

**Land North of Swindon Road, Royal
Wootton Bassett**
Archaeological Management Plan
(including Scheduled Monument)

Gleeson Land
April 2026

tor
&co



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Abbreviations and conventions used in the text

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

Executive summary

This Archaeological Management Plan (AMP) has been prepared by tor&co on behalf of the client, Gleeson Land. The AMP concerns the long-term management and care of the site of Post mill at Church Hills (NHLE ref: 1018126) which is located in the northwestern area of Land North of Swindon Road, Royal Wootton Bassett (centred at SU 08204 83158), hereafter ‘the site’.

This document considers the historical background of the scheduled monument and the archaeological remains recorded within the remainder of the application site during the trial trench evaluation undertaken (Cura Terrae, 2025). It considers the current condition and management of the Monument, as well as identifying threats and vulnerabilities which have the potential to affect its long-term preservation. A site visit and walkover survey was undertaken to record the current state of the Monument, and to inform specific recommendations for its conservation and protection. The condition survey was informed by a photographic survey and a walkover undertaken by the tor&co Heritage Team on the 21st of May 2025.

A number of overall design principles have been formulated for the development (see Figure 7). Most relevant is the area of green open space area which comprises the designated area and will allow for a buffer around the Monument. The buffer zone will provide green open space, a play area, and integrated cycle and footpaths. An interpretation board will be installed within the buffer area to share information on the scheduled monument and its history and this, in addition to the public footpaths, will ensure its appreciation by the general public. The proposals therefore seek to provide heritage benefits, particularly in relation to the protection and long-term preservation of the Monument, in addition to raising awareness and appreciation for the asset to the general public (see Section 5 of this report).

General management recommendations are outlined, along with a prioritised management plan and schedule. The priorities are differentiated as ‘immediate’ (1–3 years), medium term (within 4–10 years) and long term (beyond 10 years).

The prioritised management recommendations set out in this report have been formulated in response to the observed threats and in consideration of the significance of the below-ground archaeological remains. Identified threats include damage and erosion arising from tree growth of the boundaries to the north and east of the asset, shrub and ground cover vegetation, and a general lack of public awareness and appreciation of the Monument.

It is considered that maintained clearance of scrub, along with the progressive and appropriate removal of trees along the hedgerow boundaries of the monument, in accordance with any TPOs and associated buffering, is the most efficient approach to preserve and enable the long-term survival of this heritage asset.

1 Introduction

- 1.1 This Archaeological Management Plan (AMP) has been prepared by tor&co in its role as the archaeological advisors to Gleeson Land. The AMP concerns the long-term management and care of the site of Post mill at Church Hills (NHLE ref: 1018126) which is located in the northwestern area of Land North of Swindon Road, Royal Wootton Bassett (centred at SU 08204 83158), hereafter 'the site'.
- 1.2 This assessment considers the historical background of the scheduled monument, along with their current condition and management, as well as identifying threats and vulnerabilities which have potential to affect their long-term preservation. To date, a desk-based heritage assessment was submitted in support of an outline planning application for the site (ref: PL/2025/09484) which was supported by a site visit, geophysical survey and archaeological trial trench evaluation.
- 1.3 Early in the design process, a series of development principles were established to ensure that the presence and significance of the Scheduled Monument were appropriately considered and integrated into the design of the scheme. These principles informed the master planning process and ensured that the Scheduled Monument is appropriately incorporated within the layout, with measures included to secure its long-term preservation. This includes the provision of a 50m buffer zone and associated landscape measures designed to protect the setting and integrity of the monument (discussed in detail in Section 5).
- 1.4 It is also intended that Historic England will be consulted and asked to agree the content of this management plan. This will enable the Scheduled Monument and its surrounding area to be managed without the need to apply for repeated consents for routine maintenance works, although this may be required for exceptional or unforeseen circumstances.
- 1.5 It is intended that this AMP will remain as draft until such time that the site has been sold and any management company appointed, as this party will be responsible for the long-term upkeep and management of the scheduled area. At point of sale, this document should be reviewed and updated by the new owner/s and final copies issued to Historic England (HE) and Wiltshire Council.

Purpose of the management plan

- 1.6 This draft AMP has been undertaken in support of the Outline Planning Application (OPA) (PL/2025/09484). The requirement for an AMP came from consultation responses from Historic England and the Wiltshire Archaeological Services following the submission of the OPA. It includes a strategy for the maintenance and management of the scheduled monument located within the northern area of the proposed development site.
- 1.7 This document has been informed by the documentation and surveys undertaken to inform the OPA, which included a Desk-Based Heritage Assessment (DBHA) (tor&co, 2025). The conclusions of the DBHA have been informed by the results of a geophysical survey that was undertaken within the site (SUMO, June 2025) and a trial trench evaluation (Curra Terra, September

2025).

1.8 The purpose of the plan is to:

- Set out the description and significance of the scheduled monument;
- Access and define the current condition of the designated asset;
- Assess and define current threats to the condition of both areas;
- Provide a programme of work to address any current condition issues to protect the remains during construction;
- Set out the management of these enhancements to ensure the future preservation of the scheduled monument;
- Enhance its value to the community through on-site interpretation and experience;

Location of the scheduled monument

1.9 The scheduled monument lies within the northwestern area of the site, located in the corner of two field boundaries in a field known as Church Hills. The monument includes a post mill mound located c.1km to the south of Midge Hall Farm. It is situated near the top of a south facing slope on the north side of Royal Wootton Bassett, affording views of the clay plain and chalk escarpment to the south. It is bounded to the north by vegetation and the east by further agricultural fields. The mound is circular and well defined, 29m in diameter and 1.5m high. It is surrounded by a ditch 2m wide and 0.3m deep representing the track of the mill wheel, giving an overall diameter of 33m. On the top of the mound there is a central depression 0.5m deep and 7m in diameter.

1.10 The scheduled area falls completely within the site boundary and therefore, this document relates to the whole of the scheduled monument area which lies within the northwestern area of the Land north of Swindon Road application boundary (PL/2025/09484).

Previous archaeological investigations

1.11 The geophysical survey that was undertaken within the site (SUMO, June 2025) and the trial trench evaluation (Curra Terra, September 2025) both confirmed archaeological material to be present within OPA redline boundary. However, the latter had proved the lack of associated remains to the monument.

1.12 A section 42 license was attained from Historic England prior to the geophysical survey taking place so that the monument could be included within the survey area of the application site. The survey recorded several barely discernible curving trends, and a zone of very slightly increased magnetic response, which correspond with the location of the Monument. Despite their weak nature, they have been attributed to being the remains of the post-mill due to their location and corroborative evidence (SUMO Services, 2025). Several further anomalies of varying origins, such as historic ridge and furrow cultivation, were recorded across the site.

- 1.13 The subsequent archaeological evaluation undertaken within the site did not identify any remains of the medieval post-mill to extend outside of the designated area. However, an area of concentrated medieval activity was recorded in the east end of the site which comprised of a several drainage ditches, refuse pits, a posthole and the remains of a possible demolished medieval building (Cura Terrae, 2025). The finds were indicative of a short-lived settlement that dates to the late-11th and 12th centuries, possibly extending into the 13th century in some cases. The works also revealed some limited evidence of Romano-British activity through residual material. The scheduled area was barred by Heras fencing throughout the duration of these works to ensure no harm was done to the Monument during the trial-trench evaluation.
- 1.14 The Wiltshire County Archaeologist confirmed that further archaeological mitigation will be required over the concentrated area of medieval settlement remains, recorded in the east of the application site.
- 1.15 The remains recorded during the evaluation are considered to be of a low, local significance and will not be subject to the same management and maintenance criteria as the scheduled area. They are therefore not considered further in this report.

Stakeholders

- 1.16 The principal stakeholders with leading interests in the progress of conservation and management of the Monument within this site are as follows:
- The Landowner. This definition encompasses the current landowner at the relevant point in time of the areas of land within the site that are either scheduled or within the APA, or their representatives (e.g. land management companies);
 - Historic England (HE);
 - The Wiltshire Historic Environment Record (HER).

Constraints

- 1.17 The site of Post mill at Church Hills (NHLE ref: 1018126) is a scheduled monument and therefore a designated heritage asset of national importance. It is subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979, which controls works affecting scheduled monuments and other related matters.
- 1.18 Details of any non-statutory arboricultural and ecological constraints within and adjacent to the site were sought and considered, in order to inform on any potential conflict with the management recommendations set out in this document. Any constraints have been taken into consideration in order to provide realistic management recommendations. Supporting documents with this information were submitted with the OPA.
- 1.19 The content of this AMP does not preclude the landowner or their representatives from seeking future variations to this strategy through

agreements with the LPA where unforeseen logistical or practical considerations (such as ecological constraints etc.) would present significant difficulties to implementing any part of this strategy. It is envisaged that, if such amendments to strategy were necessary, they would be agreed through the production of addendums to the Written Scheme of Investigation (WSI) and submission to the LPA for approval, rather than a revision to the AMP. However, large changes to the strategy (although not envisaged) may require a revised AMP and possibly Scheduled Monument Consent (SMC).

