



Archaeological Desk Based Assessment

Land at Southampton Road & Junction Road, Alderbury, Wiltshire

Formula Land (Alderbury) Limited

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Basis of Report

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1.0 Introduction

This Archaeological Desk-based Assessment has been prepared by SLR Consulting Limited (SLR), a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). It sets out the archaeological and historical background of land at Southampton Road and Junction Road, Alderbury, Whaddon, Wiltshire, England, SP5 3AZ; centred at c. NGR SU 18966 27276 ('the Site'); where the Client is seeking planning permission for residential development comprising 28No. dwellings ('the proposed development').

This report provides an assessment of the significance of any known or potential heritage assets of an archaeological nature within the boundary of the Site and its environs. Potential direct impacts to the archaeological resource as a result of the proposed development are set out and appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.

The proposed development also has the potential to impact upon the significance of designated heritage assets within the vicinity of the Site. Potential impacts would be indirect; caused by changes in the setting of a given heritage asset, which may affect the significance of an asset, or the ability to appreciate that significance.

The assessment has been undertaken following the Standards and Guidance of the CIfA (2020) and in accordance with terminology expressed within the National Planning Policy Framework (NPPF, 2025).

In order to inform this assessment baseline data was obtained from the following

- Wiltshire and Swindon Historic Environment Record (HER) consulted October 2023;
- GIS datasets from Historic England (HE, November 2023):
 - Scheduled Monuments;
 - Listed Buildings;
 - Registered Parks and Gardens; and
 - Registered Battlefields.
- The NHLE (Historic England website);
- Historic England Archives (HEA) for aerial photographs (search ref. AP/142231);
- Wiltshire and Swindon History Centre; and
- Online sources of historic maps and aerial photographs, including Britain from Above and Google Earth.

Where mentioned in the text, official NHLE List Entry names are shown in *italics*, with the List Entry number shown in **bold in (parentheses)**.

HER 'monument' entries use the 'prefref' numbers, also shown in (parentheses), some of which are prefixed 'MWI'. HER 'event' entries, which record items of research; fieldwork, etc. use the 'EvUID', prefixed 'EWI' or 'EEX'.

A walkover survey of the Site and visits to off-site heritage assets that could be impacted through changes to their setting were undertaken in November 2023. Photographs taken during the Site visit and walkover are reproduced at Appendix A.

In March 2025, a geophysical survey was conducted at the Site. The results of the survey are discussed within this report and within the geophysical survey report (Curra Terrae 2025).

A full series of historic and superseded Ordnance Survey (OS) maps is reproduced at Appendix B.



2.0 Legislation and National Planning Policy and Guidance

A heritage asset is defined in the NPPF as ‘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’ (Ministry of Housing, Communities & Local Government; MHCLG 2024, Annex 2).

2.1 Legislation

Designated heritage assets protected by statutory legislation comprise scheduled monuments, protected wrecks, listed buildings and conservation areas.

Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act 1979 (AMAAA; HMSO, 1979). This Act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The 1979 Act does not confer any statutory protection on the setting of scheduled monuments; this is considered as a policy matter in Paragraph 213 of the NPPF.

Listed buildings and conservation areas are protected under the Planning (Listed Building and Conservation Areas) (P(LBCA)) Act (1990). In relation to development proposals, Section 66(1) of the Act states that:

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

Thus Section 66(1) sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. The ‘special regard’ duty of the 1990 Act has been tested in the Courts and confirmed to require that ‘considerable importance and weight’ is afforded by the decision maker to the desirability of preserving a listed building along with its setting.

With regard to conservation areas, Section 72 of the Act states that:

‘Special attention shall be paid to the desirability of preserving or enhancing the character of that area’.

Under the Act there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that ‘preserves’ them is acceptable. The statutory duty only covers development that is within a conservation area – the ‘setting’ of a conservation area is addressed by planning policy.

Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important if they:

- Are associated with a Scheduled Monument or a site recorded on an HER; or
- form an integral part of a field system shown on a map pre-dating 1845; or
- mark a parish or township boundary predating 1850; or
- mark the boundary of a pre-1600 estate.



2.2 National Policy

The NPPF, supported by the National Planning Practice Guidance (PPG) which endorses the conservation and enhancement of the historic environment (Ministry of Housing, Communities and Local Government; MHCLG 2024), defines the role of the planning system as to promote and achieve sustainable development and includes *‘to protect and enhance our natural, built and historic environment’* (MHCLG 2024, Paragraph 8).

In ensuring the statutory duty of the P(LBCA) Act 1990, the NPPF requires that in determining applications *‘great weight’* should be given to the asset’s conservation and that *‘substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional’* whilst *‘substantial harm to or loss of...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’* (MHCLG 2024, Paragraph 213).

Non-statutory designated heritage assets, including entries on an HER or sites and monument record as well as previously unknown features which may be recorded during the course of data collection or field survey, are protected under national and local planning policy only.

The significance of a heritage asset (designated or non-designated) is defined within the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’* (MHCLG 2023, Annex 2).

The setting of a heritage asset (designated or non-designated) is defined as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’* (MHCLG 2024, Annex 2).

Where heritage assets (designated or non-designated) are to be affected by development, *‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’* (MHCLG 2024, Paragraph 207).

Developments which will lead to substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any harm or loss (MHCLG 2024, Paragraph 214). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2024, Paragraph 215).

Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2024, Paragraph 216), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2024, Footnote 72). Where heritage assets of an archaeological nature may be impacted by development *‘local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’* (MHCLG 2024, Paragraph 207).

2.3 Local Policy

The adopted Local Plan for Wiltshire comprises the Wiltshire Core Strategy Development Plan (adopted 20 January 2015). This contains *Core Policy 58: Ensuring the conservation of the historic environment*, designed to assist the delivery of local plan objectives.

Core Policy 58 states:



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.

The relevant parts of the policy are shown in italics.



3.0 Archaeology Baseline Information

3.1 Location, Topography and Geology

The Site lies to the south-west of the A36 and north-east of the historic core of Alderbury. It occupies a roughly triangular area of land, contained within Junction Road to the east, Clarendon Road and residential development to the west and Southampton Road to the south, encompassing just under five hectares. The Site currently comprises three field parcels under pasture. The north-western spur of the Site, giving access to Clarendon Road, is very overgrown with trees and shrubs.

Field boundaries within and surrounding the Site are formed by overgrown hedgerows and hedgerow trees. To the north, a further agricultural field and residential dwellings and their extensive rear gardens separate the Site from the A36. There is further residential development to the south of the Site, in the angle of Southampton Road and Junction Road, where the rear gardens to these dwellings border the Site. Alderbury Football Club lies to the south-east.

The British Geological Survey (BGS) records the underlying solid geology as Wittering Formation, a sand, silt and clay sedimentary bedrock formed between 56 and 41.2 million years ago during the Palaeogene period (BGS 2026).

3.2 Archaeological Background

There are no designated heritage assets within the Site.

There are no World Heritage Sites, scheduled monuments or registered historic battlefields within the 1km study area.

The registered park and garden of Longford Castle (**1000424**), lies some 900m south-west of the Site.

There are 23 listed buildings within the 1km study area, 21 of which fall within Alderbury Conservation Area, which is some 150m to the west of the Site at its nearest point. These are discussed further below (Section 7).

3.2.1 Non-Designated Heritage Assets

No entries on the HER are recorded within the Site.

There are 62 HER records within the 1km study area, which record a broad range of activity from finds of Palaeolithic tools to post medieval and modern buildings, or the sites thereof. The way the HER is structured is to give multiple entries for a single 'site', based on the different periods represented therein. While this is a logical approach for maintaining a database, it tends to present a larger number of archaeological sites than is really represented by the record; given that (for example), residual artefact finds in later archaeological features are given their own separate HER entry.

3.2.2 Previous Archaeological Work

No previous archaeological work has been undertaken within the Site. However, several pieces of fieldwork have been undertaken nearby.

A geophysical survey was undertaken at Alderbury and West Grimstead CE Aided Primary School in 2017, by Sumo Surveys, roughly 10m south-east of Site (EWI9921). It covered an area of 2ha, and little of archaeological interest was identified. A possible cropmark ring ditch recorded on the HER, measuring 40-50m across (MWI9802) was not definitively identified by the survey: a tentative ring-like anomaly was recorded, but as it was only c. 12m across, it is unlikely to equate with the cropmark recorded in the HER.



A trial trench archaeological evaluation at Playing Field, Off Firs Road and Junction Road, around 10m south-east of Site, was undertaken by Cotswolds Archaeology in 2021 (HER ref. EWI9964). A post medieval ditch was recorded in the north-eastern end of the evaluation, running parallel to the current drainage ditch to the north. No other archaeological features of any significance were observed during the works, but unstratified worked flint flakes were recovered from the topsoil of two trenches, probably dating between the Late Upper Palaeolithic/Early Mesolithic period to the Early Neolithic. As this land was in previous use as a football field, it is uncertain whether or not these related to *in-situ* activity.

In response to the results of the above evaluation, test pits were excavated in 2022 around 200m to the south-east of the Site, again by Cotswold Archaeology, to locate and further worked flint (HER ref. EWI10021). No further features or deposits were identified, and no sign of an *in-situ* flint scatter was recovered.

