

Benchmark

Benchmark Development Planning Ltd

Chartered Town Planners & Development Advisers

Archaeology – Summary of Pre-App Comments (09/04/2026)

From Wiltshire Council's Archaeology Service (WCAS) in January 2026

Planning application (April 2026):

"Erection of a 4-bed dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking (4-cpkg-bays) and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments."

WCAS's Overall Position – on pre-app for similar proposal

Archaeology is **not a barrier** to development.

It is a **manageable technical matter**, addressed through a **watching brief condition**.

Relevant justification for WCAS's Overall Position:

In response to the pre-app ENQ/2025/02077 proposing the erection of a dwelling at the planning application land at Green Lane, FORD - WCAS identifies **archaeological potential on the site**, primarily due to its proximity to the **Roman Road from Old Sarum (Sorviodunum) to Winchester (Venta Belgarum)** and the density of prehistoric and Roman activity recorded in the wider area.

Two short extracts from the WCAS consultee response illustrate this:

- *"The plot of land at Ford... lies immediately south of the road that lies on the line of the Roman Road from Sorviodunum (Old Sarum) to Venta Belgarum (Winchester)."*
- *"The site of the proposed new dwelling therefore has some archaeological potential."*

Key Points Identified by WCAS

- The wider area has produced **prehistoric, Roman, and Saxon finds**, including:
 - A **prehistoric cremation burial** found near The Steadings (1973).
 - A **prehistoric flanged bronze axe** (Ashlands).
 - A **Saxon coin** near the River Bourne.
- The site itself appears **previously undeveloped**, aside from possible garden landscaping (tennis court/hardstanding).
- Because past ground disturbance is uncertain, WCAS advise a **precautionary approach**.

What Will Be Required at Application Stage

Importantly, the officer confirms:

- *"Any future planning application does **not** need to be supported by an archaeological desk-based assessment."*
- Instead, if permission is granted, a **standard archaeological monitoring and recording condition** is likely to be imposed.

It is agreed by the Applicant to comply with the WCAS's proposed standard condition that requires:

- A **written programme of archaeological investigation** (watching brief),
- Followed by **on-site monitoring**,
- And **post-excavation analysis, reporting and archiving**.

The proposed condition states (and the Applicant accepts this):

"No development shall commence within the site area until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest."

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