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10th March 2021

Our Reference: 34_LC_210310_Objection
Regarding: Objections to Applications 20/03641/OUT & 20/05805/OUT

For the attention of Mr D Cox at Wiltshire Council, delivered by email

Dear Mr Cox,

I hope you are well. I am writing on behalf of Mr and Mrs Bowles in relation to their field south of Little Common Lane outside Trowbridge, which forms part of the masterplan submitted within Applications 20/03641/OUT and 20/05805/OUT. This letter follows an earlier correspondence to you from Simon Chambers of LPC Trull on 1st July 2020 (SWLC.LPC.4340). As Mr and Mrs Bowles have not yet been approached by the Applicants or their Agents to discuss these live Applications, they feel they have no option other than to formerly Object to both the Applications. Please take this letter as such on behalf of Mr and Mrs Bowles.

As you are aware, the field in question - whilst outside the red line boundary of the Applications - is included in the masterplan submitted by the Applicants on both 20/03641/OUT and 20/05805/OUT, and this masterplan is a requirement under Wiltshire Policy H2.2 as part of the WHSAP. In this respect it is clear and understood that inclusion of this land is necessary in order to deliver the required masterplan. However as you also know Mr and Mrs Bowles were not notified of the inclusion of their land in the masterplan as part of these Applications, they have not consented to the use of their land as proposed in the masterplan, and as mentioned they have not yet been contacted by either Applicant in relation to these two live Applications to determine how the masterplan may be progressed from this point.

In addition it has been brought to the attention of Mr and Mrs Bowles that there may have been concerns that their field may not have been able to actively contribute to any forthcoming development on the basis of possible archaeological and heritage sensitivity. With this in mind SUMO Geophysics Ltd (who carried out surveys on the Application sites) were instructed to conduct a magnetometer survey to test the archeological concerns, and the resulting report is attached as Appendix 1 at the end of this letter. Please note that no areas of specific concern were found during the survey, however it is recognised that some trial trenching would likely yet be required to ground-prove the results. Notwithstanding this hopefully the report will go some way to alleviating any previous concerns on this issue.

Similarly with regard to the potential sensitivity of nearby heritage assets Michael Heaton MCIfA IHBC (who was recently involved with the Elm Grove site to the north) was instructed to carry out a Heritage Appraisal of the area, and his report is also attached as Appendix 2 at the end of this letter. In principle his findings are that "it would be reasonable to conclude that well-designed residential development of the site that maintained a green buffer around Willow Grove and did not overlook it, would not affect significant archaeological remains or the significance of any of the Listed Buildings closest to it". Again it is hoped that these conclusions will help mitigate any earlier concerns, and will help demonstrate how the field in question is in fact able to take an active role in any forthcoming review of the masterplan.



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Finally it is understood that there may be concerns that Mr and Mrs Bowles' field may not be preferred for housing at this time on the premise that any new development of the combined site should infill from the north so that it reads 'exclusively as an extension to Trowbridge'. It seems reasonable however to note that this categorisation of Trowbridge being exclusively 'to the north' potentially does not give due regard to the impact on the ground of the character and extent of the Whitehorse Business Park, which already extends around to the east of the field in question, and which in fact terminates to the south of the field with the Hitachi Centre and the recently finished and very large service station on the adjacent roundabout off the A363 and Westbury Road. In urban design terms the Local Authority's Urban Design Officer Peter Martin - in response to the Applications - has noted this situation in his analysis of the area, and equally in his response to 20/05805/OUT he points out that Mr and Mrs Bowles' field "could perhaps also take up some of the assumed 175 houses and leave more space for the creation of a landscape gap". These comments seem much more in tune with the quality and geography of the area on the ground, rather than the idea that Trowbridge exists as a distinct and distant entity solely to the north. Further reinforcing this point is that - as the situation is understood - from 1st April 2021 the whole of the H2.2 site, including the field in question, is to be transferred from North Bradley Parish into the Drynham Ward of Trowbridge Town Council, thereby perhaps making the point of proximity and character more readily apparent.

I hope this update is helpful, and as requested please take this correspondence as a formal Objection from Mr and Mrs Bowles on both Applications 20/03641/OUT and 20/05805/OUT. If any masterplan review were forthcoming they would very much hope to be fully involved in order to ensure a successful, comprehensive and deliverable development, and in order to fulfil Wiltshire Policy H2.2.

Do please contact me if I may be of any assistance.

Many thanks, and kind regards.

~
Anthony Bowles ARB RIBA
Director, Autometry Ltd

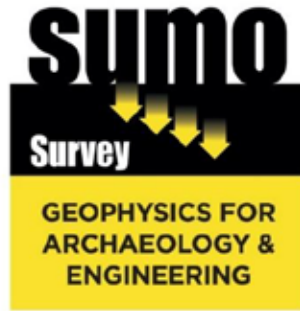
AUTOMETRY



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Appendix 1: SUMO Geophysics Ltd Magnetometer Survey, reference SUMO-01492 (see overleaf)



GEOPHYSICAL SURVEY REPORT

North Bradley, Trowbridge, Wiltshire

Client

Autometry Ltd

Survey Report

SUMO-01492

Date

December 2020



Survey Report 01492: North Bradley, Trowbridge, Wiltshire

Survey dates	03 December 2020
Field co-ordinator	Simon Lobel BSc
Field Team	Jasmin Folland MA Liam Brice-Bateman BA
Report Date	15 December 2020
CAD Illustrations	Thomas Cockcroft MSc
Report Author	Thomas Cockcroft MSc
Project Manager	Thomas Cockcroft MSc
Report approved	Dr John Gater BSc DSc(Hon) MCIfA FSA

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TABLE OF CONTENTS

1	LIST OF FIGURES	1
2	SURVEY TECHNIQUE	1
3	SUMMARY OF RESULTS	2
4	INTRODUCTION	2
5	RESULTS	3
6	DATA APPRAISAL & CONFIDENCE ASSESSMENT	3
7	CONCLUSION	4
8	REFERENCES	4

Appendix A Technical Information: Magnetometer Survey Methods, Processing and Presentation

Appendix B Technical Information: Magnetic Theory

1. LIST OF FIGURES

Figure 01	NTS	Site Location
Figure 02	1:1500	Magnetometer Survey - Greyscale Plot
Figure 03	1:1500	Magnetometer Survey - Interpretation
Figure 04	1:2000	LiDAR Data Plot
Figure 05	1:1500	Minimally Processed Data - Greyscale Plot

2. SURVEY TECHNIQUE

Detailed magnetic survey (magnetometry) was chosen as the most efficient and effective method of locating the type of archaeological anomalies which might be expected at this site.