During March 2025 a geophysical survey undertaken by Cura Terrae to evaluate the archaeological potential of the site and which indicated a series of weakly positive, pit-like anomalies in the east of the site, running northeast to southwest over c. 40 m, these have been tentatively identified as a possible pit alignment. A more recent agricultural origin, or a natural origin, cannot be ruled out, however. No other archaeological fieldwork is recorded within the vicinity of the Site, which would be of direct relevance to the archaeological baseline. Other finds made through fieldwork within Alderbury are presented as part of the chronological account of the area, below.

3.2.3 Palaeolithic (pre-12,000 BC)

The Palaeolithic in Britain comprises the period from the first known 'human' occupation to the end of the last glacial period (known as the Devensian) to 10,500 years ago.

There are no records of a Palaeolithic date with the Site or its vicinity. The only record of Palaeolithic activity in the surrounding area is a findspot of two Lower Acheulian axes (MWI9679), one with the point broken, recovered some 270m to the south-west of the Site.

Given the age of the geology underlying the Site, and the scarcity of such finds within the surrounding area, it is highly unlikely that any Palaeolithic finds would be present within the Site, therefore the potential for these to be present within the Site is negligible.

3.2.4 Mesolithic (c.12,000 – c.4,000 BC)

Following the last glaciation, human groups returned to Britain at the beginning of the Mesolithic as the climate became warmer. The ice sheets permanently retreated, and the habitat changed. Britain became an island covered with forests populated by groups of sophisticated hunter gatherers who used spears, harpoons and arrows that incorporated very small sharp blades known as microliths.

There are no records of a Mesolithic data recorded within the Site or its vicinity. The HER records only three instances of Mesolithic activity in the surrounding area, represented by findspots of flint tools.

Around 220m to the north-west of the Site, a tranche axe or adze was found in the Allotment Gardens (MWI9694). Two further flint tools were discovered north-west of Rectory Farm. A roughly flaked 'pick' was recovered from the surface of a field, around 700m south-west of the Site (MWI9696). No further detail is recorded, so it was likely another axe or adze. The second tool, another pick or tranche axe, was recovered 730m to the south-west of the Site (MWI9695).

There is some potential for Mesolithic finds within the Site, but the scarcity of these finds in the wider area and the rarity of such finds in general, is such that the potential for these to be present within the Site is negligible.



3.2.5 Neolithic (c.4,000 – c.2,200 BC)

During the Neolithic, people began to settle and develop horticulture and agriculture. With this increasing sedentism, many innovations were introduced including monument building, new stone tool-making technologies, the use of pottery and most importantly, the domestication of plants and animals. This changing way of life led to a remodelling of the landscape as people cleared woodland to create more settled farming communities.

The process of domestication begun in the Neolithic continued into the Bronze Age, with increased forest clearance and the introduction of metal working, new forms of pottery, and changes in funerary practices and monumental building styles. Scattered farming communities formed chiefdoms based around a largely pastoral agricultural economy.

There are no records of a Neolithic date recorded within the Site or its vicinity. The only instance of possible Neolithic activity in the surrounding area comprises two potential Neolithic or Bronze Age ring ditches, observed in aerial photographs south of Alderbury Junction (MWI9802 and MWI9803). They are located 170m south-east and 260m east of the Site, respectively. No remains of MWI9802 were identified in a trial trench evaluation undertaken at Alderbury and West Grimstead School by Wessex Archaeology in 1991 (EWI3908), and it was not picked up by the geophysical survey carried out by Sumo in 2017 (EWI9921). This suggests that, if originally present, it may have been truncated away by agricultural activity.

Given the very limited evidence for Neolithic activity within the surrounding area, so the potential for further remains of Neolithic date within the Site is judged to be low.

3.2.6 Bronze Age (c.2,200 – c.700 BC)

The process of domestication begun in the Neolithic continued into the Bronze Age, with increased forest clearance and the introduction of metal working, new forms of pottery, and changes in funerary practices and monumental building styles. Scattered farming communities formed chiefdoms based around a largely pastoral agricultural economy.

No records of a Bronze Age date are recorded within the Site. The sole piece of evidence for Bronze Age activity within the surrounding area is a findspot of a 'Beaker Pot', recovered between Alderbury and Whaddon, around 685m south of the Site (MWI9796).

Evidence for Bronze Age activity in the area surrounding the Site is very sparse; as such that the potential for surviving remains of this date within the Site is judged to be low.

3.2.7 Iron Age (c.700 BC – c.43 AD)

The Iron Age was a period of great changes, most of which is thought to have been the result of the increasing trade and other contact between Britain and the Roman world. Generally, harvests improved with the use of new varieties of barley and wheat and the increased farming of peas, beans, flax and other crops. Groups lived in relatively varied types of settlements, including open and enclosed settlements; and built hillforts.

There are no records of an Iron Age date recorded within the Site or its surrounding area.

At present, given the lack of evidence for Iron Age activity within the Site or surrounding area, the potential for surviving remains of this date within the Site is judged to be low.

3.2.8 Roman (c.43 – c.410 AD)

The development of settlement, agriculture and trade continued in the Roman period, with the Romans introducing a range of innovations and changes in culture that are far more visible in the archaeological record than for those periods immediately preceding and succeeding it. There was a greater variety of pottery, coins and metal goods, as well as new building materials among communities which embraced 'Romanisation'.



There are no records of Roman sites or artefacts recorded within the Site or its vicinity. The only hint of Roman activity recorded in the surrounding area is a single sherd of 'Romano-British pottery', recovered from Hale Farm, 660m north-west of the Site (MWI9723). No other detail is recorded about this pottery.

Similarly to the Iron Age, given the lack of evidence for Roman activity within the Site and surrounding area, it is judged that the potential for surviving remains of this date within the Site is low.

3.2.9 Early Medieval (c.410 – 1066)

Following the conclusion of the Roman rule in the early 5th century, much of England's population reverted to fragmentary, smaller settlement groups. Consequently, archaeological evidence for the early medieval, or Saxon, period is generally more scarce than preceding and subsequent period. Political boundary changes were common, and these are not well recorded.

No references to early medieval activity in the HER are noted within the Site and there are none within the 1km study area, although Alderbury is recorded as a village with Saxon origins (MWI9733), named '*Aepelware Byrig*' in 972 AD. At the time of the 1994 RCHM Survey map, it was suggested that earthworks, possibly of Saxon date, survived around the northern end of the village, but they had not been surveyed, and no other mention of them is recorded in the HER data.

There is very little evidence for early medieval activity in the area surrounding the Site, despite the possible Saxon origins of Alderbury. The lack of any artefactual evidence and the fragility of early medieval remains are such that the potential for surviving remains of this date within the Site is judged to be low.

3.2.10 Medieval (1066 – 1540)

There are no records of medieval activity on the HER within the Site or its immediate vicinity.

Alderbury is noted as a settlement within the Domesday Book, with a recorded population of 13 households in 1086. It was listed under 4 owners, including the 'Church of Alderbury,' which suggests it was a well-established settlement prior to the Norman Conquest. The current Church of St Mary, 610m south-west of Site, was built in the 19th century, but it was reportedly built on the site of its medieval predecessor (**1355757** and DWI7237).

By the 12th century, the settlement was large and important enough to have an Augustinian Priory founded by Henry II. It was dissolved in 1536, but fragmented remains have survived in the grounds of Ivychurch Farmhouse, 510m north-west of the Site and are listed Grade II (**1355751**; MWI9748). These include wall fragments, a trans Norman pier and part of an arcade. Further remnants of this priory, including stone carvings and tiles, were observed when buildings were pulled down in Ivychurch in 1888; similarly, an assemblage of pottery, tile, stone and bone was discovered in 1986 when a new drive was laid for the farm.

A deer park with an associated pond was shown on a c.1640 estate map, said to be medieval in origin, and possibly attached to the priory, was located 540m north of Site (MWI9766).

Two findspots of medieval date have been recorded within the study area. A greenstone quoin and Purbeck marble tile culvert were recovered 500m west of Site (MWI9749), and a fragment of a 13th century green glazed jug with a 'face mark decoration' was found 745m south-west.

The Green Dragon Public House (1023782 and DWI7224), located 470m to the west of the Site, originated as a 15th century hall house, with a cross wing added in the mid-16th century.

Though evidence for human activity in the area surrounding the Site increases during the medieval period, as the settlement of Alderbury increased in size and significance, it is clear that land within the Site was outside the settlement and likely in common use for agriculture



use during the medieval period and the potential for finds not related to agriculture, which would be of low value, is judged to be low.

3.2.11 Post Medieval to Modern (1540 – 1901)

There are no records of post medieval or modern activity on the HER within the Site or its vicinity. The closest record is a late 17th century, early 18th century lead token, recovered from the garden of 'Chez Nous,' 100m north-east of the Site.