2 Legislation, policy and planning background

- 2.1 National policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 The relevant legislation concerning the treatment of scheduled monument is the Ancient Monuments and Archaeological Areas Act 1979. This act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to attain permission for works which would directly impact their preservation.
- 2.3 List entries in the schedule of ancient monuments kept by the Secretary of State are designated as such under the Ancient Monuments and Archaeological Areas Act of 1979. Scheduled monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage.
- 2.4 All works to scheduled monuments which fall within the definition of those specified in Section 2 of the 1979 Act require a prior application for consent to the Secretary of State, who is advised by Historic England. Applications for consent should be made through the relevant regional Historic England office.
- 2.5 The scope of works requiring consent is defined within Section 2 of the 1979 Act as: “demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding, or tipping material onto the monument”. Consent is frequently granted subject to conditions which determine specifications, working arrangements or schemes of archaeological work. Useful advice on scheduled monuments is provided within the English Heritage document Scheduled Monuments: A Guide for Owners and Occupiers, and within the document Scheduled Monuments: Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act, 1979, published by the Department Culture Media and Sport (DCMS) in 2010.
- 2.6 Class consent orders comprise categories of works for which permissions may be granted automatically, and for which re-application for SMC is not necessary. These are described in the Ancient Monuments (Class Consents) Order, 1994 (IS 1381), and include 10 categories of work. These are briefly itemised and described in the table below:

Table 1.1: Classes of Scheduled Monument Consent

Class of Works	Notes
Class 1: Agricultural, Horticultural and Forestry Works	Permitted works include those previously carried out lawfully, in the same position, and on the same spot within that location within the period of six years immediately preceding the date on which the works commence. Works not permitted include those likely to disturb the soil below the depth of 300mm, sub-soiling, drainage works, the planting or uprooting of trees, hedges or shrubs, stripping of topsoil, sub-soiling operations and commercial removal of turf. In the case of gardening operations, the laying of paths, hard standings or foundations for buildings is not permitted.
Class 2: Works by British Coal Corporation or their licensees	-
Class 3: Works by British Waterways	-
Class 4: Works for the repair or maintenance of machinery	-
Class 5: Works urgently necessary for reasons of Health and Safety	Works falling within this class consent order should be limited to the minimum measures necessary, and retrospective notice in writing should be provided as soon as practicably possible.
Class 6: Works undertaken by the Commission (Historic England)	-
Class 7: Works of Archaeological Evaluation	These include archaeological works required to inform an application for SMC and should be undertaken in accordance with a written specification approved for that purpose by the Secretary of State.
Class 8: Works carried out under certain agreements concerning Scheduled Monuments	i.e. works for the preservation, maintenance or management of a scheduled monument or its amenities being works executed in accordance with the terms of a written agreement between the occupier of the Monument and the Secretary of State or the Commission.
Class 9: Works grant-aided under Section 24 of the Act	-
Class 10: Works undertaken by the Royal Commission on the Historical Monuments of England or the Royal Commission on Ancient and Historical Monuments of Wales	-

- 2.7 In those cases where SMC is not required, it may still be necessary to obtain consents or permissions through the normal planning process. In addition, other consents or permissions may be required in addition to SMC, and there may be a requirement for wider prior consultation.
- 2.8 Subject to the agreement of HE, a number of minor maintenance and management works may qualify for inclusion within a management agreement

or fixed SMC, which may run for specified period and will avoid the need for repeated consent applications.

- 2.9 With reference to the scheduled monument area of the Post mill at Church Hills, falling within the application boundary, the cutting of the existing grassland does not require any form of consent. However, any other form of intrusive activity will need to be notified to HE who will determine if the works can proceed without consent to clarify if a Class Consent or SMC is required before commencement.

Relevant local planning policy

- 2.10 The archaeological remains recorded within the site (Cura Terrae 2025) are non-designated, in addition to the undated cropmarks listed within the site (TOR40) now proven to be post-medieval agricultural remains. Paragraph 216 of the NPPF applies which states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

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

Core Policy 58 Ensuring the conservation of the historic environment:

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

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

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

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

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

3 Description and history of the Monument

Context

- 3.1 This section comprises a factual description of the Monument located within the site and a summary of its history, before going on to summarise its significance based on:
- Physical characteristics of the Monument, as identified during the site visit, and including a summary of the geology and topography and current access availability;
 - Description of the Monument;
 - Summary of the historic development of the Monument; and
 - Discussion of significance.

The physical character of the monument

Geology and topography

- 3.2 The British Geological Survey (BGS) records the underlying bedrock geology of the Monument to comprise of the Kimmeridge clay formation, consisting of mudstone and limestone. Areas to the northeast and southwest of the Monument comprises the underlying geology of the Ampthill clay formation, mudstone. There are no superficial deposits overlaying the monument.¹
- 3.3 The topography of the application site gradually slopes down from the north west at c.136m aOD to c. 125m aOD in the east. The monument sits at c. 134mAOD.

Description of the monument

National Heritage List Entry (NHLE)

- 3.4 The official supporting description of the Monument listed by Historic England² is as follows:

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

¹ <https://geologyviewer.bgs.ac.uk>

² <https://historicengland.org.uk/listing/the-list/list-entry/1018126>

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

- 3.5 The site was scheduled in 1998 and since this time has continued in use as agricultural land, the current condition of which is described in Section 4 of this report. The schedule description notes that *'it survives well and is a good example of this class of monument. It will contain archaeological remains and environmental evidence relating to the monument and the landscape in which it was constructed'*.
- 3.6 The monument is situated near the top of a south facing slope, affording views of the clay plain and chalk escarpment to the south. The post mill is a mound approximately 1m in height and 29m in diameter. It would have supported a central post mounted on cross timbers, supporting a wooden windmill. Today, no above ground fabric of the mill remains, yet the mound is legible above the surrounding land. The 1998 NHLE scheduling and the HER record it as being surrounded by a ditch c.2m wide and c.0.3m deep representing the track of the mill wheel, giving an overall diameter of c.33m. On the top of the mound there is a central depression c.0.5m deep and c.7m in diameter.
- 3.7 Historically, the designated area has not been subject to any archaeological investigation. In June 2025, the Monument was subject to geophysical surveying which defined several weak anomalies within the designated area that have been attributed to being remains of the Monument (SUMO Services, 2025). Whilst some medieval features were recorded within the application site during the subsequent archaeological evaluation (Cura Terrae 2025), these were not directly associated to the mill and cannot be attributed to the designated asset or considered with the same weight. No remains of the post mill were recorded outside the bounds of the designated area, at least to the south and west of the Monument in which areas are located within the application site. The management area therefore focuses on the designated area and buffer around the Monument.
- 3.8 The finds recorded during the archaeological evaluation undertaken within the application site suggest a wider medieval agricultural landscape to be present to the west, east and southeast of the Monument. The application site is considered to be part of a farming settlement, with Marsh Farm, located further west, being the centre of the complex (TOR16 - 20). Both the presence of the Monument and dense concentration of medieval remains recorded within the site (Cura Terrae, 2025) appears to support this. Further associated remains within the wider setting of the Monument may be present to the east, including the non-designated ridge and furrow recorded in the field immediately to the east (TOR40), and possible medieval field systems further to the east (TOR41). However, it should be noted that these non-designated assets, recorded outside of the application site (TOR40 & 41), have not been subject to any archaeological investigation, and their interpretation as potential medieval features remains conjecture to date.

Summary of the historic development of the monument

- 3.9 The following background information is a succinct summary of the results of the desk-based assessment (DBA) carried out by tor&co (2025), with a specific focus on the evidence most relevant to the monument. The desk-based assessment has been submitted in support of the OPA.

Palaeolithic - Iron Age (c.500,000 BC-AD 43)

- 3.10 Within a 1km radius of the scheduled monument, the historic environment record (HER) list three records dating to the prehistoric period, all of which are recorded a considerable distance away from the asset. A single microlith of Mesolithic date (TOR1) is recorded c.750m to the north west of the site. A Bronze Age barbed and tanged arrowhead was uncovered at Manners Field, Marsh Farm (TOR2), approximately 800m north west of the site. Finally, a trial trench evaluation undertaken at Brynard's Hill, at the edge of the 1km study area to the south of the site (EV2 &3), revealed a Roman ditch (TOR46), with residual prehistoric pottery suggesting later Bronze Age and Iron Age activity in the vicinity.

