



**Archaeological desk-based heritage assessment
for East Claydon Substation
Granborough
Buckinghamshire**

**February 2023
Revised August 2023
and November 2023**

Report No. 23/014

Author: Mary Ellen Crothers

Illustrator: Carla Ardis



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Author: Mary Ellen Crothers BA MA

Illustrator: Carla Ardis BA MA PhD

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MOLA
Kent House
30 Billing Road
Northampton
NN1 5DQ
01604 800 809
www.mola.org.uk
sparry@mola.org.uk

STAFF

Project Manager: David Divers

Research and text: Mary Ellen Crothers BA MA

Illustration: Carla Ardis BA MA PhD

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Methodological summary	<p>MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment for East Claydon Substation, Granborough, Buckinghamshire, February 2023.</p> <p>A walkover survey of the site was undertaken to examine the current character of the site and to identify visible historic features and factors that could affect the survival of potential archaeological remains. A visit was also made to Buckinghamshire Archives. Buckinghamshire HER was consulted for sites and monuments within 1km of the site boundary. All available relevant sources, including LiDAR data, aerial photographs, historic maps, online sources, grey literature and journals were collated in order to provide as accurately as possible, a realistic assessment of the significance of the archaeological remains and likelihood of their survival on the site.</p>		
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Description of outcomes/ summary of research framework contribution	<p>The proposed development site lies to the west of Granborough, Buckinghamshire. There are 21 entries in the HER within 1km of the site, including two Grade II Listed Buildings. Several Archaeological Notification Areas lie close to the site although none are located within the boundary.</p> <p>A realistic assessment of the potential for archaeological remains to survive across the site is not fully achievable, due to the low quantity of archaeological information from the local area relating to fieldwork and assessment.</p> <p>No prehistoric remains are known from the vicinity of the site. A Roman road and pottery scatters lie across the far south-western field and form two Archaeological Notification Areas. A possible roadside ditch is visible</p>		

	<p>on aerial photography within the same field and crossing point for the stream may also be present. It is possible that Roman remains will extend beyond the ANAs in the far south-western field and into the area of proposed development although little is understood of their size and nature and so a robust assessment on its location cannot be made.</p> <p>Limited evidence of Saxon activity is known from the area around the site.</p> <p>The site lay within open farmland during the medieval period. Cropmarks of a field boundary and ridge and furrow lie in the eastern field Satellite imagery and LiDAR shows that a village 'end' of the shrunken medieval village of Granborough extended to within 250m of the site.</p> <p>Cartographic evidence suggests the site lay within open farmland throughout the post-medieval and modern periods.</p> <p>The proposed development is for a new substation and associated power storage units, control room and welfare.</p>		
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ABSTRACT

MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment for East Claydon Substation, Granborough, Buckinghamshire.

The proposed development site lies to the west of Granborough, Buckinghamshire. There are 21 entries in the HER within 1km of the site, including two Grade II Listed Buildings. Two Archaeological Notification Areas lie within Field 4 of the site.

A realistic assessment of the potential for archaeological remains to survive across the site is not fully achievable, due to the low quantity of archaeological information from the local area relating to fieldwork and assessment.

No prehistoric remains are known from the vicinity of the site. A Roman road and pottery scatters lie across the far south-western field and form two Archaeological Notification Areas. A possible roadside ditch is visible on aerial photography within the same field and crossing point for the stream may also be present. It is possible that Roman remains will extend beyond the ANAs in the far south-western field and into the area of proposed development although little is understood of their size and nature and so a robust assessment on its location cannot be made.

Limited evidence of Saxon activity is known from the area around the site.

The site lay within open farmland during the medieval period. Cropmarks of a field boundary and ridge and furrow lie in the eastern field. Satellite imagery and LiDAR shows that a village 'end' of the shrunken medieval village of Granborough lies approximately 240m to the east of the site.

Cartographic evidence suggests the site lay within open farmland throughout the post-medieval and modern periods.

The proposed development is for a new substation and associated power storage units, control room, new service connections and welfare.

1 INTRODUCTION

1.1 Background

MOLA (Museum of London Archaeology) was commissioned by Stratera Energy Limited to conduct an archaeological desk-based heritage assessment of land to the south of East Claydon Substation, Granborough, Buckinghamshire (Fig 1; NGR SP 475639 225125). The assessment was updated to include the results from the geophysical survey of the site. The assessment will be used to inform a planning application and Environmental Impact Assessment for the construction of a new substation and battery storage facility. It was carried out to assess the nature, extent and significance of the known and potential heritage resource within the development, in addition to the potential impacts of the proposed development on said resource.

All works were carried out in accordance with best archaeological practice as defined in the Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2019) and *Standard and Guidance for desk based assessment* (CIfA 2020) as well as the Historic England procedural document *Management of Research Projects in the Historic Environment* (MoRPHE) (HE 2015).

This desk-based study assesses the impact of the scheme on buried archaeological remains (buried heritage assets) and built heritage (Listed and locally listed buildings). It forms a technical appendix in support of an Environmental Statement, assessing the impact of the proposed development (hereafter referred to as 'the Site') on the historic environment. It will enable the archaeological advisors to the local planning authority (LPA) to formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest. Paragraph 203 of the National Planning Policy Framework (NPPF) states that "*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*".

It forms a technical appendix in support of an Environmental Statement, assessing the impact of the proposed development (hereafter referred to as 'the site') on the historic environment. It will enable the archaeological advisors to the local planning authority (LPA) to formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.

The report includes a summary of the results of a geophysical survey undertaken by MOLA in the main area of proposed development in March and May 2023.

This report deals with both the archaeological implications of the development and the impacts upon the local built heritage. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the Site or in the vicinity that are relevant to the archaeological interpretation of the Site are discussed where appropriate. The report also assesses issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).

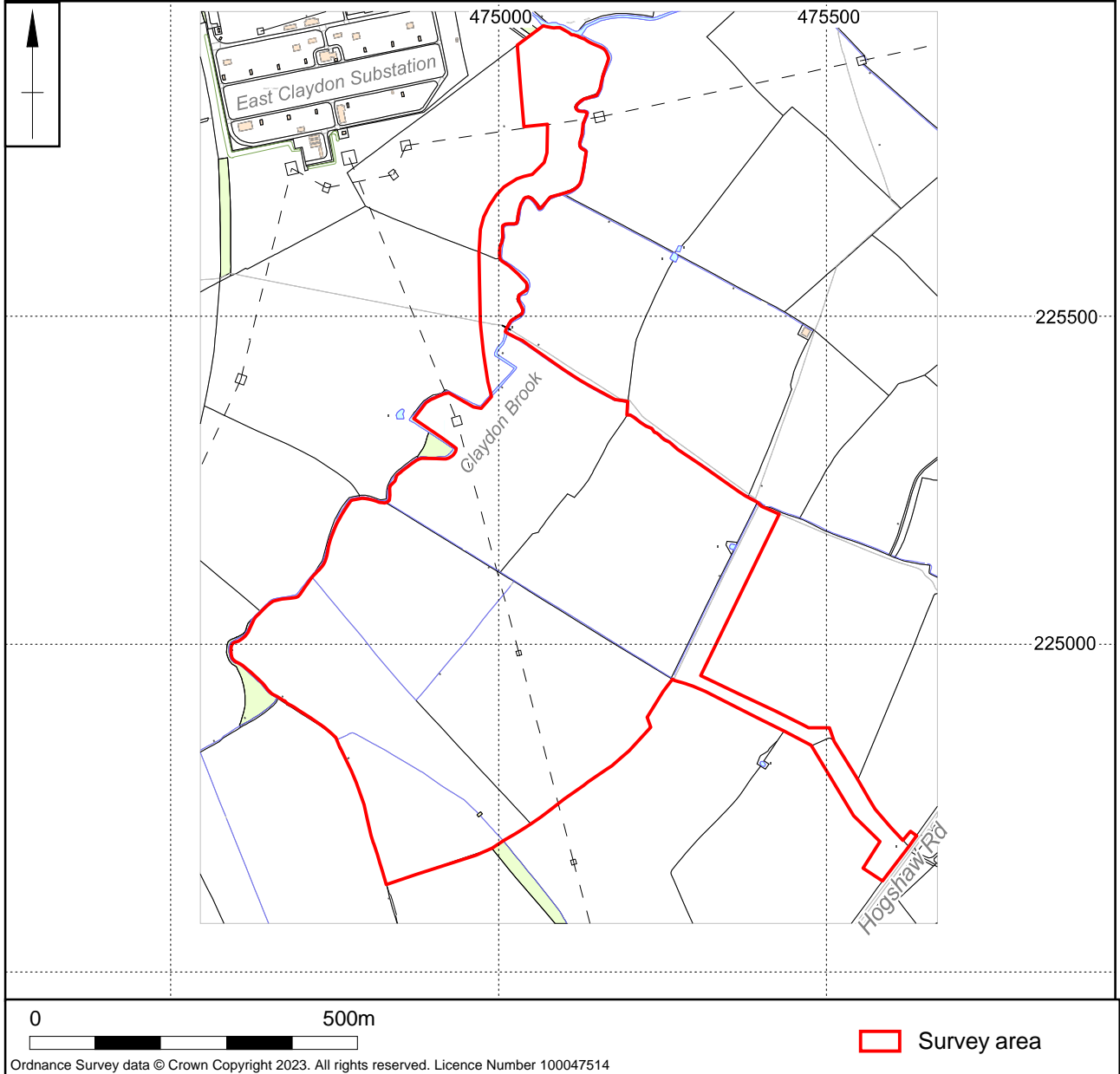
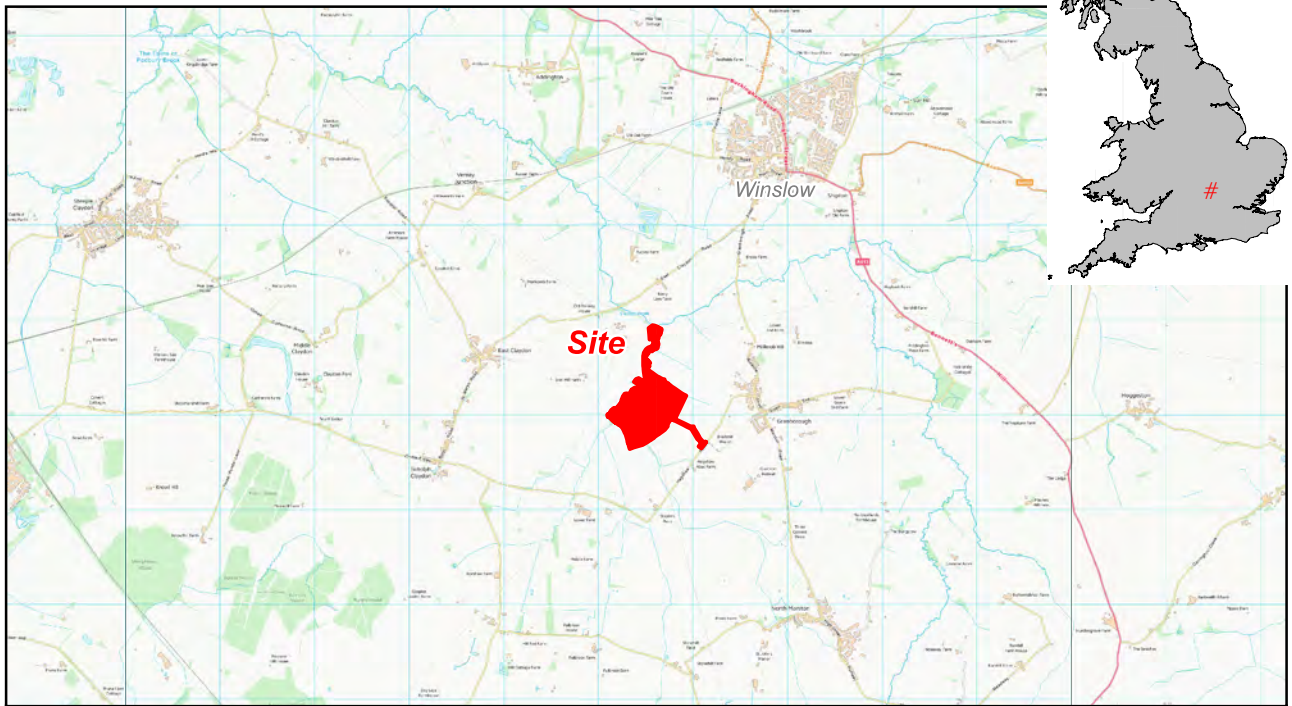
The assessment has been carried out in accordance with the requirements of the (NPPF) ((DLUHC 2023; see section 9 of this report) and relevant local planning policies. It conforms to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), and Historic England (EH 2008, HE 2015, 2017, 2019). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.