Records pertaining to activity of a post medieval date on the HER tend to refer to built features, the locations or evidence thereof, which are of little relevance to the archaeological potential of the Site. They indicate that the village of Alderbury continued to prosper, evidenced by the several surviving 17th century cottages which include 5 and 6, School Hill, listed Grade II (**1355756**; DWI7231) 470m to the south-west of the Site and Old Timbers, also listed Grade II (**1023785**; DWI7233) 540m to the west of the Site. Farmsteads begin to appear in the countryside surrounding Site from the 18th century onwards. This took place alongside the creation of the Salisbury and Southampton Canal, which, despite its name, never actually made it as far as Salisbury; it stopped at Tunnel Hill, near Alderbury House. It was opened around 1802 and closed quickly in 1806. It is recorded on the HER, 350m south-east of the Site, and aerial photography indicates is still evident as an earthwork (MWI64351).

George Fort, a hatter from Salisbury, had interests in the canal, and his home, Alderbury House, listed Grade II* (**1023788** and DWI7241), located 750m to the south-west of the Site, stands in a landscaped park with a lake that linked to the canal.

The current iteration of the Church of St Mary, listed Grade II (**1355757** and DWI7237), 610m south-west of Site, was constructed in 1857 by S. S. Teulon. It included Morris & Co Ltd stained windows, suggesting that there was enough money in the community at this time to put towards an impressive church.

The Green Dragon Public House, listed Grade II (**1023782** and DWI7224), located 470m to the west of the Site, which originated as hall house in 15th century, became a pub in the post medieval period. By the 19th century, it evidently had a reputation, as Charles Dickens used it as the inspiration for The Blue Dragon inn in 'Martin Chuzzlewit.'

It is likely that land within the Site was in agricultural use during the post medieval period. Certainly, the map of the parish of 1765 (**Image 1**) clearly shows the village of Alderbury in much the same configuration it is today, with agricultural land beyond. The Site occupies the southern end of a long, rectangular plot marked as 'Common', bound by 'The Turnpike Road' to the south which is a precursor to the current Southampton Road. The land just to the north-west of Site is occupied by what is now Ivychurch Farm; the remains of the Augustinian Priory (discussed above) are depicted on this map. The woodland just above the farm has a u-shaped formation, with a field in the middle.

A map of the parish of Alderbury from 1814, shown below (**Image 2**), depicts land within the Site as a series of partitioned fields, giving a recognisable arrangement in comparison to the current situation, excepting an east-west (rather than north-south) division within the Site; and later development surrounding the Site. The origin and purpose of the narrow land parcel forming the northern part of the Site is not clear, although this may have been a throughfare such as a droveway. The current routes of Clarendon Road and Southampton Road, though unnamed, are marked on this map, showing that they were established thoroughfares by this time. No vegetation is depicted within the Site itself, suggesting that it was agricultural land.

The Tithe Map of 1849 (**Image 3**) shows the line of the Bishopstoke-Romsey-Salisbury section of the London and South Western Railway just to the north of the Site. It was built in 1847, just two years prior to the date of the map. Junction Road, likely built to accommodate traffic to and from the railway line, now forms part of the western border of Site. Junction Road was



now clearly shown as a boundary, where the 1814 map shows this as a trackway crossing a single field (north of the road) with a longer configuration.





Image 1: Excerpt from Alderbury Parish Map of 1765



Image 2: Excerpt from a map of the Parish of Alderbury, 1814





Image 3: Excerpt from Alderbury Tithe Map of 1849

The County Series map of 1872 (at a 1:10,560 scale), shows that the Site is separated into three fields; the north-western spur of the Site shows a trackway from Clarendon Road to a 'Spring' within the Site, which appears to be the site of a building or structure, potentially suggesting it was used as a water source. The structure persists until 1937, although the spring is still shown on recent OS editions. The wooded area attached to Ivychurch Farm, to the north-west of the Site, is labelled 'Ivychurch Copse'. Adjacent to the north-east of the Site is the signal box for the railway line, marked 'Alderbury Junction.' By this time, the route of the canal is already marked as the 'Old Canal.'

The revision of 1900 (at a 1:10,560 scale) shows little change, though Ivychurch Copse is now a roughly rectangular parcel of woodland, as opposed to its former shape.

More changes are depicted in the 1924 revision (at a 1:10,560 scale): housing developments were now shown to the north of the Site, on the east side of Clarendon Road, including 'Oak Lodge' which is recorded on the HER (MWI59425); and to the south of the Site, in the angle between Southampton Road and Junction Road. To the south of the north-western spur of Site, on the east side of Clarendon Road, is an apparently grand residence shown as 'Hillside', recorded on the HER (MWI57911) and set within extensive landscaped gardens, with indications of terracing and a formal avenue of trees to the south-east.

The Provisional County Series map of 1957-1962 (at a 1:10,560 scale) shows further housing to the south-east of the Site.

By the National Grid map of 1972 (at a 1:2500 scale), the north-eastern tip of Site had been separated into a small, triangular field, with vegetation depicted within. The possible stream leading from the spring in the north-western spur is not shown, and there was now a north-south orientated drain running from it; and the field had been planted with trees.



The 1985 National Grid map (at 1:10,000 scale), shows the A36 to the north of the Site, adjacent to the railway line. The line of the Old Canal was no longer marked.

The only further change noted is the development of '*Oakwood Grove*', a residential area constructed around Hillside House, to the south-west of the Site, first shown on the OS Edition of 1987 (1:2,500 scale), surrounding Hillside (now '*Hillside House*') by 1993.

It is therefore likely that land within the Site was in agricultural use throughout the post medieval period, and certainly in the modern period. There is some potential for structural remains in the location of the spring noted on historic maps in the late 19th and early 20th century; and also for evidence of the function or use of the trackway in the northern edge of the Site; and in this respect the potential for archaeological remains relating to these periods is high, although they would be of interest at a local scale and therefore of low importance. The potential for any archaeological remains other than those noted, or other remains related to agriculture, which would be of low value, is judged to be low.

3.2.12 Undated Remains

A series of undated features were recorded during a geophysical survey outside the Site: These include possible lynchets, East of Shootend, some 670m and 740m north-west of the Site (MWI8346), as well as possible rectangular enclosure, 180m south of the Site (MWI78166). Further features have been identified east of Southampton Road: these include pits, 170m south of the Site (MWI78168); and ditches, 200m south of the Site (MWI78167).

3.2.13 Aerial Photographs

The HEA search (ref. AP/142231) returned 65 vertical photographs, of which all available as prints were viewed; and 25 oblique photographs, all of which were viewed.

The aerial photographs consulted chart little change within the Site from the earliest photograph of 1946, although show residential development outside the Site, as noted above from historic maps, in the latter part of the 20th century (in particular). On earlier photographs, land within the Site is clearly in arable use.

Aerial photographs of 1950 (in particular) apparently show a trackway within the northern part of the Site, within the Site boundary.

No other features of interest were noted on aerial photographs.

3.2.14 Site Visit

The Site and environs were visited on 15 November 2023 with a view to assess and validate data collected as part of the desk-based assessment; and assess general ground conditions.

Land within the Site slopes fairly steeply from Southampton Road in the south and Clarendon Road in the north-west, downwards to the north-east to Junction Road and the northern Site boundary (**Plate 1**). The entrance to the Site from Clarendon Road is overgrown with trees and scrub (**Plate 2**), although the route of a footpath is nevertheless evident. The boundaries of the Site -and land beyond -are quite well wooded (**Plate 3; Plate 4; Plate 5**), with hedgerows at the intersection with Southampton Road, which largely preclude both inward and outward views, although the rear of houses along Junction Road, and particularly along Oakwood Grove and Bracken Close, are clearly visible (**Plate 4; Plate 5; Plate 6**). The plateau of development in Oakwood Grove is somewhat elevated from land within the Site.

Despite having previously been under arable, the Site, now under pasture, is not well drained and in lower parts waterlogged, supporting acid grass and, in the centre-north of the Site, stunted tree varieties typical of such an environment.



No features of archaeological interest were evident within the Site, other than the thoroughfare or trackway in the northern part of the Site, which exhibits a distinct agger (**Plate 7**). Were it not for the absence of any supporting evidence, it would appear similar to a trackbed.

3.2.15 Historic Landscape Characterisation

Land within the bulk of Site is recorded as classed as re-organised fields (HWI6896), currently used as modern playing fields/enclosures, created from land enclosed by the 1809 Parliamentary Enclosure Act. It records that these were created on common land, and elements of this prior character are legible. The Site is not readily recognisable as common land, and the external boundaries appear to have been established in response to the Act (as evidenced by the 1814 map), although these are sufficiently characterful that they may have followed some pre-existing boundaries.

Land within the north-western spur of Site, including the residential development of Oakwood Grove, is recorded as a modern part of the village (HWI6892); fields created by the 1809 Parliamentary Enclosure Act. The HLC record states that these post medieval fields were created on common land, but neither prior character remains legible, which is clearly the case.

3.2.16 Hedgerows

In determining which if hedgerows are important on archaeological or historical grounds The Hedgerow Regulations (1997) state the following criteria:

The Hedgerow Regulations 1997 Schedule 1 Part II – Archaeology & History

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is—
 - a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or
 - b) recorded at the relevant date in a Sites and Monuments Record.
3. The hedgerow—
 - a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - b) is associated with any monument or feature on that site.
4. The hedgerow—
 - a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or
 - b) is visibly related to any building or other feature of such an estate or manor.
5. The hedgerow—
 - a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or
 - b) is part of, or visibly related to, any building or other feature associated with such a system, and that system—
 - i. is substantially complete; or
 - ii. is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority’s area, as a key landscape characteristic.



