

**Land North of Swindon Road, Royal
Wootton Bassett**
Desk-based Heritage Assessment

Gleeson Land
November 2025

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&co



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Abbreviations and conventions used in the text

aOD	above Ordnance Datum
c.	circa
CA	Conservation area
HER	Historic Environment Record
LB	Listed building
LPA	Local planning authority
m	metres
NGR	National Grid Reference
NHLE	National Heritage List for England
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework
SM	Scheduled monument

Assumptions and limitations

This report is compiled using primary and secondary information derived from a variety of sources. The assumption is made that this data, and that derived from other secondary sources, is reasonably accurate.

Executive summary

This desk-based heritage assessment provides an outline of the archaeological potential of the Land North of Swindon Road, Royal Wootton Bassett and study area and examines the effects of any historic or existing impacts upon that potential. The archaeological assessment presented here satisfies national guidelines as specified in the NPPF to ensure developers adequately assess a site's heritage potential. Our assessment includes an appraisal of the recorded archaeological sites, site-specific evaluations (geophysical survey and archaeological evaluation) and potential change to the setting of designated heritage assets.

Designated heritage assets within a 1km radius of the site include two scheduled monuments and eight grade II listed buildings. Additionally, the Wootton Bassett conservation area is located 955 metres south west of the site boundary. The closest designated heritage assets to the site comprise the grade-II listed milestone located opposite Noremarsch Road (LB1), as well as The Marsh (LB2) and Midge Hall (LB3), both also grade-II listed.

The proposed development site contains one designated heritage asset, the scheduled monument called post mill at Church Hills (NHLE number 1018126), located within the northern part of site. The Wiltshire Historic Environment Record (HER) records the scheduled monument as a windmill mound (TOR 42) and it records a series of undated earthworks (TOR 40), partly within the site and extending to the north west.

The scheduled post mill is a mound approximately 1m in height and 29m in diameter. It would have supported a central post mounted on cross timbers, supporting a wooden windmill. The schedule description notes that *'it survives well and is a good example of this class of monument. It will contain archaeological remains and environmental evidence relating to the monument and the landscape in which it was constructed'*.

The primary character of the monument's setting is its rural, agricultural location. The scheduled post mill at Church Hills is likely associated with nearby medieval and post medieval settlement and would have formed part of the wider settled agricultural landscape in which it played an important functional role.

The HER data include 52 HER records and 21 past archaeological events within the study area of 1km from the site. Aerial photography has identified earthworks in the western part of the site which may be associated with Midge Hall or the post mill, located nearby (TOR 40).

A magnetometer survey of the proposed development site, carried out by SUMO Surveys in June 2025, identified magnetic responses likely associated with the scheduled post mill, as well as evidence of ridge and furrow cultivation. The survey also recorded former field boundaries, modern ploughing and areas of magnetic disturbance caused by demolition debris. A ferrous anomaly was noted at the site of a former, now infilled, pond. Several uncertain anomalies were also present, likely resulting from natural variations or historic agricultural activity.

Following correspondence with the Wiltshire County Archaeologist, it was agreed that a programme of archaeological trial trenching would be undertaken prior to the submission of the planning application. In September 2025, Curra Terra completed the evaluation works, which comprised the excavation of 41 trenches, each measuring 30 m in length and 1.8 m in width.

The trenching broadly correlated with the results of the geophysical survey and confirmed evidence of historic agricultural activity and former field boundaries within the site. No further remains associated with the post mill were identified. However, an area of concentrated activity was recorded in the eastern part of the site, likely representing medieval occupation or land use.

The requirements have been met by this desk-based heritage assessment together with the geophysical survey report and the evaluation report, which will also be submitted in support of the application in accordance with local planning requirements. These results will inform a robust mitigation strategy, including an appropriate programme of investigation and recording and an archaeological management plan to ensure the protection of the scheduled monument.

The County Archaeologist has confirmed that further mitigation will be required, which can be appropriately secured by means of a condition attached to any planning consent granted.

1 Introduction

- 1.1 This report provides a desk-based heritage assessment of Land North of Swindon Road, Royal Wootton Bassett (centred at SU 08204 83158), hereafter ‘the site’, which has been prepared by tor&co on behalf of Gleeson Land.
- 1.2 This desk-based assessment (DBHA) examines the known features of archaeological interest within the site and wider landscape and considers the implications of the proposed development. As part of the assessment the Wiltshire Historic Environment Record (HER) was consulted for information on the known and recorded archaeological features, findspots and past investigations within the site and study area. The conclusions of this assessment have been informed by the results of a geophysical survey that was undertaken within the site (SUMO, November 2024) and a trial trench evaluation (Curra Terra, September 2025).
- 1.3 The report also sets out the baseline and significance of all the known and recorded heritage assets, both designated (scheduled monuments, listed buildings, conservation areas and registered parks and gardens) and non-designated (archaeological sites, and locally important historic buildings or landscapes) for the site and a 1km study area.
- 1.4 The accompanying design and access statement outlines the relevant planning policy background and describes the proposed development. The description of the development is as follows:

“Outline planning application with all matters reserved except for access for up to 135 dwellings, the creation of new vehicular access with footways from Swindon Road, provision of informal and formal open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure.”

- 1.5 The report is one of a series accompanying the full planning application. It should therefore be read alongside the full set of submitted documents and drawings.

Site location and description

- 1.6 The site area comprises approximately 5.7 hectares of land to the north of Swindon Road. It is formed of one parcel of land laid to pasture, which contains a vacant structure adjacent to its southern boundary. The site is bounded by Swindon Road to the south, and hedges to the north, east and west. An area of recent tree planting is located to the north west of the site and this extends to the north and west of a detached residential property called Elmcroft House, which is positioned to the west of the site (see figure 8 for site photos).
- 1.7 The topography of the site gradually slopes down from the north west at c. 136m aOD to c. 125m aOD in the east.

2 Legislation, policy and planning background

- 2.1 National policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 The 1990 Act defines the general duties of local planning authorities in exercise of their planning functions, relating to listed buildings and their settings (section 66(1)), and to conservation areas (section 72(1)). A finding of harm to a conservation area or to a listed building or its setting is a consideration to which the decision-maker must give “*considerable importance and weight*”.
- 2.3 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England: GPA1- Local plan making, GPA2 - Managing significance in decision-taking in the historic environment (2015), and GPA3 - The setting of heritage assets (2017). Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, paragraph 202).
- 2.4 Paragraph 210 of the NPPF states that in determining planning 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.”*
- 2.5 Local planning authorities are required to take the significance of an asset into account when considering proposals, to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset (paragraph 208), and “*great weight*” should be given to the objective of conserving designated heritage assets (paragraph 212). As heritage assets are irreplaceable, all harm, from demolition to harm through development within the setting, requires “*clear and convincing justification*” (paragraph 213).
- 2.6 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The approach to identifying those heritage assets likely to be affected by a development proposal is given in the guidance by Historic England, which states that, “*The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.*” (GPA3, paragraph 20). The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of

assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.

2.7 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm. These are based on whether public benefits can outweigh the harm, taking account of the great weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 214 and 215). The corresponding test for non-designated heritage assets, such as locally listed buildings, is in paragraph 216 which requires a “*balanced judgement*” to be made of the effects of development having regard to the scale of harm and the significance of the asset.

2.8 The site is located within the Wiltshire Council area. The Wiltshire Core Strategy was adopted in January 2015. The Core Strategy includes the following policies which are relevant in this case:

2.9 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.”

2.10 The Royal Wootton Bassett Neighbourhood Development Plan 2017-2026 was adopted in April 2018. The Neighbourhood Plan boundary runs south of the site, along Swindon Road.

2.11 There are no registered parks and gardens or world heritage sites located within the study area. The Royal Wootton Bassett conservation area extends marginally into the south west of the study area; however, it is separated from the site by existing residential development and associated infrastructure. Two scheduled monuments are located within the study area: the medieval rural

settlement, 240m south of Lower Woodshaw Farm (NHLE 1018388), and the post mill at Church Hill (NHLE 1018126), the latter of which lies within the site boundary.

3 Methodology

Context

- 3.1 The study area lies within the boundary of the Wiltshire Historic Environment Record (WHER).¹ The Wiltshire Historic Environment Team (HET) were consulted for information on known archaeological features and designated assets within the site, and a 1km radius. A full list of the data sources consulted is provided at the end of this document.
- 3.2 Figures and appendices are arranged as follows:
- The HER data is annotated on figure 1, which shows the non-designated sites and findspots.
 - Figure 2 shows the past archaeological events within the study area.
 - Figures 3 illustrates the designated and non-designated built heritage assets in a 1km radius of the site.
 - Figures 4a-d reproduce a series of historic Ordnance Survey maps of the study area.
 - Figure 5 shows the historic landscape characterisation of the study area.
 - Figure 6 is a current aerial photograph of the site to provide context.
 - Figure 7 LiDAR²
 - Figure 8 details photographs of the site and surrounding heritage assets
 - The gazetteers in appendix 1 lists the sites and archaeological events and provides extracts from the HER and the National Heritage List for England.
 - A glossary of specific technical terms is included as appendix 2 and the geophysical survey report is included as appendix 3. Appendix 4 is the interim evaluation trial trenching report.

Scope of the study

- 3.3 The archaeological elements of the study were undertaken with reference to the Chartered Institute for Archaeologists code of conduct and appropriate standards (2008, updated 2014; revised 2021).

Limitations of the study

- 3.4 The report's conclusions are limited by the extent and quality of existing information and therefore its usefulness in predicting the extent and definitive location of the archaeological resource must be qualified. The conclusions of this assessment are informed by the results of the geophysical survey and site

1 HER data received from Wiltshire via email 17th April 2025

2 LiDAR is a method for determining ranges by targeting an object or a surface with a laser and measuring the time for the reflected light to return to the receiver.

visit undertaken within the site. A site visit was undertaken by tor&co on 21st May 2025. A geophysical survey was undertaken by SUMO Services on 2nd and 11th June 2025 (appendix 3). A subsequent programme of evaluation trial trenching was undertaken within the site by Curra Terra from 1st September 2025 until 12th September 2025. The final report for the evaluation trenching has not yet been completed at the time of writing this report due to the processing and analyses of the finds recovered. An interim report has been produced with the key findings to inform the conclusions of this assessment. The evaluation report will be submitted to WHER for approval and archiving once completed.

