

Land North of White Street, West Lavington, Wiltshire

Archaeological Desk-Based Assessment

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LANDGAGE HERITAGE LIMITED

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Project Details

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Non-technical summary

This report has been prepared in relation to the land at Land North of White Street, West Lavington, Wiltshire, (the study site) on behalf of C G Frys and Sons. This land is proposed for development as a residential development. This assessment has been produced to inform a planning application for the proposed development of the study site.

This report has been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessments (CIfA 2014), as well as Historic England (HE) guidance on the assessment of the significance and setting of heritage assets (HE 2015 and 2017, respectively). The assessment provided in this report has been informed by a review of data from the historic environment record (HER) held by Wiltshire Council, data in the National Heritage List for England (NHLE) held by Historic England, a review of lidar data held by the Environment Agency (EA) and aerial imagery from available sources, as well as by the results of previous archaeological investigations within the study site and the wider area around the study site.

A review of the available evidence indicates that the study site has a known potential for the presence of Prehistoric/Roman chance finds based on the single sherd of pottery identified during the trial trenched evaluation. However, based on the results of the trial trenched evaluation there is no potential for archaeological features dating to the Prehistoric and Roman periods and no potential for below ground remains dated to the Medieval period. Finally, there is a known potential for the presence of Post-Medieval below ground remains in the form of pits associated with the previous agricultural and allotment activity across the study site. The assessment also considered the impact of previous agricultural activity within the study site to affect the survival of the potential archaeological remains identified. The extensive farming of the study site will have resulted in some impact on any buried remains; however, some remains of interest may have survived. As such any remains which survive are likely to be truncated but not completely removed.

This assessment has found that any below ground remains which may be present within the study site would be of no more than local significance, as defined in section 3.3.8 of this assessment. Any remains associated with the Post-Medieval period may have some limited historical interest and could contribute to our understanding of the development of the Post-Medieval settlement of West Lavington.

Paragraph 207 of the NPPF provides policy on the level of information required to inform a planning application with regard to impacts on the historic environment. This report has confirmed the nature and level of the significance of the likely archaeological remains within the study site and has described the impact of the proposed development on that significance. It therefore meets the requirements of paragraph 207 of the NPPF.

This report also describes if there is a need for mitigation measures to minimise and compensate for the anticipated impacts of the proposed development. The implementation of these measures would ensure the proposed development complies with the requirements in paragraph 218 of the NPPF, which requires that a record is made of heritage assets which may be lost, which advances understanding of their significance. Given the results of the trial trenched evaluation the LPA archaeologist Neil Adam confirmed that the archaeological remains which would be impacted by the scheme can be considered mitigated. Therefore, no further archaeological works are required within the study site.

Conclusions

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of

archaeological impacts. It therefore accords with the requirements in paragraph 216 of the NPPF and core policy 58 of the Wiltshire Core Strategy 2015 to 2026, adopted in 2015.

1.0 Introduction

1.1 The Study site

1.1.1 This archaeological desk-based assessment considers land north of White Street, West Lavington, Wiltshire (Fig. 1). It has been prepared by Landgage Heritage Ltd on behalf of C G Frys and Sons. It has been prepared to inform a planning application for the residential development of the study site.

1.1.2 The southeastern corner of the site (hereafter referred to as the study site) is located at grid reference SU 00527 53211.

Site Conditions

1.1.3 The study site comprises two pasture fields lined with mature foliage and hedgerows, the fields are bisected on an east/west alignment by a fence.



Plate 1 Site Location shown on Satellite Imagery

Location, Geology and Topography

1.1.4 The study site is located west of West Lavington, 40m southwest of the A360 and immediately north of white street (see Fig. 1). The study site occupies an area of approximately 2.1ha, with a height above ordnance datum (aOD) of approximately 91m aOD in the northwest of the study site before sloping down towards 87m aOD in the south of the study site. Plate 2, overleaf, provides a topographic model of the study site based on Environment Agency Lidar data terrain model data from 2022. The lighter blue contours indicate lower elevations, and the darker blue indicate higher elevations.

1.1.5 The underlying geology of the study site comprises sandstone, glauconitic of the Upper Greensand Formation, which formed during the Cretaceous period between 113 and 93.9

million years ago. No superficial deposits are recorded within the study site (BSG geology of Britain viewer 2024).

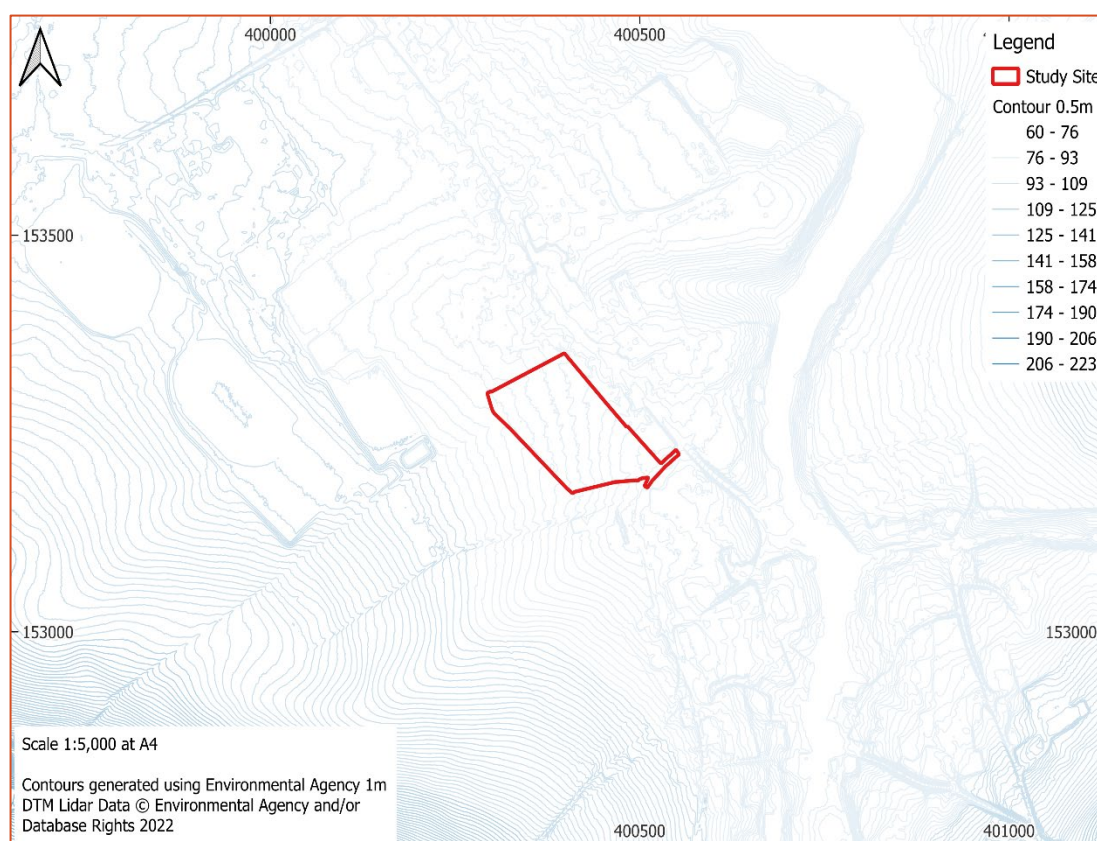


Plate 2 Contour map of the study site and the surrounding area

1.2 The Proposed Development

- 1.2.1 The study site has been identified by the West Lavington Parish Council as a potential area for housing allocation. It was shortlisted as Site 3 within the Neighbourhood Development Plan 2017 – 2026 adopted in 2019, as a site with a number of factors in its favour including the opportunity to deliver affordable housing. The study site would form part of a residential development comprising mixed-use dwellings and their associated infrastructure.

1.3 Purpose and Scope of Assessment

- 1.3.1 This report assesses the effect the proposed development would have on the significance of heritage assets, through any direct physical effects. This assessment is made in the context of the statutory and policy framework set out in section 2. It follows best practice, and the approach to the assessment is set out in section 3. It has also been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessment (CIfA 2017).
- 1.3.2 Section 4 of the report provides:
- An assessment of the potential the study site has to contain buried archaeological remains, based on available evidence;
 - An assessment of the significance of the buried archaeological heritage assets which could be affected.

- 1.3.3 Section 5 provides an assessment of the effect the implementation of the proposed development would have on the significance of the heritage assets, including a consideration of any mitigation measures and residual effects.
- 1.3.4 Finally, section 6 provides a summary of the results of the report.

2.0 Legislative, Planning and Development Plan Framework

2.1 Ancient Monuments & Archaeological Areas Act 1979

- 2.1.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of scheduled monuments.

2.2 National Planning Policy Framework & Planning Practice Guidance

Introduction and General Overview

- 2.2.1 Government policy in relation to the historic environment is set out in section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides policy for local planning authorities, property owners, developers and others on how effects to heritage assets which would result from a proposed development should be weighed and considered in plan-making and planning decisions.
- 2.2.2 The NPPF is supported by guidance provided in the Planning Practice Guidance (PPG), which helps to clarify some terms and requirements within the NPPF. The PPG has a category on the historic environment, which provides specific guidance in relation to heritage policies in section 16 of the NPPF.
- 2.2.3 In paragraph 202, the NPPF describes heritage assets as an irreplaceable resource, which should be "conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

Key Heritage Policies

- 2.2.4 Section 16 of the NPPF contains a number of key policies in relation to decision-making and the historic environment. These are briefly described below and are referenced to the NPPF by paragraph number.
- 2.2.5 Paragraph 207 provides policy on the level of information required to inform a planning application which affects the historic environment. It states that developers must describe the significance of any heritage assets which would be affected by a proposed development, and specifies that the level of detail should be proportionate to the assets' importance and no more than is required to understand the impact the development would have on the significance of the asset.
- 2.2.6 Paragraph 212 requires that decision makers give great weight to the conservation of designated heritage assets when considering applications that could affect an assets' significance. It also makes clear that great weight must be given irrespective of the degree of harm which would result.
- 2.2.7 Paragraph 213 states that any harm to the significance of a designated heritage asset must be supported by a clear and convincing justification. It then goes on to differentiate between designated heritage assets, and designated heritage assets of the highest significance while setting policy in relation to substantial harm:

Substantial harm to or loss of:

- (a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- (b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II**

registered parks and gardens, and World Heritage Sites, should be wholly exceptional

- 2.2.8 The NPPF does not provide a definition of substantial harm, however the Planning Practice Guidance on the historic environment provides guidance on how to identify substantial harm in paragraph 18a-018:

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

- 2.2.9 Paragraph 214 then states that where a development would result in substantial harm or loss to a designated heritage asset the local planning authority should refuse consent unless it can be demonstrated that the proposed development would provide substantial benefits that clearly outweigh the harm, or specific circumstances apply.
- 2.2.10 Paragraph 215 specifies that where a development would result in less than substantial harm to the significance of a designated heritage asset, then this harm should be weighed against the public benefits of the proposal.
- 2.2.11 Paragraph 216 specifies that effects of a proposed development on the significance of non-designated heritage assets should be taken into account in the determination of the planning application, and requires that a balanced judgement is had having regard to both the scale of any harm or loss, and the significance of the asset.
- 2.2.12 Paragraph 218 requires that developers record and advance understanding of the significance of any heritage assets to be lost, in a manner proportionate to the significance of the asset to be lost, and to make this evidence publicly available.
- 2.2.13 Paragraph 219 requires that local planning authorities treat favourably planning applications that preserve elements of the setting of a heritage asset that contribute positively to its significance, or better reveal or enhance the significance of the heritage asset.

