

Land at White Horse Business Park Trowbridge

Historic Environment Desk-Based Assessment



Report prepared for:
Turley on behalf of Castlewood

CA Project: CR0242

CA Report: CR0242_1

April 2020



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prepared by	Sacha Hunter, Heritage Consultant
date	January 2020
checked by	Joanne Robinson, Senior Heritage Consultant
date	January 2020
approved by	Richard Morton, Principal Heritage Consultant
signed	
date	April 2020
issue	2

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Cirencester Building 11 Kemble Enterprise Park Cirencester Gloucestershire GL7 6BQ t. 01285 771022 f. 01285 771033	Milton Keynes Unit 8 – The IO Centre Fingle Drive Stonebridge Milton Keynes Buckinghamshire MK13 0AT t. 01908 564660	Andover Stanley House Walworth Road Andover Hampshire SP10 5LH t. 01264 347630	Exeter Unit 1 – Clyst Units Cofton Road Marsh Barton Exeter EX2 8QW t. 01392 573970	Suffolk Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ t. 01449 900120
e. enquiries@cotswoldarchaeology.co.uk				

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SUMMARY

Project Name: Land at White Horse Business Park
Location: Trowbridge
NGR: 385680 155758

In October 2019, Cotswold Archaeology was commissioned by Turley to undertake a Heritage Desk-Based Assessment of land at White Horse Business Park, south of Trowbridge. The site is currently open fields bounded by established hedgerow. The proposed development is in outline form only at this stage and comprises the construction of c.100 dwellings and a care home on the site.

There are no known archaeological remains within the Site. The hedgerows defining the site boundary and within the Site are defined as 'important' under the Hedgerow Regulations 1997. They comprise a heritage asset, of low heritage value. A potential for non-designated archaeological remains of the pre-historic, Romano-British and medieval period has been identified. Such remains, if present, would have evidential and historic (Illustrative) value.

No significant known archaeological remains have thus been identified within the Site, and there is considered to be a low potential for any significant unknown archaeological remains to survive buried within the Site. No in-principle archaeological constraint to development has been identified.

The assessment provides an analysis of the contribution that the Site makes to the significance of heritage assets in the wider locale. The development proposals would lead to no harm to the significance of the designated heritage assets (comprising listed buildings) located within the environs of the Site. Two nearby unlisted buildings are non-designated heritage assets; the assessment has concluded that the development proposals would lead to a low-moderate level of harm to the heritage significance of one of these buildings (Woodmarsh Farm), whose importance is defined as 'low'.

1. INTRODUCTION

- 1.1. In October 2019, Cotswold Archaeology was commissioned by Turley on behalf of Castlewood to undertake a Historic Environment Desk-Based Assessment of land off the A363, Trowbridge, Wiltshire (hereafter referred to as the 'Site'), adjacent to the White Horse Business Park. Presently in use as pasture, the site is located south of the A363 and east of Woodmarsh Road, c.2.5km south of the centre of the town of Trowbridge (NGR:385680 155758; Fig.1) and adjacent to the southern boundary of the Trowbridge settlement.
- 1.2. The proposed development will comprise up to 100 dwellings and a care home of up to 64 beds. The site area is 3.37 hectares. The Illustrative Sketch Layout of the development proposal is provided as Fig. 13 in Section 4, below. The Site comprises a part of the wider area of land identified under examination in the Further Main Modifications (FMM) to the Wiltshire Housing Site Allocations Plan in Policy H2, Table 5.3, Policy H2.2 'Land off the A363 at White Horse Business Park, Trowbridge'. It forms site 298 in the Sustainability Appraisal Report for the Allocations Plan (Wiltshire Council 2019).

Objectives and professional standards

- 1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.4. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA (2017). This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2017, 4).

- 1.5. The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

'...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation' (Historic England 2015, 3).

Statute, policy and guidance context

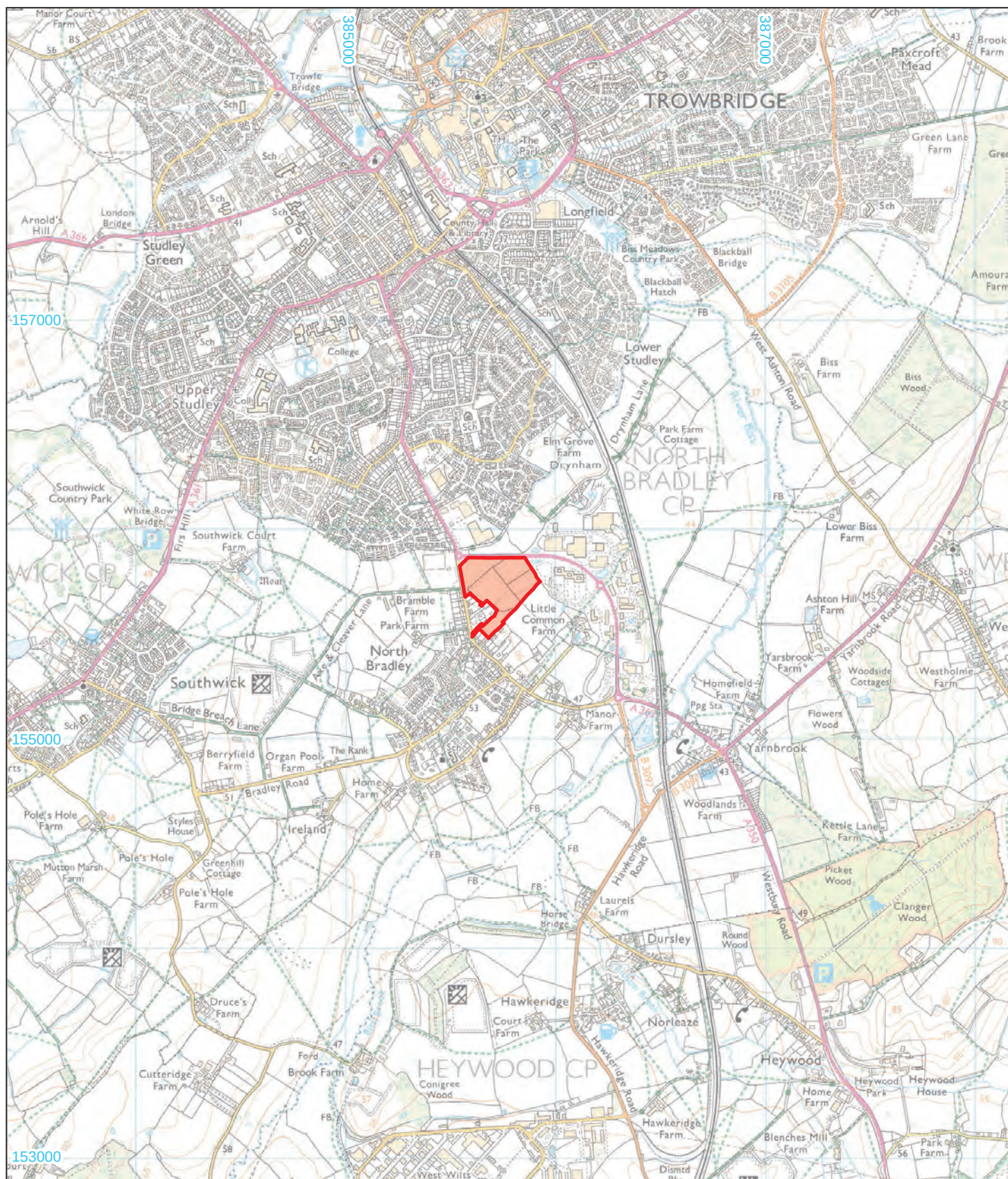
- 1.6. The Site is located in the local authority of Wiltshire Council. The local development plan, the Wiltshire Core Strategy, was adopted in January 2015. As noted, the Site is within land proposed to be allocated for housing development under Policy H2.2 of the Wiltshire Housing Allocations Plan (approved by Cabinet on 4 February 2020 and due to be adopted on 25 February 2020).).
- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).