Roman (AD 43-410)

- 3.11 Royal Wootton Bassett lies within the former territory of the *Dobunni* tribe, whose settlements and field systems formed part of the cultural landscape encountered by Julius Caesar during his expeditions to Britain in 55 and 54 BC, and later incorporated into the Roman province after the conquest in AD 43. The wider region contains evidence of Roman-period occupation, including villas, farmsteads, and roadside settlements connected by key transport routes such as Ermin Street to the north east and the Bath–Cirencester Road to the west.
- 3.12 The findspot of a Roman coin (TOR3), is recorded to the west of the Monument, although the circumstances of this find are not recorded.
- 3.13 Excavations at Marsh Farm 800m to the north west, revealed pits and quarries of Romano-British date, some of the pits that were excavated contained pottery (TOR30 & 31). Excavations at Brynard's Hill also recorded evidence of Romano-British material (TOR46).
- 3.14 At Lydiard Tregoze, 900m north of the site a geophysical survey revealed positive linear, rectilinear, curvilinear and discrete anomalies that relate to rectilinear enclosures, a 'D'-shaped enclosure, ring-ditches, trackways and pits. Ditch-like and pit-like anomalies of uncertain origin were also revealed (TOR24). Spreads of magnetic debris to the north west of the area are associated with surface scatters of Romano- British pottery, tile and slag.
- 3.15 A 'few sherds' of Roman pottery (TOR 4) were also recovered during construction associated with road building, c. 250m to the east of the Monument and site area.

Early medieval period (AD 410 -1065)

- 3.16 Royal Wootton Bassett was first recorded in AD 681 as '*Wodeton*' (wood-settlement), and the settlement was held by Lord of the Manor Alan Bassett in 1200. The town was granted the right to hold weekly markets in the reign of Henry III in the first half of the 13th century.³

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

- 3.17 A pit cut by a medieval enclosure ditch which contained a sherd of Saxon pottery and animal bone (TOR 15) was uncovered at Marsh Farm, north west of the Monument.

Medieval (AD 1066–1485)

- 3.18 Several of the farmsteads within the study area are the sites of medieval settlements, including: Midge Hall, to the north of the site, which was a medieval moated grange attached to Stanley Abbey (TOR37) recorded as Mighal in 1165; Lydiard Tregoze (TOR27) c.620m to the west; Woodshaw (TOR38), c.1km to the south of the site; and the historic core of Royal Wootton Bassett with St John's Hospital being founded in 1266.
- 3.19 Excavations at Marsh Farm (EV12) revealed a complex of paddocks and other features spanning the medieval period with early post- medieval re-use of several boundaries. The site is considered to be part of a farming settlement with Marsh Farm being the centre of the complex (TOR16 - 20). Linear features, ditches, an enclosure and a possible building were dating to the medieval period were also found during excavations at Marsh Farm (TOR44, 47-48).
- 3.20 Within the site is the location of the scheduled monument, the medieval post mill (TOR42, NHLE 1018126). Post mills were a form of windmill dating to the medieval period in which the wooden superstructure rotated about a central vertical post. The central post was mounted on cross timbers which were stabilised by being set into a mound, which is the only remaining noticeable feature on the site at present.
- 3.21 Trial trenching undertaken within the site did not identify any remains within the proximity of the Monument that relate to the windmill. It did however, identify a dense area of medieval activity concentrated at the east end of the site and may have been associated with a short-lived settlement. These features were concentrated at the east end of the site and may have been associated with a short-lived settlement. The features identified here consist of probable structural remains, waste pits, and drainage features which all indicate the possibility for a small-scale domestic settlement or waste material related to a nearby settlement. A significant quantity of pottery and other datable material was recovered from these trenches, which also suggests prolonged use or occupation of the site. Evidence of possible subsistence patterns through food waste was also recovered from some of the features. The range of medieval pottery suggests activity at the site was short-lived, and largely restricted to the 12th century, though possibly starting in the late 11th century and perhaps continuing into the 13th, with two small sherds from the late 12th/13th to 14th century (Cura Terrae, 2025).
- 3.22 This would support the case that the site is located within a wider medieval occupation and agricultural area; the possible medieval ridge and furrow and complex of field systems to the east of the monument supports this further, should the remains be deemed to be of medieval origins (TOR40 & 41).
- 3.23 By the early 13th century, the manor passed to the Anglo-Norman Basset family, beginning with Alan Basset, who held two knight's fees of the Honour of Wallingford by 1210. The family established Vastern Great Park, a large deer park recorded in 1229 and constructed parkland and fishponds to supply their estate.

Historic development of the site

- 3.24 A number of historic maps were assessed for the site. The 1840s tithe map does not cover the site itself but does show the land south west of Swindon Road as being largely undeveloped.⁴
- 3.25 The site first appears on the Ordnance Survey map of 1884–1885 (figure 4a), showing that the land between Swindon and Wootton Bassett remained largely undeveloped. The map depicts the 17th century houses and cottages at Lime Kiln Studios (LB8), 38 Old Purton Road (LB4) and Lower Woodshaw Farm (LB5) and Noremarsh House (LB7), to the south of the site.
- 3.26 Small-scale, piecemeal developments had begun to appear by the 1922-25 OS map (figure 4b), including Elmcroft House immediately west of the site, and Marsh and Midge Hall (LB2 & 3) to the north of Swindon Road, these were the primary developments in the area north of Wootton Bassett at the time. Additional buildings were also recorded along Swindon Road. The map identifies the site as part of Church Hills, characterized by enclosed land surrounded by trees or vegetation.
- 3.27 The historic layout of the site appears relatively unchanged by the mid-20th century (figure 4c); however, the boundaries are more sinuous and less defined suggesting that the land had been reordered to a certain degree. Small scale development along Swindon Road had occurred, and the growth of Wootton Bassett from the south west was evident. This growth resulted in the tripling in size of the town between the 1960s and 2001⁵ which was supported by the opening of the M4 motorway c.800m north of the site in 1971. The OS map of 1983 (figure 4d) shows the extent of which development has populated around Royal Wootton Bassett.
- 3.28 The present-day mapping records the five fields at Church Hills as having been largely amalgamated as one, with the land enclosed by Elmcroft and the northern border of the site now defining the edge of open landscape extending to Midge Hall.
- 3.29 The historic maps are generally demonstrate that the vast majority of the site was in agricultural use from at least the mid-19th century and remained largely unchanged throughout the 20th century.
- 3.30 The monument therefore possesses high archaeological interest, and is a good example of a surviving medieval feature. The current setting of the mill makes only a limited contribution to its significance. The mill itself retains little discernible above-ground presence within the landscape, and neither within the boundaries of the monument nor in the wider area, are there visible traces or surviving features of its original landscape, associated monuments, or historical context that can be meaningfully appreciated. The experience of the site is that of a typical arable field enclosed by mature hedgerows and trees, including

⁴ This can be accessed at: <https://www.thegenealogist.co.uk>

⁵ <https://www.historic-uk.com/HistoryMagazine/DestinationsUK/Royal-Wootton-Bassett/#:~:text=Having%20always%20been%20a%20modest,linking%20London%20to%20South%20Wales>

newly established woodland in the north western corner, rendering it visually indistinguishable from other fields in the surrounding locality.

4 Current condition of the Monument

Standards and guidance

- 4.1 The NPPF introduced the concept of interests to assess the significance of heritage assets. These interests are also set out in Historic England guidance (Statements of Heritage Significance: Analysing Significance Assets, Historic England Advice Note 12, 2019) which echoes the definitions set out in national policy and guidance on the historic environment:
- 4.2 A site visit and walkover survey was undertaken by tor&co on 21st May 2025, which assessed the current condition of the Monument and surrounding area of the application site. The approach used is equivalent to a Level 2 record as described by Historic England, in its guidance Understanding the Archaeology of Landscapes (Historic England, 2007). This is a descriptive record that provides qualitative information and provides a basic descriptive and interpretive record of an archaeological monument or landscape, as a result of field investigation. A Level 2 record will typically consist of:
- The core monument record (i.e. the NHLE entry);
 - Written account;
 - Survey drawings: accurate cartographic location and extent of the monument(s); and
 - Ground photography as appropriate.
- 4.3 The purpose of the survey is to identify any heritage ‘threat’ or ‘crime’ language utilised by the Forum on Information Standards in Heritage (FISH) Thesauri.⁶ The FISH Thesauri comprises a structured wordlist which is used to standardise terminology, setting the standard for heritage data which is then held and managed by multiple organisations.
- 4.4 This section details the identified heritage ‘threats’ and ‘crimes’ currently affecting the Monument, as well as its experience. For clarity, this assessment makes the following distinction between the two groups:
- Heritage crime – considered here to comprise wilful damage to the Monument, i.e. as a result of man-made action such as arson, vandalism and dumping; and
 - Heritage threat – Considered here to comprise nonintentional damage to the Monument, i.e. as a result of natural processes such as erosion, collapse and animal burrowing. This group is also considered to include accidental damage, i.e., damage resulting from forestry, and visitor erosion (e.g. use of non-official footpaths).
- 4.5 Where instances of heritage threats or crime were identified on site, they have been given a threat and/or damage level. The damage level pertains to the

⁶ <https://heritage-standards.org.uk/fish-vocabularies/>

actual harm incurred to date. The threat level pertains to the longer-term harm which may be incurred if unchecked.

