



**FINAL**

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**ARCHAEOLOGICAL DESK  
BASED ASSESSMENT**

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**Oakley Farm,  
Battledown,  
Cheltenham,  
Gloucestershire**

**July 2019**

**Planning Authority:  
Cheltenham Borough  
Council**

**Site centred at:  
397060 222382**

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## **EXECUTIVE SUMMARY**

- The land occupied by agricultural land and Oakley Farm, Battledown, Cheltenham, Gloucestershire has been assessed for its below ground archaeological potential.
- In terms of relevant designated heritage assets, no nationally designated Scheduled Monuments, Registered Parks and Gardens, World Heritage Sites, Historic Battlefields or Historic Wreck Sites lie within the study site itself. A Scheduled Monument is situated approximately 175m south of the study site. It is considered that the proposed development would not impact upon its setting or significance.
- A low-moderate potential for the study site to contain archaeological remains of the Prehistoric and Roman periods has been established. A low potential has been identified for all other periods.
- Present field boundaries, should they relate to those visible on the 1811 OS drawing, may be considered 'Historic' under the '*Hedgerow Regulations 1997*'.
- It is likely that the proposed development would at least partially truncate any archaeological remains, should they be present. Agricultural activity would likely have truncated any archaeological remains which may have been present within the study site.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been prepared by Neil Wright of CgMs Heritage (part of RPS) on behalf of Robert Hitchins Ltd. and its successors in title to the land.
- 1.2 This assessment focuses solely on the archaeological resource and does not address built heritage. Built Heritage is dealt with in a separate report (CgMs, 2019).
- 1.3 The subject of this assessment, also known as the study site, is agricultural land at Oakley Farm, Battledown, Cheltenham, Gloucestershire.
- 1.4 The study site comprises an area of c. 14.1 hectares and is centred at National Grid Reference 397076 222382 (Fig. 1).
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk-based assessment comprises an examination of evidence on the Gloucestershire Historic Environment Record (HER), Historic England Archive (HEA) and other sources including the Gloucester Record Office and includes the results of a comprehensive map regression exercise. A site visit was carried out on 16<sup>th</sup> May 2019.
- 1.7 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 22 February 2018 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### **National Planning Policy**

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best

addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### **Local Planning Policy**

- 2.14 The Joint Core Strategy (JCS) is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council. The JCS is a co-ordinated strategic development plan that sets out how the area will develop during the period up to 2031. The JCS includes the following policy relating to the historic environment:

#### **POLICY SD8 – Historic Environment**

- 1. The built, natural and cultural heritage of Gloucester City, Cheltenham Town, Tewkesbury Town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy;**
- 2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment;**



3. Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate;
4. Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged; and
5. Development proposals at strategic allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision) demonstrating that the potential impacts on heritage assets and appropriate mitigation measures have been addressed.

2.1.1 The Cheltenham Borough Council Local Plan Second Review was adopted in June 2006 and replaced the First Review of the Local Plan (1997). The currently adopted local plan contains the following policies relating to archaeology:

**POLICY BE19 – Nationally Important Archaeological remains**

There will be presumption in favour of the physical preservation in situ of nationally important archaeological remains and their settings.

**POLICY BE20 – Archaeological Remains of Local Importance**

Development affecting sites of local archaeological importance will be permitted where the remains are preserved (note):

- a) In situ; or
- b) Only if this is not feasible, by record.

Where remains are to be preserved in situ, measures adequate to ensure their protection during construction will be required.

**Note –** The preservation in situ or the excavation and recording of remains prior to and during development should be supervised or undertaken by a competent archaeological organisation.

### **Hedgerow Regulations**

2.16 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are more than 20m long and over 30 years old and if they meet at least one of these criteria:

- 1. They mark all or part of a parish boundary that existed before 1850;**
- 2. They mark an archaeological feature of a site that is a Scheduled Monument or noted on the Historic Environment Record;**
- 3. They mark the boundary of an estate or manor or looks to be related to any building or other feature that is part of the estate or manor that existed before 1600; and**
- 4. They are part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Inclosure Acts (that is before 1845).**

In practice (and following case law) hedgerows are deemed important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential and the need or otherwise for additional mitigation measures.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **Geology**

- 3.1 The study site is wholly situated upon solid mudstone geology (Charmouth Formation). No superficial deposits are recorded (BGS, 2019).

#### **Topography**

- 3.2 The study site is situated upon a north-facing slope. The southern boundary lies at a height of c. 100m (south-west) and c. 125m (south-east) above Ordnance Datum (aOD). The ground slopes down by approximately 17m towards the northern boundary, which is situated at heights of c. 82m (north-west) and c. 108m (north-east) aOD (Elevation Finder, 2019).

#### **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE**

##### **Timescales used in this report:**

##### **Prehistoric**

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

##### **Historic**

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

##### **Introduction**

- 4.1.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.1.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2a – 2b), also referred to as the study area, held on the Gloucestershire Historic Environment Record (HER) and Historic England Archive (HEA) together with a historic map regression exercise charting the development of the study area from the early-19<sup>th</sup> century onwards.
- 4.1.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

##### **Previous Archaeological Work**

- 4.2.1 A relatively large number of archaeological investigations are recorded within the 1km search area. The most relevant of these are detailed below:

- **HER 22445 Evaluation (2003).** Broadclyst, Harp Hill. Ridge and furrow and WWII air raid shelter. 75m south
- **HER 48067 Heritage Statement and Desk Based Assessment (2015/6).** Land Adjoining King's Welcome, Harp Hill. No harm established to nearby Battledown Camp Scheduled Monument (HER 155). Immediately south
- **HER 48924 Geophysical Survey (2016).** Prior's Farm, Whaddon Flood Alleviation Scheme. Late Iron Age to Romano-British settlement. 250m north
- **HER 48982 Evaluation (2016).** Prior's Farm, Whaddon Flood Alleviation Scheme. Late Iron Age to Romano-British settlement. 250m north
- **HER 49816 Excavation (2017).** Prior's Farm, Whaddon Flood Alleviation Scheme. Late Iron Age to Romano-British settlement. 250m north
- **HER 50137 Heritage Assessment (2018).** Cromwell Court, Battledown. Low archaeological potential. 250m north
- **SUMO Geophysical Survey (2019).** Oakley Farm, Battledown. On-site

4.2.3 Further details of this and other previous archaeological work can be found in the Gazetteer of Heritage Assets and Events (Appendix One) and are discussed below, where appropriate.

### **Prehistoric**

- 4.3.1 No Prehistoric activity is recorded by the HER or HEA within the study site itself.
- 4.3.2 The site of Battledown Camp (HEA 1002083, HER 155) is situated approximately 175m south and upslope from the study site. The Camp is designated a Scheduled Monument, as the site of a possible Iron Age hillfort. However, the site is now largely discredited as a hillfort and modern interpretations describe it as a group of natural gullies, scarps and ridges accessed via a natural gully. Another possible hillfort is recorded approximately 750m east of the study site (HER 5442). Agg's Hill Camp is recorded by the HER as a "*Discredited Iron Age Hillfort*".
- 4.3.3 A 2016 trenching evaluation by Cotswold Archaeology for the Whaddon Flood Alleviation Scheme (HER 48982; Prior's Farm) revealed evidence of a Late Iron Age to Roman settlement (HER 48983), approximately 250m north and downslope of the

study site. The evaluation encountered ditches, pits and other features. A subsequent archaeological excavation in 2017 (HER 49816) revealed settlement evidence from the Late Iron Age through to the Romano-British period, with some limited evidence for post-Roman activity.

- 4.3.4 Several chance findspots are recorded within the 1km search area. Approximately 75m north of the study site an Iron Age pottery sherd and fragment of Bronze was found on the surface, prior to 1975 (HER 5470). Further afield, a Neolithic stone axe was discovered c. 750m south-west of the study site (HER 5476) and Neolithic-Bronze flint tools approximately 950m east (HER 5466).
- 4.3.5 An undated sub-circular cropmark has been identified from aerial photographs approximately 200m east of the study site (HER 6650). The shape of this feature suggests a Prehistoric origin.
- 4.3.6 Outside the 1km search area, a possible Neolithic long barrow and Bronze Age round barrow (HER 5445) and a Prehistoric barrow (HER 5457) have been recorded approximately 1.15km north-east of the study site.
- 4.3.7 Evidence for a Late Iron Age to Romano-British settlement approximately 250m north of the study site, on relatively flat ground at the base of Battledown Hill, suggests dispersed Iron Age settlement within the lower-lying areas. A significant level of doubt exists for the archaeological origins of a purported Scheduled Monument hillfort, c. 175m south of the study site. As such, and considering the location of the study site upon a north-facing slope and a paucity of Prehistoric finds in the wider area, a low-moderate potential has been established for evidence dating to the Prehistoric period.