Statute	Description
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)	Covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. The advice note explores the assessment of heritage significance of heritage assets as part of a staged approach to decision-making. It explores the assessment of significance of heritage assets as part of a staged approach and describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design and Access Statements.
Wiltshire Core Strategy 2015	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).
Wiltshire Housing Site Allocation Plan 2019 (under examination)	The emerging plan for site allocations of housing land within Wiltshire.
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1

Key statute, policy and guidance



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 Cirencester 01285 771022
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enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 White Horse Business Park, Trowbridge,
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FIGURE TITLE
 Site location plan

0 1km

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2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2019) and the guidance issued by ClfA (2017). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Wiltshire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Wiltshire and Swindon History Centre	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Environment Agency (EA) website	LiDAR imagery and point cloud data, available from the Environment Agency website.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary

context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Aerial photographs held at Historic England Archives

- 2.5. Aerial photographs held at Historic England were examined as part of this assessment, ranging in date from 1940 to 1980. The aerial photographs show that the Site remained within its historic field pattern, largely associated with agricultural activity, notably pasture. Boundaries and field patterns, which are discussed in further detail below, appear to relate to such activity and correlate with historic mapping available for the Site. No earthworks or cropmarks were noted.

LiDAR imagery

- 2.6. Existing 0.5m Digital Terrain Model (DTM) LiDAR data was analysed with the specific aim of clarifying the extent any potential archaeological remains.

Previous archaeological investigations

- 2.7. Some archaeological fieldwork has previously been carried out within the study area. Previous investigations, which included assessments as well as a range of intrusive works, such as watching briefs, evaluations and excavations, are discussed in Chapter 3 where they are relevant. Those of relevance to this assessment are listed in Appendix 2. The results of these investigations are discussed in Section 4, below.

Assessment of heritage significance

- 2.8. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2017) and 'Historic Environment Good Practice Advice in Planning Note 2' (Historic England 2015). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within 'Conservation Principles' (Historic England 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: **i)** evidential (archaeological) value, **ii)** historic (illustrative and associative) value, **iii)** aesthetic value, **iv)** communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.9. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.10. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.11. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

- 2.12. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which 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** [our emphasis].’*

- 2.13. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

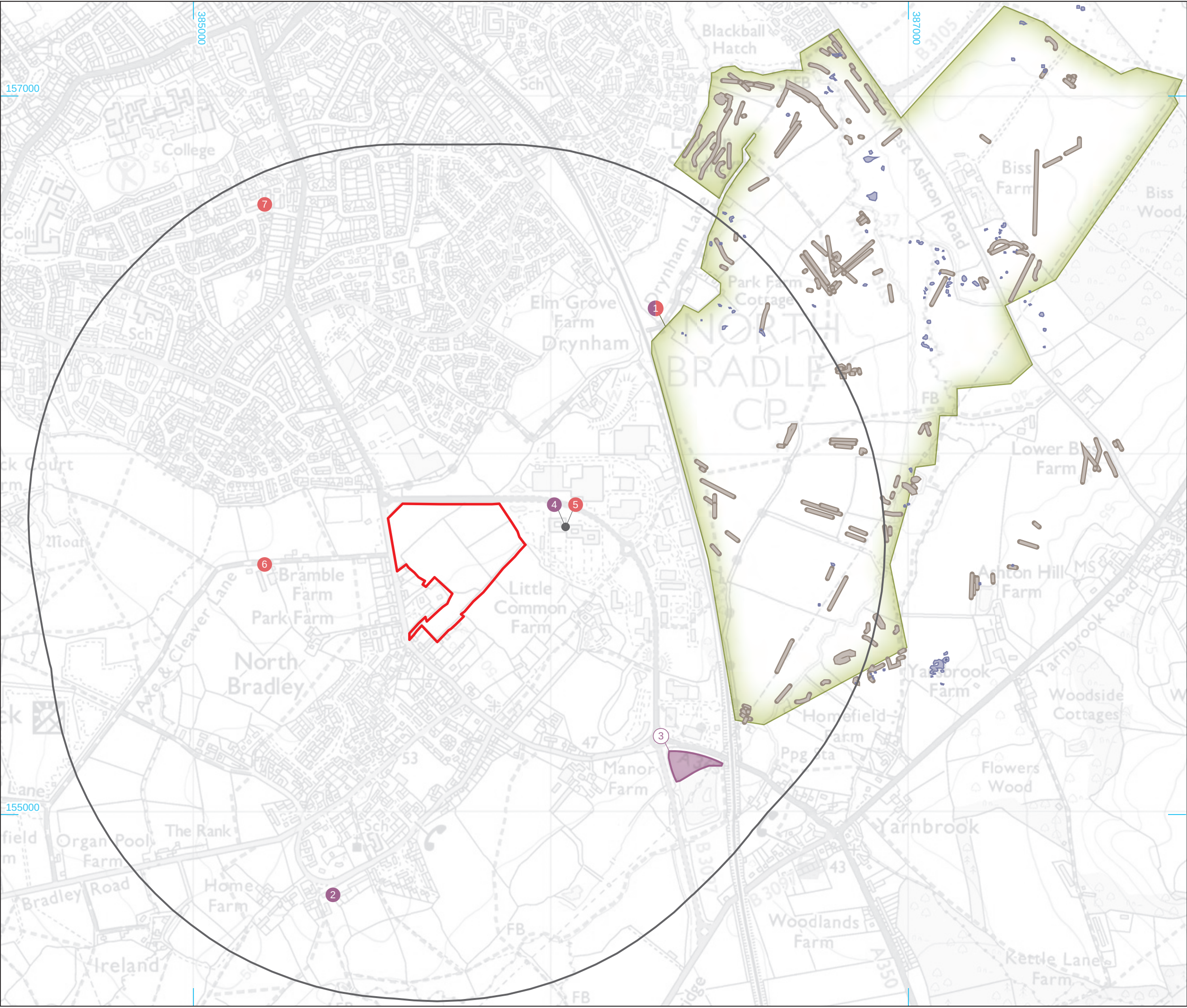
Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including

