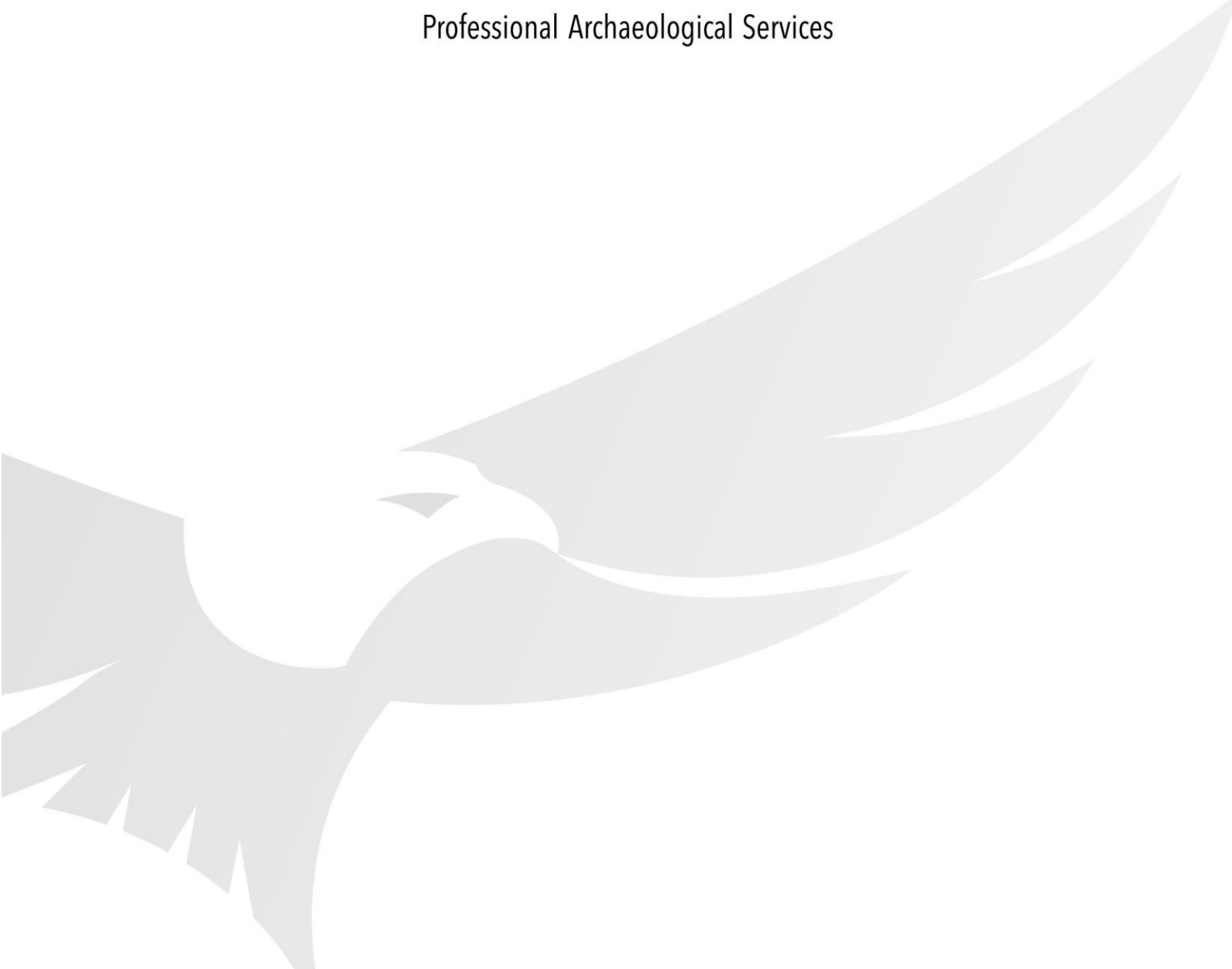




Land West of Oakleigh Acres, Draycot Cerne, Chippenham, SN15 5LH

Archaeological Desk Based Assessment

17 March 2025

Client:	D.K. Barnsley and Sons Ltd
Project Site:	Land West of Oakleigh Acres, Draycot Cerne, Chippenham, Wiltshire, SN15 5LH
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Contents

Non-Technical Summary.....	v
1. Introduction	1
Site Description	1
Site Visit	3
2. Planning Policy and Developmental Framework.....	7
National Planning Policy Framework (NPPF), 2024;	7
Wiltshire Core Strategy adopted 2015.....	8
Core Policy 58 Ensuring the conservation of the historic environment.....	8
3. Historic Environment Baseline Survey	9
Designated Assets	9
Events.....	9
Archaeological Sites	11
Prehistoric	11
Roman	11
Early Medieval.....	11
Medieval.....	12
Post-Medieval	12
Modern	15
4. Impacts and Conclusions	17
Designated Assets.....	17
Archaeology.....	17
5. Bibliography	18
6. Appendices	19

List of Figures

Figure 1: General location (Project Site in red).	2
Figure 2: Detailed Site Location. Project Site outlined in red.....	3
Figure 3: Archaeological events within the Study Area.	10
Figure 4: Archaeological Sites within the Study Area. The Project Site is outlined in red.	12
Figure 5: Andrews and Dury map of 1773. Broad location of the Project Site outlined in red.	13
Figure 6: Kingston St Michael Tithe Map 1842.	14
Figure 7: 1 st edition OS map. The Project Site is outlined in red.	15
Figure 8: Wiltshire Historic Landscape Characterisation.	16

Photographs

Photograph 1: View looking south showing existing industrial units to the west of the site and general condition of the site.....	4
Photograph 2: View of the Project Site looking north.	5

Photograph 3: View looking southeast and towards a copse of trees at the red line boundary southeastern extent.....	6
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Appendices

Appendix 1: Listed Buildings.....	19
Appendix 2: Archaeological Events	19
Appendix 3: Archaeological Sites	19
Appendix 4: Historic Landscape Characterisation.....	20

Non-Technical Summary

Heritage Planning Services Ltd has been commissioned by D.K. Barnsley and Sons Ltd to prepare an archaeological desk-based assessment for Land West of Oakleigh Acres, Draycot Cerne, Chippenham, Wiltshire, SN15 5LH (the Project Site).