There is a single hedgerow within the Site, although this north-east to south-west boundary is clearly of late 19th century date, first being shown on early OS mapping; and does not accord with any of the above criteria. The external boundaries to the north, west (around the Oakwood Grove development), and part of the eastern boundary (along Junction Road) date at least to inclosure and could be earlier. Consequently, it is judged that these boundaries could be considered 'important' according to Criteria 5(a) above.



4.0 Archaeology: Identification and Assessment of Impacts

Proposed development of land within the Site has the potential to cause direct impacts on any surviving below ground archaeological remains.

Appendix C describes the methodology for assessing the magnitude of impact and the overall significance of impact.

4.1.1 Direct (Construction) Impacts

There will be no direct impact on any designated heritage assets, nor any recorded non-designated heritage assets.

The heritage interests of potential receptors (archaeological remains) are described below. The interest of all potential remains within the Site is likely to be archaeological, in terms of the NPPF, although these would also have some associated historic interest as part of the local history of the development of this part of Alderbury.

Ground disturbance, which will include re-profiling, landscaping, the construction of foundations and implementation of services would have the potential to disturb any archaeological remains that may be present within the Site. The significance of this impact is presented below.

There is some potential for structural remains in the location of the spring noted on historic maps in the late 19th and early 20th century; and also for evidence of the function or use of the trackway in the northern edge of the Site; and in this respect the potential for archaeological remains relating to these periods is high, although they would be of interest at a local scale and therefore of low importance. Development would leave any remains associated with the spring in situ, as these lie outside the development footprint; and therefore, no impact is expected. The route of the trackway will be preserved in the proposed development design, whilst this may be affected by groundworks and landscaping; therefore, it is concluded that this would experience a moderate adverse impact, resulting in a slight effect.

The historic landscape character of land within the Site, at interest on a local scale, will be affected by the change to residential use, although all external boundaries, including potentially important hedgerows, will be retained, allowing the continued legibility of the grain of the historic landscape. This would be judged to give rise to (at most) a moderate adverse impact, resulting in a slight effect.

The Site has not previously been developed and has been in agricultural use since at least the 18th century; and probably much earlier. No previous archaeological work has been undertaken within the Site, so the presence for any previously unrecorded archaeological remains is untested. However, it is noted that previous evaluation located off Junction Road (HER Ref. EW19964), 10m to the south-west of the Site, revealed nothing of archaeological interest. This is within the context of a scarcity of finds from the earlier prehistoric period; and a lack of later prehistoric finds from within the study area; as well as the Site being outside early medieval and medieval settlement at Alderbury. Therefore, it is judged that the potential for further archaeological remains to survive within the Site is low or negligible (excluding receptors discussed above). The magnitude of impact would be major, although the opportunity for the realisation of the value of any such remains, their recording and dissemination of the results, is judged to reduce this to an impact of moderate magnitude, which would result in a slight effect.

Table 1 below presents a summary of the potential direct impacts.



Table 1: Potential Direct (Construction) Impacts

Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Effect
Potential 19 th -20 th century structural remains associated with the spring	Low	None	Neutral
Post medieval trackway	Low	Moderate adverse	Slight
Historic landscape features and potential remains of medieval and post medieval agricultural land use	Low	Moderate adverse	Slight
Unrecorded below ground remains, pre-dating the post medieval period	Low / Negligible	Moderate adverse	Neutral or Slight / Slight



5.0 Archaeology: Evaluation and Mitigation

In this instance the 'field evaluation' referred to within Paragraph 207 of the NPPF was considered necessary at the predetermination stage following advice and consultation with Wiltshire County Council Archaeological Advisor. As a result, a geophysical survey was undertaken in March 2025. The geophysical survey provided evidence for archaeological anomalies that could be subject to targeted archaeological trenching. The geophysical survey results (Cura Terrae Limited 2025) have revealed a number of anomalies which may have archaeological origins. A series of pit-like anomalies in the east have been tentatively identified as a possible pit alignment. Multiple agricultural trends have been identified, as well as an uncertain trend that could represent an unrecorded former boundary. However, based on the results from the geophysical survey the proposed design has been changed to avoid the dense areas of archaeological anomalies following Historic England guidance for preservation by design. This has led to a large reduction in units from 47 to 28.

Therefore, it would be appropriate for any archaeological intrusive fieldwork to be delayed as a condition to consent and undertaken as mitigation works in accordance with a Written Scheme of Investigation (WSI) prepared in consultation with the Archaeology Advisor to Wiltshire Council. This would, in consideration of the Planning Practice Guidance, be reasonable and proportionate on reflection of the information presented within the baseline data which gives no evidence to suggest the presence of remains within the boundary of the Site which could preclude development.



6.0 Archaeology: Assessment Against Legislation & Plan Policy

6.1 Legislation

Development within the Site would have no direct impact on any designated heritage asset and therefore would not contravene either the 1979 or 1990 Acts.

6.2 National Policy

In accordance with Paragraph 207 of the NPPF this assessment has described the significance of potential buried remains which could be affected by the proposals. This report constitutes the appropriate desk-based assessment required and has demonstrated that no further field evaluation is necessary to determine the application in this instance.

6.3 Local Policy

This report provides the requisite desk-based assessment required under *Core Policy 58: Ensuring the conservation of the historic environment* of the Wiltshire Core Strategy.

The proposed development will not affect locally listed and other non-designated heritage assets and therefore complies with Core Policy 58.



7.0 Heritage: Baseline and Assessment

7.1 Designated Heritage Assets

Information on designated heritage assets was complemented by GIS information downloaded from Historic England (Historic England, 2026); and information held in the HER.

All designated heritage assets within a 1km study area are shown on Figure 1 and specified where relevant within the following text.

As stated above, there are no scheduled monuments, registered historic battlefields or World Heritage Sites within the 1km study area.

The following designated heritage assets are present within the 1km study area:

- Longford Castle Grade II* registered park and garden (1000424);
- 1 Grade II* and 22 Grade II listed buildings; and
- Alderbury Conservation Area.

Listed buildings as specified above which are within the stated vicinity of the Site are set out in **Table 2**. These are shown in a general trend from north to south, for ease of reference. The majority of these assets, shaded within **Table 2**, fall within Alderbury Conservation Area

Table 2: Designated Heritage Assets Within the 1km Study Area

Reference (NHLE)	Grade	Name	NGR
1355751	II	Remains of Augustinian Priory at Ivychurch Farmhouse	SU 1825127660
1023777	II	Ivychurch Farmhouse	SU 18262 27669
1023778	II	Walled Garden to South of Ivychurch Farmhouse	SU 1831527620
1355755	II	Lake House	SU 1826827472
1023782	II	The Green Dragon Public House	SU 1823027445
1452014	II	Alderbury War Memorial	SU 1831027402
1355754	II	Memorial and Water Trough on the Green	SU 1826627412
1023784	II	Cherry Tree Cottage	SU 18555 27343
1285049	II	28, Silver Street	SU 1819227336
1023785	II	Old Timbers	SU 18172 27327
1285053	II	Rose Cottage	SU 18181 27293
1355753	II	Milestone at Junction of Clarendon Road with Southampton Road	SU 18562 27305
1023781	II	Yew Tree Cottage	SU 18374 27008
1023783	II	7, Lights Lane	SU 18399 26983
1355756	II	5 and 6, School Hill	SU 18396 26953
1023787	II	Head Memorial in the Churchyard, About 6 Metres South of the Porch of the Church of St Mary	SU 1824726920
1355757	II	Church of St Mary	SU 18239 26926
1285034	II	Fort Memorial in the Churchyard, About 6 Metres South of the Porch of The Church of St Mary	SU 1823326912



Reference (NHLE)	Grade	Name	NGR
1023786	II	The Court House	SU 18295 26903
1355758	II	The Lodge	SU 18204 26878
1023788	II*	Alderbury House	SU 18134 26818
1181326	II	Barn at Rectory Farm	SU 18958 26337
1023780	II	Castle Hill House	SU 19464 26313

In addition to those designated heritage assets within the 1km study area, the assessment also takes into account the possibility of effects on the heritage significance of assets in the wider area where their heritage significance could potentially be affected by changes to their setting as a result of long-distance views to and/or from the Site. No such assets were identified that could possibly be affected.

The methodology for the assessment of impacts, which sets out how assets are selected for assessment, is included in Appendix D. Designated assets listed in Table 2 were reviewed using cartographic and aerial mapping and with reference to the Site visit to determine the necessity for the assessment of their significance in accordance with the Historic England Good Practice Advice 3 *The Setting of Heritage Assets* (2017) and Advice Note 12 *Statements of Heritage Significance* (2019).

In general terms, as described in Section 3, the Site lies on a downward slope away from Alderbury village (**Plate 8**). This, combined with the relative elevation of development on Oakwood Grove and surrounding trees and vegetation, is such that no intervisibility has been identified between the Site and surrounding heritage assets. Land within the Site has been in agricultural use for several centuries, with Alderbury being a relatively small village since at least the early medieval period, with some growth in the post medieval period, although limited to the west by the grounds of Longford Castle. The village spread eastwards in the 20th century, as houses began to be built along Clarendon Road and Southampton Road. As such, the area has been gradually developed for residential uses since at least the early 20th century, and the proposed development will continue this pattern of development.