Level of effect	Description	Applicable statute & policy
		the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i>
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to designated heritage assets, and the applicable statute and policy.

Limitations of the assessment

- 2.14. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.15. A selection of archival material pertaining to the Site and study area was consulted at the Wiltshire and Swindon Archives. There may be other relevant material held by the National Archives, other local repositories, and in private collections; which it was not possible to access.
- 2.16. A walkover survey was conducted within the Site, which was undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.



- Site boundary
- Study area
- Ashton Park
- 1

 Prehistoric
- 1

 Roman

Results of geophysical survey

Neolithic pits

Ditches of unknown date



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Archaeology

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Cirencester 01285 771022

Exeter 01392 573970

Milton Keynes 01908 564660

Suffolk 01449 900120

www.cotswoldarchaeology.co.uk

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PROJECT TITLE
White Horse Business Park, Trowbridge,
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FIGURE TITLE
Site location plan, showing
archaeological finds and features

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The landscape in the wider Site vicinity comprises agricultural fields, the boundaries of which are largely formed by hedgerows. The Site sits as a wedge-shaped piece of land between the White Horse Business Park to the east and North Bradley to the south-west. The suburbs of Trowbridge lie adjacent to the tip of the Site by the roundabout between the A363 and Woodmarsh Road.
- 3.2. The Site is located roughly in the centre of the historic parish of Bradley Stoke. It lies in the valley of the River Biss on its eastern border and the River Frome to the west. The land slopes gently upwards from the northern tip, with the land at the north of the Site lying at aOD 28m and at the southern boundary it lies at 46m aOD.
- 3.3. The solid geology of the site comprises mudstone of the Oxford Clay Formation, sedimentary bedrock formed between 166.1 and 157.3 million years ago during the Jurassic period (BGS, 2018). There are no records of any superficial deposits. This type of geology produces slowly permeable seasonally wet base-rich loamy and clayey soils mostly suited to grass production for dairying or beef (Soilscapes, 2018).

Previous archaeological investigations

- 3.4. No previous archaeological investigations have been undertaken within the Site.
- 3.5. In 2017, Solstice Heritage conducted an evaluation at the junction of Westbury Road and Phillips Way, c.375m south-east of the Site (HER Ref. EWI8596). This work identified features relating to medieval and post-medieval land use, namely buried furrows from historic ploughing (Scott and Brightman 2017).
- 3.6. In 2013, GSB Prospection conducted a geophysical survey across a large tract of land, known as Ashton Park, extending into the north-eastern part of the study area c.400m north-east of the Site (HER Ref. EWI7315; Gater 2014). The results of this survey are illustrated in Fig. 2. with ditches of unknown date, and Neolithic flints being recorded. In 2014, Cotswold Archaeology conducted an evaluation, comprising the excavation of 38 trenches, which recorded numerous multi-phased ditches (HER Ref. EWI 8562; Barber 2014).

-
- 3.7. In 1988, the Wiltshire Library and Museums Service conducted an archaeological watching brief during construction of the White Horse Business Park, c.150m north-east of the Site (HEA Ref. 654958). Roman and medieval pottery was recorded