4.6 The threat/damage levels assigned are as follows:

- Severe: significant and/or irreparable damage, which has harmed the significance of the Monument, or is likely to;
- Moderate: material damage, which may potentially reduce or affect the significance of the Monument; and
- Slight: issues, which are not causing appreciable physical harm to the Monument but may affect one's experience of it.

4.7 The following paragraphs discuss the surveyed form of the Monument with reference to the previous investigations discussed above. They discuss the general condition, comparing historic descriptions and plans.

Current condition of the monument

4.8 Currently, the monument survives as an overgrown mound in the north of the field that comprises the application site, with a general level of overgrowth of shrubs, weeds and grass over the monument. The remainder of the site is utilised for agricultural purposes and is subject to regular cultivation practices as relevant to the crop present on site. The Monument and designated area however remains much more overgrown than the remainder of the application site (Figure 6c-e).

4.9 The monument is accessed through the gated entryway of the application site along Swindon Road to the south (Figure 6a). Although not an official entryway to the monument this allows access to the Monument through the field that comprises the site. At present however, there is no public access to the site and Monument.

4.10 The current experience of the Monument within the site is that of an overgrown mound, positioned in the corner of the field boundaries that divide the parcels of Church Hills (Figure 6b-e). The designated area as a whole is less kept than the remainder of the site; the vegetation here is overgrown and contains large, irregular areas of weed and shrubbery throughout, whilst the site itself is regularly maintained for crop cultivation.

4.11 As such, in its current form there is no visible experience of the Monument other than the mound itself; it is difficult to discern any other related features. The current condition of the Monument is a natural progression of the historic natural variations through time and an apparent sparse level of the appropriate management of the vegetation in and around the Monument, especially to that of the remaining field outside of the designated area.

4.12 The monument does not extend outside of the site boundary to the north, which comprises well-kept fields of arable land beyond the hedgerows which make up the Monuments northern boundary.

Condition Survey

- 4.13 There were no heritage crimes observed during the recent walkover. As it is located within a private field, access to the Monument is likely irregular and it remains out of public sight. A lack of access to the general public may have kept the Monument away from any level of Heritage Crime, at least as observed from the recent walkover.
- 4.14 The contrast in vegetation management between the designated area and the remainder of the site would also indicate that recent agricultural activity, such as ploughing, excluded the Monument area.

Heritage Threats

- 4.15 The following instances of heritage threat were recorded at the Monument:
- Agricultural and Land management
 - Neglect and Natural decay leading to forestry⁷ and scrub growth.
- 4.16 The agricultural land use of the site, both historically and in the modern period, is likely to have had an effect upon the Monument and designated area. The site has likely been under agricultural use since the medieval period, likely from the time the mill was in operation, and this has no doubt led to an effect upon the conditions around the designated area. Agricultural land use from the post-medieval period to the modern day is likely to have had a negative impact upon the archaeological remains of the Monument. The mound that is currently present is quite distinctive when viewed from the site and the different levels may be as result of historic agricultural activity; the land manipulation directly around the monument may have warped the modern interpretation of the remains that are actually present. Any such subsidiary material that was associated to the mill may have also been removed through the repeated cultivation activity within its immediate vicinity.
- 4.17 Whilst there are no trees on the Monument, it directly bounds the northern hedgerow and treeline boundary of the site which have been subject to survey. This treeline and hedgerow boundary around the northern area of the monument comprises of the tree types of “Blackthorn, Common hawthorn, Dog rose and Wych elm.” To the east of the monument area the tree types of “Blackthorn, Common hawthorn, Dog rose and Wych elm” also. The trees along the eastern boundary comprise of “Common ash / Fraxinus excelsior”.⁸
- 4.18 Forestry or the existing tree stock comprises a threat to the monument (Figures 6e-d) as overgrown and unmanaged trees or scrub can negatively impact the archaeological resource via root damage or collapse/uprooting and by providing

⁷ According to the FISH Thesauri definition, this term encompasses everything relating to trees, be it plantation or naturally occurring. It is also worth noting that the trees within the site are not a product of plantation.

⁸ See the Design and Access Statement (Stantec, 2025), pages 40-41. This has been submitted in support of the OPA (PL/2025/09484).

cover for burrowing animals. However, it is also recognised that the trees must be maintained for their ecological value.

- 4.19 The threat levels to the significance of the Monument from the existing tree lines around the monument is considered as low as despite their somewhat limited management, they remain a relative distance to asset. There is a low level considered to the damage from the shrubbery and weeds across the monument as again, rooting can cause some harm and these are located over the monument itself, albeit their rooting remains very shallow (Figures 6d).
- 4.20 Appropriate felling of diseased or unstable trees will reduce the potential for damage to underlying remains through windthrow. In this regard, it is expected that such trees within the site will be prioritised for felling or pruning, proposed for those at the eastern boundary of the monument.
- 4.21 No stump grinding or burning will be permitted and it is expected that trees will be cut to ground level and the stumps/roots left to rot. For their ecological value, small piles of wood arisings may be left on-site but located away from archaeological earthworks.

Other potential threats

Metal Detecting

- 4.22 There are no instances recorded of metal detecting activities within the scheduled area and given the hidden, unaccusable nature of the monument this does not appear to be an issue.

Public Danger

- 4.23 The monument is located on private land, and the site as a whole is regularly worked due to agricultural use. Therefore, it is unlikely to be part of an area for anti-social behaviour as the site is regularly monitored by the current occupiers.

Animal Burrowing

- 4.24 No clear instances of animal burrowing were identified and recorded during the site visit.

5 The proposals

- 5.1 The proposed development for the site is as follows:

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

- 5.2 A number of overall design principles have been formulated for the development (see Figure 7). Most relevant is the area of green open space area which comprises the designated area and allows for a buffer around the monument. A summary of this is as per below:

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

Northern footpath

- 5.3 A leisure footpath is proposed along the northern boundary of the development area. This is set well away from the scheduled monument and extends across the whole of the site. In relation to the Monument, this will allow for public access and viewing of the monument in the northwestern area of the site but set outside of the Historic England buffer zone. It will allow for safe viewing for the general public and access to the northern green corridor proposed at the site.

Public Open Space

- 5.4 The area of open space (as discussed above) provides a buffer zone between the designated area and the proposed development. This presents an opportunity for public enjoyment by adding a formal play space and beautification type soft planting (outside of the designated area).

- 5.5 The creation and maintenance of the POS will naturally increase the surveillance of the Monument and create safe opportunities for its enjoyment and discourage anti-social activities.

Interpretation board and heritage focused public art

- 5.6 The proposals also considered the inclusion of an interpretation board. This would likely be installed within the POS area to avoid any intrusive works, likely just outside the boundary of the scheduled area.
- 5.7 The information content and location of the board will be submitted to, and agreed by, the Landowner, HE and WC.
- 5.8 It is acknowledged that an interpretation panel is a simple and widely accepted solution for community engagement which, in this case would comprise a major heritage benefit by promoting the Monument and its history and significance. It is envisaged that the interpretation board would describe the history of the monument in its wider setting and the previous archaeological investigations within the site. This interpretation board allied to the creation of a suitable and inviting POS also presents an opportunity in itself for the visitors' engagement with the monument.
- 5.9 A coinciding area of heritage focused public art will bring further local engagement and awareness to the monument and add to the general amenity of the POS area. Again, this will likely be focused outside the Monument area to avoid any intrusive works or heritage threat through its installation.

Heritage benefits from the proposals

- 5.10 The proposals have been formulated with full consideration of the heritage sensitivities and constraints affecting the site. The current unmanaged state of the landscape within the designated area presents a range of opportunities to deliver heritage benefits, particularly in relation to the protection and long-term preservation of the Monument. More broadly, these interventions also have the potential to contribute to the conservation and enhancement of the surrounding historic environment and its wider landscape context.
- 5.11 Improving the condition and accessibility of the Monument represents a key objective reflected within relevant heritage policy. Accessibility in this context relates not only to physical entry but also to the quality of visitor experience and the ability of the site to communicate its historic significance. These aims are addressed through the design principles underpinning the proposed works.
- 5.12 The active participation of the public in the stewardship of heritage assets is widely recognised as a fundamental component of sustainable conservation. Encouraging community engagement fosters a sense of shared responsibility and supports the long-term safeguarding of historic resources. This principle is articulated within the *Conservation Principles* (2008) published by Historic England, which highlights the importance of accessibility and knowledge dissemination:

"2.2 Learning is central to sustaining the historic environment. It raises people's awareness and understanding of their heritage, including the varied ways in which its values are perceived by different generations and communities. It

encourages informed and active participation in caring for the historic environment.”