Assessment of significance

- 3.5 This report aims to give an overall assessment of the components, qualities and level of importance or value of the heritage assets within the study area, including above and below ground archaeology and structures and any contribution made by their settings. A judgement is made of the value of known archaeological features or deposits and the probability of discovering currently unknown remains, and their likely importance.

4 Historic background

- 4.1 The Wiltshire HER (WHER) records 52 non-designated assets and 21 past archaeological events within the 1km study area (figures 1 & 2). Two of these are located within the site, recorded as earthworks extending into the site from Midge Hall (TOR40) and also a windmill mound associated with the post mill scheduled monument (TOR42). The proposed development site contains two designated heritage assets, the scheduled monument called post mill at Church Hills (NHLE number 1018126), located within the northern part of site. The grade-II listed milestone located opposite Noremarsh Road (LB1) also lies within the red line boundary.
- 4.2 Designated heritage assets within a 1km radius of the site include two scheduled monuments and eight grade II listed buildings, the Wootton Bassett conservation area is located 955m south west of the site boundary. The closest designated heritage assets to the site comprise the grade-II listed The Marsh (LB2) and Midge Hall (LB3), both also grade-II listed.

Geology

- 4.3 The British Geological Survey (BGS) records the bedrock geology of much of the site as Kimmeridge clay formation consisting of mudstone and limestone. As well as Amphill clay formation, mudstone in the southwest corner of the site. There are no superficial deposits overlaying the site.

Archaeological resources and historic development

Prehistoric

- 4.4 The Palaeolithic period (800,000-10,000 BC) saw alternating warm and cold phases and intermittent occupation in Britain. It is largely characterised in the archaeological record by lithic artefacts though information can also be gained from fossil and environmental evidence. There are no remains dating to the Palaeolithic period within the site.
- 4.5 The Mesolithic period (10,000-4000 BC) saw hunter gatherer communities of the post-glacial period inhabiting a still largely wooded environment. Evidence is characterised by flint tools rather than structural remains. A single microlith of Mesolithic date (TOR1) is recorded c.750m to the north west of the site.
- 4.6 During the Neolithic period (4000-2000 BC) hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Monumental 'ritual' architecture developed during this period including long barrows and causeway enclosures. There are no recorded findspots of Neolithic date within the HER data for the study area.
- 4.7 The Bronze Age (2,000 BC-600BC) was a period characterised by technological change, which saw the transition from the use of flint and stone to bronze and copper materials in everyday use. A Bronze Age barbed and tanged arrowhead was uncovered at Manners Field, Marsh Farm (TOR2), approximately 800m north west of the site.

- 4.8 No specific Iron Age ‘monument’ entries are recorded within the 1km study area, although investigation of land to the north west of the site, including archaeological excavation, recorded later Iron Age and Roman low status rural settlement. Trial trench evaluation and at Brynard’s Hill, at the edge of the 1km study area to the south of the site (EV2 &3), revealed a Roman ditch (TOR46), with residual prehistoric pottery suggesting later Bronze Age and Iron Age activity in the vicinity.

Roman (AD 43-410)

- 4.9 Royal Wootton Bassett lies within the former territory of the *Dobunni* tribe, whose settlements and field systems formed part of the cultural landscape encountered by Julius Caesar during his expeditions to Britain in 55 and 54 BC, and later incorporated into the Roman province after the conquest in AD 43. The wider region contains evidence of Roman-period occupation, including villas, farmsteads, and roadside settlements connected by key transport routes such as Ermin Street to the north east and the Bath–Cirencester road to the west.
- 4.10 The findspot of a Roman coin (TOR3), is recorded just to the south west of the site, although the circumstances of this find are not recorded.
- 4.11 Excavations at Marsh Farm 800m north west of the site, revealed pits and quarries of Roman-British date, some of the pits that were excavated contained pottery (TOR30 & 31).
- 4.12 At Lydiard Tregoze, 900m north of the site a geophysical survey revealed positive linear, rectilinear, curvilinear and discrete anomalies that relate to rectilinear enclosures, a 'D'-shaped enclosure, ring-ditches, trackways and pits. Ditch-like and pit-like anomalies of uncertain origin were also revealed (TOR24). Spreads of magnetic debris to the north west of the area are associated with surface scatters of Romano- British pottery, tile and slag.
- 4.13 A ‘few sherds’ of Roman pottery (TOR 4) were also recovered during construction associated with road building 250m to the east of the site at Church Hills.
- 4.14 An evaluation at Brynard’s Hill uncovered evidence of a linear bank and ditch that were dated to the Roman period (TOR 46).

Early medieval period (AD 410 -1065)

- 4.15 Recorded in AD 681 as ‘*Wodeton*’ (wood-settlement), the settlement was held by Lord of the Manor Alan Bassett in 1200. The town was granted the right to hold weekly markets in the reign of Henry III in the first half of the 13th century.³
- 4.16 A pit cut by a medieval enclosure ditch which contained a sherd of Saxon pottery and animal bone (TOR 15) was uncovered at Marsh Farm, north west of the site.

³ <https://www.visitwiltshire.co.uk/towns-and-villages/royal-wootton-bassett-p462573#:~:text=Royal%20Wootton%20Bassett%20in%20the,weekly%20markets%20by%20Henry%20III>

Medieval (AD 1066–1485)

- 4.17 Several of the farmsteads within the study area are the sites of medieval settlements, including: Midge Hall, to the north of the site, which was a medieval moated grange attached to Stanley Abbey (TOR37) recorded as Mighal in 1165; Lydiard Tregoze (TOR27) c.620m to the west; Woodshaw (TOR38), c.1km to the south of the site; and the historic core of Royal Wootton Bassett with St John's Hospital being founded in 1266.
- 4.18 Excavations at Marsh Farm (EV12) revealed a complex of paddocks and other features spanning the medieval period with early post- medieval re-use of several boundaries. The site is considered to be part of a farming settlement with Marsh Farm being the centre of the complex (TOR16 - 20). Linear features, ditches, an enclosure and a possible building were dating to the medieval period were also found during excavations at Marsh Farm (TOR44, 47-48).
- 4.19 Within the site is the location of a medieval post mill (TOR42, NHLE 1018126). The monument lies at the corner of two field boundaries in a field known as Church Hills. The mound is circular and well defined, 29m in diameter and 1.5m high. It is surrounded by a ditch 2m wide and 0.3m deep representing the track of the mill wheel, giving an overall diameter of 33m. Trial trenching undertaken within the site did not identify any remains within the near vicinity of the site that relate to the windmill (see section 4.38).
- 4.20 The trial trenching undertaken within the site, did however identify a dense area of activity indicating medieval occupation.
- 4.21 By the early 13th century the manor passed to the Anglo-Norman Basset family, beginning with Alan Basset, who held two knight's fees of the Honour of Wallingford by 1210. The family established Vastern Great Park, a large deer park recorded in 1229 and constructed parkland and fishponds to supply their estate.
- 4.22 A number of historic maps were assessed for the site. The 1840s tithe map does not cover the site itself but does show the land south west of Swindon Road as being largely undeveloped.
- 4.23 The Ordnance Survey map of 1884–1885 (figure 4a) reflects the mid-19th-century mapping, showing that the land between Swindon and Wootton Bassett remained largely undeveloped. The map depicts the 17th century houses and cottages at Lime Kiln Studios (LB8), 38 Old Purton Road (LB4) and Lower Woodshaw Farm (LB5) and Noremarsch House (LB7), to the south of the site.
- 4.24 Small-scale, piecemeal developments had begun to appear by the 1922-25 OS map (figure 4b), including Elmcroft House immediately west of the site, and Marsh and Midge Hall (LB2 & 3) to the north of Swindon Road, these were the primary developments in the area north of Wootton Bassett at the time. Additional buildings were also recorded along Swindon Road. The map identifies the site as part of Church Hills, characterized by enclosed land surrounded by trees or vegetation.
- 4.25 The historic layout of the site appears relatively unchanged by the mid-20th century (figure 4c), however, the boundaries are more sinuous and less defined suggesting that the land had been reordered to a certain degree. Small scale development along Swindon Road had occurred, and the growth of Wootton

Bassett from the south west was evident. This growth resulted in the tripling in size of the town between the 1960s and 2001⁴ which was supported by the opening of the M4 motorway c.800m north of the site in 1971. The OS map of 1983 (figure 4d) shows the extent of which development has populated around Royal Wootton Bassett.

- 4.26 The present day mapping records the five fields at Church Hills as having been largely amalgamated as one, with the land enclosed by Elmcroft and the northern border of the site now defining the edge of open landscape extending to Midge Hall.

Historic Landscape Characterisation

- 4.27 The historic landscape characterisation (Figure 5) of the site is recorded as amalgamated fields which are enlarged fields, created by the amalgamation by boundary removal of smaller fields, mainly since the 19th century and usually since the Second World War. To the north of the site, the fields are recorded as water meadows and to the south is detached housing. West of the site is recorded as reorganised fields which are field pattern of any type or date that has been subject to revision, through either insertion or removal of boundaries, but where the original form is still legible. A large part of the study area is characterised as piecemeal enclosure Field systems derived from gradual enclosure of open fields, usually from C13 to C17 & C18 when Parliamentary Enclosure dominated. The historic urban core of Royal Wotton Bassett is noted in the southwest of the study area.

LiDAR

- 4.28 A LiDAR survey using four different methods to analyse the potential for archaeological remains was undertaken (figure 7). These include Sky-view factor hillshading, slope gradient, hillshading from multiple directions and analytical hill shading. There is limited evidence records general historic agricultural activity across the site including possible earthworks associated with Midge Hall c. 695m to the north.

Site investigations within the study area

- 4.29 A review of the HER data identified a number of archaeological investigations undertaken within 1km of the site, encompassing desk-based assessments, geophysical and earthwork surveys, fieldwalking, evaluations, watching briefs, and excavations.
- 4.30 Early investigations include a watching brief along the Calne–Fairford Pipeline (EV16; Wessex Archaeology, 1990), which recorded medieval and Roman pottery, a ditch, ridge and furrow, and post-medieval building foundations, demonstrating multi-period activity. Subsequent work at Brynard's Hill (EV3; John Moore Heritage Services, 2010) comprised trial trenching that identified a possible Roman ditch containing residual Late Bronze Age to Early Iron Age pottery, together with post-medieval agricultural features and a modern pit.

