

LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE

Archaeological Desk Based Assessment

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Land South of Coate Road,
Devizes, Wiltshire
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ARCHAEOLOGICAL DESK BASED ASSESSMENT

Quality Management

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EXECUTIVE SUMMARY

- Land South of Coate Road, Devizes, Wiltshire has been assessed for its below ground archaeological potential. Built heritage assets are beyond the scope of this assessment and are addressed in a separate RPS report.
- This assessment has demonstrated that the study site does not lie within the setting of, nor contribute to the significance of, any designated archaeological assets (e.g. Scheduled Monuments, World Heritage Sites, Registered Battlefields). Therefore, the proposed development will not have any impact upon any such assets.
- Based on current evidence, a high potential has been established for the Prehistoric, Roman and Anglo-Saxon periods within the study site. All other periods have been assigned a low potential.
- Medieval and/or Post Medieval agricultural activity would likely have truncated any earlier archaeological remains which may have been present within the study site. At this stage it is considered that any archaeological remains that may be present on the study site would not likely be of such significance to preclude development.
- It is therefore considered that the archaeological interest of the study site can be secured through a suitably worded condition to planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Neil Wright of RPS for Robert Hitchins Limited.
- 1.2 The subject of this assessment, also known as the study site, is Land South of Coate Road, Devizes, Wiltshire. The study site measures 10.853ha and is centred on OS NGR 402096 162103.
- 1.3 Built heritage assets such as Listed Buildings, Registered Parks and Gardens and Conservation Areas are beyond the scope of this assessment and are addressed in a separate RPS report.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, updated October 2020), this assessment draws together the available archaeological, topographic and land-use information, in order to clarify the archaeological potential of the study site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Wiltshire Historic Environment Record (HER) and other sources, including the results of a comprehensive map regression exercise and site visit.
- 1.6 The assessment thus enables relevant parties to assess the archaeological potential of the study site and to consider the need for design, civil engineering and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Wiltshire Core Strategy

- 2.14 The study site is located within the jurisdiction of Wiltshire Council. Development Plan documents act as a critical tool in guiding decisions about individual development proposals, acting as the starting-point for considering whether applications can be approved. In Wiltshire, the Development Plan includes the Wiltshire Core Strategy incorporating saved policies from district local plans, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, Minerals and Waste Plans and made Neighbourhood Plans. Policies relevant to this assessment include:

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.

Infrastructure Priority Theme 2 (includes):

- maintenance and improvement of Wiltshire's heritage assets, including the storage of archaeological remains

Hedgerow Regulations

- 2.15 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are more than 20m long and over 30 years old and if they meet at least one of these criteria:
1. They mark all or part of a parish boundary that existed before 1850;
 2. They mark an archaeological feature of a site that is a Scheduled Monument or noted on the Historic Environment Record;
 3. They mark the boundary of an estate or manor or looks to be related to any building or other feature that is part of the estate or manor that existed before 1600; and
 4. They are part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Enclosure Acts (that is before 1845).
- 2.16 In practice (and following case law) hedgerows are deemed important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.
- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The majority of the study site is situated on glauconitic sandstone of the Upper Greensand Formation. This sedimentary bedrock was formed between 113 million and 93.9 million years ago during the Cretaceous period. The southernmost part of the study site is located on chalk of the Zig Zag Chalk Formation. This is sedimentary bedrock formed between 100.5 million and 93.9 million years ago during the Cretaceous period. No superficial deposits are recorded within the study site (*BGS Viewer, 07/01/2025*).

Topography

- 3.2 The highest point of the study site is situated along the southernmost boundary, at c. 140-143m above Ordnance Datum (aOD). From here the land slopes down to Coate Road, which is located at c. 133-136m aOD (*Topographic-map.com, 08/01/2024*).
- 3.3 No natural watercourses are recorded on or within close proximity of the study site. The Kennet Avon Canal runs north-east by south-west, approximately 100m north of the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2a-d), also referred to as the study area, held on the Wiltshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the early-19th century onwards until the present day. The online Historic England Archive (HEA) and data held by RPS was also consulted. The study site was visited in November 2024.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.4 Fifteen previous archaeological investigations are recorded by the HER within the 1km study area. The most relevant investigations are presented below, whilst details of all investigations can be found in Appendix A.
- 4.5 Previous archaeological investigations have been carried out within the study site itself:
- HER EW17530: Geophysical Survey (2014) (see plate 5)**
Coate Bridge
 The survey located a number of weakly positive linear and discrete anomalies within the study site, although the origin of the majority of these could not be confidently interpreted.

Former ridge and furrow and associated boundary features were identified, but many extant boundary ditches did not result in a magnetic response. A small area of the northern part of the study site was included within the geophysical survey but was not subjected to the subsequent evaluation trenching. Circular and linear anomalies were identified within this part of the study site (Plate 5).

On-site

- **HER EWI7630: Trial Trench Evaluation (2014)** (*see plate 5*)

Coate Bridge

Identified six main phases of activity. Early Prehistoric/Bronze Age activity focused in the south-west, where a large, possible enclosure ditch was identified with an associated pit. Bronze Age/Early Iron Age activity was recorded to the east, where a possible structure and ditch were identified. Early Roman activity was identified to the north, where occupation layers associated with boundary/enclosure ditches were recorded. Late Roman activity was identified in the centre and west, where a circular enclosure was identified, along with a possible occupation layer and associated boundary/enclosure ditches. An early/middle Anglo-Saxon re-cut of a Roman ditch was identified in the centre of the study site. Post Medieval agricultural activity was identified across site, with a focus to the west, where a finds rich activity layer was identified.

On-site

4.6 Elsewhere within the 1km study area:

- **HER EWI9842: Geophysical Survey (2021)**

Land at Parkfields

A number of anomalies were located in the south-west, which could have been associated with a mapped building and its surroundings. Positive linear anomalies in the north could be associated with mapped boundary features, but uncertain. A small number of positive linear and discrete responses were located in the north, but they lacked a coherent morphology which prevented confident interpretation as former cut features.

440m west

- **HER EWI10375: Evaluation (2021)**

Land at Parkfields

Ten trenches identified the presence of a substantial ditch and bank with Medieval origins. Also present were in-situ chalk walls for a former building; most likely of late Post Medieval date, along with significant late Post Medieval/Modern disturbance in the south-east which may be linked to the demolition of the former buildings. On the edge of Trench 8 was a chalk and stone built well which is also marked on the 1st Edition Ordnance Survey map.

440m west

- **HER EWI7534: Evaluation (2013) and:
HER EWI9291: Excavations (2016)**

Lay Wood

The main area of excavation revealed a zone of intensive activity dating between the middle of the 1st century AD and the end of the 2nd century AD, primarily field boundaries and enclosures, as well as trackways, a possible circular building and cremation burials. The varied depths of the Roman features found across the site, many of which were comparatively shallow, suggest that the site had suffered from post-Roman ploughing, and there are clear signs of Post Medieval field boundaries within the excavated area. The site lay close to a probable Roman villa building, which was partially excavated during an evaluation of the site and was subsequently preserved in situ.

520m north-east

- **HER EWI7535: Geophysical Survey (2013)**

Lay Wood

Revealed a group of former ditches, which could have been associated with a settlement, and several former field boundaries.

520m north-east

- **HER EWI10569: Geophysical Survey (2024)**

Land off Windsor Drive

The survey identified anomalies relating to a series of former earthworks likely to be associated with features such as a former field system or lynchets. Several magnetic anomalies corresponded with the high resistance responses, although it is not clear if they related to cut features, or magnetically enhanced features within the former earthworks. Widespread magnetic contamination may have partially obscured weaker features.

530m south

- **HER EWI3759: Evaluation (1999)**

Nursteed Farm

Four areas containing archaeological deposits were identified, comprising two main areas and two minor areas. The deposits represent the presence of an occupation site of mid to late-Iron Age, a possible Roman midden deposit and a single dump of stonework/ditch of Medieval date.

685m south

- **HER EWI6238: Evaluation (2005)**

Quakers Walk

A number of ditches, one of which contained a residual blade-like flint of possible Mesolithic date, was encountered. In addition, a large Post Medieval ditch was revealed that correlated well with a series of cropmarks.

695m west

- **HER EWI8452: Excavation (1999-2000)**

Brickley Lane

Three separate sites were excavated. To the north (Area 1) a Neolithic pit containing Peterborough Ware; a middle-late Iron Age farmstead; a 1st to 2nd century AD trackway and some Anglo-Saxon activity was discovered. Two sites to the south (Areas 2 and 4) revealed Roman and Medieval field boundary/ditch systems.

760m south

4.7 These previous investigations are discussed below, where appropriate.

Prehistoric

4.8 A geophysical survey (HER EWI7530) and evaluation trenching (HER EWI7630) were carried out on the study site in 2014. Undated pits (HER MWI74436) and field boundary (HER MWI74437) were identified by the geophysical survey. The subsequent trenching evaluation identified six main phases of activity, which included early-Prehistoric/Bronze Age activity focused in the south-west, where a large, possible enclosure ditch was identified with an associated pit. Bronze Age/Early Iron Age activity was recorded to the east, where a possible structure and ditch were identified.

4.9 Further afield, a Mesolithic flint tool was recorded during a 2005 evaluation, c. 720m west of the study site (HER MWI8645).

- 4.10 A small collection of Neolithic/Bronze Age worked flint tools (HER MWI8665) and the remains of an Iron Age settlement (HER MWI8682) were found during a 1999 evaluation at Nursteed Farm (HER EWI3759), at least 685m south of the study site.
- 4.11 A number of ditches, one of which contained a residual blade-like flint of possible Mesolithic date, were encountered during a 2005 evaluation at Quakers Walk (HER EWI6238), c. 695m west of the study site.
- 4.12 A Neolithic pit and worked flint (HER MWI75021) and middle to late-Iron Age features, including a possible roundhouse (HER MWI75022), were recorded during an archaeological excavation at Brickley Lane (HER EWI8452), c. 760m south of the study site.
- 4.13 Due to Prehistoric activity being encountered within the study site during the 2014 trial trench evaluation, a high potential has been established for this period.