Note: within the limitations imposed by dealing with historical material and maps, the information within this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Location, topography and geology

The proposed development site consists of four arable and pasture fields and additional tracts of agricultural land to the west of Granborough, Buckinghamshire. The site is bounded on all sides by fields. A stream forms the western boundary of the site and the eastern boundary of the northern extension. East Claydon Substation lies adjacent to the northern end of the area of easement, to which the battery storage will be linked.

The land is predominantly flat and level along the floodplain of the Claydon Brook and lies between c.90m and 94m above Ordnance Datum (aOD) (FMT2023). The geology comprises Weymouth Member and West Walton Formation mudstone which is overlain by Beaconsfield Gravel (BGS 2023). The overlying soils are slowly permeable, seasonally wet, slightly acid but base-rich loams and clays (CSAI 2023).



Scale 1:10000 (A4)

Site location Fig 1

1.3 Aims and Objectives

The aim of the assessment was to collate information about the known or potential archaeological resource within the development site, including its presence or absence, character and extent, date, integrity, state of preservation and relative quality. The work was undertaken in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA) *Code of conduct* (CIfA 2019) and *Standard and guidance for archaeological desk-based assessment* (CIfA 2020). Historic England guidance documents concerning the setting of heritage assets were also consulted (HE 2017).

The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets within and around the proposed development site that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see Appendix 1) using a standardised method to determine said significance (section 3.4)
- assess the likely impacts upon the significance of the assets arising from the proposals.

1.4 Sources consulted

The Buckinghamshire Historic Environment Record was consulted for documented sites and monuments within 1km of the proposed development (Fig 2). The search returned a total of 21 records for analysis. A visit was made to Buckinghamshire Archives on 8th February 2023 to view historic maps of the area.

The online Historic England resource *National Heritage List for England* was consulted in order to identify designated heritage assets within the proposed development area (historicengland.org). The Historic England document *The setting of heritage assets: historic environment good practice advice in planning note 3 (second edition)* (HE 2017) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

LiDAR data was also analysed as part of the report.

2 HERITAGE ASSET ASSESSMENT

2.1 Undesignated heritage assets within the site

The south-western boundary of the site lies across two Archaeological Notification Areas (ANAs), which are areas that contain known archaeological evidence. The first comprises the Roman road between Akeman Street and Thornborough and the second is an area containing concentrations of Roman finds found within two pottery scatters. Both ANAs lie within fields 3 and 4.

Undesignated heritage assets located within the study area

Four further ANAs lie beyond the Site boundary but within the surrounding study area and comprise earthworks of a shrunken medieval village c.550m to the east and three areas of medieval to post-medieval ridge and furrow lie between the shrunken village and the Site.

Designated Heritage Assets located within the study area

There are no designated heritage assets within the site, although there are nine Listed Buildings, a Registered Park and two conservation areas within the local landscape:

Grade II* Listed Buildings:

- Church of St Mary, East Claydon

Grade II Listed Buildings:

- Rookery Farmhouse
- Botolph House
- Stable block at Botolph House
- Botolph Farmhouse
- Botyl Cottage, 57 Botyl Road
- Hickwell House, 40 Botyl Road
- Beech House
- Tuckey Farmhouse

Registered Parks:

- Claydon Park

Conservation areas:

- Botolph Claydon
- Middle Claydon

2.2 Previous archaeological work

A magnetometer survey was undertaken at the site between March and May 2023 (Manktelow 2023), which revealed ridge and furrow over the entire site with six sites (noted as Sites A–F) of positive curvilinear and linear anomalies which may represent ditches. The majority of the anomalies lie within fields 9 and 10 and are described as follows:

- Site A in Field 10 at the far northern end of the site adjacent to East Claydon Substation contains at least three enclosures with internal divisions or features, such as pits, postholes and possible roundhouses.

A further rectilinear enclosure lies close to the south-west with a possible entrance on the eastern side. Other peripheral features within Site A include a possible trackway aligned north-west to south-east and a second trackway aligned east-north-east to west-north-west.

- Site B also lies within Field 10 on the west side of the river and contains a fragmented multi-phase enclosure complex which probably represents a continuation of the features seen in Site A.
- Site C lies at the northern corner of Field 8 adjacent to the river. It contains several possible pits and irregular positive linear and curvilinear anomalies of unknown function which do not form any obvious enclosures.
- Site D lies at the western corner of Field 8 and contains two enclosures, both represented by a single corner. One of the enclosures also contains internal features or previous iterations of the same enclosure within the western part of the field. A boundary ditch is also evident on the south and west sides of the enclosures.
- Site E lies within the western side of Field 7 and comprises several short positive curvilinear features indicative of ditches, possibly representing a small enclosure. Two large pit-shaped features were also identified which may be storage pits and a line of five small anomalies may represent a pit alignment.
- Site F lies at the western end of the proposed access track in Field 2 and contains a single U-shaped anomaly which probably represents an enclosure.

The course of a Roman road within Fields 3 and 4 was also faintly visible within the geophysical survey as faint intermittent stretches of parallel ditches, although the data is masked by the dense geological patterning within the field.

No other archaeological work has taken place within the Site, although work has been carried out nearby. A geophysical survey was undertaken c.440m to the north-east of the Site and identified anomalies of possible archaeological origin, possible former field boundaries and ridge and furrow (Howard 2021).

An archaeological trial trench evaluation was carried out c.425m north-west of the proposed development over 37ha of land at Tuckey Farm. The evaluation confirmed the presence of the former boundary and ridge and furrow but no significant archaeological features were found. A small assemblage of pottery dating to between the Roman and post-medieval periods, clay pipe and ceramic building material was found within the furrows suggests that the ridge and furrow dates to the post-medieval period (Brookes 2022).

No other intrusive archaeological work has been undertaken in the study area. A topographic earthwork survey was conducted over the remains of the shrunken medieval village to the east of the site.

2.3 Summary and significance of heritage assets (Fig 2)

Prehistoric

The geophysical survey of the site demonstrates that it was occupied during pre-Roman periods, based on the morphology of the remains. Possible roundhouses of likely Iron Age date were found at Site A in Field 10 and a possible prehistoric enclosure was also identified at Site F where the access road from Hogshaw Road links with the main site in Field 2 (Manktelow 2023).

Roman

The line of a Roman road, Margary route 162 (MBC6013), passes through Buckinghamshire. Approximately five miles (c.8km) of the road north of Fleet Marston has been located with confidence through geophysical survey, which identified a pair of flanking ditches on either side. Based on morphology, photographic evidence and LiDAR data, the line of the same road also lies across Fields 3 and 4 of the proposed development on a north-north-east to south-south-west alignment. A linear feature is visible as a cropmark on current satellite imagery and on aerial photographs from 1945 on the eastern side of the assumed course of the road which may represent a ditch. A very slight linear depression is also visible on LiDAR in the same location although the road itself and a potential western ditch are not evident. Both ditches were also evident during the recent geophysical survey of the site, immediately adjacent to the assumed line of the road. The supposed course of the road in this location defines an Archaeological Notification Area.

Probable Roman remains were identified during the recent geophysical survey of the site within the area of easement to the north in Field 10 and within Field 8 adjacent to the Claydon Brook (Manktelow 2023). Although the date of the remains has not been confirmed, their morphology resembles other known Roman sites.

Two pottery scatters (MBC2108, MBC2114) were found across the south-western boundary of the overall site and include tile, vessel rims, bases and body sherds dated to the 2nd and 3rd centuries AD. The area in which they were found is now covered by an Archaeological Notification Area.

The Portable Antiquities Scheme (PAS) holds records for a copper alloy dupondius sestertius (BUC-05E227) that was found in Granborough parish. However, the location of the findspot is unknown.

Saxon

The PAS holds records for a dagger (NARC654) with a double-sided human face that was found in Granborough parish. However, the exact findspot is unknown.

Medieval

Granborough is recorded in the Domesday Survey of 1086 as *Grenesberga* within Waddesdon Hundred as a relatively small village of 12 households, comprising 7 villagers, four smallholders and a slave. Granborough had ploughland land for nine ploughs and meadow for two ploughs and remained as part of St Albans Abbey after the Norman Conquest.

East Claydon was also recorded as part of Waddesdon Hundred but was twice as populated with 24 households under four landowners. Prior to the Conquest, part of East Claydon was held by Alwin and King Edward but those lands passed to Ralph and were tenanted to William Peverell. Further lands had fallen under Swein, Esger the Constable's man but had passed to Geoffrey de Mandeville; a further part was held by Hemming of Branston but was only tenanted to Miles Crispin in 1086. The last section had remained under Geoffrey of Baldon throughout the period of land settlement but was later also tenanted to Crispin. In total, East Claydon had 12 villagers, nine smallholders, three slaves, ploughland for eight ploughs, meadow for four ploughs and woodland for 140 pigs (Powell-Smith 2023, Williams 2002).

