

**Land at Eastleigh Court, Bishopstrow,
Warminster, Wiltshire**

Archaeology Assessment

Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire

Archaeology Assessment

Client: Kindred Living Limited

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Author: Ben Stephenson

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E: info@bsaheritage.co.uk **T:** 01235 536754 **Web:** www.bsaheritage.co.uk
7 Spring Gardens, Abingdon, Oxon OX14 1AZ.

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Section 1: Introduction and Methodology

- 1.1. This archaeology assessment has been prepared by BSA Heritage Limited on behalf of Kindred Living Limited to support a planning application for land lying within the grounds of Eastleigh Court, Bishopstrow, near Warminster, Wiltshire. The assessment of potential constraints to development accords with the NPPF and local policy.
- 1.2. The assessment considers land lying west of Bishopstrow's main street, Bishopstrow Road, as shown on Figure 1. The overall area considered totals approximately 5 hectares and comprises The Court, former stables now in residential use, areas of woodland and access drives, as well as areas under grass. Although The Court, an early 19th century mansion, is Grade II listed, built heritage is being considered by others.
- 1.3. The site is defined to the east by Bishopstrow Road or properties and their grounds to its west, as well as the walled garden and ancillary buildings of Eastleigh Court to its north east which are in the process of renovation and conversion under a separate planning permission (Figure 1). Large arable fields lie south and west of the site, whilst the grounds of a detached property define the northern site boundary, with the buildings and grounds of the former Bishopstrow College beyond.
- 1.4. The site area slopes gently downwards from the west to the east and south and from circa 115 metres AOD to circa 110 metres. The site's centre point is located at NGR ST 8920 4368. The British Geological Survey records the site as having Boyne Hollow Chert Member sandstone geology. Superficial deposits are recorded as River Terrace Deposits of sand and gravel for most of the site, albeit superficial deposits are not recorded for its northern and eastern periphery.
- 1.5. A number of existing sources of information were consulted earlier in 2025 to inform this assessment. These include the Wiltshire Historic Environment Record (HER) which holds records relating to known or suspected archaeological sites, findspots¹ and the results of past archaeological investigations. Wiltshire History Centre in Chippenham was also visited. Both the HER and Historic England's online National Heritage List for England hold details of designated heritage assets including scheduled monuments. Wiltshire Council was also consulted as to planning policy. The above sources informed a site walkover in May 2025. Having identified potential for sub-surface archaeology within the site from this research and site visit, SUMO Surveys undertook magnetometry survey of the site in June 2025 (Appendix 2).
- 1.6. Section 2 sets out the most pertinent legislation, policy and guidance which currently relates to the historic environment, including archaeology. Section 3 summarises previously recorded heritage for the site and a wider study area surrounding it. Section 4 summarises the findings of a site walkover and fieldwork, whilst Section 5 confirms the likely implications for archaeology of the proposed development, as well as appropriate mitigation of potential significant adverse effects. References and sources are detailed in Section 6.

¹ Findspots are the location of the recovery of archaeological material only, without associated features.

Section 2: Policy Context

Legislation

- 2.1. The 1990 Planning (Listed Buildings and Conservation Areas) Act, as amended, confirms that in reaching planning decisions, the local planning authority should have special regard to preserving listed buildings and their settings and preserving or enhancing the character and appearance in conservation areas (HMSO 1990). Limited additions in relation to heritage were contained in the recent Levelling Up and Regeneration Act (HMSO 2023). This does appear to extend 'special regard to preserving' to other designated heritage assets, including scheduled monuments, but is not yet enacted.

National Policy

- 2.2. The National Planning Policy Framework (NPPF) has been revised six times in recent years, the first updates since it was originally published in 2012 (DCLG 2012, MHCLG 2025). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed.
- 2.3. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process. In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 212).
- 2.4. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance, including scheduled monuments, should be wholly exceptional (Paragraph 213). The paragraph also includes a footnote clarifying that non-scheduled archaeological sites which are demonstrably of equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.
- 2.5. Paragraph 215 clarifies that, 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. Paragraph 216 notes that effects on the significance of non-designated heritage assets, which includes most significant archaeological remains, require a '*...balanced judgement....., having regard to the scale of any harm or loss and the significance of the heritage asset.*'
- 2.6. Where heritage assets are to be lost, Paragraph 218 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 2.8. The current local policy is that within the 2015 Wiltshire Core Strategy, as no saved policies from the earlier West Wiltshire Local Plan apply (Wiltshire Council 2015, WWDC 2004). Policies include Core Policy 58: Ensuring the Conservation of the Historic Environment. This echoes the NPPF in confirming that assets and their settings should be protected, conserved and, where appropriate, enhanced.

Guidance

- 2.9. The Department for Communities and Local Government has produced Planning Practice Guidance which supports the NPPF (MCHLG 2024). This includes a section titled *Conserving and Enhancing the Historic Environment*. Historic England has produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed the assessment.
- 2.10. Historic England also released a second edition of *The Setting of Heritage Assets* which is designed to guide their own staff, local planning advisors and specialists in determining what forms a setting and how it adds to or detracts from the significance of a heritage asset or assets (Historic England 2017). It also advises on assessing the effect of development proposals and how to avoid or minimise loss of, or enhance significance.
- 2.11. The Guidance confirms that consideration of setting is a matter of 'informed judgement' and sets out five stages involved in robust assessment of setting. The heritage assets which have a setting, whether designated or undesignated, have to be defined through a suitable level of research. However, the Guidance confirms that setting is not a heritage asset or designation in itself.
- 2.12. The Guidance highlights the fundamental basis of current policy; that although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned. It sets out in detail the aspects of setting which may have a bearing on a heritage asset's significance and this has also informed this statement.

Section 3: Existing Baseline

- 3.1. This section details key sites and finds recorded by the Wiltshire Historic Environment Record (HER) for the site and its environs. A number of HER records of later date or undated lying away from the site, which would not be affected by proposals and which do not influence an assessment of the site's archaeological potential, are not detailed further. A number of duplicate entries recorded under 'scheduled monuments', 'events' or 'monuments' are also not repeated. Figure 1 marks the location of records mentioned below.
- 3.2. HER records were complemented by information on scheduled monuments available online from Historic England's National Heritage List for England. Other sources, as summarised below, included detailed reports on fieldwork completed nearby and historic Ordnance Survey maps, Tithe and estate maps available at Wiltshire History Centre in Chippenham and online.

Scheduled Monuments

- 3.3. A number of the monuments within the study area are scheduled (Figure 1). The closest of these to the site are a pair of Bronze Age barrows which lie circa one hundred metres to the north, east of Bishopstow Road (HER 13129).
- 3.4. The majority of other scheduled monuments within the study area are also Bronze Age bowl barrows and include two within a large arable field a minimum of 200 metres south east of the site (Plate 1, HERs 14148 & 14350). These survive as grassed mounds within the cultivated field.
- 3.5. Approximately 700 metres north east of the site, a larger area is scheduled (HER 13725). Although the latest Ordnance Survey mapping uses the symbol for a tumulus or round barrow, this site is actually thought to include the remains of a medieval castle motte and surrounding 'ringwork' banks and ditches. A similar distance to the north, in the grounds of Bishopstow House, lie two further bowl barrows and a likely earlier long barrow (HERs 13318, 14481 & 14598).
- 3.6. Lying more than a mile north and north east of the site, two Iron Age hillforts lie on the downland of Salisbury Plain (not on Figure 1). These are Battlesbury and Scratchbury respectively. Although these benefit from extensive views taking in the site, the small-scale change proposed within the site would not be perceptible from these designated sites given distance, surrounding development and vegetation. Although they confirm activity in the late prehistoric period, their significance would not be harmed through the minimal change to their wider setting the proposals represent.

Other HER Records

- 3.7. Three HER records lie at least partially within the site area. HER 8720 relates to an historic building assessment completed for Eastleigh Court Grade II listed building in 2017 by a consultant working on behalf of an earlier owner (Figure 1). Although there are built heritage issues to be considered in relation to this designated heritage asset, this is being dealt with by Portico Heritage.
- 3.8. HER 1133 records an extensive enclosure which is located west of the site and which was surveyed by Sir Richard Colt-Hoare in the late 18th and early 19th centuries (Plate 3). The boundary of this site, 'The Bury', is thought to extend into the western edge of the site itself (Figure 1, Plate 2). Colt-Hoare thought the site was probably a Roman settlement off the main road between Bath and Salisbury and notes a considerable volume of finds including pottery, coins and bone.
- 3.9. HER 8368 records recent investigations by the National Trust to test the nature of the enclosure (Figure 1). The work was completed in 2010, when Eastleigh Court was occupied by a National Trust regional office. The HER entry records that a single trench was excavated across the apparent ditch and bank which defines the western edge of the site. A small block of geophysical survey was also completed in the arable field west of the site. However, the results were inconclusive, with a small amount of recovered abraded medieval and Roman pottery almost certainly reflecting material brought in with manure. Interestingly, the National Trust is recorded to have been testing the theory that the enclosure was Iron Age in origin.
- 3.10. Colt-Hoare's dating of the site may reflect a bias towards Roman sites in the period and also that he was involved with excavation of a Roman villa less than a kilometre south east of the site at Pit Meads (HER 1395). However, since the early 19th century, the only other Roman find or site recorded within the study area by the HER is a 2nd century coin in a garden half a kilometre north of the site, forty years ago (HER 1124).
- 3.11. As well as the scheduled barrows within the study area, an undated pit alignment observed on aerial images north of the River Wylfe and circa 600 metres east of the site might also be prehistoric (HER 1172). Investigations close to the scheduled medieval remains in the 1980s did locate pits and prehistoric pottery (HER 1394). Mesolithic and Neolithic worked flints have also been recorded close to barrows at Bishopstrow House (HER 5638). However, more recent geophysical survey in the same area was inconclusive (HER 9482).
- 3.12. Iron Age and Bronze Age activity has certainly been revealed during recent investigations north of the site and the River Wylfe, with a number of pits, ditches and post-holes also associated with Mesolithic flintwork (HER 8729). However, small-scale archaeological investigations at Bishopstrow College, south of this and only tens of metres from the site, found nothing of interest (HERs 6872 & 7452).

Historic Maps

- 3.13. The majority of the site has lain within Bishopstrow parish, although a thin sliver on its southern edge was part of Sutton Veny parish historically. However, a 1788 dated map of Sutton Veny held by Wiltshire archives does not show the site area. An excerpt of Crocker's 1811 map of the Warminster area reproduced in a recent history of Bishopstrow shows no detail for the site (Coombes 2024).
- 3.14. The archives do hold an 1811 map of Bishopstrow showing most of the site (Plate 4). Although there has been considerable change since that time, including to the parish boundary, this can be orientated by the curve of the western site boundary and a properties to the north and east. There would appear to be ten parcels within the site of various sizes and shapes. A substantial building would have lain in the vicinity of the current main house and a 'road to Warminster' would have run from Bishopstrow Road westwards to its north (Figure 1).
- 3.15. Colt-Hoare's slightly later plan of The Bury does show a parcel of land which is similar to that on the 1811 map, but no building (Plate 3). However, he also fails to mark houses alongside Bishopstrow Road and this is probably more a reflection that his focus was the large enclosure.
- 3.16. A map of Sutton Veny dating to 1836 shows the site and can be orientated given the survival of two copses and a pond to the south west of the site to this day (Plate 5). This also shows a 'House and garden' just south of the site occupied by the Misses Exton (Parcel 84) and this is marked on later maps too.
- 3.17. As well as some woodland, the site would appear to have held a 'lawn' owned and occupied by a Miss Thring and a house and garden owned by a George Arnold and occupied by 'Judith King and Samuel Parham'. Later maps confirm that this latter would have lain east of the existing house and on the northern edge of a possible quarry (Figure 1).
- 3.18. The Bishopstrow Tithe map of circa 1840 available through Know Your Place is not very detailed for the site. A main building is shown in parcel '17', what is presumably the road to Warminster is also defined, with the rest of the site in parcel 10. The property to the north, curve to the western boundary and properties to the east help with location.
- 3.19. All of the site and land at The Bury was owned by Sir J.D. Astley, whilst the south of the site in Bishopstrow was occupied by a Willaim Curties and contained: 'Mansion house, buildings and lawn'. To the north, beyond the route to Warminster, the field was occupied by the Reverend John W. Griffith and is recorded as pasture. Only the north western and south eastern of four parcels within The Bury enclosure are recorded, with both arable and the names 'Great Berry' and 'Kittleberry', which might be a misspelling of 'Little Berry'.
- 3.20. The first edition Ordnance Survey map of 1887 confirms the unusual line of the parish boundary through the site, which the 1811 and tithe maps indicate may have been changed slightly in the second part of the century (Figure 1). A boundary stone and named trees are annotated to identify the odd line on the ground.
- 3.21. The first edition map confirms a situation very similar to that still in place, with the main house and outbuildings to its north. There is no indication of a house to the east, although that south of the site remained. No quarries, nor The Bury or defining earthworks are marked. The main house drive is shown to follow the western site boundary at the time. The area west of the main house is shown as well treed, with a copse in the south west and filling much of the area between the house and Bishopstrow Road too.