Prehistoric

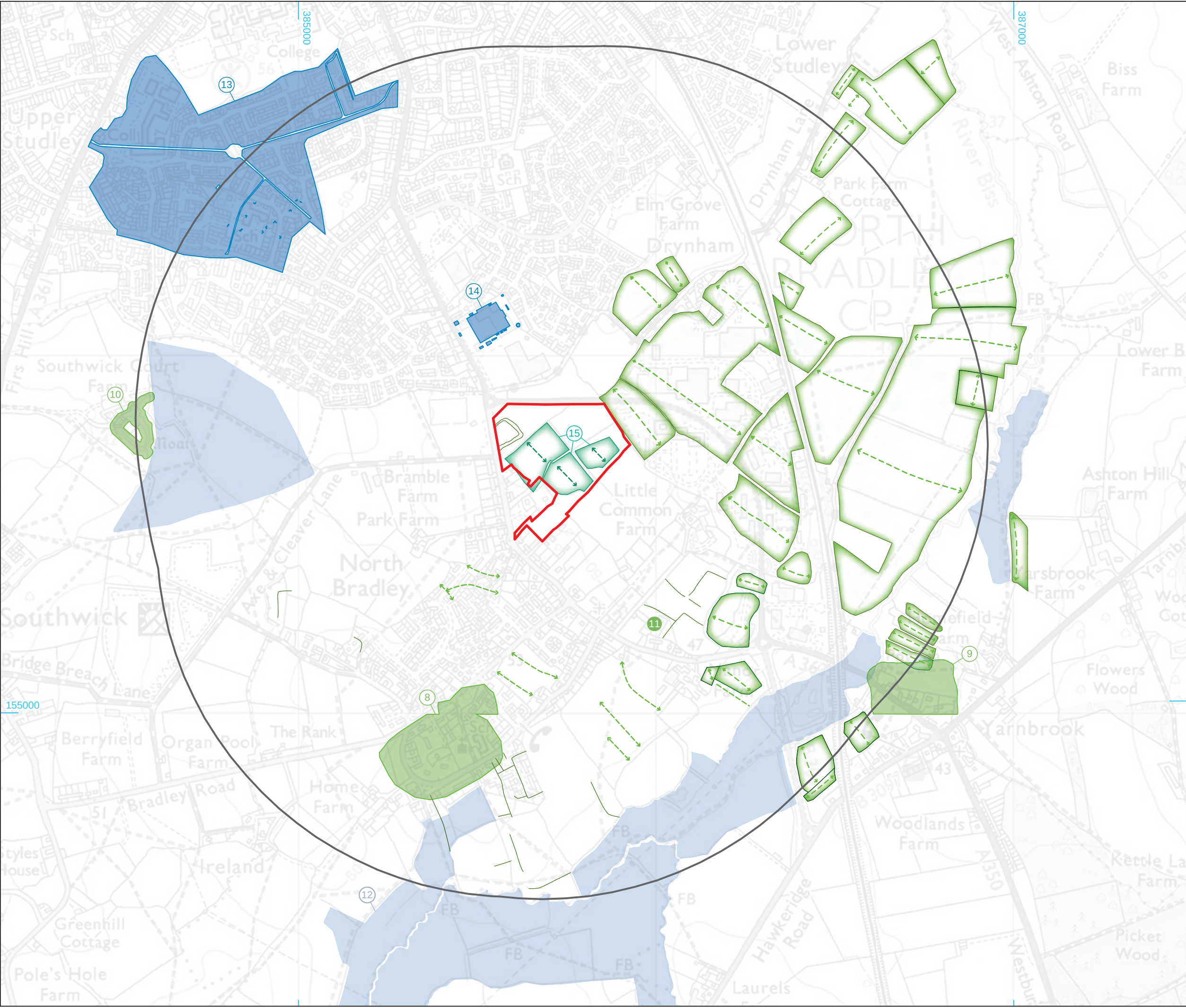
- 3.8. No prehistoric finds or features are recorded within the Site.
- 3.9. The evaluation mentioned above at Ashton Park (Fig. 2, **1**) revealed early Neolithic pits, which were dated from worked flints recovered from fill. This evaluation site is an area where the geology includes sands and gravels associated with the River Biss which would have provided prime agricultural soils, often exploited by prehistoric groups. The finds here probably represent an area of prehistoric activity (Barber 2014).
- 3.10. An excavation to the north of Heywood House, c.750m south-west of the Site identified a series of hollows, post-holes and pits largely dated to the early Iron Age (Fig. 2, **2**).
- 3.11. During evaluation works on White Horse Business Park, c.80m east of the Site, several flint implements and flakes were found (Fig. 2, **4**). Similar implements were also found at an archaeological evaluation c.730m south-east of the Site at Westbury Road and Philips Way (Fig. 2,3).
- 3.12. Given the proximity of probable prehistoric (Neolithic and Iron Age) settlement sites and the finds detailed above, there is potential for prehistoric below ground remains.

Romano-British

- 3.13. No Romano-British finds or features are recorded within the Site.
- 3.14. In the wider context the Roman city of Bath (*Aquae Sulis*) is located c.12km north-west of the Site and the Bath to Frome Road runs c.5.7km west of the Site. No roadside or rural settlements are recorded in the Rural Settlement of Great Britain resource within the study area.
- 3.15. The evaluation at Ashton Park, as detailed above (Fig. 2, **1**), found significant evidence of Roman activity in the form of agricultural enclosures and trackways/droeways indicating an agricultural complex. Whilst this is not in itself suggestive of occupation, the identification of postholes and pits, along with an assemblage of pottery from the 1st-2nd centuries AD suggest some low density

occupation though it is suggested that given the paucity of high status building material, this is thought to be low status (Barber 2014). The presence of some prehistoric deposits may suggest multi-phase settlement activity.

- 3.16. Closer to the Site, two sherds of pottery were found c.80m east of the Site (Fig. 2, 5) during the construction of White Horse Business Park. A Romano-British bronze figurine associated with a scatter of c.15 coins were found at Woodmarsh, c.370m west of the site (Fig. 2, 6) and another coin was found at the Bradley Road Post Office c.890m north of the Site (Fig. 2, 7).
- 3.17. No other remains of the Roman period are recorded within the study area. Given the Romano-British activity at both Ashton Park and White Horse Business Park north-east of the Site, and the finds at Woodmarsh, all proximate to the Site, the extent of activity and associated deposits on the Site is uncertain. Given this, thus it is concluded that there is some potential for currently unrecorded deposits of the Romano-British period within the Site.