### **Roman**

- 4.4.1 No Roman evidence is recorded within the study site. Little evidence of major Roman settlement activity is recorded within the wider Cheltenham area. It is likely that the study site and Cheltenham itself were situated within the wider hinterlands of the large Roman settlements of Gloucester (*Glevum*) and Cirencester (*Corinium*) and rural villa sites such as Winchcombe, Witcombe, Whittington, Withington and Chedworth (Hart, 1965).
- 4.4.2 Evidence of dispersed Roman settlement activity was recorded during an archaeological evaluation and excavation of a multi-period site at Prior's Farm (HER

48983), approximately 250m north and downslope of the study site (see 4.3.3, above). Roman evidence comprised a series of features of probable 1<sup>st</sup>-3<sup>rd</sup> century date, including two successive enclosures, drainage and boundary ditches, as well as evidence for the contemporary canalisation of a palaeochannel. Several pits were identified within the later enclosure which were believed to also date to this period, although their purpose was unclear. A subsequent phase of Roman activity, likely of 3<sup>rd</sup>-4<sup>th</sup> century date, was represented by at least two further enclosures, the larger with associated ditches believed to relate to drainage and the smaller thought to be for animal management.

- 4.4.3 A section of possible stone road surface has been exposed on Hewlett's Hill, approximately 700m east of the study site (HER 6654). The stones were worked and closely set together, with some evidence of wheel rutting. At the time of discovery the road was thought to be comparable to a Roman road that had been previously exposed in the Forest of Dean.
- 4.4.4 Approximately 850m south of the study site a 2007 geophysical survey and evaluation by *Time Team* revealed evidence for a multi-phase Roman villa, which was first identified in 2003 (HEA 1464576).
- 4.4.5 A section of Roman paving is believed to exist beneath Sandford Bridge, c. 1.3km south-west of the study site (HER 6617), whilst chance finds of Roman coins are recorded approximately 550m north-west (HER 5471) and 750m south-west (HER 5473) of the study site.
- 4.4.7 With little evidence of major Roman settlements within the Cheltenham area, the study site is believed to have been situated within the wider hinterlands of the major Roman settlements at Gloucester, Cirencester and elsewhere. Evidence for a Late Iron Age to Romano-British settlement approximately 250m north of the study site, on relatively flat ground at the base of Battledown Hill, suggests dispersed Roman settlement within the lower-lying areas. As such, and considering the location of the study site upon a north-facing slope and paucity of Roman finds in the wider area, a low-moderate potential has been established for the Roman period.

#### **Anglo-Saxon/Early Medieval**

- 4.5.1 No Saxon or Early-Medieval evidence is recorded within the study site or its immediate proximity.

- 4.5.2 During the Anglo-Saxon period Cheltenham was part of the Kingdom of Mercia, ruled by the *Hwicce* tribe. The earliest known documentary evidence for a settlement at Cheltenham comes from the early 9<sup>th</sup> century AD, in a dispute between the bishops of Hereford and Worcester (Blake, 2013).
- 4.5.3 The Domesday Survey of 1086 AD records Cheltenham as *Chinteneham*, which was held by King Edward prior to the Norman Conquest of 1066 (Williams and Martin, 2003). Battledown is not mentioned specifically in the Domesday Survey.
- 4.5.4 A 2017 archaeological excavation (HER 49816) on the site of a Late Iron Age to Romano-British settlement (HER 48983), c. 250m north of the study site, revealed some limited evidence for post-Roman activity.
- 4.5.5 The HER records a possible settlement at *Ham* (HER 6583), suggested by place-name evidence, and the presence of streams, a road and a footpath c. 700m south of the study site.
- 4.5.6 Further afield, an Anglo-Saxon iron spearhead was found in 1939, c. 1km south-west of the study site (HER 5469).
- 4.5.7 The evidence indicates that Anglo-Saxon and Early Medieval activity within the area was centred around the historic cores of Cheltenham and Ham, some distance from the study site. Neither the HER or HEA record any evidence from these periods on the study site or its immediate proximity and it is likely that the study site, being located beyond these settlement foci, comprised agricultural land at this time. Therefore, a low potential has been identified for these periods.

### **Medieval**

- 4.6.1 The HER records the study site lying within a wider area of Medieval ridge and furrow cultivation (HER 12165), which is reinforced by the geophysical survey results (SUMO, 2019; Fig. 11) and LiDAR data (Fig. 12).
- 4.6.2 The village at Cheltenham became a market town in the early-mid 12<sup>th</sup> century AD, and the market, along with agriculture, was the basis of the settlement's economy until the early 18<sup>th</sup> century AD. By the mid-12<sup>th</sup> century AD the Medieval settlement at Charlton Kings had become an independent parish (Blake, 2013).



- 4.6.3 A small moated site (HER 5451), visible as extant earthworks, is situated c. 550m south of the study site. The earthwork measures approximately 20m x 12m with the central island measuring c. 11m x 4m. The small interior makes it likely that only the domestic accommodation was located within the moated area, with any ancillary buildings situated beyond the moat.
- 4.6.4 Although settlement at Cheltenham continued to grow through the Medieval period, the presence of ridge and furrow within and adjacent to the study site illustrates that it is likely to have comprised agricultural land at this time. Therefore, a low potential, restricted to agricultural activity of only limited significance, is identified for the study site.

#### **Post-medieval & Modern (including map regression exercise)**

- 4.7.1 The HER and HEA record no Post-Medieval or Modern archaeological heritage assets on the study site.
- 4.7.2 A group of four 19<sup>th</sup> century service reservoirs are present to the immediate east of the study site (HER 20827). These are addressed within the separate Built Heritage Assessment (CgMs, 2019).
- 4.7.3 The Cheltenham to Hewletts turnpike road is situated immediately south of the study site (HER 41842), whilst clay pits have been identified to the immediate west, but have since been built over (HER 6640).
- 4.7.4 Further afield, remains of Post-medieval ridge and furrow cultivation is recorded c. 500m north-east and south-east of the study site (HEA 1429929, 1431698). Earthwork remains of a pond, now dry (HEA 1409711), and a hollow way are recorded c. 500m south of the study site (HER 39431).
- 4.7.5 The majority of Post-Medieval and Modern features recorded within the wider 1km study area relate to built heritage assets, which are addressed in a separate report (CgMs, 2019). These reflect the residential development of the area in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, a number of assets related to World War II infrastructure are also recorded. Most notably these include the site of military camp immediately north of the study site (HER 39397), WWII air raid shelters c. 75m south (30241) and 100m south (HER 30240) and an emergency water supply approximately 250m south-west.

- 4.7.6 In this period, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources which can give additional detail to data contained within the HER and HEA.
- 4.7.7 The 1811 Ordnance Survey (OS) drawing (Fig. 3) shows a number of land parcels and field boundaries within the study site. No detail is recorded on the 1843 Tithe map (Fig. 4). It is evident from this that the study site occupied an area of undeveloped agricultural land on the slopes of the Battledown area of Cheltenham.
- 4.7.8 The 1887-8 OS map (Fig. 5) shows a similar arrangement of fields as in 1811, with Oakley Farm first shown occupying the northern part of the study site. The study site remained relatively unchanged by 1949 (Fig. 6) and 1954 (Fig. 7). However, by 1954, GCHQ Oakley had been established to the immediate north of the study site.
- 4.7.9 The study site has remained relatively unchanged up to the time of writing, being occupied by Oakley Farm and its associated agricultural fields (Figs. 8 and 9).
- 4.7.10 Present field boundaries, should they relate to those visible on the 1811 OS drawing (Fig. 3), may be considered 'Historic' under the '*Hedgerow Regulations 1997*'.
- 4.7.11 Current evidence shows that the study site was in agricultural use during the Post-medieval period, continuing up to the present day. As such, a low potential has been established for the Post-medieval and Modern periods.