The Site is outside Alderbury Conservation Area and therefore will have no effect on its character or appearance. The boundary of the conservation area, some 140m to the west of Site at its nearest point, lies on a natural ridge at the junction of Old Road and Clarendon Road (**Plate 8**); extending to the west, into the River Avon valley (**Plate 9**). Thus, views to and from the conservation area are limited by this topographical situation (**Plate 10**), with the Site further separated from the conservation area by modern housing including that in Oakwood Grove. The landform similarly rises from the Site to the south-west, where this rising landform and general wooded character are such that there are no views of or from the Site in this direction (**Plate 11**). It is noted that there is no functional, visual or historical connection between the Site and Alderbury Conservation Area, although no conservation area appraisal is currently available. No effects, adverse or positive, on the character, appearance or setting of the conservation area have therefore been identified.

The conservation area contains 21 listed buildings. Most of these buildings are scoped out of this assessment due to the lack of intervisibility between the Site and the conservation area. However, two of these assets are considered further below, due to their proximity to Site.

The Grade II Listed Milestone at Junction of Clarendon Road with Southampton Road (**1355753**), located around 190m to the west of Site, lies on the edge of the conservation area, on the east side of the junction (**Plate 8**). This is an early 19th century cast-iron three-sided pillar, where one side reads 'TO SARUM 3 MILES,' and the other reads 'TO SOUTHTON 19



MILES.' It is situated on a grass verge, seen in the context of supports for overhead cables and against the backdrop of modern housing. Although no longer located on a main road, following the construction of the A36 bypass, the primary architectural interest of the asset is best appreciated, and its historical interest best understood, from its immediate position on this junction. It is likely that the entrance to the proposed development on Southampton Road, and the two dwellings fronting the road, will be visible -partially filtered by roadside vegetation, some 260m to the south-west of the asset. This will present a neutral change to its current situation, being in character with its current surroundings and not hampering the experience of the asset; and therefore, no harm would be judged to arise from development within the Site.

Cherry Tree Cottage (**1023784**), located 170m south-west of Site, is a Grade II listed 18th century estate cottage composed of Flemish bond brick, with a concrete tiled roof, converted from the former thatching. Though it faces onto Old Road, it is set back behind a gate, and partially screened from view by a hedge (**Plate 12**), which continues north onto Clarendon Road. It is from this aspect that its primary architectural interest is best experienced. It is unlikely that there would be any intervisibility with Site owing to intervening topography, existing development, and vegetation. The development may be visible, as described above, from the crossroads, at an oblique angle to views of the asset; although, the cottage and its front garden blend in with the rural streetscape of Old Road, and surrounding later development, it is considered that any such views of the proposed development would be neutral and would cause no harm to the setting of the asset.

The Site is 910m to the south-west of the grounds of Longford Castle, a Grade II* registered park and garden (**1000424**); and 1.7km from the castle itself. The castle dates to c. 1578-91, built by Sir Thomas Gorges on an estate bought in 1574. The gardens were extended; and the pleasure grounds and park were deformatized; during the late 18th century, by which time the estate had been acquired by the Bouveries family, who are still in ownership. The area of the park to the east of the River Avon incorporates part of Alderbury Meadows.

There is no intervisibility between the Site and the registered park and garden as the Site lies beyond a topographical ridge, as discussed above. The castle and its grounds are part of a distinct lower-lying landscape in the River Avon valley; and there is no functional, historical or visual association with land within the Site. The proposed development will therefore have no effect on the setting of Longford Castle.

Any longer-range views that might be possible from the wider area (although none has been identified), would be of the rooftops of residential dwellings seen within the context of current residential development bordering the Site; therefore, the change to setting in such views would be neutral.

All other designated heritage assets are judged to be unlikely to be harmed by the proposals (i.e. their significance would be sustained), as development within the Site would not affect elements of setting which contribute towards their significance.

The potential for effects on all other designated heritage assets not discussed above is considered to be scoped out of the assessment presented within this assessment.

7.1.1 Non-Designated Heritage Assets

The nearest non-designated heritage assets to the Site, whose setting is relevant to their heritage significance, are the unlisted buildings of Hillside (MWI57911) and Oak Lodge (MWI59425), situated to the west of the Site on Clarendon Road.

Oak Lodge fronts Clarendon Road, from which its primary architectural interest can best be appreciated. It is set against a backdrop of mature trees, adjacent to the entrance to the Site from Clarendon Road, which is overgrown with trees and scrub (**Plate 2**). No development is proposed in this part of the Site, with the nearest built development proposed some 160m to



the south-west. There is no functional, historical or visual connection to land within the Site and no impact is predicted.

Hillside (later Hillside House), as discussed in Section 3, was the earliest residential development along this part of Clarendon Road. It was formerly, in the early 20th century, set within extensive landscaped gardens, with indications of terracing and a formal avenue of trees to the south-east. This would likely have given views over the Site, although land within the Site appears to have been in separate ownership and did not form part of the gardens or grounds of the asset. The setting of the house has since been changed and restricted by development in Oakwood Grove and along Clarendon Road, between this and Hillside. Consequently, views of Hillside from Clarendon Road (if any were originally intended) are obscured; whilst any views of the Site from the much-reduced gardens to the asset are effectively screened by later residential development. Therefore, there is no functional or visual relationship between the asset and land within the Site; and any historical relationship has been obscured. No harm is predicted.



8.0 Heritage: Assessment Against Legislation & Plan Policy

8.1 Legislation

Under Section 66(1) of the P(LBCA) Act (1990) the decision maker has a duty to give special regard to the desirability of preserving a listed building along with its setting.

Changes identified to the setting of designated and non-designated heritage assets comprise neutral changes which are in keeping with their current character and do not adversely affect views of the heritage assets, in which their heritage interests are experienced. Therefore, the setting of all heritage assets will be preserved.

Section 72 of the Act also requires special attention to be paid to the desirability of preserving or enhancing the character of a conservation area, although this statutory duty only covers development *within* a conservation area and therefore is not relevant in this case.

Hedgerows that could be considered important under the historic criteria of the Hedgerow Regulations 1997 (amended 2002) are those external to the Site, which will not be affected.

8.2 National Policy

The assessment presented in this report describes the significance of heritage assets affected by the proposed development, including any contribution made by their setting and therefore satisfies the requirements of Paragraph 207 of the NPPF (MHCLG 2024).

As discussed above, the limited changes identified to the setting of designated heritage assets comprise neutral changes which are in keeping with the current character of the area. No changes have been identified to the setting of non-designated heritage assets. Current topography, built form and screening from trees and vegetation generally precludes any impact on views of or from the heritage assets, in which their heritage interests are experienced; and where glimpsed views may be possible in views of *Milestone at Junction of Clarendon Road with Southampton Road (1355753)* and *Cherry Tree Cottage (1023784)* these will not impact the way in which the primary architectural interest of the assets are experienced; nor affect the general streetscene. Therefore, no harm to the heritage significance of any asset has been identified.

8.3 Local Policy

The proposed development would protect and conserve the significance and value of heritage assets and their settings and therefore complies with *Core Policy 58: Ensuring the conservation of the historic environment*. No opportunity has been identified for the enhancement of heritage assets, which is not in any case a requirement of national policy.

The proposed development would preserve the setting of listed buildings in the vicinity of the Site and therefore complies with Core Policy 58.

The proposed development would conserve the special interest, character and appearance of the Conservation Area and therefore complies with Core Policy 58.



9.0 Conclusions

An assessment has been undertaken of the archaeological baseline and potential of land within the Site, based on information from Wiltshire and Swindon HER, Historic England datasets, and documentary sources from Wiltshire and Swindon History Centre, grey literature and online sources. This has been supplemented by a Site walkover and visits to off-site heritage assets.

The Site does not contain any designated heritage assets, such as World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens or registered battlefields, where there would be a presumption in favour of their physical preservation *in-situ* and against development.

Appropriate assessment of potential changes to the setting of off-site designated and non-designated heritage assets as a result of the proposed development has been undertaken, although the topographical situation of the Site on relatively low-lying land, sloping away from relevant heritage assets, surrounding trees and vegetation; and the current residential context; drastically reduces visual interaction between the Site and its surroundings.

Changes identified to the setting of designated heritage assets comprise neutral changes which are in keeping with the current character of the area. No changes have been identified to the setting of non-designated heritage assets. The situation of the Site, current built form and vegetation generally precludes any impact on the setting of heritage assets, in which their heritage interests are experienced. Where glimpsed views of the proposed development may be available in views of the Grade II listed buildings of *Milestone at Junction of Clarendon Road with Southampton Road (1355753)*; and *Cherry Tree Cottage (1023784)*; these will not impact views in which their primary architectural interest is experienced; nor adversely affect the character of the surrounding streetscene. Views from, and relevant to, Alderbury Conservation Area are generally effectively screened by topography, surrounding built development and vegetation, with the only impact identified being from possible views into the entrance to the Site from Southampton Road; however, this will be in scale with existing built development along the road.