A shrunken medieval village (MBC4757) lies c.550m to the east of the site, close to the south of Rookery Farm on the west side of Granborough. The area contains a primary hollow way, lying east-west along the southern side and a series of small plots

with house platforms are linked by shorter hollow ways (Farley 1974). The remains are visible on LiDAR and have been documented through a topographic earthwork survey (EBC10353). LiDAR and satellite imagery also suggest that the medieval village extended further to the west than previously thought and lies 240m to the east of the site. The known hollow way extends westwards beyond the Archaeological Notification Area where it meets the south-eastern corner of an area of survival of ridge and furrow but does not appear to continue beyond it. A row of small crofts with a back lane can be seen on the north side of the hollow way which may have comprised a village 'end'. LiDAR imagery does not suggest that the hollow way extends into the proposed development.

Aerial photography, satellite imagery and LiDAR suggest that part of a former field boundary lies within Field 6 and extends beyond the site boundary to the east. Imagery from 2007 and 2017 clearly shows ridge and furrow partially surviving within the boundary and within the proposed development site. Parallel ridges are also visible on the north side of the boundary in the field adjacent to the east of the site. The boundary and its associated ridge and furrow are likely to date to the medieval period but the field does not align with any of those recorded on historic mapping. Neither the boundary of the ridge and furrow are recorded within the HER.

Ridge and furrow was also identified during the recent geophysical survey within Fields 8 and 10 (Manktelow 2023).

LiDAR imagery indicates that the earthworks of the shrunken medieval village lie adjacent to the north of a small field containing ridge and furrow. Further areas of ridge and furrow have also been recorded in the local area and the majority are now protected within Archaeological Notification Areas. One area lies adjacent to the south-west of the village earthworks on the east side of Hogshaw Road and another lies adjacent to Field 6. A further small strip occupies some of the space between the two. A survey of surviving ridge and furrow in the area was conducted using aerial photography, to demonstrate the quantity which had survived by 1995 and by 2012. The survey suggests that ridge and furrow surviving by 1995 adjacent to the north-west of the site, within in Field 10 and over a larger area adjacent to the western site boundary had been lost by 2012. However, ridge and furrow (MBC2210) still survives within Fulbrook, c.450m to the south-west of the site.

A group of linear boundaries (MBC43617) were identified c.670m to the north-east of the site, at the northern end of Granborough. Aerial photographs and a remote sensing survey suggest that a series of ditches survive on the west side of Winslow Road and may have formed possible garden or yard boundaries. Due to the location and alignment of the remains of the shrunken medieval village (MBC4757) to the south, it is thought that they may be of medieval origin although their survival has been partially compromised by modern land use.

The PAS holds records for a silver Portuguese coin of Alfonso V (NARC771) that was found in the parish of Granborough. A coin weight (MBC40923) was also found in the area although the exact findspots are unknown.

Post-medieval

Throughout this period the site remained as agricultural land and saw little if no development. The rural nature of the site is framed by the following historic buildings recorded in the National Heritage List for England:

- Rookery Farm (MBC7345, 1289327) lies c.620m to the east of the site and is a Grade II Listed Building. The timber frame farmhouse was constructed

in the 16th-17th centuries with extensions dating to the 18th and 19th centuries.

- Number 17, Winslow Road (1212890) lies c.680m to the east of the site and is a Grade II Listed Building, dating to the 17th century but altered and extended of the course of the 18th and 19th centuries.

In addition to the historic buildings in the area, other post-medieval remains include the site of a 16th-century watermill (MBC1327), which lies c. 400m to the north of the site on the junction of three parishes. The watermill was situated on the confluence of two slow-moving streams and a ford may also have existed at the same location, which lay along the route of an earlier road from Winslow to Granborough but eventually fell out of use by the 16th century in favour of a bridged crossing. The Fortescue estate map of 1599 (Fig 3) shows that the area was named Mill Hook although no mill building is visible.

An estate known as Biggen (MBC2307), owned by Mr Lea, is recorded on the Fortescue estate map, c.640m to the north-east of the site.

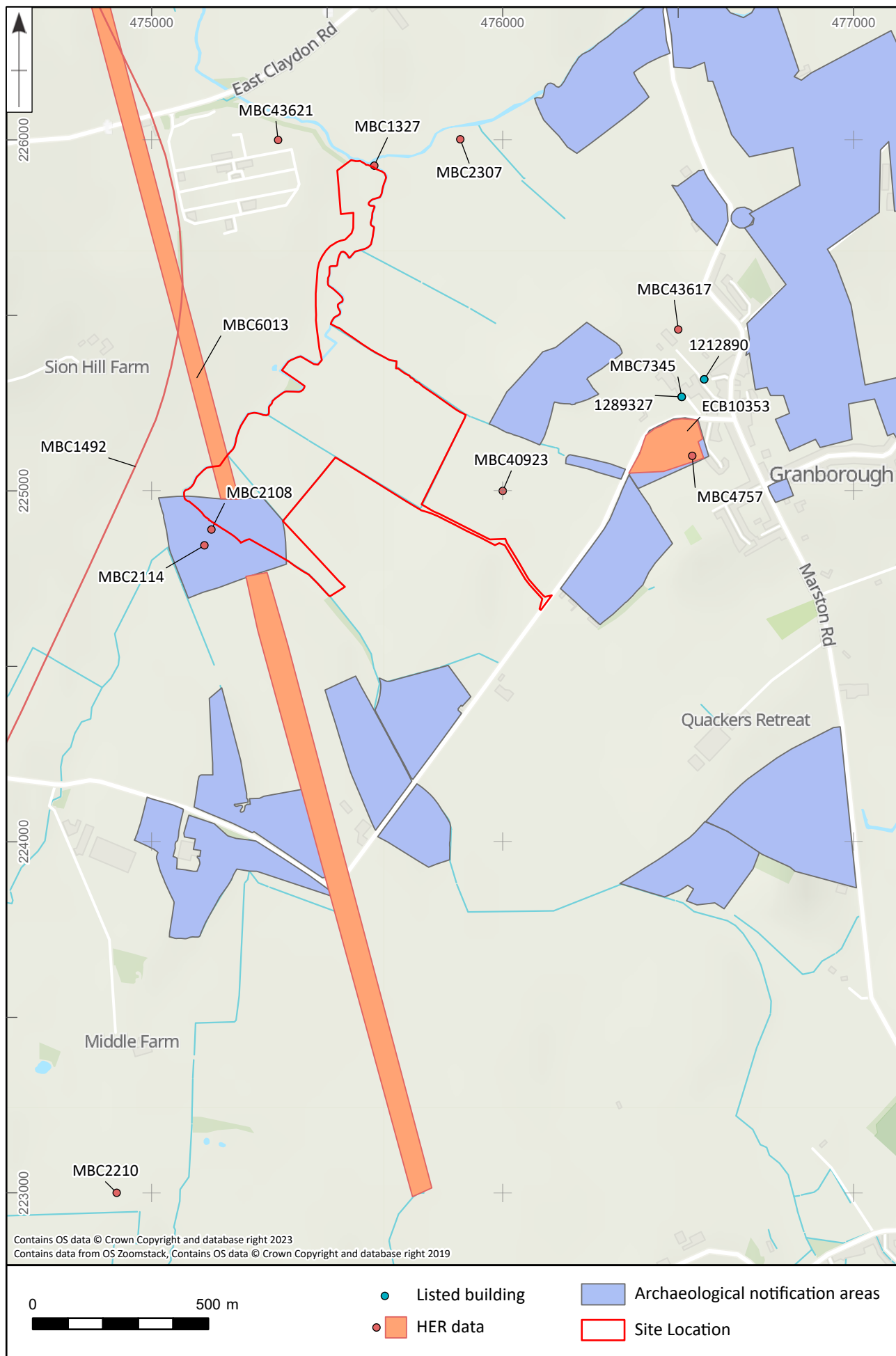
The route of the Aylesbury to Buckingham Railway (MBC1492) opened in 1868 and lies c.180m to the west of the site. This stretch of track was a single line until 1891 when the line was extended from Verney Junction to Baker Street and was then taken over by London Transport in 1933. The line closed to goods in 1936 and to passengers in 1947 and the tracks have since been dismantled.

The BHER records a group of drainage ditches (MBC43621) c.600m to the north of the site, which and were identified through aerial photography leading out of areas of ridge and furrow towards a brook. However, all remains of the ditches have since been removed by the construction of an electricity substation.

The PAS holds records for a buckle (BH-757A74) that was found within the parish of Granborough, although the findspot is unknown.

Table 1: Historic Environment Record (HER) data

HER ref	Description	Location	
Designations			
1289327	Rookery Farmhouse, 16th-17th century	Grade II	476510 225268
1212890	17, Winslow Road, 17th century	Grade II	476574 225318
Monuments			
MBC2307	Mr Lea's Biggin Estate		475879 226002
MBC4757	Shrunken medieval village, Rookery Farm		476540 225100
MBC6013	Margary Road 162		475218 224996
MBC7345	Rookery Farm		476510 225268
MBC1327	Meeting point of three parishes; watermill and ford		475634 225927
MBC1492	Aylesbury to Buckingham Railway		475042 225301
MBC2108	Roman pottery scatter, 540m south-east of Sion Hill Farm		475170 224890
MBC2114	Roman pottery scatter, 550m south-east of Sion Hill Farm		475150 224845
MBC2210	Ridge and furrow, Fulbrook		474900 223000
MBC40923	Coin weight, 17th century		476000 225000
MBC43617	Linear boundaries, north of Granborough		476500 225460
MBC43621	Drainage ditches east of East Claydon		475360 226000
Events			
ECB10353	Topographic earthwork survey, 1998		476466 225128



Scale: 1:15,000

HER data Fig 2

2.4 Cartographic evidence

Several cartographic sources were consulted for this report, dated to between 1599 and 1950. The following images are extracts from historic maps held at Buckinghamshire Archives and by the author.

Until the Ordnance Survey maps were produced from the early 19th century, maps were created for a number of purposes and were not always aligned north, accurate or drawn to scale, although concerted efforts were made on the part of the cartographers to do so. For this reason, it is not always possible to show the site outline with precision and the following images are for illustrative guidance only.