The report has been commissioned to inform plans for the proposed development of a new lorry depot with associated parking, landscaping and fencing.

There is potential for locally significant archaeology dating to the prehistoric period to occur on the Project Site. Although a prehistoric enclosure and nearby Iron Age burial was found c.315m to the northeast, only a single sherd of flint came from the evaluation immediately to the west of the Project Site. There is clearly a prehistoric presence in the area, probably focussed around the penannular enclosure to the northeast and anything on the Project Site is likely to be an outlier.

The presence of prehistoric archaeology cannot be ruled out, although if present it would likely be only of local significance and not worthy of in-situ preservation.

It is recommended that any further archaeological work deemed necessary could be secured by way of a suitably worded condition of planning.

1. Introduction

- 1.1. Heritage Planning Services Ltd has been commissioned by D.K. Barnsley and Sons Ltd to prepare an archaeological desk-based assessment for Land West of Oakleigh Acres, Draycot Cerne, Chippenham, Wiltshire, SN15 5LH (the Project Site).
- 1.2. The report has been commissioned to inform plans for the proposed development of a new lorry depot with associated parking, landscaping and fencing.
- 1.3. The report assesses the archaeological potential of the Project Site with a view to understanding the potential survival and significance of archaeology and the impacts that may occur to this archaeology through the development.
- 1.4. This report has been completed by Sam Driscoll, MCIfA under Project Reference HPS668/25.

Site Description

- 1.5. The Project Site comprises an undeveloped agricultural field at Draycot Cerne, north of Chippenham and close to Junction 17 of the M4.

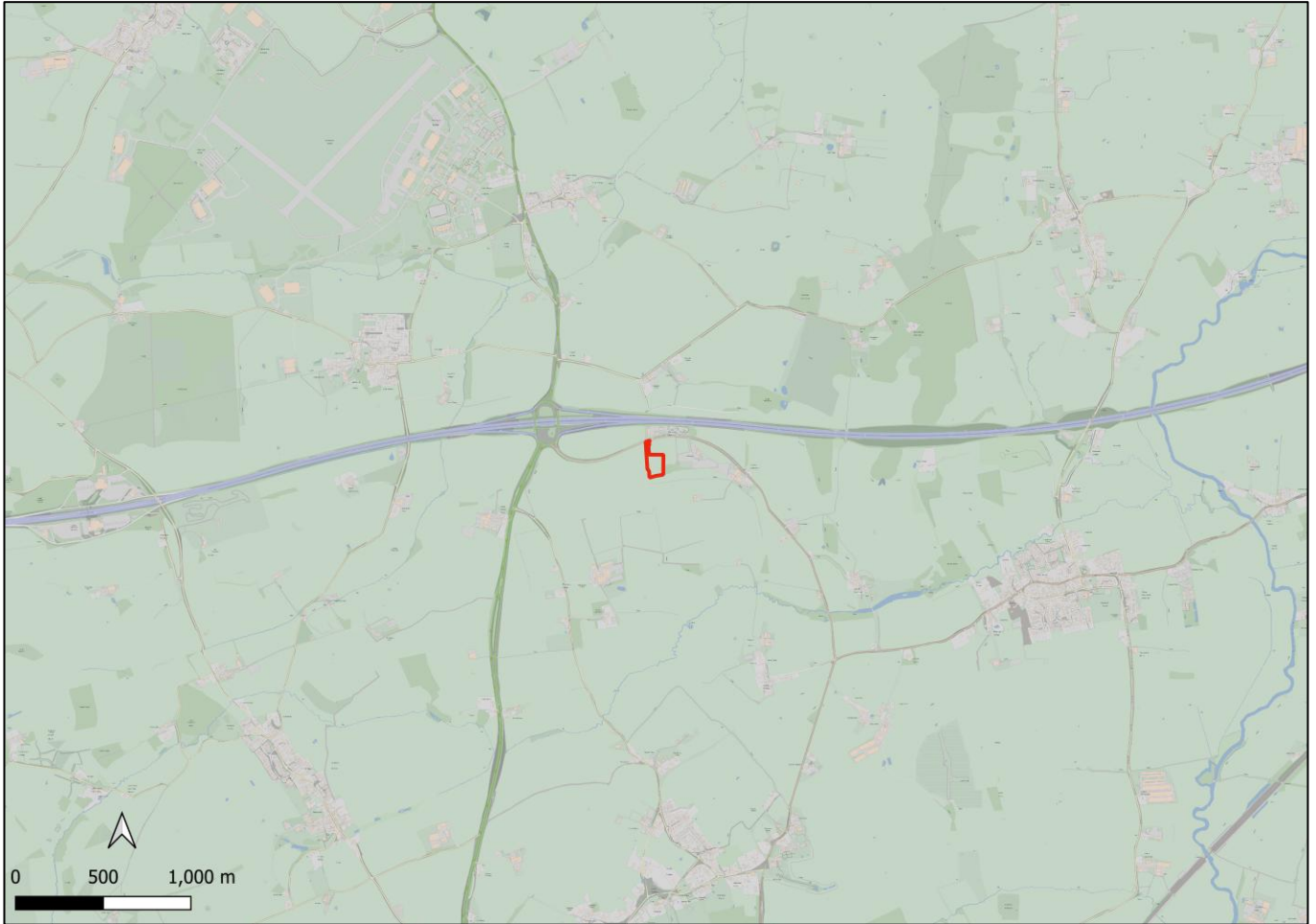


Figure 1: General location (Project Site in red).

- 1.6. The site is just south of the B4122, east of St. Modwen Business Park, west of the Chippenham Pit Stop and southwest of the Recycling Centre.
- 1.7. Geologically the Project Site is Cornbrash Formation – Limestone. No superficial deposits are recorded for this location (BGS 2025).
- 1.8. The land is situated at c.84m above ordnance datum on land that slopes gently from north to south.