#### **Geophysical Survey (Fig. 11)**

- 4.8.1 A geophysical survey was carried out within the study site in 2019 and a separate report has been produced (SUMO). No definite archaeological features were identified during the magnetometer survey conducted on c. 13.5 ha. A few linear anomalies of uncertain origin were mapped, along with an historic field boundary, and evidence of ridge and furrow cultivation (mostly aligned north by south) and underground services were detected.

#### **LiDAR**

- 4.9.1 No significant archaeological features have been discerned from available images (Fig. 12). The ridge and furrow cultivation detected during the geophysical survey is visible, as is the likely east by west curvilinear former field boundary. The majority of ridge and furrow is aligned north by south, running downslope, with a small east by west

portion surviving within the south-western corner of the study site. Several curvilinear features are visible within the southern part of the study site, which may be of natural origin.

### **Aerial Photographs**

- 4.10.1 The 1949 Ordnance Survey aerial photograph provided by Landmark mapping (not illustrated) is at too small a scale to discern any detail.
- 4.10.2 Aerial photographs curated by Historic England were also reviewed (not illustrated). A possible former field boundary and ridge and furrow, also identified on modern aerial photographs and during the geophysical survey, were visible. No definite archaeological features were identified.

### **Assessment of Significance (Designated Assets)**

- 4.11.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.11.2 No nationally designated Scheduled Monuments, Registered Parks and Gardens, World Heritage Sites, Historic Battlefields or Historic Wreck sites lie within the study site itself.
- 4.11.3 In the wider area the nearest Scheduled Monument is situated c. 175m south of the study site (Battledown Camp; HEA 1002083). The study site is downslope from the monument and is separated from it by residential properties and Harp Hill road. The designated asset is described in further detail below.

### ***Battledown Camp (HEA 1002083)***

#### **Description**

- 4.11.4 There is a level of doubt surrounding the archaeological origin of Battledown Camp. However, the site remains a designated Scheduled Monument and will be assessed as such for the remainder of this document.
- 4.11.5 The monument comprises the Scheduled site of the remains of a possible Iron Age hillfort, and early 20<sup>th</sup> century Ordnance Survey records describe the site as a well-

defined camp defended to the north and east by a 3m scarp, and to the south by a ditch.

### Setting

- 4.11.6 The monument's primary setting is formed by its position on a hill-top between Cheltenham to the west and the Cotswold Escarpment to the east. However, as a former hillfort the monument would have functioned as a place of refuge and administration for the wider local landscape. The study site, being located within proximity of the Monument, is considered to lie within the setting of the Scheduled Battledown Camp. The monument, as a hillfort, would have formed a prominent focal point in the landscape during the later Iron Age period, views to and from which would therefore have been important.
- 4.11.7 The Scheduled Monument, if considered as a hillfort, has a contextual relationship with other hillforts located in the wider landscape. Several such assets are Scheduled on the Cotswold Escarpment including Cleeve Hill Camp (HEA 1002132) located c. 3.4km north-east, the camp, east of Castle Barn Farm (HEA 1018170), c. 4km south-east and Leckhampton Camp (HEA 1004862) c. 4.3km south-west. The majority of these Scheduled hillforts are not visible from the study site due to changes in topography and the presence of dense, mature vegetation. The hill upon which Cleeve Hill Camp is located is visible from the study site; however the Scheduled earthworks themselves cannot be seen with the naked eye.

### **Assessment of Significance (Non-Designated Assets)**

- 4.11.1 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

<b>Period:</b>	<b>Identified Archaeological Potential and Significance:</b>
Prehistoric	Low-moderate potential, local/regional significance
Roman	Low-moderate potential, local/regional significance
Anglo-Saxon/Early Medieval	Low potential, local/regional significance
Medieval	Low potential, local/regional significance
Post Medieval	Low potential, local/regional significance
Modern	Low potential, local/regional significance

- 4.11.2 Based on current evidence, a low-moderate potential has been identified for archaeological remains dating from the Prehistoric to Roman periods. All other periods have been assigned a low potential.
- 4.11.3 Present field boundaries, should they relate to those visible on the 1811 OS drawing (Fig. 3), may be considered 'Historic' under the '*Hedgerow Regulations 1997*'.
- 4.11.4 Post-medieval and Modern agricultural activity would likely have truncated, if not completely removed, any archaeological remains which may have been present within the study site. However, it is acknowledged that archaeological remains, if present, could survive within the study site. Levels of archaeological survival would be largely dependent on previous agricultural methods used.
- 4.11.5 It is considered that should any archaeological remains be present on the study site they are likely to be of no more than local or regional significance and should not preclude development.

## **5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS**

### **Site Conditions**

- 5.1 The study site is roughly rectangular in shape and is situated upon a north-facing slope within the outskirts of Cheltenham. The southern boundary is formed by Harp Hill road. Residential properties border the study site to the west, north and north-east. Reservoirs border the site to the south-east.
- 5.2 The study site is surrounded by, and includes, mature trees and hedgerows. At the time of the site visit the study site was occupied by Oakley Farm and grassed fields.

### **Proposed Development**

- 5.3 The proposed development comprises construction of residential properties, with associated roads, services, open spaces, parking etc. (Fig. 10).

### **Review of Potential Development Impacts on Designated Archaeological Assets**

- 5.4.1 Battledown Camp Scheduled Monument is present c. 175m south of the study site, but has been largely discredited as an archaeological feature and is now believed to be of natural origin.
- 5.4.2 The HER states that subsequent modern site visits have not been able to identify any defensive ditches and that the prominent remains of ridge and furrow on the southern part of the hill may have been mistaken for defensive earthworks. The hill itself is capped with Middle Lias formations which, the HER states, can be confused for archaeological features. The site is now believed to be best interpreted as a group of geological gullies, scarps and ridges of natural origin.
- 5.4.3 A large part of its significance would be attributed to the physical archaeological evidence from its earthworks and below-ground remains, if any. As the study site is situated some distance from the Monument the proposed development would have no impact upon its physical remains and would therefore cause no physical harm to the monument.
- 5.4.2 Any appreciation of the once wider setting that surrounded the monument and within which it could be appreciated as a prominent point of refuge or defence has however

since been significantly eroded as a result of later development within its setting. In light of this later development, its current setting can be considered to make no more than a minor contribution to the monument's significance and, as such, represent no significant harm to the setting of the Monument.

#### **Review of Potential Development Impacts on Non-Designated Assets**

- 5.4.3 It is likely that the proposed development has the potential to truncate or completely remove any archaeological remains that may be present on the study site.
- 5.4.4 The study site is considered to have a low-moderate potential for the Prehistoric and Roman periods and a low potential for all other.
- 5.4.5 Any below ground archaeological deposits present on site are considered to have been severely negatively impacted by previous agricultural activity, particularly from the 19<sup>th</sup> and 20<sup>th</sup> centuries, where agricultural practices would likely have been more invasive than previously. However, it is acknowledged that archaeological remains, if present, may survive within the study site.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 This desk based assessment has established that no designated archaeological assets are present within the study site or its immediate proximity. A Scheduled Monument is situated approximately 175m south of the study site. It is considered that the proposed development would not impact upon its setting or significance.
- 6.2 A low-moderate potential for the Prehistoric and Roman periods been established. A low potential has been assigned for all other periods.
- 6.3 Present field boundaries, should they relate to those visible on the 1811 OS drawing (Fig. 3), may be considered 'Historic' under the '*Hedgerow Regulations 1997*'
- 6.4 It is likely that the proposed development would at least partially truncate any archaeological remains, should they be present.
- 6.5 Agricultural activity would likely have truncated any archaeological remains which may have been present within the study site.



## **SOURCES CONSULTED**

### **1. General**

Gloucestershire County Council Historic Environment Record  
Gloucestershire Record Office, Gloucester

### **2. Internet**

British Geological Survey (BGS) –

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online –

<http://www.british-history.ac.uk/>

The Domesday Book Online

[www.domesdaybook.co.uk/hampshire1.html#alton](http://www.domesdaybook.co.uk/hampshire1.html#alton)

Elevation Finder –

<https://www.freemaptools.com/elevation-finder.htm>

Historic England: The National Heritage List for England –

<http://www.historicengland.org.uk/listing/the-list/>

### **3. Bibliographic**

Blake, S. (2013) *A History of Cheltenham in 100 Objects*.