John Fortescue's estate map, 1599 (Fig 3)

The earliest available cartographic evidence is Fortescue's estate map. *Grandburgh* is shown as a small, nucleated settlement. The site lay within an area known as Brook Furlong which suggests that the land was under arable rotation at the time. A trackway is illustrated on the map known as *Saltway*, which may have lain along the eastern boundary of the site or may have passed through it, although this is unclear due to the absence of scale. The line of the track leading south from the site may now be currently used as a footpath. The map indicates that the site contained a hill known as Sand Hill and that the western corner of the site was known as Stable Corner. The Delve occupied the southern corner of the site and the eastern corner was known as West Backland. A windmill is marked to the north of the village and Mr Lea's Biggin estate (MBC2307) is illustrated to the north of the site, straddling Kite's Brook.



John Fortescue's estate map, 1599 Fig 3

Jefferys' map of Buckinghamshire, 1770 (Fig 4)

Like many cartographers of his time, Jefferys had subscribers or patrons whose names and properties would appear on the map with varying prominence, depending on the nature of the patronage. One such patron could have been the Reverend Mr. Millward whose property is shown in *Bottle Claydon*, although no high-status private buildings are illustrated in Granborough. Farmsteads were usually included on this county map series, including those at Biggin to the north-east and Mount Sion to the west of the site. Primary routes were also marked and this is the first map to show the emergence of Hogshaw Road, leading south-westwards from Granborough and the additional stream which flows through the southern end of the site. However, the detail is not illustrated with accuracy.

The map suggests that the older part of Granborough was physically separated from the expansion to the north and that the more recent buildings lay focused around a green. The former windmill previously illustrated to the north of the village (Fig 3) is not marked here although a new mill can be seen on Granborough Common to the south.

Although no detail for the site can be gleaned from the map, it demonstrates that the proposed development lay within open farmland at this time.

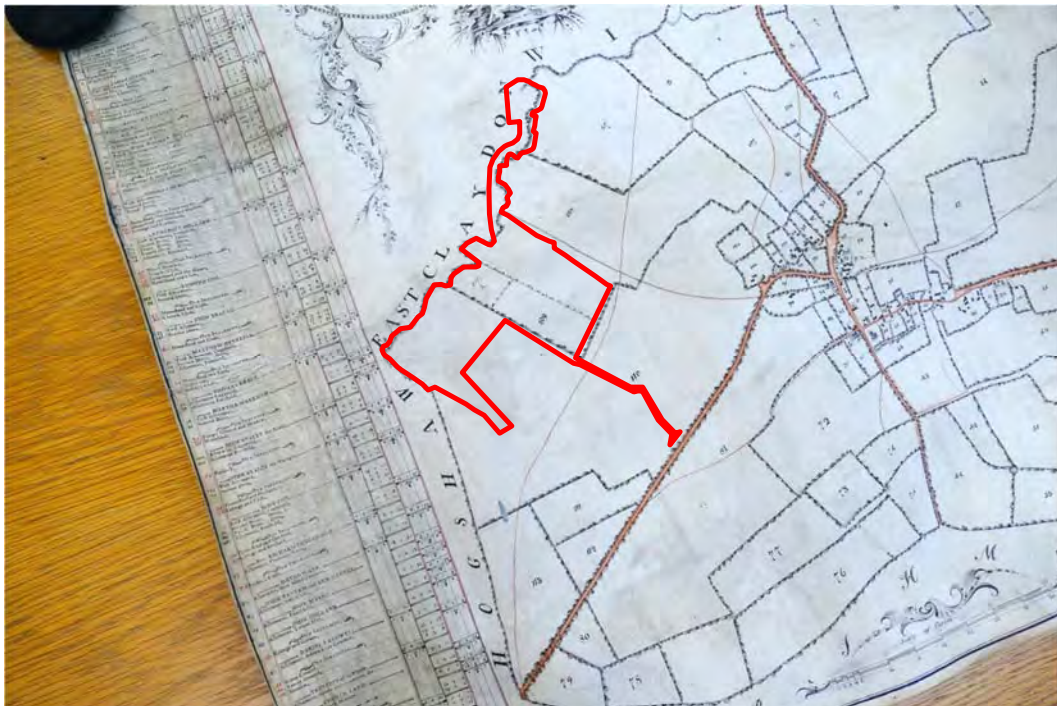


Jefferys' map of Buckinghamshire, 1770 Fig 4

Granborough Inclosure map, 1796 (Fig 5)

This map demonstrates that the course of the stream along the western boundaries of the site had been established by the mid-18th century and has remained unaltered since. The map is scaled with considerable precision for the period. Part of the eastern site boundary and an internal hedgeline had also been established and the line of the former *Saltway* (Fig 3) is also shown along the eastern boundary and leading southwards from the site. The course of the northern end of *Saltway* had changed to a north-south alignment and a new footpath had been established along the northern boundary. Granborough had expanded to the north by this time and Hogshaw Road had been constructed, leading out of the village to the south-west.

The parish had been Inclosed and divided into allotments. Plots 108, 109 and 109A in the northern part of the site were owned by Lady Fermenagh. The southern part of the site lay within part of plot 110 and was under the ownership of Thomas Duncomb, although land use is unknown.

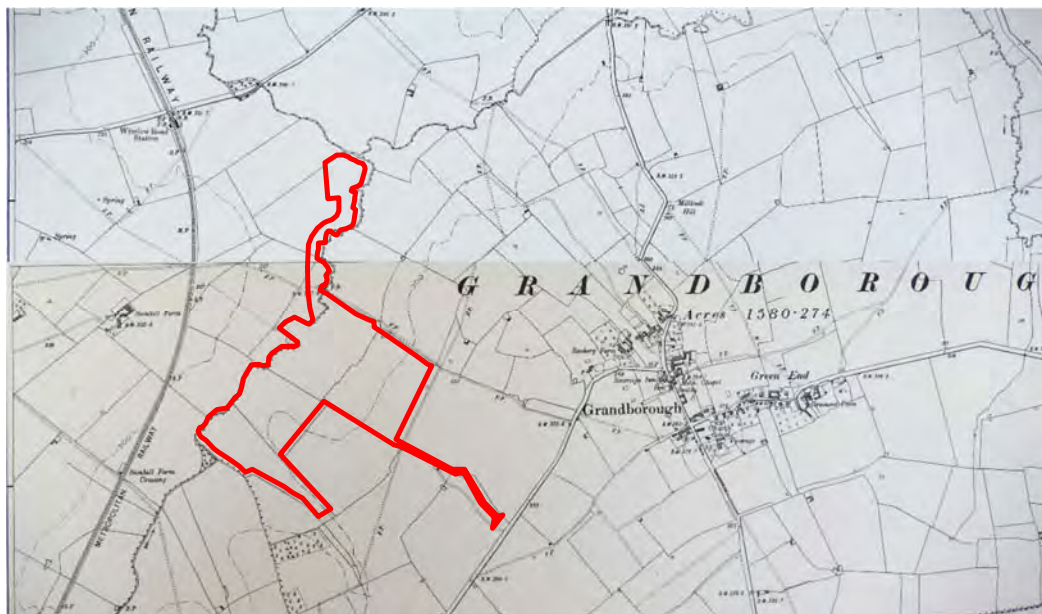


Granborough Inclosure map, 1796 Fig 5

Second Edition Ordnance Survey map, 1900 (Fig 6)

By 1900, all of the site boundaries had been established and the route of the old *Saltway* is marked as a footpath through the eastern corner of the site leading out beyond to the south. The site of the former mill which stood to the north of Granborough in 1599 (Fig 3) is illustrated here as *Millknob* Hill. A footbridge is shown over the stream at the northern corner of the main site and several other footpaths are shown across the immediate landscape. The route of the railway (MBC1492) is marked to the west of the site as a single track line and Winslow Road Station lies on the crossing of the railway and East Claydon Road to the north-west. Rookery Farm (1289327) is illustrated amongst a group of similar homesteads on the west side of the village.

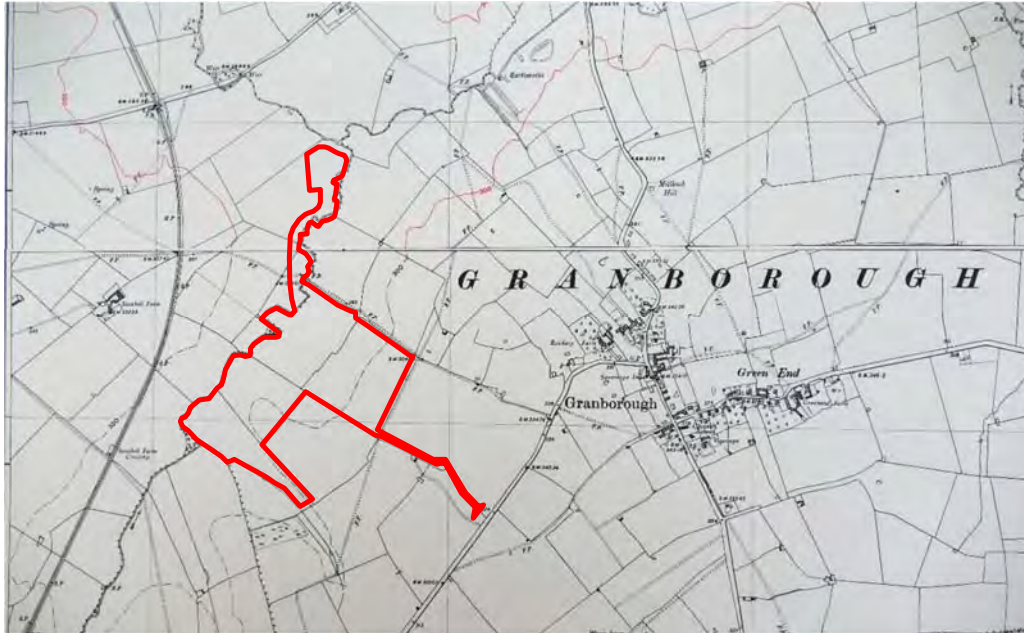
A small barn can be seen adjacent to the proposed access road leading in from Hogshaw Road to the south-east.



Second Edition Ordnance Survey map, 1900 Fig 6

Provisional Edition Ordnance Survey map, revision of 1898 with additions on 1950 (Fig 7)

No changes had been made to the site by 1950 and no new development had taken place within Granborough, although the spelling had reverted to that used in 1770 and had taken its current form. Winslow Road Station was short-lived and had been demolished after the railway line was closed to all rail traffic in 1947.



Provisional Edition Ordnance Survey map, revision of 1898 with additions on 1950
(Fig 7)

2.5 Walkover survey

The purpose of a walkover survey was to assess the current character of the proposed development site and to identify visible historic features and assess possible factors that may affect the survival or condition of known or potential assets (CiFA 2020).