Bartington Grad 601-2	Traverse Interval 1.0m	Sample Interval 0.25m
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3 SUMMARY OF RESULTS

- 3.1 A magnetometer survey of 3.5 ha at North Bradley, Trowbridge has not recorded any magnetic responses that could be interpreted as being of definite archaeological interest. Several linear trends and a cluster of pit-like responses have been assigned to the category of uncertain. These anomalies are likely to be a product of agricultural or natural processes. Ridge and furrow ploughing is visible throughout the dataset plus buried services have also been marked.

4 INTRODUCTION

- 4.1 **SUMO Geophysics Ltd** were commissioned to undertake a geophysical survey of an area outlined for development. This survey forms part of an archaeological investigation being undertaken by **Autometry Ltd**.

4.2 Site details

NGR / Postcode	ST 86093 55317 / BA14 0TW
Location	The site is located 2km north of West Wilts Trading Estate and 1km south of Trowbridge. The survey area is bounded to the west by Little Common Lane, to the south by Westbury Road and to the east by Hitachi Capital Vehicle Solutions.
HER	Wiltshire and Swindon
District	Westbury
Parish	North Bradley Civil Parish
Topography	Flat
Current Land Use	Pasture
Geology (BGS 2020)	Bedrock: Oxford Clay Formation - Mudstone Superficial: none recorded
Soils (CU 2020)	Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.
Archaeology (KYP 2020)	A search of Know Your Place has revealed that ridge and furrow ploughing (MWI73531) plus numerous ditch and bank field boundaries (MWI73532) are recorded within the survey area. These features are thought to be medieval and/or post Medieval in date and have been identified in 1940-50's Royal Air Force aerial photography and LiDAR. Similar field boundaries plus ridge and furrow is also recorded in the immediate area around the site.
Survey Methods	Magnetometer survey (fluxgate gradiometer)
Study Area	3.5 ha

4.3 Aims and Objectives

To locate and characterise any anomalies of possible archaeological interest within the study area.

5 RESULTS

5.1 ***Probable / Possible Archaeology***

- 5.1.1 No magnetic responses have been recorded that could be interpreted as being of definite archaeological interest.

5.2 ***Uncertain***

- 5.2.1 Several uncertain linear trends and a couple of discrete pit-like responses have been detected in the dataset. They lack the morphological attributes of anomalies that would normally be interpreted as having an archaeological provenance. These magnetic responses probably reflect variations in the underlying geology or may be due to agricultural processes. Consequently, these anomalies have been assigned to the category of *Uncertain*.

5.3 ***Agricultural – Ridge and Furrow***

- 5.3.1 Wide and broad linear responses have been recorded in the dataset and are typical of past ridge and furrow agricultural regimes; the ploughing is better defined in the east of the dataset.

5.4 ***Service***

- 5.4.1 A line of strong dipolar ferrous linear anomalies is visible in the magnetic data crossing the whole field; it is thought to mark the course of a small service pipe. Two shorter linear anomalies are believed to be electric cables connected to an overhead transformer mounted on a small pylon (see 5.5.1).

5.5 ***Ferrous / Magnetic Disturbance***

- 5.5.1 Ferrous responses close to boundaries are due to adjacent fences and gates. A large ferrous response in the south of the survey area is due to the presence of a small pylon. A second ferrous response in the east of the dataset could be the remanence of a pylon base which has been removed but the feet have been left in situ. An area of magnetic disturbance within the dataset is likely to be due to modern disturbance; possibly linked to agricultural processes. Small scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin. Only the most prominent of these are highlighted on the interpretation diagram.

6 DATA APPRAISAL & CONFIDENCE ASSESSMENT

- 6.1 Historic England guidelines (EH 2008) Table 4 states that the typical magnetic response on the local soils / geology is generally poor. The results from this survey indicate the presence of ridge and furrow ploughing; as a consequence, there is no *a priori* reason why archaeological features would not have been detected, if present.

7 CONCLUSION

- 7.1 The magnetometer survey has not detected any magnetic responses that could be interpreted as being of definite archaeological interest. Several weak linear trends and a cluster of pit-like anomalies are visible in the dataset and have been assigned to the category of *Uncertain*. It is probable that these anomalies are due to agricultural or natural processes. Ridge and furrow ploughing is also visible throughout the dataset, plus a service pipe and two electric cables have been plotted.

8 REFERENCES

- BGS 2020 British Geological Survey, Geology of Britain viewer [accessed 15/12/2020] *website*: (<http://www.bgs.ac.uk/opengeoscience/home.html?Accordion1=1#maps>)
- ClfA 2014 *Standard and Guidance for Archaeological Geophysical Survey*. Amended 2016. ClfA Guidance note. Chartered Institute for Archaeologists, Reading
http://www.archaeologists.net/sites/default/files/ClfAS%26GGeophysics_2.pdf
- CU 2020 The Soils Guide. Available: www.landis.org.uk. Cranfield University, UK. [accessed 15/12/2020] *website*: <http://mapapps2.bgs.ac.uk/ukso/home.html>
- EAC 2016 *EAC Guidelines for the Use of Geophysics in Archaeology*, European Archaeological Council, Guidelines 2.
- EH 2008 *Geophysical Survey in Archaeological Field Evaluation*. English Heritage, Swindon
<https://content.historicengland.org.uk/images-books/publications/geophysical-survey-in-archaeological-field-evaluation/geophysics-guidelines.pdf/>
- KYP 2020 Know Your Place, online viewer [accessed 15/12/2020] *website*: <http://www.kypwest.org.uk/>

Appendix A - Technical Information: Magnetometer Survey Method, Processing and Presentation

Standards & Guidance

This report and all fieldwork have been conducted in accordance with the latest guidance documents issued by Historic England (EH 2008) (then English Heritage), the Chartered Institute for Archaeologists (CIfA 2014) and the European Archaeological Council (EAC 2016).