Key Definitions

- 2.2.14 Annex 2 of the NPPF provides a number of key definitions in relation to the historic environment:

- **Heritage Assets:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest:** A heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets:** World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- **Significance:** 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.
- **Setting:** 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.
- **Conservation** (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

2.2.15 In addition to the definitions provided in Annex 2 of the NPPF, the PPG also provides important definitions of what is meant by architectural, artistic and historic interest in paragraph 18a-006:

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.2.16 The Levelling-up and Regeneration Act 2023 introduced the following definition of cultural heritage in Section 152(4) of the act:

“Cultural heritage” means any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest.

2.3 Local Planning Policy

2.3.1 Local planning policy is provided by Wiltshire Council's Wiltshire Core Strategy 2015 to 2026, adopted in 2015. This contains the following policy which is relevant to this assessment:

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 structure 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.

3.0 Assessment Methodology

3.1 Scope of Study

For the Assessment of Archaeological Potential

- 3.1.1 The archaeological potential of the study site will be assessed by reviewing available relevant evidence, both from within the study site, and also from the surrounding area, and using this to assess the potential the study site has to contain buried archaeological remains. The evidence will be drawn from the following resources, where relevant and available:
- The LPA's Historic Environment Record (HER) data;
 - The results of previous archaeological investigations (if available and relevant);
 - The National Heritage List for England (NHLE) held by Historic England;
 - The Historic England Archive;
 - Pastscape;
 - The Archaeology Data Service (ADS);
 - Local studies and record office research;
 - Environment Agency lidar data (if available and relevant);
 - Aerial photography (if available and relevant);
 - A site walk over (where possible and appropriate); and
 - Review of historic mapping.
- 3.1.2 In addition, information about the topography and geology of the study site will also be collated and considered alongside the archaeological evidence.
- 3.1.3 These records and resources will be examined in relation to the study site, and a suitable buffer zone (the study area) around the study site. This is to ensure that the baseline information used to inform the assessment of potential for the study site includes sufficient information with which to understand the context of the evidence discussed. The extent of the study area needed to inform the assessment will depend on the quantity and quality of the evidence available, as well as the size of the study site among other factors.
- 3.1.4 The standard extent of the study area is usually 1km from the study site's boundary. However, this may be varied depending on the nature of the evidence available; for example in some urban settings there may be a high quantity of evidence in the immediate vicinity of the study site, meaning that the extent of the study area can be reduced and more focussed on the study site and the immediately surrounding area.
- 3.1.5 On this occasion, a 1km search radius from the study site boundary is considered appropriate for the study area.

3.2 Methodology for assessment of archaeological potential

- 3.2.1 The available evidence will be reviewed and used to determine what potential the study site has to contain buried archaeological remains. Regard must be had to the reliability of the evidence reviewed, any limitations inherent in the methods used to generate that evidence, and to the relevance of the evidence in informing the assessment of

archaeological potential of the study site. The assessment will consider the available archaeological evidence by historical period.

3.2.2 It is not necessary to describe all available evidence for each period exhaustively; the assessment of potential should focus on the evidence which helps to clarify the archaeological potential of the study site.

3.2.3 The historical periods referred to in this assessment are set out below:

Prehistoric period

Palaeolithic	900,000 BC to 12,000 BC
Mesolithic	12,000 BC to 4,000 BC
Neolithic	4,000 BC to 2,300 BC
Bronze Age	2,300 BC to 800 BC
Iron Age	800 BC to AD 43

Historic period

Roman	AD 43 to AD 410
Early medieval/Saxon	AD 410 to AD 1066
Medieval	AD 1066 to AD 1485
Post-Medieval	AD 1485 to AD 1901
Modern	AD 1901 to present

3.2.4 The potential for the study site to contain buried remains will be categorised as either known, moderate, general, low, limited, no potential or unknown potential, based on the criteria set out below.

- **Known potential:** where a site is known to have archaeological remains, for example from evidence provided by archaeological investigations.
- **Moderate potential:** where the available evidence suggests there is a strong possibility for a site to contain archaeological remains, but it is not conclusive or certain. For example, an adjacent field to that being assessed has been subject to archaeological field investigations and is known to have evidence of occupation remains. But there is no clear evidence in the results of the investigations that these remains continue into the site being assessed.
- **General potential:** where the available evidence suggests that archaeological remains may be present in the study site, but the evidence is not clear enough to determine whether the study site is likely or unlikely to contain associated buried remains. For example, there may be a general potential for archaeology, evidenced by residual finds in nearby investigations and other evidence in the wider area, but no clear evidence close to the study site, which would help to determine whether their presence within the study site is likely or unlikely.
- **Low potential:** where the available evidence suggests that the presence of archaeological remains within a site is unlikely, but this is not certain or conclusive.
- **No potential:** where a site is known to have no archaeological remains, for example due to past mineral extraction, or when previous archaeological works demonstrate that no remains are present.
- **Unknown potential:** where there is insufficient information to provide any assessment of the archaeological potential of a site.

- 3.2.5 The assessments of potential set out above can refer to the potential across the whole of the study site, or to only part of it. For example, potential for evidence from a particular period may be focussed in a specific part of the study site, or there may be evidence of localised mineral extraction.

3.3 Methodology for Assessment of the Significance and Setting of Heritage Assets

- 3.3.1 The significance and setting of the heritage assets considered within this report will be assessed using the methodology set out below. The methodology has been informed by Historic England's Good Practice Advice in Planning notes 2 and 3, which provide guidance on the assessment of the significance and the setting of heritage assets.
- 3.3.2 This section will therefore firstly summarise the methods set out in the Historic England guidance notes. This will be followed by a description of how the Historic England methods will be applied within this report.

Methodology for Assessment of Significance of Heritage Assets

- 3.3.3 Ultimately the assessment of the significance of archaeological remains and other heritage assets is a matter of professional judgement, having regard to the available evidence, including research priorities, guidance, as well as any designation the asset may have. However, assessments of significance should follow Historic England's Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment (GPA 2). This sets out that, when assessing the significance of a heritage asset, the nature, extent and level of the significance should be considered.
- 3.3.4 The **nature** of the significance refers to a heritage asset's archaeological, architectural, historic or artistic interest (NPPF annex 2), and to what extent its significance is derived from one or more of these. For example, a buried archaeological site may have high archaeological interest, but limited artistic interest.
- 3.3.5 The **extent** of the significance refers to the area in which the significance resides, which includes the setting of a heritage asset.
- 3.3.6 The **level** of significance refers to the heritage asset's importance; for example scheduled archaeological remains are considered to be of the national significance. For the purposes of this assessment, the significance of the heritage assets will be assessed to determine whether they are of the highest national, national, regional, local or limited significance. The distinction between heritage assets of national, as opposed to those of the highest national significance has been made to reflect the distinction made in paragraph 213 of the NPPF.
- 3.3.7 The assessment will be made with reference to the Principles of Selection for Scheduled Monuments provided in Annex 1 of the DCMS policy statement on Scheduled Monuments, Historic England designation guidance and research priorities set out in the relevant regional and local archaeological research frameworks, as appropriate.
- 3.3.8 The levels of significance used in this assessment are briefly defined below.
- **National (highest significance)** - Scheduled monuments (and archaeological remains of demonstrably equivalent significance), protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites.
 - **National** - Grade II listed buildings, grade II registered parks or gardens and conservation areas.

- **Regional** - Archaeological remains which have considerable archaeological interest, but which do not meet the criteria for designation. Remains which contain evidence that would make a substantive contribution to regional research objectives. A historic building with considerable architectural and historic special interest, but which does not meet the criteria for listing.
- **Local** - Archaeological remains which have clear archaeological interest, and which preserve evidence that would contribute to local research priorities. Such remains would make a limited contribution to regional research objectives. Locally listed historic buildings identified by the LPA, for example in a conservation area appraisal.
- **Limited** - Archaeological remains which have limited evidence that would not meaningfully contribute to local or regional research objectives. A historic building which retains limited original fabric, and/or whose historic interest has been largely compromised.

Methodology for Assessment of Setting of Heritage Assets

- 3.3.9 The setting of heritage assets will be assessed in line with Historic England's Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (GPA 3). This sets out a five-step process for the assessment of the setting of a heritage asset (Historic England, 2017, p 8):

Step 1. Identify which heritage assets and their settings are affected.

Step 2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4. Explore ways to maximise enhancement and avoid or minimise harm.

Step 5. Make and document the decision and monitor outcomes.

- 3.3.10 This assessment will consider Steps 1 through 3 for all heritage assets which require assessment. Step 4 may be considered on a case by case basis as required. Step 5 is beyond the remit of the assessment.
- 3.3.11 The guidance also sets out the “twin roles” of setting in relation to the significance of heritage assets. It states that the setting can either contribute to the significance of a heritage asset, or provide an ability to appreciate that significance (Historic England, 2017, p 1 and 4).

Application of methods within this report

- 3.3.12 A full assessment of the potential impacts and effects of a proposed development on the significance of a heritage asset must incorporate the approaches in both GPA 2 and GPA 3, as it is necessary to understand both the setting and the significance of a heritage asset in order to understand what effect a development proposal would have on the significance of the heritage asset in question.
- 3.3.13 This report has therefore been structured to ensure that each step within both guidance notes is undertaken consistently for each heritage asset assessed. Table 1, below, sets out where each step of GPA 2 and 3 are found within this report. The table is organised around the first four steps in GPA 3, as the assessment of significance outlined in GPA 2 forms part of step 2 of the approach set out in GPA 3.