Methodology

Permission to access the site for the purpose of the walkover survey was granted by the client prior to the site visit because the land is not publicly accessible. The site visit was conducted unaccompanied on 1st February 2023. The local area was revisited on 9th August 2023 to conduct a setting assessment on nearby designated heritage assets.

Photographs were taken of the site to include clear views from within, across and beyond the main site from all relevant directions (Figs 8-24). The area of easement to the north was not accessed.

Observations

The site comprises four agricultural fields under arable and pasture rotation which are divided by hedges. Small pockets of land lie along the north-western boundary of the site within small bends of the adjacent stream and have been left uncultivated. A small pond lies on the south-eastern boundary of the eastern field, large pylons stand in the northern and southern fields and the western field is currently used for grazing sheep. Drainage ditches lie alongside several of the field boundaries.

All areas of the site were accessible although the area of easement to the north of the site towards the current substation was not entered.

The proposed development lies across two Archaeological Notification Areas. However, no upstanding archaeological remains are present at the site. Two Listed Buildings lie within 1km of the site but they are not visible from it. Neither the Listed Buildings or their settings will be affected by the proposed development.

The weather conditions were cold, clear and sunny with good visibility.



View across Field 6, looking east from the western corner Fig 8



View across Field 6, looking west from the eastern corner Fig 9



The pond on the south-eastern boundary of Field 6, looking south Fig 10



View across Field 7, looking west from the eastern corner Fig 11



View across Field 7, looking north towards East Claydon Substation from the southern corner Fig 12



View across Field 7, looking north-east from the western corner Fig 13



The uncultivated area along the north-western boundary of Field 7, occupying a bend in the river, looking north-west Fig 14



View across Field 7, looking west from the eastern corner Fig 15



View across Field 4, looking south-east from the northern corner Fig 16



View along the stream dividing Fields 3 and 4, looking north-west from the eastern corner Fig 17



View across Field 4, looking north-east from the southern corner Fig 18



View across Field 4, looking south-east from the western corner Fig 19



The route of the proposed access road, looking south-east through Field 2 Fig 20



The route of the proposed access road, looking north-west from Hogshaw Road towards East Claydon Substation through Field 1 Fig 21

2.6 Archaeological potential

Potential refers to the likelihood of archaeological remains to have ever existed on a site, according to available sources of information. It is not considered in isolation as this can be offset by other factors such as severe truncation, (e.g. past redevelopment or deep ploughing), good ground preservation (e.g. permanent pasture, waterlogged sites, undeveloped areas) or if there is a definite/negative archaeological record on neighbouring sites. All of these factors are considered with professional judgement.

Table 2: Summary of archaeological potential by period

Palaeolithic	Mesolithic	Neolithic	Bronze Age	Iron Age
Unknown	Unknown	Unknown	Unknown	High

Roman	Saxon	Medieval	Post-medieval	Modern
High	Low	High	Low	Low

A realistic assessment of the potential for archaeological remains to survive across the site is partially achievable, due to the recent geophysical survey carried out at the site which demonstrates that archaeological remains survive within the northern easement, along the western boundary of the proposed development adjacent to the Claydon Brook and at the junction of the proposed access road with the main site. However, there is a very low quantity of archaeological information from the local area relating to fieldwork and assessment.

Probable prehistoric remains survive at the northern end of the easement in Field 10, adjacent to the current substation and are likely to represent roundhouses of Iron Age date. A possible prehistoric feature also lies at the western end of the access road between the site and Hogshaw Road in Field 2 and a possible pit alignment was also identified within Field 7.

The line of a Roman road, Margary Route 162, passes through the far south-western field on a north-north-east to south-south-west alignment. A possible roadside ditch on the eastern side of the assumed course of the road is visible on satellite imagery, historic aerial photographs and on geophysical survey data within Field 4 that is reserved for green space. The road enters the main development area at the extreme western corner.

Two pottery scatters were found around the route of the road and their location forms a second Archaeological Notification Area. This area is indicative of domestic activity although little of its nature is understood. The area extends into the middle section of the far south-western field and up to the south-western boundaries of the southern and western field of the site. In addition, the Roman road passes over the stream and evidence of a crossing, either a ford or possibly a bridge, may be present at the boundary of the far south-western field. It is therefore highly likely that remains dating to the Roman period are present within the far south-western field. It is possible that hitherto unrecorded remains will encroach into the main development areas although this cannot currently be verified.

An unlocated Saxon dagger was found in the Granborough area and there was a settlement at the end of the period which was recorded at Domesday. However, it is more likely that the Saxon settlement was located in the area around and then developed into the medieval village, which lies 550m to the east of the site.

Satellite imagery and aerial photographs suggest that former field boundaries lie within the eastern and field. The boundaries also surround unrecorded ridge and furrow that was identified during the recent geophysical survey, suggesting a medieval date.

The recent geophysical survey identified a number of field drains in the eastern field which may be post-medieval or modern in date.

Cartographic evidence suggests that the site lay within open farmland throughout the post-medieval and modern periods.

Limitations

Given that some of the features identified in the geophysical survey have produced either weak results or are poorly resolved, it would be reasonable to assume that additional undetected features will also be present at the site.

Satellite imagery from 2020 suggests that the western field contains several field drains. Imagery from 2021 and 2022 suggests they are also present within the eastern field. The latter were detected by the geophysical survey but those in the western field were not identified. This may be due to the type of drain, such as traditional ceramic pipes, modern plastic pipes or gravel filled trenches. Their visibility or lack thereof demonstrates the limitations of geophysical survey. Their construction is likely to have impacted upon potential buried archaeological remains although they may not have denuded deeper deposits or features.

2.7 Archaeological significance

Significance refers to a standardised measurement system that is used to objectively assess the importance of archaeological and historical remains, including Listed Buildings and other designated heritage assets. The level of archaeological sensitivity can only be assessed against the known or likely presence of archaeological remains on or around the site.

Table 3: Criteria for assessing the relative importance of cultural heritage sites

Level of significance	Definition
Very high	Sites of international importance: World Heritage Sites
High	Sites of national importance include those that are designated as Scheduled Monuments or those that are considered to be suitable for scheduling, Grade I and Grade II* Listed Buildings, Registered Battlefields, Grade I and II* Registered Parks and Gardens
Medium	Sites of regional importance include Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc.
Low	Sites which are of less-defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity
None	Sites or areas where large-scale destruction of the archaeological resource has taken place (e.g. by mineral extraction).

Table 4: Summary of archaeological significance by period

Palaeolithic	Mesolithic	Neolithic	Bronze Age	Iron Age
Unknown	Unknown	Unknown	Unknown	Low
Roman	Saxon	Medieval	Post-medieval	Modern
Medium	Low	Low	Low	Low

The possible Iron Age remains within the northern area of the site and within the western field are thought to be significant only within a local context.

Remains from the Roman period found at the site are afforded medium significance if they relate to two Archaeological Notification Areas: the Roman road and the known pottery scatters within the south-western field. The pottery scatters would ordinarily signify domestic occupation which could indicate a roadside settlement, although no evidence of this was found in the assumed location during the geophysical survey. Hitherto undiscovered remains at the northern end of the easement and at the western boundary of the site demonstrate that the settlements lay set back from the road but should also be considered to have regional significance.

Potential remains from the Saxon, Medieval, post-medieval and modern periods are considered to be of low significance. The ridge and furrow shown on satellite imagery, aerial photographs and the geophysical data within all three fields are not upstanding earthworks. They are not protected as Archaeological Notification Areas and are therefore considered of no greater importance than significant examples in a local context.

3 IMPACT ASSESSMENT

3.1 The proposed development

The proposed development will be for a new substation, 888 power storage units, 37 inverter buildings, storage containers, transformers and 7 control rooms with switchgear and welfare. Fields 3 and 4 and the western boundaries of the site adjacent to the stream through Fields 7 and 8 will be retained as wild green spaces for biodiversity and will be planted as meadow and woodland with ponds. The proposed access road will enter the site from Hogshaw Road to the south-east. A temporary access road is also proposed leading southwards from East Claydon Road along the eastern banks of the East Claydon Brook and through Fields 9 and 10 to link with Field 8. Two temporary bridges across the Claydon Brook will also be constructed at the northern end of Field 10 and the western side of Field 8.



Legend

- Ste boundary
- Existing trees
- Existing hedgerows
- Proposed native broadleaved woodland
- New native scrub planting
- Hibernacula/habitat piles

SD refers to a Standard Detail drawing number

- New substation compound
- 2.5m high security fencing SD_3 (SD_4 to substation)
- Crushed stone access track SD_15
- 6.5 wide crushed stone access track SD_1
- Existing hedgerow removed
- Solitary bee habitat

- Attenuation pond
- Loose permeable gravel SD_15
- Wild over grassland
- Retained grassland
- Enhanced wet meadow
- Standing piles/deadwood

- Wildlife pond
- Proposed hedgerow planting
- Public Right of Way
- Proposed tree
- Proposed orchard tree
- KG Kissing gate SD_17

- Flood zone 2
- Flood zone 3
- Source of water for irrigation trees during periods of inadequate rainfall
- 4m high infrared CCTV pole SD_11
- Footbridge SD_19
- 1.5m high post and wire stock fence SD_21
- Permissive access to nature reserve area for the operational life of the facility

- Temporary construction haul road and contractors compound
- Indicative drainage channel
- Inverter building with biodiverse roof (total 37) SD_9
- Transformer (total 74) SD_5
- Battery container (total 888) SD_6
- Storage container SD_7
- Control room (total 7) SD_13
- WT Water tank (total 5) SD_12

Revision Date Comment

- - -

ON BEHALF

STATERA

DATE 28.11.23
SCALE 1 : 2,000 @ A1
DWG No SL261_L_X_GA_1
APPROVED CMcD

PROJECT

EAST CLAYDON BESS

TITLE

BLOCK PLAN



The haul route will be built by laying ground protection mats on the top of the grass in the fields. The access onto the East Claydon Road will be gated and will comply with highway regulations. On completion of construction the boards will be removed, the farmland restored and hedge gaps replanted.

EAST CLAYDON ROAD

It is proposed to build a temporary access from the East Claydon Road, with large vehicles coming from the east and returning east, avoiding the villages to the west. A temporary six metre wide gate to be set seventeen metres into the field with a sealed surface between the gate and the highway. Access to be removed on completion of construction leaving a farm gate (as exists at present) with hedge gaps replanted and fenced.