- 5.13 In light of these principles, an appropriate level of public engagement and outreach should be explored. Any such initiatives would need to be developed through consultation between Wiltshire Council, the landowner, and Historic England.
- 5.14 Nevertheless, opportunities for public access and engagement should be regarded as medium-term objectives. Immediate management priorities should focus on the maintenance and control of vegetation on and around the archaeological remains, the removal of invasive or damaging scrub across the site, and the management of overgrown vegetation along the northern and eastern site boundaries.

6 Monument management plan: Detail

Responsibilities

- 6.1 The measures set out in this AMP cover the provision, inspection, maintenance, repair and replacement (as necessary and appropriate) of management prescriptions and measures put in place for the Monument, taking into account factors including its archaeological, ecological, landscape and social interest, alongside its amenity use.
- 6.2 The responsibility for carrying out the functions of this document and the ongoing management and maintenance of the Monument following completion will be the responsibility of the Landowner.

Current Management

- 6.3 Currently the Monument is not consistently managed or maintained, with only occasional removal of overgrown vegetation, this would appear to be less frequent than the remaining field that makes up the application site and is activity worked and maintained through crop cultivation.

Interim management (during construction and subsequent archaeological works within the site)

- 6.4 As there are no upstanding remains within the site, the monument comprising the below-ground remains of an overgrown post-mill mound, the archaeological resource is understood to consist entirely of buried remains within the existing grassed area. The in situ archaeological remains at the site are protected somewhat by the level of topsoil currently over the Monument. To facilitate the survival of the remains it is crucial that this topsoil layer is not compromised.
- 6.5 The following activities are prohibited within the Monument:
- Any hard machining or excavation
 - Excessive compression
 - Working in saturated, wet conditions
 - Vehicle tracking or damage
 - Ploughing
 - Tree or hedge planting
 - Storage of materials
 - Boring or tunnelling
 - Construction of earthworks
- 6.6 The designated area will be enclosed with secure Heras fencing for the entire duration of the on-site works. The fencing will be inspected on a regular basis to confirm that it remains in its intended position and has not been displaced. This measure is intended to prevent unauthorised access or accidental disturbance

during the construction period. The fencing will remain in place until the final major stages of construction have been completed.

- 6.7 Throughout the construction phase, responsibility for the fencing will lie with a nominated senior member of the construction team. A visual inspection will be undertaken weekly by a senior member of staff to confirm that the fencing continues to provide an effective physical barrier around the scheduled area. Where any damage or movement is identified, arrangements will be made for repairs to be carried out promptly.
- 6.8 Information regarding the purpose of the scheduled area and the associated restrictions will be communicated to all site personnel through a Tool Box Talk delivered as part of the site induction process for all teams involved in the development. A copy of this AMP will be retained within the main site office for reference, and supervisors and foremen will each be provided with a copy.
- 6.9 In addition, a copy of the AMP will be maintained within the project documentation for the full duration of the construction phase. In the event of any transfer of project management responsibilities, a formal briefing will be provided to ensure that the incoming manager is fully informed about the scheduled area and the relevant requirements.

Construction Phase Site Condition Assessment

- 6.10 It is recommended that a Site Condition Assessment of the monument is undertaken every six months during the first two years of the construction phase. This assessment should be carried out by an organisation registered with the Chartered Institute for Archaeologists (CIfA), in accordance with an approved Written Scheme of Investigation (WSI) relevant to the applicable phase of works, and in consultation with the Council's archaeological advisor.
- 6.11 The purpose of this assessment programme is to allow any direct or indirect impacts on the monument to be identified at an early stage, enabling appropriate evaluation and remedial action where necessary. Undertaking surveys over successive years will also increase the likelihood of identifying seasonal effects that may not be apparent at other times of the year. Should any significant or unresolved adverse impacts on the scheduled area be identified, it may be necessary to extend the period of monitoring. The decision regarding when these assessment intervals may cease will rest with Wiltshire Council (WC).
- 6.12 To ensure the reliability and comparability of the Site Condition Assessments, it is essential that consistent criteria are applied during each survey. This approach will facilitate efficient analysis of the results and enable meaningful comparison between datasets collected at different stages.
- 6.13 It is further recommended that a standardised format for the Site Condition Assessment is developed and agreed by all relevant stakeholders, subject to approval by WC. A copy of each completed survey should be provided promptly to the Council's archaeological advisor to allow for review and, where required, the preparation of an action plan outlining any necessary remedial measures.
- 6.14 The Site Condition Assessment is expected to be completed within a single day, although the exact duration will depend on the number and nature of any impacts identified within the scheduled area. It is proposed that a separate

Impact Form be completed for each individual impact recorded during the assessment. Each form will be supported by a digital photographic record documenting the identified impacts, together with general photographs of the scheduled area. A covering summary outlining the findings of the survey will also be prepared. The completed documentation will be submitted to the Council within 20 working days for monitoring purposes.

- 6.15 Where no adverse impacts are identified within the scheduled area, a brief covering summary will still be prepared and submitted to WC within the same 20-working-day period. This will include general photographic images of the scheduled area to provide a visual record of its condition at the time of the assessment.
- 6.16 Detailed criteria for the Site Condition Assessment Impact Form, together with a standard template, will be developed and provided at the detailed stage of the project.

Future management objectives (post-construction)

- 6.17 The general objectives of the recommendations of this AMP are to ensure the sustained conservation and enhancement of the Monument.
- 6.18 It is expected that, with the right procedures in place, the managed trees and POS will deliver clear benefits for the conservation of the below-ground archaeological resource.
- 6.19 The general principles set out below are expected to be applied on-site to achieve these benefits.
- 6.20 The Monument will be utilised as informal and naturalistic grassland with POS and no intrusive works are proposed. The maintenance of the Monument in this fashion will keep shrub and tree growth under control. Only vehicles/machinery necessary for the cutting of the grassland in the Monument, and to manage scrub/tree growth, will be permitted.
- 6.21 If the ownership of and/or responsibility for the Monument subsequently changes, the transfer will be accompanied by this AMP. The requirements contained therein will be identified to the new owner/custodian.
- 6.22 The location of the Monument, adjacent to the road and near residential development, will discourage unauthorised metal detecting, burrowing animals and any anti-social behaviour.

Public Open Space Management

- 6.23 The POS areas will be maintained with regular vegetation management and clearance, mowing of grass, litter picking and general maintenance of the play space area and amenity planting.

Review and monitoring of management plan

- 6.24 A key aspect of the management plan will be the preparation and inclusion of a timetable (see below, page 28) for the implementation of the principal actions so that all stakeholders can understand and review its progression.
- 6.25 The circumstances or the condition of the Monument could change, and the introduction of a regularly repeatable assessment must be part of the management plan.
- 6.26 Responsibility for these measures (see table below), as well as for informing HE and WC of any change to the condition of the Monument beyond 10 years, will fall entirely to the Landowner.
- 6.27 Monitoring will include updates as necessary on the following matters:
- Condition of buried remains and areas of erosion which may require consolidation works (erosion is unlikely to occur as the remains are below ground)
 - Condition of the interpretation board
 - Any occurrences of illegal activity affecting the scheduled monument, which shall be reported to HE immediately
- 6.28 HE will be consulted by WC and the Landowner to implement solutions to resolve any damaging effects on the scheduled monument.

Management schedule

- 6.29 The table below provides a general guide to implementing specific and general management recommendations as outlined within this section. The information provided within the table is interpreted to be a useful quick-reference summary checklist. It is essential that the management recommendations are considered in full alongside this.
- 6.30 The priorities for undertaking the proposed management works are defined in accordance with the severity of the impacts of the threats identified. They are as follows:
- Immediate (within 1 – 3 years);
 - Medium term (within 4 – 10 years); and
 - Long-term (beyond 10 years)
- 6.31 The management plan and schedule set out below is organised in respect of the following areas:
- Scheduled area; and
 - POS area immediately adjacent to the scheduled area, hereafter just referred to as POS.
- 6.32 The tabulated schedule (includes the location, the corresponding task and the level of priority).

- 6.33 To progress any of the actions mentioned below, the WC and the Landowner will liaise with HE for advice and clarification on consent requirements.