Table 1: Summary of application of Historic England guidance within report	
GPA 3 Steps	Location within report and descriptions
Step 1	- Section 3.1: Sets out the search areas used to determine which heritage assets may require further assessment. - Section 4.1: Describes any refinements to the scope of the assessment.
Step 2	- Section 4: Contains descriptions of all the heritage assets which have been confirmed as requiring further assessment, consisting of: - o An assessment of the potential the study site has to contain buried archaeological heritage assets. - o An assessment of the significance of the archaeological heritage assets, in accordance with the approach set out in Historic England's Good Practice Advice in Planning note 2, and summarised above; and - o A description of the extent and setting of the heritage asset, and of the role the asset's setting plays in its significance if any.
Step 3	- Section 4: There will also be an assessment of the role the study site plays within the setting and significance of any potential archaeological heritage assets, confirming whether the study site forms part of or is within the setting of the heritage asset, and whether it is a positive, negative or neutral aspect of its setting and / or significance. This helps to inform the impact assessment. - Section 5: Provides an assessment of the impacts and effects of the proposed development on the significance of the heritage asset. This is undertaken in accordance with the approach set out in sections 3.4 and 3.5, below.
Step 4	- If appropriate, additional mitigation measures may be suggested to further reduce any harm identified in section 5.3.

3.4 Assessment of Impacts

3.4.1 As is confirmed by the PPG: "What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset" (PPG 18a-018). The NPPF uses the term "harm", when discussing the impacts of a development on the significance of a heritage asset. The assessment of the overall impacts of the proposed development on the significance of heritage assets is evaluated by taking into account both the significance of the heritage asset, and the nature and extent of the predicted impact on that significance. If a proposal would change the setting of a heritage asset in a way which is considered harmful, it is essential that clear reasoning is provided on why the change would lead to harm. That reasoning must explain how the change to the setting of the heritage asset would either affect some element of its setting which contributes to its significance or hinder the appreciation of the asset's significance.

3.4.2 The NPPF identifies only three levels of harm, substantial harm, less than substantial harm and no harm in the wording of the policies set out in paragraphs 213-215. However, as is noted above, the PPG states that substantial harm is a "high test" (PPG Paragraph 18a-018). This means that less than substantial harm can encompass impacts that range from just below substantial harm, down to just above negligible, which is a considerable range of impacts. Furthermore, in paragraph 18a-018 the PPG also clarifies that:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

- 3.4.3 Therefore, to ensure the impacts are clearly articulated, where a finding of less than substantial harm is identified it will be categorised as either medium or low depending on the degree of harm. This results in a spectrum of potential impacts on the significance of heritage assets which ranges from no impact up to substantial harm. This spectrum of impacts is summarised in Table 2, below, along with brief descriptions of the terms used.

Table 2: Criteria for determining the degree of harm on the significance of heritage assets	
Level of impact	Description
Substantial harm	- Total or substantial loss of the significance of a heritage asset. - Harm to a heritage asset through effects to its setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial harm - medium	- Moderate harm to a heritage asset, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial harm - low	- Low level of harm to the significance of a heritage asset. - This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value). - Low level of harm to the heritage asset's significance through effects to its setting.
Negligible	- A change to a heritage asset or its setting that involves no loss of significance or harm.
No Impact	- No change to a heritage asset or its setting.

- 3.4.4 Assessments of the degree of harm on the significance of heritage assets are based on the extent to which the proposed development would affect the nature, extent and level of significance of the asset. By nature this process is not quantitative but relies on professional judgement. However, this judgment is informed by accepted, observable facts, such as spatial relationships and designations.

3.5 Assessment of Heritage Benefits

- 3.5.1 There are no criteria within the NPPF or in the PPG for the assessment of beneficial effects to the significance of heritage assets. However the NPPF does make it clear that enhancements to the significance of heritage assets are desirable (paragraph 210) and that developments that enhance the significance of heritage assets should be treated favourably (paragraph 219).
- 3.5.2 The National Planning Policy Guidance defines public benefits, and also provides examples of heritage benefits in Paragraph 18a-020:

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed

development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

3.5.3 Furthermore, there are often instances where the effects of a development on the significance of a heritage asset are multifaceted, with both harmful and beneficial effects. In these instances it is necessary to come to an overall understanding of the impact of a proposed development, which considers both positive and negative effects. To inform such a judgment, it is not sufficient to understand that an effect is beneficial, it is also necessary to understand the scale of the benefit in order to understand how a harmful effect compares to a beneficial one.

3.5.4 Therefore, where a beneficial effect to a heritage asset is identified it will be categorised as either substantial, moderate or low, mirroring the degrees of harm set out in table 2. Where a benefit is categorised, this will be justified within the assessment. The categorisation of a benefit will follow the broad criteria set out below in table 3.

Table 3: Scale of heritage benefits	
Level of effect	Description
Substantial benefit	- Benefits that enhance key elements of a heritage asset's significance to a substantive degree. This would include effects such as substantial repairs or restoration of original fabric of a listed building which is at risk, or works that allow a central part of an asset's special interest to be appreciated or understood where this was not previously possible.
Moderate benefit	- Benefits that provide a moderate enhancement to important elements of a heritage asset's significance. Examples would be realising the research value of remains of archaeological interest through archaeological investigation, modest repairs and restoration of key parts of the fabric of a heritage asset, and works that better reveal key elements of the significance of a listed building, either by removing unsympathetic extensions or by sympathetically modifying the building's setting.
Low benefit	- Benefits that either provide minor enhancements to important elements of a heritage asset's significance, or which benefit more peripheral elements of the asset's significance. Examples would include removing unsympathetic elements from the setting of a heritage asset which allow for generally enhanced appreciation of the asset's significance, or minor repairs and restoration of a historic building's fabric.

3.5.5 It is important to note that the descriptions and categories above are for guidance, and that assessments of benefits must ultimately be based on professional judgment which is informed by a thorough understanding of the heritage asset's significance, and of the effects of the proposed development.

3.6 Methodology for Assessment of Lidar Data

- 3.6.1 Lidar (light detection and ranging) uses airborne laser scanning to scan the ground to provide a highly accurate set of topographic data at a high level of resolution. This data can be used to detect slight earthwork remains and other archaeological features to a degree of accuracy previously only possible through detailed field survey or photogrammetry (HE 2018).
- 3.6.2 The Environment Agency (EA) regularly collects Lidar data for England to help model flood risk, and has made this data publicly available. The EA has also completed a programme to map the whole of England using lidar to a resolution of 1m to help them better plan for the future and also so that this data can assist in other environmental studies. As such it should be possible to use lidar to help understand the archaeological potential of most rural sites across England.
- 3.6.3 Digital Terrain Models (DTM) are a surface model generated from lidar data, which shows the ground surface with buildings and trees filtered out to create a 'bare earth' effect. DTM data is regularly used to detect archaeological features, as the 'bare earth' model can assist in the detection of archaeological earthworks remains and even subtle depressions associated with ancient ditches. DTM models can also sometimes detect archaeological features which would be obscured by tree cover in aerial photographs. Therefore lidar assessments will make use of DTM data unless otherwise stated.
- 3.6.4 Generally the assessment will make use of the highest resolution data available from the EA for the study site and surrounding area, although regard will also be had to the date of the available data; some data is up to 10 years old and may not reflect the current condition of the site under assessment. The date and resolution of the data used will be noted in the assessment. Where two different datasets have been used, for instance where coverage for higher 0.5m resolution data does not cover the whole of the assessment site and 1m data is also used, the different datasets will be analysed separately and this will be clearly stated and referenced in the assessment.
- 3.6.5 EA lidar data is processed using standard settings in the Relief Visualisation Toolkit (RVT) version 2.4 and reviewed using QGIS. The results of the analysis are then reviewed for evidence of remains, in conjunction with other available evidence. The lidar data will only be illustrated where clear evidence of archaeological features is detected.

4.0 Archaeological Baseline

4.1 Archaeological Evidence, Potential and Significance

4.1.1 The archaeological evidence considered in this assessment comprises evidence from:

- The Wiltshire Historic Environment Record;
- Previous archaeological investigations within the study site;
- Previous archaeological investigations in the vicinity;
- Lidar data from the Environment Agency;
- Aerial imagery available from Google Earth, as well as historic aerial photographs from the National Archive in Swindon and;
- Historic mapping, including OS maps and earlier tithe and estate maps.

4.1.2 The evidence provided by each of these sources is described below, together with a consideration of the reliability of the information provided by each source, and its relevance to the assessment of the archaeological potential of the study site. This will be followed by an assessment of the archaeological potential of the study site by period. Finally, an assessment of the likely significance of the potential buried archaeology within the study site will be provided.

4.2 Previous archaeological investigations

4.2.1 Several archaeological investigations have been undertaken within 1km of the study site with a geophysical survey undertaken within it which identified archaeological remains.

Geophysical survey and Trial Trenched Evaluation within the study site



Plate 3 Geophysical Survey Results

- 4.2.2 A Geophysical Survey was undertaken by Lefort Geophysics across the study site in September 2024. This identified a probable track or road has been detected along with a few undated possible agricultural features. Other responses detected include numerous agricultural features, trends of uncertain origin and at least one modern service (see Plate 3, Lefort, 2024).
- 4.2.3 A trial trenched evaluation was undertaken within the study site between 13th and 16th October 2025, by Cura Terrae (see Plate 4, below). Of the twelve trenches only five contained potential archaeological remains. These comprised several pit features, most of the dateable material is from the Post-Medieval period with a single sherd of Iron Age/Roman pottery found in trench 10 which was believed to be residual. No evidence of the possible track or road was identified during this work (Wood, 2025).



Plate 4 Trial Trenched Evaluation Results

EWI8661: Trial Trenched Evaluation at Sandfield

- 4.2.4 A trial trenched evaluation was conducted in 2017 at Sandfield by Foundations Archaeology, 360m north of the study site. This comprised fifteen 50m trenches, in which only two archaeological features were identified, which consisted of two undated gullies. These gullies are likely to be of agricultural features or land boundaries (King, 2017).

EWI7139: Watching Brief and Excavation along the path of Chirton Critical Source

- 4.2.5 A watching brief and excavations were undertaken in 2008 by Context One Archaeological Services Ltd., 450m southwest of the study site. These archaeological works identified Prehistoric, Medieval and Post-Medieval remains comprising Prehistoric ditches, field boundaries instated during the Enclosure Act in 1840 and the remains of a Post-Medieval/Modern chalk quarry. Many features were associated with rows of cottages adjacent to Rutts Lane and Pitts Farm (Mason, 2009).