Roman

- 4.14 A geophysical survey (HER EWI7530) and evaluation trenching (HER EWI7630) were carried out on the study site in 2014. Undated pits (HER MWI74436) and field boundary (HER MWI74437) were identified by the geophysical survey. The subsequent trenching evaluation identified six main phases of activity, which included early-Roman activity in the north, where occupation layers associated with boundary/enclosure ditches were recorded (HER MWI74435). Late-Roman activity was identified in the centre and west, where a circular enclosure was identified, along with a possible occupation layer and associated boundary/enclosure ditches.
- 4.15 A Romano-British lead coffin was found in 1852, c. 360m north of the study site (HER MWI8692).
- 4.16 Archaeological investigations at Lay Wood (HER EWI7534; EWI9291), c. 550m north-east of the study site, revealed a zone of intensive activity dating between the middle of the 1st century AD and the end of the 2nd century AD, comprising primarily of field boundaries and enclosures, as well as trackways, a possible circular building and cremation burials (HER MWI76717; MWI76718). The varied depths of the Roman features found across the site, many of which were comparatively shallow, suggest that the site had suffered from post-Roman ploughing. The site lay close to a probable Roman villa building, which was partially excavated during an evaluation of the site and was subsequently preserved in situ.
- 4.17 A possible Roman midden deposit was found during a 1999 evaluation at Nursteed Farm (HER EWI3759), at least 685m south of the study site.
- 4.18 A 1st to 2nd century AD Roman trackway (HER MWI75023) and field boundary/ditch system was recorded during an archaeological excavation at Brickley Lane (HER EWI8452), c. 760m south of the study site.
- 4.19 Due to Roman activity being encountered within the study site during the 2014 trial trench evaluation, a high potential has been established for this period.

Anglo-Saxon/Early Medieval

- 4.20 A geophysical survey (HER EWI7530) and evaluation trenching (HER EWI7630) were carried out on the study site in 2014. An early/middle Anglo-Saxon re-cut of a Roman ditch was identified in the centre of study the site during the evaluation trenching. This re-cut contained five Anglo-Saxon pottery sherds, amongst earlier Roman pottery.
- 4.21 Two Anglo-Saxon pits (HER MWI75024) were discovered during an excavation at Brickley Lane (HER EWI8452), c. 760m south of the study site.
- 4.22 There is little evidence of Anglo-Saxon activity within the vicinity of Devizes (WCAS 2004). Devizes is not mentioned in the Anglo-Saxon chronicles, nor is it mentioned in Domesday Book

(Cotswold Archaeology 2013). The town was established in the 12th century, developing around the layout of the Medieval castle (ibid.), which is situated c. 1.3km west of the study site, on the opposite side of Devizes.

- 4.23 Due to the presence of an Anglo-Saxon re-cut ditch identified within the study site, a high potential has been established for these periods.

Medieval

- 4.24 Linear earthworks, possibly recent field boundaries and Medieval ridge and furrow (HER MWI8832), were identified within the study site by the trenching evaluation (HER EWI7630). Further remains of Medieval ridge and furrow cultivation have been recorded c. 10m north of the study site (HER MWI74438).
- 4.25 Roundway Park was a former Medieval deer park and Post Medieval park, c. 375m west of the study site (HER MWI8812).
- 4.26 Further afield, Medieval field boundary/ditch systems were recorded during a 1999-2000 excavation at Brickley Lane (HER EWI8452), 760m south of the study site.
- 4.27 Given the paucity of available evidence and the agricultural character of the limited existing evidence, it is likely that the study site lay outside the historic town of Devizes and other settlements during the Medieval period and occupied agricultural land. As such, a low potential has been established for significant Medieval activity. However, it is acknowledged that agricultural remains, such as ridge and furrow, may survive within the study site, but these would be of limited archaeological significance.

Post Medieval and Modern (including map regression exercise)

- 4.28 The site of a demolished 19th century outfarm is recorded within the study site (HER MWI69352).
- 4.29 The 2014 trenching evaluation (HER EWI7630) recorded Post Medieval agricultural activity across the study site, with a focus to the west, where a finds rich activity layer was identified. Ridge and furrow of Medieval/Post Medieval date (HER MWI74438) was identified by the preceding geophysical survey (HER EWI7530), approximately 90m north of the study site.
- 4.30 World War II anti-tank block defences are situated immediately north of the study site (HER MWI32073).
- 4.31 The former site of the Le Marchant Barracks (HER MWI73094) is situated over 90m north of the study site, on the opposite side of the Kennet and Avon Canal. The original barracks, named Le Marchant, were completed in 1878 and became the regimental headquarters of the Wiltshire Regiment, continuing in that role until 1959.
- 4.32 In these periods understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the HER.
- 4.33 The 1808 Wilcot Map (Fig. 3) shows the study site situated within undeveloped, featureless land outside and some distance east of Devizes, in a similar form that exists today.
- 4.34 The 1841 Saint James Tithe Map (Fig. 4) shows the main study site field situated within the "Tithing of Coate". The smaller, westernmost field is recorded as pasture, in the ownership of Thomas Henry Sutton Sotheron esq. (No. 170).

- 4.35 The study site occupied the same arrangement of largely featureless fields in 1886 (Fig. 5). However, by this time a small building and well were present within the southern part of the westernmost field.
- 4.36 By 1923-24 (Fig. 6) the addition of field boundaries resulted in the study site occupying six parcels of land. Buildings had been constructed within the north-western part of the study site, at the junction of Coate Road/trackway, and in the eastern part of the study site.
- 4.37 Further amendment of field boundaries occurred by 1970-6 (Fig. 7), separating the main part of the study site into two larger fields. Also, more buildings had been constructed within the north-western part of the study site, whilst the existing building at the junction of Coate Road/trackway had been replaced by a rectangular building. The buildings within the eastern part had been demolished. The southern trackway, which comprises the majority of the study site's southern boundary, is first shown as "*Gypsy Patch*."
- 4.38 The majority of buildings in the western part of the study site had been demolished by 1995 (Fig. 8). The internal boundaries had been removed from the main part of the study site, opening it up into a single field.
- 4.39 The study site remains relatively unchanged up to the present day, occupying a single large field and smaller field to the west, bounded to the north by Coate Road and to the south by "*Gypsy Patch*" track (Figs. 9-11).
- 4.40 Current evidence does not suggest the presence of significant Post Medieval or Modern archaeological remains within the study site. It is acknowledged that remains of agricultural activity, such as ridge and furrow and former field boundaries, and buried remains of late Post Medieval/Modern buildings may be present within the study site. However, these would be of limited archaeological significance. As such, a low potential has been identified for the study site to contain significant archaeological remains of these periods.

Hedgerows

- 4.41 Hedgerows within the study site that survive along boundaries depicted on sources pre-dating the 1841 tithe map may be considered heritage assets of historic interest and as such may have Statutory Protection under the Hedgerow Regulations 1997.

Historic Landscape Characterisation (Fig. 2c)

- 4.42 The Wiltshire County Council Historic Landscape Characterisation (HLC) records the majority of the study site as "*Piecemeal Enclosure*" (HER HWI6690). These irregular fields have changed little since their depiction on the 1st Edition Ordnance Survey map. They are probably of Post Medieval date and are best described as piecemeal enclosure. No ridge and furrow or other early character can be identified on sources.

LiDAR (Fig. 2d)

- 4.43 No definite archaeological features have been identified within available LiDAR data held by RPS.

Aerial Photographs

- 4.44 A number of sources were examined as part of this assessment. A list of these can be found within the *Sources Consulted* section, below. No aerial photographs showing possible archaeological features within, or close to the study site were identified.

Assessment of Significance (Designated Assets)

- 4.45 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.46 No designated heritage assets, such as Scheduled Monuments, Registered Battlefields or World Heritage Sites, are situated within 1.6km of the study site. As such, no such assets will be impacted by development of the study site.

Assessment of Significance (Non-Designated Assets)

- 4.47 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped where possible on Figs. 2a-d:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	High	Low-moderate (Local/Regional)
Roman	High	Low-moderate (Local/Regional)
Anglo-Saxon/Early Medieval	High	Low-moderate (Local/Regional)
Medieval	Low	Low (Local)
Post Medieval/Modern	Low	Low (Local)
Undated	Low	Low (Local)

- 4.48 Based on current evidence, a high potential has been established for Prehistoric, Roman and Anglo-Saxon archaeological remains to be present within the study site, as evidence of these dates was identified on the site by the previous evaluation trenching. All other periods have been assigned a low potential.
- 4.49 It is likely that any Medieval and/or Post Medieval agricultural activity have truncated any earlier archaeological remains which may have been present within the study site. At this stage it is considered that any archaeological remains that may be present on the study site would not likely be of such significance to preclude development.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions (Plates 1-4)

- 5.1 The market town of Devizes is situated in Wiltshire, c. 10km east of Melksham and c. 27km south-west of Swindon. The study site is located within undeveloped, agricultural land outside the north-eastern, built-up limits of Devizes. The study site is mainly bounded by Coate Road to the north, a track (*Gypsy Patch*) to the south and Windsor Drive to the west.
- 5.2 At the time of the site visit in November 2024 the ground had recently been seeded. No archaeological finds or features were noted.

The Proposed Development

- 5.3 The proposed development comprises construction of residential dwellings, with associated works, open space, infrastructure, landscaping and vehicular access from Coate Road.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.4 This assessment has demonstrated that the study site does not lie within the setting of, nor contribute to the significance of, any designated archaeological assets (e.g. Scheduled Monuments, World Heritage Sites, Registered Battlefields).
- 5.5 As such, the proposed development will not have any impact upon any such assets.

Review of Potential Development Impacts on Non-Designated Assets

- 5.6 The groundworks related to the proposed development would have the potential to disturb or remove any archaeological remains which may be present on the study site.
- 5.7 This assessment has identified a high potential for archaeological remains dating to the Prehistoric, Roman and Anglo-Saxon periods. However, Google Earth imagery shows that the study site has been in arable use for at least the last 20 years, and the trial trenching undertaken on the study site has shown that the archaeological remains are not of such significance to preclude development.