Grid Positioning

For hand held gradiometers the location of the survey grids has been plotted together with the referencing information. Grids were set out using a Trimble R8 Real Time Kinematic (RTK) VRS Now GNSS GPS system.

An RTK GPS (Real-time Kinematic Global Positioning System) can locate a point on the ground to a far greater accuracy than a standard GPS unit. A standard GPS suffers from errors created by satellite orbit errors, clock errors and atmospheric interference, resulting in an accuracy of 5m-10m. An RTK system uses a single base station receiver and a number of mobile units. The base station re-broadcasts the phase of the carrier it measured, and the mobile units compare their own phase measurements with those they received from the base station. This results in an accuracy of around 0.01m.

Technique	Instrument	Traverse Interval	Sample Interval
Magnetometer	Bartington Grad 601-2	1m	0.25m

Instrumentation: **Bartington Grad 601-2**

Bartington instruments operate in a gradiometer configuration which comprises fluxgate sensors mounted vertically, set 1.0m apart. The fluxgate gradiometer suppresses any diurnal or regional effects. The instruments are carried, or cart mounted, with the bottom sensor approximately 0.1-0.3m from the ground surface. At each survey station, the difference in the magnetic field between the two fluxgates is measured in nanoTesla (nT). The sensitivity of the instrument can be adjusted; for most archaeological surveys the most sensitive range (0.1nT) is used. Generally, features up to 1m deep may be detected by this method, though strongly magnetic objects may be visible at greater depths. The Bartington instrument can collect two lines of data per traverse with gradiometer units mounted laterally with a separation of 1.0m. The readings are logged consecutively into the data logger which in turn is daily down-loaded into a portable computer whilst on site. At the end of each site survey, data is transferred to the office for processing and presentation.

Data Processing

Zero Mean	This process sets the background mean of each traverse within each grid to zero.
Traverse	The operation removes striping effects and edge discontinuities over the whole of the data set.
Step Correction (De-stagger)	When gradiometer data are collected in 'zig-zag' fashion, stepping errors can sometimes arise. These occur because of a slight difference in the speed of walking on the forward and reverse traverses. The result is a staggered effect in the data, which is particularly noticeable on linear anomalies. This process corrects these errors.

Display

Greyscale/ Colourscale Plot	This format divides a given range of readings into a set number of classes. Each class is represented by a specific shade of grey, the intensity increasing with value. All values above the given range are allocated the same shade (maximum
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Presentation of results and interpretation

The presentation of the results includes a 'minimally processed data' and a 'processed data' greyscale plot. Magnetic anomalies are identified, interpreted and plotted onto the 'Interpretation' drawings.

When interpreting the results, several factors are taken into consideration, including the nature of archaeological features being investigated and the local conditions at the site (geology, pedology, topography etc.). Anomalies are categorised by their potential origin. Where responses can be related to other existing evidence, the anomalies will be given specific categories, such as: Abbey Wall or Roman Road. Where the interpretation is based largely on the geophysical data, levels of confidence are implied, for example: Probable, or Possible Archaeology. The former is used for a confident interpretation, based on anomaly definition and/or other corroborative data such as cropmarks. Poor anomaly definition, a lack of clear patterns to the responses and an absence of other supporting data reduces confidence, hence the classification Possible.

Interpretation Categories

In certain circumstances (usually when there is corroborative evidence from desk-based or excavation data) very specific interpretations can be assigned to magnetic anomalies (for example, *Roman Road, Wall*, etc.) and where appropriate, such interpretations will be applied. The list below outlines the generic categories commonly used in the interpretation of the results.

<i>Archaeology / Probable Archaeology</i>	This term is used when the form, nature and pattern of the responses are clearly or very probably archaeological and /or if corroborative evidence is available. These anomalies, whilst considered anthropogenic, could be of any age.
<i>Possible Archaeology</i>	These anomalies exhibit either weak signal strength and / or poor definition, or form incomplete archaeological patterns, thereby reducing the level of confidence in the interpretation. Although the archaeological interpretation is favoured, they may be the result of variable soil depth, plough damage or even aliasing as a result of data collection orientation.
<i>Industrial / Burnt-Fired</i>	Strong magnetic anomalies that, due to their shape and form or the context in which they are found, suggest the presence of kilns, ovens, corn dryers, metal-working areas or hearths. It should be noted that in many instances modern ferrous material can produce similar magnetic anomalies.
<i>Former Field Boundary (probable & possible)</i>	Anomalies that correspond to former boundaries indicated on historic mapping, or which are clearly a continuation of existing land divisions. Possible denotes less confidence where the anomaly may not be shown on historic mapping but nevertheless the anomaly displays all the characteristics of a field boundary.
<i>Ridge & Furrow</i>	Parallel linear anomalies whose broad spacing suggests ridge and furrow cultivation. In some cases, the response may be the result of more recent agricultural activity.
<i>Agriculture (ploughing)</i>	Parallel linear anomalies or trends with a narrower spacing, sometimes aligned with existing boundaries, indicating more recent cultivation regimes.
<i>Land Drain</i>	Weakly magnetic linear anomalies, quite often appearing in series forming parallel and herringbone patterns. Smaller drains may lead and empty into larger diameter pipes, which in turn usually lead to local streams and ponds. These are indicative of clay fired land drains.
<i>Natural</i>	These responses form clear patterns in geographical zones where natural variations are known to produce significant magnetic distortions.
<i>Magnetic Disturbance</i>	Broad zones of strong dipolar anomalies, commonly found in places where modern ferrous or fired materials (e.g. brick rubble) are present.
<i>Service</i>	Magnetically strong anomalies, usually forming linear features are indicative of ferrous pipes/cables. Sometimes other materials (e.g. pvc) or the fill of the trench can cause weaker magnetic responses which can be identified from their uniform linearity.
<i>Ferrous</i>	This type of response is associated with ferrous material and may result from small items in the topsoil, larger buried objects such as pipes, or above ground features such as fence lines or pylons. Ferrous responses are usually regarded as modern. Individual burnt stones, fired bricks or igneous rocks can produce responses similar to ferrous material.
<i>Uncertain Origin</i>	Anomalies which stand out from the background magnetic variation, yet whose form and lack of patterning gives little clue as to their origin. Often the characteristics and distribution of the responses straddle the categories of <i>Possible</i>