EWI1692 and EWI1693: Archaeological investigations Littleton Pannell Manor House

- 4.2.6 Archaeological excavation was undertaken at Littleton Pannell Manor House, 655m northeast of the study site between 1941 and 1951. During these investigations a potential Romano-British site which contained both Samien and Castor Ware but was confined to the Manor House boundary (Dauntseys School, 1945).

EWI8390: Watching Brief at Strawberry Hill

- 4.2.7 A watching brief was undertaken by Wessex Archaeology in 1986 along the route of a water pipeline which at its closest point is 690m west of the study site. During these investigations an Early Iron Age open settlement was revealed which comprised 95 ditches and other features (Morris and Powell, 2011).

EWI5880: Evaluation at Littleton House Farm

- 4.2.8 A trial trenched evaluation was undertaken in 2003 by Archaeological Site Investigations, 795m northwest of the study site. This revealed a deep natural soil sequence sealed by thick hard standing which was cut into by a Modern feature (Heaton, 2003).

EWI8774: DBA and Trial trenched evaluation at land off the Spring

- 4.2.9 A desk-based assessment and trial trenched evaluation was undertaken at the land off the Spring 910m northeast of the study site. The desk-based assessment suggested that the lidar and other investigations of the site implied that the earthworks within the site were the result of Post-Medieval quarrying instead of Medieval fishponds (Martin, 2016). A trial trenched evaluation reinforced this as this identified extensive evidence of 19th century clay extraction across the area. This investigation also identified early 19th century pantheon and red brick with evidence of a stream relocation. This meant that any archaeological remains of an earlier date would be heavily truncated if not completely removed (Barnes, 2016).

4.3 Lidar data

- 4.3.1 Lidar data for the Study site was also reviewed. Environment Agency digital terrain model (DTM) data from 2022 was available for the Study site and the wider area. The data is at 1m resolution, and covers the whole of the area, with no gaps. The data was analysed using RVT software (version 2.4) and rendered on QGIS 3.28.1.
- 4.3.2 The Lidar revealed evidence of positive archaeological features, most of which likely represent Post-Medieval/Modern agricultural activity throughout the study site, such as ploughing (see Plate 5, overleaf). A Simplified Local Relief Model is included in Plate 6 overleaf in order to highlight the features identified in the hillshade.

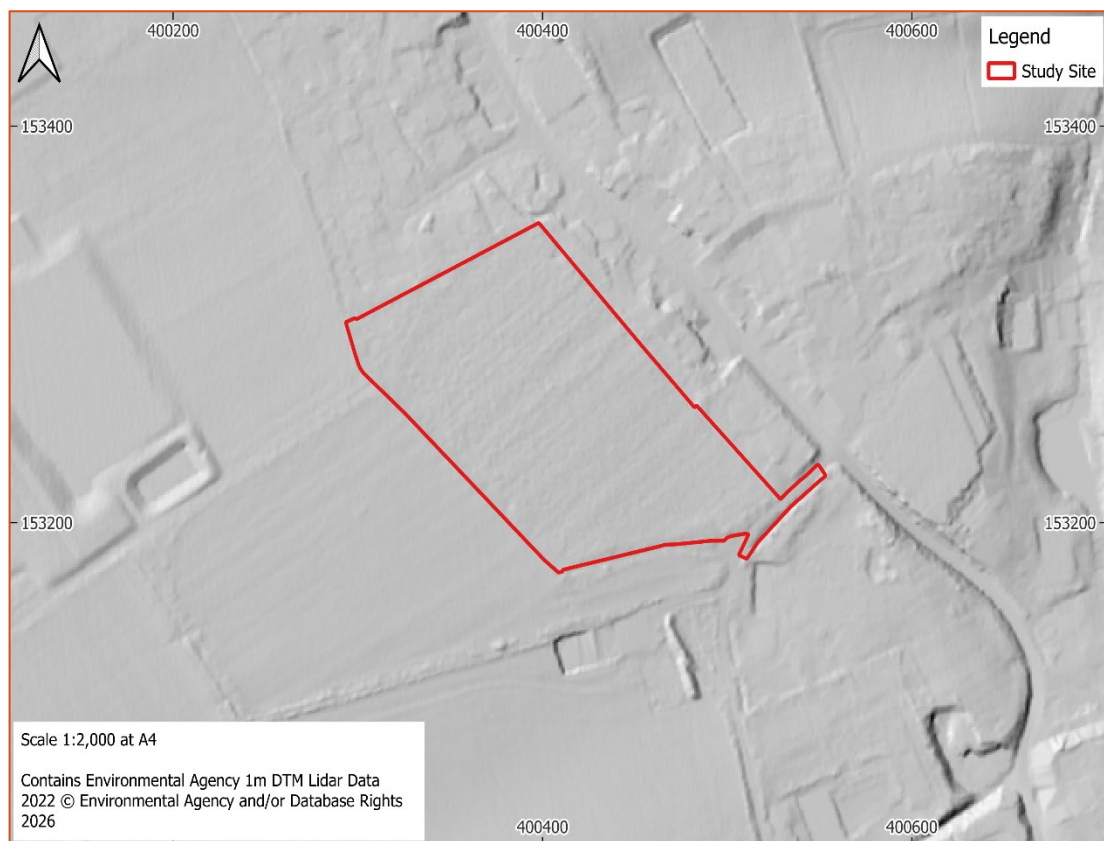


Plate 5 1m DTM Lidar data for Study site rendered using multi-directional hillshade analysis



Plate 6 1m DTM LiDAR data for Study site rendered using simplified local relief model analysis

4.4 Site Walkover

- 4.4.1 A site walkover was undertaken on Wednesday 31st July 2024 during which no archaeological remains were visible.

4.5 Review of archaeological evidence by period

Prehistoric

- 4.5.1 Several Prehistoric remains have been identified within a 1km vicinity of the study site and a single sherd of Iron Age/Roman pottery was recovered during the trial trenched evaluation.

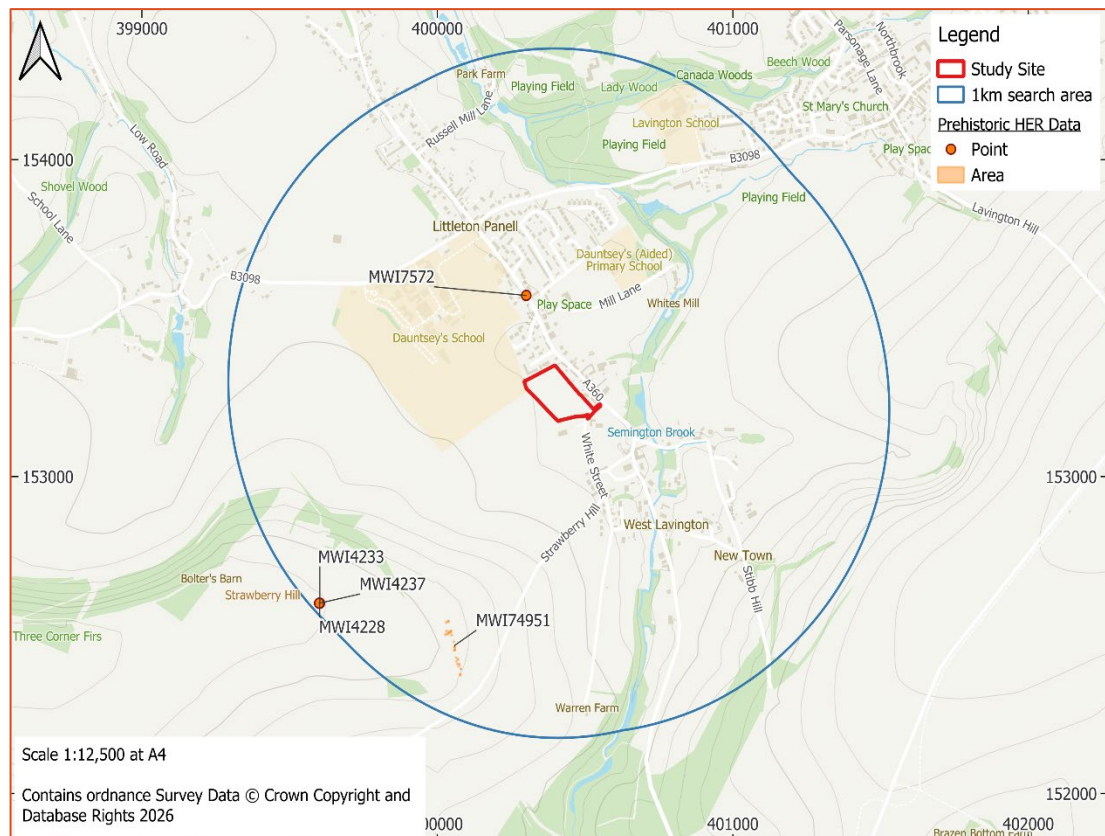


Plate 7 Prehistoric HER remains within 1km vicinity of the study site

- 4.5.2 A findspot was identified in the garden at 10 Sandford, 240m northwest of the study site (WHER: MWI7572). This comprised a single Bronze Age rapier fragment which had the tip broken off, which was found in 1970 and recorded in the archaeological register of the Wiltshire Archaeological Magazine 1975(WANHM, 1975).
- 4.5.3 The archaeological remains identified during the Strawberry Hill investigations uncovered a large amount of Prehistoric remains. The closest of which were located 730m southwest of the study site and comprised mostly ditches with some intercutting u-shaped pits and one sub-rectangular feature (WHER: MWI74952). Within these features several sherds of Iron Age pottery, animal bones, shell, worked flint, as well as fired clay and stone were recorded. This suggests that this area of the Strawberry hill investigation was used as a settlement (Morris and Powell, 2011). A second Iron Age settlement was identified in the same investigation, 825m southwest of the study site (WHER: MWI74951). This did not contain any obvious structures, but comprised pits, postholes and shallow linear features. The pits contained domestic waste comprising a substantial assemblage of highly decorated 6th to 5th century BC pottery, the size of the assemblage is indicative of feasting

activity. Other materials recovered from all the features on the site included animal bones, worked and burnt flint, fired clay and stone. Finally, 995m southwest of the study site a Mesolithic ditch was uncovered under colluvium which contained several Mesolithic flint tools (WHER: MWI4228; Morris and Powell, 2011). Within the same location in the 1960s a single Bronze Age barbed and tanged arrowhead and thirty Neolithic flint implements including discoidal and end scrapers, leaf-shaped arrowheads, a fabricator, rejuvenated flakes and the butt end of a polished hand axe were recovered other features was a barbed and tanged Bronze Age Arrowhead (WHER: MWI4233, MWI4237; WHER, 2024).