6 SUMMARY AND CONCLUSIONS

- 6.1 The study site has been assessed for its below ground archaeological potential.
- 6.2 Built heritage assets such as Listed Buildings, Registered Parks and Gardens and Conservation Areas are beyond the scope of this assessment and are addressed in a separate RPS report.
- 6.3 This assessment has demonstrated that the study site does not lie within the setting of, nor contribute to the significance of, any designated archaeological assets (e.g. Scheduled Monuments, World Heritage Sites, Registered Battlefields). Therefore, the proposed development will not have any impact upon any such assets.
- 6.4 Based on current evidence, a high potential has been established for the Prehistoric, Roman and Anglo-Saxon periods within the study site. All other periods have been assigned a low potential.
- 6.5 Medieval and/or Post Medieval agricultural activity would likely have truncated any earlier archaeological remains which may have been present within the study site. At this stage it is considered that any archaeological remains that may be present on the study site would not likely be of such significance to preclude development.
- 6.6 It is therefore considered that the archaeological interest of the study site can be secured through a suitably worded condition to planning consent.

Sources Consulted

General

Wiltshire Historic Environment Record

Internet

General

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <https://www.british-history.ac.uk>

Elevation Finder – <https://www.freemaptools.com/elevation-finder.htm>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

National Planning Policy Framework – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Open Domesday1 – <https://opendomesday.org/place/SU0460/etchilhampton/>

Open Domesday2 – <https://opendomesday.org/place/SU0364/bishops-cannings/>

Open Domesday3 – <https://opendomesday.org/place/SU0259/stert/>

Portable Antiquities Scheme – www.finds.org.uk

Topographic-map.com - <https://en-gb.topographic-map.com>

Wikipedia - <https://en.wikipedia.org/wiki/Devizes>

Aerial Photographs

Cambridge Air Photos, University of Cambridge - <https://www.cambridgeairphotos.com/map/>

Google Earth

Historic England Aerial Photograph Explorer -

<https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=2626ed0c37484d96b8954dd33187084e>

National Collection of Aerial Photography (NCAP) - <https://ncap.org.uk/>

Historic Maps

Old Maps Online - <https://www.oldmapsonline.org/en#position=6/51.289/-0.796>

The Genealogist - <https://www.thegenealogist.co.uk/>

Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, updated 2020

Cotswold Archaeology *Land at Coate Bridge, Devizes, Wiltshire: Heritage Desk-Based Assessment*. 2013. Unpublished typescript report

Cotswold Archaeology *Land at Coate Bridge, Devizes, Wiltshire: Archaeological Evaluation*. 2014. Unpublished typescript report (HER EW17630)

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised December 2023)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Wiltshire County Archaeology Service (WCAS) *The Archaeology of Wiltshire's Towns, an Extensive Urban Survey: Devizes*. 2004