CgMs (2015/6) *Heritage Statement and Archaeological Desk-Based Assessment: Land Adjoining Kings Welcome, Harp Hill, Battledown, Cheltenham*. Unpublished typescript report: RAJS/21828.

CgMs (2019) *Built Heritage Statement: Oakley Farm, Battledown, Cheltenham*. Unpublished typescript report: JCH000836.

Hart, G. (1965) *A History of Cheltenham*.

SUMO (2019) Geophysical Surevy Report: Oakley Farm, Battledown, Cheltenham, Gloucestershire. SUMO Survey Report: 15181.

Williams, A. and Martin, G. (2003) *Domesday Book: A Complete Translation*.

#### **4. Cartographic**

1811 Ordnance Survey drawing (not to scale)  
1843 Charlton Kings tithe map (not to scale)  
1883-5 Ordnance Survey map (1:10,560)  
1887-8 Ordnance Survey map (1:2,500)  
1903 Ordnance Survey map (1:10,560)  
1903 Ordnance Survey map (1:2,500)  
1923 Ordnance Survey map (1:2,500)  
1923-4 Ordnance Survey map (1:10,560)  
1932 Ordnance Survey map (1:2,500)  
1938 Ordnance Survey map (1:10,560)  
1949 Ordnance Survey map A (1:10,560)  
1949 Ordnance Survey map B (1:10,560)  
1954 Ordnance Survey map (1:10,000)  
1954 Ordnance Survey map (1:1,250)  
1954-84 Ordnance Survey map (1:1,250)  
1955 Ordnance Survey map (1:2,500)  
1975 Ordnance Survey map (1:1,250)  
1978 Ordnance Survey map (1:10,000)  
1982-93 Ordnance Survey map (1:1,250)  
1991 Ordnance Survey map (1:10,000)  
1994 Ordnance Survey map (1:1,250)  
2000 Ordnance Survey map (1:10,000)  
2006 Ordnance Survey map (1:10,000)  
2019 Ordnance Survey map (1:10,000)

#### **5. Aerial Photographs**

1946 7386 106G. UK 1354. 2 APR 46. F20"//540 SQDN  
1946 7081 106.G.UK13-47. 4 APR.46. F//14"//540 SQDN  
1948 5001 C.P.E./UK2526 Part One 24 March 48'f14"//5900' 58 SQDN  
1949 Ordnance Survey (1:10,560)  
1962 HSL UK 62 206 26 APRIL 62 5 500' 6" RUN 2 6148  
1992 ZEISS 406 305.03 7800' 14.6.92 TGT774A92S FILM 92-194  
2004 SO 9622/2 SO968225 07-OCT-2004 NMR 23723/01

**APPENDIX ONE:** Gazetteer of Heritage Events and Assets

HEA NO/ HER NO	DESCRIPTION	EASTING	NORTHING
<b>Event</b>			
<b>HEA</b>			
1464576 (100053)	EVALUATION & GEOPHYSICAL SURVEY. Park Farm, Coberley (Time Team). Multi-phase ROM villa first investigated in 2003.	n/a	n/a
<b>HER</b>			
19966 (HEA 1121902)	EVALUATION (1998). Battledown Manor. No conclusive archaeological evidence.	396900	221900
20349	DESK BASED ASSESSMENT (1998). Proposed GCHQ.	397000	222500
21209	WATCHING BRIEF. Test pits and bore holes for Cheltenham Flood Alleviation scheme. Negative.	393400	222700
22184	WATCHING BRIEF (2003). St John's Primary School. Negative.	395350	222220
22344 (HEA 1469823)	TEST PIT. Kyle Lodge, Greenway Lane (Time Team). No significant archaeology recorded.	n/a	n/a
22431	DESK BASED ASSESSMENT. Of the impact of the Cheltenham Flood Alleviation Scheme.	395324	221872
22445 (HEA 1394133)	EVALUATION (2003). Ridge and furrow and WWII air raid shelter found on land to the rear of Broadclyst.	397060	222160
22452	GEOPHYSICAL SURVEY. Cox's Meadow, Cheltenham.	395600	221200
27780	WATCHING BRIEF. MED ridge & furrow. Remains of PM agricultural building and a palaeo-channel (River Chelt) found during WB brief for balancing pond at Cox's Meadow.	395600	221200
28342	WATCHING BRIEF (2005). River Chelt flood alleviation scheme. Former course of River Chelt and the location of the Old Bath Road fording point were observed.	394450	222330
29172	DESK BASED ASSESSMENT. The Fire Station.	395380	221559
33486	EVALUATION. Cox's Meadow, Cheltenham.	395644	221278
44734	HERITAGE APPRAISAL (2013). Former GCHQ Site.	397394	222554
48067	HERITAGE STATEMENT & DESK BASED ASSESSMENT (2015). Land adjoining Kings Welcome, Harp Hill.	397138	222171
48325	GEOPHYSICAL SURVEY (2016). Magnetometry survey of Land East of Cheltenham Crematorium and Cemetery.	397561	223124
48327	DESK BASED ASSESSMENT (2016). E of Cheltenham Crematorium and Cemetery, Southam.	397561	223124
48884	GEOPHYSICAL SURVEY (2016). Magnetometry survey at Whaddon, Cheltenham.	397900	223600
48924	GEOPHYSICAL SURVEY (2016). Magnetometry survey at Whaddon - Phase 2, Cheltenham.	397300	222800
48943	DESK BASED ASSESSMENT (2016). Land off Oakhurst Rise, Charlton Kings.	396518	221594