- 4.5.4 During the trial trenched evaluation, a single sherd of pottery which dated to between the Iron Age and Roman period was recovered from a pit within Trench 10. This pottery sherd was believed to have been residual and the feature itself likely to be dated to the Post-Medieval period. Thus, suggesting that the pottery could have been dragged from elsewhere through modern ploughing activities and
- 4.5.5 The trial trenched evaluation identified that there was a known potential for the presence of Iron Age/Roman pottery sherd, however no archaeological features were recorded as dating to the Prehistoric period and therefore there is no potential for the presence of Prehistoric features within the study site.

Roman

- 4.5.6 Several Roman remains have been recorded within a 1km vicinity of the study site, but these are all located at least 500m away from the study site. A single sherd of Iron Age/Roman pottery was recovered during the trial trenched evaluation.

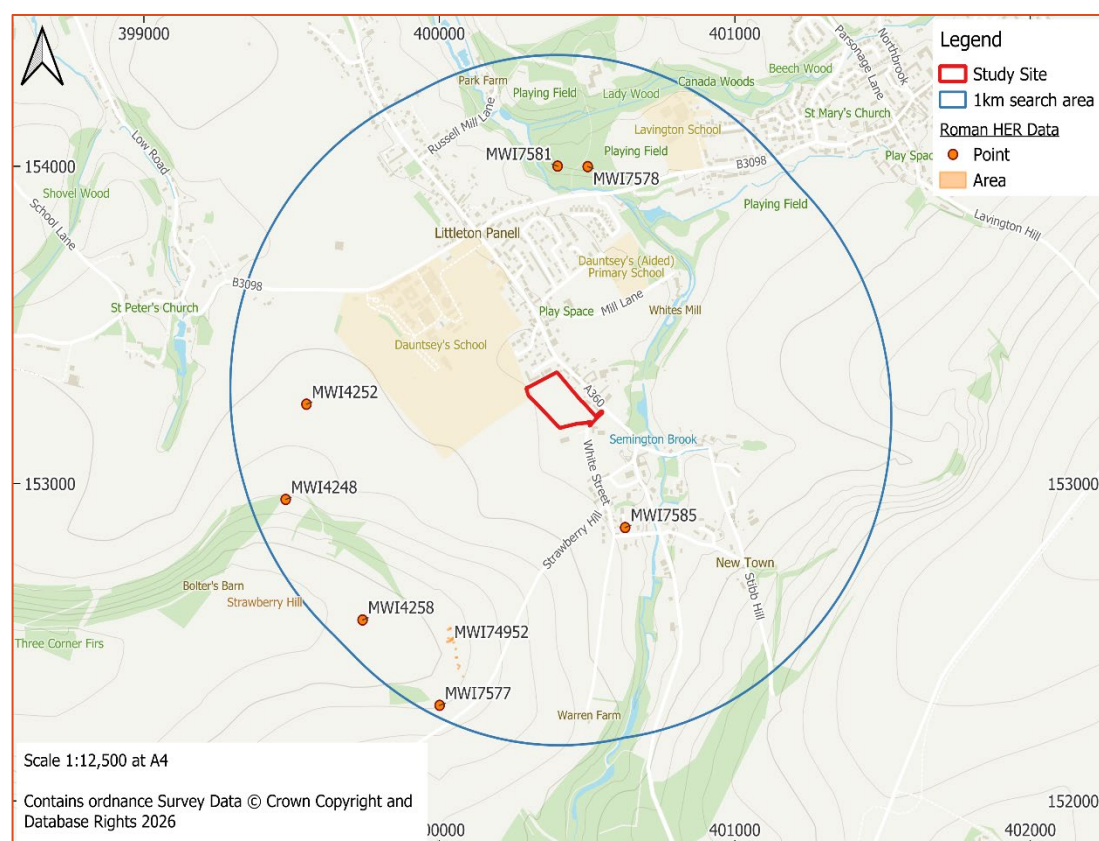


Plate 8 Roman HER remains within 1km vicinity of the study site

- 4.5.7 The investigations at Littleton Manor House identified a potential Romano-British settlement site, 655m northeast of the study site (WHER: WMI7578). During the investigations between 1941 and 1951 a rough paved floor and wall plaster were identified

along with a single coin of Constantine 1st, a harness ornament, animal bones and nails. Based on the datable evidence uncovered it is believed the settlement was in use between the 2nd and 4th century AD (Dauntseys School, 1945). A findspot was identified southwest of Dauntsey School located 745m northwest of the study site which contained a Roman coin (WHER: MWI4252). This comprised a late 3rd century Roman coin which was either an Antoninianus or a Victorinus and was likely associated with the settlement identified at Littleton Manor House (WHER, 2024).

- 4.5.8 During the investigations at Strawberry Hill Roman remains were also uncovered in multiple locations. The closest is located 730m southwest of the study site (WHER: MWI74952), which comprised ditches and pits which contained Romano-British pottery, shell, animal bone, fired clay and stone (Morris and Powell, 2011). Two findspots have been identified close to the Strawberry Hill investigations. The closest was located 885m west of the study site (WHER: MWI4248) and comprised a Romano-British Bronze dolphin type brooch (WHER, 2024). A location of particular interest on the Strawberry Hill works is located 900m southwest of the study site (WHER: MWI4258). This comprised the identification of a large number of metal finds including over 200 coins uncovered by metal detectorists. The quantity and quality of the metal finds from this location suggests that a shrine or temple may be located here (Hinds, 2003).
- 4.5.9 Three Further findspots have been identified within the vicinity of the study site. The closest was located 355m southeast of the study site which comprised a Romano-British coin specifically a follis of Maximian (WHER: MWI7585; WHER, 2024). The next findspot was located 650m northeast of the study site and comprised a small quantity of Romano-British pottery (WHER: MWI7581). This small assemblage included a Belgic Whiteware fragment, 2 butt Beaker rims and a shallow bowl fragment (WHER, 2024). The final findspot is located 965m southwest of the study site and comprised a single Romano-British coin and a pottery fragment (WHER: MWI7577; WHER, 2024).
- 4.5.10 During the trial trenched evaluation, the aforementioned single sherd of pottery which dated to between the Iron Age and Roman period was recovered from a pit within Trench 10. This pottery sherd was believed to have been residual and the feature itself likely to be dated to the Post-Medieval period. Thus, suggesting that the pottery could have been dragged from elsewhere through modern ploughing activities and
- 4.5.11 The single sherd of Iron Age/Roman pottery was recovered in trench 10. The Roman below ground remains identified within a 1km vicinity of the study site comprise settlement activity these are all located over 500m from the study site, with only a single coin located within 355m. Based on the available evidence it is believed that there is a known potential for a single Roman pottery sherd within the study site and no potential for archaeological features dating to the Roman period.

Saxon/Medieval

- 4.5.12 The Medieval remains within the vicinity of the study site are predominantly representative of settlement activity.

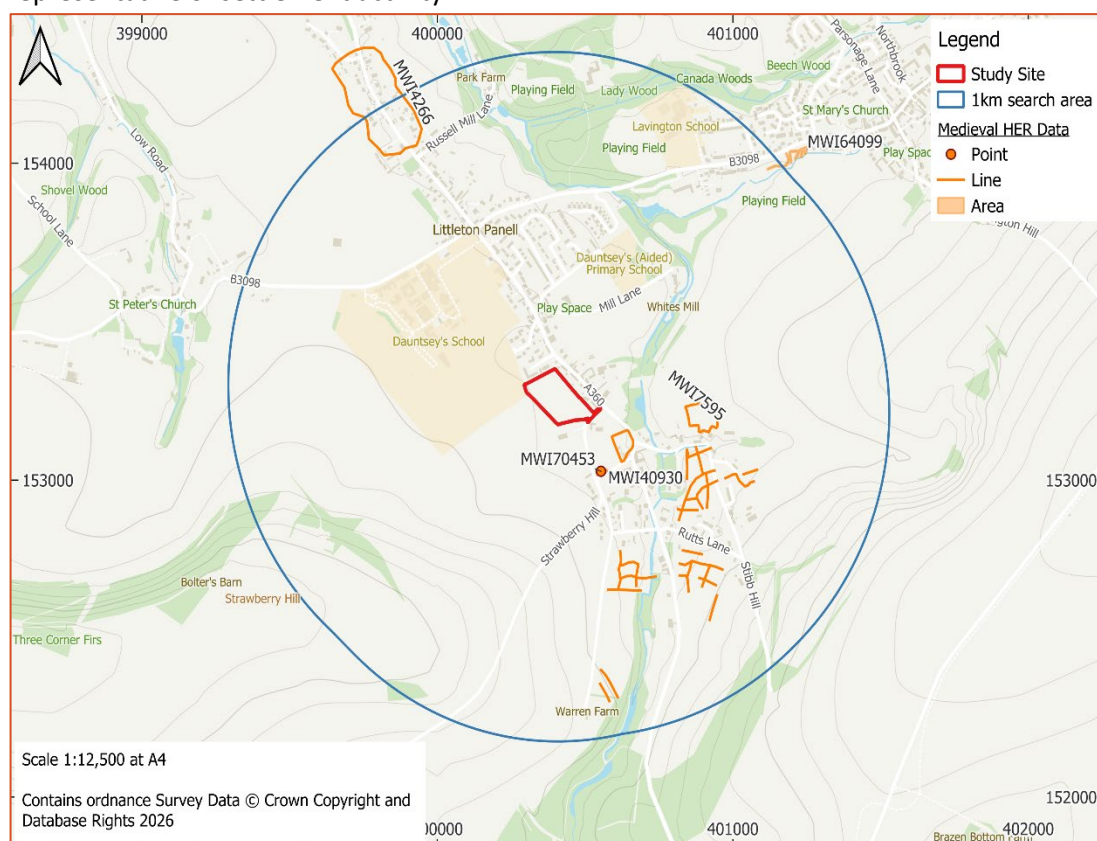


Plate 9 Medieval HER remains within 1km of the study site

- 4.5.13 Two Medieval settlements are located within 800m of the study site, both of which were already established as settlements prior to the Norman Conquest of 1066. The closest is the Medieval settlement of Market and West Lavington, at 725m southwest of the study site. This comprised thirty-eight households and is listed in the Domesday book under two owners, Robert the Marshal and Robert Blunt, and comprised pasture lands, mixed lands, woodland, meadows and three mills (Powell-Smith, 2011). Throughout West Lavington several locations have been identified as containing earthworks which could potentially be remnants of the Medieval settlement, the closest is located 95m southeast of the study site. These the earthworks were identified as shadows on aerial photography, and very little further investigation has been undertaken, therefore the nature of the earthworks is not clear. Based on the presence of these earthworks so close to the study site it is possible that the Medieval settlement of West Lavington may have encompassed the study site during the Medieval period.
- 4.5.14 The geophysical survey identified the presence of ridge and furrow across the study site which may also date to the Medieval period (Lefort, 2024). The trial trenched evaluation did not identify any remains dating to the Medieval period within the study site (Wood, 2025).
- 4.5.15 The largest Medieval settlement in the vicinity of the study site is located 735m northwest. Great and Little Cheverell comprised 111 households and is listed as within the largest 20% of settlements recorded in the Domesday book and recorded under two owners. The owners of the settlement are recorded as King William and Arnulf of Hesdin, and

comprised meadows, pastures, woodland and mills (Powell-Smith, 2011a). To ensure that these settlements continued to survive it would have been necessary for large areas of the surrounding landscape to be exploited.

