2019
Historic England, National Heritage List for England, Available at: https://historicengland.org.uk/listing/the-list/