- 3.22. No substantive change other than to the distribution of trees is evident on the second edition map of 1900. By the 1924 edition, a substantial bank is shown east of the western boundary carriageway and south west of it, as is a quarry to the north west, just beyond the site. '*The Bury*' is annotated, with further earthworks on its north western and north eastern boundaries marked. By 1947, the house to the south of the site had gone. The parish boundary through the site remained unchanged throughout.

Other Secondary Sources

- 3.23. Available secondary sources provide limited pertinent information. The report on the National Trust's investigation in the 2012 volume of the Wiltshire Magazine was consulted (Papworth 2012). Although potentially very useful, the results of the single twenty five metre long by 1.2 metre wide trench were inconclusive and it is not clear from the report what the results of geophysics were or where the 'earthwork survey' was undertaken. From the text, it is possible that the level of earlier remains was simply not reached, whilst the narrowness of the trench might have limited visibility of features. Interestingly, the report clarifies that the author considered The Bury might be an Iron Age lowland fort.
- 3.24. Other sources confirm the likely Anglo-Saxon origins of Bishopstrow and that what was originally called 'Eastleigh Lodge' was probably originally built in the early 19th century and subsequently redeveloped. Earlier sources relating to The Bury describe the discovery of large amounts of pottery, bone, 'black soil' and a seven metre diameter 'pit' full of stone and pottery. The initial interest in the site appears to have been sparked by two workmen finding 'iron armour' and two urns, with one full of thousands of Roman coins whilst levelling a bank in 1792 (Daniell 1879).
- 3.25. Although an Iron Age enclosure might have continued in use into the Roman period, or even been the site for deposition of a Roman coin hoard, Heaton indicates that another theory is that the site represents a post-Roman precursor to Warminster, indicating limited respect for Colt-Hoare and other antiquarians' (Heaton 2022).
- 3.26. The Heritage Impact Assessment prepared by Portico Heritage to support the forthcoming planning application confirms that The Court once had extensions to its west and east, including an orangery, which have more recently been demolished (Portico Heritage 2025). The report also notes the likely greater density of trees within the wider grounds than are now present .

Section 4: Site Visit and Geophysical Survey

- 4.1. The site was visited in May 2025 and this allowed consideration of the site, as well as the relationship between the site and its surrounding landscape to consider whether any scheduled sites might be affected through change to their setting.
- 4.2. The site was confirmed to consist principally of grassed areas with scattered mature trees and copses. In the north, a hard surfaced driveway leads south west from Bishopstrow Road and is flanked by an avenue of large trees and screened from areas beyond the site by thick boundary vegetation (Plate 6).
- 4.3. The largest open area lies in the west of the site (Plate 7). This is largely free of any discernible features, with the access road defining its eastern edge. The former course of the driveway is a distinctive feature on the western edge of the site and corresponds with the south eastern corner of The Bury enclosure (Figure 1, plates 2 & 8).
- 4.4. There is the hint of a bank, accentuated by a small number of trees, but no indication of where the National Trust placed a trial trench. The ditch/carriageway depression peters out to north and south and there were no indications of any related features in the adjacent field west of the site. A shallow depression heading towards the house may mark the course of the drive, or the 'route to Warminster' shown on early 18th century maps. A number of other faint linear features apparent in grassed areas are most likely to reflect modern drainage or service routes.
- 4.5. The Court has hedged enclosures to the south and east and a small number of outbuildings and walled garden to the north, as well as a post-war turning circle for the re-routed northern drive (Plates 9 & 10). The walled garden and former Eastleigh Court stables are now a dwelling.
- 4.6. South west of The Court, a further grassed area allows good views south and there are two stands of trees in the south east and south west corners of the site. East of The Court is a further area of lawn and a wooded area which appears to have been a quarry historically (Plates 11 & 12, Figure 1). Further likely quarries lie just beyond the site in the north west and also in a small area of woodland on the site's eastern boundary.
- 4.7. Beyond the site, there is no intervisibility with any of the closest scheduled monuments. The site is largely screened by its own or adjacent vegetation and the area is largely level such that other buildings and their grounds prevent any wider influence. The Bury to the west is now one large arable field as far as can be seen from within the site.

Geophysical Survey

- 4.8. Given the known proximity of significant archaeology and absence of past investigation within the site excepting one trial trench, SUMO Services completed survey across all suitable areas of the site in June 2025 (Appendix 2). The work was undertaken in accordance with a methodology (WSI) agreed with the Wiltshire Council archaeologist.
- 4.9. The survey was able to cover most non-hard surfaced parts of the site. However, no clear archaeological anomalies were identified. A number of 'uncertain' responses included an enhanced response along the former drive which may equate to the south east corner of Colt-Hoare's enclosure. Other areas of uncertain response were ascribed to probably relatively recent past landscaping and quarrying activity. A single service pipe, probably agricultural linear features and the main drive were also identified by the survey.

Section 5: Impact Assessment and Conclusions

- 5.1. This archaeology assessment supports a forthcoming planning application for conversion and enhancement at Eastleigh Court, Bishopstrow, Warminster, Wiltshire on behalf of Kindred Living Limited. Proposals include the construction of a free-standing pavilion immediately east of The Court and landscaping works including more than 500 replacement and new trees. The implications of initial desk-based assessment, a site walkover and geophysical survey are confirmed in accordance with current policy and guidance.
- 5.2. Initial assessment was informed by data provided by the Wiltshire Historic Environment Record (HER) and a visit to the county archives in Chippenham, as well as online sources. Information on known archaeological sites, past archaeological finds and investigations and historic maps and secondary sources were available from these sources which informed a site walkover in May 2025.
- 5.3. The area is one with high background archaeological potential, with a number of scheduled prehistoric monuments indicating long-standing activity in the area. Past investigations have also revealed a Roman villa to the south east of the site and evidence for prehistoric settlement.
- 5.4. Most pertinent, albeit enigmatic, is a likely extensive enclosure site: The Bury, which was identified and surveyed by the antiquarian Sir Richard Colt-Hoare more than two centuries ago and lies immediately west of the site. Although affected by its use as Eastleigh Court's access drive in the 19th century, it is likely that a feature on the site's western boundary reflects the south eastern edge of the enclosure.
- 5.5. Surprisingly, and despite investigation within the site by the National Trust, the date of the enclosure and its use remain uncertain. In the 18th and 19th centuries, large quantities of 'pottery' were found within the wider enclosure during incidental works and a Roman date was favoured. However, the morphology of the enclosure is less precise than might be expected of the Romans and a prehistoric origin seems more likely, with Roman re-use explaining the date of pottery and coins. It has also been suggested that the enclosure may be post-Roman and the precursor to Warminster, although a good existing site might also have appealed to the Anglo-Saxons.
- 5.6. The wider site is likely to have been agricultural for centuries and there are no other indications of early interest. An early 19th century map indicates a route through the site to Warminster from Bishopstrow Road, whilst Eastleigh Court itself dates to the early part of the century. It is not clear if three likely quarries within or on the boundary of the site relate to Eastleigh Court's construction or earlier exploitation of sandstone, sand or gravel. Neither the quarries, nor any remains of the historic route would rate as of particular archaeological significance, albeit of historical interest. Quarrying will have removed any earlier remains.
- 5.7. Despite the likely harm caused by past extraction, tree roots and cultivation, the proximity of a significant enclosure and visible features on the western edge of the site indicate high archaeological potential and a geophysical survey was undertaken in June 2025 in accordance with a methodology agreed with Wiltshire Council. This survey did not identify and likely significant deposits, but secured responses which may be related to the enclosure ditch.
- 5.8. Other 'uncertain' responses were thought most likely to relate to more recent activity including landscaping of Eastleigh Court's grounds or quarrying, but given the adjacent site, an earlier archaeological cause cannot be wholly discounted ahead of intrusive investigations (trial trenching). Nonetheless, other than the evident ditch on the western boundary of the site, there is low potential for other significant sub-surface remains.

- 5.9. Proposals for the site have now been finalised and are largely discrete and small-scale or low impact. They include excavation of a wildlife pond in the south west of the site and a new extension to the east of The Court: an area where earlier extensions have subsequently been demolished. Geophysics was unable to survey much of the footprint of the latter, but indicates a quarry in the same area as the proposed pond.
- 5.10. A new drive and areas of at-grade parking are also proposed, but the impact of these would be superficial. A substantial number of new trees are also proposed for currently grassed parts of the site. However, there would be flexibility in the exact positioning of these and any significant archaeological deposits could be avoided.
- 5.11. Given the lack of any clear indications of significant archaeological deposits and the limited extent of elements which could not be relocated, it is suggested that further fieldwork could be secured through a planning condition. Trial trenching would be completed ahead of construction and could also inform the location of new trees if required.
- 5.12. In the unlikely event that trenching identifies significant archaeological deposits which conflict with the proposals, it may be possible to vary the design to avoid harming the deposits. If this is not possible, as with the eastern extension to Eastleigh Court, further archaeological investigation ahead of construction would mitigate harm.
- 5.13. Built heritage, including consideration of the Grade II listed Eastleigh Court, is being assessed by Portico Heritage. The relationship between the site and a number of scheduled monuments within the study area has been considered. Given the site's context, no harm to the significance of these designated heritage assets is assessed.

Section 6: References and Sources

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Pollard J. & Chandler J. (eds.) 2000 *Wiltshire Archaeological & Natural History Magazine*, vol. 93, Devizes (2001, vol. 94 has same entry, but under Warminster rather than Bishopstrow)

Portico Heritage 2025 Eastleigh Court, Bishopstrow, Wiltshire – Heritage Impact Assessment (unpublished client report)

West Wiltshire District Council (WWDC) 2004 *West Wiltshire Local Plan 2004* Trowbridge

Wiltshire Council 2015 *Wiltshire Core Strategy* Trowbridge

Maps

Map of Sutton Veny of 1788 (WRO ref. 828/31)

Map of Bishopstrow of 1811 (WRO ref. 1332/3/2/16/134)

Map of Sutton Veny and award of circa 1836 (WRO refs. X6/62 & 949/4)

Bishopstrow Tithe map and award of circa 1840 available through the Know Your Place South West website

Twenty five inch to the mile Ordnance Survey maps of 1887, 1900, 1924 & 1947 (Sheet Wilts. LII.9)

Web Sources

Aerial images accessed at www.britainfromabove.org.uk

British Geological Survey Geology Viewer accessed at www.bgs.ac.uk

British History Online accessed at www.british-history.ac.uk

Historic England's National Heritage List for England accessed at www.historicengland.org.uk/professional/protection/process/national-heritage-list-for-england

Know Your Place South West (Tithe map) accessed at www.bristol.gov.uk/kyp

OS maps of site accessed at National Library of Scotland at www.nls.uk

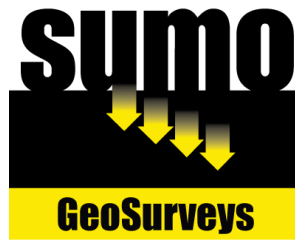
Street Map Ordnance Survey map of area accessed at www.streetmap.co.uk

Wiltshire Council website accessed at www.wiltshire.gov.uk/planning-building-control/planning