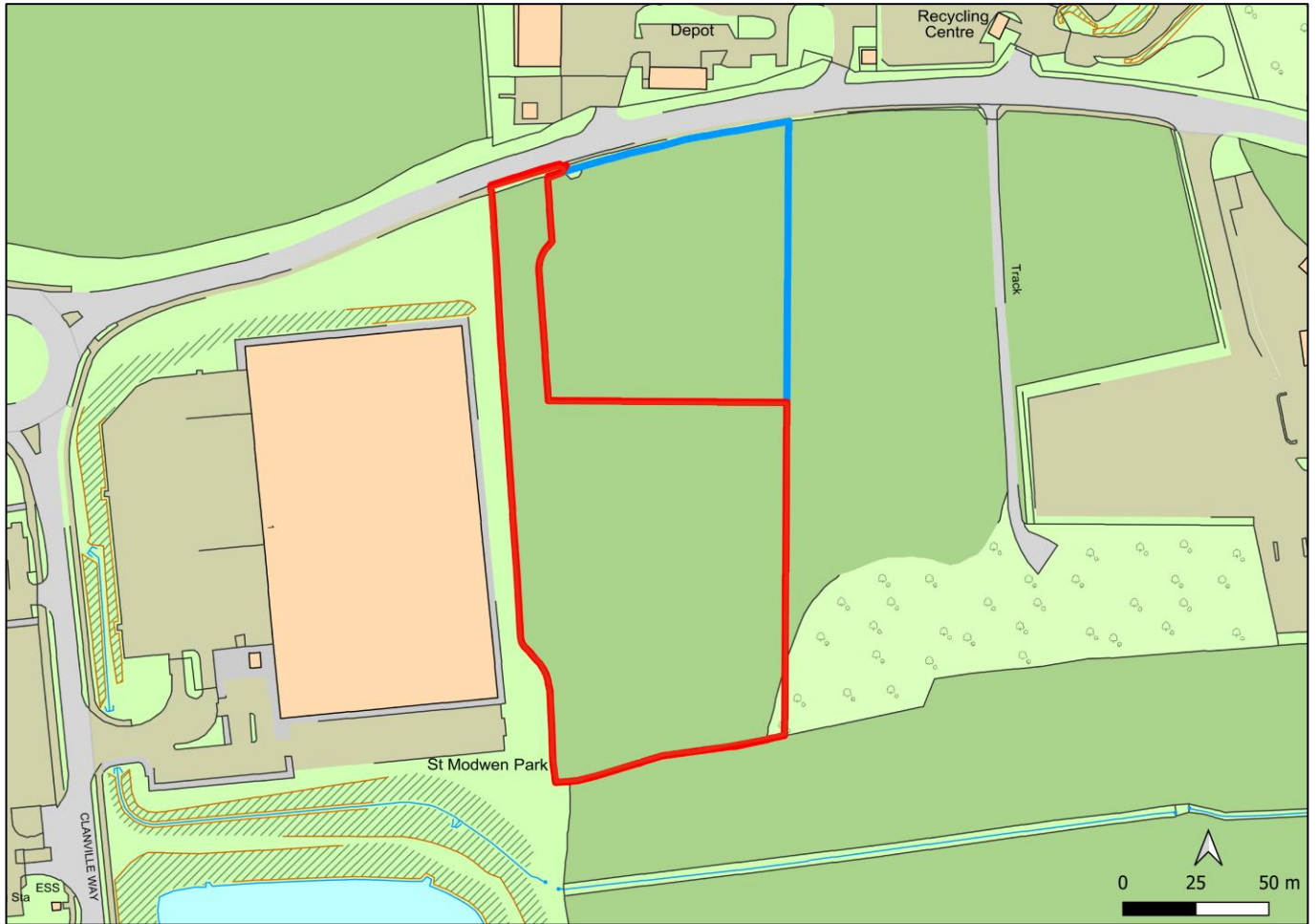


Figure 2: Detailed Site Location. Project Site outlined in red.

Site Visit

- 1.9. A site visit was undertaken on Wednesday 12th March in overcast conditions. No archaeological features were observed.



Photograph 1: View looking south showing existing industrial units to the west of the site and general condition of the site.

1.10. A general scatter of cornbrash across the Project Site indicates that the land has been ploughed at some point, but left fallow in recent history.



Photograph 2: View of the Project Site looking north.

1.11. The site gently slopes southward. At the southern end there is a notable drop to a small valley, before the land rises up again. This is important as this landform prevents any intervisibility with Listed Buildings within the wider environs (see below).



Photograph 3: View looking southeast and towards a copse of trees at the red line boundary southeastern extent.

2. Planning Policy and Developmental Framework

- 2.1. With regards to the relevant policy and development framework, the following will need to be considered in a full planning application.

National Planning Policy Framework (NPPF), 2024;

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

210. In determining applications, local planning authorities should take account of:

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

214. 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 including, where appropriate, securing its optimum viable use.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to

record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

Wiltshire Core Strategy adopted 2015.

Core Policy 58 Ensuring the conservation of the historic environment.

“Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;
- ii. World Heritage Sites within and adjacent to Wiltshire;
- iii. buildings and structures of special architectural or historic interest;
- iv. the special character or appearance of conservation areas;
- v. historic parks and gardens;
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.”

3. Historic Environment Baseline Survey

- 3.1. The information presented here is derived from sources including the Wiltshire Historic Environment Record (HER), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.
- 3.2. A radius of 1000m from the centre of the Project Site has been established as the Study Area.

Designated Assets

- 3.3. There are no Scheduled Monuments or Listed Buildings on the Project Site.
- 3.4. There are no Scheduled Monuments in the Study Area.
- 3.5. There are two Listed Buildings (NHLE 1022316, 1198872) located close to each other, c.1km south of the Project Site. Both are Grade II and are set at a notably lower elevation. Intervening vegetation, landform and existing buildings mean that the Project Site is not intervisible with the assets and they are not considered further here.