Appendix B - Technical Information: Magnetic Theory

Detailed magnetic survey can be used to effectively define areas of past human activity by mapping spatial variation and contrast in the magnetic properties of soil, subsoil and bedrock. Although the changes in the magnetic field resulting from differing features in the soil are usually weak, changes as small as 0.1 nanoTeslas (nT) in an overall field strength of 48,000 (nT), can be accurately detected.

Weakly magnetic iron minerals are always present within the soil and areas of enhancement relate to increases in *magnetic susceptibility* and permanently magnetised *thermoremanent* material.

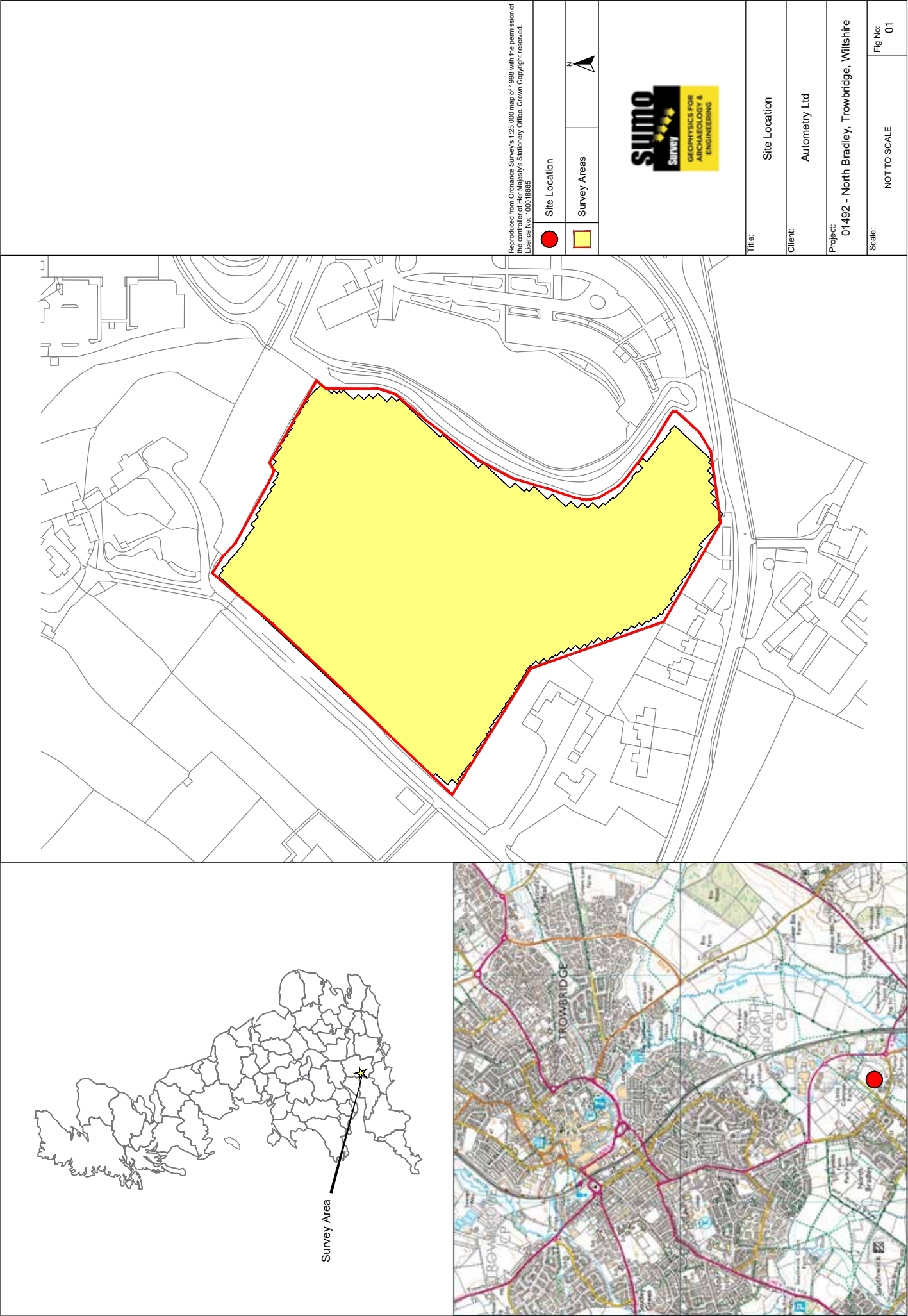
Magnetic susceptibility relates to the induced magnetism of a material when in the presence of a magnetic field. This magnetism can be considered as effectively permanent as it exists within the Earth's magnetic field. Magnetic susceptibility can become enhanced due to burning and complex biological or fermentation processes.