- Site boundary
- Study area
- Modern
- Medieval
- Post-medieval
- Ridge and furrow
- Field boundary
- Watermeadow

0 1:10,000 500m

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Cirencester 01285 771022
Exeter 01392 573970
Milton Keynes 01908 564660
Suffolk 01449 900120
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PROJECT TITLE
White Horse Business Park, Trowbridge,
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FIGURE TITLE
Site location plan showing medieval
finds and features

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Early medieval and medieval

- 3.18. No early medieval or medieval finds or features are recorded in the Site.
- 3.19. Evidence of Saxon settlement has, however, been recorded within the centre of Trowbridge (Eagles 2001), c.1.5km north of the Site.
- 3.20. During the early medieval period the area of North Bradley and Bradley Stoke lay in the manor of Steeple Ashton, held by Romsey Abbey. By the 14th century, the North Bradley estate passed to the manor of Edington via the Abbess of Romsey. The largest of the Edington estates, North Bradley soon became known as the manor of North Bradley, with the lordship passing through a series of Bradleys, then onto the Godfrey family line, reaching Sir Walter Long and his son Walter in c.1610, then descending in the Longs of Draycott Cerne estate (VCH 1965).
- 3.21. From the 14th century onwards, North Bradley appears to have attained the status of parish in its own right, becoming noted as one of the centres of domestic clothworking for clothiers from Trowbridge (VCH 1965). The original medieval settlement area (Fig. 3, 8) was restricted to an area c.550m to the south of the Site.
- 3.22. Sources suggest a medieval settlement existed at Yarnbrook, c.1km south-east of the Site (Fig. 3, 9) although there is currently no archaeological evidence for this settlement. A medieval moated site has been recorded c.650m to the south-west of the Site (Fig. 3, 10).. Closer to the Site, a partially extant medieval farmstead is recorded c.400m south of the Site (Fig. 3, 11); King's Farm.
- 3.23. Little is known about the agriculture of the tithing of North Bradley. Under the manorial system the lord had his own demesne land, with other land held or tenanted by the villagers. Arable farming was carried out, in many areas, in large open fields. These open fields were not enclosed, but divided into strips and furlongs according to ownership. The way they were ploughed often resulted in distinctive 'ridge and furrow' earthworks surviving in the landscape, remaining a distinctive characteristic of many areas.
- 3.24. The WSHER records a widespread network of ridge and furrow and field boundaries, which it describes as an 'extensive medieval open field system' (HER ref MWI73535/3542/3539). The evidence for this is based earthworks and cropmarks on aerial photographs north east of North Bradley. These remnants of ridge and furrow, and field boundaries with medieval origins (i.e. 'fossilised' furlong boundaries),

recorded by the WSHER within the study area, are illustrated in Fig. 3, corresponding with areas of former medieval open field. The surviving ridge and furrow earthworks are focussed around the settlement areas, indicating that the open fields lay just outside of the medieval villages and hamlets. The ridge and furrow on the eastern edge of the study area indicates the open fields associated with Trowbridge.

- 3.25. There are no surviving earthworks of ridge and furrow in the Site itself. However, given its location it is likely that it formed part of the open fields of the manor, located outside the extent of the medieval village and the former hamlet of Woodmarsh. It is possible that below-ground remnants of furrows survive in the Site. These would be of no archaeological interest, and would not comprise 'heritage assets'. No medieval settlement (i.e. house and burgage plots) would be anticipated in the Site.

Post-medieval and modern

- 3.26. No post-medieval or modern remains other than post-medieval ridge and furrow (Fig.3, **15**) are recorded within the Site. These are noted on the Wiltshire HER and are no longer extant. Any remains of these post-medieval agricultural earthworks would be of insufficient heritage significance to comprise heritage assets.
- 3.27. In 1805 the manor of North Bradley was in the possession of Sir James Tylney-Long, from whom it passed to his sister Catherine Wellesley-Pole and in this family until it passed to a distant relative, H.R Wellesley in 1868. He immediately sold the manor to C Moore, the tenant of Manor Farm, who then sold it in 1879 to Walter Hume Long of Rood Ashton. The final break-up of the Rood Ashton estates occurred in the 20th century (VCH 1965). An estate map of Rood Ashton in 1848 (not reproduced) appears to show that the Site was not within the estate which would suggest it had been sold away, possibly to the owner of Woodmarsh Farm, adjacent to the Site.
- 3.28. In the 18th century North Bradley had most of its agricultural hinterland devoted to common land, with the village almost completely surrounded by Woodmarsh Common, Bradley Common and Little Common. The enclosure of the former open fields, including those parts in the Site, took place piecemeal between the 16th and 18th centuries with most of the land being given over to pasture. By the Enclosure Act of 1807 no open arable land remained in the parish.

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- 3.29. The 17th and 18th centuries were a period of major and extensive water meadow creation across the country and several of these areas are recorded within the study area. These are recorded over the valley floor to the south of the Site (Fig.3). These water meadows were essential to the 'sheep and corn' economy of Wiltshire, allowing for a forced growth of grass in early spring to feed the sheep, which were then moved to unsewn arable fields in order to distribute manure and enrich the soil. This process allowed for larger flocks of sheep and improved the corn yields on the arable fields (English Heritage 2013).
- 3.30. In 1773, 'the village consisted of a number of houses irregularly built along several lanes and paths and with pieces of common land in between' (VCH 1965). North Bradley came to rely in equal measure upon agriculture and the Wiltshire woollen industry; it has been suggested that the commons attracted weavers from elsewhere in the county, as they could build cottages and keep their animals upon it (ibid). In 1831 there were 250 families dependent on woollen trade and manufacture compared to 152 supported by agriculture (ibid). On the north side of Westbury Road to the east of Little Common Lane is a row of cottages that, according to the North Bradley Tithe Apportionment of 1841, were inhabited by weavers at this time. The woollen industry subsequently declined with the arrival of mechanisation, with farming subsequently taking over the local economy.
- 3.31. Several 19th-century farmsteads, outfarms and multi-purpose farm buildings such as barns which lie beyond the area of a farm, are recorded scattered across the study area contributing to the character of the landscape (not illustrated). These features demonstrate that throughout much of the post-medieval and modern periods, the study area has remained in agricultural use.
- 3.32. A World War II military camp is visible as earthworks c.950m to the north west of the Site included several buildings, roads and trenches (Fig.3, **13**). A War Production Factory in Alderton Way is also visible as extant buildings and structures c.220m to the north of the Site (Fig. 3, **14**).
- 3.33. Given that the Site remained in the agricultural hinterland during this time, it is unlikely that any significant buried archaeology of these periods would be present in the Site.