Events

- 3.6. No archaeological events have taken place within the red line boundary, although a programme of geophysical survey and evaluation has taken place directly to the west of the Project Site as part of the development of St. Modwen Business Park.
- 3.7. The geophysical survey (WHER EWI8315) identified various features of possible archaeological origin including a multitude of possible pits (WHER MWI74863). Subsequent evaluation (WHER EWI8781) however, determined that these pits were not actual features (although a single Post-Medieval pit was found in the evaluation). Mostly, the evaluation determined that the land had been a Post-Medieval field system realigned at a later point, with the only evidence for earlier activity being a single struck prehistoric flint that was likely to have been residual (Flaherty and Eaton 2017).
- 3.8. However, geophysical survey to the east and northeast of the Project Site did find some evidence for prehistoric activity, notably ring-ditches (WHER EWI9751). In particular a small ring-ditch type feature was identified in the parcel of land to the northeast of the Project Site, just north of the Chippenham Pit Stop (Roseveare 2020). This was interpreted as a prehistoric penannular enclosure

and was removed from subsequent archaeological mitigation (Simmonds 2021). However, an area around the enclosure was excavated and this revealed a human burial dating to the Iron Age (*ibid*).

- 3.9. The depth of surviving archaeology was greater than 300mm and less than 600mm. Should similar archaeology occur on the Project Site, groundwork associated with the proposed development would likely impact upon this. General landscaping to establish parking and access etc may not have a significant impact on deep stratified deposits, although this cannot be guaranteed.



Figure 3: Archaeological events within the Study Area.

Archaeological Sites

Prehistoric

- 3.10. Evidence for prehistoric activity is mixed. Whilst the evaluation work directly to the west of the Project Site (WHER EWI8781) found only a solitary flint flake that was likely to have been residual, geophysical survey to the northeast found a penannular enclosure and a nearby Iron Age burial.
- 3.11. The aforementioned enclosure is putatively dated to the Bronze Age based on its morphology, although no excavation has occurred to verify this. Nevertheless, it is highly likely to be prehistoric. Whilst the feature could be a later Roman enclosure (it is possible that its completeness is not reflected in the geophysics) the nearby burial gives stronger claim to it being prehistoric. The burial was that of an adult male, found very close to the ring ditch/enclosure. Apart from a hobnail, no finds came from the grave, but the bones were radiocarbon dated to 195-47 cal. BC.
- 3.12. Based on the results of nearby archaeological investigation it would appear that the Project Site may be situated within the hinterland of prehistoric activity. The potential for prehistoric archaeology to survive on the Project Site is considered low to medium.
- 3.13. Based on the results of the evaluation to the west, it is considered unlikely that prehistoric archaeology would be of such significance as to warrant in-situ preservation. However, it should be noted that the penannular enclosure to the northeast was considered worthy of retention or was, at least, designed out, so that it was protected from the works.

Roman

- 3.14. There is no evidence for Roman activity in the Study Area. The potential for Roman archaeology to occur on the Project Site is low.

Early Medieval

- 3.15. Whilst Draycot Cerne was a settlement by the time of the Domesday Book, where it was held by Geoffrey the Marshall, this was almost certainly focussed on the area to the south of the Project Site in the region of the village. The Project Site, whilst within the parish of Draicote in the Hundred of Startley ([Draycot Cerne - Wikipedia](#)), was outside the core settlement and was probably agricultural land.

3.16. As there is no supporting evidence for Early Medieval activity in the Study Area, it is concluded that the potential for Early Medieval archaeology to occur on the Project Site is low.

Medieval

3.17. There is no evidence for Medieval archaeology on the Project Site. Whilst Medieval and/or Post-Medieval ridge and furrow is known to the southwest (WHER MWI74864), no Medieval activity came from the evaluation work directly to the west of the Project Site.