Table 1.2: Management plan and schedule

Location	Task	Priority
Monument	Agree working access routes in POS and buffer area around the Monument Fence monument/designated area Non-intrusive ground matting is required, in order to reduce erosion. Action results.	Immediate (1–3 years).
Monument and adjacent area of POS	Careful felling of existing saplings abutting the Monument within the site in the hedgerows to the north and east.⁹ Destructive vegetation such as bracken and ivy should be carefully removed and treated to prevent regrowth. No replanting of trees. Maintain and monitor condition.	Immediate (1–3 years).
Monument	Maintain the Monument clear of any littering and guarantee the provision of at least one litter bin ¹⁰ to encourage visitors to discard rubbish appropriately.	Immediate (1–3 years).
Adjacent area of POS	Maintain POS area clear of any littering.	Immediate (1–3 years); Medium Term (4–10 years); and Long Term (beyond 10 years).
Monument	Erect an interpretation board outside the boundary of the scheduled area. Again, with	Immediate (1–3 years); Medium Term (4–10 years); and Long Term (beyond 10 years).

⁹ Any trees with TPOs and associated protective buffering should be taken into consideration.

¹⁰ Should be erected outside the Monument, otherwise will require SMC

	the public heritage inspired art, to enhance public engagement.	
Monument and adjacent area of POS	Creation and maintenance of mown paths and through routes in POS, but outside the designated area, to discourage free movement and mitigate erosion from public movements.	Immediate (1–3 years); Medium Term (4–10 years); and Long Term (beyond 10 years).
Adjacent area of POS	Create and maintain play area in POS.	Immediate (1–3 years); Medium Term (4–10 years); and Long Term (beyond 10 years).
Scheduled Area	Removal of scrub, if possible, practical and appropriate, and maintenance of grass cover as applicable over the designated area. Maintain site clear of self-seeded saplings and scrub. Monitor ongoing condition. No replanting.	Medium Term (4–10 years); and Long Term (beyond 10 years).

- 6.34 Prior to the commencement of any works, full consultation should be undertaken between WC, Landowner and HE. Given that the Site includes a scheduled monument. HE should also be consulted as to the potential requirements for SMC, or whether the proposed works are covered by Class Consent in respect of the existing forestry works.

Plan review and updating

- 6.35 The information presented in this AMP will be held by the Landowner, who will be responsible for it being amended and updated. Consequently, this printed version may quickly become out of date, particularly in relation to the planned work programme and ongoing monitoring observations.
- 6.36 There will be a formal review of this plan every five years, and a summary of monitoring results can be obtained on request from the Landowner.
- 6.37 This AMP will be archived with the relevant depository, including the Wiltshire HER and HE (if required).

7. Conclusions

- 7.1. This AMP concerns the long-term management and care of the site of Post mill at Church Hills (NHLE ref: 1018126).
- 7.2. This document considers the historical background of the site of Post mill at Church Hills (NHLE ref: 1018126) along with its condition and current management, as well as identified threats and vulnerabilities which affect the monument and its long-term preservation. A detailed condition survey of the monument outlining its current state, has been provided to inform specific recommendations for the Monument's conservation and protection. The condition survey was informed by a walkover survey undertaken on the 21st of May 2025, photographic survey and geophysical survey. The results of which have been detailed in a comprehensive desk-based heritage assessment which was submitted as part of the OPA.
- 7.3. General management recommendations are outlined, along with a prioritised management plan and schedule. Priority scales are differentiated as Immediate (1–3 years), Medium Term (within 4–10 years) and Long Term (beyond 10 years).
- 7.4. The prioritised management recommendations set out in this report have been formulated in response to the observed threats and in consideration of the significance of the above and below-ground archaeological remains. Identified threats include damage and erosion arising from tree growth, shrub and ground cover vegetation and a general lack of public awareness and appreciation of the monument.
- 7.5. It is considered that maintained clearance of scrub, along with the progressive and appropriate removal of trees along the hedgerow boundaries of the monument, in accordance with any TPOs and associated buffering, is the most efficient approach to preserve and enable the long-term survival of this heritage asset.

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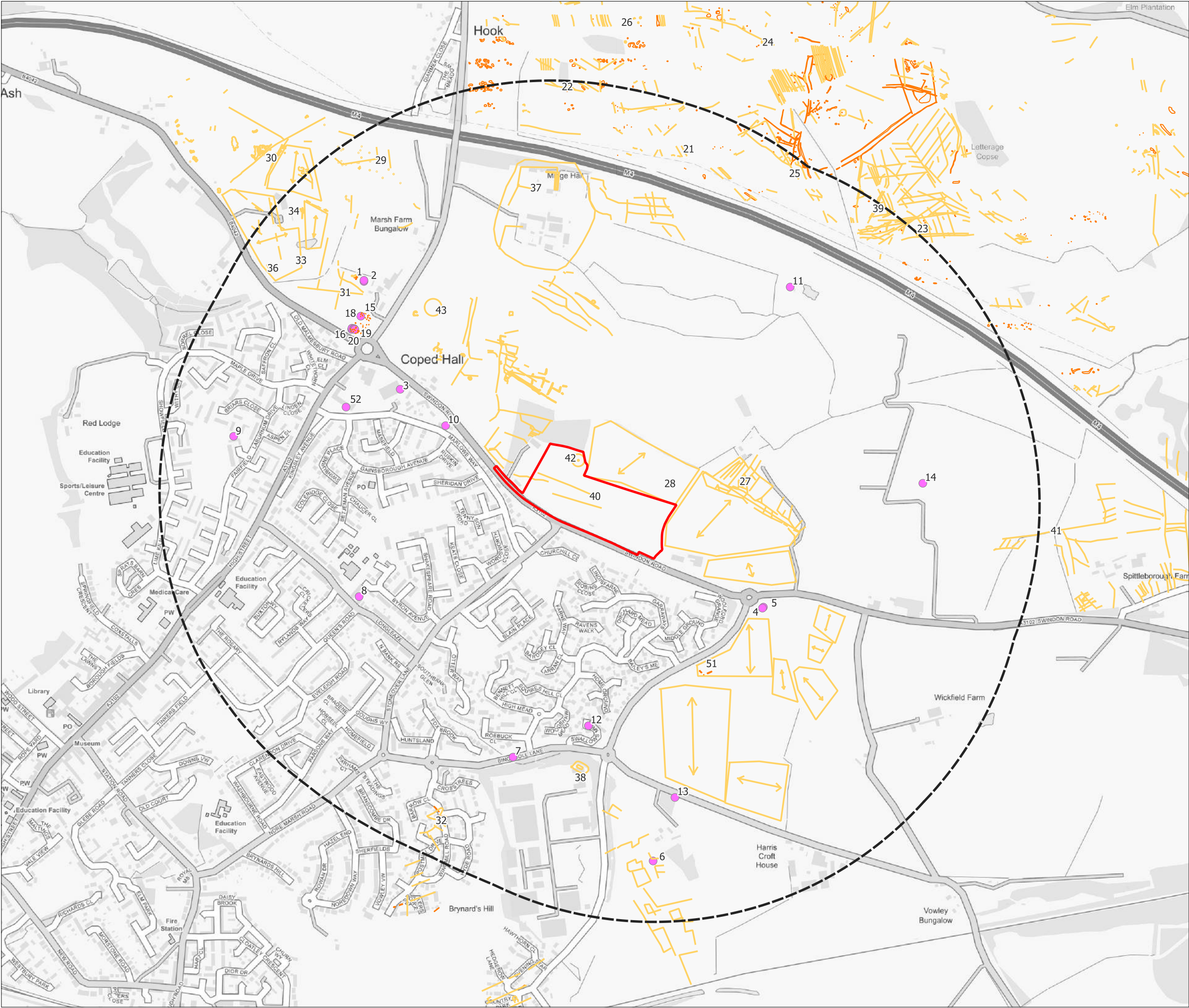
British History Online – <https://www.british-history.ac.uk>

National Heritage List for England – <https://historicengland.org.uk/listing/the-list/>

The Genealogist (for Tithe records) – <https://www.thegenealogist.co.uk>

National Planning Practice Guidance – <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Figures