⁴ <https://www.historic-uk.com/HistoryMagazine/DestinationsUK/Royal-Wootton-Bassett/#:~:text=Having%20always%20been%20a%20modest,linking%20London%20to%20South%20Wales>

- 4.31 A number of geophysical surveys have been undertaken in the area, including at the Gerard Buxton Sports Hub site (EV9; Archaeological Services Durham University, 2008), which detected ditches, pits, ring-ditches, ridge and furrow, and former field boundaries; at land south of Hook Street (EV14; Archaeological Surveys Ltd, 2010–11), where three distinct zones of archaeological potential were identified containing enclosures, pits, ditches, and trackways of probable prehistoric or Romano-British date; and at Marsh Farm (EV19; AOC Archaeology Group, 2014), which revealed anomalies suggesting enclosures, buildings, and field boundaries consistent with former settlements and agricultural activity. Further geophysical work at Brynard's Hill (EV2; Site Scan Archaeological, 2009) identified features corresponding with aerial photographic evidence of ridge and furrow, land drains, and former boundaries.
- 4.32 Fieldwalking undertaken south of Hook Street (EV13; Archaeological Surveys Ltd, 2010–11) recovered Romano-British pottery, slag, and roof tile, supporting the geophysical evidence for settlement in this area. An analytical earthwork survey at the Gerard Buxton Sports Hub (EV7; Souterrain Archaeological Services Ltd, 2013) recorded well-preserved medieval and post-medieval ridge and furrow.
- 4.33 Several evaluations and excavations have confirmed the presence of significant archaeological remains. At the Royal Wootton Bassett Sports Hub (EV10; AC Archaeology, 2014), trenching revealed Romano-British and post-medieval features, while a subsequent open-area excavation on the same site (EWI7899; AC Archaeology, 2014) exposed the remains of a late prehistoric and Romano-British rural settlement, including a roundhouse, rectangular structures, wells, quarry pits, and a neonatal burial. Finds indicated occupation from the late 1st/early 2nd to 4th century AD, with later medieval and post-medieval field boundaries.
- 4.34 At Marsh Farm, a series of investigations has provided further evidence for long-term settlement activity. Evaluation by Thames Valley Archaeological Services (EV6; 2015) confirmed a Roman enclosure with possible internal divisions, together with medieval and post-medieval features. More recent excavation (EV12; Thames Valley Archaeological Services, 2020) revealed a complex of medieval paddocks and boundaries with early post-medieval reuse, interpreted as part of a farmstead centred on Marsh Farm. This work demonstrated continuity of occupation from the medieval to early post-medieval period, with a possible hiatus around the time of the Black Death.
- 4.35 Finally, an evaluation at The Churchill Inn, Swindon Road (EV1; Foundations Archaeology, 2018) revealed no archaeological remains, suggesting that deposits in this area may have been truncated or lie outside the zones of past activity.
- 4.36 Collectively, the range of investigations within the 1km study area demonstrates a landscape of sustained occupation and agricultural use from the prehistoric through to the post-medieval periods, with concentrations of settlement activity particularly evident at Marsh Farm, the Sports Hub site, and south of Hook Street.

Site investigations within the site

Geophysical survey

- 4.37 SUMO Services were commissioned to undertake a geophysical survey across the site in June 2025 (appendix 3). Given the presence of the scheduled monument within the site boundary, a Section 54 licence was obtained from Historic England in order to undertake a complete survey of the site.
- 4.38 A magnetometer survey of 5.75 hectares recorded magnetic responses that have been interpreted as being associated with the scheduled post mill (TOR42, NHLE 1018126). Ridge and furrow cultivation has also been marked in the magnetic data. Uncertain anomalies are visible across the survey which are probably due to a combination of natural variations or agricultural processes. Former field boundaries plus relatively modern ploughing / cultivation have also been recorded in the survey. Zones of magnetic disturbance have been caused by spreads of demolition debris from former buildings, and a ferrous anomaly corresponds with the location an infilled pond.
- 4.39 Following correspondence with the Wiltshire County Archaeologist, it was agreed that a programme of archaeological trial trenching would be required pre-determination to ascertain the results of the geophysical survey and confirm the presence of archaeological remains.

Trial trench evaluation

- 4.40 A programme of trial trenching consisting of 43 trenches measuring 30m in length and 1.8m in width (appendix 4). The work was undertaken in September 2025 in accordance with a Written Scheme of Investigation (Curra Terra 2025) approved by Wiltshire Council.
- 4.41 Following the previous magnetometer survey all trenches were successfully excavated as anticipated and features were plotted against the anomalies recorded (SUMO GeoSurveys 2025). The WSI detailed plans for 41 trenches to be investigated, with an additional two trenches (42 and 43) being subsequently excavated in response to the archaeological potential of the south eastern extent of the development area.
- 4.42 As the planning application is due to be submitted before the report has been finalised, an interim report has been produced to inform this DBHA. The interim summary report has been produced before any in-depth stratigraphic analysis has been undertaken, and prior to the processing, quantifying or assessment of the finds and environmental samples recovered.
- 4.43 Forty-three trenches were excavated, with the archaeologically significant features being restricted to those in the south eastern part of the development area. Evidence of possible Romano-British occupation was exposed in trench 35, with evidence of medieval occupation being documented in trenches 38, 39, 41, 42 and 43.
- 4.44 Evidence of post-medieval to modern agricultural activity was also exposed in 12 of the trenches across the site (2, 4, 6, 13, 16, 22, 25, 26, 34, 36, 37 and 39), corresponding with anomalies identified by geophysical survey and on features recorded by historic mapping. No archaeological features were

exposed in the remainder of the trenches (1, 3, 5, 7-12, 14-15, 17- 21, 23-24 and 27-33).

- 4.45 The excavated features of archaeological significance were identified in the south east of the development area, representing possible agricultural activity dating to Romano-British period and settlement activity dating to the medieval period. Evidence of post-medieval to modern agricultural activity was also recorded across the development area.
- 4.46 Processing, quantification and qualification of the finds and environmental samples recovered during trial trench evaluation will help understand the chronology and development of the site, whilst possibly providing further insights into the function of the features excavated.
- 4.47 Following correspondence with the Wiltshire County Archaeologist, further archaeological mitigation can be secured through a condition attached to any future planning consent. Although the full trenching report is awaited, no remains requiring preservation in situ have been identified. A strip, map, and record excavation will be required in the eastern part of the site, with the precise extent to be confirmed following review of the full report. Due to the site's proximity to a scheduled monument, a management plan will likely be required to ensure its protection during both construction and operational phases.

5 Assessment of significance

Standards and guidance

- 5.1 The NPPF introduced the concept of interests to assess the significance of heritage assets. These interests are also set out in Historic England guidance (Statements of Heritage Significance: Analysing Significance Assets, Historic England Advice Note 12, 2019) which echoes the definitions set out in national policy and guidance on the historic environment:
- archaeological interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity
- 5.2 The approach to identifying those heritage assets likely to be indirectly affected by a development proposal is given in the setting guidance published by Historic England, which states that, *"The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset."* (Historic England, The Setting of Heritage Assets (GPA3, 2nd ed. 2017).
- 5.3 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.
- 5.4 Based on the approach given in the Historic England guidance, the assessment of effects in this report first considers which heritage assets and their settings are affected and then the degree to which these settings contribute to their significance. Third, an assessment is made of the effects of the proposed development, whether beneficial or harmful, the significance or on the ability to

appreciate it. Where relevant, ways are suggested to maximise enhancement and avoid or minimise harm.

Built heritage

5.5 There are eight built heritage assets recorded within the study area. Due to intervening built form, topography and landscaping and the nature of the setting many of these heritage assets, only the following are considered sensitive to impact as a result of the proposed development.

- Post Mill at Church Hills scheduled monument (TOR 42, NHLE 1018126)
- Grade II listed Milestone, opposite Noremarsh Road (grade II, LB1)
- The Marsh (grade II, LB2)
- Midge Hall (grade II, LB3)

5.6 For the majority of the designated assets in the study area, because of the absence of any direct spatial, functional or historic relationship to the site, the effects of distance and the topography, and the intervening landscape features and built development restricting visual connections, the site does not form part of their setting. These include Lower Woodshaw Farm (LB5), Upper Noremarsh Farmhouse (LB6), Noremarsh House and Gate Piers (LB7), and Lime Kiln Studios (LB8).

Post mill at Church Hills scheduled monument

5.7 Post mill at Church Hills scheduled monument is located within the north west corner of site, within the site boundary. The NHLE listing is as follows:

“The monument includes a post mill mound located approximately 1km to the south of Midgehall Farm. The monument is situated near the top of a south facing slope on the north side of Wootton Bassett, affording views of the clay plain and chalk escarpment to the south. The monument lies at the corner of two field boundaries in a field known as Church Hills. The mound is circular and well defined, 29m in diameter and 1.5m high. It is surrounded by a ditch 2m wide and 0.3m deep representing the track of the mill wheel, giving an overall diameter of 33m. On the top of the mound there is a central depression 0.5m deep and 7m in diameter.

...It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.”

5.8 The monument is situated near the top of a south facing slope (Plate 6), affording views of the clay plain and chalk escarpment to the south (Plate 5) The monument lies at the corner of two field boundaries in a field known as Church Hills. The post mill is a mound approximately 1m in height and 29m in diameter. It would have supported a central post mounted on cross timbers, supporting a wooden windmill. Today, no above ground fabric of the mill remains, yet the mound is legible above the surrounding land. The 1998 NHLE scheduling and the HER record it as being surrounded by a ditch c.2m wide and c.0.3m deep representing the track of the mill wheel, giving an overall diameter

of c.33m. On the top of the mound there is a central depression c.0.5m deep and c.7m in diameter.