3.18. As such, the potential for Medieval archaeology on the Project Site is low.

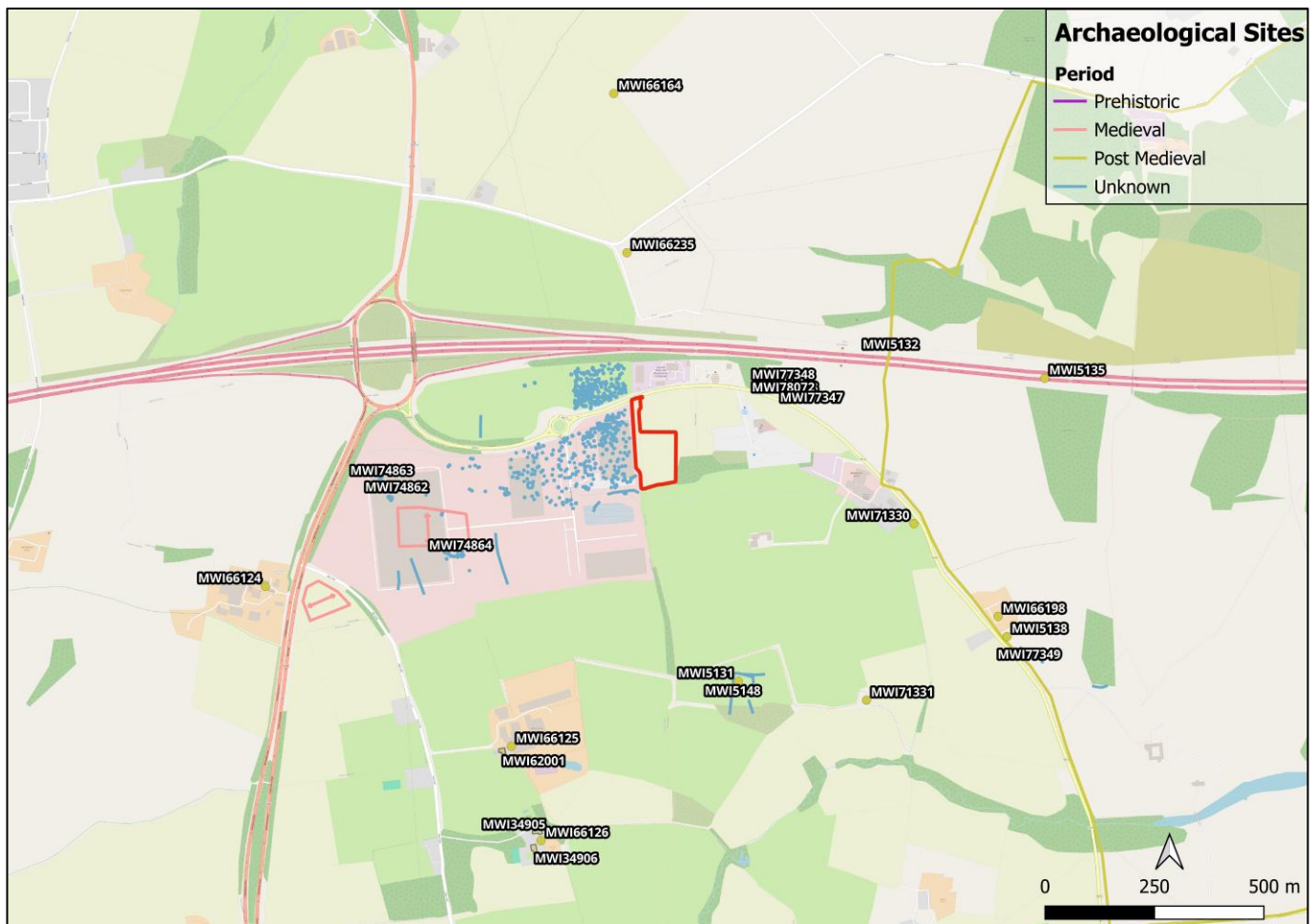


Figure 4: Archaeological Sites within the Study Area. The Project Site is outlined in red.

Post-Medieval

3.19. Whilst there is clearly activity ongoing in the Post-Medieval period in the Study Area, such as the formation of Draycot Park to the east, there is no archaeological evidence directly from the Project Site.

3.20. However, the evaluation to the west did find evidence for Post-Medieval fields and field re-alignment, and it is highly likely that the same occurred on the Project Site.

3.21. The earliest map consulted for this report was the Andrews and Dury Map of 1773. The map is well detailed in terms of the road layout and references the name of the property Clanville, which occurs on later maps and which the Tithe Apportionment calls the plot upon which the Project Site resides. However, the map shows no detail for the site itself.



Figure 5: Andrews and Dury map of 1773¹. Broad location of the Project Site outlined in red.

3.22. The Kingston St. Michael Tithe map of 1842 records land belonging to the Project Site as plot 162, named **Clanville**. This probably relates to the ownership of the field by the house of Clanville and not the property itself, which is to the north of the Project Site (now north of the motorway). It is recorded as being arable land. The red line boundary also crosses over onto plot 163 which was recoded as a plantation.

¹ Source [A topographical map of Wiltshire, on a scale of 2 inches to a mile from an actual survey : \[sheet 1\] | Digital Archive @ McMaster University Library](#)

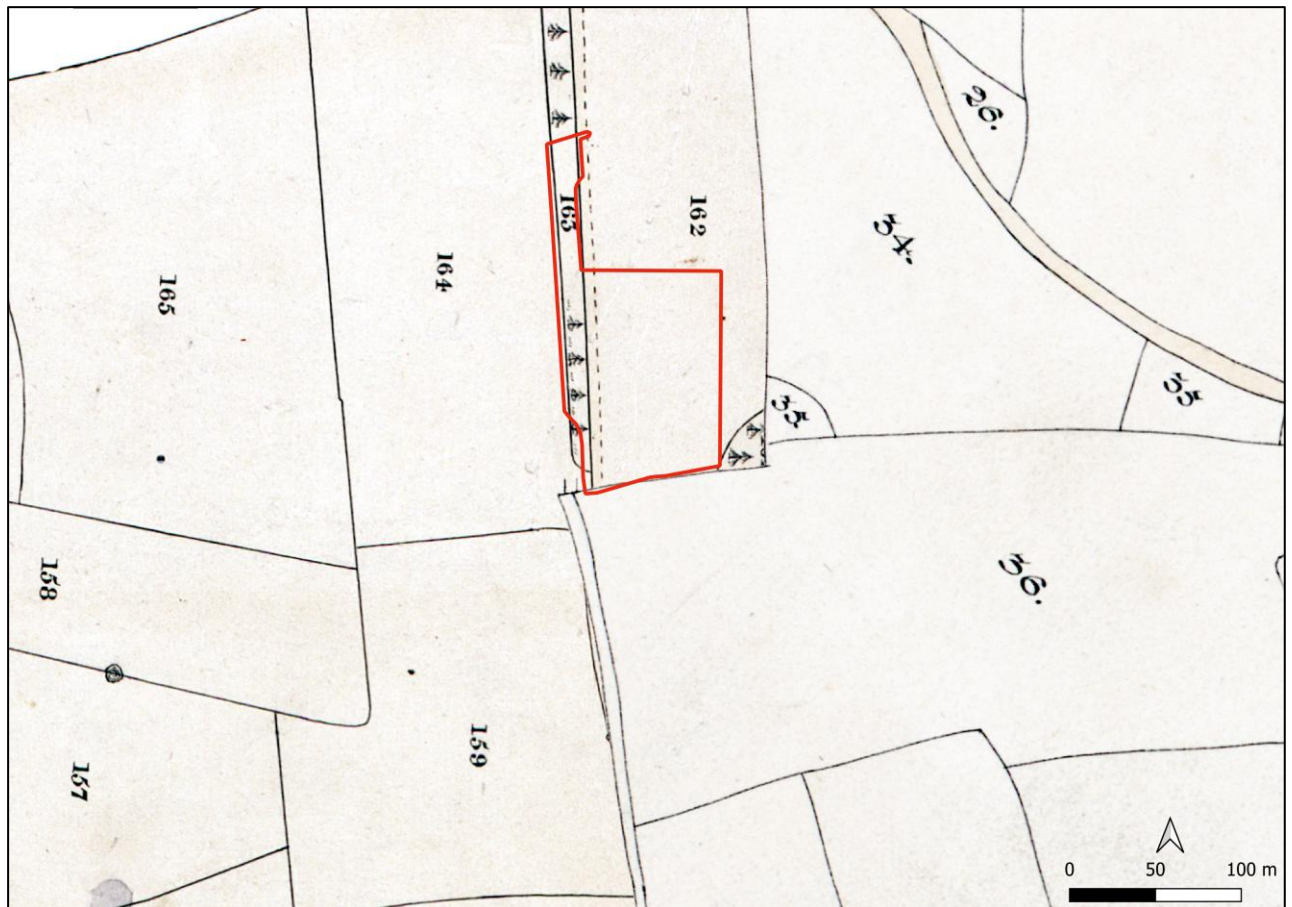


Figure 6: Kington St Michael Tithe Map 1842.