- 4.5.16 The trial trench evaluation identified no remains dating to the Medieval period, even though earthworks which potentially represent parts of the Medieval settlement of Market and West Lavington were located within 100m of the study site. Based on the results of the trial trenched evaluation there is no potential for the presence of Medieval below ground remains within the study site.

Post-Medieval/Modern

- 4.5.17 The trial trenched evaluation identified several pits which dated to the Post-Medieval period. The area surrounding the study site underwent extensive expansion and development and an Italianate garden was located just northeast of the study site.
- 4.5.18 The geophysical survey of the study site identified a potential trackway within the south of the study site which seems to appear on the 1773 map of Wiltshire (see Figure 4). This also identified evidence of ridge and furrow which may date to the Post-Medieval period (Lefort, 2024). However, during the trial trenched evaluation, the only remains identified within the study site comprised eight pits, within Trenches 3, 4, 7, 8 and 10. These are believed to relate to the use of the study site as an allotment or agricultural resource.
- 4.5.19 During the Post-Medieval 45m northeast of the study site was an Italianate garden (WHER: MWI7616). This was constructed in the early 17th century, possibly as early as 1622 and underwent huge alteration in 1908. These gardens are of formal design perfected in Renaissance Italy which relied heavily on hardscape features, manicured evergreens, scented herbs and Mediterranean plant. These are designs are based on order created through symmetry, formal lines and an ultra-manicured look (Cave-Penney, 1999).
- 4.5.20 During the Post-Medieval period the area to the west of the study site remains predominantly rural in nature. However, the area to the north and east of the study site underwent extensive development over the Post-Medieval period, predominantly located in the north. Based on the Post-Medieval mapping of the area West Lavington and Littleton Panell expanded considerably from the mid-20th century. Prior to this development was on a smaller scale and more localised to the area east of the study site.
- 4.5.21 The trial trenched evaluation identified eight pits within the study site which are believed to date to the Post-Medieval period. The area to the north and east of the study site also underwent extensive development from the mid-20th century, with the majority of the area to the west preserving its rural character. Based on the available evidence there is a known potential Post-Medieval remains within the study site, in the form of pits related to agricultural activity and the previous allotments across the study site.

4.6 Summary of archaeological potential and assessment of significance

- 4.6.1 This assessment found that the study site has a known potential for the presence of Prehistoric/Roman chance finds based on the single sherd of pottery identified during the trial trenched evaluation. Based on the results of the trial trenched evaluation there is no potential for archaeological features dating to the Prehistoric and Roman periods and no potential for below ground remains dated to the Medieval period. Finally, there is a known potential for the presence of Post-Medieval below ground remains in the form of pits associated with the previous agricultural and allotment activity across the study site.

- 4.6.2 The assessment also considered the impact of previous agricultural activity within the study site to affect the survival of the potential archaeological remains identified. The extensive farming of the study site will have resulted in some impact on any buried remains; however, some remains of interest may have survived. As such any remains which survive are likely to be truncated but not completely removed.

Level of significance

- 4.6.3 This assessment has found that any below ground remains which may be present within the study site would be of no more than local significance, as defined in section 3.3.8 of the methodology.

Nature of significance

- 4.6.4 All the potential archaeological remains have archaeological interest, however, some of the below ground remains also have a historic interest as they shed light on key elements of the study site's history. Any remains associated with Post-Medieval period may have some limited historical interest and could contribute to our understanding of the development of the Post-Medieval settlement of West Lavington.

Extent of significance, including setting and relationship with study site

- 4.6.5 The below ground remains identified within the study site will be part of a larger system of archaeology within the wider landscape. Any remains dating to the Post-Medieval period are likely to be associated with agricultural and settlement and their significance is predominantly from their association with the Post-Medieval settlement of West Lavington.

5.0 Proposed Development and Predicted Effects

5.1 The Proposed Development

- 5.1.1 The study site has been identified by the West Lavington Parish Council as a potential area for housing allocation. It was shortlisted as Site 3 within the Neighbourhood Development Plan 2017 – 2026 adopted in 2019, as a site with a number of factors in its favour including the opportunity to deliver affordable housing. The study site would form part of a residential development comprising mixed-use dwellings and their associated infrastructure.

5.2 Potential Impacts

Physical impacts

- 5.2.1 The construction of houses, and associated roads, drainage and other utilities within the study sites would involve the mechanical excavation of foundations and trenches, which would result in widespread impacts where these are planned. The depth of these impacts is likely to be between 500mm and 1m in depth, and would severely truncate or entirely remove any archaeological remains which may be present within areas that are developed.

5.3 Mitigation Measures

For the loss of archaeological remains

- 5.3.1 Given the results of the trial trenched evaluation the LPA archaeologist Neil Adam confirmed that the archaeological remains which would be impacted by the scheme can be considered mitigated. Therefore, no further archaeological works are required within the study site.

6.0 Summary and Conclusions

- 6.1.1 This archaeological desk-based assessment considers land north of white street, West Lavington, Wiltshire, which is proposed for residential development.
- 6.1.2 The findings of this report are based on a range of evidence, including the results of geophysical survey and trial trenched evaluation within the study site, the previous investigations within the surrounding area, HER data, Lidar data and a review of historic mapping. The past use of the study site was also considered, including the likelihood that ploughing activity construction and tree rooting will have resulted in the truncation of any remains within the study site. While the evidence is not sufficient to allow complete certainty of the exact extent of the archaeological remains present, it has been sufficient to provide a good understanding of the likely significance and nature of the archaeological potential of the study site.
- 6.1.3 A review of the available evidence indicates that the study site has a known potential for the presence of Prehistoric/Roman chance finds based on the single sherd of pottery identified during the trial trenched evaluation. Based on the results of the trial trenched evaluation there is no potential for archaeological features dating to the Prehistoric and Roman periods and no potential for below ground remains dated to the Medieval period. Finally, there is a known potential for the presence of Post-Medieval below ground remains in the form of pits associated with the previous agricultural and allotment activity across the study site.
- 6.1.4 The assessment also considered the impact of previous agricultural activity within the study site to affect the survival of the potential archaeological remains identified. The extensive farming of the study site will have resulted in some impact on any buried remains; however, some remains of interest may have survived. As such any remains which survive are likely to be truncated but not completely removed.
- 6.1.5 Paragraph 207 of the NPPF provides policy on the level of information required to inform a planning application with regard to impacts on the historic environment. This report has confirmed the nature and level of the significance of the likely archaeological remains within the study site and has described the impact of the proposed development on that significance. It therefore meets the requirements of paragraph 207 of the NPPF.
- 6.1.6 This report also describes if there is a need for mitigation measures to minimise and compensate for the anticipated impacts of the proposed development. The implementation of these measures would ensure the proposed development complies with the requirements in paragraph 218 of the NPPF, which requires that a record is made of heritage assets which may be lost, which advances understanding of their significance. Given the results of the trial trenched evaluation the LPA archaeologist Neil Adam confirmed that the archaeological remains which would be impacted by the scheme can be considered mitigated. Therefore, no further archaeological works are required within the study site.

6.2 Conclusions

- 6.2.1 On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraph 216 of the NPPF and core policy 58 of the Wiltshire Core Strategy 2015 to 2026, adopted in 2015.