- 5.9 The schedule description notes that *'it survives well and is a good example of this class of monument. It will contain archaeological remains and environmental evidence relating to the monument and the landscape in which it was constructed'*.
- 5.10 The monument therefore possesses high archaeological interest, and as an example of a surviving medieval feature it possesses historic interest.
- 5.11 The primary character of the setting is the monument's rural agricultural location. It is likely associated to nearby medieval and post medieval settlement; the monument will have formed part of the wider settled agricultural landscape of which it originally played an important functional role. Its setting, on higher ground overlooking the land to the south and south east is relatively expansive and includes the agricultural land of the site, and beyond.
- 5.12 The current setting of the mill makes only a limited contribution to its significance. The mill itself retains little discernible above-ground presence within the landscape, and neither within the boundaries of the monument nor in the wider area are there visible traces or surviving features of its original landscape, associated monuments, or historical context that can be meaningfully appreciated. The experience of the site is that of a typical arable field enclosed by mature hedgerows and trees, including newly established woodland in the north western corner, rendering it visually indistinguishable from other fields in the surrounding locality.

Milestone (LB 1; grade II)

- 5.13 The setting of the milestone is primarily defined by its relationship with Swindon Road (Plate 7) and the site itself makes no meaningful contribution to its significance. Although the milestone lies within the site boundary, the proposed development will result in only limited change to its existing setting. The proposed access works will replace the current layby with a 3 m-wide combined footway and cycleway, while retaining the adjacent verge. This will introduce a minor alteration to the milestone's immediate surroundings; however, no physical impact or risk of damage is anticipated. The works also present an opportunity to enhance the milestone's visibility and improve its legibility within the wider streetscape.

The Marsh (LB2; grade II)

- 5.14 The Marsh (LB2), is located c.700m to the west of the site and is, according to its listing:

"House, early C19. Brick, hipped slate roof with 2 flat-roofed dormers. 2-storey and attics. 3 bays, 2 rooms deep. Central stair hall with flanking reception rooms, stacks to dividing walls. Elevation: canted later C19 bay windows, 20 and 12-pane sashes to first floor. 6- panel central door, upper panels glazed, and round fanlight. Later C19 open timber framed moulded porch. Interior not seen."

- 5.15 The Marsh is orientated towards and set back from the road, with the original outbuildings to the south and west and a later hotel range to the north, which is

set back from the principal building line. Although the footprint of the modern hotel range is substantially larger than the original house, its lower ridge height and smaller scale reduce its visual impact. This effect is further softened by the stone front boundary wall and existing trees, which provide screening from the road, particularly in summer, defining the asset's immediate setting.

- 5.16 The wider setting includes the hedgerow along the opposite side of the road and the fall in the land across the road, both of which help moderate the prominence of the listed building. Recent development, including a care home near the roundabout and additional hotel buildings to the south, has visually linked The Marsh to the built edge of Royal Wootton Bassett, diminishing its status and prominence within the wider setting over the 20th and 21st centuries.

Midge Hall (LB3, grade II)

- 5.17 Midge Hall (LB3), is located c.800m to the north of the site and is, according to its listing:

"Farmhouse, C18. Rubble limestone, recent concrete tile roof. Late C18-early C19 refacing of main block. 2-storey 2 room deep plan of 3 bays with central stair hall. 2-bay forward wing to right with gable stack. Single storey extension to left. C19 12- and 16-pane sashes to refronting, c1910 bow window. Side and rear close spaced fenestration altered in C19.

Interior: Open well stair with turned balusters. Moat of earlier manor house to rear of house filled in for motorway construction."

- 5.18 Historically, the hall formed the centre of a substantial farmstead, as evidenced by the 1906 *Meux Estate Sale Catalogue*, which described it as a dairy farm with cottages, pasture, arable land, and woodland.
- 5.19 The immediate setting of the hall continues to make a meaningful contribution to its significance, encompassing the historic farmyard, tree-lined driveway, wooded pasture, and associated farmland to the east and west. However, its wider historic context has been heavily compromised by modern development. To the north, the construction of the M4 motorway resulted in the infill of the former moat and severed connections with associated agricultural land. To the south, much of the historic farmstead has been replaced by commercial units, restricting both views and functional relationships with surrounding farmland.
- 5.20 As a result, the hall's significance is best appreciated from within its immediate grounds and surviving historic landscape features. The application site, lying further south, is visually and physically separated from the hall by modern development and mature screening, and therefore makes no material contribution to the significance of the listed building.
- 5.21 Neither The Marsh, Midge Hall, nor the milestone are visible from the site due to a combination of topography and screening by existing vegetation, including the woodland to the west and north of Elmcroft House. The site does not form part of the immediate setting of these heritage assets and makes no meaningful

contribution to their significance. As such, the proposed development would not result in harm to their setting or significance.

Archaeology

- 5.22 The nature and potential of possible archaeological survival in the area of development is summarised here, considering the levels of natural geology and the level and nature of land disturbance.
- 5.23 The archaeological potential of the site is considered to be high. The site lies within an area that has seen human activity from the Mesolithic period, with Mesolithic flint found at Marsh Farm (TOR1). However, the archaeological material throughout the study area comprises scarce residual material from the early prehistoric period. The trial trenching undertaken within the site confirmed evidence of possible Romano-British occupation and medieval occupation in some of the trenches excavated.
- 5.24 An initial geophysical survey undertaken within the site, recorded anomalies associated with the post mill scheduled monument and anomalies of uncertain origin. Subsequent trial trenching undertaken within the site broadly correlated with the geophysical survey results and confirmed agricultural activity in the form of historic field boundaries and ridge and furrow cultivation across the site. The trial trenching also revealed an area of intense activity in the south east of the development area, representing possible agricultural activity dating to the Romano-British period and settlement activity dating to the medieval period.
- 5.25 The potential for prehistoric remains to be present within the site is considered to be low. Many of the entries in the 1km study area recorded in the WHER relate to isolated findspots of arrowheads, flint and pottery of prehistoric date. Trial trenching undertaken north west of the site (EV17), identified isolated finds of Mesolithic flints during excavations, however no features or deposits were uncovered. If any remains dating to this period lie within the site it would likely comprise such residual activity. Any remains would be of a low and local significance and contribute to understanding of the rural settlement nature of the occupation around the surrounds of Royal Wotton Bassett.
- 5.26 The potential for remains dating to the later Iron Age and Roman period is considered to be medium to high. The WHER records features and deposits of late Iron Age/ Roman date identified during site investigations at Marsh Farm (EV17, TOR43). Investigations to the north west of the site have identified low-status Iron Age and Romano-British settlement remains, with further Roman artefacts found during motorway construction to the north and south east, suggesting a pattern of dispersed rural settlement in the wider landscape. The trial trench evaluation also uncovered pottery and features which potentially date to the Romano-British period. At the time of writing this report, the processing of finds recovered from site has not been undertaken so the time period which they date from has not been confirmed. Any remains would be of local significance and contribute to the known settlement activity at Marsh Farm.
- 5.27 The potential for archaeological remains dating to the early-medieval period is considered negligible to low. No evidence for early medieval activity has been identified within the study area, and the potential for remains of this period is

considered low. If present, any remains would likely be isolated and of local significance only.

- 5.28 There is a high potential for medieval remains on the site. The archaeological record is indicative of the continual occupation of the study area into the medieval period. The presence of the scheduled post mill within the site boundary confirms that the site likely formed part of the open fields or agricultural hinterland of Royal Wootton Bassett during the medieval period. Several farmsteads and granges are recorded in the wider area, indicating a productive agricultural landscape. The evaluation trial trenching undertaken within the site exposed a layer of material that contained frequent pottery sherds and animal bone, rich in charcoal and organic matter which was possibly associated with a building foundation. These would be of local significance, contributing to an understanding of the development of the town's agricultural economy.
- 5.29 There is a low potential for post-medieval remains to be present within the site. Again, the site likely comprised agricultural land during this period. The OS mapping shows the site remained agricultural throughout the post-medieval period, with only small-scale boundary alterations evident by the mid-20th century. Any post-medieval or modern remains are likely to be limited to former field boundaries, drainage ditches, or other agricultural features and would be of low significance.

6 The proposals and conclusions

6.1 The proposed development for the site is as follows:

“Outline planning application with all matters reserved except for access for up to 135 dwellings, the creation of new vehicular access with footways from Swindon Road, provision of informal and formal open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure.”

Built heritage and historic landscape

6.2 The proposals will result in less than substantial harm to the significance of designated heritage assets through development affecting their setting. This means that paragraph 215 of the NPPF is engaged, requiring any harm to be outweighed by the public benefits of the proposals, which are set out in the accompanying planning documentation.

6.3 A number of overall design principles have been formulated for the development. Those that are most relevant to the assessment of effects on heritage assets are listed below:

- No development will take place on the monument itself, ensuring its fabric and form are fully protected.
- A 50m buffer zone will be established around the scheduled monument to restrict built form in its immediate vicinity.
- The buffer zone will provide green open space, a play area, and integrated cycle and footpaths.
- An interpretation board will be installed within the buffer area to share information on the scheduled monument and its history, enhancing local understanding and appreciation.
- Enhanced vegetation boundaries will be introduced to further protect and visually frame the heritage asset.

Post mill at Church Hills scheduled monument

6.4 The proposed development would result in the partial loss of the agricultural landscape setting of the scheduled monument. While not its primary contributor to significance, the setting of the monument does inform its significance. Constructed on high ground to take advantage of the topography to support the function of the windmill it supported, the partial loss and interruption of this setting would lead to harm to its setting and therefore its significance.

6.5 The proposals include a number of measures to mitigate this harm: no development within the scheduled area is proposed. A geophysical survey of the monument and the wider site has been undertaken to inform the proposals, which has also enhanced our understanding of the monument. The trial trench

evaluation of the site did not record any archaeological remains in the immediate surrounds of the scheduled monument which relate to the post mill.

- 6.6 The proposals will therefore avoid any development on the monument itself, thus protecting its fabric and form. A 50m buffer will also be provided around the scheduled monument, restricting built form in its immediate vicinity. This buffer will provide green open space, a play area, and cycle/footpaths. It will also include an interpretation board that sets out information on the scheduled monument and its history, thereby enhancing local knowledge and appreciation of its presence.

The Marsh (LB2)

- 6.7 There would be no indirect setting impact to the immediate setting of The Marsh, however, there would be the potential for any new development at the site to be seen from across the road and hedge by The Marsh, but this would be seen alongside the route of the Swindon Road and the modern development beyond so would be seen as an extension of residential character.