No harm has therefore been identified on any designated, or non-designated, heritage assets, through changes to their setting, as a result of the proposed development within the Site.

No impact has been identified on any recorded non-designated archaeological assets. The Site was in agricultural use in the medieval and most of the post medieval periods, through to the modern period and the only potential features of interest identified are a possible 20th century structure associated with a spring within the west of the Site; and the route of a raised 19th century trackway which lies within, and follows, the northern boundary of the Site. Any remains associated with the spring will be preserved in the proposed development, although the trackway may be affected by groundworks and landscaping, resulting in a slight adverse effect.

The Site has been subject to prior archaeological evaluation in the form of a geophysical survey undertaken in March 2025 and, although evaluation on adjacent land to the east identified little of archaeological interest, several anomalies of archaeological origin have been identified and could be subject to targeted trial trenching. However, the geophysical survey (Cura Terrae, 2025) was useful in informing the design of the proposed development which has removed many units to preserve non-designated archaeological assets, as preservation by design. It is therefore judged that the potential for further archaeological remains to survive within the Site is low, which may be impacted by the proposed design, other than for those of post medieval or modern date which would be of negligible interest. Any such remains would be most likely to be associated with agricultural activity dating to the post medieval period. The general potential for earlier remains cannot be entirely discounted, although given the



lack of evidence for sustained activity during this period in the surrounding area, the overall potential for such remains is judged to be low.

Any further measures required to confirm the presence or absence of any archaeological remains within the Site, or to excavate and record these, could proportionately be secured via a condition(/s) on any planning consent.



10.0 Glossary

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially may 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

Source: Historic England Conservation Principles 2017 (consultation draft)

Architectural Interest

The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types

Source: Historic England Conservation Principles 2017 (consultation draft)

Artistic Interest

The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric

Source: Historic England Conservation Principles 2017 (consultation draft)

Harm

Changes for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a place that reduces their values to society

Source: Historic England Conservation Principles 2017 (consultation draft)

Historic Interest

The connections between a place and past lives and events

Source: Historic England Conservation Principles 2017 (consultation draft)

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting

Source: NPPF 2025

Setting of a heritage asset

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

Source: NPPF 2025



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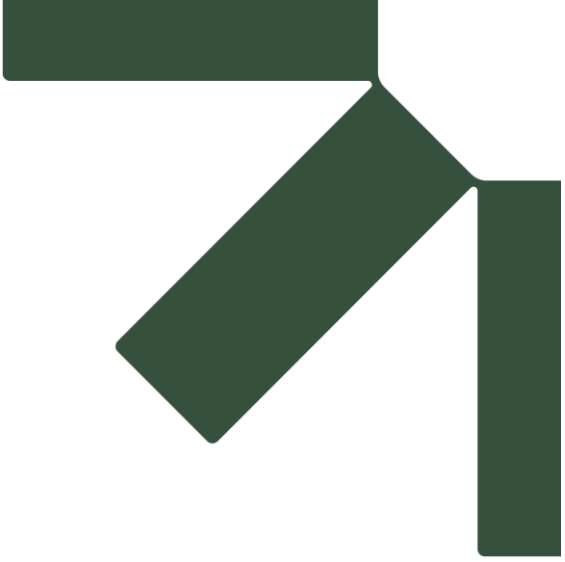
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Appendix A Site Visit Plates

Archaeological Desk Based Assessment

Land at Southampton Road & Junction Road, Alderbury, Wiltshire

Formula Land (Alderbury) Limited

SLR Project No.: 439.V12984.00WA1

24 April 2026



Plate 1: View NE from entrance to Site off Southampton Road



Plate 2: View WSW of entrance to Site from Clarendon Road





Plate 3: View E from within NW of Site showing wooded view



Plate 4: View E from within Site towards Junction Road





Plate 5: View NE from within Site towards Junction Road



Plate 6: View SW from within Site to Oakwood Grove





Plate 7: View E along trackway at N edge of Site



Plate 8: View ESE along Southampton Road to Site from crossroads





Plate 9: View WNW into Alderbury Conservation Area from crossroads



Plate 10: View WNW from Site entrance along Southampton Road (towards crossroads)



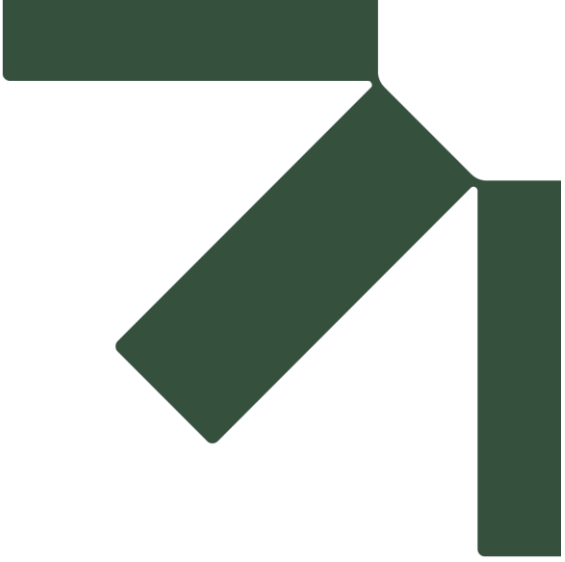


Plate 11: View SW along Lights Lane from Southampton Road



Plate 12: View NNE of *Cherry Tree Cottage* (1023784) from crossroads





Appendix B Historic Ordnance Survey Maps

Archaeological Desk Based Assessment

Land at Southampton Road & Junction Road, Alderbury, Wiltshire

Formula Land (Alderbury) Limited

SLR Project No.: 439.V12984.00WA1

24 April 2026

Site Details:

418982.7379286786,127282.22
70282604

Client Ref: BM12583
Report Ref: GS-QOS-SKE-LU1-46E
Grid Ref: 418982, 127298

Map Name: County Series

Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1900
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1900
Edition N/A
Copyright N/A
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Surveyed 1875
Revised 1900
Edition N/A
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Levelled N/A

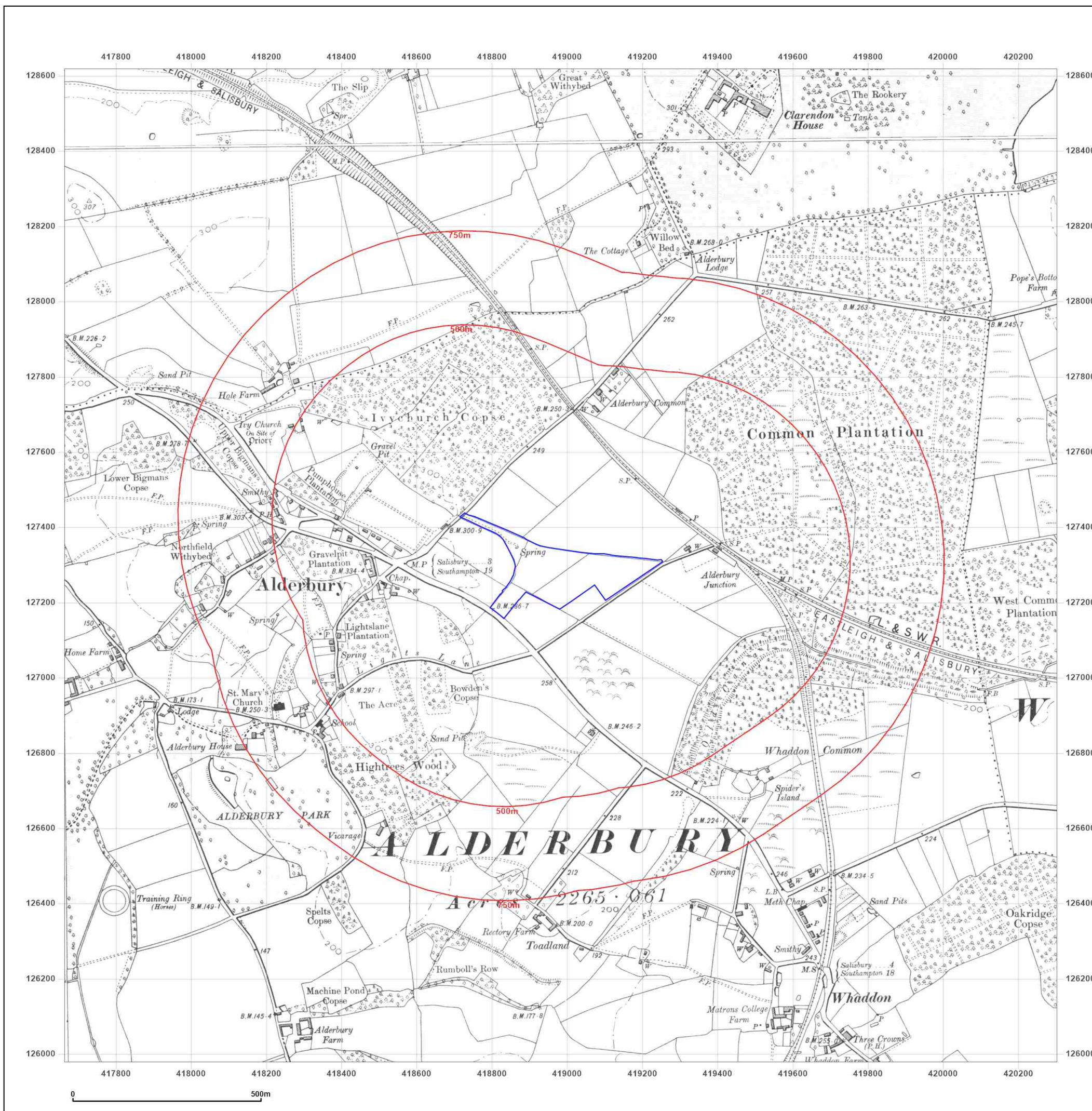


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Production date: 14 November 2023