Passing place
25 - 30m long
7.5m wide

Temporary construction route to be formed using ground protection matting

Temporary bridge across the brook at a point which avoids tree loss, sat on temporary concrete foundations

Passing place

Passing place

EAST CLAYDON SUBSTATION

Electricity Distribution Site

Land for the underground electricity cable connection

Application boundary

At times of frequent use the crossing over the public footpath is to be managed by a banksman. Signs warning of construction traffic to be erected on the approaches. The surface of the crossing point to be maintained firm, clean, even and flush to the existing ground levels.

Passing place

Passing place

Existing public footpath

Temporary bridge across the brook sat on temporary concrete foundations, built at a point which avoids tree loss.

THE MAIN SITE

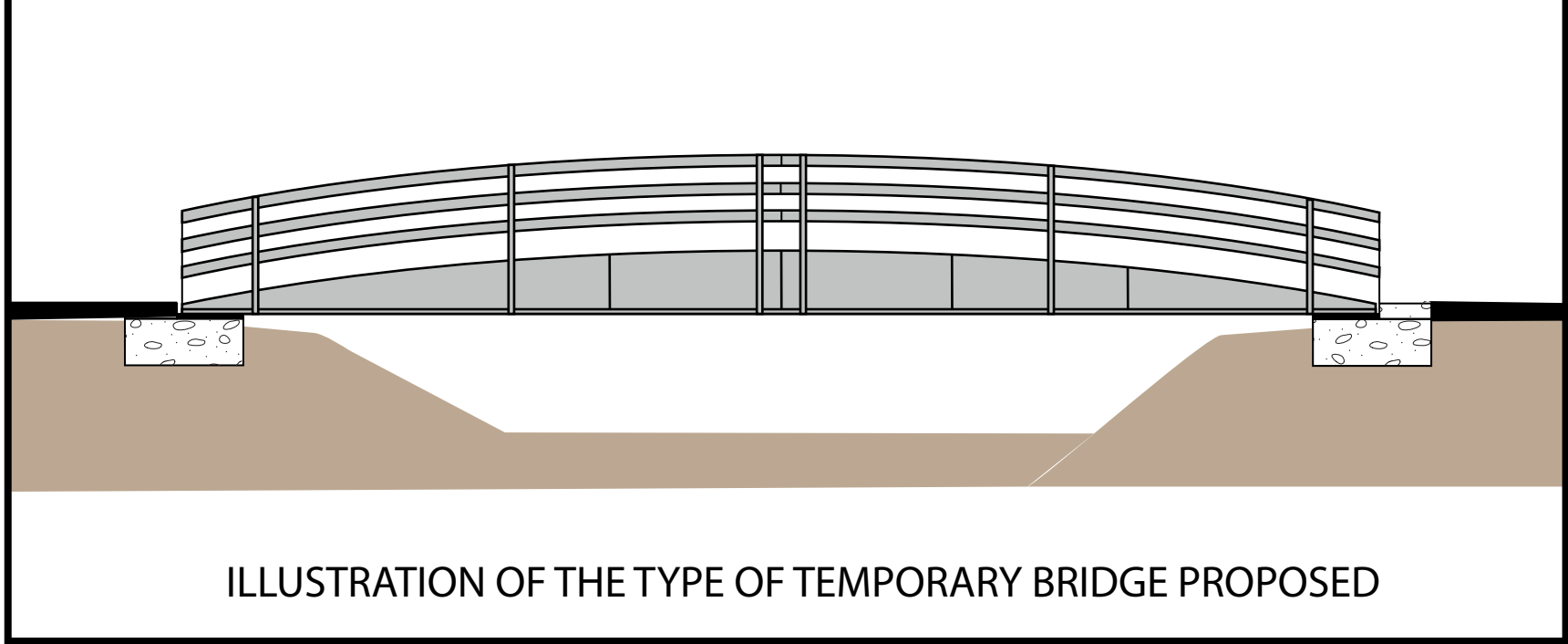
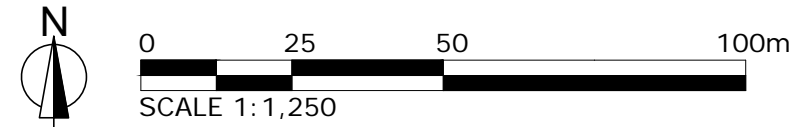


ILLUSTRATION OF THE TYPE OF TEMPORARY BRIDGE PROPOSED



Legend
Site boundary

Revision Date Comment

ON BEHALF
STATERA

PROJECT
EAST CLAYDON BESS

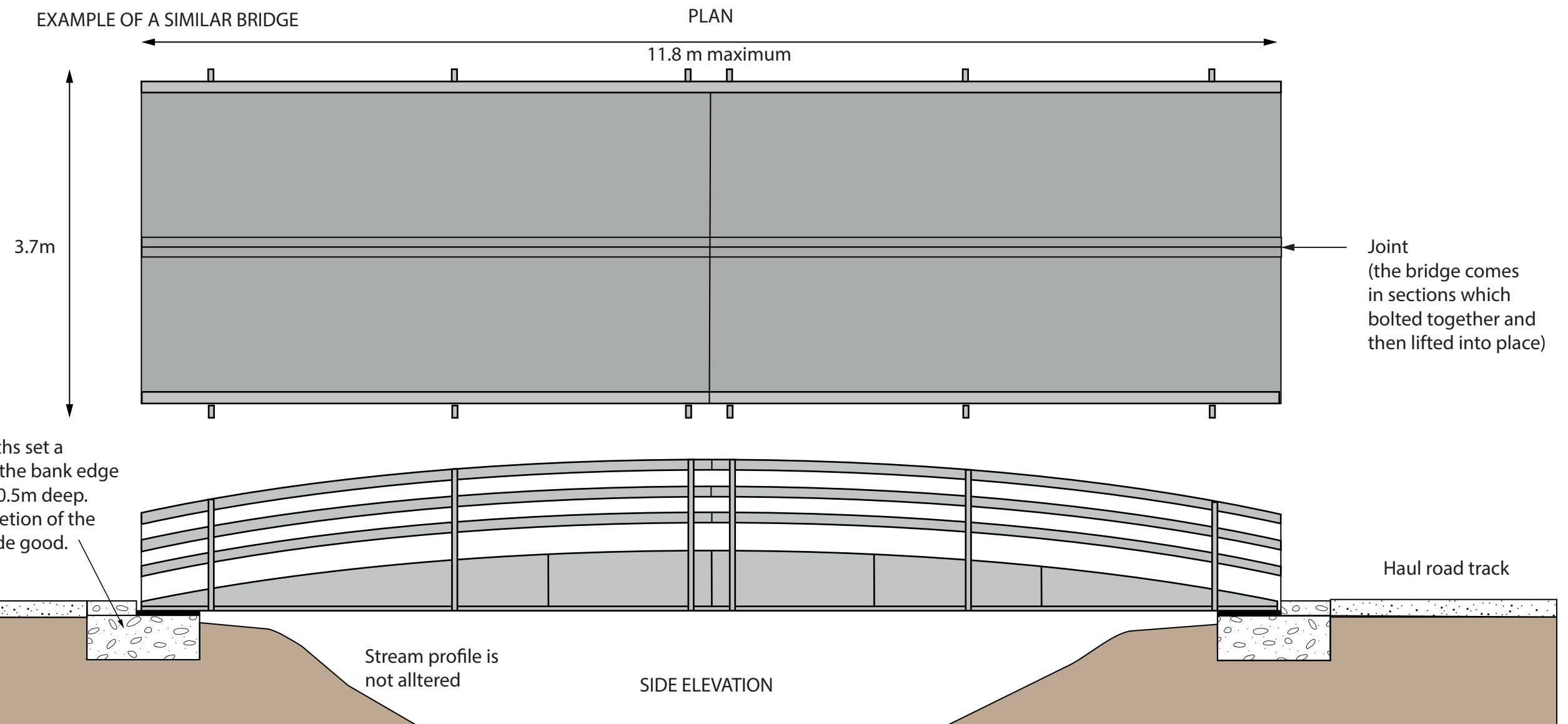
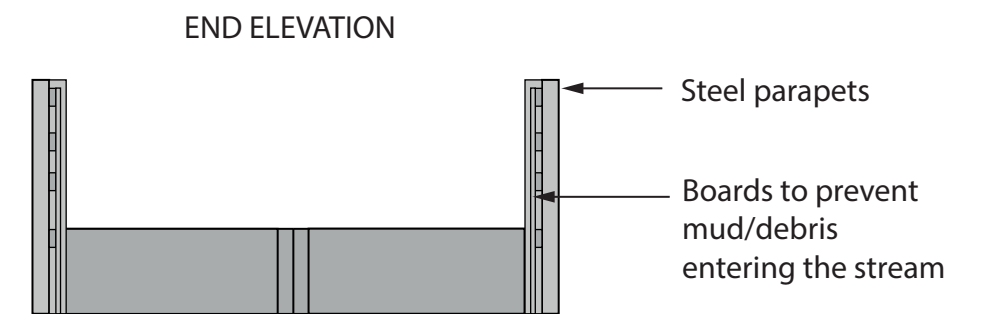
DATE 9th August 2023
SCALE 1 : 1,250 @ A1
DWG No SD_2
APPROVED CMcD

TITLE
TEMPORARY CONSTRUCTION
TRACK ROUTE



EXAMPLE OF A SIMILAR BRIDGE

The exact type of bridge may vary depending upon supplier but the size parameters and method of installation will be similar.



3.2 Buried Heritage

The identification of physical impacts on buried heritage assets within the site takes into account any activity which would entail ground disturbance, for example, site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance, there would be no additional archaeological impact and this is not considered further.

The recent geophysical survey identified various earthworks indicating Iron Age settlement and agricultural features across the site. The site contains two ANAs related to Roman activity, comprising a conjectured road and a pottery scatter. Aerial photographs show field boundaries were previously present across the site. The site therefore has a high potential for remains of the prehistoric and Roman periods, and high potential for agricultural remains from the medieval and post-medieval periods.

The initial Site set-up and soil strip will truncate or remove entirely any archaeological remains within the extent and depth of the impact. The significance of these remains would be reduced to nil.

The installation of the temporary concrete plinths for the bridges over the Claydon Brook will potentially truncate or remove entirely any archaeological remains to the level of reduction, especially potential waterlogged remains of former crossings. The significance of these remains would be reduced to nil. The installation of the temporary haul road to the north of the main Site is not expected to significantly impact the archaeological remains, although compression of potential archaeological remains caused by heavy plant, for the construction of the temporary bridges and for the battery storage facility is possible. However, the significance of those remains will not be reduced.

The ground reduction will potentially truncate or remove entirely any archaeological remains to the level of reduction, such as prehistoric features, Roman remains and medieval and post-medieval agricultural remains. The significance of these remains would be reduced to nil.