Appendix 1: Wiltshire HER Gazetteer

HER ref.	NGR (ST Prefix)	Period	Notes
1124	8925 4429	Roman	Second century coin found in garden in 1980s.
1133	8880 4380	Uncertain	The Bury or The Buries was identified by Colt-Hoare as a large enclosed site where large quantities of pottery, coins and bone have come to light for hundreds of years. It has been suggested as of Roman, Iron Age or medieval date. Also HER 1116.
1172	9000 4373	Undated	Pit alignment near river identified from aerial photograph.
1394	9010 4397	Prehistoric	Excavations in 1981 revealed pits and pottery in vicinity of scheduled barrow or motte (HER 13725). Also HERs 3859 & 60.
1395	9007 4337	Roman	Excavation in late 18 th century and early 19 th revealed Roman villa site at Pit Meads. Also HER 3863.
5638	8949 4421	Prehistoric & later	Investigations in 1998 revealed scatter of Mesolithic and Neolithic worked flint and parallel PM ditches at Home Farm.
6872	8913 4391	N/a	Evaluation of 2 trenches by MHHC in 2010 revealed evidence of truncation, but no features or finds at Bishopstrow College. HER 6873 records 2 trenches which also found nothing the year after.
7452	8919 4394	N/a	Watching brief in 2013 at Bishopstrow College recorded nothing of note and heavy truncation. Also HER 64060.
8368	8915 4369	Post-medieval	Investigation of one trench and earthwork & geophysical survey by NT in 2010 did not find definitive evidence for The Bury enclosure or its occupation. Abraded fragments of medieval and Roman pottery were found in topsoil.
8720	8923 4358	Victorian	Historic building assessment completed in 2017 for Grade II listed Eastleigh Court.
8729	8495 4445	Prehistoric	Evaluation in 2017 by Rubicon Heritage consisting of 21 40m long trenches revealed largely BA to IA pits, ditches and post-holes, pottery and worked flints. HER 8393 records earlier geophysical survey which identified some potential features.
9482	8978 4439	Uncertain	Geophysical survey in 2018 centred on a scheduled barrow (HER 14481) was inconclusive
13129	8927 4399	Bronze Age	Pair of scheduled bowl barrows south of River Wylfe.
13318	8980 4429	Bronze Age	Scheduled bowl barrow 'immediately east of Bishopstrow House'.
13725	9008 4408	Medieval	Motte and double ringwork east of Bishopstrow Farm is scheduled.
14148	8960 4326	Bronze Age	Scheduled bowl barrow '500m south east of Eastleigh Court'.
14350	8935 4326	Bronze Age	Scheduled bowl barrow '300m south east of Eastleigh Court'.
14481	8978 4439	Bronze Age	Scheduled bowl barrow '85m north of Bishopstrow House'.
14598	8975 4445	Neolithic	'King Barrow' long barrow north of Bishopstrow House.

Appendix 2: SUMO Geophysics Report



GEOPHYSICAL SURVEY REPORT

Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire

Client

BSA Heritage Ltd

For

Newmark Planning & Development

Survey Report

SUMO-23117

OASIS Ref. No.

sumogeop1-534416

Date

01 July 2025



Survey Report SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire

Survey dates	18 June 2025
Field co-ordinator	Robert Knight BA MA
Field Team	Darcy Hooper MSc Simon Lobel BSc
Report Date	01 July 2025
CAD Illustrations	Liam Brice-Bateman BA Thomas Cockcroft MSc (Hons) MCIfA
Report Author	Liam Brice-Bateman BA Thomas Cockcroft MSc (Hons) MCIfA
Project Manager	Thomas Cockcroft MSc (Hons) MCIfA
Report approved	Dr John Gater BSc DSc(Hon) MCIfA FSA

SUMO GeoSurveys
Suite1
Deer Park Business Centre
Woollas Hill
Eckington
Pershore
Worcestershire
WR10 3DN
T: 01684 592266
www.sumoservices.com
geophysics@sumoservices.com

SUMO GeoSurveys is a trading name of SUMO Geophysics Ltd.

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3 SURVEY TECHNIQUE

- 3.1 Detailed magnetic survey (magnetometry) was chosen as the most efficient and effective method of locating the type of archaeological anomalies which might be expected at this site. All survey techniques followed the guidance set out by ClfA (2020) and the European Archaeology Council (EAC) (2016).

Bartington Grad 601-2 Traverse Interval 1.0m Sample Interval 0.25m

The only processes performed on data are the following unless specifically stated otherwise:

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

4 EXECUTIVE SUMMARY OF RESULTS

- 4.1 A magnetometer survey of land at Eastleigh Court, Bishopstrow, Warminster has not recorded any magnetic responses that could be interpreted as being of definite archaeological interest. An uncertain band of increased response on the western periphery of the site could be associated with Colt-Hoare's enclosure (HER 1133). However, its interpretation is complicated by a former trackway which is visible on historic mapping. Other uncertain anomalies have probably been caused by modern landscaping associated with Eastleigh Court. A current road has been detected in the survey along with historic tracks and a footpath. The routes of two underground pipes have also been marked.

5 INTRODUCTION

- 5.1 **SUMO GeoSurveys** was commissioned to undertake a geophysical survey of an area outlined for development. This survey forms part of an archaeological investigation being undertaken by **BSA Heritage Ltd** on behalf of **Newmark Planning & Development**.

5.2 Site Details

NGR / Postcode	ST 89211,43630 / BA12 9HW
Location	The site is located a kilometre south-east of Warminster. The survey area is bounded to the east and north by Bishopstrow Road and houses/grounds off Bishopstrow Road, with open fields to the west and south.
HER	Wiltshire and Swindon HER
OASIS Ref. No.	Sumogeop1-534416
District	n/a
Parish	Bishopstow CP
Topography	Flat
Land Use	Gardens
Geology	Bedrock: Boyne Hollow Chert Member – Sandstone
(BGS 2025)	Superficial: River Terrace Deposits – Sand and Gravel
Soils (CU 2025)	Soilscape (6) Freely draining slightly acid loamy soils
Survey Methods	Magnetometer survey (fluxgate gradiometer)
Study Area	5 ha

5.3 *Archaeological Background (BSA 2025)*

- 5.3.1 Three HER records lie at least partially within the site (see Figure 07). HER 1133 relates to a large enclosure which is located west of the site; it was surveyed by Sir Richard Colt-Hoare in the late 18th and early 19th centuries. The south eastern boundary of this site, 'The Bury', is thought to extend into the western edge of the site itself (see Figure 07). Colt-Hoare thought the site was probably a Roman settlement off the main road between Bath and Salisbury and notes a considerable volume of finds including pottery, coins and bone.
- 5.3.2 HER 8368 records recent investigations by the National Trust to test the nature of the Colt Hoare enclosure. The HER entry records that a single trench was excavated across the apparent ditch and bank on the western edge of the site. A small block of geophysical survey was also completed in the arable field to the west. However, the results were inconclusive, with a small amount of recovered abraded medieval and Roman pottery almost certainly reflecting material brought in with manure.
- 5.3.3 A number of the monuments near the site are scheduled. A pair of Bronze Age barrows lie one hundred metres to the north-east of Bishopstow Road (HER 13129). The majority of other

scheduled monuments are also Bronze Age bowl barrows and include two within a large arable field a minimum of 200 metres south-east of the site.

- 5.3.4 An undated pit alignment, observed on aerial images north of the River Wylye and circa 600 metres east of the site, might also be prehistoric (HER 1172). Investigations close to scheduled medieval remains (see below) in the 1980s did locate pits and prehistoric pottery (HER 1394). Mesolithic and Neolithic worked flints have also been recorded close to barrows at Bishopstrow House (HER 5638).
- 5.3.5 Approximately 700 metres north-east of the site, a larger area is scheduled (HER 13725). Although the latest Ordnance Survey mapping uses the symbol for a tumulus or round barrow, this site is actually thought to include the remains of a medieval castle motte and surrounding 'ringwork' banks and ditches. A similar distance to the north, in the grounds of Bishopstrow House, lie two further bowl barrows and a likely earlier long barrow (HERs 13318, 14481 & 14598).
- 5.3.6 Iron Age and Bronze Age activity has been revealed during recent investigations north of the site and the River Wylye, with a number of pits, ditches and post-holes recorded, as well as Mesolithic flintwork (HER 8729). However, small-scale archaeological investigations at Bishopstrow College, north of the site, found nothing of interest (HERs 6872 & 7452).
- 5.3.7 The wider site is likely to have been agricultural for centuries and there are no other indications of early interest. An early 19th century map indicates a route through the site to Warminster from Bishopstrow Road, whilst Eastleigh Court itself dates to the early part of the century.

5.4 ***Aims and Objectives***

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

6 **RESULTS**

- 6.1 *Specific anomalies have been given numerical labels [1] [2] which appear in the text below, as well as on the Interpretation Figure(s).*

6.2 ***Probable / Possible Archaeology***

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

6.3 ***Uncertain***

- 6.3.1 A curving band of increased response [1] is visible on the western edge of the survey Area; a few trends and discrete responses are also located within the area of enhancement. The band appears to correspond with the route of a former track that is visible on historic mapping and aerial imagery (see Figure 05 & 06). However, it is noted that the Colt Hoare's enclosure (HER 1133) passes through this part of the site and some of the anomalies could be associated with this. A band of magnetic disturbance is also visible abutting the uncertain response to the east; this may be due to the infilling of Colt-Hoare's enclosure ditch, but this interpretation is not certain.
- 6.3.2 Numerous other discrete anomalies, trends and zones of increased response have been assigned to the category of *Uncertain*. Many of them have been difficult to interpret with confidence. The majority are likely to be due to relatively modern landscaping associated with Eastleigh Court. Some of the anomalies are visible as slight earthworks or depressions on the

LiDAR data plot (see Figure 07). However, given the proximity of Colt-Hoare's enclosure (HER 1133) earlier archaeological origins for some of the responses cannot be entirely ruled out.

6.4 **Current Road**

- 6.4.1 A curving negative response [2] in the north of the site and a band of magnetic disturbance [3], extending southwards from Eastleigh Court, correspond with the route of current roads; they are visible on aerial imagery (see Figure 06).

6.5 **Former Track / Footpath – Corroborated**

- 6.5.1 Negative linear responses [4] have been detected in the survey which correspond with former tracks that are recorded on historic mapping and aerial imagery (see Figure 05 & 06).
- 6.5.2 A weak curving line of ferrous responses [5] in the east of the survey marks the alignment of a former footpath (see Figure 05).

6.6 **Service**

- 6.6.1 Two linear dipolar ferrous anomalies have been detected in the survey which mark the routes of underground services.

6.7 **Ferrous / Magnetic Disturbance**

- 6.7.1 Zones of magnetic disturbance [6] have been detected in the survey; they appear to correspond with the locations of historic quarries (see Figure 07). It is likely that the infilling of the quarries and subsequent landscaping has caused the disturbance. Other zones of disturbance are visible in the plot and may be due to landscaping or spreads of debris.
- 6.7.2 Ferrous responses close to boundaries are due to buildings, roads, adjacent fences and gates. Smaller scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin. Only the most prominent of these are highlighted on the interpretation diagram.

7 **DATA APPRAISAL & CONFIDENCE ASSESSMENT**

- 7.1 Historic England Table 4 (EH 2008) states that the typical magnetic response on the local soils / geology is variable. There is no *a priori* reason why archaeological features would not have been detected, should they be present and sub-surface features have certainly been identified. However, some of the anomalies have been difficult to interpret with confidence due to their fragmented nature and level of magnetic disturbance from modern landscaping activity.

8 **CONCLUSION**

- 8.1 The magnetometer survey has not recorded any magnetic responses that could be interpreted as being of definite archaeological significance. An uncertain band of increased response on the western periphery of the site could be associated with Colt Hoare's enclosure (HER 1133). However, the feature is known to have been used as a trackway in recent centuries and this complicates interpretation. Numerous other anomalies of uncertain origin are visible across the site and are probably a result of relatively modern landscaping associated with Eastleigh Court's grounds. Two current roads have been detected in the survey along with historic tracks and a footpath. The routes of two underground pipes have also been marked., while two zones of magnetic disturbance appear to correspond with the locations of historic quarries.