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

Notes/Revision

Land north of Swindon Road, Royal
Wootton Bassett
Gleeson



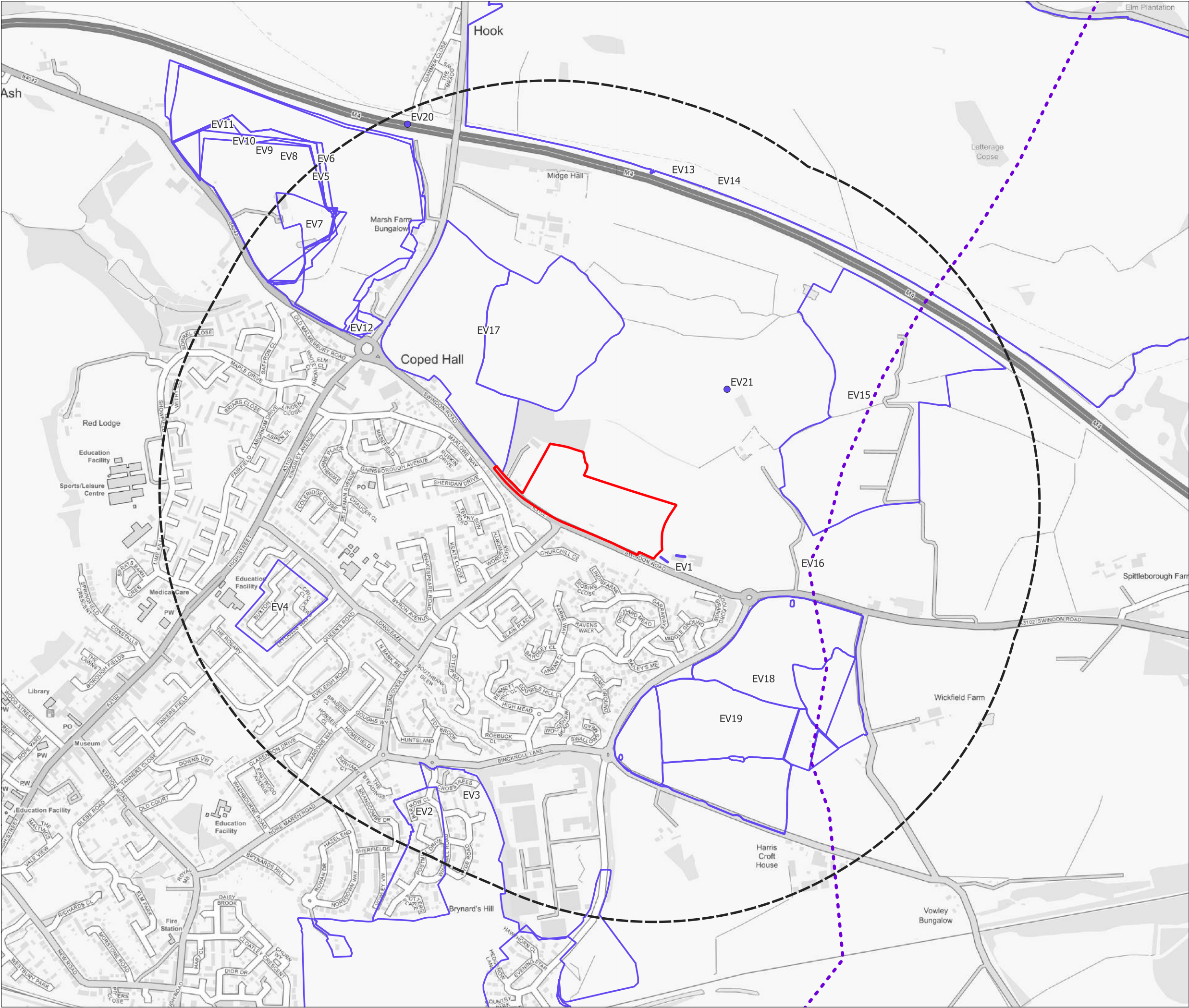
Figure 1: Non-designated assets within
the site and 1 km study area

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Project number: 227627	Scale @A3: 1:10,000	Date created: 2025/10/28
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- Site boundary
- 1km study area
- Events line
- Events point
- Events area

Notes/Revision

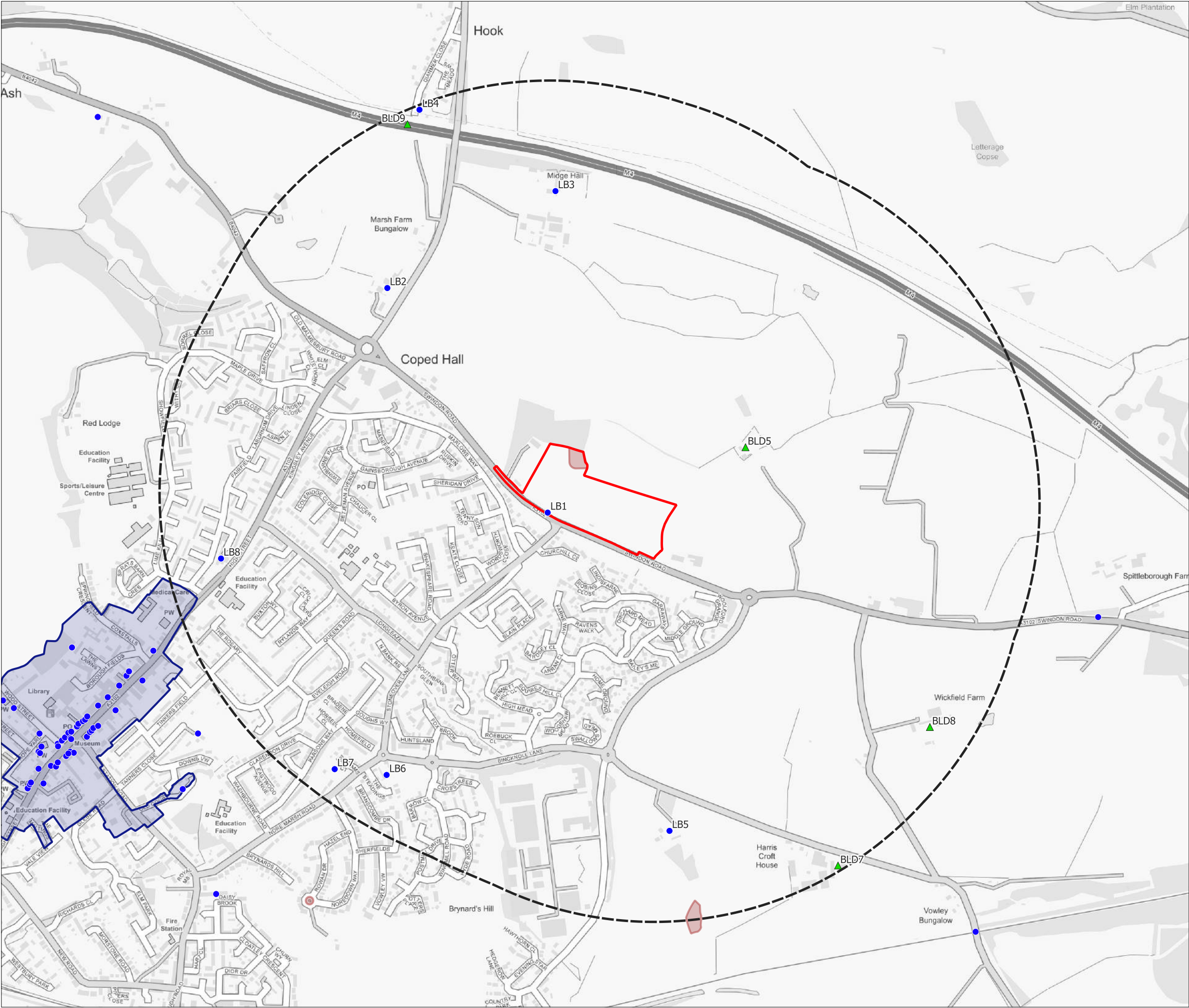
Land north of Swindon Road, Royal
Wootton Bassett
Gleeson



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

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Site boundary

1km study area

Buildings from HER

Listed buildings

Scheduled monuments

Conservation areas

Notes/Revision

Land north of Swindon Road, Royal Wootton Bassett
Gleeson

0250500 m

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

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Figure 4a: Ordnance Survey map 6\"/>a mile, dated 1884-85

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Notes/Revision

Land north of Swindon Road, Royal
Wootton Bassett
Gleeson

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

Status:	Drawn by: JC	Checked by: JA
Project number: 227627	Scale @A3:	Date created: 2025/10/28
Drawing number: TOR-04b	Revision: -	

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Notes/Revision

Land north of Swindon Road, Royal
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Figure 4c: Ordnance Survey map 6''
to a mile, dated 1956

Status:	Drawn by: JC	Checked by: JA
Project number: 227627	Scale @A3:	Date created: 2025/10/28
Drawing number: TOR-04c	Revision: -	

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Notes/Revision

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

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 Site boundary
 1km study area

Notes/Revision

Land north of Swindon Road, Royal
Wootton Bassett
Gleeson

0 200 400 m



Figure 5: Aerial photograph of the
site and surrounding area

Status:	Drawn by: JC	Checked by: JA
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Drawing number: TOR-H006	Revision: -	

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Figure 6a. Primary access to the application site and the Monument along Swindon Road. Facing east



Figure 6b. Eastern approach to monument, facing northwest. Overground mound is visible.