Thermoremanence is a permanent magnetism acquired by iron minerals that, after heating to a specific temperature known as the Curie Point, are effectively demagnetised followed by re-magnetisation by the Earth's magnetic field on cooling. Thermoremanent archaeological features can include hearths and kilns; material such as brick and tile may be magnetised through the same process.

Silting and deliberate infilling of ditches and pits with magnetically enhanced soil creates a relative contrast against the much lower levels of magnetism within the subsoil into which the feature is cut. Systematic mapping of magnetic anomalies will produce linear and discrete areas of enhancement allowing assessment and characterisation of subsurface features. Material such as subsoil and non-magnetic bedrock used to create former earthworks and walls may be mapped as areas of lower enhancement compared to surrounding soils.

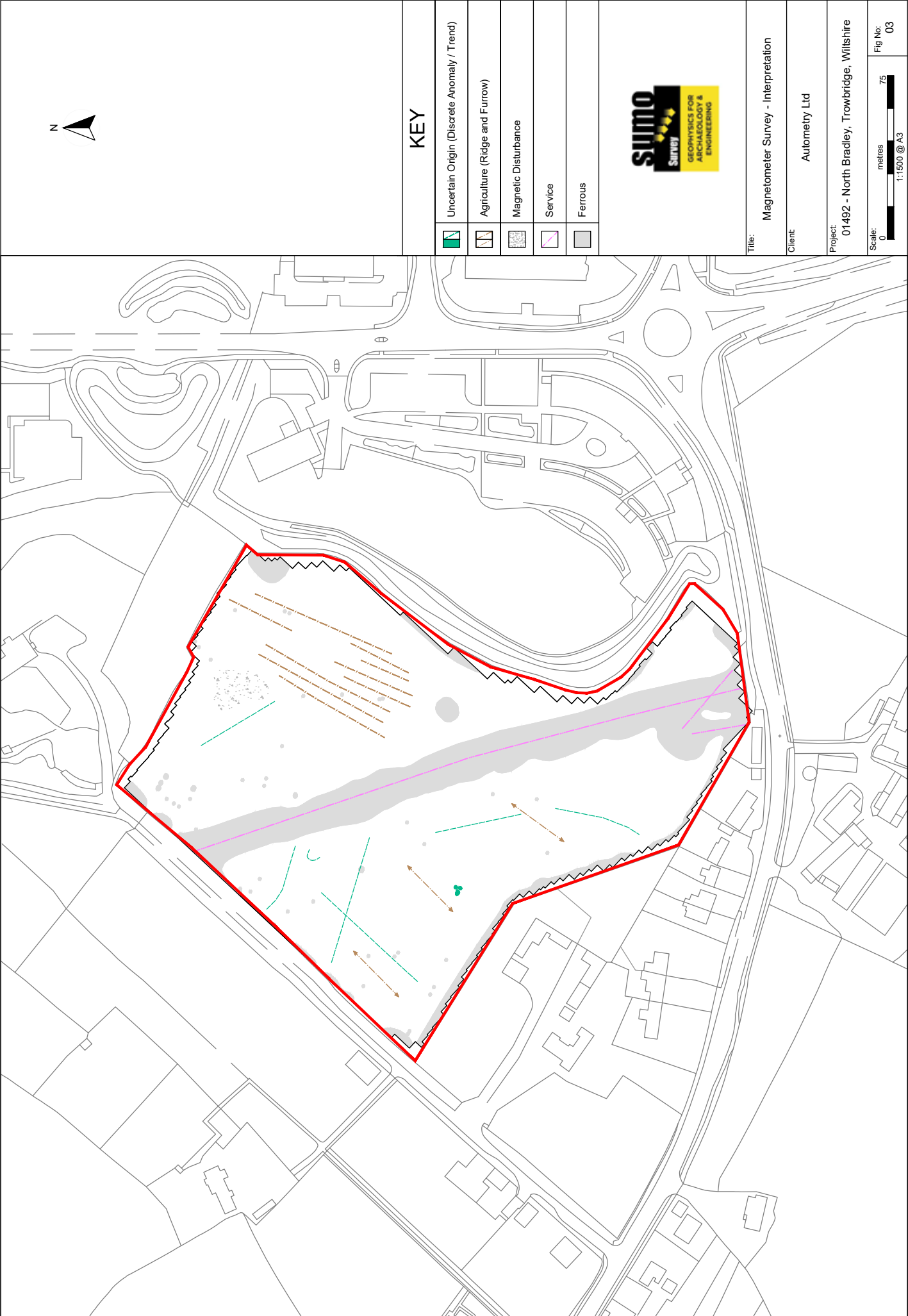
Magnetic survey is carried out using a fluxgate gradiometer which is a passive instrument consisting of two sensors mounted vertically 1m apart. The instrument is carried about 30cm above the ground surface and the top sensor measures the Earth's magnetic field whilst the lower sensor measures the same field but is also more affected by any localised buried feature. The difference between the two sensors will relate to the strength of a magnetic field created by this feature, if no field is present the difference will be close to zero as the magnetic field measured by both sensors will be the same.

Factors affecting the magnetic survey may include soil type, local geology, previous human activity and disturbance from modern services.