9 REFERENCES

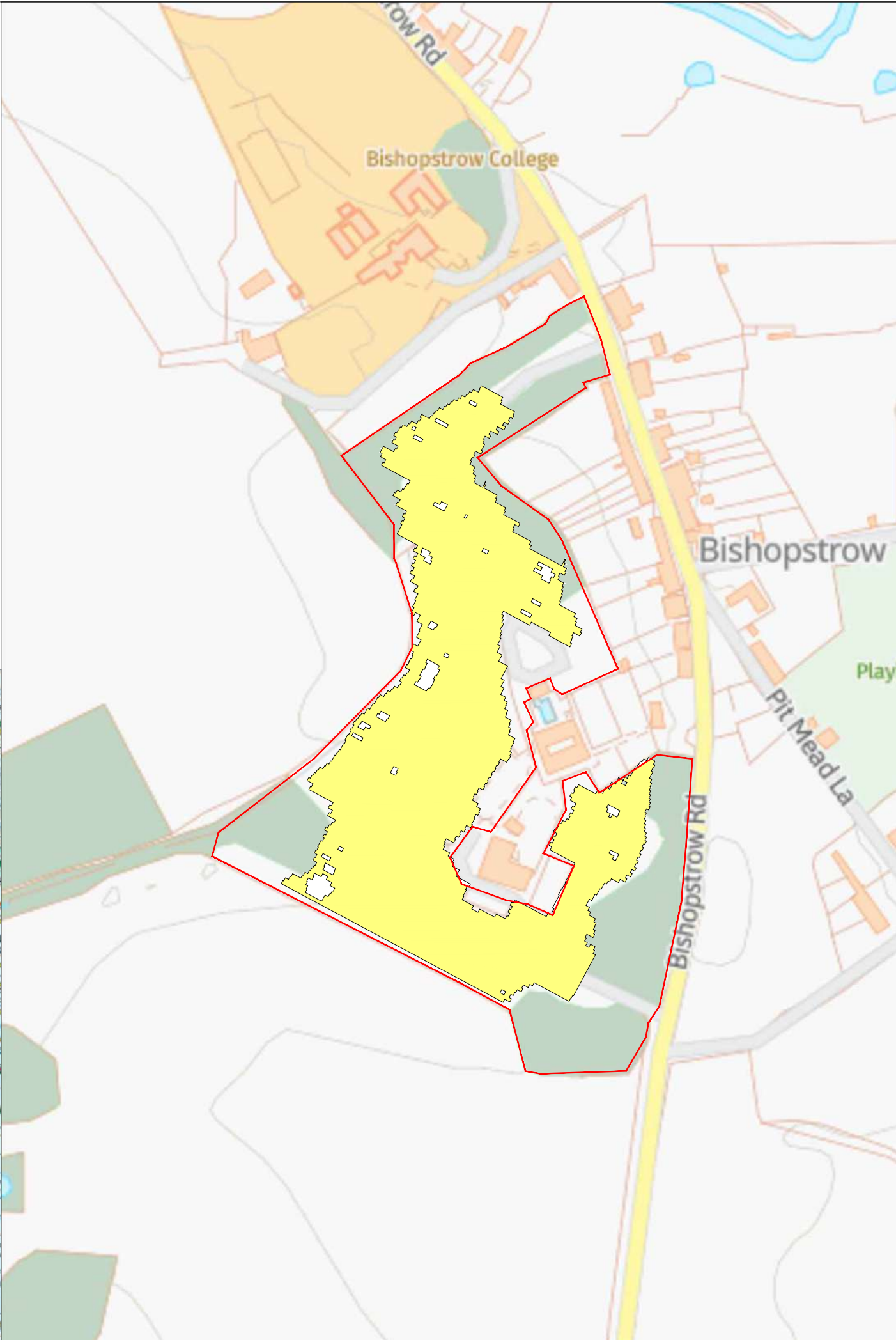
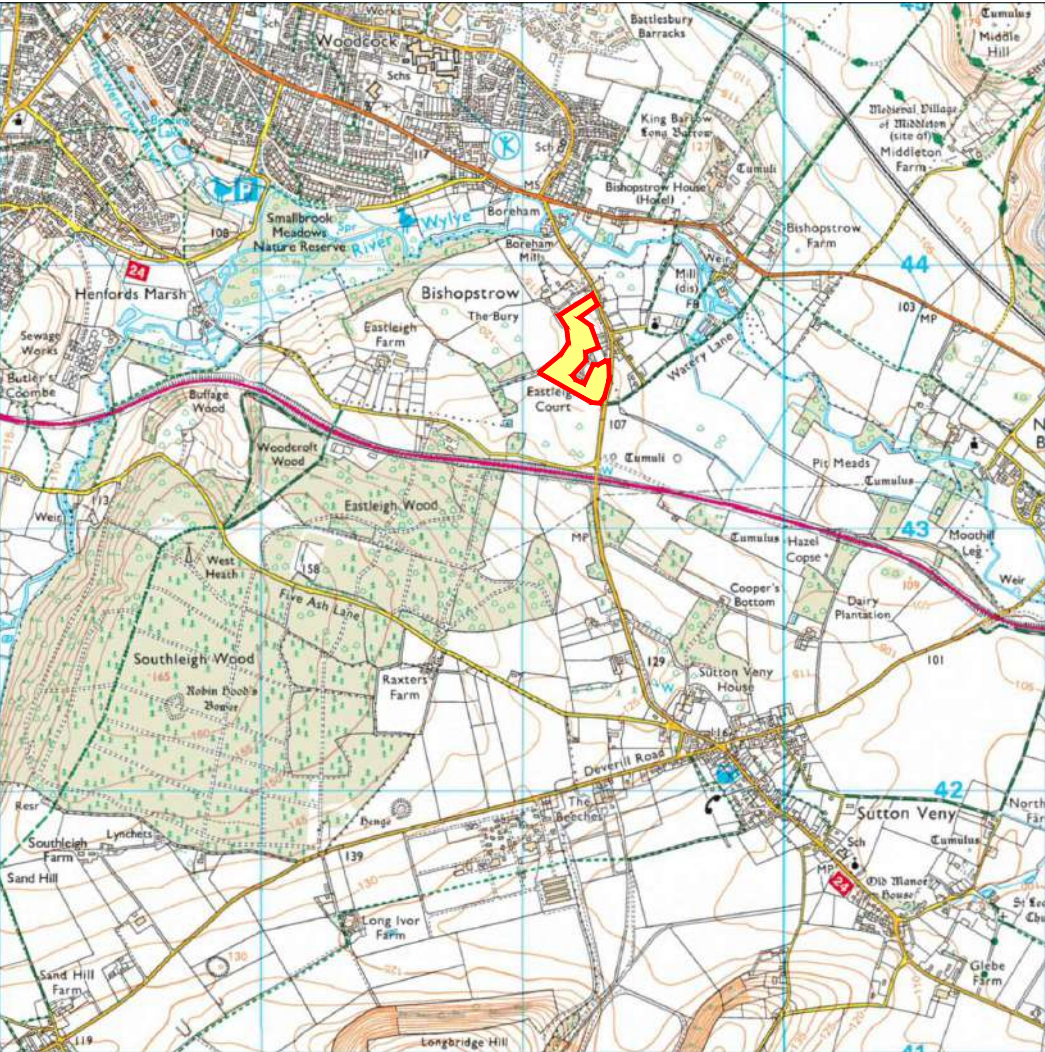
- BGS 2025 *Geology of Britain Viewer*, British Geological Survey, website:
(<http://www.bgs.ac.uk/opengeoscience/home.html?Accordion1=1#maps>)
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- EH 2008 *Geophysical Survey in Archaeological Field Evaluation*. English Heritage, Swindon
(now withdrawn, but used for evaluating suitability of soil types)

10 ARCHIVE

- 10.1 The minimally processed data, data images, XY traces and a copy of this report are stored in **SUMO GeoSurveys'** digital archive, on an internal RAID configured NAS drive in the Midlands Office. These data are also backed up to the Cloud for off-site storage.
- 10.2 The Grey Literature will be archived with OASIS and the relevant HER within a period of 12 months.



Survey Area



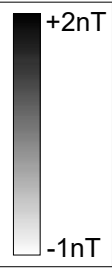
Reproduced from Ordnance Survey's 1:25 000 map of 1998 with the permission of the controller of Her Majesty's Stationery Office. Crown Copyright reserved. Licence No: 100018665



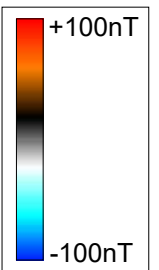
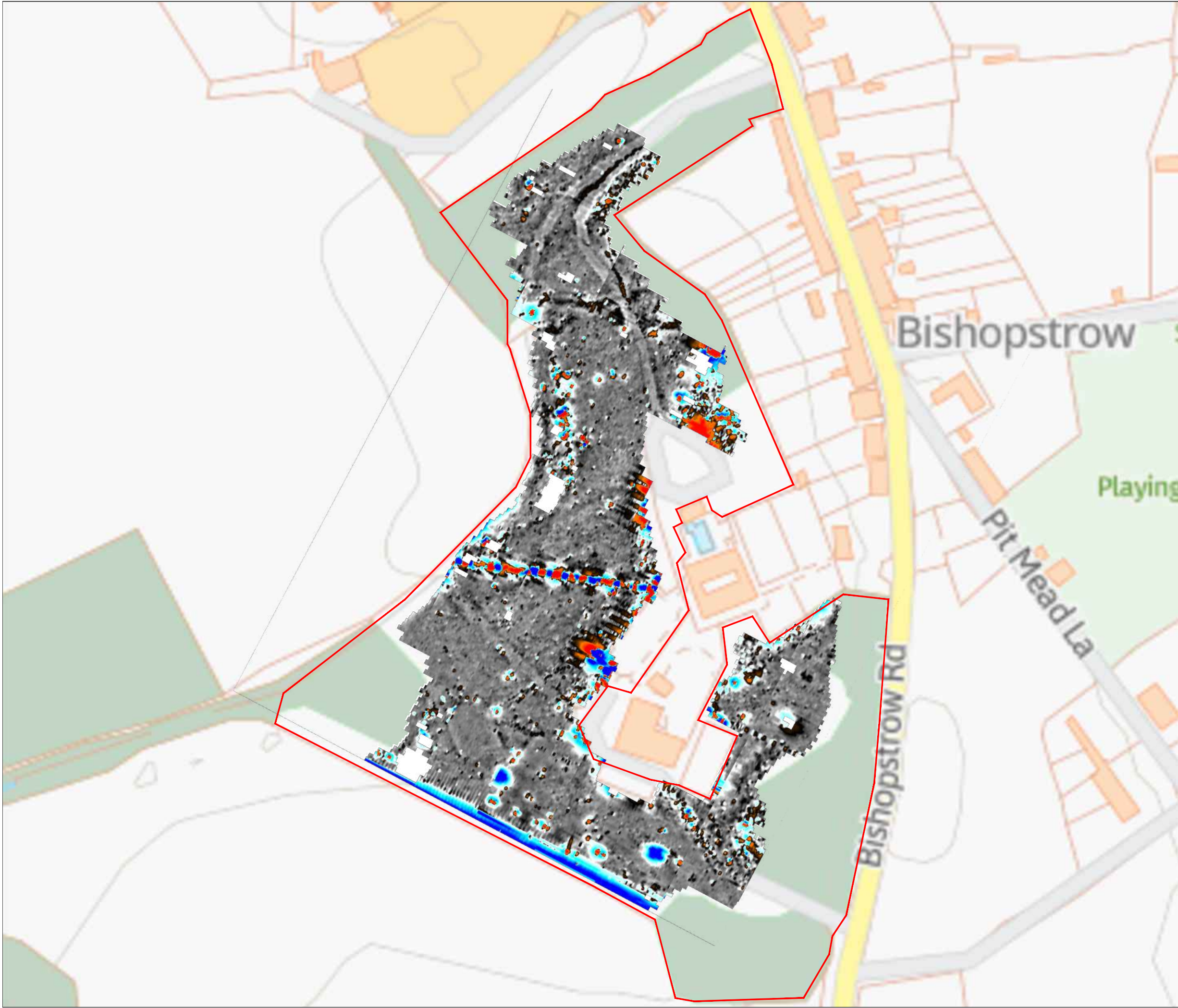
Survey Area



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Client:		BSA Heritage Ltd
Project:		SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire
Scale:	NOT TO SCALE	Fig No: 01



Title:		Magnetometer Survey - Greyscale Plot
Client:		BSA Heritage Ltd
Project:		SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire
Scale:	metres	Fig No:
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1:1600 @ A3		