Excavations for laying new services will potentially truncate or remove entirely any archaeological remains within their footprint, such as prehistoric features, Roman remains and medieval and post-medieval agricultural remains. The significance of these remains would be reduced to nil.

The impact of the removal of existing trees would depend on the method used. If the trees were cut down to ground level, the stumps chemically treated and the roots left to decay *in situ* there would be no impact on archaeological remains. If, however, the stumps were to be removed by digging or grinding this could cause the severe disturbance or removal of any archaeological remains adjacent. These might include post-medieval and later medieval agricultural remains and Roman and prehistoric features and their significance would be reduced to nil.

Ground intrusion from the proposed tree planting and subsequent root action is assumed for the purposes of this assessment. This would entirely remove or severely disturb any archaeological remains at the tree location. These might include post-medieval and later medieval agricultural remains and Roman and prehistoric features and their significance would be reduced to nil.

3.3 Setting assessment: Local Built Heritage

A setting assessment was undertaken as an additional level of analysis to evaluate the potential impact of the proposed development on the setting of nearby designated heritage assets. The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The 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, they may affect the ability to appreciate that significance or may be neutral (NPPF glossary, MHCLG 2021 glossary).

The setting assessment follows Historic England's Good practice advice in planning Note 3 (second edition) (HE 2017) which assists local authorities, planning and other consultants, owners, applicants and other interested parties in the management of change within the settings of heritage assets. It will also provide information on implementing historic environment policy in the National Planning Policy Framework (NPPF). Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases. The process involved a site visit to inspect the views towards, from and through the proposed development. Photographs were taken to illustrate the presence or absence of setting issues from various positions within the vicinity. For this specific study, the five-stage approach as set out below, was adopted.

Step 1: Identify which heritage assets and their settings are affected

Two Grade II Listed Buildings lie within 1km of the site, one of which is visible within views of the site. Owing to the massing and scale of the development at the site, groups of buildings on the east side of both East Claydon and Botolph Claydon were also considered in order to assess the overall impact of the development on the wider historic setting.

Following the desk-based study, the walkover survey, and consultation with the Heritage Officer at Buckinghamshire County Council, a targeted list of designated heritage assets has been compiled, the settings of which may be affected by the proposed development. The list is ranked in order of potential to be affected, based on the following factors:

- The nature of the asset, its setting and topographical position
- Key views towards, from and across the asset, and
- The distance of the asset from the development area

Table 2: Designated Heritage Assets potentially affected by the development

Designated Heritage Asset	Status	Reasons for consideration	Potential to be affected
Rookery Farmhouse	Grade II	Setting, development may be visible within views	Low
Sionhill Farmhouse	<i>unlisted</i>	Development may be visible within views	Low

Church of St Mary, East Claydon	Grade II*	Development may be visible within views	Negligible
Botolph House	Grade II*	Setting, development may be visible within views	Negligible
Botolph Claydon	Conservation Area	Development may be visible within views	Negligible
Stable block at Botolph House	Grade II	Setting, development may be visible within views	Negligible
Botolph Farmhouse	Grade II	Development may be visible within views	Negligible
Botyl Cottage, 57 Botyl Road	Grade II	Development may be visible within views	Negligible
Hickwell House, 40 Botyl Road	Grade II	Development may be visible within views	Negligible
Beech House	Grade II	Development may be visible within views	None
Tuckey Farmhouse	Grade II	Development may be visible within views	None
Middle Claydon	Conservation Area	Development may be visible within views	None
Claydon Park	Grade II Park & Garden	Development may be visible within views	None

Of the possible heritage assets to be affected by the proposed development, the Church of St Mary in East Claydon and Botolph House are of the highest merit. The top of the church tower is visible within views of the site and much of the façade of Botolph House is evident in the far distance. The stable block at Botolph House, Botolph Farmhouse, Botyl Cottage and Hickwell House all lie within Botolph Claydon Conservation Area. Fragments of these buildings, such as chimney stacks, gables or rooflines are visible in the far distance amongst the trees on the skyline within views of the site but their merits and settings are not recognisable due to their remoteness from the proposed development. As such, their significance and their settings do not require further consideration.

Beech House, Tuckey Farmhouse, Middle Claydon Conservation Area and Claydon Park are not visible within views of the site due to the intervening topography of the area. The proposed development will have no effect on their settings, the significance of their settings or the ability to appreciate them.

Sionhill Farmhouse

A full setting assessment was not undertaken for Sionhill Farmhouse because it is of low significance. The site visit confirmed that access to the farm was not possible although it has been included for consideration due to its likely historic nature and its proximity to the site. A small group of buildings are noted on the hill known as 'Mount Sion' on Jefferys' map of 1770 and they probably represent a farmstead although Jefferys did not ordinarily provide names to farms and so their function is unclear.

Bryant's map of 1825 shows Sion Farm in the same location and is represented by four buildings, although it is not known whether they are the original structures. The house and farmyard are shown on Ordnance Survey mapping from 1900 and they had remained unchanged by 1950. Sion Farm is an isolated farmstead to the east of East Claydon and lies on a south-east facing hillslope above the Claydon Brook. The immediate setting of the farmhouse is relatively enclosed by the associated farmyard and a group of trees, although its wider setting is formed by the open agricultural landscape to which it belongs. Sion Farmhouse appears in views of the site and is included within the following assessment.

Rookery Farmhouse is the most likely to be impacted by the proposed development and

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

The second stage of the analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution. Both setting and views, which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated (HE 2017).

Rookery Farmhouse

Form

The primary asset for consideration is Rookery Farmhouse on the west side of Granborough at the end of a short private trackway. The house lies on the west side of a farmyard with barns on the remaining three sides and further barns lie to the north. Gardens lie on the west and southern sides of the house.

Significance

The historic significance of Rookery Farmhouse is associated with its role as a working farmstead and that it is one of the few remaining farms within the village of Granborough. Rookery Farmhouse is also the oldest of the group and therefore has the longest agricultural legacy because it has remained a working farm since the 16th century. The aesthetic significance of the farmhouse derives from its architectural qualities and charm which are recognized through its designation and are therefore not explored further within this report.

Rookery Farmhouse is described as follows:

House. Late C16-C17. Timber frame with diagonal braces and whitewashed brick infill to end bays and rear. Whitewashed rubble stone plinth. Front of centre bay rebuilt with whitewashed rubble stone to ground floor and brick above. Half-hipped old tile roof, 2 brick chimneys off-centre to right. 2 storeys, 3 bays. 3-light wooden casements with horizontal glazing bars, that to upper left C20. Lower right-hand windows have segmental heads, one with rendered voussoir. Flush panelled door between right-hand bays with Sun fire insurance plaque above. Rear has C20 casements and C18 2-storey extension of brick with tiled roof forming L-plan. Further C19 bay, now part garage attached to gable of extension. Interior: centre room on ground floor has moulded and stopped spine beam and section of painted frieze with floral

motifs and shield with date of 1628. Spiral staircase. Upper left-hand rooms probably once open to roof. Ground floor has one original oak window with moulded jambs and central mullion and 2 diamond mullions.

Key views – Rookery Farmhouse

Rookery Farmhouse is best appreciated from within the immediate setting of the farmyard, which adopted its present form after 1950 when it was extended north-westwards with barns on three sides. The farmhouse is markedly different from the agricultural buildings due to its height, the white painted brickwork, timber framing and tiled roof which all vividly contrast with the low, dark and predominantly corrugated or clad barns. The convincing setting is uncompromised by neighbouring properties or incongruent intrusions (Figs 25-27). When viewed from the paddock to the west of the house, the large modern buildings to the north-west of the original farmyard appear within the view (Fig 28). Their mass and height dramatically alter the sense of relative scale created by the historic farmyard setting within the farmstead and the house no longer appears prominent. Neither of these two views incorporate vistas towards the site.

A Zone of Theoretical Visibility (ZTV) lies to the south of the site from the top end of the public footpath leading north-westwards from Church Lane and includes Rookery Farmhouse, Sion Farmhouse, East Claydon Substation and partial views of the site (Fig 29). In addition, the top of the tower of the Church of St Mary, East Claydon appears within trees on the skyline. Botolph House and Botyl Cottage can also just be seen on the skyline in the far distance to the south. Although visible, those buildings are not considered to be important within the view. They are barely individually detectable amongst the group of houses to which they belong. Their significance is not perceptible due to the distance between them and the ZTV. The upper storey and roof of Sion Farmhouse is also visible within the middle distance. The small enclosed setting of the house, formed by its associated farmyard and group of trees is also evident, although its wider setting within the open agricultural landscape is less obvious from this viewpoint.

The current substation is dominant within the view and the effect is exacerbated by the density of pylons around it which service the facility. The substation itself lies below the skyline but the pylons rise above it and draw attention towards the incongruous massing of pale grey metal superstructure within an otherwise green and agricultural environment. This is the only ZTV for consideration of how the proposed development may affect the Rookery Farmhouse and its setting.

Other views

The Church of St Mary, East Claydon lies at the eastern limits of the village within a village setting, close to a number of historic properties, some of which are designated heritage assets. The eastern end of the churchyard is enclosed by dense hedging which prevents all views out towards Granborough and the site. It was not possible to visit the private properties of Botolph House and Botyl Cottage in Botolph Claydon to assess how the development may affect their immediate settings.