Title:	Magnetometer Survey - Grayscale Plot
Client:	Autometry Ltd
Project:	01492 - North Bradley, Trowbridge, Wiltshire
Scale:	0 75 metres 1:1500 @ A3
Fig No:	02

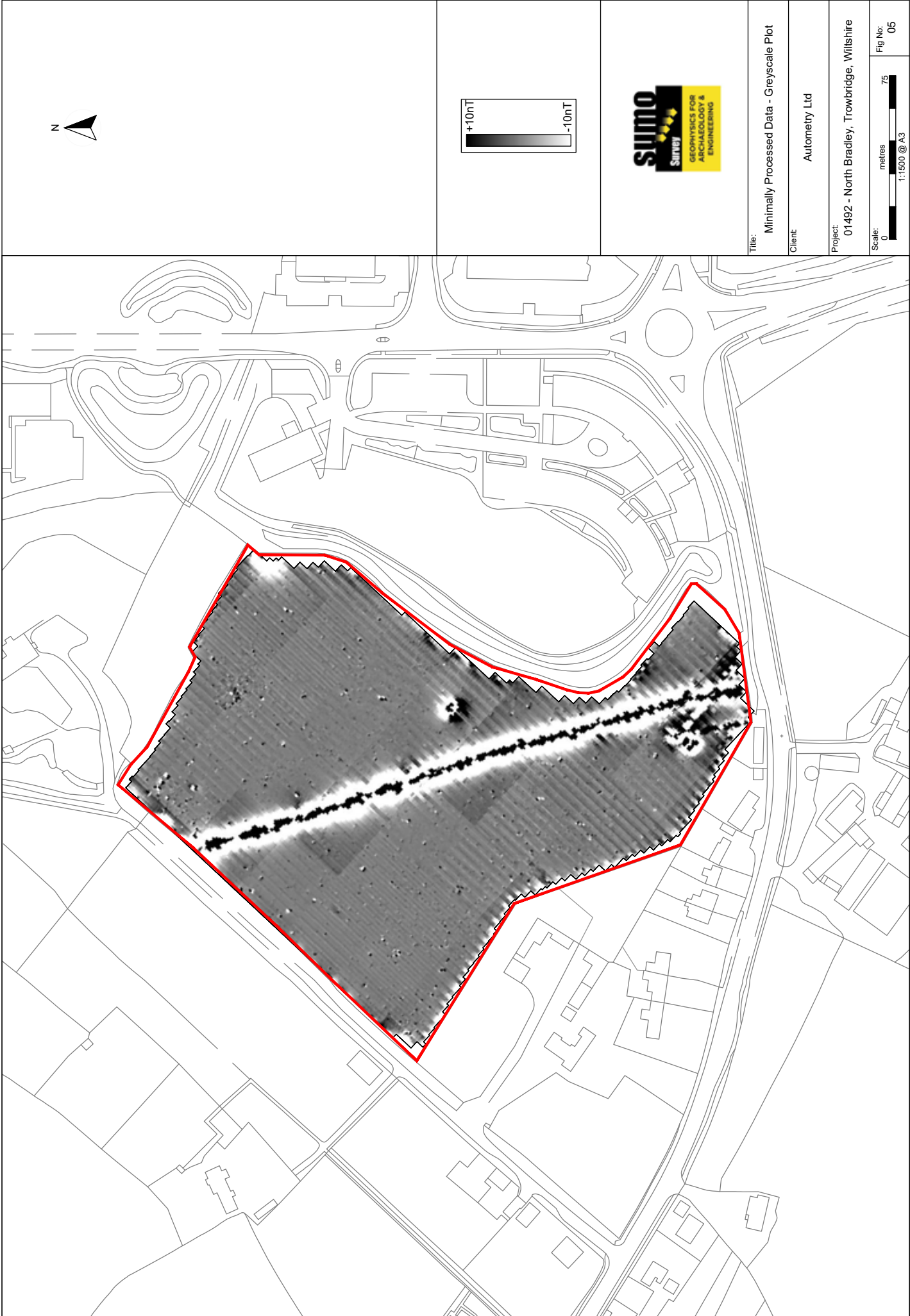




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Title:	LIDAR Data Plot
Client:	Autometry Ltd
Project:	01492 - North Bradley, Trowbridge, Wiltshire
Scale:	0 100 metres 1:2000 @ A3
Fig No:	04



Title:	Minimally Processed Data - Greyscale Plot
Client:	Autometry Ltd
Project:	01492 - North Bradley, Trowbridge, Wiltshire
Scale:	0 75 metres 1:1500 @ A3
Fig No:	05

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Appendix 2: Michael Heaton Heritage Consultants, Heritage Appraisal, Jan 2021 (see overleaf)

**Land east of
LITTLE COMMON LANE
North Bradley, Wiltshire**

Heritage Appraisal

January 2021

Prepared on behalf of

Mr and Mrs W.G.C. Bowles

By

**Michael Heaton MCifA IHBC
12 Victoria Road
WARMINSTER
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BA12 8HE**



**Land east of
LITTLE COMMON LANE
North Bradley, Wiltshire**

Heritage Appraisal

January 2021

1 INTRODUCTION

1.1 Brief

- 1.1.1 This document presents a preliminary appraisal of heritage-related constraints affecting development of land adjacent to Little Common Lane in the parish of North Bradley in Wiltshire. It has been commissioned by the landowner. Mr and Mrs W.G.C.Bowles, to assist their pre-application negotiations with Wiltshire Council and prospective development partners. It is not intended for submission in support of a planning application.
- 1.1.2 The appraisal has been prepared by Michael Heaton MCIfA IHBC, a professional archaeologist and building historian familiar with the site and its surroundings, in accordance with the published guidance of the Chartered Institute for Archaeologists, the Association of Local Authority Archaeological Officers, Wiltshire Council and Historic England¹.
- 1.1.3 It is based on preliminary examination of archaeological and historical sources publicly accessible in January 2021; a geophysical survey commissioned by the client; and the author's understanding of the archaeology and history of the area based on c. 30 years' working experience, including comparable and adjacent sites in North Bradley and surrounding parishes. A metrically defined 'search radius' has not been applied. There are a large number of Listed Buildings and archaeological sites within the 1km search radius normally adopted for archaeological desk studies, none of which would be conceivably affected by development of the site, and few of which are of predictive value for identifying archaeological remains within it.