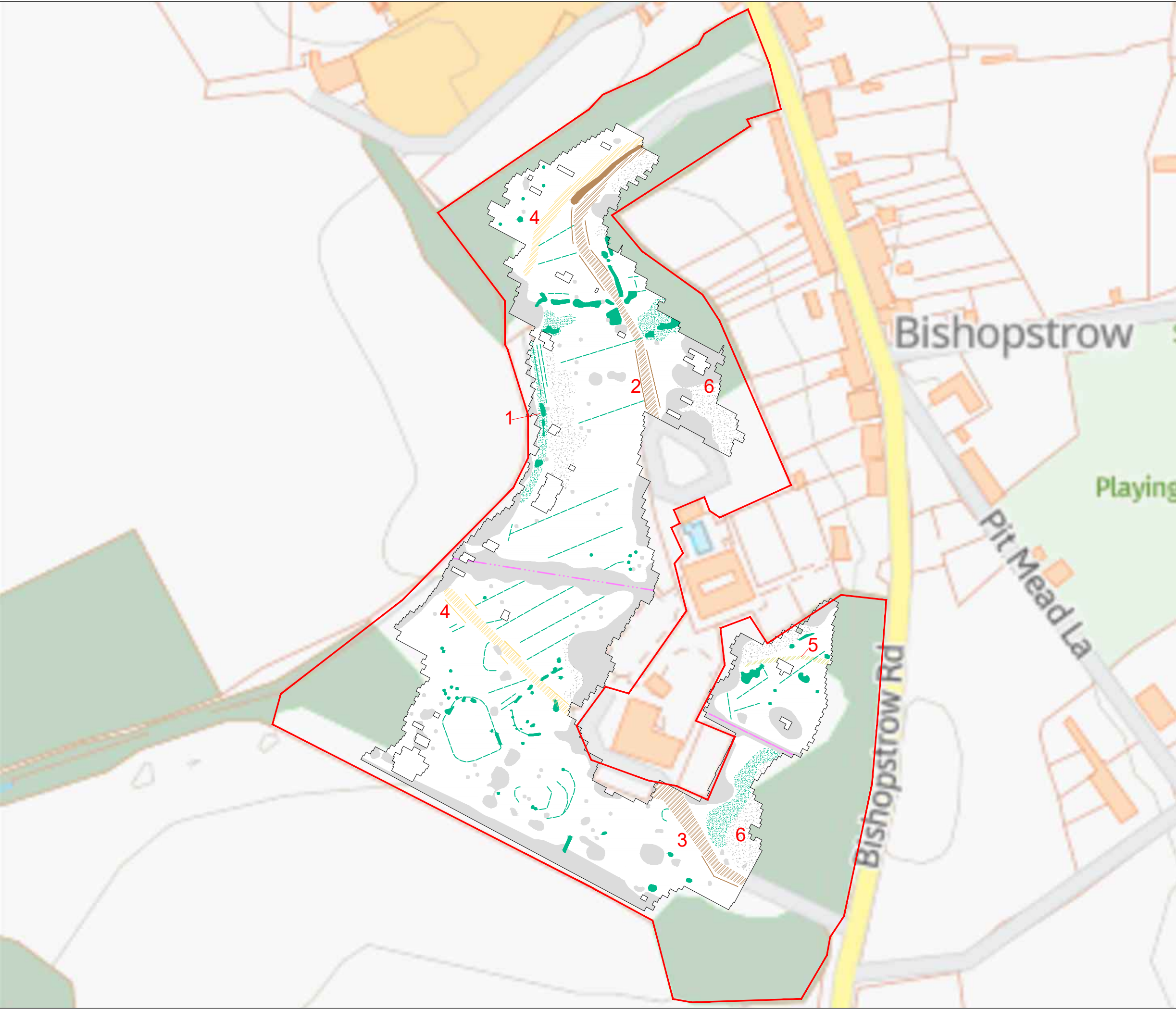
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Client: BSA Heritage Ltd

Project: SUMO-23117: Land at Eastleigh Court,
Bishopstrow, Warminster, Wiltshire

Scale: 0 metres 80
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Fig No:
03

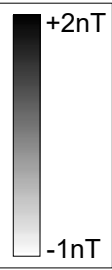
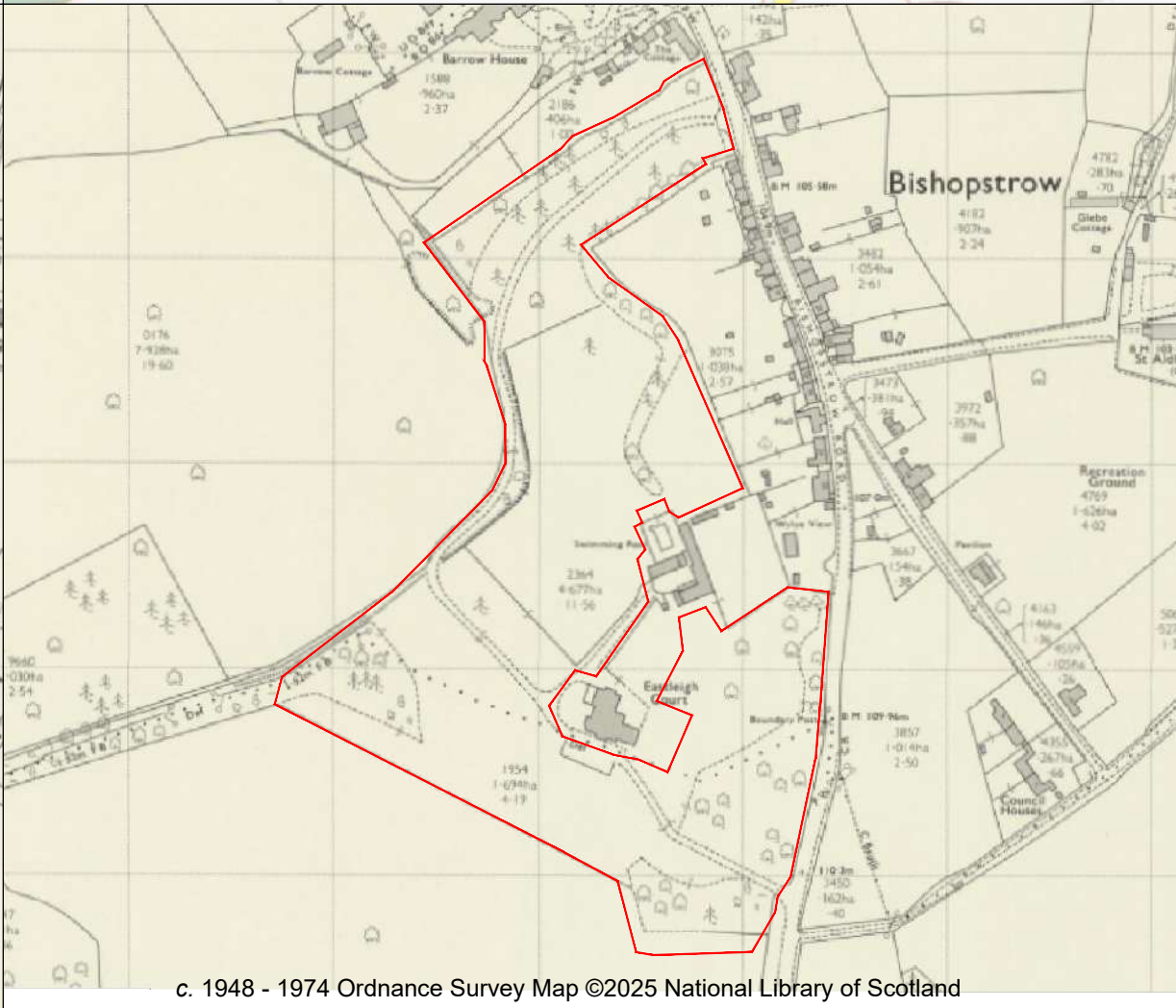
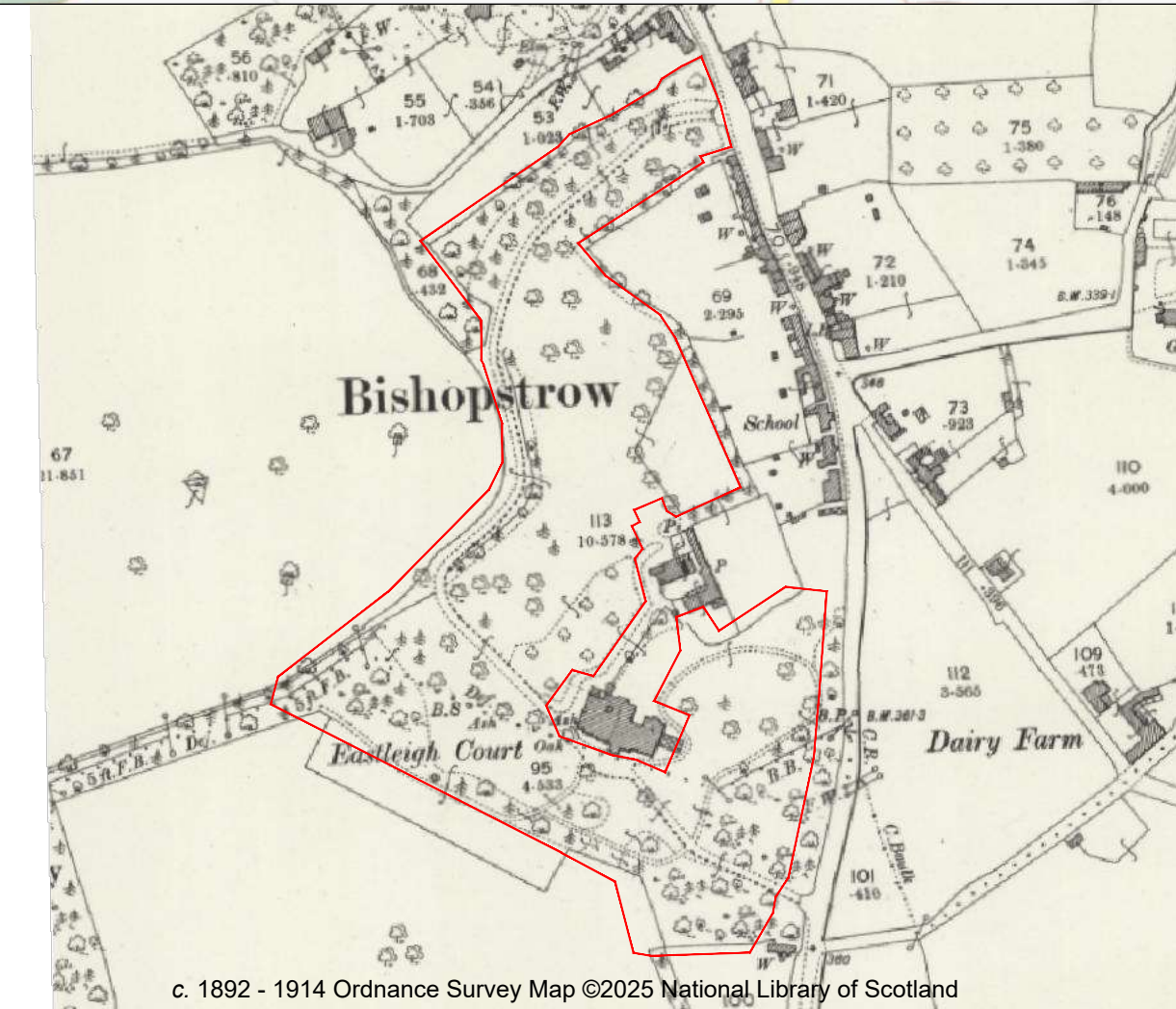
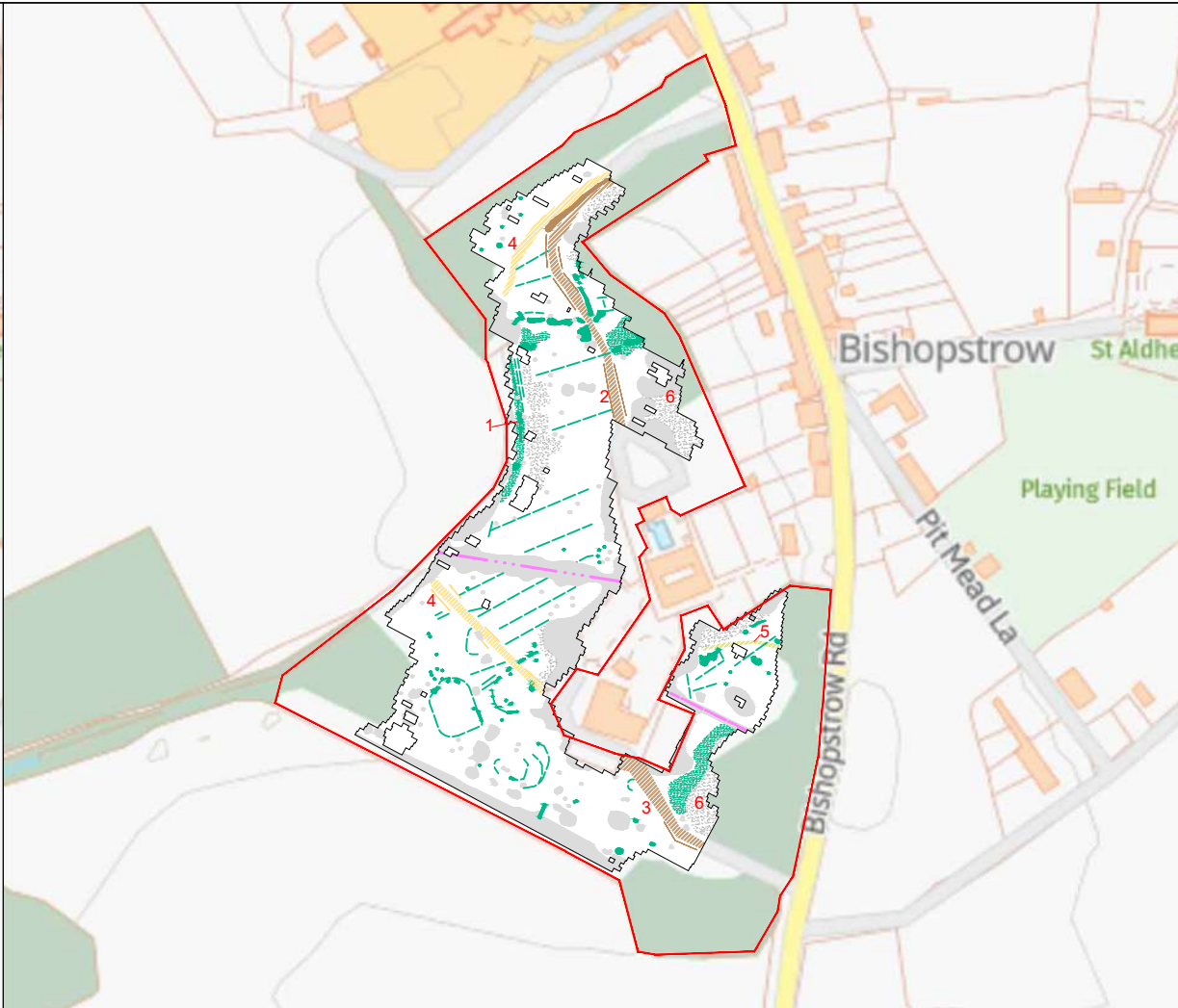