The Site – recorded land use

- 3.34. The first depiction of the Site can be found on the 1805 detailed survey of the Parish of Bradley Stoke (Fig. 4). The map was produced for parliamentary enclosure purposes by Jeremiah Cruise of Bath. The Site's area seems to be divided between 6 different fields of mostly regular shape. The site labelled 484 is owned by the Duchess of Bolton without mention of a tenant. The recorded field name, 'Appledore' is a reference to the adjacent orchard (Field, 1989; Appledore is used to reference land on which apples are grown, or land adjoining an apple orchard), as depicted by rows of trees. The other plots are recorded under the same owner, Richard Caswell, and are named Lower Ground and Home Ground. The same Richard Caswell owns the buildings and plots adjacent to the south-west of the Site's boundary. This is likely a farmstead established post-enclosure of the open fields; the depiction of the arrangement of open fields, orchard, farmhouse and outbuildings under the same ownership corroborates this. In later cartography, this is called Woodmarsh Farm.



Fig. 4 Jeremiah Cruise's map of 1805 (courtesy of WSHC)

- 3.35. The next informative piece of cartography is the 1841 North Bradley Tithe Map (Fig.5). The Site is shown in the same arrangements of fields and plot boundaries.

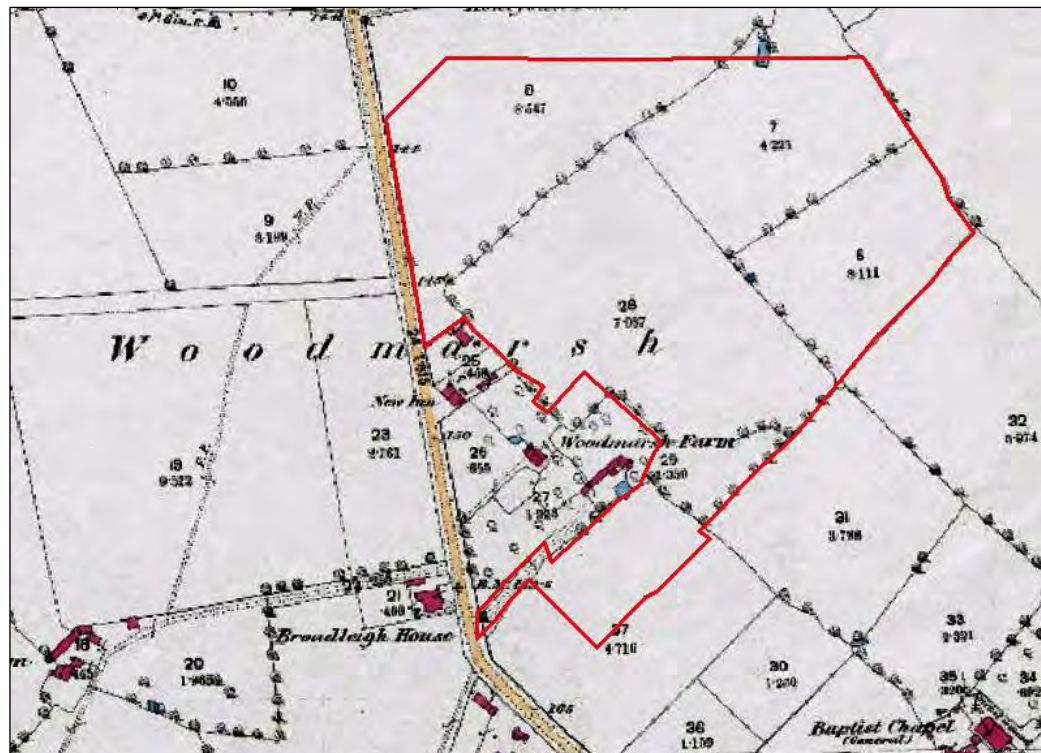


Fig.6 1st Edition Ordnance Survey map 1888

- 3.37. The subsequent editions of the Ordnance Survey maps show no obvious differences in layout or land use within the Site. Fig. 7 shows the 3rd Edition Ordnance Survey from 1936 illustrating this.



Fig. 7 3rd Edition Ordnance Survey map 1936

- 3.38. Aerial photography examined at Historic England from the 1940's to the 1980's show no evidence of earthworks or cropmarks (including ridge and furrow), within the Site.
- 3.39. LiDAR imagery of the Site area (Fig. 8) shows no obvious signs of ridge and furrow, (which would indicate former intensive arable activities) but old field boundaries are clearly identifiable. The LiDAR also shows some evidence of modern land drains (Fig.8). The Wiltshire Historic Environment Record does identify post-medieval ridge and furrow on the Site, however there is now no evidence for this from either inspection or LiDAR, and so if it was once present it has been eroded away. Any below-ground remains of post-medieval furrows would be of insufficient heritage interest to comprise a 'heritage asset'.