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Cartographic

1576 Christopher Saxton map of Wiltshire

1773 Map of Wiltshire, Andrew & Dury

1802 and 1856 Ordnance Survey First Series

1808 Ordnance Surveyor Drawing, Warminster BL OSD63

1820 C and I Greenwood Map of Wiltshire

1839 Tithe apportionment of West Lavington TNA IR 29_38_168

1840 Tithe map of West Lavington TNA IR 20_38_168

OS County Series Mapping 1885 – 1887, 1899 – 1900, 1924, 1926, 1936 – 1939

OS Provisional Series Mapping 1957

OS National Grid Series Mapping 1981 – 1982, 1994, 2001, 2010, 2024

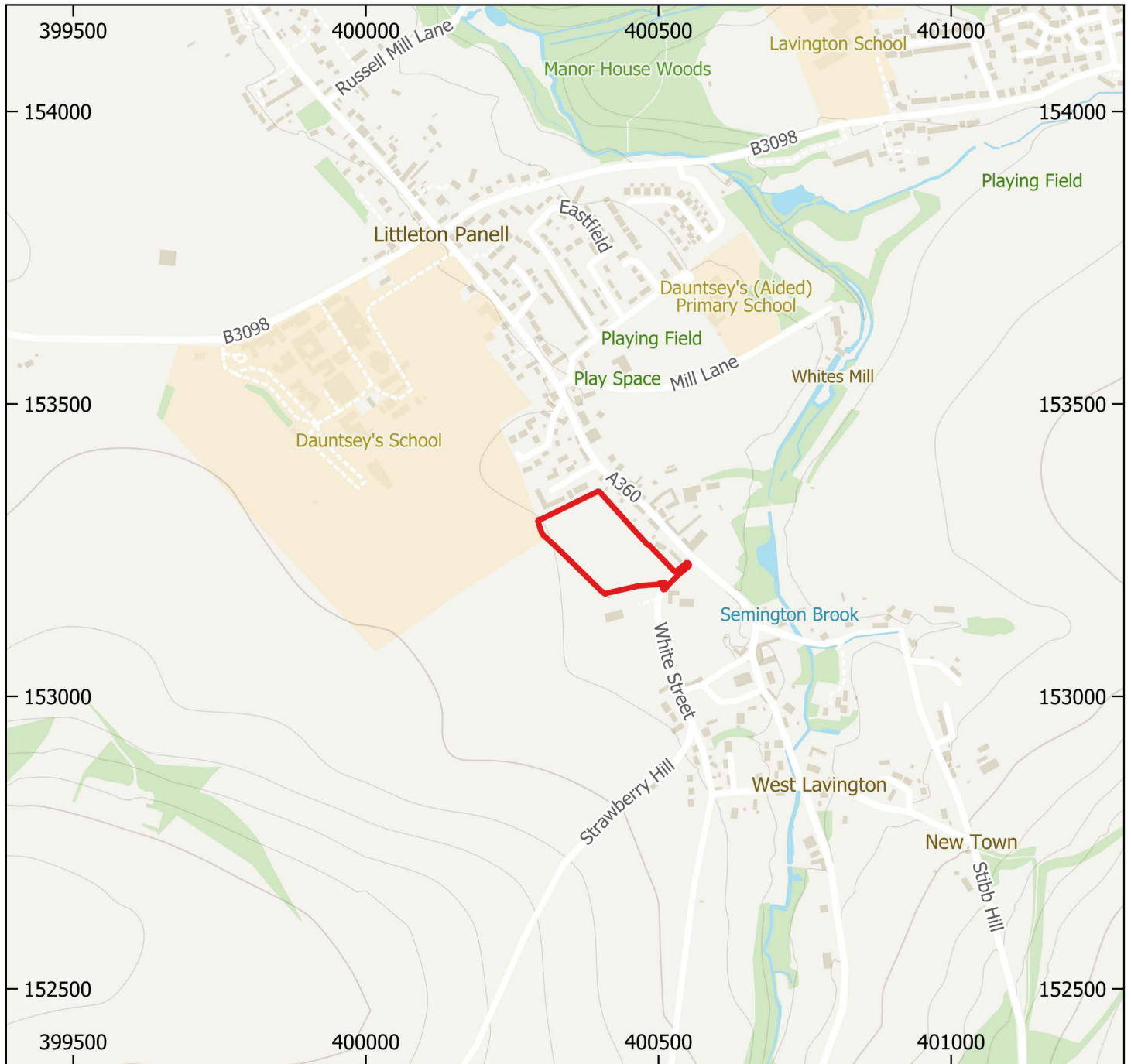
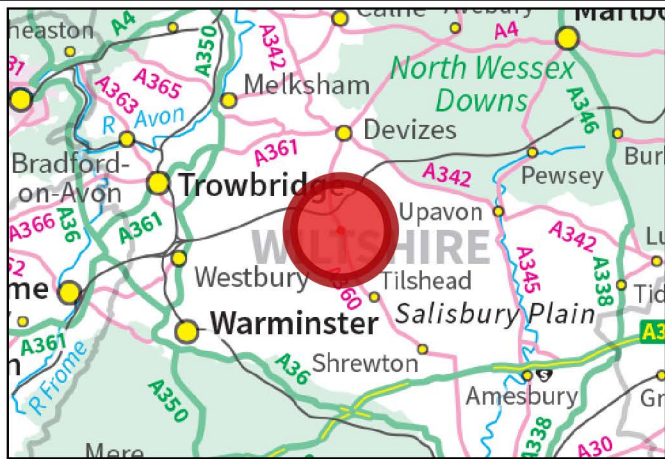
OS Landline Series Mapping 2003

Lidar

Lidar data were downloaded from the Environment Agency website in October 2024 -

<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
SU05SW	2022	1
ST95SE	2022	1



Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-1

Legend

 Study Site

0 100 200 m

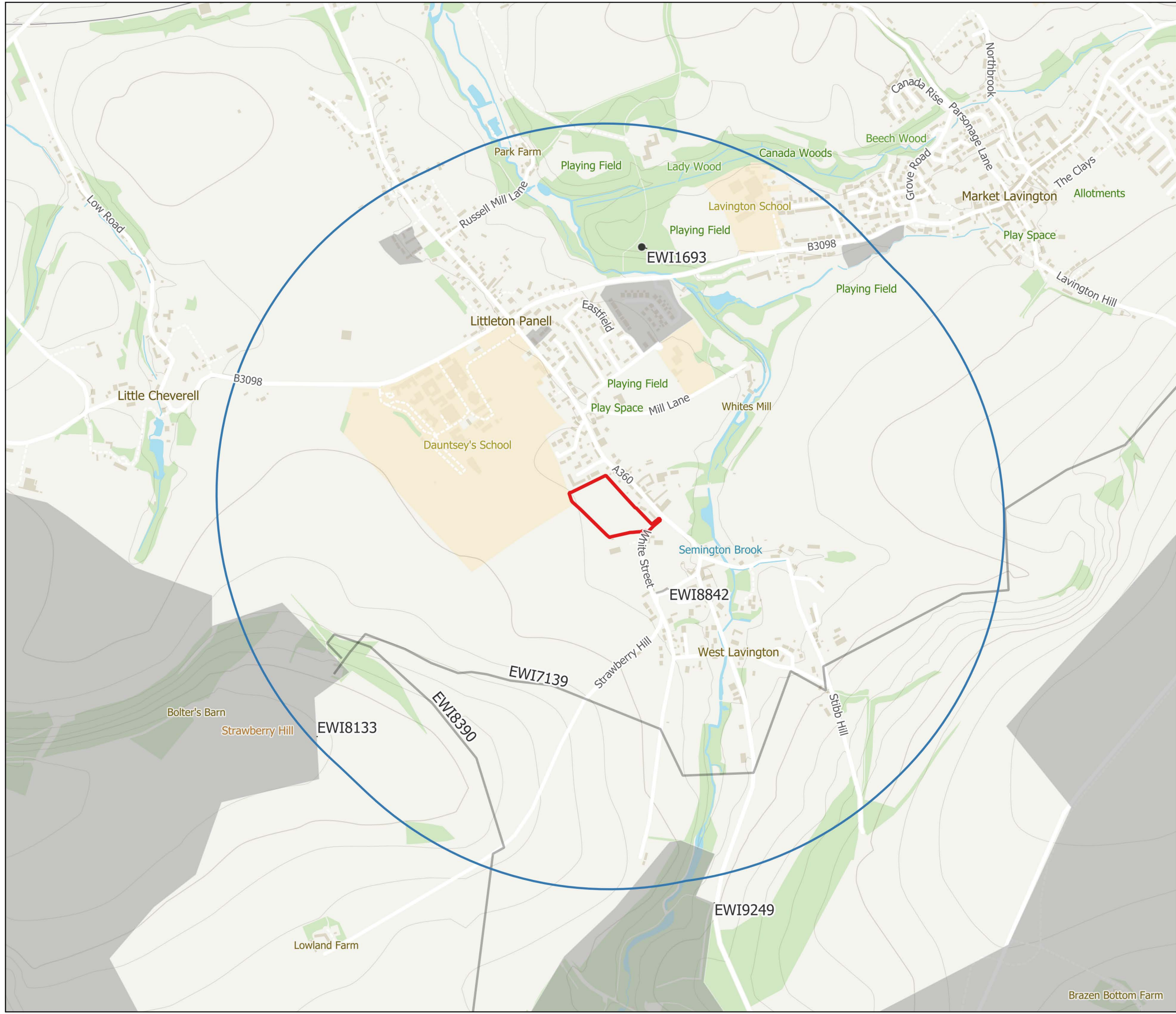
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Address:

Land North of White Street,
West Lavington, Wiltshire

Title:

Figure 1: Site Location Plan

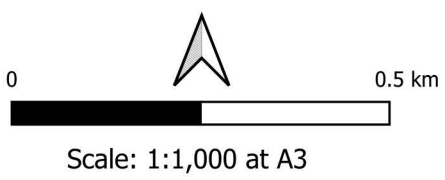


Legend

- Study Site
- 1km search area

Previous Arch. Investigations

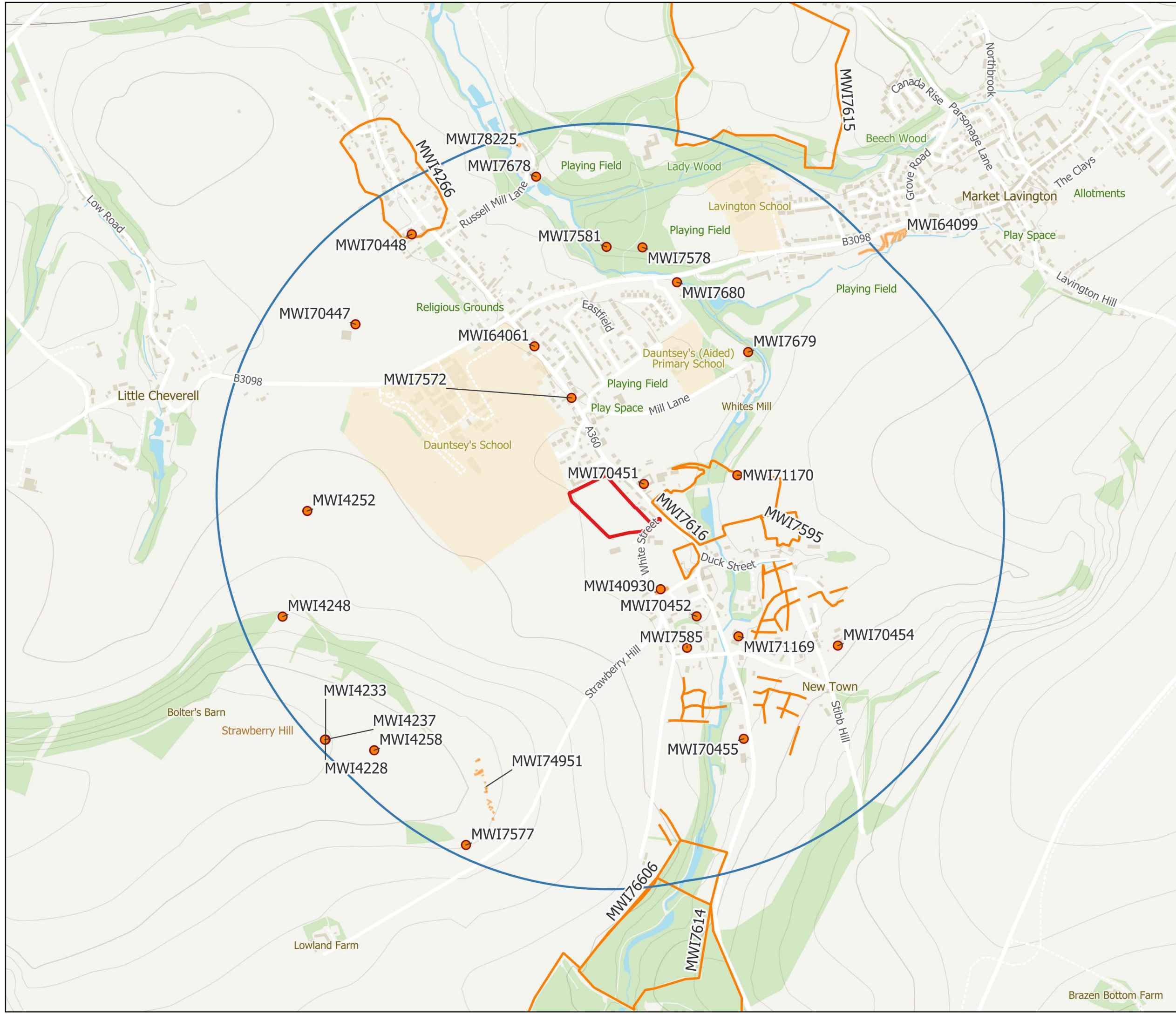
- Point
- Line
- Area



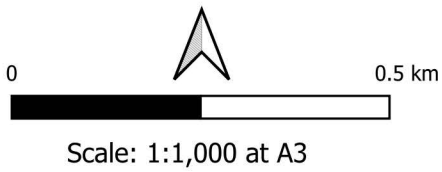
Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-2