Figure 6c. Closer view of the Monument, overground vegetation and mature hedgerow boundaries visible.



Figure 6d. The overgrown vegetation on the Monument, facing southwest.



Figure 6e. – Eastern boundary of the monument. Overgrown vegetation of the Monument (right), in comparison to the crop overlying the remainder of the site (left). Facing south.



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

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

TOR ID	MON ID	Description
1	MWI9323	Mesolithic Flint, Manners Field, Prob Marsh Farm
2	MWI9328	Bronze Age Arrowhead, Manners Field, probably Marsh Farm
3	MWI9333	Romano-British Coin, NW of Coped Hall
4	MWI9339	Romano-British Pottery, Church Hills
5	MWI9355	Medieval Pottery, Church Hills
6	MWI9368	16th Century Coin, 3 Lindisfarne, Woodshaw
7	MWI67242	Site of Outfarm, East of Upper Noremarsch
8	MWI67244	Site of Outfarm, North East of Wootton Bassett
9	MWI67248	Site of Outfarm, South East of Spratt's Barn
10	MWI67251	Site of Coped Hall Farm (Coped Hall)
11	MWI67400	Site of Outfarm, South East of Midge Hall
12	MWI67402	Site of Upper Woodshaw
13	MWI67404	Site of Outfarm, North of Lower Woodshaw
14	MWI67583	Site of Outfarm, East South East of Church Hill Farm
15	MWI77357	Possible Saxon Pit, Marsh Farm
16	MWI77359	Medieval Postholes, Marsh Farm
17	MWI77359	Medieval Postholes, Marsh Farm
18	MWI77359	Medieval Postholes, Marsh Farm
19	MWI77359	Medieval Postholes, Marsh Farm
20	MWI77359	Medieval Postholes, Marsh Farm
21	MWI31562	Ridge and Furrow at Land South of Hook Street, Lydiard Tregoze
22	MWI31582	Land Drains at Land South of Hook Street, Lydiard Tregoze
23	MWI31584	Land Drains at Land South of Hook Street, Lydiard Tregoze
24	MWI31585	Cut Features, Ditches, Pits and Enclosures, Land South of Hook Street, Lydiard Tregoze
25	MWI31586	Linear Features, Land South of Hook Street, Lydiard Tregoze
26	MWI31587	Discrete Features, Land South of Hook Street, Lydiard Tregoze
27	MWI31620	Deserted Medieval Village, Church Hill, Lydiard Tregoze
28	MWI31621	Ridge and Furrow, Possible Land Drains or Water Meadows and Hollow Way at Church Hill, Lydiard Tregoze
29	MWI74345	Field Boundary, Marsh Farm
30	MWI74350	Pits, Marsh Farm
31	MWI74351	Ditches, Marsh Farm
32	MWI74692	Ditches, Brynard's Hill
33	MWI74765	Ridge and Furrow, Marsh Farm
34	MWI75184	Quarry, Marsh Farm
35	MWI75185	Field Boundary, Marsh Farm
36	MWI75186	Field Boundaries, Marsh Farm
37	MWI9344	Midge Hall
38	MWI9346	Woodshaw
39	MWI9374	Linears, SW of Letterage Copse
40	MWI9375	Earthworks, Midgehall
41	MWI9381	Field System, Spittleborough Farm
42	MWI9384	Windmill Mound, Church Hills
43	MWI9385	Enclosure, South of Midge Hall
44	MWI74349	Building, Marsh Farm
45	MWI75741	Post Medieval Ditches, Land at Brynard's Hill
46	MWI75742	Roman Bank and Ditch, Brynard's Hill
47	MWI77358	Medieval Linears/Ditches, Marsh Farm
48	MWI77360	Medieval Enclosure, Marsh Farm
49	MWI77361	Post Medieval Ditches, Marsh Farm

50	MWI77362	Post Medieval Pit, Marsh Farm
51	MWI78920	Medieval Ditch and Pits, off Swindon Road
52	MWI79169	Buffer Depot 96R Wootton Bassett

Archaeological events

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

Designated heritage assets in 1km study area

TOR NO	NLHE	Description
SM1	1018126	Post mill at Church Hills
SM2	1018388	Medieval rural settlement 240m south of Lower Woodshaw Farm
LB1	1283221	Milestone At NGR SU 080831, Opposite Noremarsh Road GV II Milestone, After 1821. Limestone. Incised Inscriptions Repainted Out Of Register. Inscriptions: Hexagonal Head TO BATH 28 Miles, Oval Stem, Left Side: TO SWINDON 5 Miles. Right Side: TO WOOTTON BASSETT 1 Mile TO CHIPPENHAM 15 Miles. On Foot: TO OXFORD 35 Miles
LB2	1363676	THE MARSH GV II House, early C19. Brick, hipped slate roof with 2 flat-roofed dormers. 2-storey and attics. 3 bays, 2 rooms deep. Central stair hall with flanking reception rooms, stacks to dividing walls. Elevation: canted later C19 bay windows, 20 and 12-pane sashes to first floor. 6-panel central door, upper panels

		glazed, and round fanlight. Later C19 open timber framed moulded porch. Interior not seen.
LB3	1283141	MIDGE HALL GV II Farmhouse, C18. Rubble limestone, recent concrete tile roof. Late C18-early C19 refacing of main block. 2-storey 2 room deep plan of 3 bays with central stair hall. 2-bay forward wing to right with gable stack. Single storey extension to left. C19 12- and 16-pane sashes to refronting, c1910 bow window. Side and rear close spaced fenestration altered in C19. Interior: Open well stair with turned balusters. Moat of earlier manor house to rear of house filled in for motorway construction.
LB4	1022666	38, OLD PURTON ROAD GV II Cottage, c1730. Roughcast over cob with timber framing. Thatched roof with 3 flush dormers. 1-storey and attic, 3 bays with entry to centre bay. Gable stacks. C20 rear sunlounge. Boarded door with glazed light. Timber casement windows. Said to be one of 30 built by Lady Meux c1730.
LB5	1022691	LOWER WOODSHAW FARM GV II Cottage, early C17. Brick faced stone and hipped thatched roof with flush dormers. 3 bays, 1 storey and attic, original cross passage behind axial stack. Added C19 service bay and C20 extension. Colourwashed brick facade with C20 doors and timber paned windows. Exposed timber frame in gable. Internally, chamfered beams with cut stops. Stone fireplace with oven and stair behind stack. Wattle and daub in roof space.
LB6	1184322	UPPER NOREMARSH FARMHOUSE GV II Farmhouse, C18 rebuilt c1830 after fire, and late C19 extensions. Brick, rendered with false ashlar and quoins. Brick right extension and return towards road, coach house with weathercock and gable oculus. 2-storey, 3-bay with central stair hall and flanking reception rooms. 2 conjoined rear wings at right angles with side stacks. Main block stacks in gable and axial to central bay. Central 6-panelled door, upper panels glazed. Margin glazed sashes, casements to extensions. Further hipped extension towards road, now garage.
LB7	1022710	NOREMARSH HOUSE AND GATE PIERS GV II House, late C17 - early C18. Rubble stone with ashlar quoins, hipped stone slate roof with 3 hipped dormers. 3-bay, 2-storey with attic. Central hallway and rear stair tower. Stacks to rear walls of lateral rooms. C19 rear wings. Facade rendered, central framed porch with low pitched gable on elaborate carved brackets, the whole on stone moulded sill. 6-panelled rounded-head door within moulded architraves and carved spandrels, all probably C17 work imported from elsewhere, 16-pane sashes in 6 bays, windows to return blocked, timber casements to dormers. Interior: Large central hall and open well stair with panelled dado and turned balusters. Chamfered axial ceiling beams. Opposite porch,

		rusticated gate piers with ball finials. Reputedly associated with the wool trade, evidenced by pulley wheel in roof.
LB8	1183927	LIME KILN STUDIOS GV II House, c1690 for Dr. Harding, diaper brick with stone quoins and window dressings and stone plinth. Stone slate roof and dormers. 2 storey and attic and cellar. L-plan with door in re-entrant angle to original stair hall. Late C18 rubble stone extension to wing. 6-panelled door within stone architrave over 2 steps. Flat canopy on consoles. Moulded stone string course. 12-pane sashes with simple stone architraves and gauged brick arches with stone keys. Hollow moulded eaves. Interior altered, good stair of 3 storeys, 2 turned balusters to each tread. Panelling partition by stair, Stone moulded fireplaces, some room panelling. Good later C20 extensions as lobby to studios.
CA1		Wootton Bassett Conservation Area

Appendix 2: Glossary of specific technical terms

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