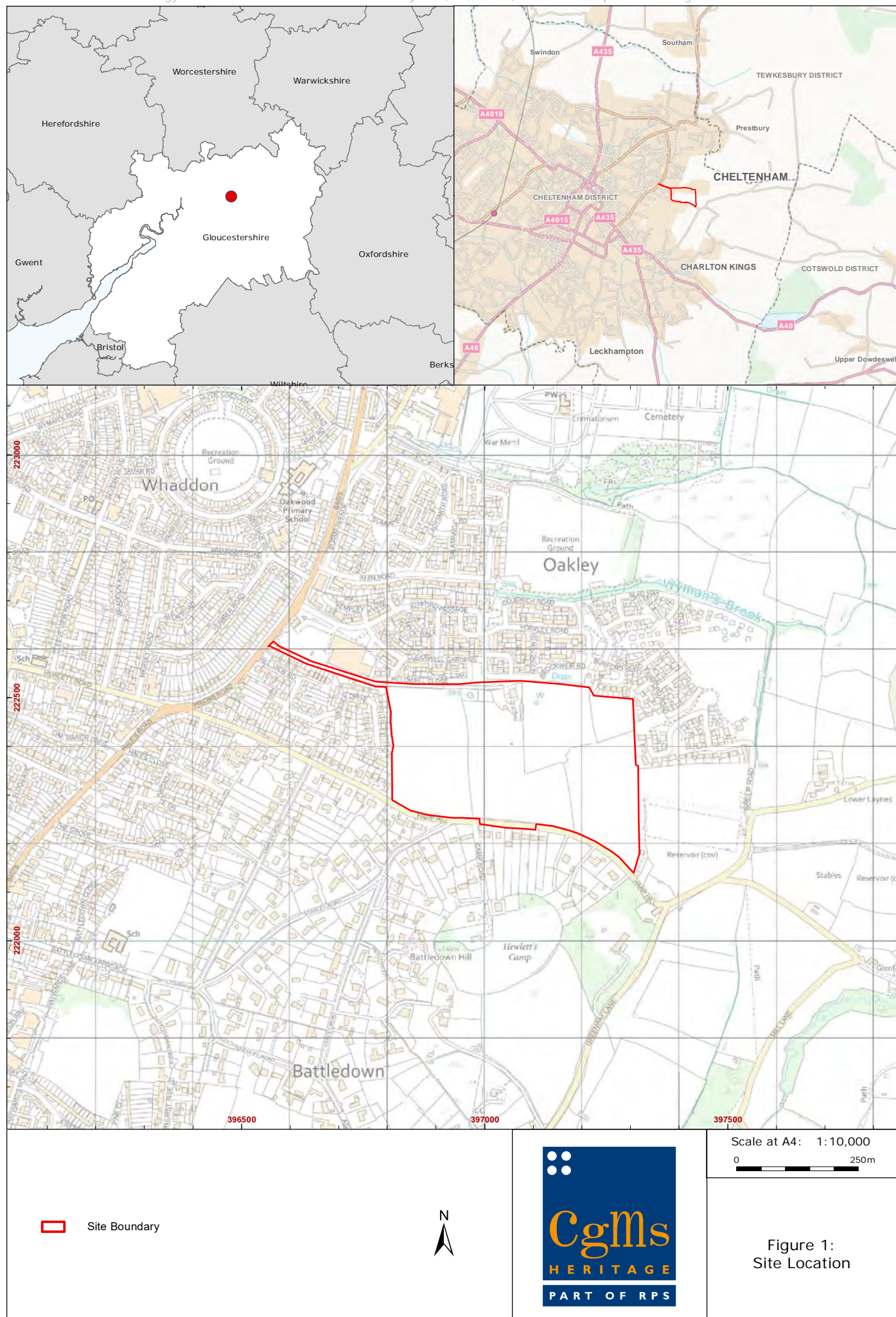
48945	DESK BASED ASSESSMENT (2016). Whaddon Flood Alleviation Scheme, Cheltenham.	397608	223162
48982	EVALUATION (2016). Prior's Farm, Whaddon Flood Alleviation Scheme, Cheltenham.	397380	222920
49026	GEOPHYSICAL SURVEY (2017). Magnetometry on Land off Oakhurst Rise, Charlton Kings.	396400	221600
49261	EVALUATION (2017). Cheltenham Crematorium.	397536	223112
49321	ARCHAEOLOGICAL STATEMENT (2017). Land off Oakhurst Rise, Charlton Kings, Cheltenham.	396589	221602
49473	EVALUATION (2017). Land off Oakhurst Rise.	396519	221604
49816	EXCAVATION (2017). Prior's Farm, Whaddon Flood Alleviation Scheme, Cheltenham.	397375	222804
50137	HERITAGE ASESSEMENT (2018). Cromwell Court, Battledown. Low archaeological potential.	397255	221984
<b>Monument/Building/Landscape/Area</b>			
<b>HEA</b>			
1002083 (HER 155)	<b>SCHEDULED MONUMENT.</b> HILLFORT. Battledown Camp or Hewlett's Camp. Discredited IA Hillfort to the north of Battledown Manor.	397000	222000
1409389 (220957)	WWII EMERGENCY WATER SUPPLY TANK. Visible on APs. Circular water-filled tank measures c. 7m. Situated in residential area, near the junction of Hewlett Road, Hale's Road and Cemetery Road.	n/a	n/a
1409401 (220959)	WWII MILITARY CAMP. Oakley Farm. Visible on aerial photographs. The site comprises of six Government standard Temporary Office Blocks and was one of two sites bought by the War Office in Cheltenham,	n/a	n/a
1409416 (220964)	WWII AIR RAID SHELTER. Visible on APs. All schools had to provide some form of air raid shelter and it's possible that this shelter was built for Whaddon School.	n/a	n/a
1409437 (220967)	WWII MILITARY SITE. Visible on aerial photographs. These buildings were situated west of Ashly Manor (now St Edward's Junior School) in an area now occupied by Beaufort Road. Site appears to have been partially demolished.	n/a	n/a
1409711 (220975)	POND. Earthwork remains of PM pond visible on aerial photographs. Now dry. Appears to cut through the adjacent MED and PM ridge and furrow.	n/a	n/a
1409859 (220984)	ORNAMENTAL CIRCULAR TREE RING ENCLOSURES. PMED. Visible on aerial photographs.	n/a	n/a
1409860 (220985)	HOLLOW WAY. Earthwork of possible PMED hollow way visible on APs. Starts at Castle Farm and heads NE through Greenacres Farm towards Hallam Oaks.	n/a	n/a
1429929 (221093)	RIDGE & FURROW. MED/PMED earthwork and cropmark remains visible on aerial photographs.	n/a	n/a
1431698	RIDGE & FURROW. MED/PMED earthwork and cropmark	n/a	n/a

(221120)	remains visible on aerial photographs.		
1469993 (221611)	WWII EMERGENCY WATER SUPPLY. Tank visible on aerial photographs.	n/a	n/a
117689 (96041)	MOAT. MED. Earthwork. Small rectangular. Partly obscured by trees, measures c. 20m by 12m with the central island measuring 11m by 4m.	n/a	n/a
<b>HER</b>			
10999	MANOR. Site at Cheltenham College running track.	395400	221400
12165	RIDGE & FURROW. Harp Hill, N of Battledown Camp. Continuation of ridge and furrow in field to the N.	397150	222150
13028	BUILDING. Mill Road (site of).	395580	221450
13725	PARK. Pittville Park. Laid out in 1825-42. For those taking waters at Pump Room or staying at the estate.	395000	223000
17600	FARM. Castle Farm. Called 'le Castle' and 'Castlefield' in 1605. May refer to long vanished defensive earthwork.	396700	221400
19865	CHURCH. Berkeley Street (site of).	395396	222201
20827 (HEA 152924)	RESERVOIRS. Hewletts Reservoirs. C19. Group of four service reservoirs, two built in the 1820s, two in the 1850s, by the Cheltenham Waterworks Company to store spring water from the Cotswolds. Original filter beds demolished. Associated pavillion.	397300	222100
26524	FINDSPOT. A collection of musket shot found in fields to the E of Cheltenham Cemetery.	397590	223046
27050 (HEA 187407)	WWII SITE OF TWO HEAVY ANTI AIRCRAFT BATTERY. A3. Prestbury.	396800	222900
28124	WWII EMERGENCY WATER SUPPLY. Pittville Circus.	395552	222889
30240	WWII AIR RAID SHELTER. Evaluation at Harp Hill.	397090	222154
30241	WWII AIR RAID SHELTER. Evaluation at Battledown.	397050	222174
39379	FIELD BOUNDARIES. Earthworks. Possible PM.	398500	222990
39380	WWII AIR RAID SHELTER. Whaddon School.	396540	222990
39387	WWII EMERGENCY WATER SUPPLY. Hewlett Road.	395550	222880
39389	WWII AIR RAID SHELTERS. Holy Trinity School.	395420	222450
39393	WWII EMERGENCY WATER SUPPLY. Whaddon School.	396550	222940
39394	WWII EMERGENCY WATER SUPPLY. Hewlett Arms.	396430	222500
39397	WWII MILITARY CAMP. Oakley Farm, Cheltenham.	397070	222620
39421	QUARRY. PM. Earthwork remains.	398600	222290
39422	FIELD SYSTEM. PRE/ROM. NE of Northfields Farm.	398850	222420
39431	HOLLOW WAY. Earthwork remains. PM. Castle Farm to Hallam Oaks.	396870	221550
39432	WWII MILITARY SITE. Visible on aerial photographs and has since been partly demolished. Beaufort Road.	396250	221520
39433	ORNAMENTAL ENCLOSURES. PM. Visible as earthworks to the S of Battledown Manor.	396850	221650
39434	WWII EMERGENCY WATER SUPPLY. Hales Road.	395740	221740
41838	TURNPIKE ROAD. 1785 Cheltenham Turnpike.	392592	214351
41839	TURNPIKE ROAD. Winchcombe District, dating to 1792.	395047	222404