KEY

	Uncertain Origin (discrete anomaly / trend / increased response)
	Current road
	Former track
	Former footpath
	Magnetic disturbance
	Service
	Ferrous



Title:	Magnetometer Survey - Interpretation
Client:	BSA Heritage Ltd
Project:	SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire
Scale:	0 80 metres 1:1600 @ A3
Fig No:	04

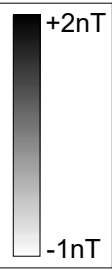
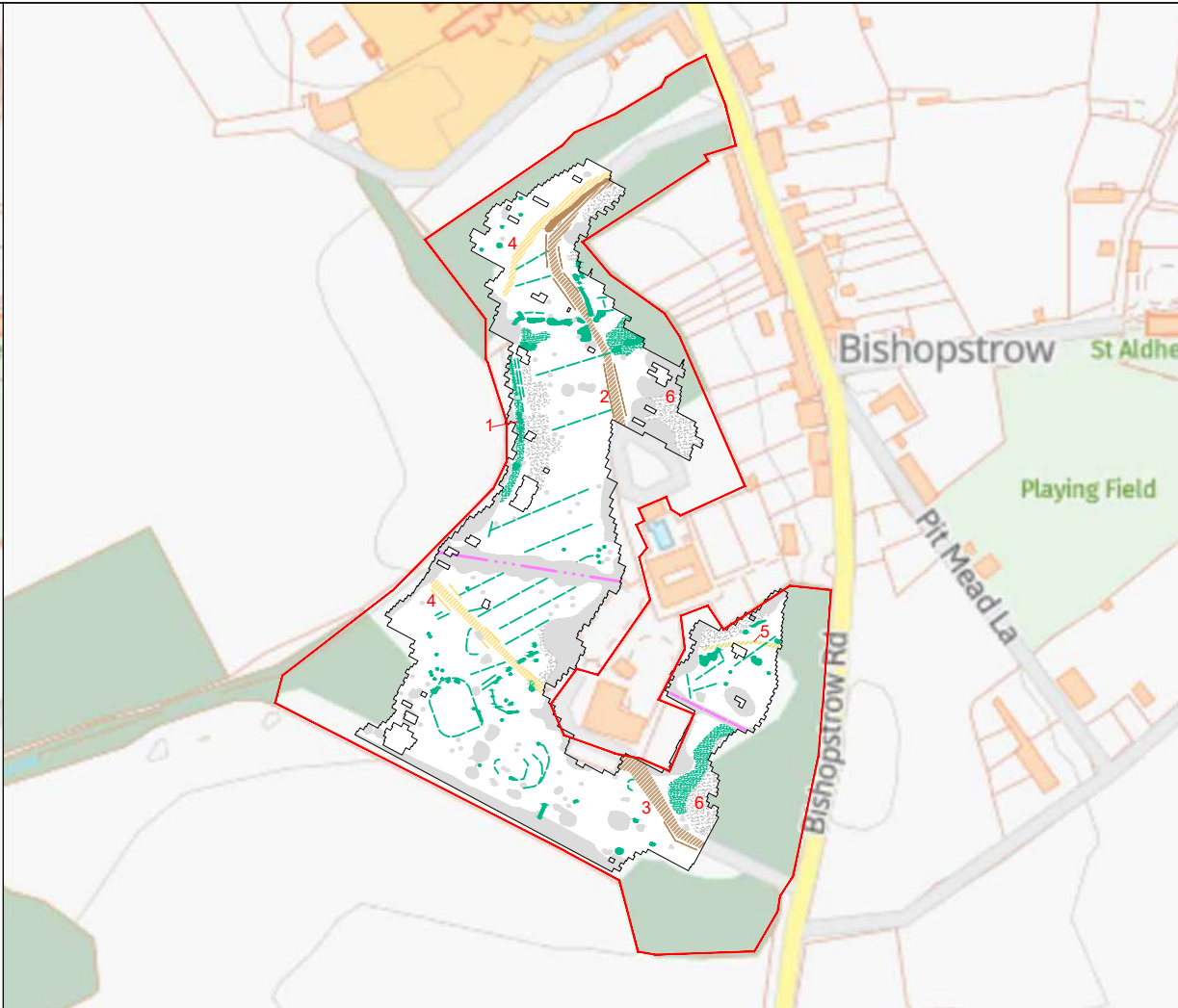


KEY

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	Current road
	Former track
	Former footpath
	Magnetic disturbance
	Service
	Ferrous



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Client: BSA Heritage Ltd	
Project: SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire	
Scale: NOT TO SCALE	Fig No: 05

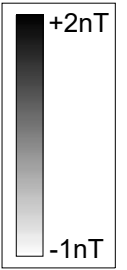
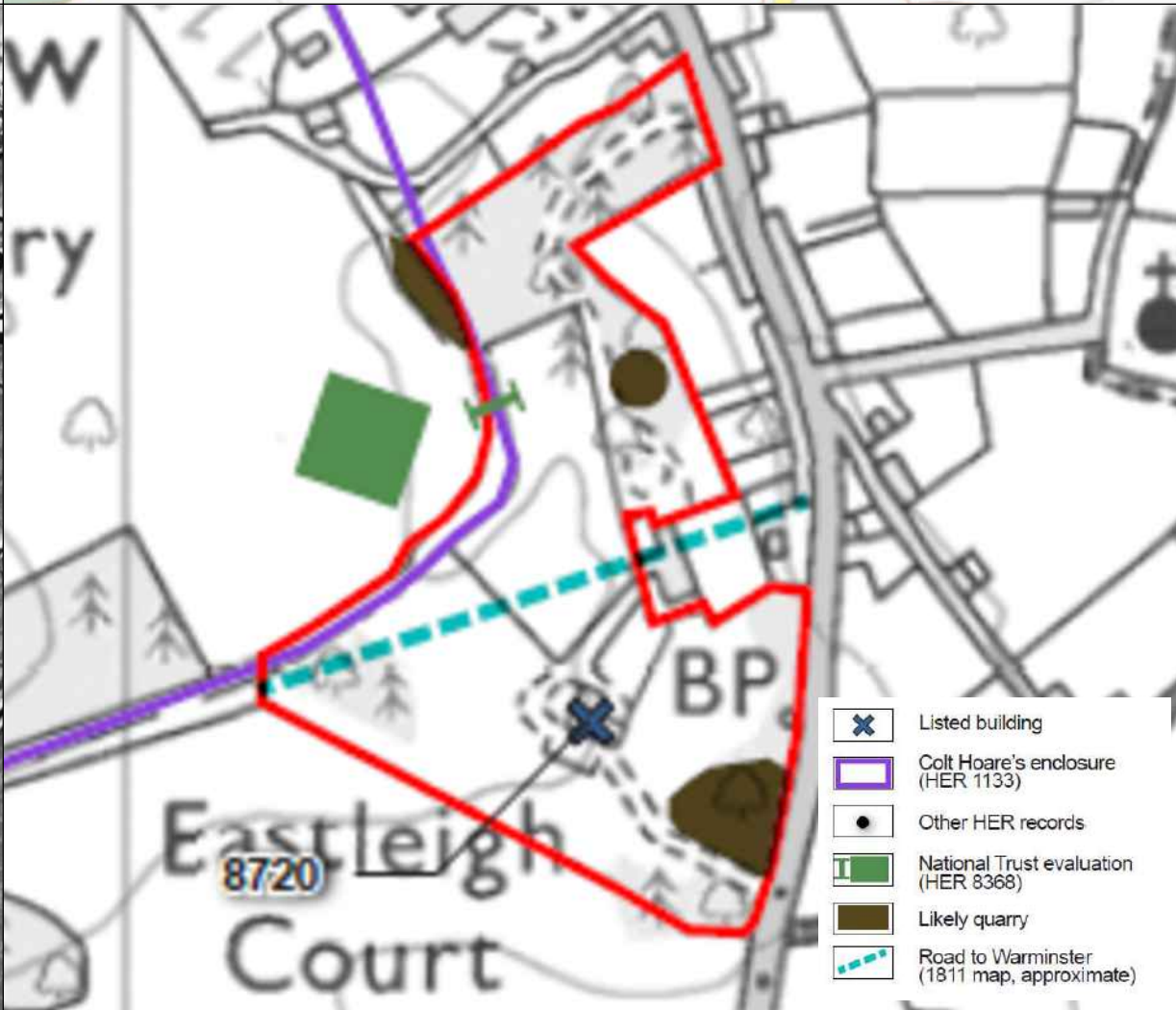
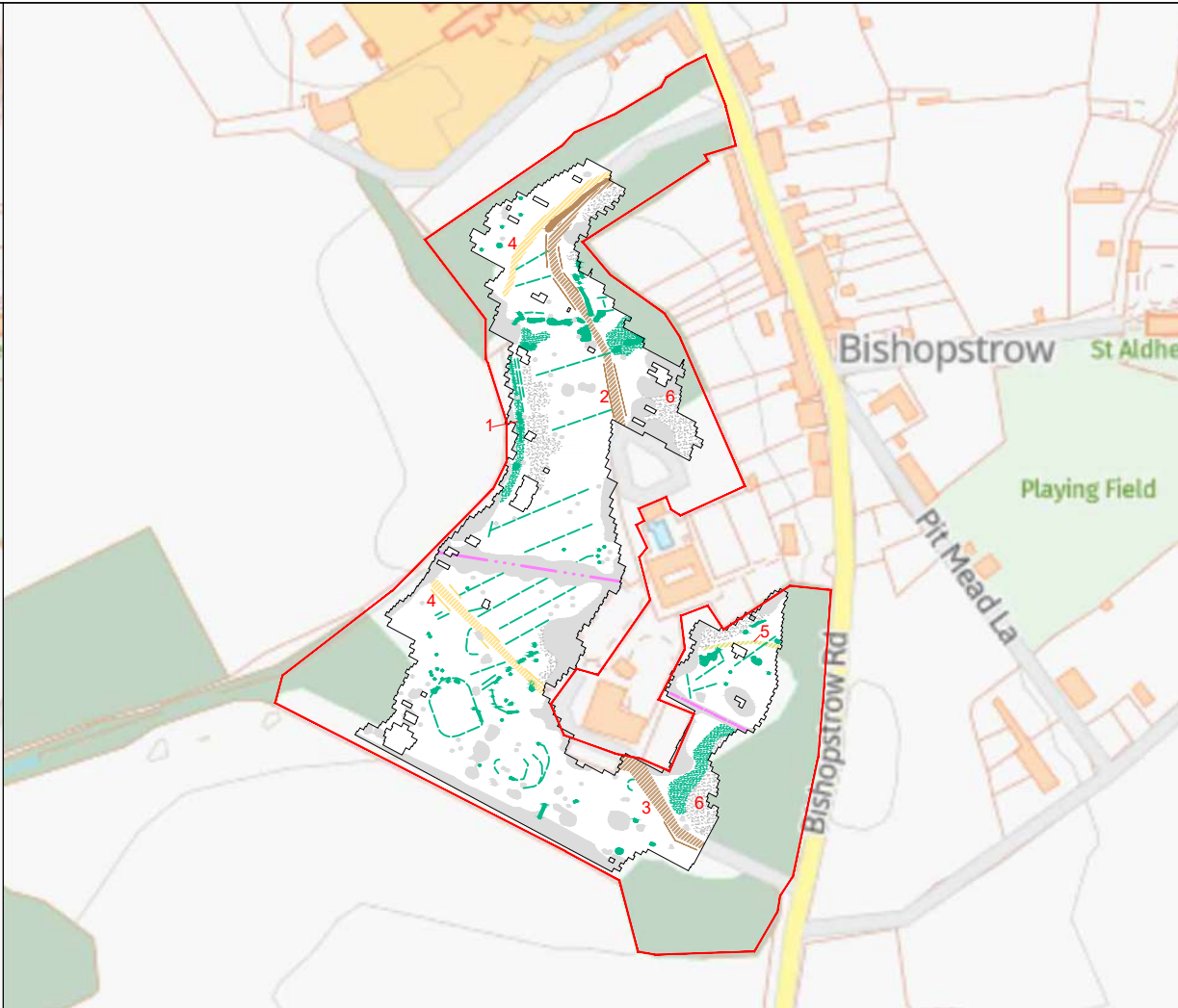