Milestone (LB1)

- 6.8 The milestone is currently screened by the existing hedge boundary along the Swindon Road. The setting of this monument is its place on the roadside and the engraved information it offers. This functional setting will remain. Proposed access works will replace the layby with a 3m-wide combined footway and cycleway, with the adjacent verge retained. While this will result in a minor change to the milestone's immediate setting, no physical impact or risk of damage is anticipated. The works also offer potential to enhance the milestone's visibility and contribute positively to its legibility within the streetscape.

Midge Hall (LB3)

- 6.9 The hall's significance is primarily derived from its immediate setting, including the historic farmyard, tree-lined driveway, and surrounding farmland, while its wider historic context has been largely compromised by modern development, including the M4 motorway and commercial units to the south. The application site lies to the south of the hall and is physically and visually separated by both modern development and mature vegetation. Therefore, it is concluded that the proposed development would not materially affect the significance of Midge Hall, and no further mitigation in relation to the listed building is considered necessary.

Archaeology

- 6.10 This assessment has outlined the known archaeological features within the site and potential for discovery of further archaeological remains. The report's conclusions are limited by the extent and quantity of existing information, and therefore, its usefulness in predicting the actual full extent and definitive location of the archaeological resource must be qualified.
- 6.11 This DBHA has identified that overall, there is a high potential for archaeological remains to be present within the site. Following correspondence with the Wiltshire County Archaeologist, it was agreed that a programme of

archaeological trial trenching would be undertaken prior to the submission of the planning application.

- 6.12 In September 2025, Curra Terra completed the evaluation works, which comprised the excavation of 43 trenches, each measuring 30m in length and 1.8m in width. The trenching broadly correlated with the results of the geophysical survey and confirmed evidence of historic agricultural activity and former field boundaries within the site. No further remains associated with the post mill scheduled monument were identified.
- 6.13 An area of concentrated archaeological activity was recorded in the eastern part of the site, likely representing medieval occupation or land use. Limited evidence of Romano-British date was also recorded, though these remains were of low archaeological significance and reflective of dispersed, low-status rural settlement activity identified in the wider landscape.
- 6.14 The evaluation confirmed that the potential for significant prehistoric or early-medieval remains within the site is low, with any surviving features likely to be residual and of limited archaeological interest. The medieval and post-medieval evidence aligns with the known agricultural use of the site and the wider pattern of rural activity associated with Royal Wootton Bassett.
- 6.15 The requirements for archaeological assessment have been met by this DBHA, together with the geophysical survey and archaeological evaluation reports. These documents will be submitted in support of the planning application in accordance with national and local planning policy, including section 16 of the National Planning Policy Framework (NPPF, 2024).
- 6.16 The results of the archaeological investigations will inform a proportionate and robust mitigation strategy. This will include an appropriate programme of investigation and recording, and the preparation of an archaeological management plan to ensure the long-term protection and positive management of the post mill scheduled monument and its setting.
- 6.17 The Wiltshire County Archaeologist has confirmed that further archaeological mitigation will be required, which can be appropriately secured through the attachment of a planning condition to any consent granted, in line with paragraph 218 of the NPPF.
- 6.18 It is therefore concluded that, subject to the implementation of an appropriate mitigation strategy, the proposed development will not result in any significant adverse effects on known or potential heritage assets, and that the archaeological interest of the site has been adequately considered in accordance with national and local policy requirements

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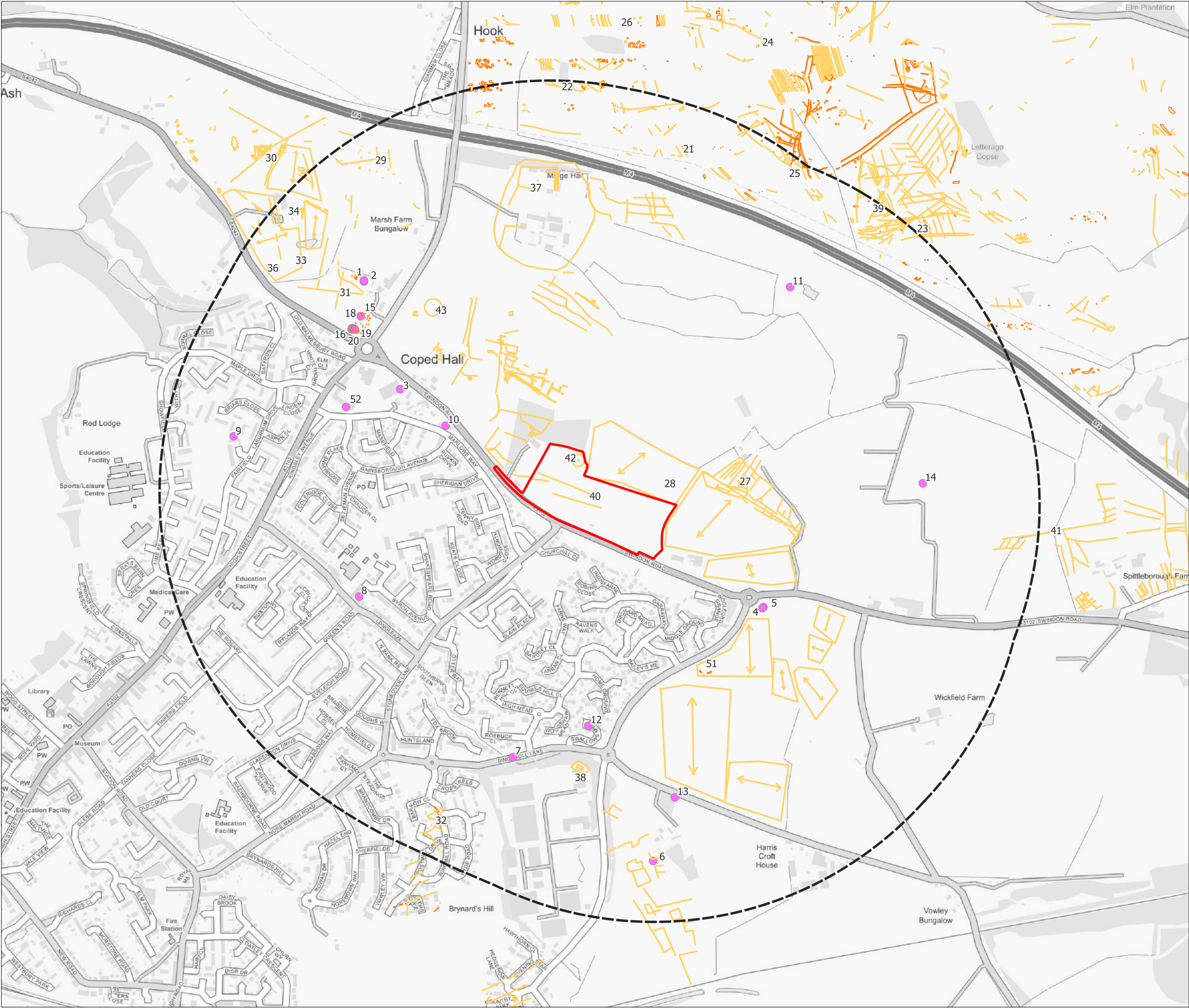
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Figures



- Site boundary
- 1km study area
- Monument line
- Monument areas
- Monument points

Notes/Revision

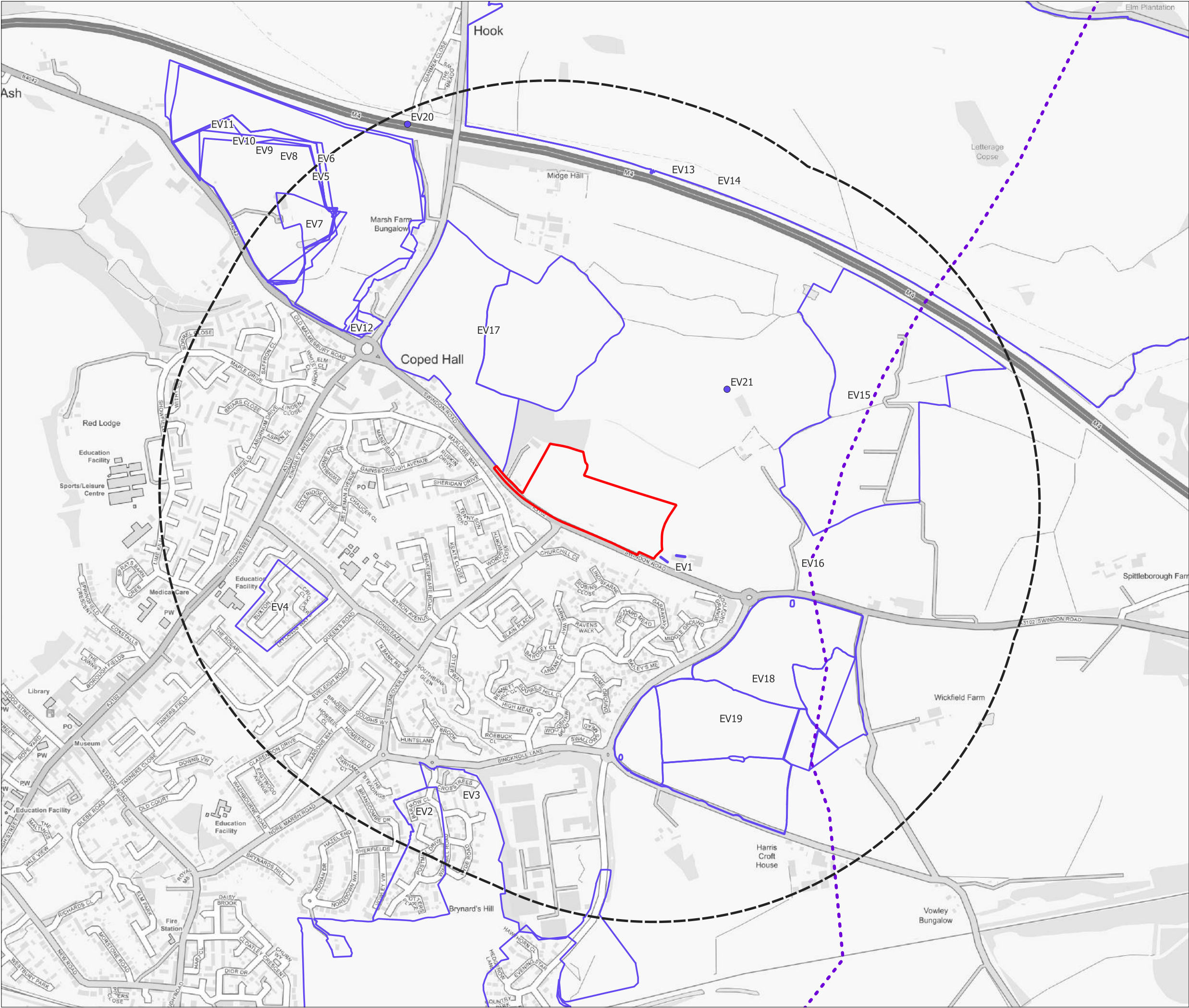
Land north of Swindon Road, Royal Wootton Bassett Gleeson