3.23. The First Edition Ordnance Survey Map (surveyed 1886 OS 6 inch) shows no discernible change to the Project Site from the time of the Tithe Map, and it probably continued as arable into the later 19th century.

3.24. The potential for any meaningful archaeology dating to the Post-Medieval period is considered low.

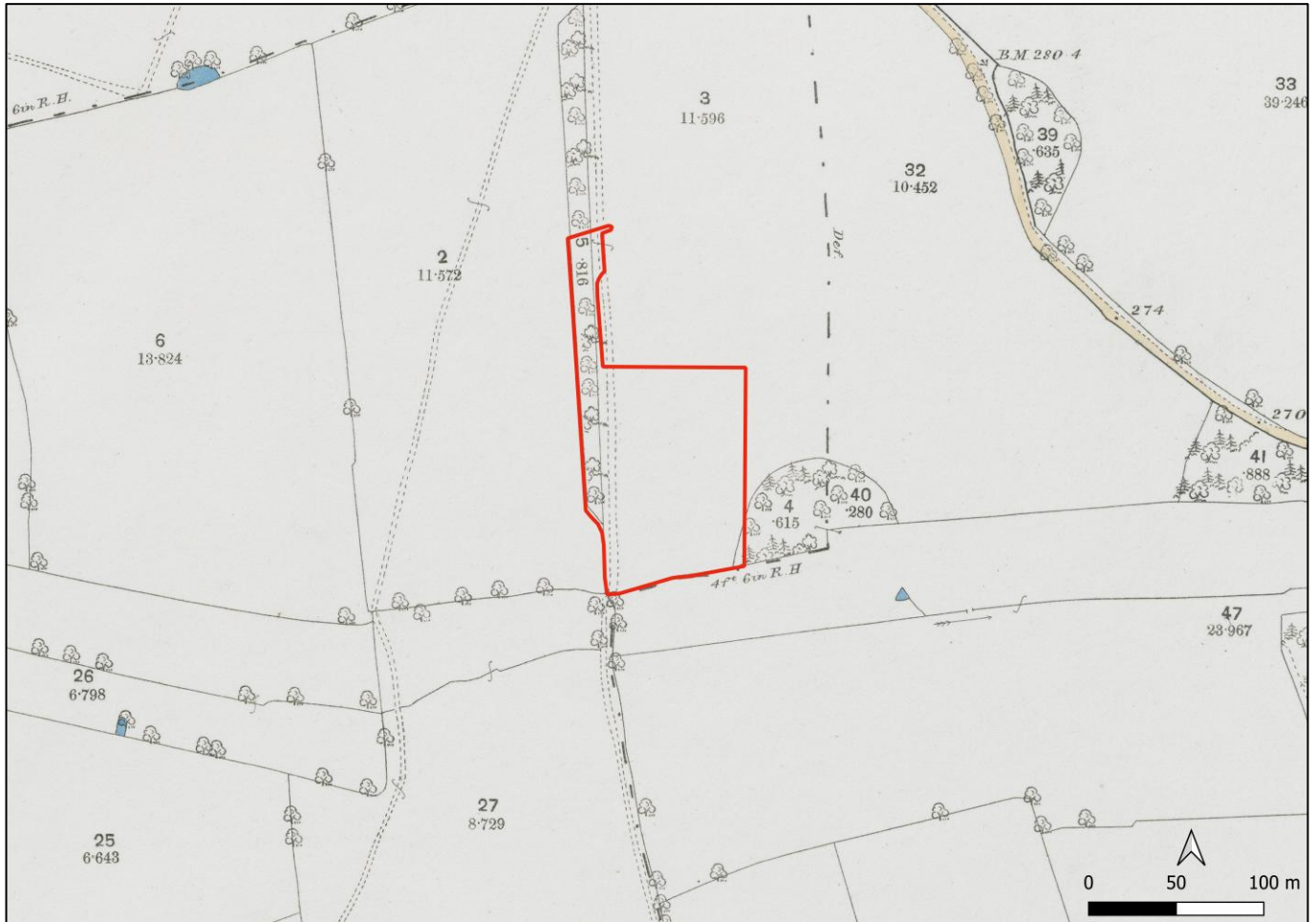


Figure 7: 1st edition OS map. The Project Site is outlined in red.

Modern

3.25. The Project Site remained unaltered into the early 20th century. When the motorway was built it was likely that these fields were amalgamated (WHER HWI6661) although the outline of the Post-Medieval field boundaries are still legible on the aerial photos.