Cartographic

1808 Wilcot Map (not to scale)

1841 Saint James Tithe Map (not to scale)

1886 Ordnance Survey Map 1:2,500

1889 Ordnance Survey Map 1:10,560

1900 Ordnance Survey Map 1:2,500

1901 Ordnance Survey Map 1:10,560

1923-4 Ordnance Survey Map 1:2,500

1926 Ordnance Survey Map 1:10,560

1938 Ordnance Survey Map 1:10,560

1950 Ordnance Survey Aerial Photograph 1:10,560

1961 Ordnance Survey Map 1:10,000

1970-6 Ordnance Survey Map 1:2,500

1982-90 Ordnance Survey Map 1:2,500

1983 Ordnance Survey Map 1:10,000

1984-92 Ordnance Survey Map 1:2,500

1984-90 Ordnance Survey Map 1:2,500

ARCHAEOLOGICAL DESK BASED ASSESSMENT

1990 Ordnance Survey Map 1:10,000

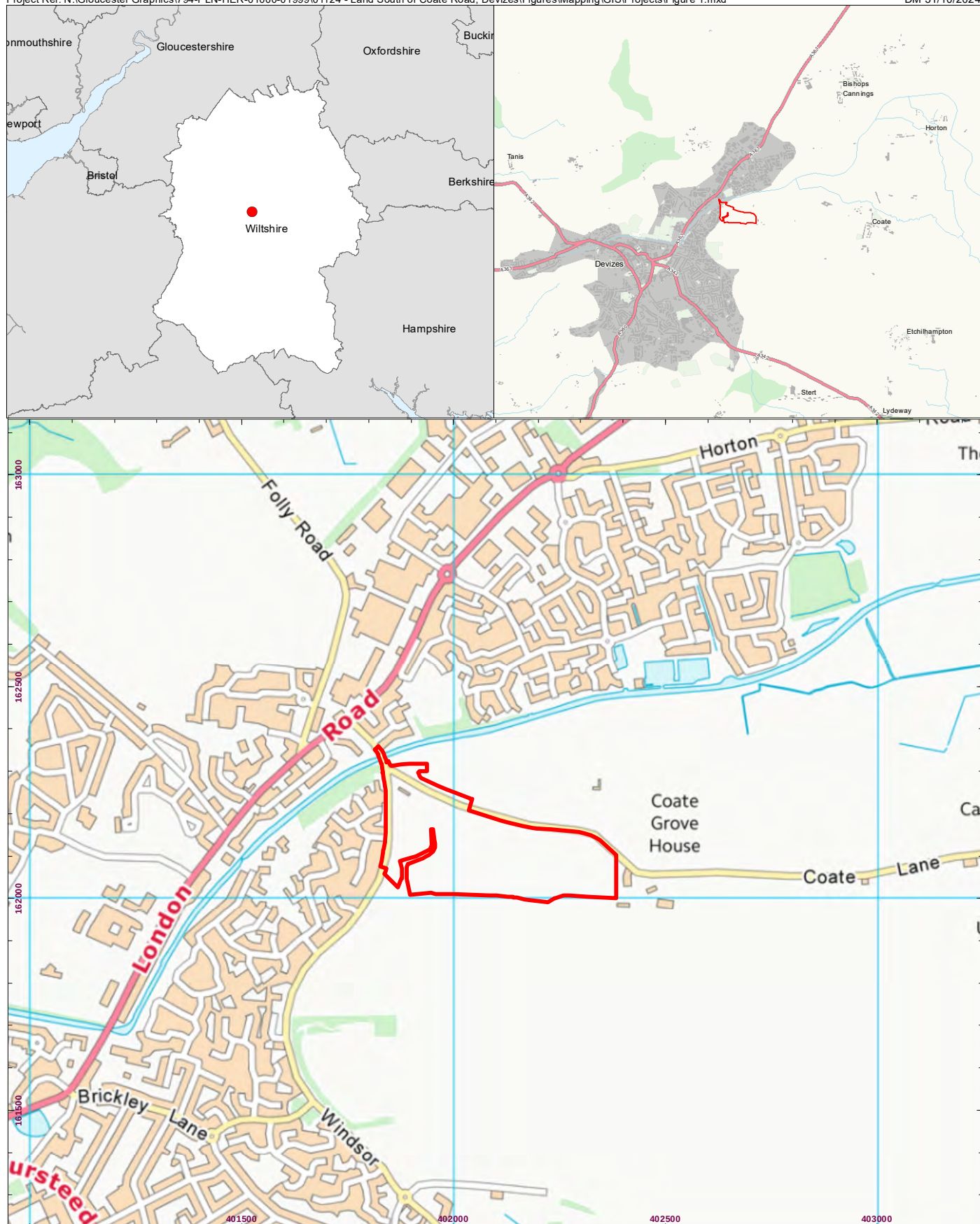