Figure 1: Non-designated assets within the site and 1 km study area

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- Site boundary
- 1km study area
- Events line
- Events point
- Events area

Notes/Revision

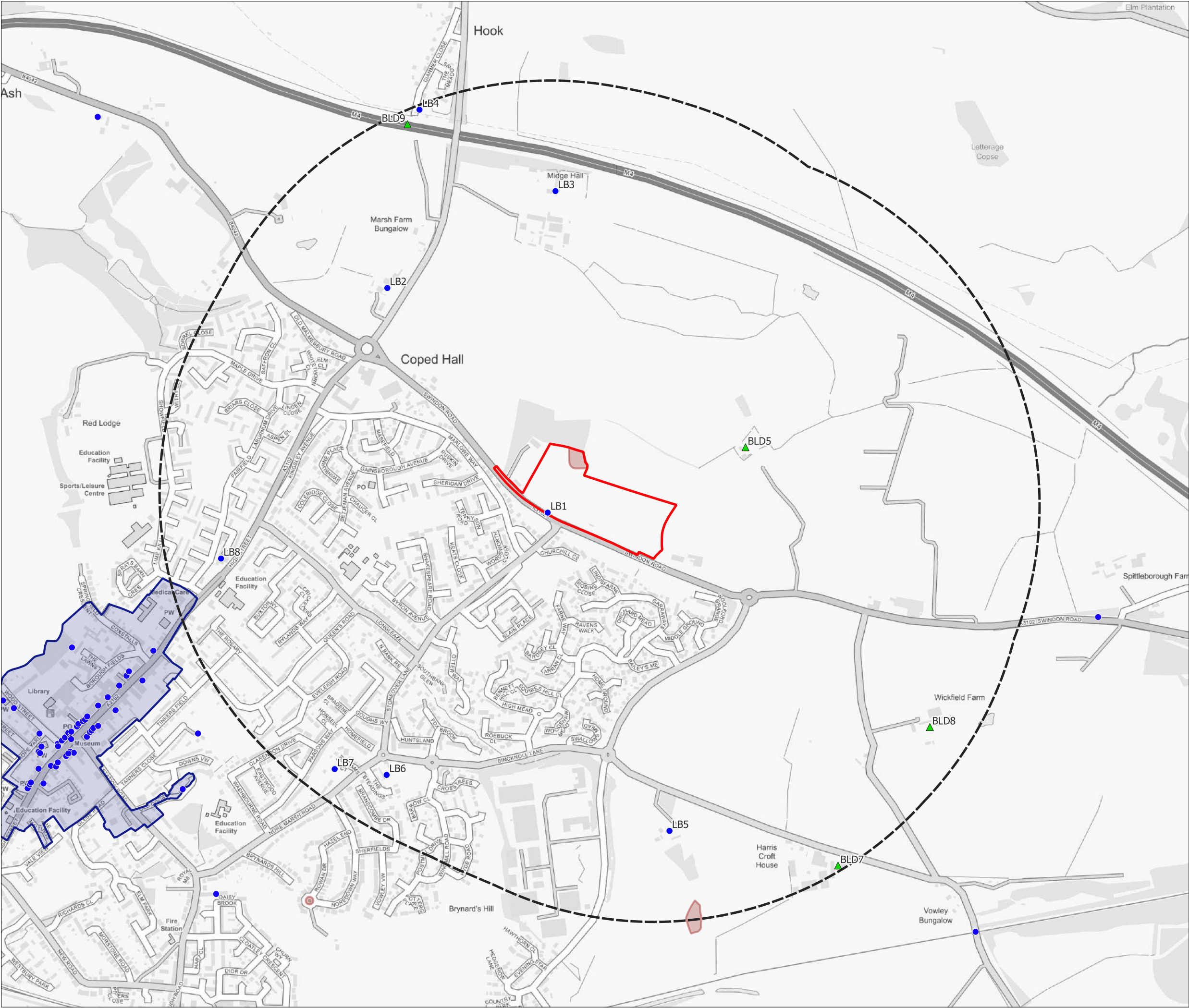
Land north of Swindon Road, Royal
Wootton Bassett
Gleeson



Figure 2: Past archaeological events
within the site and 1 km study area

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- Site boundary
- 1km study area
- Buildings from HER
- Listed buildings
- Scheduled monuments
- Conservation areas

Notes/Revision

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Figure 3: Designated and non-designated built heritage assets within a 1 km study area

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Figure 4a: Ordnance Survey map 6" to a mile, dated 1884-85

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Figure 4b: Ordnance Survey map 6" to a mile, dated 1922-25

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Figure 4c: Ordnance Survey map 6" to a mile, dated 1956

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Figure 4d: Ordnance Survey map
1:10,000, dated 1983

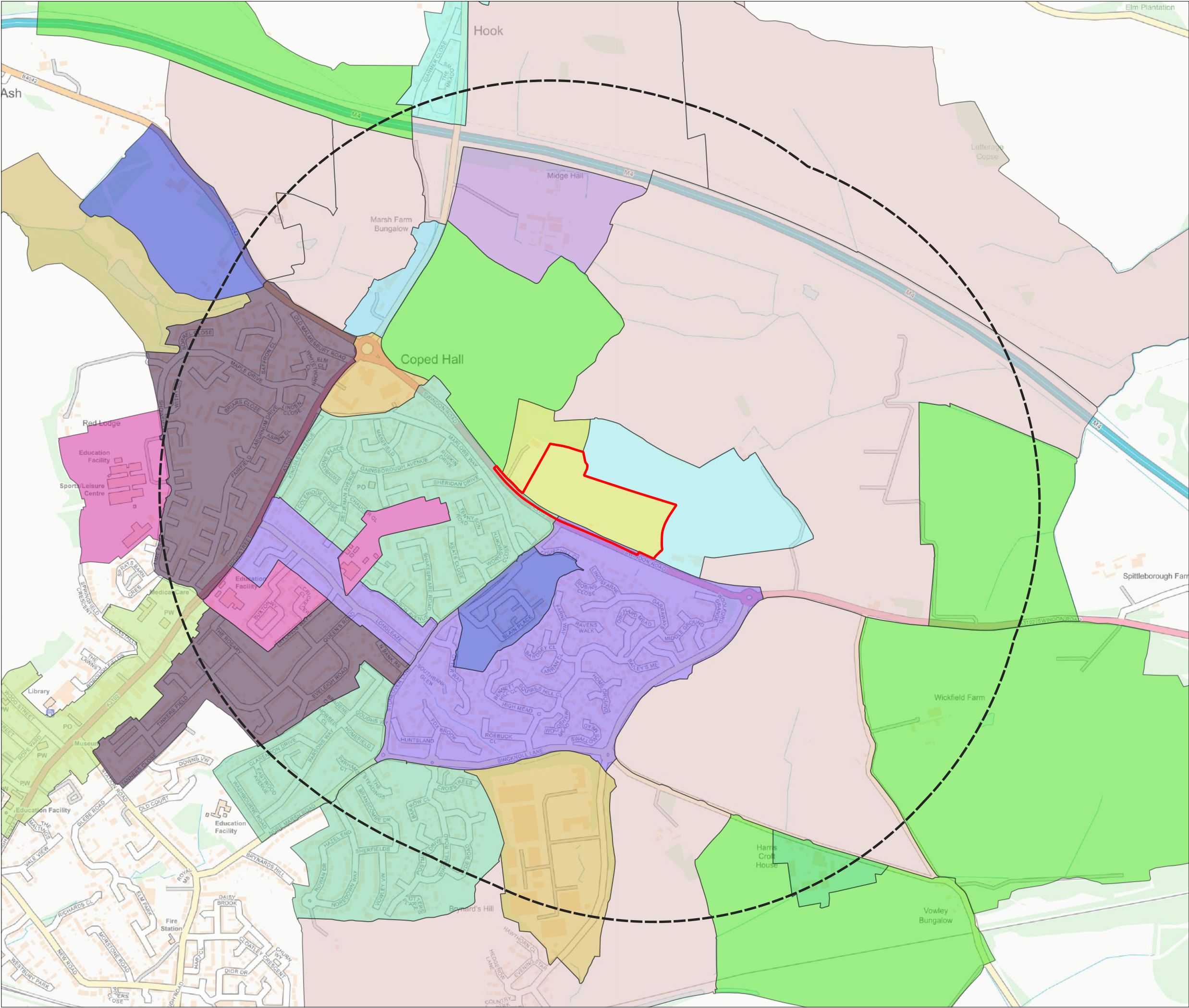
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- Site boundary
- 1km study area
- Amalgamated fields
- Business park
- Country house
- Detached housing
- Equestrian centre
- Hamlet
- Historic urban core
- Hotel
- Piecemeal enclosure
- Re-organised fields
- School/college
- Semi detached housing
- Sports pitch
- Terraced housing
- Unimproved grassland
- Water meadows

Notes/Revision

Land north of Swindon Road, Royal Wootton Bassett
Gleeson

0 200 400 m

North arrow

Figure 5: Historic landscape characterisation

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 Site boundary
 1km study area

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Land north of Swindon Road, Royal
Wootton Bassett
Gleeson