Address:
Land North of White Street, West Lavington, Wiltshire

Title:
Figure 2: Previous Archaeological Investigations within 1km of the study site



- Legend
- Study Site
 - 1km search area
- HER Monument Data
- Point
 - Line
 - Area



Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-3

Address:
Land North of White Street, West Lavington, Wiltshire

Title:
Figure 3: HER Monument data within 1km of the study site



Legend

 Study Site

0  200 m



Scale at A4: 1:7,500

Address:

Land North of White Street, West
Lavington, Wiltshire

Title:

Figure 4: 1773 Map of Wiltshire, Andrew
and Dury

Project Number: PR0255 Date: 28 AUG 2024
Drawing Number: PR0255-4



Project Number: PR0255 Date: 28 AUG 2024
Drawing Number: PR0255-5

Legend

 Study Site



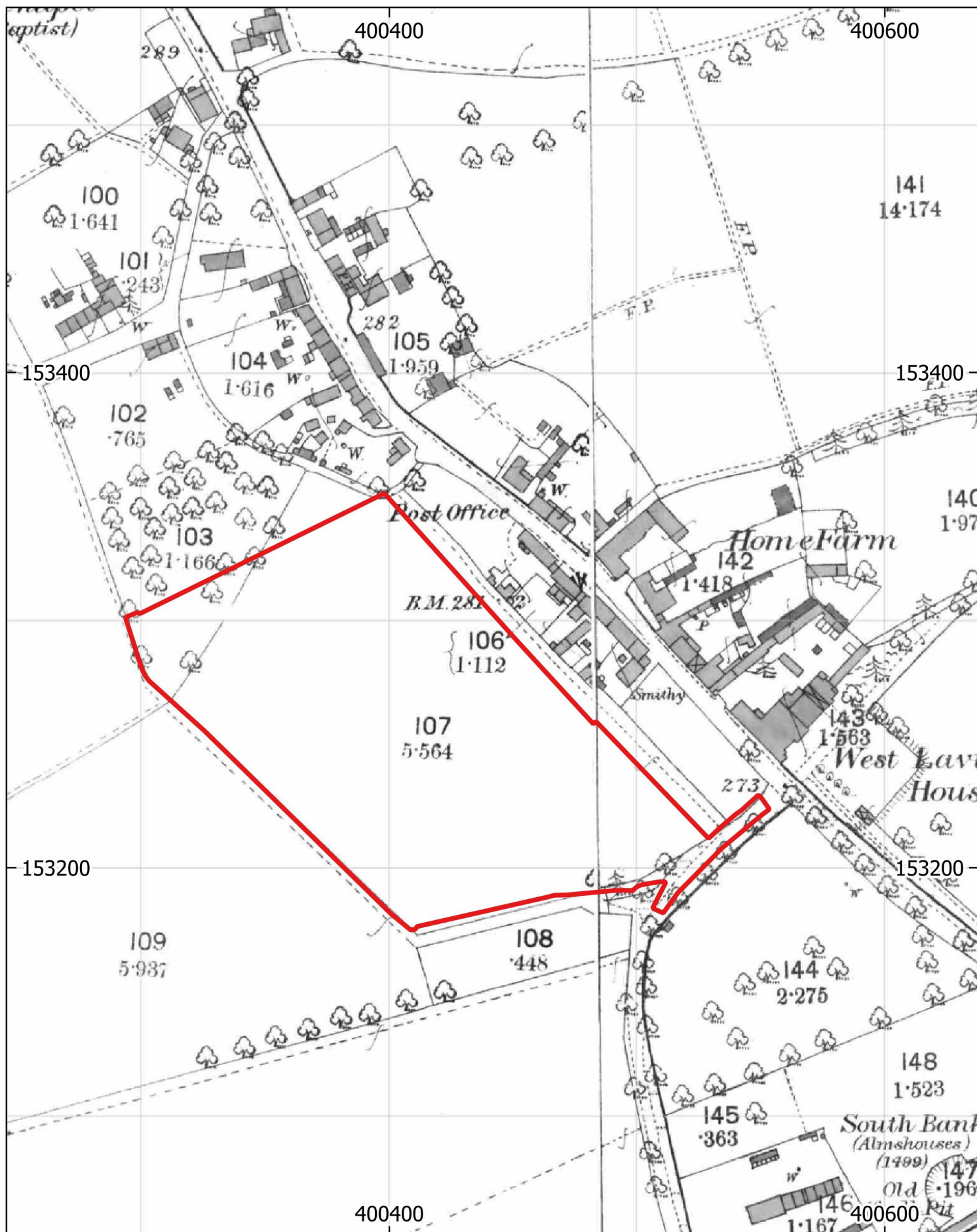
Scale at A4: 1:12,500

Address:

Land North of White Street, West
Lavington, Wiltshire

Title:

Figure 5: 1802 to 1856 Ordnance Survey
1st Series



Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-6

Legend

Study Site



Scale at A4: 1:2,000

Address:

Land North of White Street,
West Lavington, Wiltshire

Title:

Figure 6: OS County Series Map
1885 - 1886



Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-7

Legend

Study Site



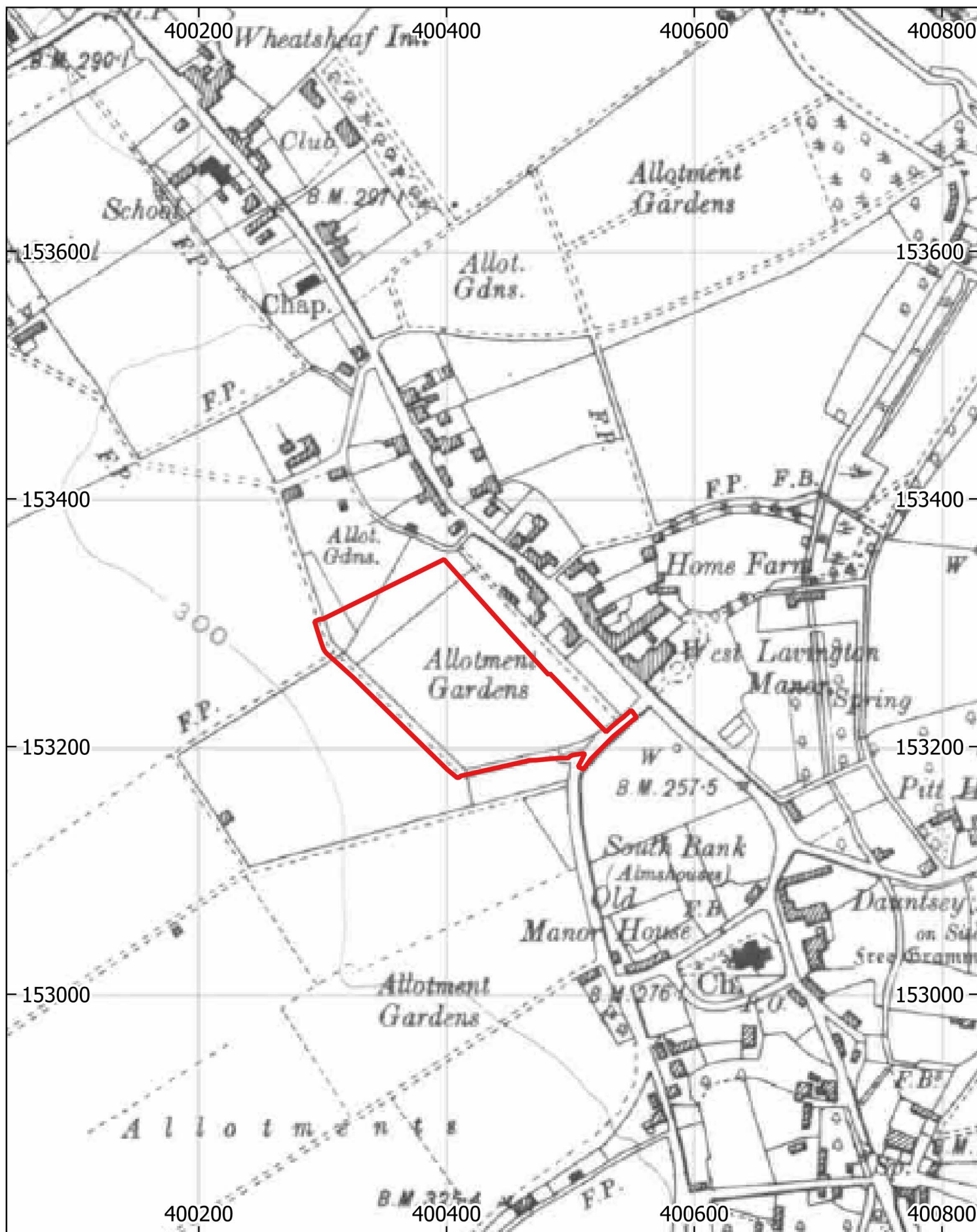
Scale at A4: 1:4,000

Address:

Land North of White Street,
West Lavington, Wiltshire

Title:

Figure 7: OS County Series Map
1899



Legend

Study Site

0 150 m

Scale at A4: 1:4,000

Address:

Land North of White Street,
West Lavington, Wiltshire

Title:

Figure 8: OS County Series Map
1926

Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-8



Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-9

Legend

Study Site



0 150 m

Scale at A4: 1:4,000

Address:

Land North of White Street,
West Lavington, Wiltshire

Title:

Figure 9: OS Provisional Map
1957



Project Number: PR0255 Date: 6 March 2026
Drawing Number: PR0255-10

Legend

Study Site



Scale at A4: 1:4,000

Address:

Land North of White Street,
West Lavington, Wiltshire

Title:

Figure 10: OS National Grid
Map 1981 - 1982