1995 Ordnance Survey Map 1:2,500

2000 10k Raster Mapping 1:10,000

2006 10k Raster Mapping 1:10,000

2024 VectorMap Local 1:10,000

FIGURES



 Site Boundary

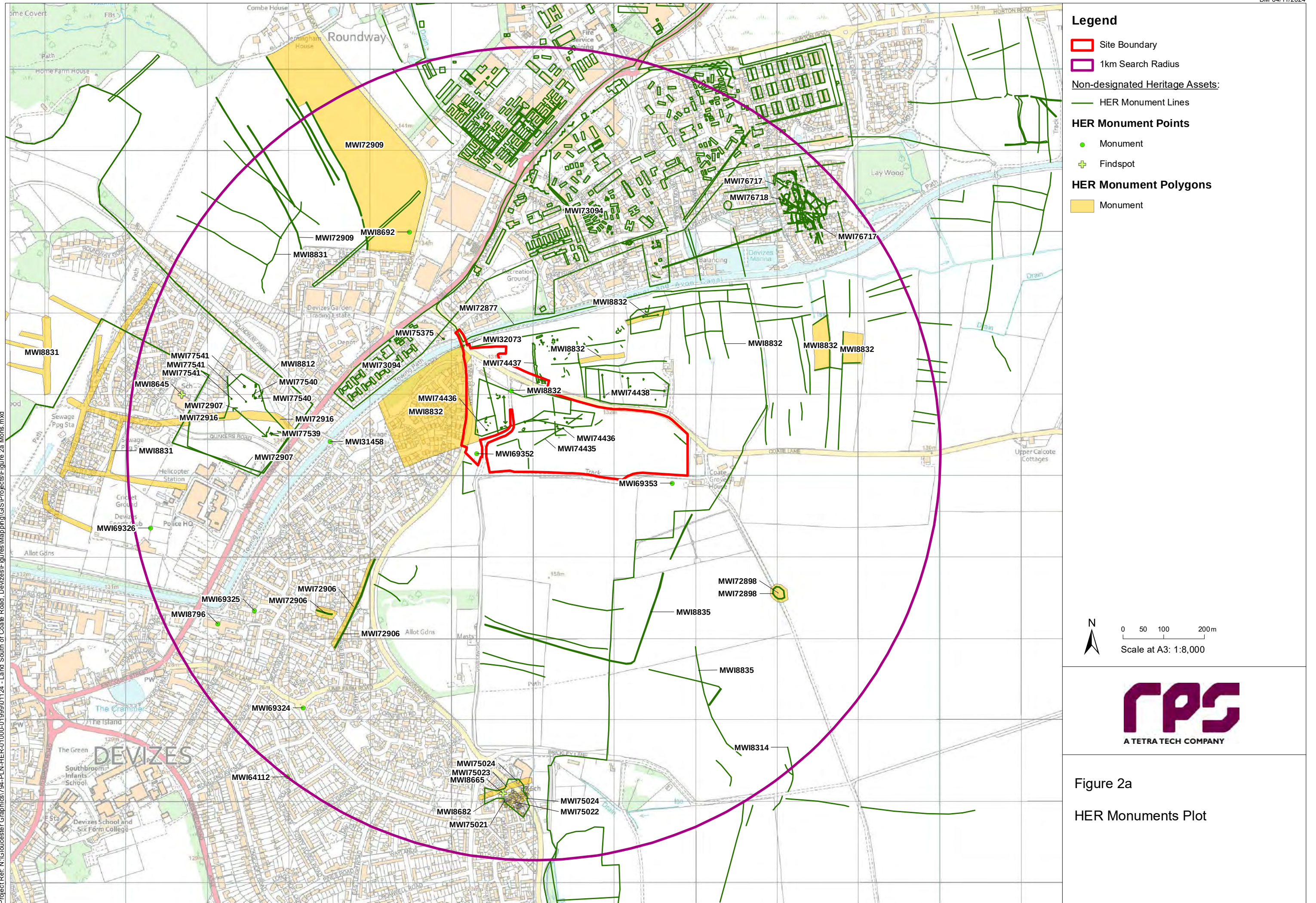


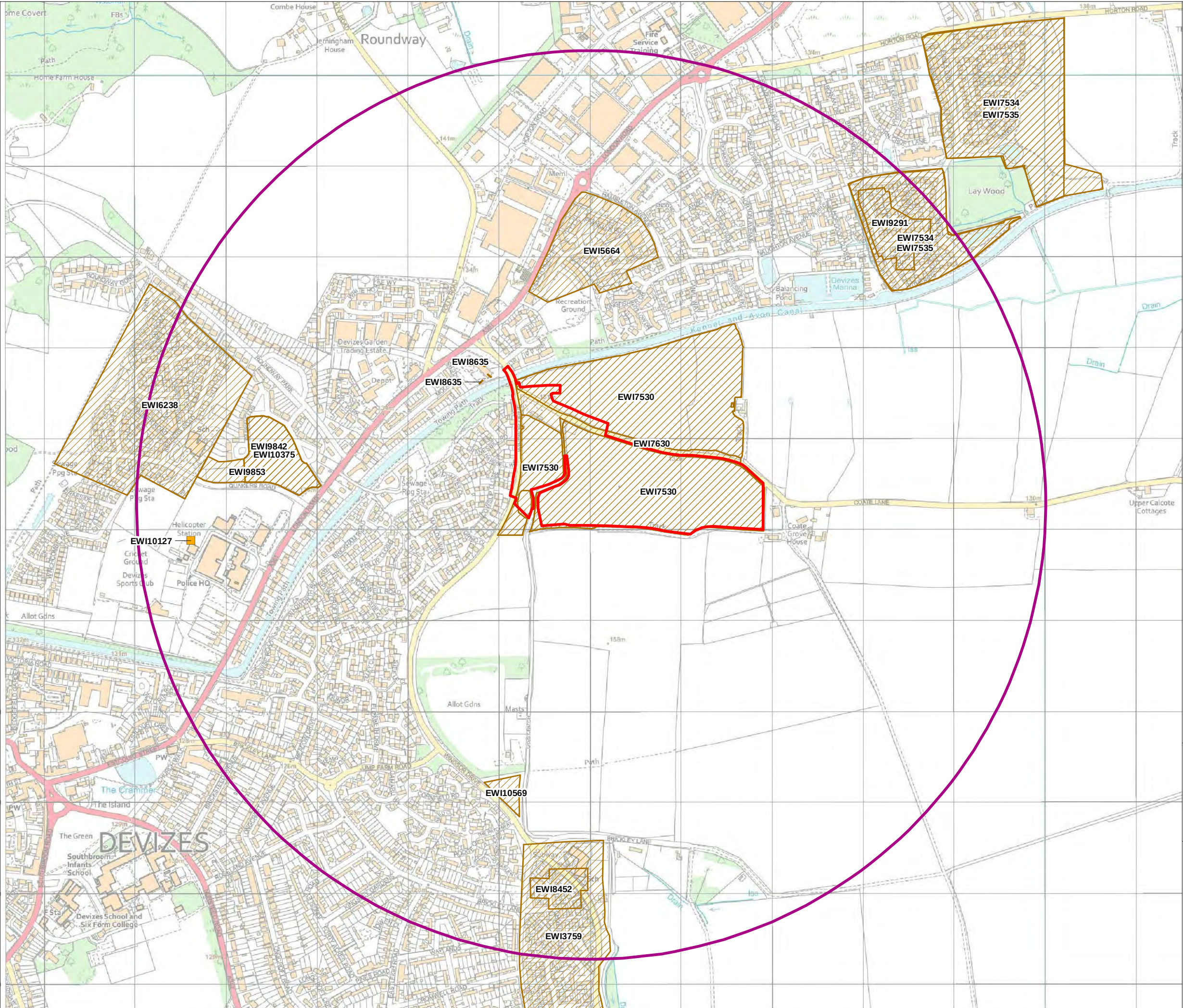
0 100 200m
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RPS
A TETRA TECH COMPANY

Figure 1

Site Location





Legend

- Site Boundary
- 1km Search Radius
- Previous Archaeological Work:
- HER Event Points
- HER Event Polygons

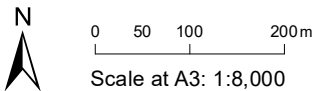
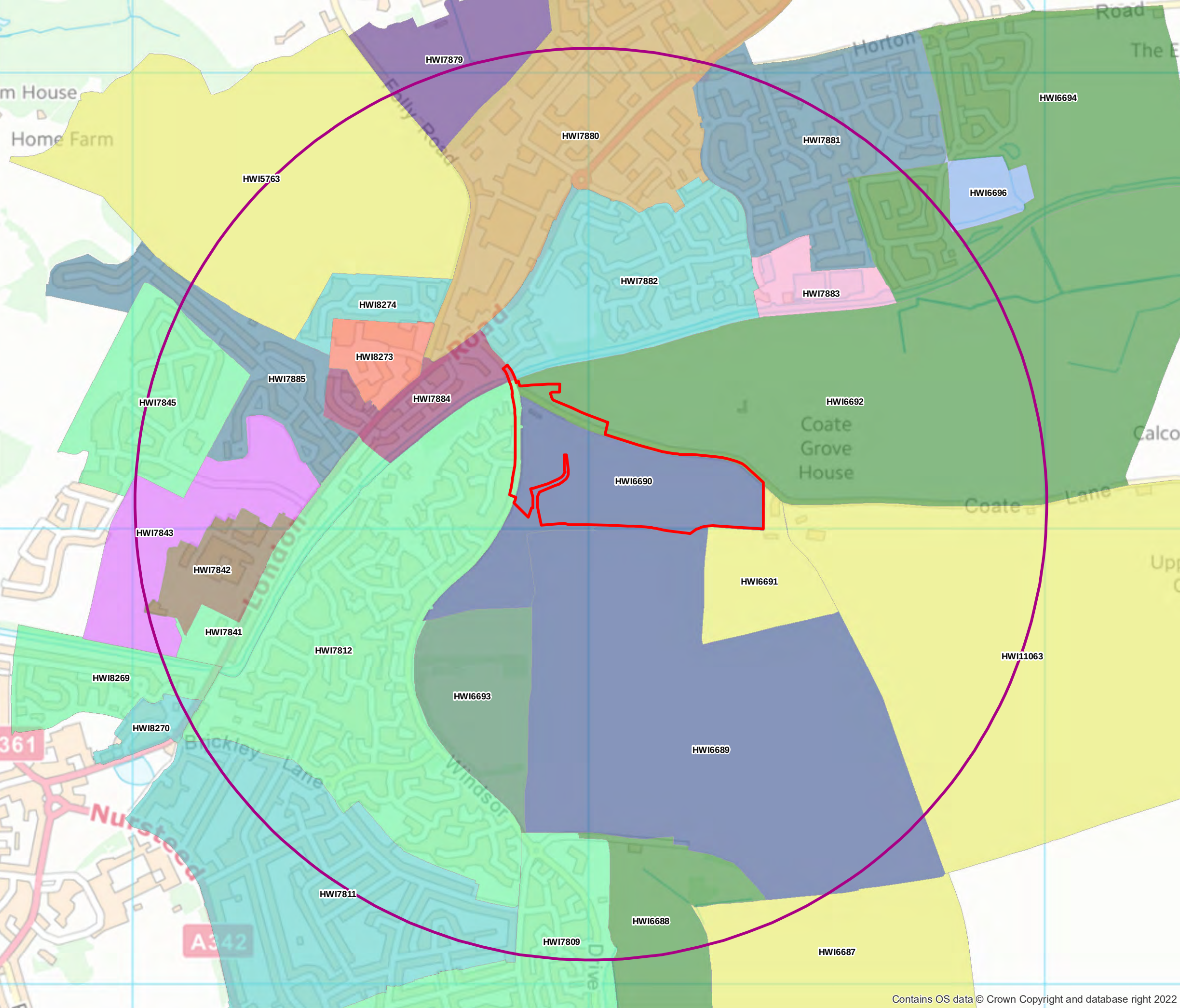


Figure 2b
HER Events Plot

Project Ref: N:\Gloucester Graphics\704-PLN-HER\01000-01999\01124 - Land South of Coate Road, Devices\Figures\Mapping\GIS\Projects\Figure 2c HLC.mxd