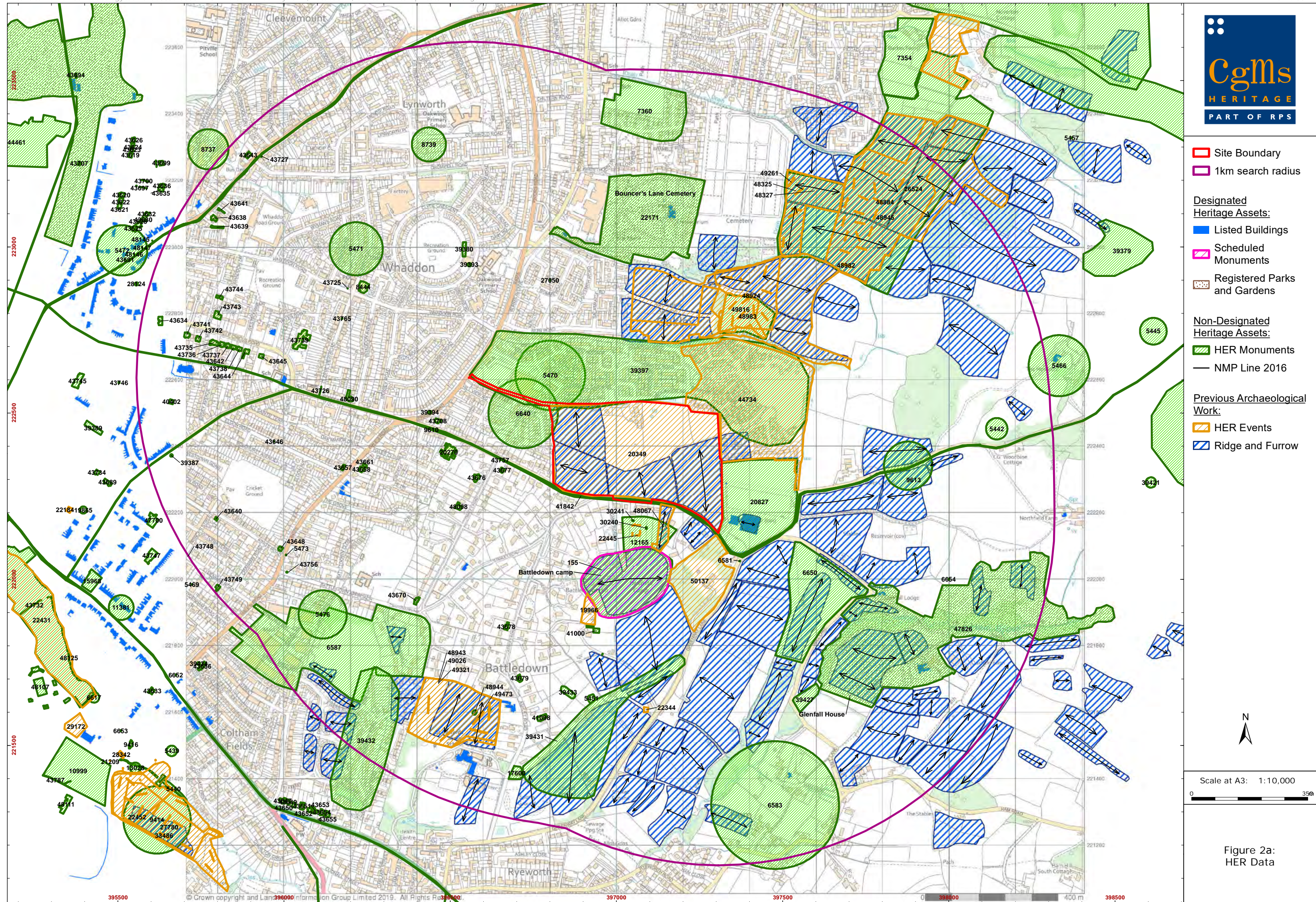
41842	TURNPIKE ROAD. Cheltenham to Hewletts.	395344	221987
43732	PARK. Sandford Park opened in 1928. Designed by Milner White. Acquired by Borough Council (1927). Features include Unwins Fountain (1925), ornamental pond, sundial and rockery.	395289	221808
4435	HOLLOW WAYS. MED to PMED. Visible as earthworks for a 1km stretch to the E of Noverton Farm.	398200	223600
44461	SETTLEMENT. RB. Recorded over wide area consisting of ditches, pits etc. Possible 2 phases.	395222	223310
47700	CONSTRUCTION SITE. Britain's first jet aircraft (Gloster E28/39). Post Office Garage.	395600	222170
48838	TURNPIKE ROAD. Route of the 1789 Cleeve and Evesham Turnpike.	399201	233228
48944	ICE HOUSE. PM. Noted in 2016 DBA (Land off Oakhurst Rise). Shown on historic maps.	396570	221597
48983	SETTLEMENT. LIA to ROM. Recorded during 2016 evaluation and 2017 excavation. Priors Farm, for Whaddon Flood Alleviation Scheme. Some POST-ROM.	397380	222920
49850	RAILWAY. Cheltenham and District Light Railway. Cheltenham, Southam and Woodmancote.	396029	223158
50334	RIDGE & FURROW. MED and/or PM. N, E and SE of Prestbury Village.	397685	224210
5439	MOATED SITE. MED. Sandford.	395600	221400
5442	HILLFORT. Agg's Hill or Hewlett's Camp. Discredited IA hillfort. Most likely natural features.	398140	222440
5445	LONG BARROW. Possible NEO Long and BA Round Barrow at Hewletts.	398580	222700
5451	MOATED SITE. Small rectangular. MED. Visible as earthwork S of Battledown.	396920	221630
5457	LONG BARROW. W of Piccadilly Farm, in field called 'Giants Grave'. Possible. Now occupied by bomb crater.	398360	223330
5466	FINDSPOT. Hewlett's Farm. NEO-BA. Flint tools including retouched flake, scraper and borer. Exact spot unknown.	398300	222600
5469	FINDSPOT. SAX Spearhead. Sydenham Villas Road.	395730	221980
5470	FINDSPOT, IA pottery. Webb's Pit. Rim sherd and fragment of bronze found on surface.	396800	222500
5471	FINDSPOT. ROM coin of Marcus Aurelius. Whaddon.	396200	223000
5472	FINDSPOT. ROM Coin of Theodosius. Pittville.	395500	223000
5473	FINDSPOT. ROM coins. Hales Road Number of Roman coins found in Hales Road when this 'ancient lane' was turned into a 'new drive'.	396000	222100
5476	FINDSPOT. NEO. Stone Axe found at Hayward's Lane.	396100	221800
6583	MANOR HOUSE & EARLY SETTLEMENT (HAM). Possible early settlement at Old Ham Farm suggested by streams, road and footpath lines - "Old Ham" may differentiate this site from other Ham at 97402110.	397500	221400

	Possible site of early manor house of Ham at Ham Farm (977212).		
6587	BRICKWORKS. Battledown (site of).	396200	221800
6617 (9414)	ROMAN PAVING. Sandford Bridge. Said (1894) to still exist under bridge at Sandford. Just by this ford is a curved bank and ditch forming a semicircle, evidently the remains of an old camp, constructed there for the defence of the passage of the ford.	395500	221700
6640	CLAY PITS. Old clay pits 200m NE of hospital. Built over by 1978 OS map.	396700	222500
6650	CROPMARK. Sub-circular. W of Mill Lane. Undated. Not visible on the ground and aerial photograph.	397670	221950
6653	ROAD. Length of Unfinished Road in back garden of No. 37 Old Bath Road. Consists of hardcore of cinders and rubble and kerbstones. It is conjectured that this road was the initial phase of an early C19 development of the Sandford area of the town which was never completed.	395510	221550
6654	ROAD. Hewletts Hill. Stone road surface, rutted and just under 8ft (2.4m) wide was exposed after heavy rain and interpreted as being of Roman date.	398000	222000
7354	SETTLEMENT. Dark's Farm.	397900	223600
7360	PITS. Old pits N of Ryefield Gardens.	397100	223400
8737	FIELDNAME. "Garden & Fishponds" Tithe map.	395800	223250
8739	FIELDNAME. "Stone Walls" Tithe map.	396450	223300
9610	LAND DIVISION. May be traced across the whole of the Cheltenham Inclosure map of 1806, where for most of its length, except through Fairview, it appears as a road. Likely to represents course of an ancient highway which bypassed the medieval town but fell into disuse, by about 1800, as Cheltenham expanded.	392900	224200
9613	MILEPOST. Aggs Hill. Mitchell's map of 1806.	397700	222300