1.2 Site

- 1.2.1 The civil parish of North Bradley straddles the junction of several unnamed tributaries of the Biss Brook, itself a tributary of the River Avon (Bristol), which flows northwards through Trowbridge to join the Avon near Bradford-on-Avon. It is an undulating landscape of generally small irregular fields delineated by surface water drains, interspersed by roads, farms and settlements. The underlying geological base is of Jurassic clays and Cornbrash limestone that support shallow, poorly drained argillaceous soils. Land use is predominantly pastoral.
- 1.2.2 The subject site is illustrated on the Site Location Plan drawing No. 34_NBF_201124_01 prepared by Autometry Ltd. It comprises an 'L'-shaped plot of pasture of c. 3.6Ha centred on NGR 386100 / 155300. It is bounded on its south side by the gardens of houses along Westbury Road; along its west side by Little Common Lane; to the north by a public footpath and the gardens of Willow Grove; and to the east by the southern end of White Horse Business Park, specifically the premises of Hitachi Plc.

¹ CIfA, 2018; ALGAO 1997; Wiltshire Council 1995, Historic England *passim*

1.3 Archaeological and historical background

- 1.3.1 The southern margins of the Avon Vale are archaeologically ambiguous because their clay soils and high water tables are not conducive to aerial photographic or 'surface artefact collection' survey, and partly because – historically – they have been overlooked by archaeologists in favour of the more productive chalk downlands that overlook them from the south and east. But it is also because the poorly drained clay soils were the last to be cleared of primeval woodland, with large areas of southwest Wiltshire falling within the northern arms of the medieval Forest of Selwood, much of which remained standing until the early 17th century.
- 1.3.2 As a result, prehistoric settlement appears to have been sparse and the historical settlement pattern was characterised by moated manor houses and small numbers of isolated and impermanent hamlets supported by woodland industries such as tree-felling, iron smelting and charcoal burning, none of which leave substantial archaeological remains. This is reflected in the generally late foundation dates for most of the smaller settlements, such as Southwick, North Bradley or Yarnbrook, none of which are mentioned historically until after the Norman Conquest; and in the late date and limited extent of Parliamentary enclosure at the turn of the 19th century – most of the land was either of no interest to major landowners, or had already been 'enclosed' piecemeal by private agreements or 'assarting' during the later Middle Ages².
- 1.3.3 Nonetheless, recent investigations commissioned for development planning purposes are beginning to reveal a more complex and slightly denser settlement pattern, and a possible Roman origin for it. Extensive geophysical surveys across the catchment of the River Biss between Trowbridge and Semington have identified settlement remains beneath medieval 'ridge and furrow' cultivation earthworks, suggesting the settlements are of Roman or later prehistoric date. Excavations in geomorphologically comparable situations, such as at Staverton to the north of Trowbridge, have demonstrated that such anomalies are indeed small late prehistoric and Roman settlements; while investigations at nearby Elm Grove Farm at the NE corner of the parish have identified – through geophysical survey and trial trenching – what appears to be archaeological evidence of medieval woodland clearance and charcoal production³. Rapid landscape surveys have also identified localised faint vestiges of medieval 'ridge and furrow' cultivation earthworks across most of the Biss catchment, suggesting that 'strip field' cultivation – though probably late in starting and short-lived in duration – was practiced across most of the area.

1.4 Affective planning law and policy

- 1.4.1 Archaeological remains, historic buildings and conservation areas are protected from deleterious change by the *Ancient Monuments and Archaeological Areas Act 1979* and the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the requirements of which are expressed in Policy 58 of the *Wiltshire Core Strategy* and Section 16 of the *National Planning Policy Framework*.
- 1.4.2 Policy 58 provides for preservation *in situ* of nationally important sites and buildings; prior evaluation and, if necessary, preservation 'by record' of regionally or locally important sites or buildings; and allow the LPA to request archaeological assessment and evaluation (i.e. site investigation) of the impact of development proposals potentially affecting archaeological remains and historic buildings. It is implicit that all developments are informed and supported by appropriate forms and levels of

² cf. Gover, 1936; Sandell, 1971. Enclosure was the act of privatising land formerly farmed 'in common'. It created the present patterns of fields and most of the farmsteads associated with them.

³ AC Archaeology Ltd, 2019

investigation and assessment, delivered in written and illustrated documents prepared in consultation with the local authority's heritage officers.

- 1.4.3 Section 16 of the *National Planning Policy Framework* requires all development proposals affecting 'heritage assets' such as archaeological remains and historic buildings - whether 'designated' or not - to be supported by assessments and/or evaluations 'describing' the significance of the potentially affected assets, including the contribution made by their setting. Section 16 of the NPPF states, at paras 193, 196 and 197, 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 (and 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.....Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal....In weighing applications that ...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."*
- 1.4.4 'Substantial harm' is defined by the NPPF as the *"loss of a key feature"*. The meaning of 'setting' is considered at length in Historic England's guidance⁴, in which it is defined as: *"The surroundings in which [the asset] is **experienced**. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

2 DESCRIPTION

2.1 Designated heritage assets

- 2.1.1 The site contains no designated heritage assets, but four Listed Buildings lie close enough to the site for it to potentially fall within their settings: Kings Folly, the gate piers and one monument of the North Bradley Baptist Church graveyard, and Willow Grove house.
- 2.1.2 All are Grade 2 Listed Buildings, the full descriptions of which are available on-line from the National Heritage List maintained by Historic England. Kings Folly, formerly Kings Farmhouse, is a late medieval and post-medieval timber-framed house that has been restored, extended and augmented by ancillary dwellings built under an Enabling Development consent. The gate piers and monument of the Baptist Church graveyard are, together with the graveyard boundary wall and other monuments, relics of the ?late 18th century? Baptist church that was re-sited and replaced on Westbury Road in the 20th century. Willow Grove is a late 17th or early 18th century farmhouse extended and augmented with a stable/coach house in the mid 19th century. It stands within extensive gardens that encompass redundant gate piers and a moat-like surface water drain within boundaries augmented by dense screens of mature trees.
- 2.1.3 The protection afforded by the Planning (Listed Buildings and Conservation Areas) Act extends to 'curtilage' structures extant in 1947 and the setting of the designated building. Historic England does not define 'curtilage', nor is there any concise settled legal definition⁵. The author understands the word to refer to function, rather than simply spatial proximity and ownership, thus: that area of land enclosing or adjoining the designated building within which customary functions of the designated building are carried out. So, for instance, the garden of a farmhouse forms its curtilage; its

⁴ English Heritage, 2017

⁵ cf Suddards and Hargreaves, 1996.

farmyard and agricultural buildings probably do not and would thus normally be designated separately.