Legend

Site Boundary

Historic Landscape Characterisation:

- Amalgamated fields
- Canals
- Planned estate (social housing)
- Plantation
- Terraced housing
- Allotments
- Business park
- Detached housing
- Emergency services
- Industrial estate
- Parkland
- Piecemeal enclosure
- Re-organised fields
- Semi detached housing
- Sports pitch

N

0

100

200m

Scale at A3: 1:8,000



Figure 2c
HLC Plot



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
09/01/2019

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



0 62.5 125 m
Scale at A3: 1:3,000



Figure 2d

LiDAR Plot



 Site Boundary (approximate)



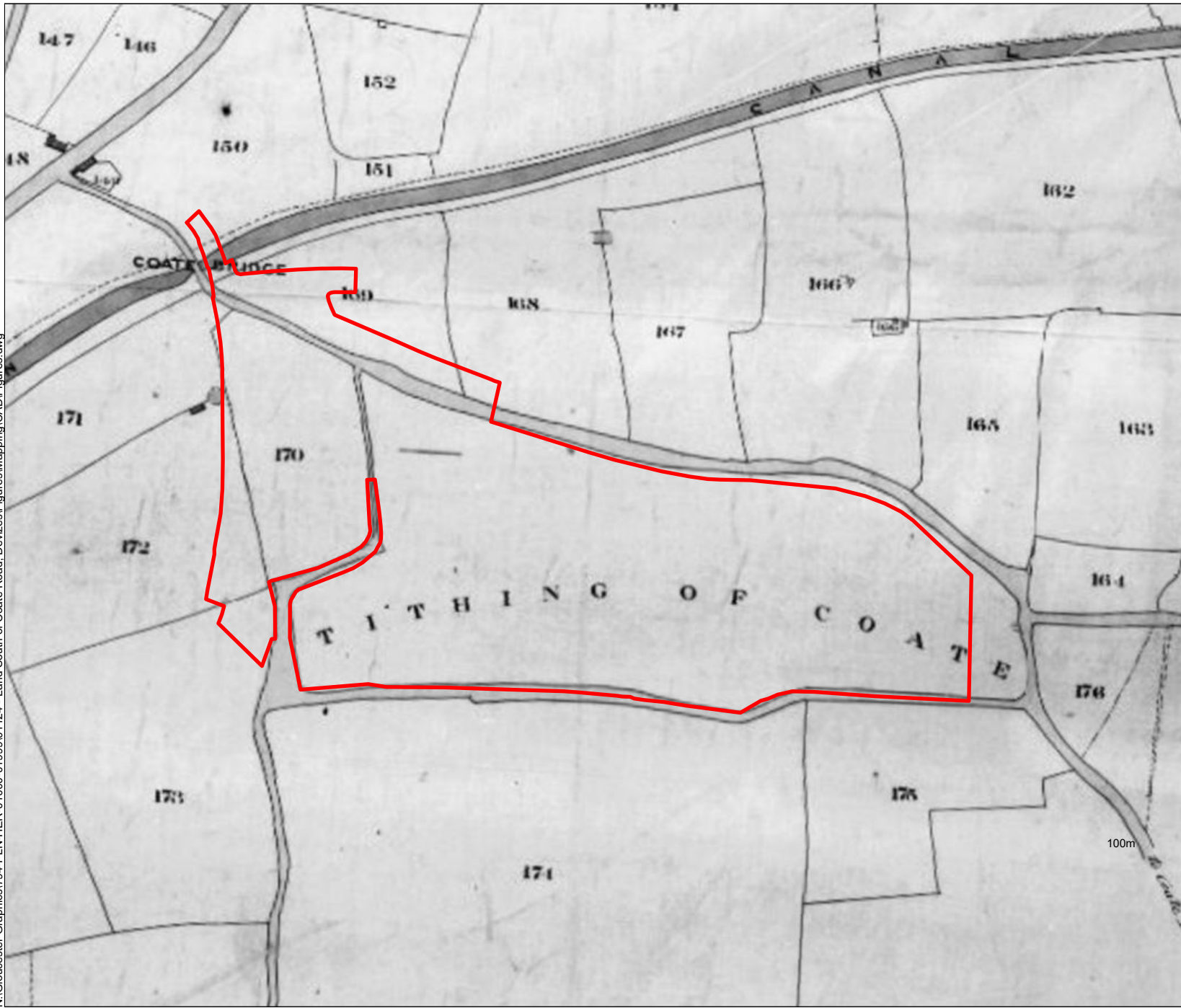
Not to Scale
Illustrative Only



Figure 3

1808 Wilcot Map

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 Site Boundary

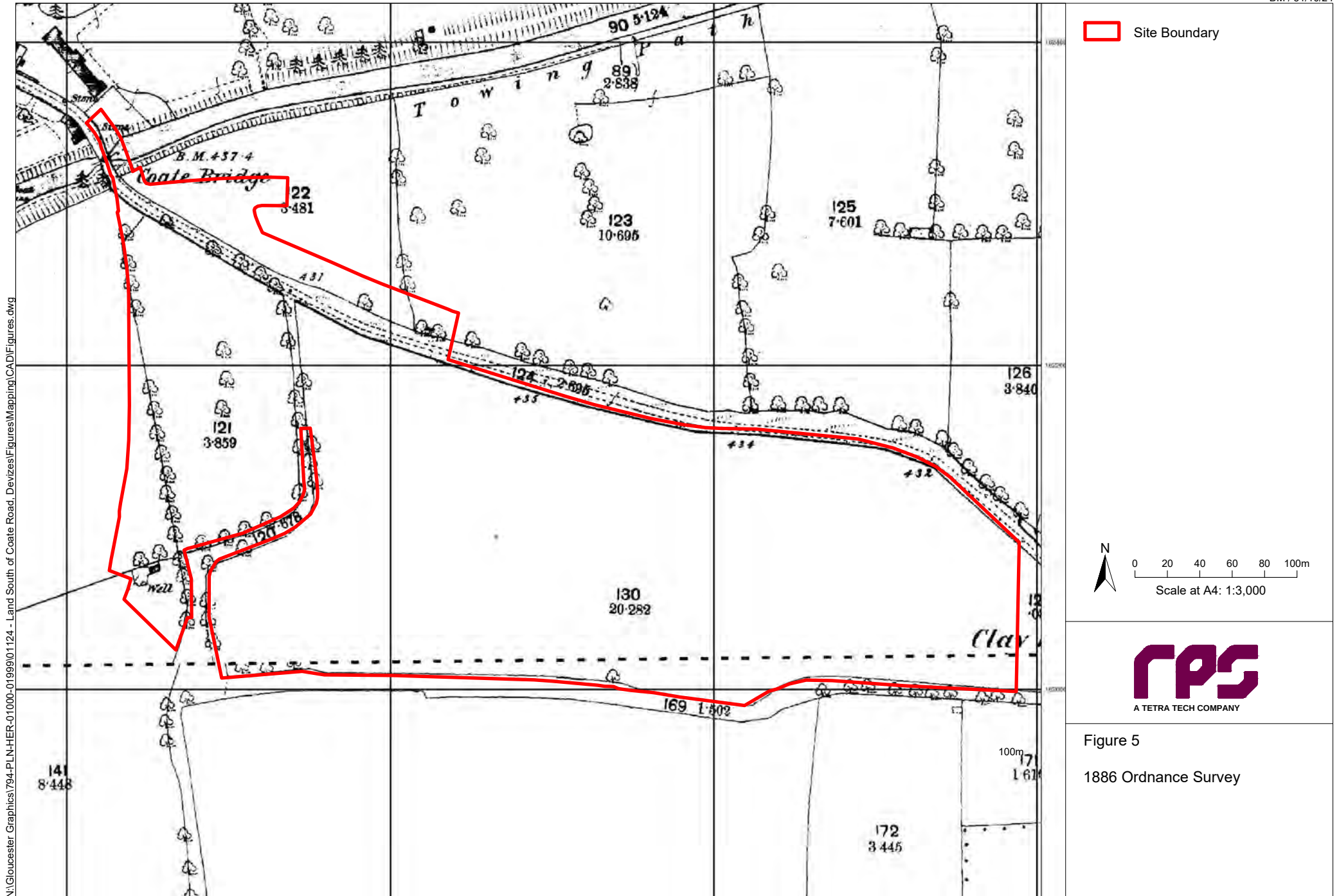


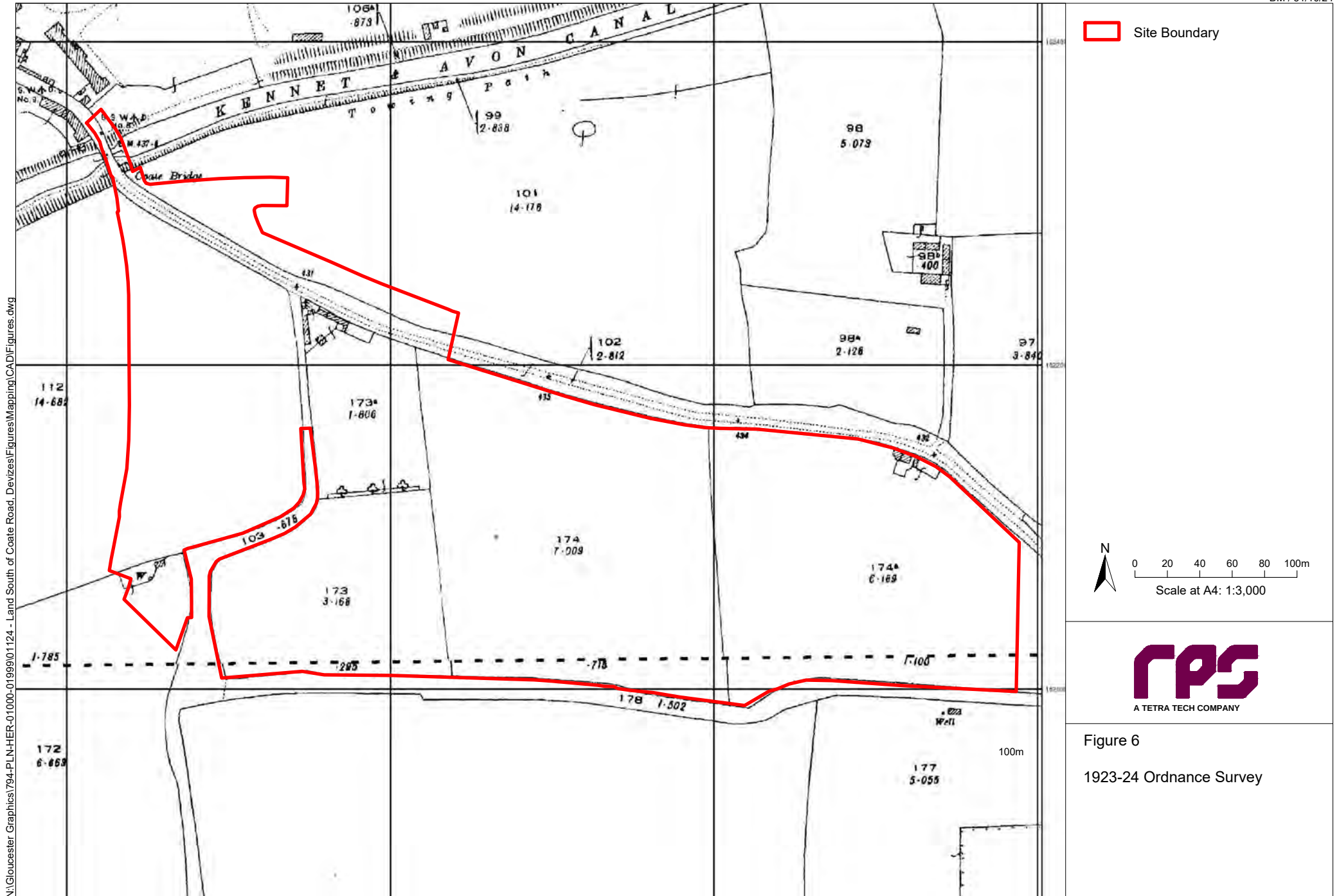
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Illustrative Only