0 200 400 m



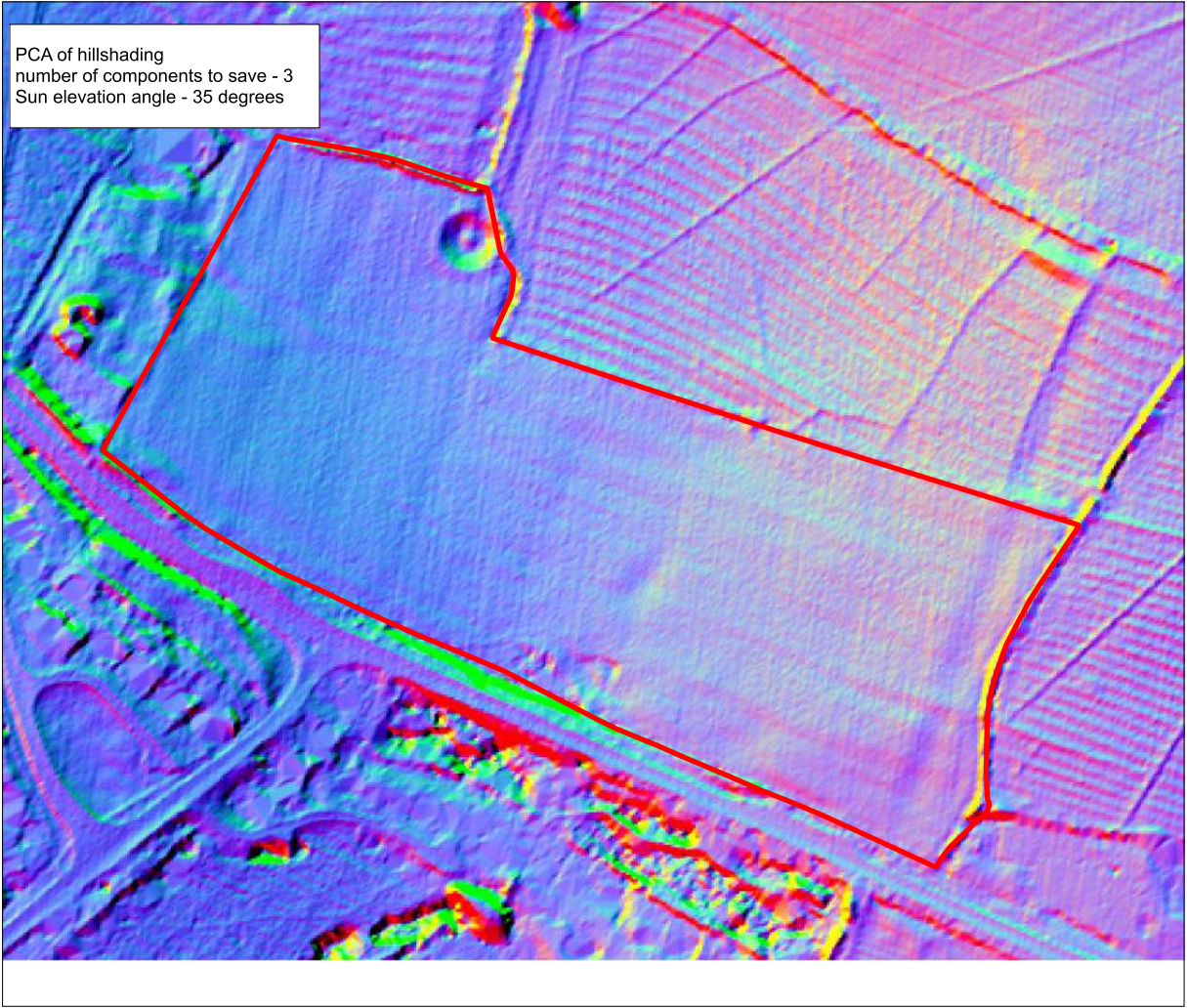
Figure 6: Aerial photograph of the
site and surrounding area

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Drawing number: TOR-H006	Revision: -	

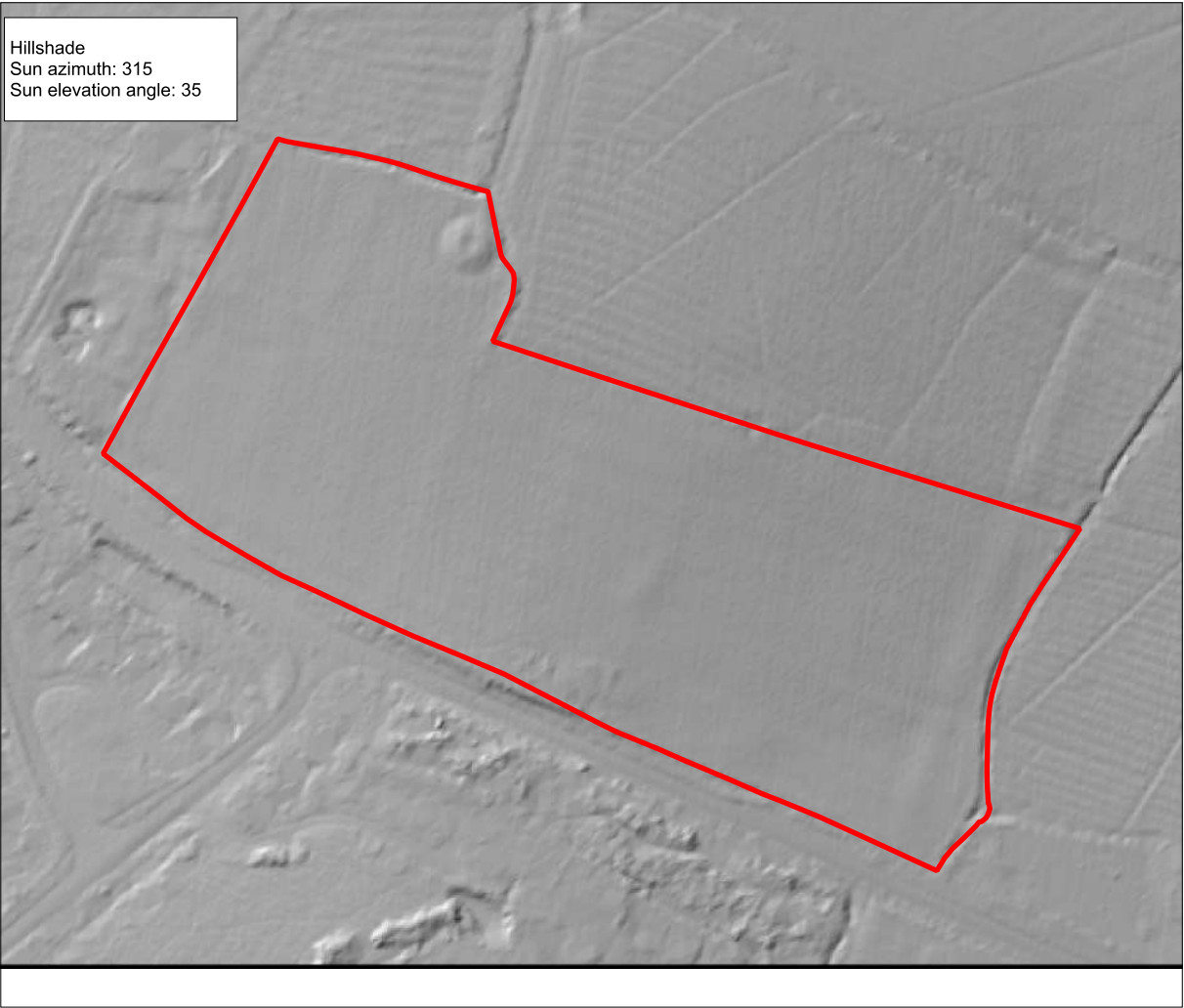
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 Site extent



Notes/Revision

Land north of Swindon Road, Royal
Wootton Bassett
Gleeson

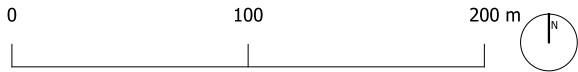


Figure 7: LiDAR

Status:	Drawn by: JC	Checked by: DR
Project number: 227627	Scale @A3: 1:3,200	Date created: 2025/10/28
Drawing number: TOR-H007	Revision: -	

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Photograph 1. View north east from farm access gate off Swindon Road, SU08158312



Photograph 2. View west from SM1, SU08088328



Photograph 3. View east from SM1, SU08078328



Photograph 4. View north west from eastern site boundary, SU08338316



Photograph 5. View east from northern boundary, SU08098323



Photograph 6. View north, SM1 to centre of image, SU 0883 0730



Photograph 7. Milestone off Swindon Road, SU08008316



Photograph 8. View south from SU08078327

Appendix 1: Gazetteer of all heritage assets in the study area

Wiltshire HER non-designated assets in the 1km study area

TOR ID	MON ID	Description
1	MWI9323	Mesolithic Flint, Manners Field, Prob Marsh Farm
2	MWI9328	Bronze Age Arrowhead, Manners Field, probably Marsh Farm
3	MWI9333	Romano-British Coin, NW of Coped Hall
4	MWI9339	Romano-British Pottery, Church Hills
5	MWI9355	Medieval Pottery, Church Hills
6	MWI9368	16th Century Coin, 3 Lindisfarne, Woodshaw
7	MWI67242	Site of Outfarm, East of Upper Noremarsh
8	MWI67244	Site of Outfarm, North East of Wootton Bassett
9	MWI67248	Site of Outfarm, South East of Spratt's Barn
10	MWI67251	Site of Coped Hall Farm (Coped Hall)
11	MWI67400	Site of Outfarm, South East of Midge Hall
12	MWI67402	Site of Upper Woodshaw
13	MWI67404	Site of Outfarm, North of Lower Woodshaw
14	MWI67583	Site of Outfarm, East South East of Church Hill Farm
15	MWI77357	Possible Saxon Pit, Marsh Farm
16	MWI77359	Medieval Postholes, Marsh Farm
17	MWI77359	Medieval Postholes, Marsh Farm
18	MWI77359	Medieval Postholes, Marsh Farm
19	MWI77359	Medieval Postholes, Marsh Farm
20	MWI77359	Medieval Postholes, Marsh Farm
21	MWI31562	Ridge and Furrow at Land South of Hook Street, Lydiard Tregoze
22	MWI31582	Land Drains at Land South of Hook Street, Lydiard Tregoze
23	MWI31584	Land Drains at Land South of Hook Street, Lydiard Tregoze
24	MWI31585	Cut Features, Ditches, Pits and Enclosures, Land South of Hook Street, Lydiard Tregoze
25	MWI31586	Linear Features, Land South of Hook Street, Lydiard Tregoze
26	MWI31587	Discrete Features, Land South of Hook Street, Lydiard Tregoze
27	MWI31620	Deserted Medieval Village, Church Hill, Lydiard Tregoze
28	MWI31621	Ridge and Furrow, Possible Land Drains or Water Meadows and Hollow Way at Church Hill, Lydiard Tregoze
29	MWI74345	Field Boundary, Marsh Farm
30	MWI74350	Pits, Marsh Farm
31	MWI74351	Ditches, Marsh Farm
32	MWI74692	Ditches, Brynard's Hill
33	MWI74765	Ridge and Furrow, Marsh Farm
34	MWI75184	Quarry, Marsh Farm
35	MWI75185	Field Boundary, Marsh Farm
36	MWI75186	Field Boundaries, Marsh Farm
37	MWI9344	Midge Hall
38	MWI9346	Woodshaw
39	MWI9374	Linears, SW of Letterage Copse
40	MWI9375	Earthworks, Midgehall
41	MWI9381	Field System, Spittleborough Farm
42	MWI9384	Windmill Mound, Church Hills