2.2 Non-designated heritage assets

- 2.2.1 The site contains no known non-designated heritage assets. Geophysical survey undertaken in December 2020 identified linear and clustered features considered by the surveyors to be of probably modern or natural formation, but no features of definite archaeological significance. The survey report is appended to this document.
- 2.2.2 The Wiltshire Historic Environment Record (HER) identifies the four Listed Buildings referred to above; 'post-medieval' field boundaries defining the fields around the site; possible "prehistoric/Romano-British ring ditches" identified through geophysical survey in the fields c. 500m northwest of the site; and Little Common Farm. The field boundaries are ubiquitous features related to post-medieval land enclosure; the "ring ditches" are either prehistoric burial monuments or the foundations of roundhouses of later prehistoric type; and Little Common Farm is the house and ancillary buildings of a 19th century farmstead.

2.3 Visual survey

- 2.3.1 The site is a roughly level field of permanent pasture displaying slight linear undulations characteristic of denuded 'ridge and furrow' – i.e. the characteristic corrugated landscape of medieval strip cultivation. It is bounded along its east and south sides by the elevations and boundary walls of 19th and 20th century buildings, with the industrial buildings of White Horse Business Park being prominent, with the A363 and Westbury Road being audibly close beyond them. Its western boundary is a ditch and tall hedge that runs along Little Common Lane screening the site from the west but overlooked by a large barn-like structure of 20th century construction that stands at the eastern edge of the gardens of the house known as King's Lodge. To the north are the tall and dense mature trees forming the garden boundary of Willow Grove. The house and gardens are not visible from within the site, and the buildings of Little Common Farm to its immediate west are only partially visible.
- 2.3.2 The character of the site might be described as 'urban edge': though currently pastoral, it is visually hemmed-in by late 20th century commercial buildings along its north and east sides and encroached-upon by 19th and 20th century residential buildings from the south. It is not visually associated with Little Common Farm or Willow Grove, nor does it form part of their curtilage.

3 ANALYSIS

3.1 Significance

- 3.1.1 The site is unlikely to encompass significant buried archaeological remains. The argillaceous soils are highly responsive to the magnetometer surveys used on the site, on land to the west and at Elm Grove. Archaeological features have been identified at Elm Grove and confirmed by trial trenching, and similarly clear results have been obtained for land to the west of this site, but no such features have been identified within the subject site. It does appear to contain denuded 'ridge and furrow', but this is a generic and well-understood earthwork type of negligible archaeological significance.
- 3.1.2 The site does not contribute to the significance of the four Listed Buildings closest to it. Kings Folly is now surrounded by ancillary buildings, boundary walls and roadside residential buildings that separate it from the site and form the background to it when viewed from the site. Those 19th and 20th century developments, together with the commercial buildings that frame the site along its eastern side, are essentially

suburban and Kings Folly now shares their suburban character. Its setting is the small cul-de-sac within which it is depicted by estate agents photographs. It is no longer a rural medieval farmhouse. It is of only moderate significance and that significance derives primarily from the appearance of its south and west elevations.

- 3.1.3 The gate piers and monument of the Baptist graveyard, together with their boundary wall and other associated monuments, are also of moderate significance as the archaeologically rich and aesthetically informed burial ground of an historically significant social group, albeit one now divorced from its contemporaneous place of worship. Had the chapel survived, the ensemble would- arguably – be of considerable significance. The graveyard has nonetheless acquired a Picturesque aesthetic from the loss of its chapel and its isolated rural setting that is vulnerable to visual change.
- 3.1.4 Willow Grove is of moderate aesthetic and historical significance as a late 17th – early 18th century farmstead, embellished by architect-designed 19th century extensions, ancillary buildings and garden structures. Its presence and primary form relates to changes in land ownership and use in the Early Modern period – i.e. Enclosure – and its later embellishments and gardens indicate the economic success and cultural aspirations of the successor to those changes. Its essentially rural character has been compromised slightly by White Horse Business Park, particularly its most recent extensions, but its gardens and tree screens have protected most of its aesthetic charm. Its setting – the area within which and from which it is experienced as a cultural entity – is restricted to its gardens and the northernmost end of Little Common Lane from where it is visible. It is not visible from within the subject site, but the buildings of White Horse Business Park are. The same applies, to a slightly lesser degree, to the buildings and gardens of Little Common Farm.

3.2 Likely affect of development

- 3.2.1 It is likely that the LPA would require the geophysical survey to be confirmed by targeted trial trenching, but highly unlikely that the results of that exercise would preclude development of the site.
- 3.2.2 Well-designed residential development of this site would not affect the significance of Kings Folly further. It is a heavily modified building within an essentially suburban setting, characteristics that would not be affected by development of the subject site.
- 3.2.3 Well-designed residential development of this site would not affect the significance of the Baptist graveyard. The subject site is visually separated from the graveyard by c. 100m of open pasture and several tall hedges. It is unlikely that development of it would affect anyone's experience of the graveyard and its designated components anymore than, for instance, the roadside buildings along Westbury Road: it would remain a Picturesque, isolated graveyard.
- 3.2.4 Well-designed residential development of the subject site, specifically one that maintained a green buffer at its northern end and avoided overlooking over it, would not affect the significance of Willow Grove or Little Common Farm: both would remain essentially unaltered within their well-screened and aesthetically complementary garden enclosures.

3.3 Conclusion

- 3.3.1 It would be reasonable to conclude that well-designed residential development of the site that maintained a green buffer around Willow Grove and did not overlook it, would not affect significant archaeological remains or the significance of any of the Listed Buildings closest to it.

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