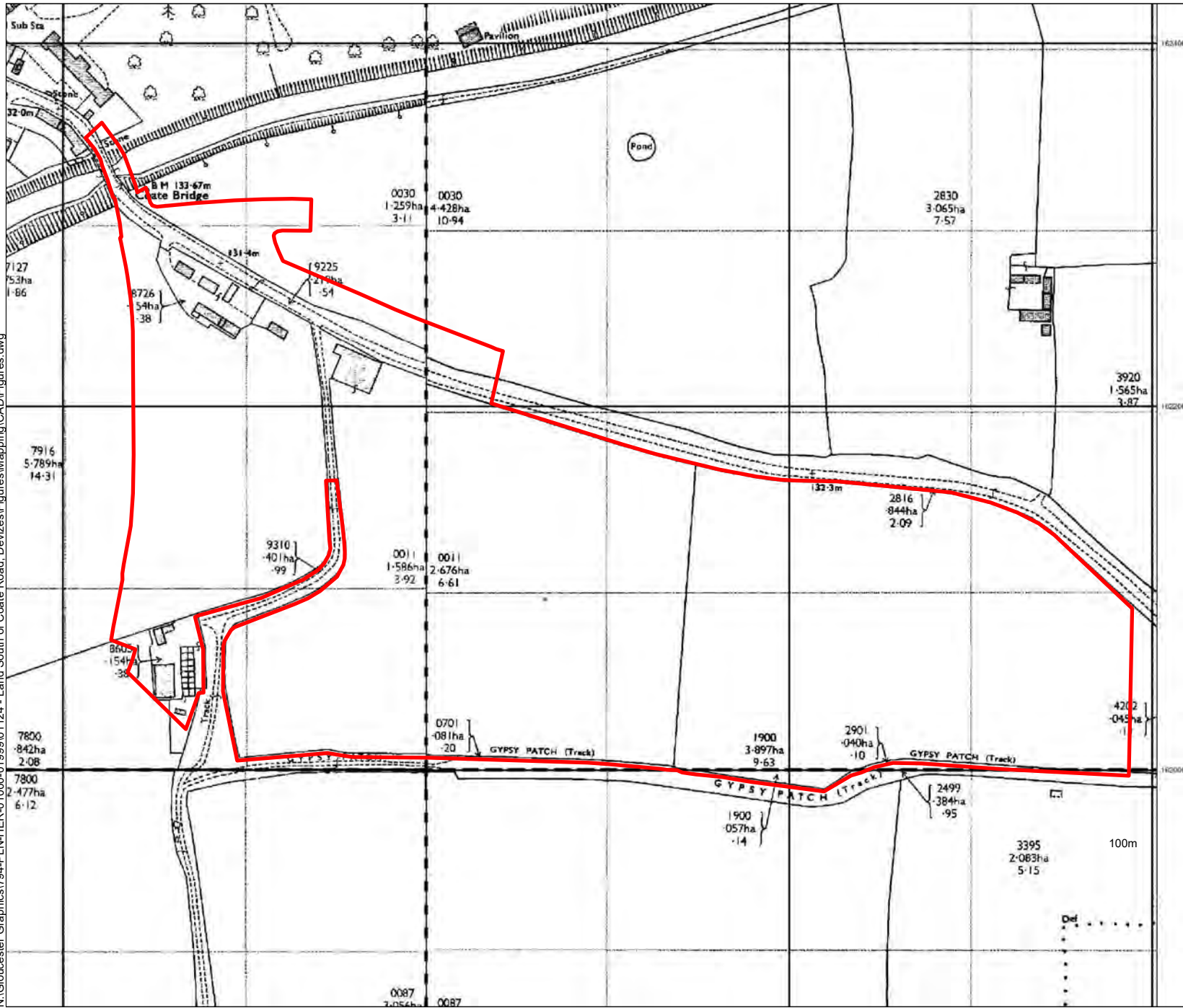


Figure 4

1841 Saint James Tithe Map







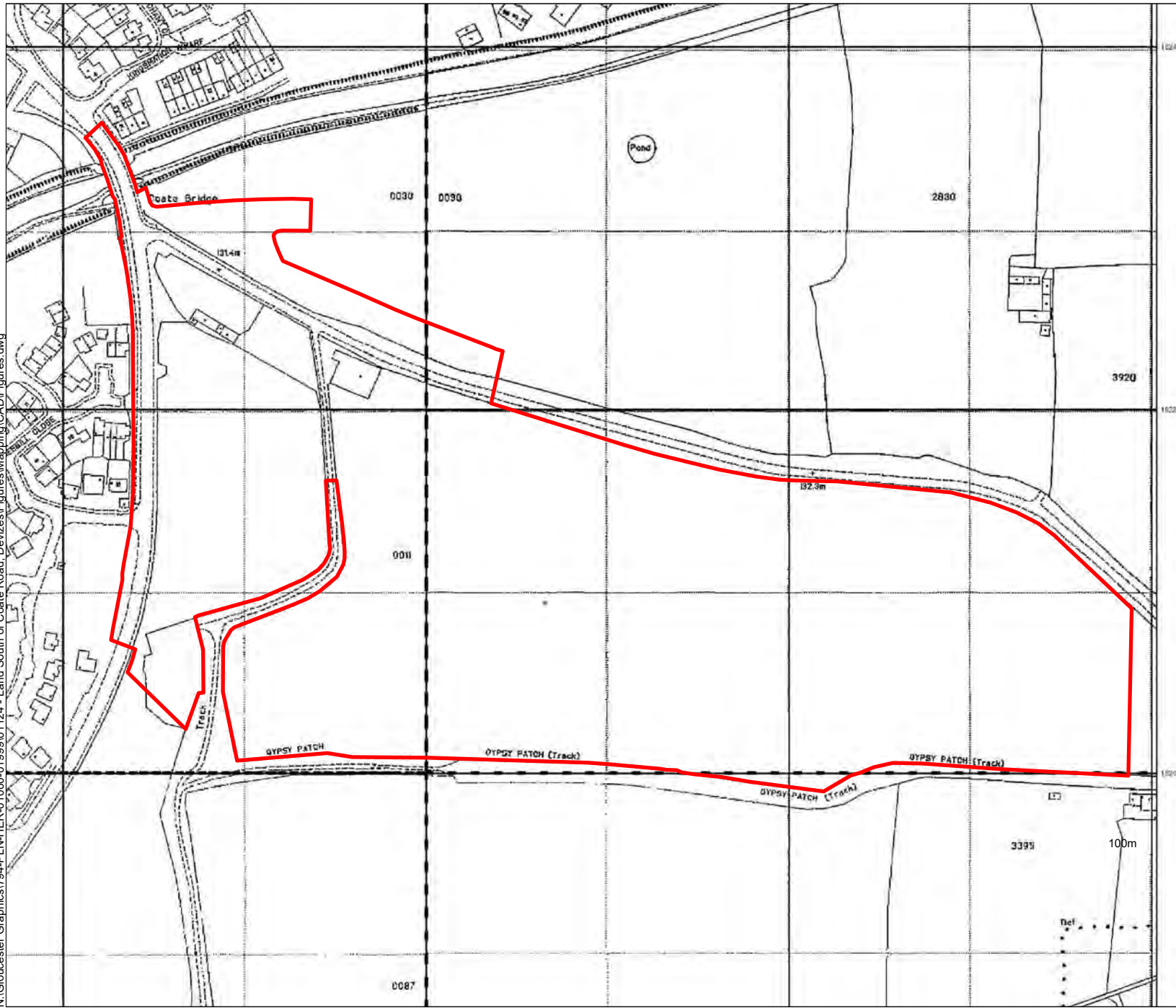
Site Boundary

N
0 20 40 60 80 100m
Scale at A4: 1:3,000



Figure 7
1970-76 Ordnance Survey

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 Site Boundary

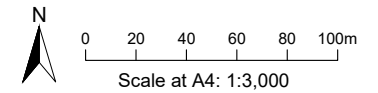
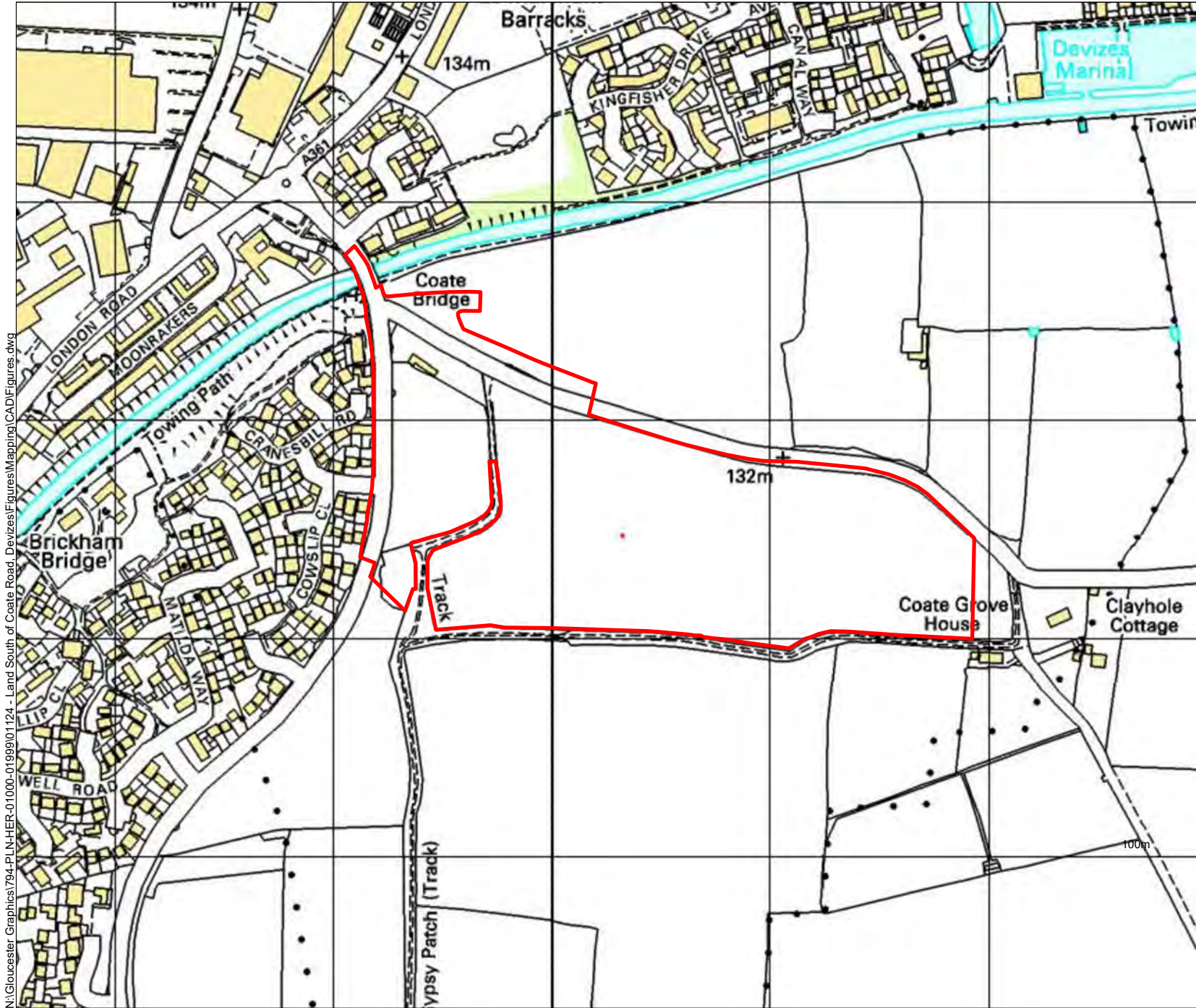


Figure 8
1995 Ordnance Survey



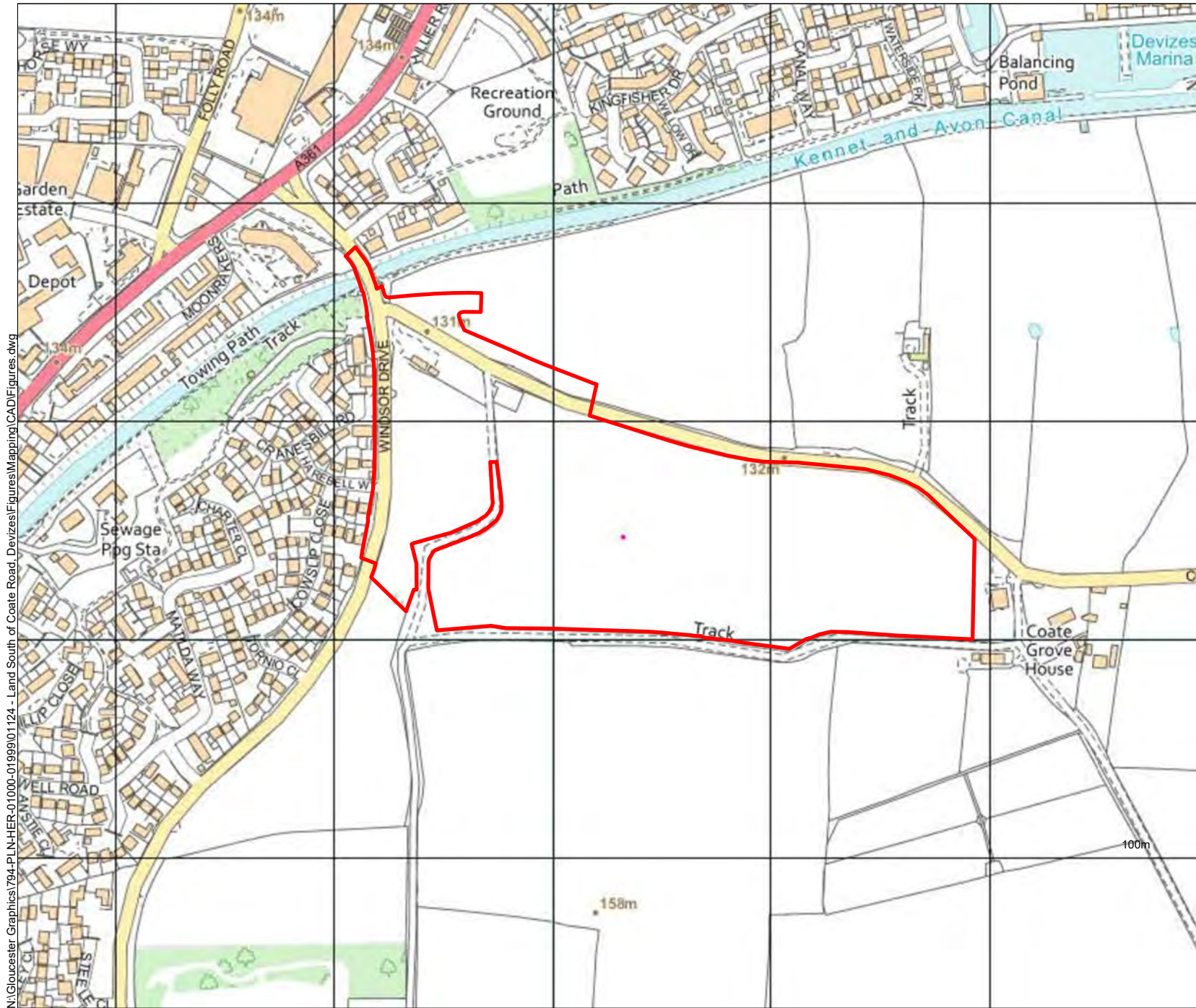
Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 9
2006 10k Raster Mapping



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 10
2024 VectorMap Local Map