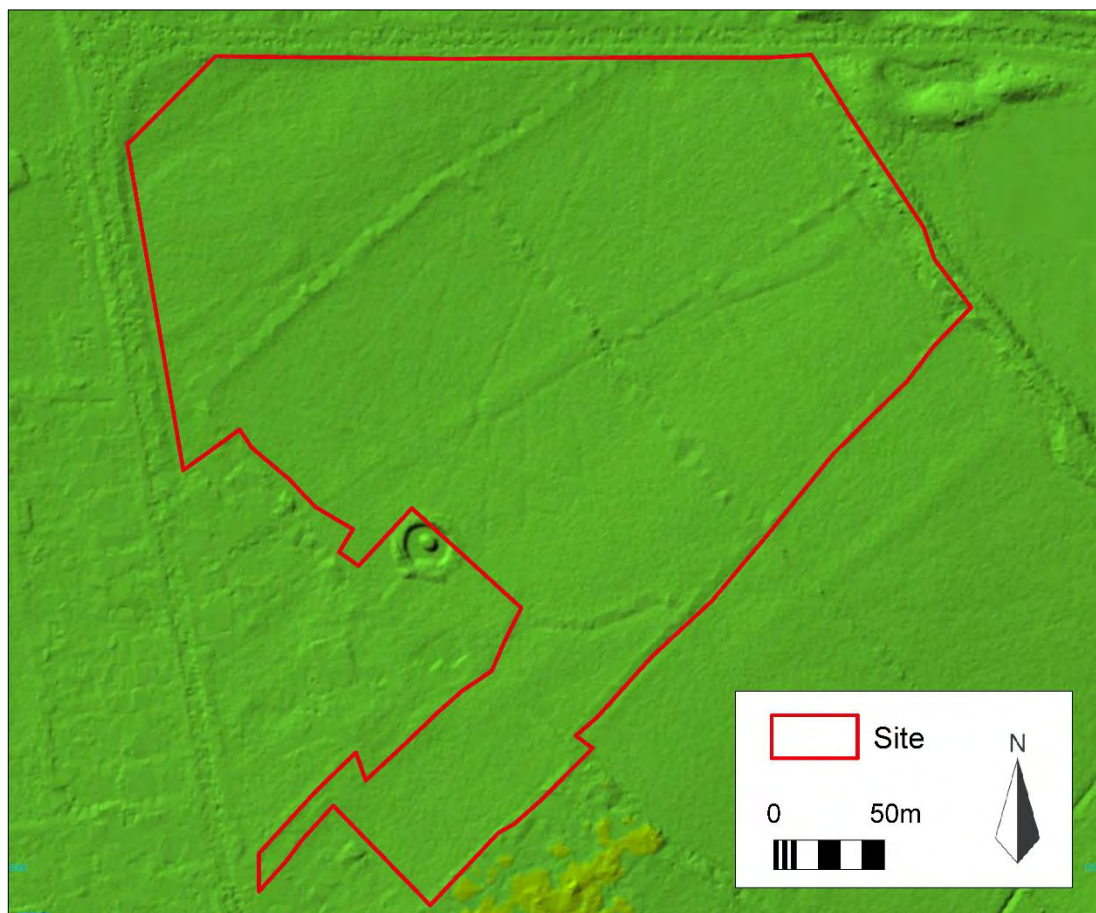


Fig. 8 LiDAR imagery of the site (courtesy of the Environment Agency)

- 3.40. Today the Site still comprises pasture fields (Fig.9, 10 and 11), and the hedgerows visible on the historic maps discussed above remain. These hedgerows are shown on boundaries pre-dating 1848 and therefore fall under the criteria for 'important'

hedgerows under the 1997 Hedgerows Regulations. The 1997 Regulations are essentially a notification mechanism whereby the landowner must inform the local authority prior to removal. The Regulations do not confer a level of heritage value, and as heritage assets, these hedgerows are of 'low' heritage value.

- 3.41. The Historic Landscape Characterisation for Wiltshire (WC, 2016) records the Site and its locale as a mixture of Piecemeal Enclosure (fields that have not changed since the 1st Edition Ordnance Map) and Re-organised Fields created by the Enclosure Act of 1807, and shown on the 1st Edition Ordnance Map'. This description of the Site accords with cartographic evidence. These are the predominant historic landscape character type in Wiltshire, and are well-represented. Thus the historic landscape has little intrinsic heritage significance, and does not comprise a heritage asset in and of itself.



Fig.9 View of the site, photograph taken facing towards the south-east



Fig.10 View of the site, photograph taken facing towards the south



Fig.11 View of the south-west portion of the site, photograph taken facing towards the south-west , looking towards Woodmarsh Farm.

4. THE SETTING OF HERITAGE ASSETS

- 4.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in Table 3.3 below, and shown on Fig. 12. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

- 4.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 4.3. A number of heritage assets were identified as part of Step 1, and these are noted in the following table and illustrated on Fig.12:

Heritage Asset	Description	List Entry Number
1 – Grade II Listed Gateway to Burial Ground of former Baptist Church	Entrance with gate piers, gates and overthrow. Probably early 19th century. Limestone ashlar square gate piers with moulded weathered cappings, double cast-iron gates with large spearheads, cast iron overthrow with scrolled decoration and empty lantern holder.	1181647
2 – Grade II Listed Two Monuments in burial ground of former Baptist Chapel	Two chest tombs. Late 18th and early 19th century made of limestone. East of pair of tombs has two panels with grooved borders, quarter balusters and pilasters, carved drapery to centre panels, fluted coved cornice to moulded flat top, inscription to James Francis died 1795. West tomb has two panels to main sides, centre panel with carved drapery, fluted pilasters to corners, fluted frieze to flat top, east side has large central panel surrounded by carved drapery, inscription to Ann Frowd died 1812.	1021513
3 – Grade II Listed Drynham Lane Farmhouse	Two-storey Farmhouse GG/1753 on datestone to front. English garden wall bond brick with stone quoins. Bridgewater tiled roof, brick stack. Lean-to sheds attached to returns. Rear has 2-light casements to ground floor and 2-light mullioned casements to first floor.	1021511
4 – Grade II Listed Willow Grove	Farmhouse, now detached house and office built c.17th century with 19th century additions. 17th century range in dressed limestone at west end, English garden wall	1364234