KEY

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	Current road
	Former track
	Former footpath
	Magnetic disturbance
	Service
	Ferrous



Title: Greyscale Plot / Interpretation / 1945 (bottom left) & 2025 (bottom right) Aerial Imagery	
Client: BSA Heritage Ltd	
Project: SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire	
Scale: NOT TO SCALE	Fig No: 06



KEY

	Uncertain Origin (discrete anomaly / trend / increased response)
	Current road
	Former track
	Former footpath
	Magnetic disturbance
	Service
	Ferrous



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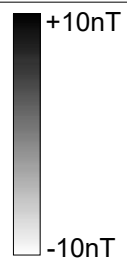
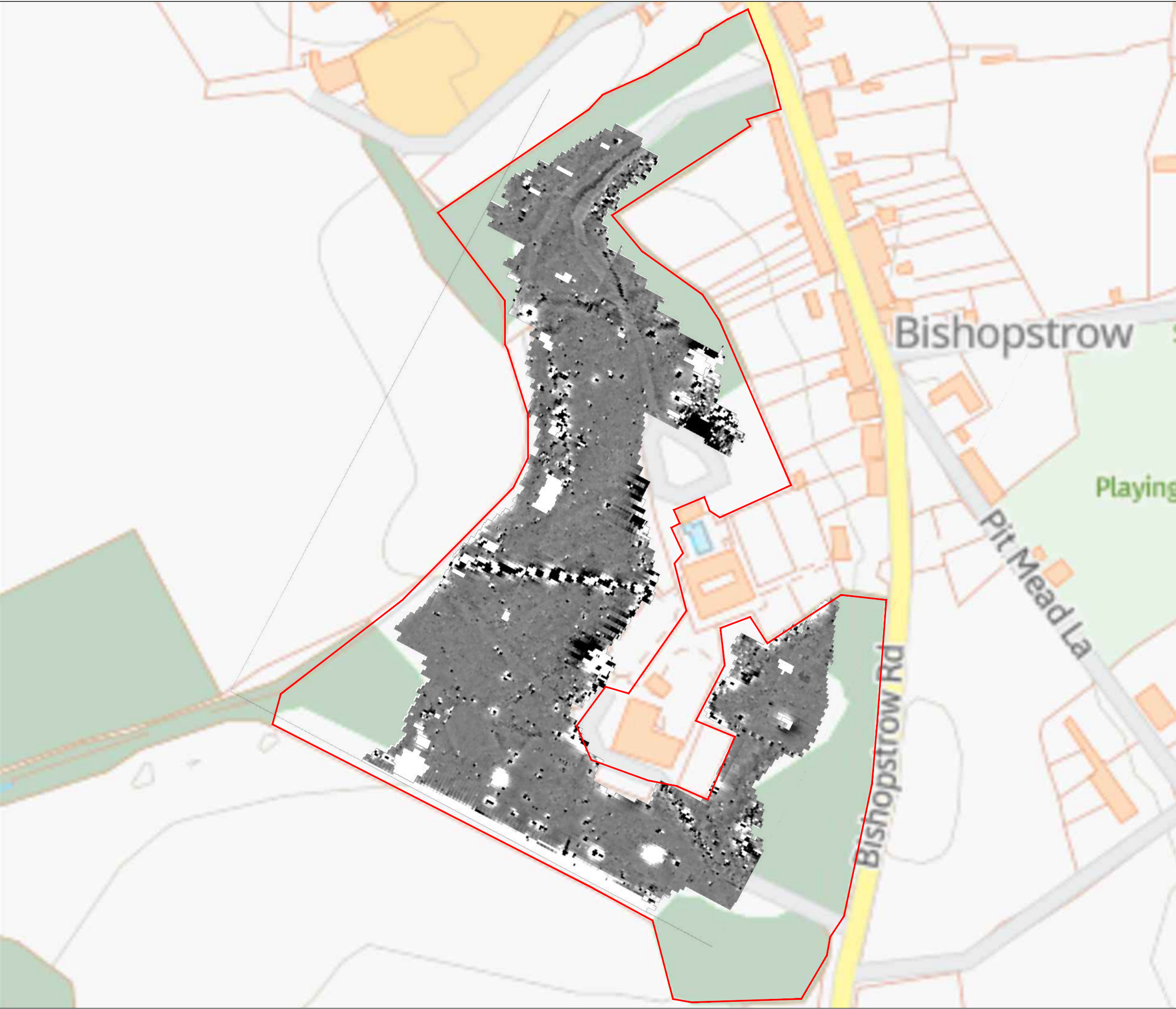
Client: BSA Heritage Ltd

Project: SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire

Scale: NOT TO SCALE

Fig No: 07

1m DSM data ©, lidar map 2025



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Client: BSA Heritage Ltd	
Project: SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire	
Scale: 0 metres 80 1:1600 @ A3	Fig No: 08



Title:		XY Trace Plots (clipped at +/-15nT)
Client:		BSA Heritage Ltd
Project:		SUMO-23117: Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire
Scale:	0 metres 80	Fig No: 09
1:1600 @ A3		

Appendix A - Technical Information: Magnetometer Survey Method

Grid Positioning

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

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

Technique	Instrument	Traverse Interval	Sample Interval
Magnetometer	Bartington Grad 601-2	1.0m	0.25m
Magnetometer	Bartington Cart System	1.0m	0.125m
Magnetometer	MACS Cart System (Foerster)	1.0m	0.125m

Instrumentation:

Bartington instruments operate in a gradiometer configuration which comprises fluxgate sensors mounted horizontally, set 1.0m apart. The fluxgate gradiometer suppresses any diurnal or regional effects. The instruments are carried, or cart mounted, with the bottom sensor approximately 0.1-0.3m from the ground surface. At each survey station, the difference in the magnetic field between the two fluxgates is measured in nanoTesla (nT). The sensitivity of the instrument can be adjusted; for most archaeological surveys the most sensitive range (0.1nT) is used. Generally, features up to 1m deep may be detected by this method, though strongly magnetic objects may be visible at greater depths.

Bartington Grad 601-2

Hand-Held: Data will be collected using a Bartington Grad 601-2. The instrument consists of two paired sensors and readings are logged at 0.25m centres along traverses 1.0m apart across 30m grids. The collection of data at 0.25m centres provides an appropriate methodology balancing cost and time with resolution as per Historic England guidelines

Bartington Cart System

Data will be collected using a cart carrying four paired Bartington magnetic sensors. Each data point is geographically referenced using an on-board Trimble RTK survey grade GPS system. Readings will be taken at 0.125m centres along traverses 1.0m apart.

MACS Cart System (Foerster)

A multi-sensor array cart system (MACS) utilising 4 Foerster 4.032 Ferex CON 650 gradiometers, spaced at 1m intervals, with a control unit and data logger was used for the magnetic survey. Each data point is geographically referenced using an on-board RTK GNSS system. Readings will be taken at 0.125m centres along traverses 1.0m apart.

Data Processing

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

Display

Greyscale/
Colourscale Plot

This format divides a given range of readings into a set number of classes. Each class is represented by a specific shade of grey, the intensity increasing with value. All values above the given range are allocated the same shade (maximum intensity); similarly, all values below the given range are represented by the minimum intensity shade. Similar plots can be produced in colour, either using a wide range of colours or by selecting two or three colours to represent positive and negative values. The assigned range (plotting levels) can be adjusted to emphasise different anomalies in the data-set.

Interpretation Categories

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

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

Individual burnt stones, fired bricks or igneous rocks can produce responses similar to ferrous material.

Uncertain Origin

Anomalies which stand out from the background magnetic variation, yet whose form and lack of patterning gives little clue as to their origin. Often the characteristics and distribution of the responses straddle the categories of *Possible Archaeology / Natural* or (in the case of linear responses) *Possible Archaeology / Agriculture*; occasionally they are simply of an unusual form.

Where appropriate some anomalies will be further classified according to their form (positive or negative) and relative strength and coherence (trend: weak and poorly defined).

Appendix B - Technical Information: Magnetic Theory

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

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

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

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

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

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

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

Appendix C - OASIS Summary

OASIS ID (UID)	sumogeop1-534416
Project Name	Geophysical Survey at Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire
Sitename	Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire
Sitecode	SUMO-23117
Project Identifier(s)	SUMO-23117
Activity type	Geophysical Survey, MAGNETOMETRY SURVEY
Planning Id	
Reason For Investigation	Planning requirement
Organisation Responsible for work	SUMO Geophysics Ltd.
Project Dates	18-Jun-2025 - 18-Jun-2025
Location	Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire NGR: ST 89231 43659 LL: 51.1920450898726, -2.155489178048874 12 Fig: 389231,143659
Administrative Areas	Country: England County/Local Authority: Wiltshire Local Authority District: Wiltshire Parish: Bishopstrow
Project Methodology	A temporary grid system was established over the site and marked out using canes. The location of the grid was set out using an RTK GPS system theoretically accurate to some 0.01m and referenced to OS co-ordinates. Hand Held: Data was collected using a Bartington Grad 601-2. The instrument consists of two paired sensors and readings are logged at 0.25m centres along traverses 1.0m apart across 30m grids. The collection of data at 0.25m centres provides an appropriate methodology balancing cost and time with resolution as per Historic England guidelines. Two sensors mounted 1m horizontally apart and very accurately aligned to nullify the effects of the earth's magnetic field. Readings relate to the difference in localised magnetic anomalies compared with the general magnetic background.
Project Results	The magnetometer survey has not recorded any magnetic responses that could be interpreted as being of definite archaeological significance. An uncertain band of increased response on the western periphery of the site could be associated with Colt Hoare's enclosure (HER 1133). However, the feature is known to have been used as a trackway in recent centuries and this complicates interpretation. Numerous other anomalies of uncertain origin are visible across the site and are

	probably a result of relatively modern landscaping associated with Eastleigh Court's grounds. Two current roads have been detected in the survey along with historic tracks and a footpath. The routes of two underground pipes have also been marked., while two zones of magnetic disturbance appear to correspond with the locations of historic quarries.
Keywords	Roadway - 20TH CENTURY - FISH Thesaurus of Monument Types Footpath - POST MEDIEVAL - FISH Thesaurus of Monument Types Pipeline - 20TH CENTURY - FISH Thesaurus of Monument Types
Funder	Private or public corporation BSA Heritage Ltd
HER	Wiltshire and Swindon HER - unRev - STANDARD
Person Responsible for work	Thomas Cockcroft
HER Identifiers	
Archives	

Report generated on: 01-07-2025:0931

Appendix D – Data Management Plan & Archive Selection Strategy

Data Management Plan

Project ID / OASIS ID

SUMO-23117 / sumogeop1-534416

Project Name

Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire

Project Description

Detailed magnetic survey over approx. 5ha

Client

BSA Heritage Ltd

Project Manager

Thomas Cockcroft

Field Leader

Robert Knight

Date DMP created

06.06.2025

Date DMP last updated

24.06.2025

Version

2

Technique - data

Detailed magnetic survey.