 Site Boundary

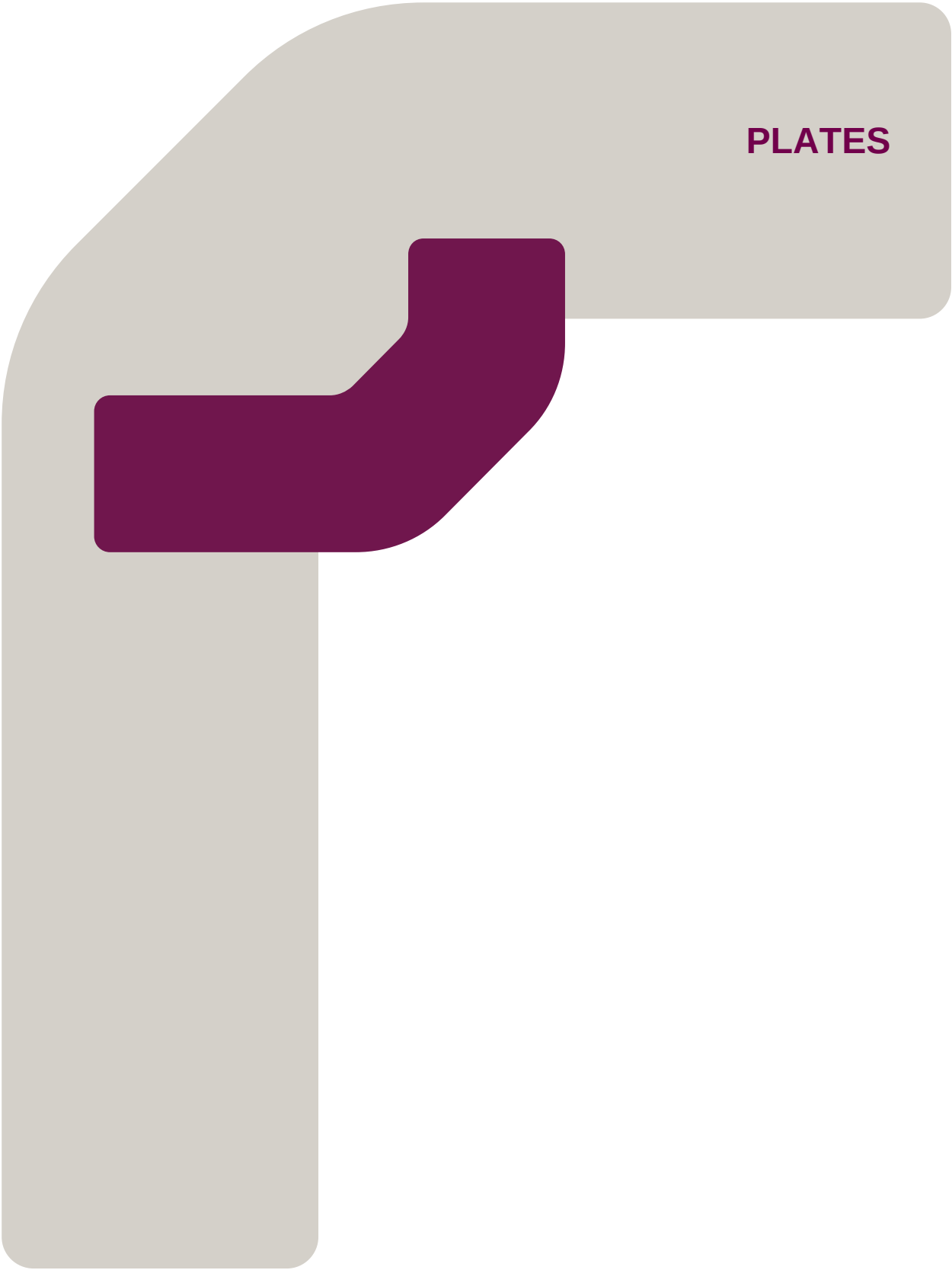
N

0 50 100m
Scale at A4: 1:5,000



Figure 11
2021 Google Earth Satellite
Imagery

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PLATES



Plate 1: View of main field of study site from Coate Road, looking south-west towards Devizes



Plate 2: View of main field of study site from Coate Road, looking south-east



Plate 3: View from main field of study site, looking north-east



Plate 4: View of westernmost field. Looking south, with Windsor Drive to the right of the picture



Plate 5: Trenching results overlain on the previous geophysical survey results within the study site (orange outline) (taken from Cotswold Archaeology, 2014)

APPENDICES

Appendix A

Gazetteer of HER Heritage Assets

HER Records

ID	Type	Description	Location
MWI31458	WWII Defences	Cylinders on Bridge at Devizes	370m W
MWI32073	WWII Defences	Anti Tank Blocks, South of Coate Bridge	Imm. N
MWI64112	WWII Water Supply	Emergency Water Supply, Forty Acres Road	885m SW
MWI69324	Farmstead	Site of Jump Farm. Demolished C19 farmstead	750m SW
MWI69325	Farmstead	Site of Spitalcroft Farm. Demolished C19 farmstead	670m SW
MWI69326	Outfarm	Demolished 19th century outfarm	790m W
MWI69352	Outfarm	Demolished 19th century outfarm	On-site
MWI69353	Outfarm	Demolished 19th century outfarm	20m S
MWI8645	Findspot	Mesolithic flint tool was recovered during an 2005 evaluation	720m W
MWI8665	Associated Finds	A small collection of Neolithic/Bronze Age worked flint tools found during 1999 evaluation	760m S
MWI8692	Burial	Romano-British lead coffin found in 1852	360m N
MWI8796	Leper Hospital	Probable Site of Medieval Leper Hospital	740m SW
MWI72898	Extractive Pit	Undated. A small subcircular depression surrounded by a bank, is visible as cropmarks. Possible Bronze Age disc barrow?	370m SW
MWI72906	Features	A wide, linear bank and ditched feature are visible on APs. Post Medieval	355m SW
MWI72907	Ridge and Furrow	Possible Medieval and/or Post Medieval ridge and furrow	425m W
MWI72909	Ridge and Furrow	Possible Medieval and/or Post Medieval ridge and furrow	500m NW
MWI73094	Barracks and Military Hospital	Le Marchant Barracks: Militia Training Camp, American Hospital and POW Camp	90m N
MWI74435	Ditches	Undated ditches were identified by geophysical survey and later identified as Roman (HER EWI7530)	On-site
MWI74436	Pits	Pits of unknown date were identified by a geophysical survey (HER EWI7530) (Evaluation: HER EWI7630)	On-site
MWI74437	Field Boundary	Field boundary of unknown date found by geophysical survey (HER EWI7530) (Evaluation: HER EWI7630)	On-site
MWI74438	Ridge and Furrow	Ridge and furrow of Medieval/Post Medieval date identified by geophysical survey (HER EWI7530)	10m N
MWI75375	Ditches	Three Post Medieval or Modern ditches were found by evaluation	50m N
MWI76717	Enclosures	Enclosures, ditches and pits phased from the mid-C1 AD to end of C2 found during an evaluation	550m NE
MWI76718	Burial	Cremation burials from the mid-C1 AD found during an evaluation	550m NE
MWI77540	Ditches	Ditches of an unknown date were identified by a geophysical survey	515m W
MWI77541	Pits	Pits of an unknown date were identified by a geophysical survey	550m W
MWI8314	Enclosure	Undated linear cropmarks and a possible enclosure	700m S
MWI8682	Settlement	The remains of Iron Age Settlement found during 1999 evaluation	760m S
MWI8812	Park and Deer Park	Roundway Park. Former large parkland. Medieval deer park and Post Medieval park	375m W
MWI8835	Linear Features	Linear features - possible pre-Medieval land boundaries	90m S
MWI72916	Earthwork	An undated earthwork is visible on 1st Ed. OS map	420m W
MWI75021	Pits	Neolithic pit and worked flint	760m S
MWI75022	Roundhouse	Middle-Late Iron Age features. Possible Iron Age roundhouse	760m S
MWI75023	Hollow Way	Ditched Roman hollow way and intercutting ditches	760m S
MWI75024	Pits	Two Anglo-Saxon pits	760m S
MWI8831	Field System	Medieval/Post Medieval Field System	580m NW
MWI8832	Field System	Linear earthworks, possibly recent field boundaries and Medieval ridge and furrow	On-site

HER Events

ID	Year	Description	Location
EWI10127	2022	GPR SURVEY. Wiltshire Police HQ	665m W

EWI3759	1999	EVALUATION. Nursteed Farm. Four areas containing archaeological deposits were identified, comprising two main areas and two minor areas. The deposits represent the presence of an occupation site of mid to late-Iron Age, a possible Roman midden deposit and a single dump of stonework/ditch of Medieval date	685m S
EWI5664	2002	DBA. Le Marchant Barracks, London Road, Devizes	n/a
EWI6238	2005	EVALUATION. Quakers Walk. Number of ditches, one of which contained a residual blade-like flint of possible Mesolithic date. In addition, a large Post Medieval ditch was revealed that correlates well with a series of cropmarks	695m W
EWI7530	2014	GEOPHYSICAL SURVEY. Coate Bridge. Number of weakly positive linear and discrete anomalies, although the origin of the majority of these could not be confidently interpreted. Former ridge and furrow and associated boundary features were identified, but many extant boundary ditches did not result in a magnetic response	On-site
EWI7534	2013	EVALUATION. Lay Wood	520m NE
EWI7535	2013	GEOPHYSICAL SURVEY. Lay Wood	520m NE
EWI7630	2014	EVALUATION. Coate Bridge. Identified six main phases of activity. Early Prehistoric/Bronze Age activity focused in the SW, where a large, possible enclosure ditch was identified with an associated pit. Bronze Age/Early Iron Age activity was recorded to the E, where a possible structure and ditch were identified. Early Roman activity was identified to the N, where occupation layers associated with boundary/enclosure ditches were recorded. Late Roman activity was identified in the centre and W, where a circular enclosure was identified, along with a possible occupation layer and associated boundary/enclosure ditches. An early/middle Anglo-Saxon re-cut of a Roman ditch was identified in the centre of site. Post Medieval agricultural activity was identified across site, with a focus to the W, where a finds rich activity layer was identified	On-site
EWI8452	1999-2000	EXCAVATION. Brickley Lane, Devizes. Three separate sites. To the N (Area 1) a Neolithic pit containing Peterborough Ware; a middle-late Iron Age farmstead; a C1-2 trackway and some Anglo-Saxon activity were discovered. Two sites to the S (Areas 2 and 4) revealed Roman and Medieval field boundary/ditch systems	760m S
EWI8635	2017	EVALUATION. Anzac House. Revealed two ditches of Post Medieval/Modern date	185m N
EWI9291	2016	EXCAVATIONS. Lay Wood	530m NE
EWI9842	2021	GEOPHYSICAL SURVEY. Land at Parkfields. A number of anomalies were located in the SW part, which could have been associated with a formerly mapped building and its surrounding environs. Positive linear anomalies in the N part of the site could have been associated with formerly mapped boundary features, but uncertain. A small number of positive linear and discrete responses were located in the N part of the site, but they lacked a coherent morphology which prevented confident interpretation as former cut features. Modern magnetic debris and disturbance was also encountered, including a number of buried services	440m W
EWI9853	2021	TOPOGRAPHIC SURVEY. Earthwork in Parkfield	440m W
EWI10375	2021	EVALUATION. Land at Parkfields. Ten trenches identified the presence of a substantial ditch and bank with Medieval origins. Also present were in-situ chalk walls for a former building; most likely of late Post Medieval date, along with significant late Post Medieval/Modern disturbance in the SE side of the site which might be linked to the demolition of the former buildings in this area. On the edge of Trench 8 was a chalk and stone built well which is also marked on the 1st Ed. OS map	440m W

EWI10569	2024	GEOPHYSICAL SURVEY. Land off Windsor Drive. Identified anomalies relating to a series of former earthworks likely to be associated with features such as a former field system or lynchets. Several magnetic anomalies correspond with the high resistance responses, although it is not clear if they relate to cut features, or magnetically enhanced features within the former earthworks. Widespread magnetic contamination may have partially obscured weaker features	530m S
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