Heritage Asset	Description	List Entry Number
	bond brick to east, tiled roof. 19th century range dressed limestone with hipped Welsh slate roof, ashlar stacks with moulded cappings.	
5 – Grade II Listed King's Farmhouse	Farmhouse built c.1600, altered late 17th century with rendered timber-framing, pantiled roof with stone slate eaves, stone and brick stacks. T shaped plan. Two storey, 2-window west front. Cross wing to right has 3-light ovolo-mullioned casement with hood mould to ground floor, 3-light oriel casement to first floor, carved barge boards with pendant. Rear of cross wing has 3-light ovolo-moulded oriel casement, south front of wing has 4-light ovolo-mullioned casement.	1181656
6 – Grade II Listed Timbrell Cottages	Shown on 1838 Tithe Map. Symmetric 'Hi' plan Tudor style almshouses. With 2 storeys, coursed and dressed stone. Projecting gabled breaks to sides linked across centre by loggia arcade on ground floor. Central half dormer. All 3 gables parapetted with moulded cope and kneelers. Slate roof except for stone tiles on right hand gable. 2 large off ridge stone stacks. Each gable has a 3 light window to 1st floor and 4 light window to 1st floor and 4 light to ground floor:- 4 centre arch headed windows with labels; glazing bar casements. Central pointed doorway flanked by 2 light windows of similar pattern. Porch loggia of 3 pointed arches to stone flagged shelter; chamfered drip, parapet and moulded cope, panel over central arch with shield, shell in 1 and 4 and griffin in crest. Projecting single storey wings to left and right with blocked 4 light windows, and doorways of similar pattern.	1182478
7 – Grade II Listed Low Wall fronting Timbrell Cottages	Low wall fronting Timbrell Cottages Early to mid-19th century. Low wall of coursed and dressed limestone with wide chamfered cope. Central piers with pyramidal caps and another at south end.	1021524
8 – Grade II Listed Manor Farmhouse	Farmhouse built late 17th century with 19th century wing. Two storey with rendered rubble stone with brick to south front, Welsh slate roof, brick stacks.	1021514
9 – Grade II Listed South View Farmhouse	Early 19th century built of Ashlar, creeper covered. Two storeys and 3 windows to west, late glazed sashes. Band over ground floor. Central doorway with brackets to cornice and lozenge glazed rectangular over light; half glazed door. Double ridged hipped slate roof with wide eaves.	1364218
10 – Grade II Listed the Old Rectory	Old Rectory, now detached house. Late 18th century. Two storey with Flemish bond brick, tiled roof with gable end brick stacks.	1021512
11 – Grade II Listed The Daubeny Almshouses with front boundary walls	Almshouses founded in 1810 by Charles Daubeny. Dressed limestone, Welsh slate hipped roof. Two-storey 7-window, three 2-light flush mullioned casements either side, inscription tablet over with lettering: NORTH BRADLEY / DAUBENY / A.1810 D / Laus DEU. Rear in English garden wall bond brick with 2-light mullioned casements and 20th century two-storey wing in similar style. Attached to front are low dressed limestone walls with half-round brick coping and square stone gate	1364233

Heritage Asset	Description	List Entry Number
	piers with weathered cappings and cast-iron gate.	
12 – Grade II Listed No 51 and 52 Church Lane	Pair of semi-detached cottages. Datestones incised with I M / 1735 over doors. Flemish bond brick, double Roman tiled roof, brick stacks. Both cottages with 4-panelled doors in cyma-moulded architraves with flat stone hoods on brackets, 3- light cyma-mullioned casements with relieving arches left and right of both doors.	1364232
13 – Grade II Listed No 59 Church Lane	Semi-detached cottage built mid-18th century. Rendered, double Roman tiled roof, rendered brick gable end stacks, two-storey and two windows. Interior has chamfered beams and open fireplaces.	1021510
14 – Grade II Listed Walls and Gateway	Walls and gate with gate piers to churchyard of 1860s, probably by T.H. Wyatt. Coursed rubble stone with pitched limestone ashlar coping. Square chamfered ashlar gate piers to centre with roll mouldings and cusped ogee-shaped cappings, single cast iron scrolled gate and cast-iron overthrow with missing lantern. End piers to left and right have roll mouldings and cusped ogee cappings.	1021507
A – Grade II* Listed Church of St. Nicholas, Grade II Listed Gulev Monument, Grade II Listed Unidentified Monument, Grade II Listed Two Monuments, Grade II Listed Frances Monument	Anglican parish church built in the 15th century and restored 1861 by T.H. Wyatt. Coursed rubble stone and ashlar, Welsh slate roof with coped verges. Gabled 15th century porch has diagonal buttresses, moulded pointed doorway with sundial over inscribed TEMPUS FUGIT, Rawlings of Bradford of Avon, 1777. Porch has stone benches. North chapel, a memorial to Emma, mother of Archbishop John Stafford of Canterbury who died 1446. Good rococo marble with egg and dart mouldings and richly carved floral decoration to Henry Long died 1727, attributed to Ford, Baroque marble with twisted columns to cornice to urn, to William Trenchard died 1733. Charity board in north aisle records 1787 gift by Rachel Long. Stained glass in south chancel window by T.R. Lamont in memory of his wives Mary and Bessie, 1880s. Marble tablet over pulpit to Rev. Charles Daubeny died 1827, founder of Daubeny Almshouses (q.v.), signed by Reeves of Bath. Chest tomb. Gulev died 1768. Limestone tomb with moulded plinth, moulded oval panel on south side with floral carved spandrels, fielded pilasters and floral carved corners, rectangular panel on north side with recut inscription. Moulded cornice to flat top. Chest tomb. Late 18th century. Limestone tomb with moulded plinth, oval and rectangular fielded panels with fielded pilasters to main sides, end panels have skull and cross bones or scrolled decoration, moulded cornice to weathered top. Two chest tombs. Late 18th century; south one to Rebbeck family, north one to Frances family. Rebbeck	1181520 1364269 1021508 1364270 1021509

Heritage Asset	Description	List Entry Number
	tomb has moulded plinth, two oval fielded panels, pilasters with scrolled carving, moulded cornice to weathered top, east end panel with shield; inscription to Elizabeth Rebbeck died 1760. Frances tomb has moulded plinth, two shield panels to main sides, moulded pilasters and moulded cornice to flat top. Chest tomb. Late 18th century. Two fielded panels and reeded centre pilasters, quarter balusters and cornice and fluted frieze to moulded flat top. Inscription to Edward Frances died 1782.	

Table 3.3 Summary of designated heritage assets within the environs of the Site

- 4.4. The heritage assets labelled 1-7 have been identified as being proximate to the Site and thus potentially susceptible to impact as a result of changes to their setting. The site survey has also identified two potential **non-designated heritage assets** that appear to be susceptible to impact as a result of changes in their setting. These are 18 Woodmarsh (Woodmarsh Farm as was: **B**, Fig. 12) and Little Common Farm on Little Common Lane (and adjacent to Willow Grove; **C**, Fig. 12). These are also assessed as non-designated heritage assets susceptible to impact in the Heritage Impact Assessment conducted by Land Use Consultants (LUC) in 2018 to inform the overall housing site allocation H2.2, which includes the Site.
- 4.5. The Site visit, and study area walkover, identified that there would be no non-physical impact upon the significance of any other heritage assets as a result of changes to the use and/or appearance of the Site. These unaffected assets are all located within the village of North Bradley with no visibility or association to the Site.
- 4.6. All heritage assets assessed as part of Step 1, but which were not progressed to Steps 2 – 3, are included in Table 3.3 above and in Fig.12.