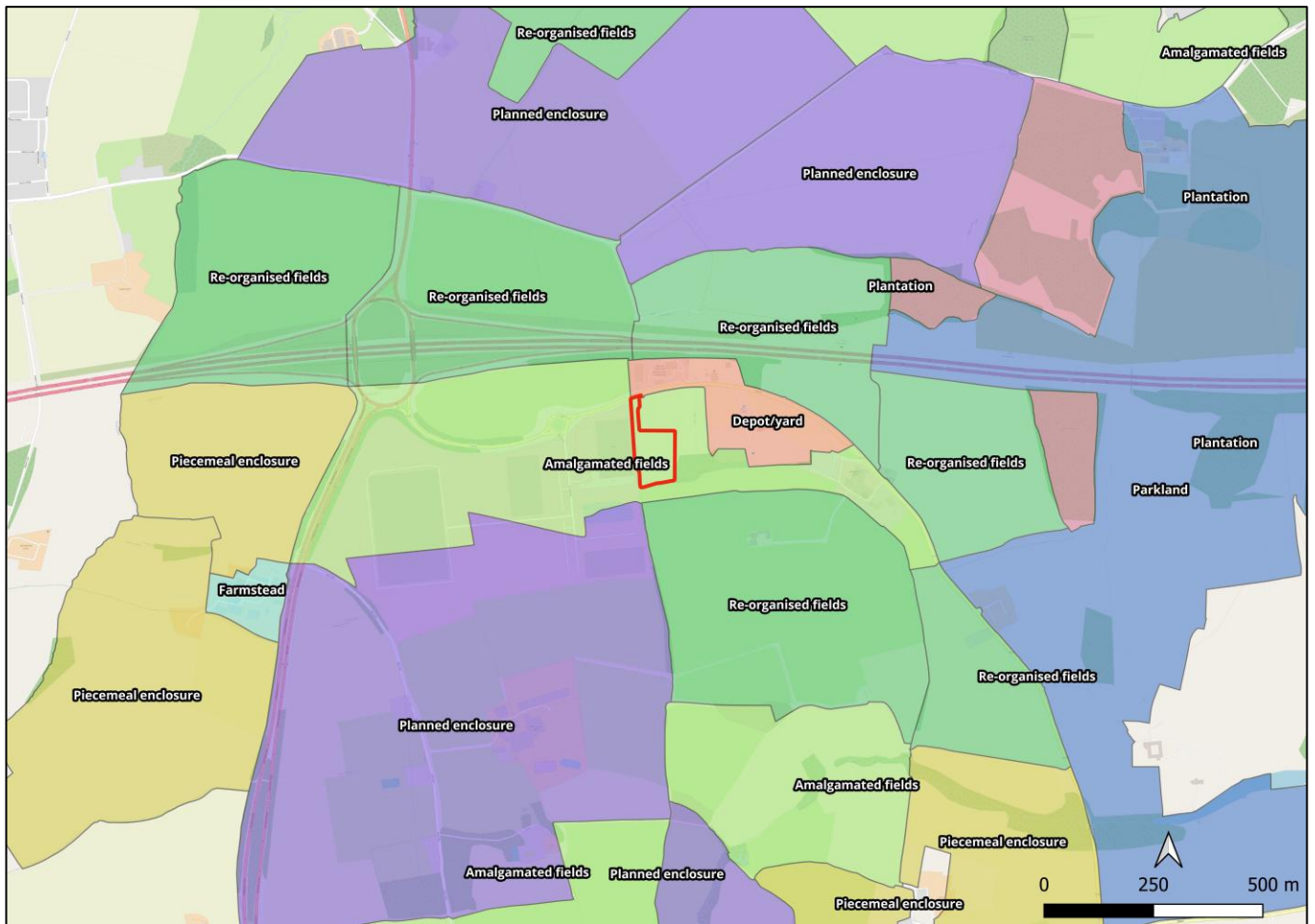


Figure 8: Wiltshire Historic Landscape Characterisation.

3.26. No features of interest are noted on the LiDAR.

4. Impacts and Conclusions

Designated Assets

- 4.1. Development of the Project Site will have no impact on the Listed Buildings to the south. These assets are nearly 1km from the Project Site, are set at a notably lower elevation and are surrounded by mature trees and vegetation. In addition, the existing built form screens the Project Site from these buildings.

Archaeology

- 4.2. There is potential for locally significant archaeology dating to the prehistoric period to occur on the Project Site. Although a prehistoric enclosure and nearby Iron Age burial was found c.315m northeast, only a single sherd of flint came from the evaluation immediately to the west of the Project Site. There is clearly a prehistoric presence in the area, probably focussed around the penannular enclosure to the northeast and anything on the Project Site is likely to be an outlier.
- 4.3. The presence of prehistoric archaeology cannot be ruled out, although if present it would likely be only of local significance and not worthy of in-situ preservation.
- 4.4. It is recommended that any further archaeological work deemed necessary could be secured by way of a suitably worded condition of planning.
- 4.5. There is little potential for any meaningful or significant archaeology dating to later periods. Any archaeology that does occur is likely to be agricultural in nature.

5. Bibliography

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6. Appendices

Appendix 1: Listed Buildings

NHLE Ref	Name	Grade	Hyperlink
1022316	SOUTHSEA FARMHOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1022316
1198872	BARN AT SOUTHSEA FARM	II	https://historicengland.org.uk/listing/the-list/list-entry/1198872

Appendix 2: Archaeological Events

WHER EvUID	Name	Type
EWI10827	Geophysical Survey of Land at Junction 17 of the M4, Wiltshire (sensitive - do not release)	Geophysical Survey
EWI10827	Geophysical Survey of Land at Junction 17 of the M4, Wiltshire (sensitive - do not release)	Geophysical Survey
EWI10827	Geophysical Survey of Land at Junction 17 of the M4, Wiltshire (sensitive - do not release)	Geophysical Survey
EWI8315	Geophysical Survey at Chippenham Gateway, Kington Langley, Wiltshire	Geophysical Survey
EWI8781	Evaluation at Chippenham Gateway	Evaluation
EWI9751	Geophysical Survey for Chippenham Gateway Scheme	Geophysical Survey
EWI9971	Archaeological Mitigation at Chippenham Gateway, Sewer Pipeline	Evaluation

Appendix 3: Archaeological Sites

WHER MonUID	Name	Monument Type	Period
MWI34905	Southsea Farmhouse	FARMHOUSE	C17
MWI34906	Barn at Southsea Farm	BARN	C18
MWI5131	Post Medieval Pottery, East of Whitelands Farm	FINDSPOT	Post Medieval
MWI5132	Draycot Park	LANDSCAPE PARK	Post Medieval
MWI5135	Probable 18th Century Floor, Draycot Park, Seagry Hill	BUILDING	Late C18
MWI5138	Draycot Park Farm	DEER PARK	Post Medieval
MWI5148	Enclosure, East of Whitelands Farm	ENCLOSURE	Unknown
MWI62001	Whitelands Farmhouse	FARMHOUSE	C18
MWI66124	Lower Swinley Farm	FARMSTEAD	C19
MWI66125	Whitelands Farm	FARMSTEAD	C19
MWI66126	South Sea Farm	FARMSTEAD	C17
MWI66164	Site of Outfarm, Southeast of Lower Stanton St Quintin	OUTFARM	C19
MWI66198	Yard, NW of Draycot House	OUTFARM	C19
MWI66235	Clanville Farm (Clanville)	FARMSTEAD	C19
MWI71330	Site of Yard, Northwest of Draycot House	OUTFARM	C19
MWI71331	Site of Mount Pleasant	FARMSTEAD	C19
MWI74862	Undated Ditches, Southeast of Junction 17	DITCH	Unknown
MWI74863	Undated Pits, Southeast of Junction 17	PIT	Unknown
MWI74864	Medieval and/or Post Medieval Ridge and Furrow, Southeast of Junction 17	RIDGE AND FURROW	Medieval to Late C19
MWI77347	Prehistoric Ring Ditches	RING DITCH	Early Bronze Age to Late Iron Age
MWI77348	Undated Ditches	DITCH	Unknown
MWI77349	Undated Linear Features	LINEAR FEATURE	Unknown
MWI78072	Undated Post Hole, North of the B4122	POST HOLE	Unknown