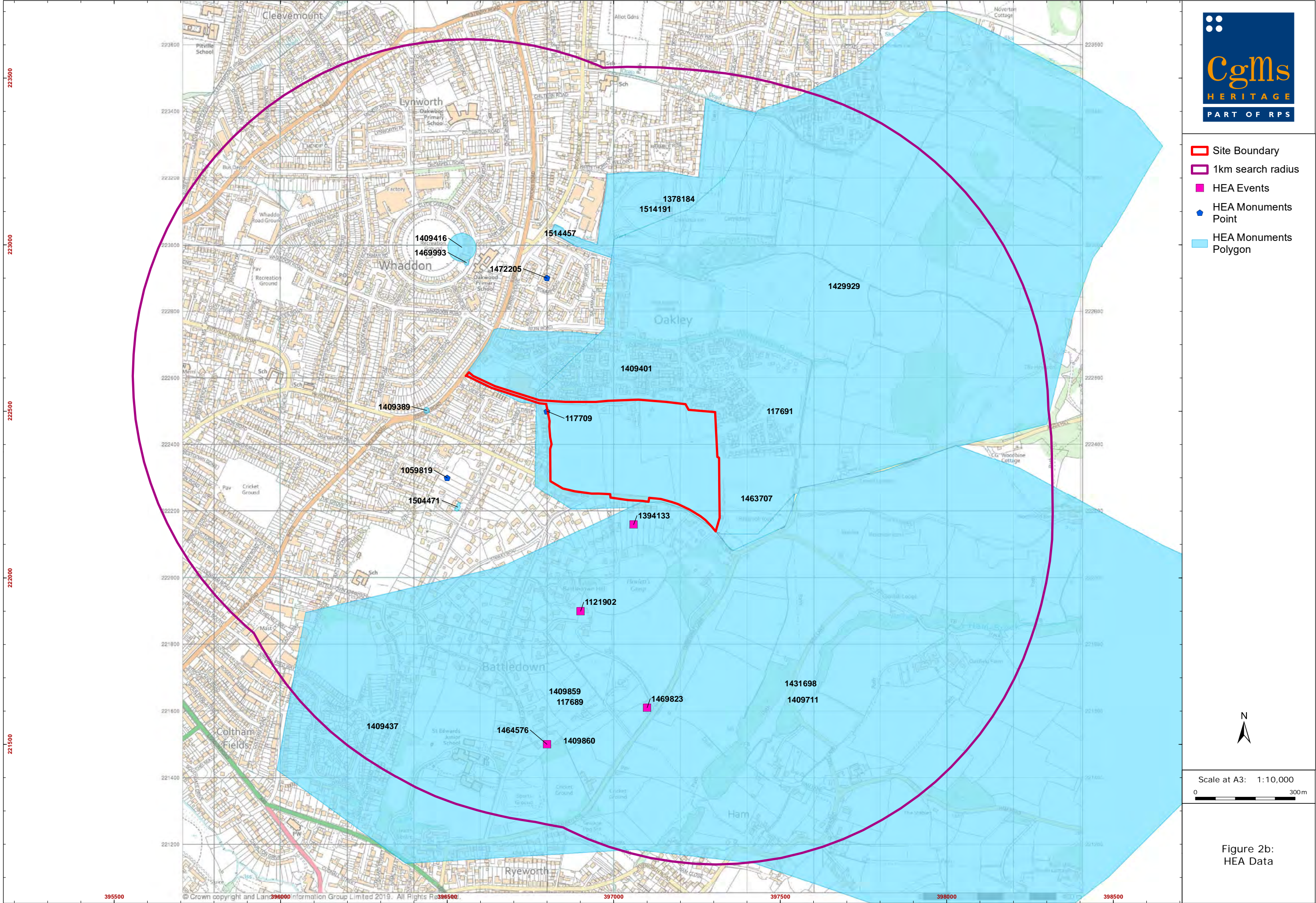














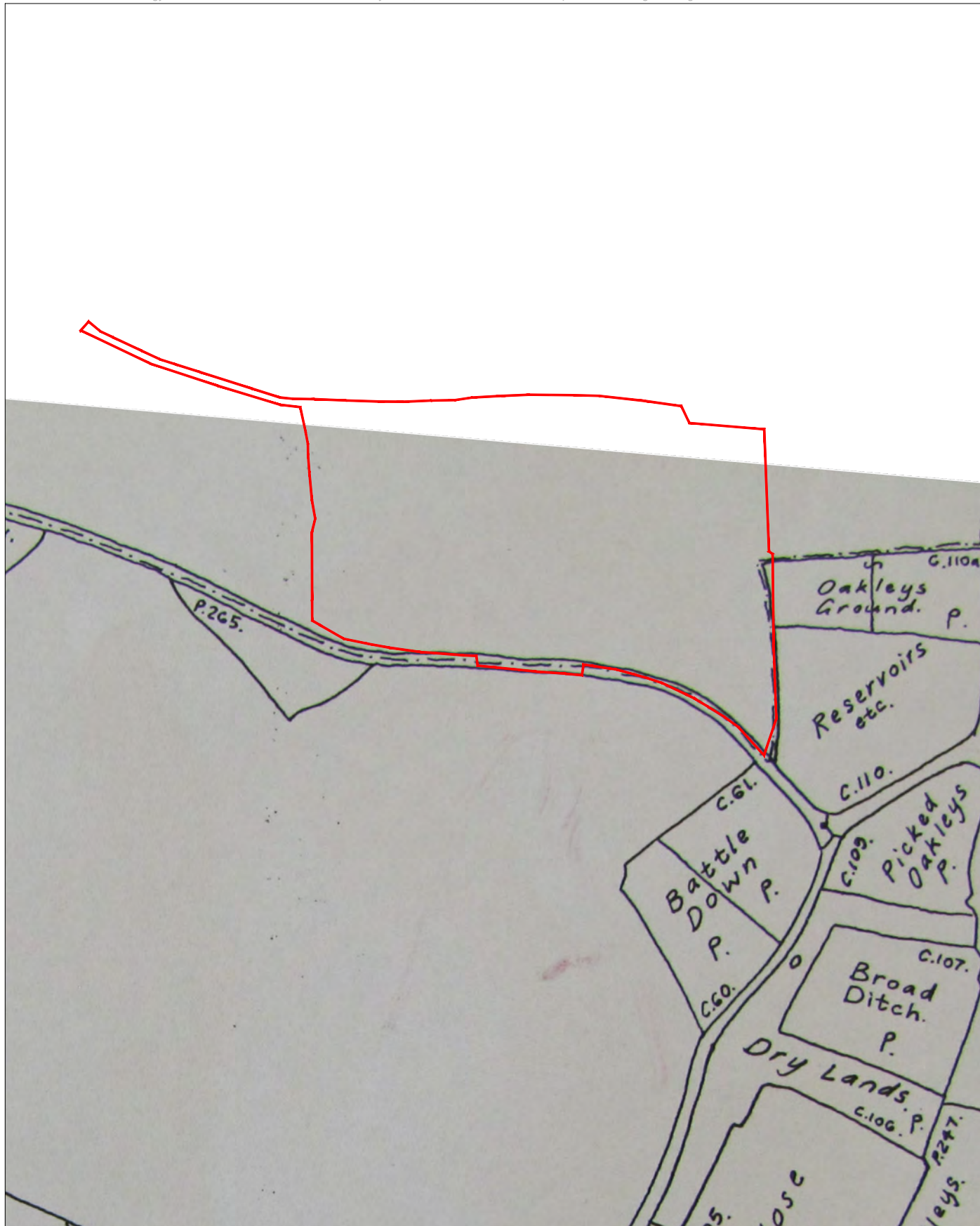


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 3:  
1811 Ordnance Survey  
drawing