43	MWI9385	Enclosure, South of Midge Hall
44	MWI74349	Building, Marsh Farm
45	MWI75741	Post Medieval Ditches, Land at Brynard's Hill
46	MWI75742	Roman Bank and Ditch, Brynard's Hill
47	MWI77358	Medieval Linears/Ditches, Marsh Farm
48	MWI77360	Medieval Enclosure, Marsh Farm
49	MWI77361	Post Medieval Ditches, Marsh Farm
50	MWI77362	Post Medieval Pit, Marsh Farm
51	MWI78920	Medieval Ditch and Pits, off Swindon Road
52	MWI79169	Buffer Depot 96R Wootton Bassett

Archaeological events

Event ID	HER ID	Description
EV1	EWI9228	Evaluation at The Churchill Inn, Swindon Road
EV2	EWI7887	Geophysical Survey at Brynard's Hill, Wootton Bassett
EV3	EWI6842	Archaeological Evaluation at Brynard's Hill
EV4	EWI7304	Desk-Based Assessment at Rylands Way
EV5	EWI7619	Geophysical Survey at Marsh Farm
EV6	EWI7900	Evaluation on Land at Marsh Farm, Royal Wootton Bassett
EV7	EWI7466	Earthwork Survey at Gerard Buxton Sports Hub Site, Wootton Bassett
EV8	EWI7301	Desk-Based Assessment at Wootton Bassett Sports Hub Site B
EV9	EWI6869	Geophysical Survey at Gerard Buxton Sports Hub Site, Wootton Bassett
EV10	EWI7465	Evaluation at Royal Wootton Bassett Sports Hub
EV11	EWI7899	Excavation at Royal Wootton Bassett Sports Hub
EV12	EWI9754	Excavation at Marsh Farm, Royal Wootton Bassett
EV13	EWI7140	Fieldwalking at Land South of Hook Street, Lydiard Tregoze
EV14	EWI7067	Magnetometer Survey of Land South of Hook Street, Lydiard Tregoze
EV15	EWI7132	Desk Based Assessment at Spittleborough
EV16	EWI3804	Watching Brief on the Calne-Fairford Pipeline
EV17	EWI10692	Geophysical Survey at Land North of Swindon Road
EV18	EWI10628	Evaluation at Swindon Road
EV19	EWI10719	Geophysical Survey at Upper Woodshaw
EV20	EWI10751	Watching Brief at Hook/Midgehall, Lydiard Tregoze (M4 SITE 18)
EV21	EWI10758	Understanding Past Landscapes

Designated heritage assets in 1km study area

TOR NO	NLHE	Description
SM1	1018126	Post mill at Church Hills

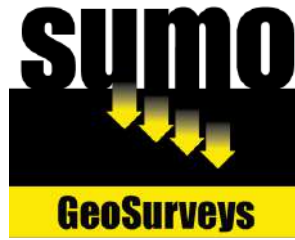
SM2	1018388	Medieval rural settlement 240m south of Lower Woodshaw Farm
LB1	1283221	Milestone At NGR SU 080831, Opposite Noremarsch Road GV II Milestone, After 1821. Limestone. Incised Inscriptions Repainted Out Of Register. Inscriptions: Hexagonal Head TO BATH 28 Miles, Oval Stem, Left Side: TO SWINDON 5 Miles. Right Side: TO WOOTTON BASSETT 1 Mile TO CHIPPENHAM 15 Miles. On Foot: TO OXFORD 35 Miles
LB2	1363676	THE MARSH GV II House, early C19. Brick, hipped slate roof with 2 flat-roofed dormers. 2-storey and attics. 3 bays, 2 rooms deep. Central stair hall with flanking reception rooms, stacks to dividing walls. Elevation: canted later C19 bay windows, 20 and 12-pane sashes to first floor. 6-panel central door, upper panels glazed, and round fanlight. Later C19 open timber framed moulded porch. Interior not seen.
LB3	1283141	MIDGE HALL GV II Farmhouse, C18. Rubble limestone, recent concrete tile roof. Late C18-early C19 refacing of main block. 2-storey 2 room deep plan of 3 bays with central stair hall. 2-bay forward wing to right with gable stack. Single storey extension to left. C19 12- and 16-pane sashes to refronting, c1910 bow window. Side and rear close spaced fenestration altered in C19. Interior: Open well stair with turned balusters. Moat of earlier manor house to rear of house filled in for motorway construction.
LB4	1022666	38, OLD PURTON ROAD GV II Cottage, c1730. Roughcast over cob with timber framing. Thatched roof with 3 flush dormers. 1-storey and attic, 3 bays with entry to centre bay. Gable stacks. C20 rear sunlounge. Boarded door with glazed light. Timber casement windows. Said to be one of 30 built by Lady Meux c1730.
LB5	1022691	LOWER WOODSHAW FARM GV II Cottage, early C17. Brick faced stone and hipped thatched roof with flush dormers. 3 bays, 1 storey and attic, original cross passage behind axial stack. Added C19 service bay and C20 extension. Colourwashed brick facade with C20 doors and timber paned windows. Exposed timber frame in gable. Internally, chamfered beams with cut stops. Stone fireplace with oven and stair behind stack. Wattle and daub in roof space.
LB6	1184322	UPPER NOREMARSH FARMHOUSE GV II

		Farmhouse, C18 rebuilt c1830 after fire, and late C19 extensions. Brick, rendered with false ashlar and quoins. Brick right extension and return towards road, coach house with weathercock and gable oculus. 2-storey, 3-bay with central stair hall and flanking reception rooms. 2 conjoined rear wings at right angles with side stacks. Main block stacks in gable and axial to central bay. Central 6-panelled door, upper panels glazed. Margin glazed sashes, casements to extensions. Further hipped extension towards road, now garage.
LB7	1022710	NOREMARSH HOUSE AND GATE PIERS GV II House, late C17 - early C18. Rubble stone with ashlar quoins, hipped stone slate roof with 3 hipped dormers. 3-bay, 2-storey with attic. Central hallway and rear stair tower. Stacks to rear walls of lateral rooms. C19 rear wings. Facade rendered, central framed porch with low pitched gable on elaborate carved brackets, the whole on stone moulded sill. 6-panelled rounded-head door within moulded architraves and carved spandrels, all probably C17 work imported from elsewhere, 16-pane sashes in 6 bays, windows to return blocked, timber casements to dormers. Interior: Large central hall and open well stair with panelled dado and turned balusters. Chamfered axial ceiling beams. Opposite porch, rusticated gate piers with ball finials. Reputedly associated with the wool trade, evidenced by pulley wheel in roof.
LB8	1183927	LIME KILN STUDIOS GV II House, c1690 for Dr. Harding, diaper brick with stone quoins and window dressings and stone plinth. Stone slate roof and dormers. 2 storey and attic and cellar. L-plan with door in re-entrant angle to original stair hall. Late C18 rubble stone extension to wing. 6-panelled door within stone architrave over 2 steps. Flat canopy on consoles. Moulded stone string course. 12-pane sashes with simple stone architraves and gauged brick arches with stone keys. Hollow moulded eaves. Interior altered, good stair of 3 storeys, 2 turned balusters to each tread. Panelling partition by stair, Stone moulded fireplaces, some room panelling. Good later C20 extensions as lobby to studios.
CA1		Wootton Bassett Conservation Area

Appendix 2: Glossary of specific technical terms

Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
Archaeological Priority Area (APA)	Area of archaeological priority, significance, potential or other title, designated by the local authority.
Bronze Age	2,000 – 600 BC
Early medieval	AD 410 – 1066. Also referred to as the Saxon period.
Evaluation (archaeological)	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
Excavation (archaeological)	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
Findspot	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
Heritage asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic England Archive	National database of archaeological sites finds and events. Generally, not as comprehensive as the county HER.
Historic Environment Record (HER)	Archaeological and built heritage database held and maintained by the local planning authority. Previously known as the sites and Monuments Record
Iron Age	600 BC – AD 43
Later medieval	AD 1066 – 1500
Made Ground	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 2,000 BC
Ordnance Datum (OD)	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
Palaeolithic	700,000–12,000 BC
Post-medieval	AD 1500 – present
Preservation by record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically, and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
Roman	AD 43 – 410
Scheduled monument	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
Study area	Area surrounding a proposed development within which data is collected and analysed to set the site into its archaeological and historical context.

Appendix 3: Geophysical Survey report, SUMO Services June 2025



GEOPHYSICAL SURVEY REPORT

Land North of Swindon Road, Royal Wootton Bassett

Client

tor&co

For

Gleeson Land Limited

Survey Report

SUMO-22669

OASIS Ref. No.

sumogeop1-533695

Scheduled Monument Case No.

SL00234838

Date

16 June 2025