MWI78073	Late Iron Age Crouched Burial, North of the B4122	BURIAL	Late Iron Age
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Appendix 4: Historic Landscape Characterisation

WHER HLCUID	HLC Type Description	Summary
HWI4270	Piecemeal enclosure	These fields are largely unchanged from the 1 ed 6" OS map and seem to represent an episode of post medieval piecemeal enclosure. Hints of ridge and furrow show on the aerial photographs in the northern part of the area suggesting former strip fields.
HWI4282	Re-organised fields	These modern fields have been created by converting an area of former open land into arable holdings. The 1 ed 6" OS map shows little organisation of this area so it is possible this was grassy grazing. Form of the fields has been affected by the M4.
HWI4291	Farmstead	This farm has historic origins and appears on the 1 ed OS mapping. Whilst the current farm occupies the same site as the C19 farm, the historic character has not been retained. The historic farm had associated orchards/allotments but these have now gone.
HWI4292	Piecemeal enclosure	These fairly large fields are semi-irregular in form and bordered by the motorway. They have changed little since the 1 ed 6" OS map and appear to represent an ad hoc enclosure in the post medieval period. No obvious prior character is visible here.
HWI4295	Planned enclosure	These fairly large fields are vaguely regular in form with many very straight boundaries. They have changed little since the 1 ed 6" OS map and appear to largely represent post medieval planned enclosure. No obvious prior character visible on sources.
HWI4298	Planned enclosure	These fairly large fields are vaguely regular in form with many very straight boundaries. They have changed little since the 1 ed 6" OS map and appear to largely represent post medieval planned enclosure. No obvious prior character visible on sources.
HWI4299	Amalgamated fields	These fairly large fields have been created by combining the vaguely regular enclosures shown here on the 1 ed 6" OS map. The former fields were probably post medieval planned enclosures, but no obvious prior character is visible on the sources.
HWI4308	Planned enclosure	These fields are vaguely regular in form with many some straight boundaries. They have changed little since the 1 ed 6" OS map and appear to represent post medieval planned enclosure. Any irregularities in form are the result of local watercourses.
HWI4310	Piecemeal enclosure	These fields are little changed from the 1 ed 6" OS map. They appear to represent piecemeal enclosure of former open fields, as ridge and furrow from strip fields is visible on the modern APs . The former strip fields may have had Saxon/medieval origins.
HWI4311	Piecemeal enclosure	These fields are little changed from the 1 ed 6" OS map. They appear to represent piecemeal enclosure of former open fields, as ridge and furrow from strip fields is visible on the modern APs . The former strip fields may have had Saxon/medieval origins.
HWI4312	Amalgamated fields	These fields have been created by combining the piecemeal enclosures shown here on the 1 ed 6" OS. The form of these previous post medieval fields remain legible in modernity and they have been influenced by the stream. No earlier character survives.
HWI4313	Re-organised fields	Whilst these fields retain some boundaries from the piecemeal fields shown on the 1 ed 6" OS map they have been re-ordered. In addition, an area of woodland shown on historic maps has been felled so the landscape is best described as re-organised fields.
HWI4314	Planned enclosure	These fields appear to have been set out to plan, with very straight boundaries. They seem to represent an episode of formal enclosure during the post medieval period. No obvious prior character can be identified from the available sources.
HWI4319	Plantation	This woodland is associated with the post medieval Draycot Park. Its name suggests it was created deliberately and it was once more extensive but has been truncated by the construction of the motorway through the centre of the former parkland.
HWI4320	Plantation	This woodland is associated with the post medieval Draycot Park. Its name suggests it was created deliberately and it was once more extensive but has been truncated by the construction of the motorway through the centre of the former parkland.
HWI4321	Plantation	This plantation is very modern in date, as the aerial photographs show the trees to be fairly young. This woodland has been created on land that was formerly part of Draycot Park, as shown on both the 1 ed OS maps.
HWI4323	Parkland	This area forms part of Draycot Park which was set out in the later post medieval period as a large landscape park. Although it is no longer in use as a park, the character of the landscape has not changed and many ornamental features have been retained.
HWI4324	Re-organised fields	This modern arable field has been created in an area of former parkland. The land is shown as part of the holdings of Draycot Park on the 1 ed OS maps, but this former character has not been preserved.
HWI4385	Amalgamated fields	These fields have been created by combining the post medieval piecemeal enclosures shown here on the 1 ed 6" OS map. The form of these earlier fields has been retained, but some of the field boundaries have been removed to give the current arrangement.
HWI4387	Re-organised fields	These fields are modern and have been created by re-arranging land that was subject to Parliamentary Enclosure in 1783. The depiction of the land on the 1 ed 6" OS map suggests this was an open grassy area prior to the original post medieval enclosure.
HWI6661	Amalgamated fields	These fields are modern and have been created by combining the piecemeal enclosures shown here on the 1 ed 6" OS map. Elements of these former fields, which were likely post medieval, remain legible on the aerial photographs.
HWI6662	Re-organised fields	These fields are modern and have been created in an area that seems to have been given over to allotments in the later C19 according to the historic OS mapping. No traces of this character remain legible so the prior type has been inferred from sources.
HWI6663	Re-organised fields	These fields are modern and have been created in an area that seems to have once been part of the parkland that lies further east. Some traces of the ornamental planting survive and ensure the former character remains legible.

HWI6664	Re-organised fields	These fields are modern and have been created in an area that seems to have once been part of the parkland that lies further east. Some traces of the ornamental planting survive and ensure the former character remains legible.
HWI6665	Depot/yard	This area is occupied by a modern depot and carparking. This compound has been constructed in an area formerly occupied by a series of piecemeal fields of post medieval date. However, due to the development this prior character is not legible now.



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