 Site Boundary



Not to Scale:  
Illustrative Only

Figure 4:  
1843 Charlton Kings Tithe  
Map





Figure 5:  
1887-1888 Ordnance  
Survey Map



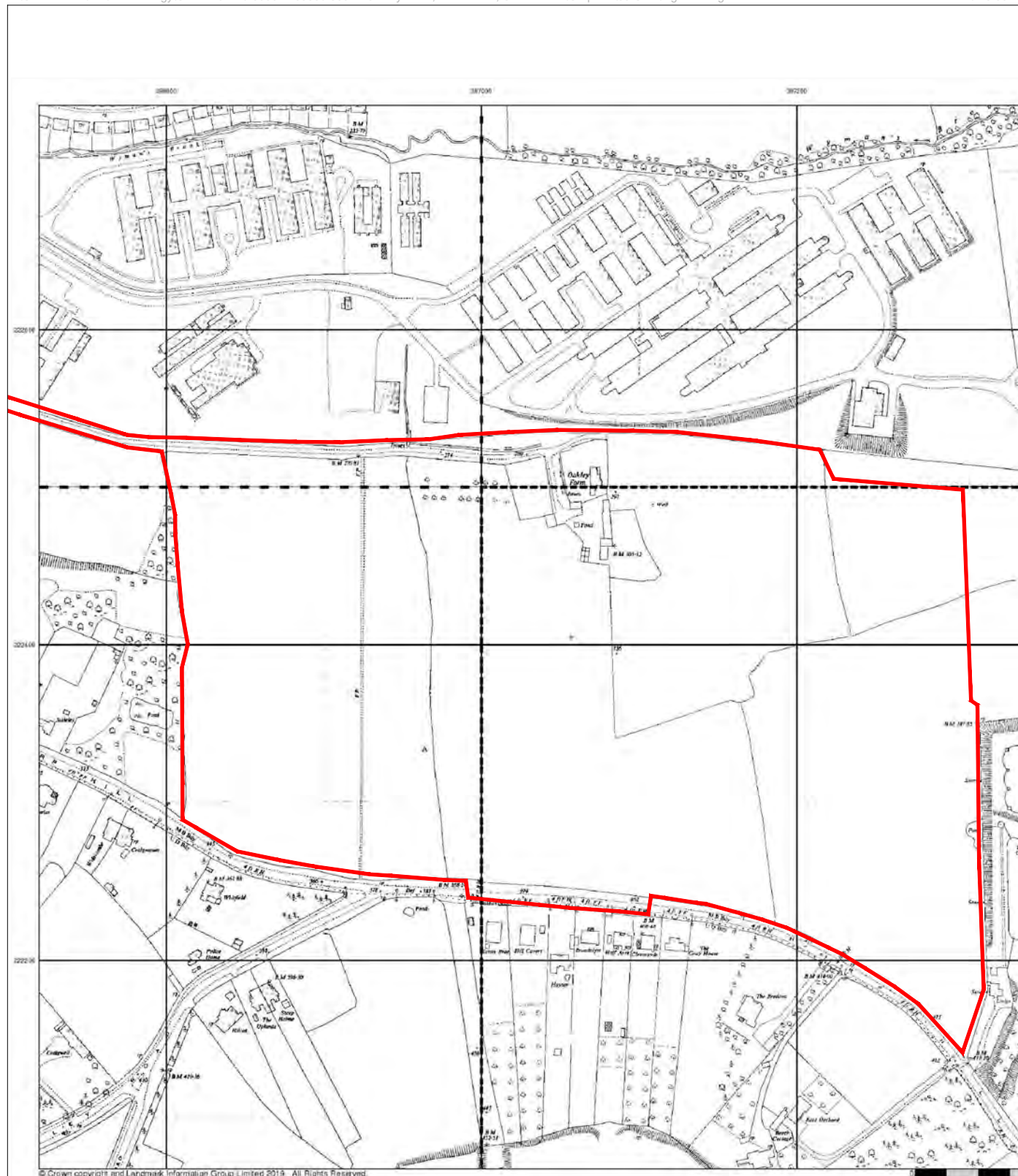
 Site Boundary



Not to Scale:  
Illustrative Only

Figure 6:  
1949 Ordnance Survey  
Map





Site Boundary



Not to Scale:  
Illustrative Only

Figure 7:  
1954 Ordnance Survey  
Map



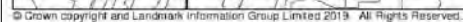
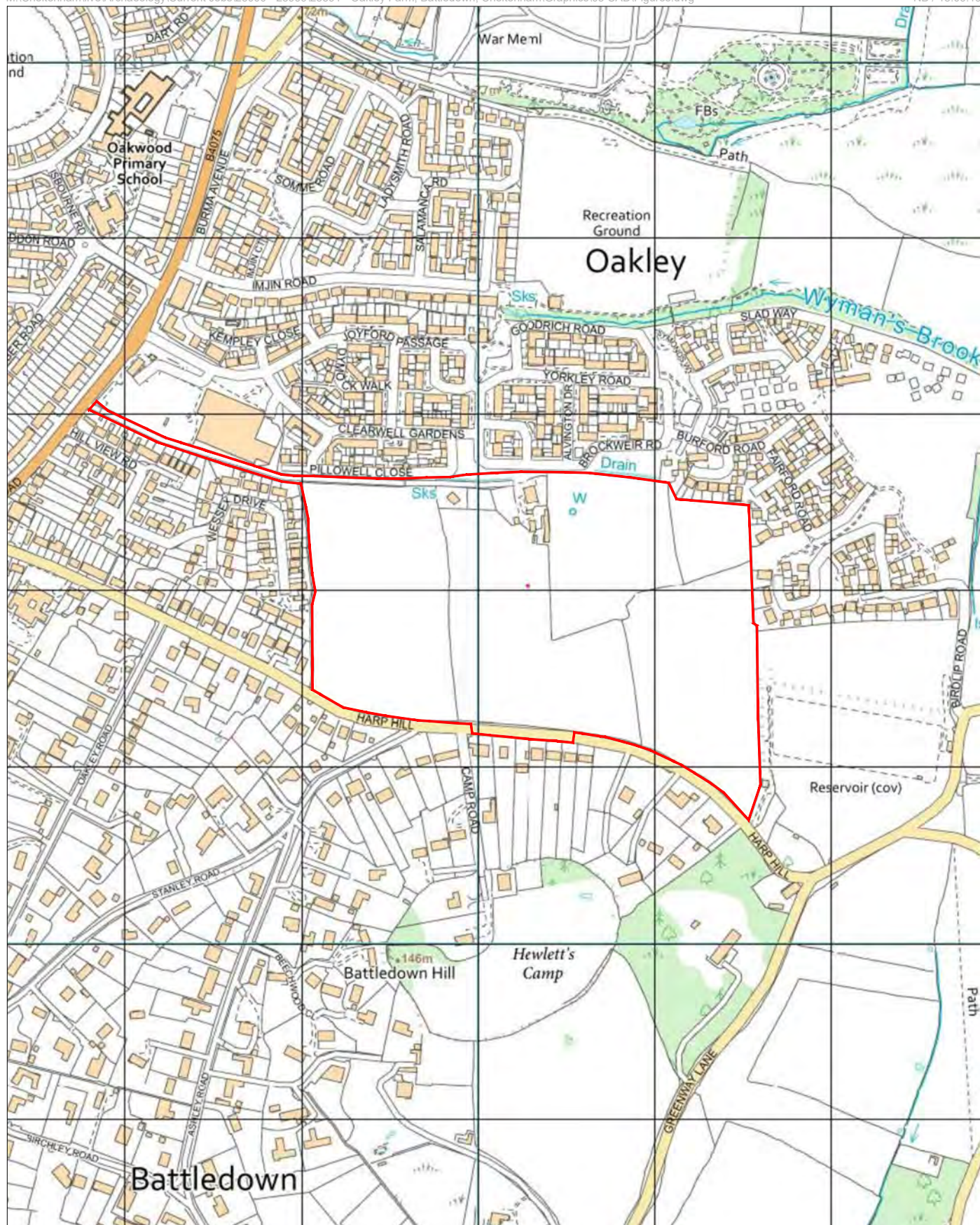


Figure 8:  
1994 Ordnance Survey  
Map





 Site Boundary



Not to Scale:  
Illustrative Only

Figure 9:  
2019 Ordnance Survey  
Map





Figure 10:  
2020 Illustrative  
Masterplan







 Site Boundary

LIDAR DATA

Source:  
Environment Agency

Data Type:   DSM

Resolution:   1m

Processing:  
simple Local Relief Model  
overlaid on Multi-direction  
Hillshade




Scale at A3:   1:2,500  


Figure 12:  
LiDAR Data Plot





Plate 1: View from NE corner, looking SE



Plate 2: View from SW corner, looking NE





Plate 3: View from centre of S boundary, looking downslope towards the N



Plate 4: View from SE corner, looking N





Plate 5: View from centre of E boundary, looking W



Plate 6: View from NE corner, looking W towards Oakley Farm





Plate 7: View of Oakley Farm buildings, looking W



Plate 8: View from centre of N boundary, looking S upslope