Rookery Farmhouse, including views into the farmyard, looking north-west Fig 25



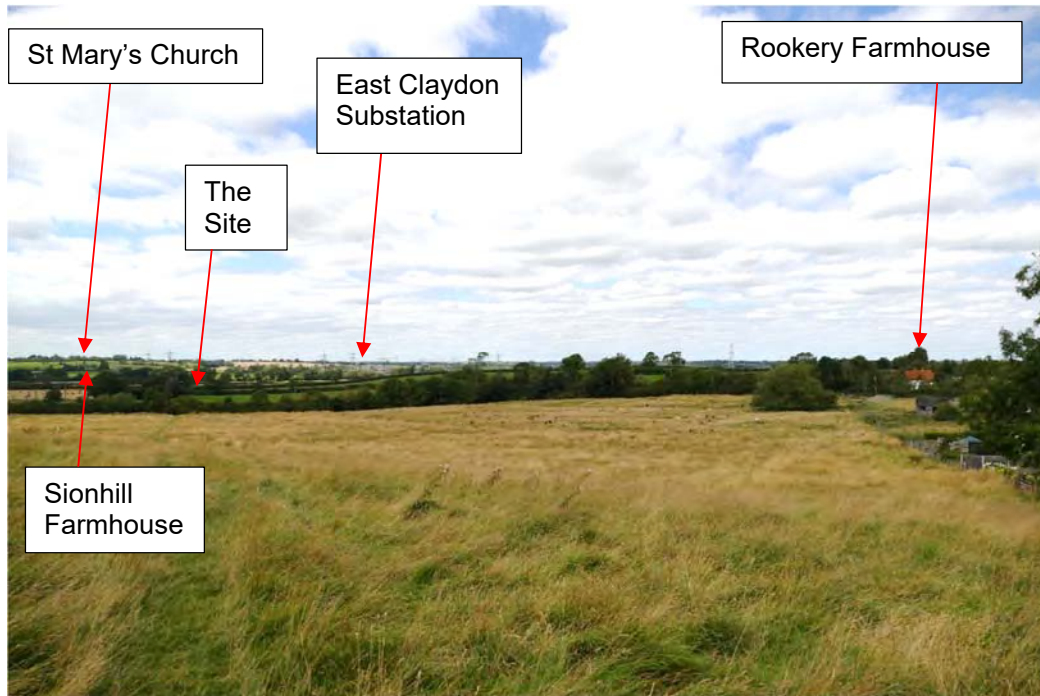
View of the barns within the old farmyard at Rookery Farm, looking south-east Fig 26



View of Rookery Farmhouse from within the farmyard, looking south-west Fig 27



View of Rookery Farmhouse and modern barns to the north of the historic farmyard, looking south-east Fig 28



The ZTV (Zone of Theoretical Visibility) at the top of the public footpath leading north-westwards from Church Lane, looking north-west Fig 29

Contribution of setting to significance

The views of Rookery Farmhouse from within the confined setting of the historic farmyard allow the farmstead to be easily understood in an authentic setting as a working farm. The current physical layout has no great historic depth but its uncompromised and special nature provides the solid foundations by which to appreciate the significance of the house. The extended setting includes modern barns to the north-west which demonstrate how the farm has adapted to modern farming requirements while remaining as small business and allowing the house to remain at the heart of operations.

The significance of Rookery Farmhouse is not readily appreciated from the ZTV at the footpath leading north-westwards from Church Lane. The white painted brickwork of the house is unmissable from the ZTV but it appears as a simple cottage nestled within trees with no indication of its role as a traditional working farm. The tightly enclosed setting of the farmyard from which the house derives a substantial amount of significance is not visible from this point.

Outcome

The historic significance of Rookery Farmhouse as the oldest working farmhouse in Granborough is informed by its immediate enclosed farmyard setting to a high degree, regardless of the relatively modern buildings which also share the space. The significance of the farm as an enduring commercial feature of the village is also informed to a high degree by the expanded farmyard setting. When viewed from the ZTV to the south of the farmhouse, the historic significance of the house is imperceptible but the aesthetic qualities are evident.

Step 3: Assessing the effect of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it.

The third stage of the analysis is to identify the range of effects a development may have on settings and evaluate the resultant degree of harm or benefit to the significance of the heritage assets (HE 2017).

Location and siting of the development

The development will occupy four fields of low-lying land adjacent to the Claydon Brook to the west of Granborough and to the south-east of East Claydon.

Form and appearance of the development

The current development proposals are for a new substation, 888 battery storage units, 37 inverter buildings, 7 control rooms, storage containers and welfare. The battery storage units are each approximately the size of a shipping container but will form the bulk of the massing of the development. The substation forms a smaller proportion of the development but will be significantly taller and more prominent. A scheme of strategic planting will also be employed both within the development and around the periphery which is expected to substantially screen the new facility after approximately ten years.

Impact on key views

The development will have no impact on the important views of Rookery Farmhouse within the immediate enclosed setting of the farmyard but will be visible within views from the ZTV at the footpath leading north-west from Church Lane. However, the current East Claydon Substation is also present within the view and draws attention away from both Rookery Farmhouse and Sion Farmhouse. The new substation will be positioned within the view to the left of the current facility and will add to the overall effect of this dominance. However, the new substation will not appear more prominent within the view because it will be significantly smaller and lower in comparison. The massing of the battery storage units will, however, substantially contribute to the overall effect.

The proposed development will not affect views of the built heritage within East Claydon and Botolph Claydon because their distance from the ZTV renders them almost imperceptible. The current substation, together with the new facility will remain dominant within the view and the experience of the built heritage within the distance, including that of Sion Farm, will revert to the current situation after a period of time.

Wider effects of the development

The overall sprawl of the development undoubtedly constitutes substantial landscape change which will initially be harsh and will invoke the perception of unwelcome creep or spillage from the current facility rather than the sudden introduction of an altogether new feature. This effect will have a limited time frame because the proposed planting is expected to completely screen the battery storage units and partially conceal the new substation after a period of ten years.

Permanence

The proposed development is temporary and fully reversable with an expected lifespan of forty years.

Longer term or consequential effects

No long-term effects are anticipated due to the temporary nature of the development. However, during the lifespan of the development, the strategic planting within and around the site will essentially create a new woodland between Granborough and East Claydon within an otherwise open landscape. While this will not appear incongruent, the woodland will interrupt the landscape flow between the villages

Outcome

When viewed from the ZTV, the proposed development will not alter views of the built heritage because the current substation facility is already dominant within the view. As such, the proposals will have a neutral effect and will not cause harm to the significance of the Listed Buildings, their settings or the ability to appreciate them.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Maximum advantage can be secured if any effects on the significance of the heritage assets arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process (HE 2017).

No harm is expected to be caused to the nearby built heritage, the associated settings, the significance of those settings or the ability to appreciate said significance.

However, in order to reduce the massing and visually repetitive effect of the battery units during their first few years of service before the vegetational cover has established, it may be beneficial to adopt different shades of non-reflective green colours on those units near the periphery of the site where they are most visible. Alternatively, the appropriate use of camouflage netting around the external containers may also reduce any negative visual effects.

Step 5: Make and document the decision and monitor outcomes

This stage of the process focuses on a limited number of key attributes of the assets, their settings and the proposed development. The assessment relies on a combination of plans, visualisations and drawings to judge the overall effect of the development on the identified assets.

How the setting of the heritage assets contributes to the significance of the asset and allows its appreciation

The uncompromised but confined farmyard setting of Rookery Farmhouse contains barns, sheds and other agricultural features which provide context through which the house can be understood and in turn demonstrate the significance of the farmstead as a whole. The wider setting of the farmhouse does not include those elements; therefore the significance of the house cannot be appreciated from the ZTV.

Anticipated effects of the development

The proposed development will have no impact on the important key views of Rookery farmhouse from within the immediate farmyard setting. The proposals will be visible from the ZTV but the view is already dominated by East Claydon Substation. The new substation will be less dominant within the view owing to its significantly smaller size

than the current facility. However, the massing of the battery storage units will allow the short term visual creep of power generation to the south. The planting scheme will introduce a new patch of woodland in an otherwise open agricultural landscape.

Justification of harm

No harm will be caused to the important views of the setting of Rookery Farmhouse, the significance or the ability to appreciate it. The effects of the battery storage units will initially represent a significant loss of agricultural land within views from the ZTV and will appear incongruous within the landscape. However, the scheme of planting aims to completely screen the batteries from view within ten years of their installation, rendering concerns over their visibility unjustified.

4 CONCLUSIONS

The proposed development site lies to the west of Granborough, Buckinghamshire. There are 21 entries in the HER within 1km of the site, including two Grade II Listed Buildings. Two Archaeological Notification Areas lie within the south-western part of the site and several further ANAs lie close by.

A realistic assessment of the potential for archaeological remains to survive across the site is partially achievable, due to the recent geophysical survey at the site, although there is a low quantity of archaeological information from the local area relating to fieldwork and assessment.

The geophysical survey identified remains of probable Iron Age and Roman date within the northern area of easement and along the western boundary of the northern field, which includes a possible pit alignment. An enclosure of possible prehistoric date was also identified at the western end of the proposed access route, although this lies outside the site boundary. The significance of those remains is likely to be low.

A Roman road and pottery scatters lie across the far south-western field and form two Archaeological Notification Areas. A possible roadside ditch is visible on aerial photography and geophysical data plots within the same field and crossing point for the stream may also be present on the site. The geophysical survey also identified probable Roman remains extending beyond the ANAs in the far south-western field and into the area of proposed development. The significance of these remains is likely to be medium, depending on their nature, extent and condition.

Limited evidence of Saxon Activity is known from the area around the site although Granborough was settled by the end of the period. Any remains found at the Site are likely to be of low significance.

The site lay within open farmland during the medieval period and is demonstrated by cropmarks of a field boundary and ridge and furrow in the eastern field which do not align with boundaries illustrated on historic mapping. Satellite imagery and LiDAR shows that a village 'end' of the shrunken medieval village of Granborough extended to within 250m of the site.

Cartographic evidence suggests the site lay within open farmland throughout the post-medieval and modern periods and that the course of the stream along the western site boundary has remained unchanged since the 18th century. Remains at the Site dating to the medieval and post-medieval periods will have low significance.

The proposed development is for a new substation and associated power storage units, control room and welfare.

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APPENDIX 1

Policy background

National policy

The National Planning Policy Framework (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant. The revised National Planning Policy Framework (NPPF) was published on 5th September 2023 by the Department of Levelling Up, Housing & Communities (DLUHC) and sets out the government's planning policies for England and how these are expected to be applied. This replaces the previous NPPF which was published in March 2012 with revisions in 2018, 2019, and 2021.

The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

Paragraph 189 of the National Planning Policy Framework recognises that:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194 states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require the developer to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195 states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 199 states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance).

Paragraph 203 also recognises that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Policy

The Vale of Aylesbury Local Plan 2013-2033 (VALP) was adopted in September 2021 and is currently used to inform planning within North Buckinghamshire.

Policy BE1 Heritage assets –

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 negatively, the significance of the heritage asset must be fully assessed and supported in the submission of an application. The impact of the proposal must be assessed in proportion to the significance of the heritage asset 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 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. Heritage statements and/or archaeological evaluations may be required to assess the significance of any heritage assets and the impact on these by the development proposal.

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 would 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 on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply. Where that justification cannot be demonstrated proposals will not be supported, 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.

Development affecting a heritage asset should achieve a high quality design in accordance with the Aylesbury Vale Design 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.

The Granborough Neighbourhood Plan 2020-2035 is emerging but currently in referendum. Policy HE1: Protecting and enhancing non-designated heritage assets is as follows:

The Plan identifies the following non-designated heritage assets:

- Biggin
- Kings Field
- Mill Knob Hill
- The Village Hall

The effect of a development proposal on the significance of a non-designated heritage asset should be taken into account in determining the planning application concerned. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.



MOLA
Kent House
30 Billing Road
Northampton
NN1 5DQ
01604 809800
www.mola.org.uk
sparry@mola.org.uk