Manual – cart - other

Handheld magnetometers

Documentation and metadata

All documentation and data produced are stored on SUMO servers in a specific job file.

Data storage, access and back-up

- SUMO Secure server during the project life set up in a RAID configuration (a RAID configuration incorporates a level of data redundancy meaning if a single hard drive in fails data can still be restored).

- Snap shots of the data will be made at several intervals during the day to allow data to be restored for up to 30 days if changed / deleted.
- Once the final report has been completed data will be moved onto NAS drive set up in a RAID configuration.
- All data is backed up to an off-site location (Cloud storage).

Archive Selection Strategy

Digital Data

Selection

It is proposed that only the final version of all born digital documents (reports, images and CAD files) will be selected for inclusion in the Preserved Archive. All raw and processed survey data will be included in the preserved archive. Below is what will constitute the selected archive:

- Raw data in XYZ format .csv and .png plus .pgw world file
- Processed data as .png plus .pgw world file
- Final survey report .pdf
- CAD and Vector graphics (interpretations) in .dwg format

De-selected digital data

The de-selected material will be retained on the SUMO Secure server and Cloud storage.

Documents

Not applicable – no archive

Materials

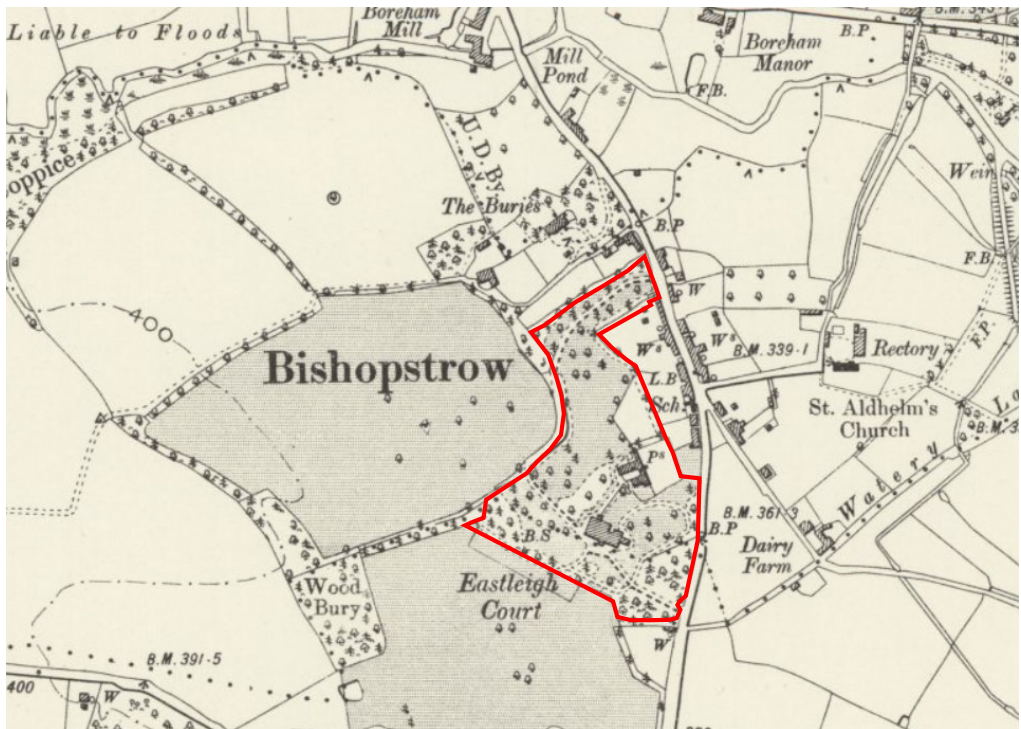
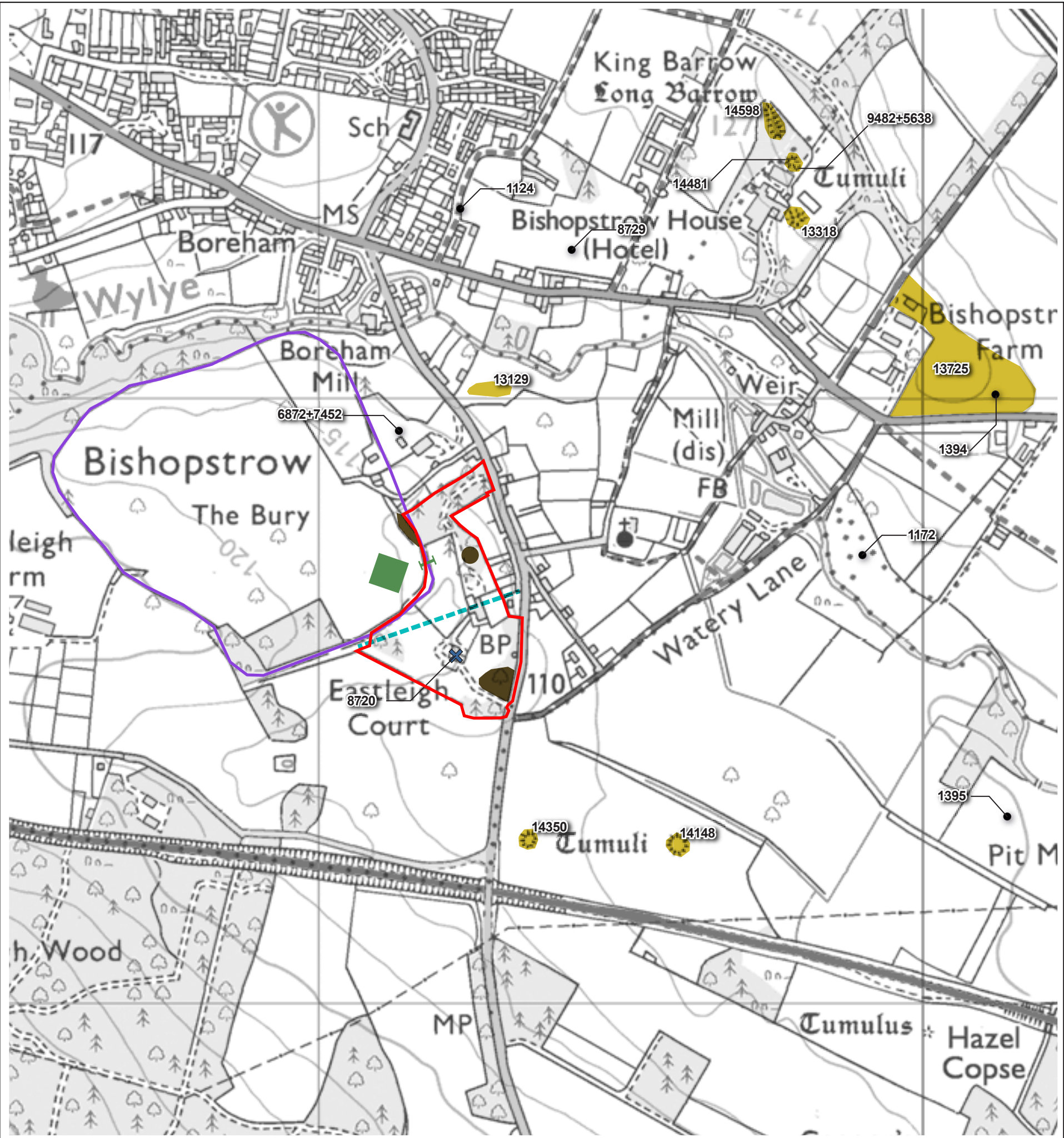
Not applicable – no archive



- Archaeological Geophysics
- Engineering Geophysics
- Measured Building Services
- Utility and Topographic Services
- Aerial Surveys
- Rail Surveys

SUMO GeoSurveys is a trading name of SUMO Geophysics Ltd.
SUMO Services Ltd, incorporated under the laws of England and Wales,
Company Registration No.4275993.
Registered Office Unit 8 Hayward Business Centre, New Lane, Havant, Hampshire, PO9 2NL

Figure 1: Site and Identified Archaeology



OS map of 1899



KEY

- Site area
- Scheduled monument
- Listed building
- Colt Hoare's enclosure (HER 1133)
- Other HER records
- National Trust evaluation (HER 8368)
- Likely quarry
- Road to Warminster (1811 map, approximate)

Project Land at Eastleigh Court, Bishopstrow, Warminster, Wiltshire

Drawing Title **Figure 1: Site and Identified Archaeology**

Scale As shown (approximate at A3)

Drawing No. BSA 2516_01a

Date December 2025

Checked BS/MP



7 Spring Gardens, Abingdon, Oxon, OX14 1AZ
T: 01235 536 754 E: info@bsaheritage.co.uk W: www.bsaheritage.co.uk

Plates



Plate 1: Scheduled barrows south east of site, looking south east



Plate 2: Likely enclosure bank in west of site, looking north

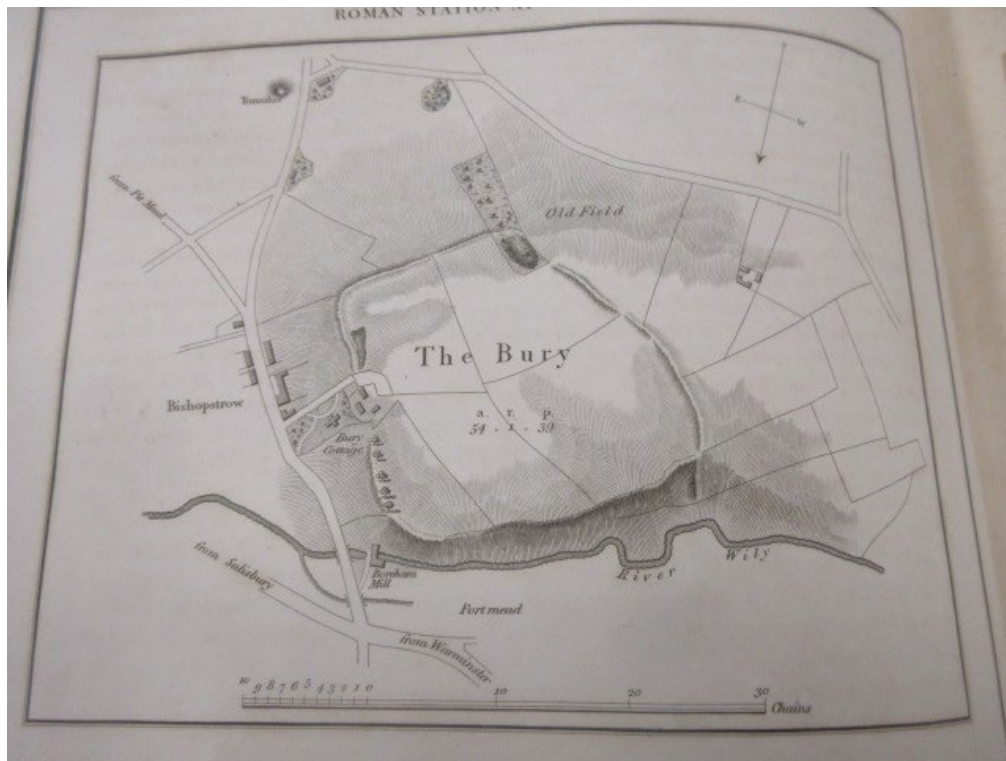


Plate 3: Colt-Hoare's drawing of The Bury from early 19th century. Site lies top left



Plate 4: Map of Bishopstrow in 1811, top is north west



Plate 5: Sutton Veny map of 1836, top is north



Plate 6: Northern drive into site, looking east



Plate 7: West of site, looking north east



Plate 8: View along western edge of site, from north



Plate 9: Eastleigh Court, looking north east



Plate 10: Former Eastleigh Court stables north of The Court, looking east



Plate 11: Lawns east of main house, looking east



Plate 12: Likely former quarry in south east of site, looking north east