Map legend available at:
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Site Details:

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70282604

Client Ref: BM12583
Report Ref: GS-QOS-SKE-LU1-46E
Grid Ref: 418982, 127298

Map Name: County Series

Map date: 1924

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1875
Revised 1924
Edition N/A
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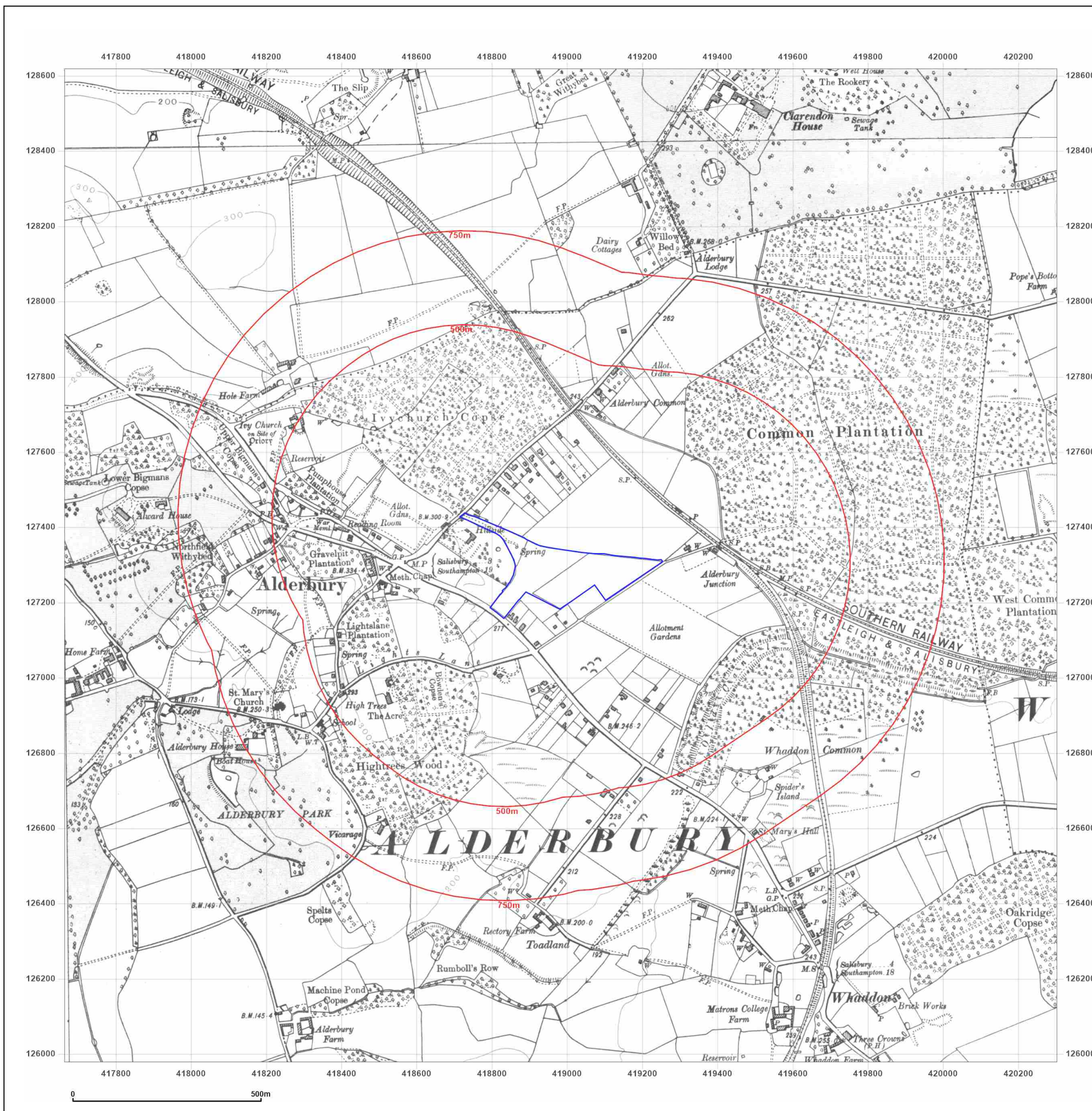


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Production date: 14 November 2023

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Site Details:

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70282604

Client Ref: BM12583
Report Ref: GS-QOS-SKE-LU1-46E
Grid Ref: 418982, 127298

Map Name: County Series

Map date: 1926

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1926
Edition N/A
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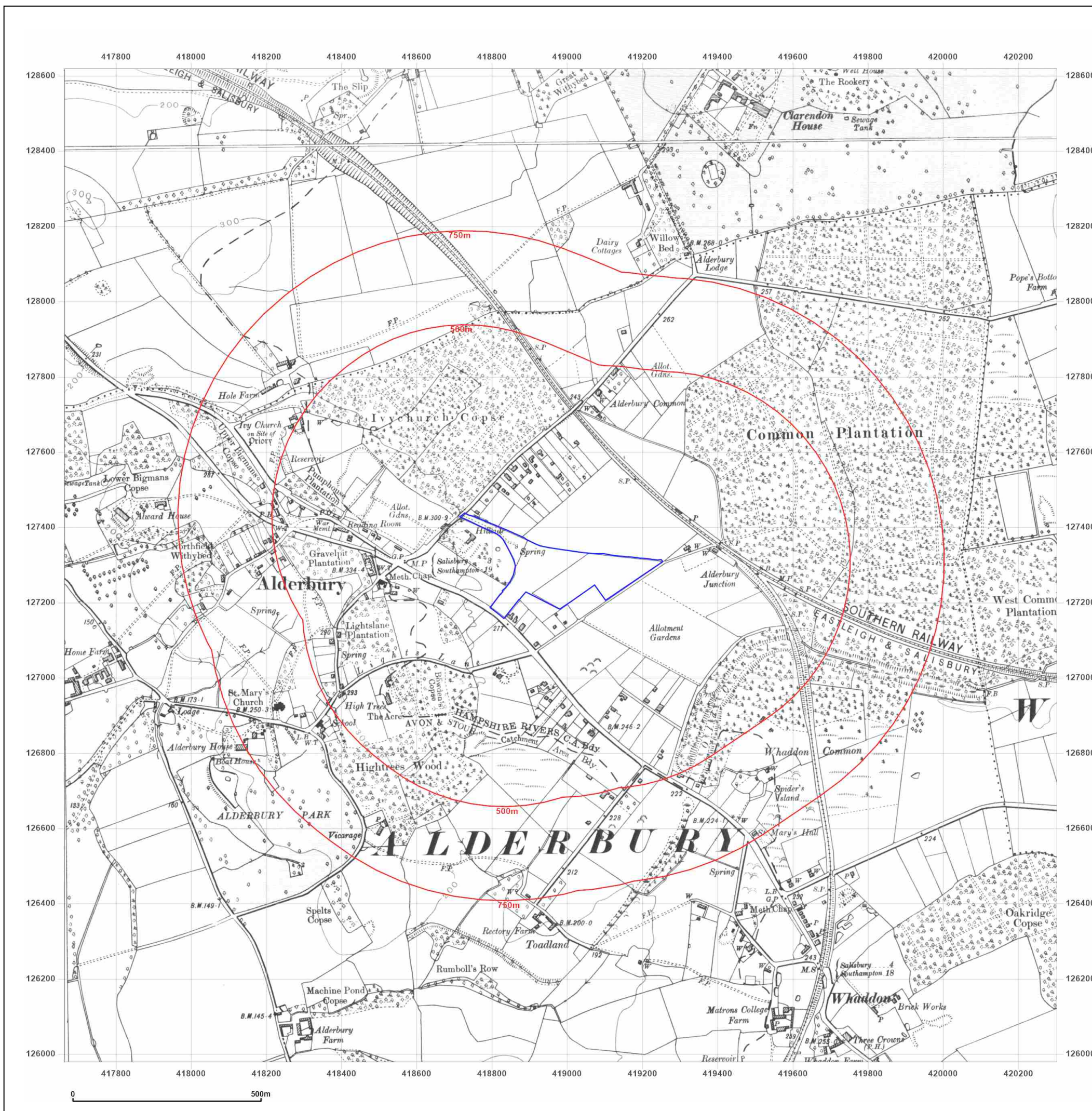


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Site Details:

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70282604

Client Ref: BM12583
Report Ref: GS-QOS-SKE-LU1-46E
Grid Ref: 418982, 127298

Map Name: Provisional

Map date: 1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
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Edition N/A
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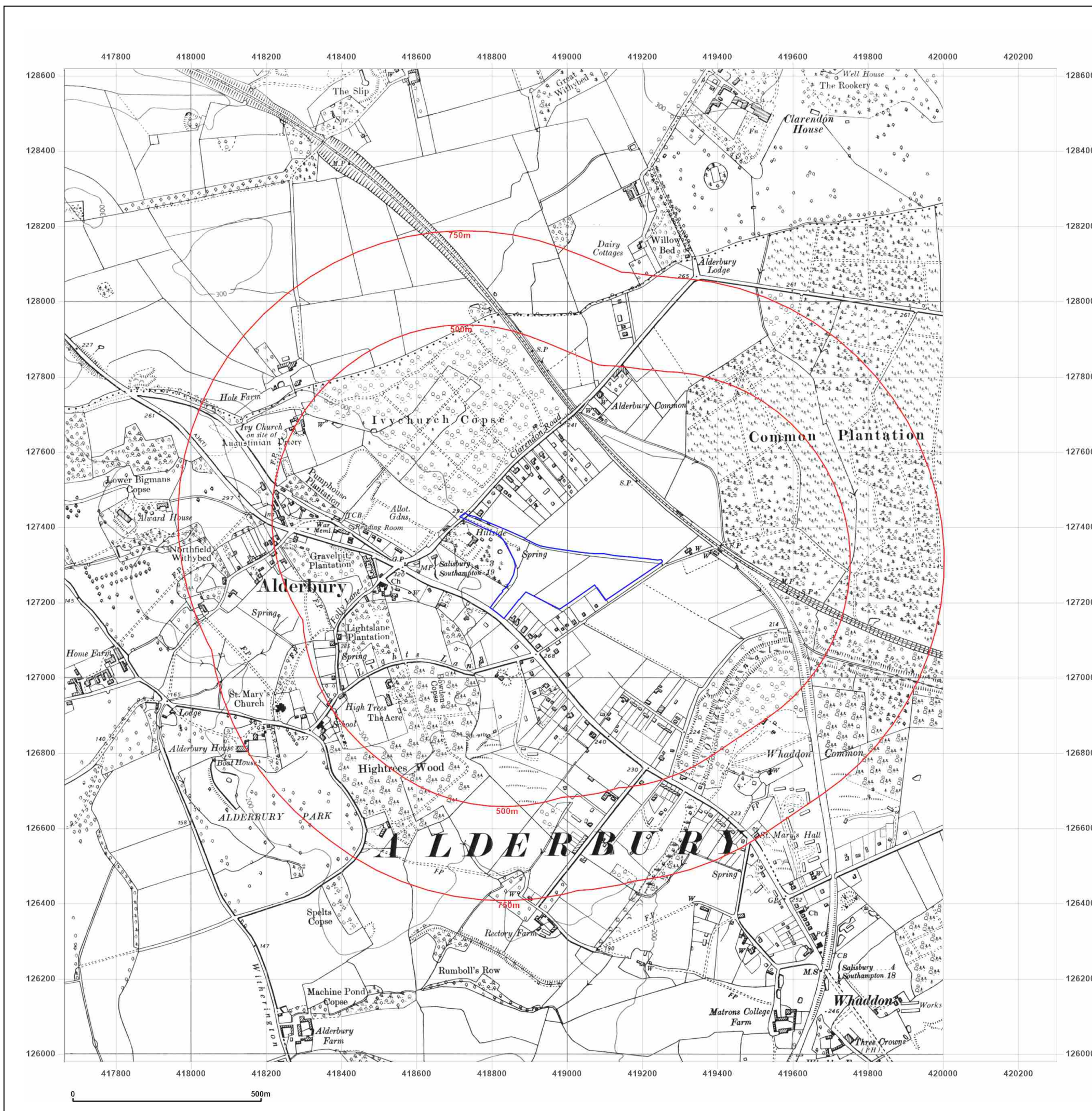


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Site Details:

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Client Ref: BM12583
Report Ref: GS-QOS-SKE-LU1-46E
Grid Ref: 418982, 127298

Map Name: National Grid

Map date: 1975

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1971
Revised 1975
Edition N/A
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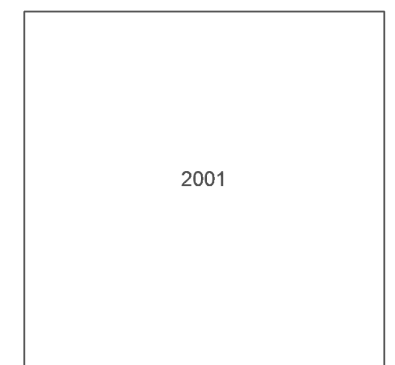
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Map Name: National Grid

Map date: 2001

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Printed at: 1:10,000

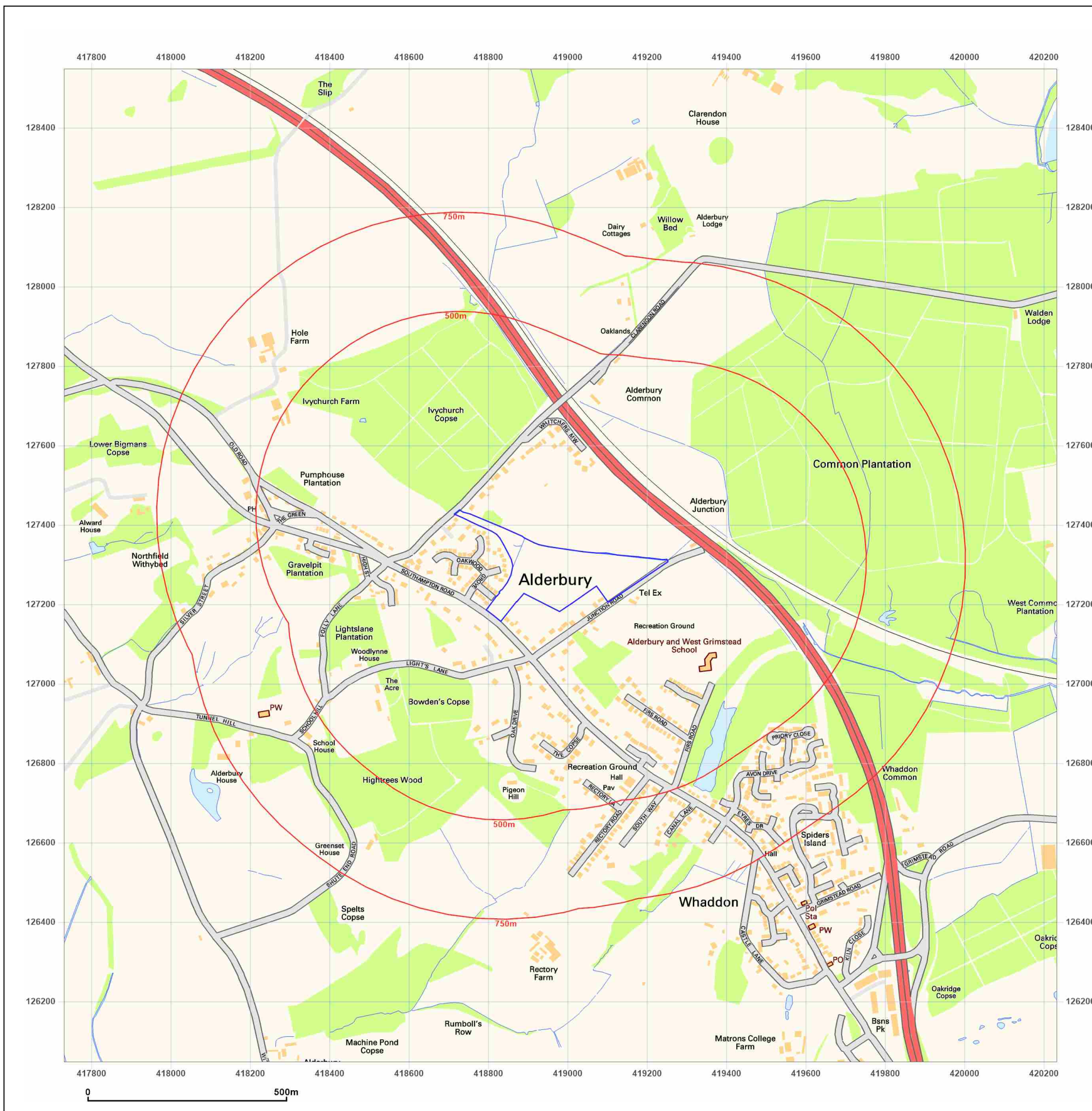


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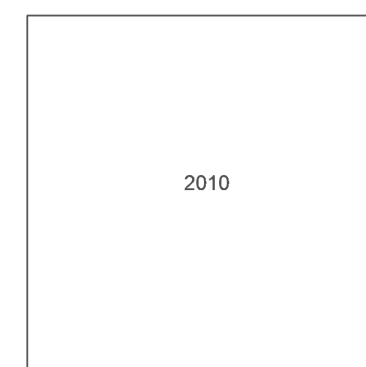
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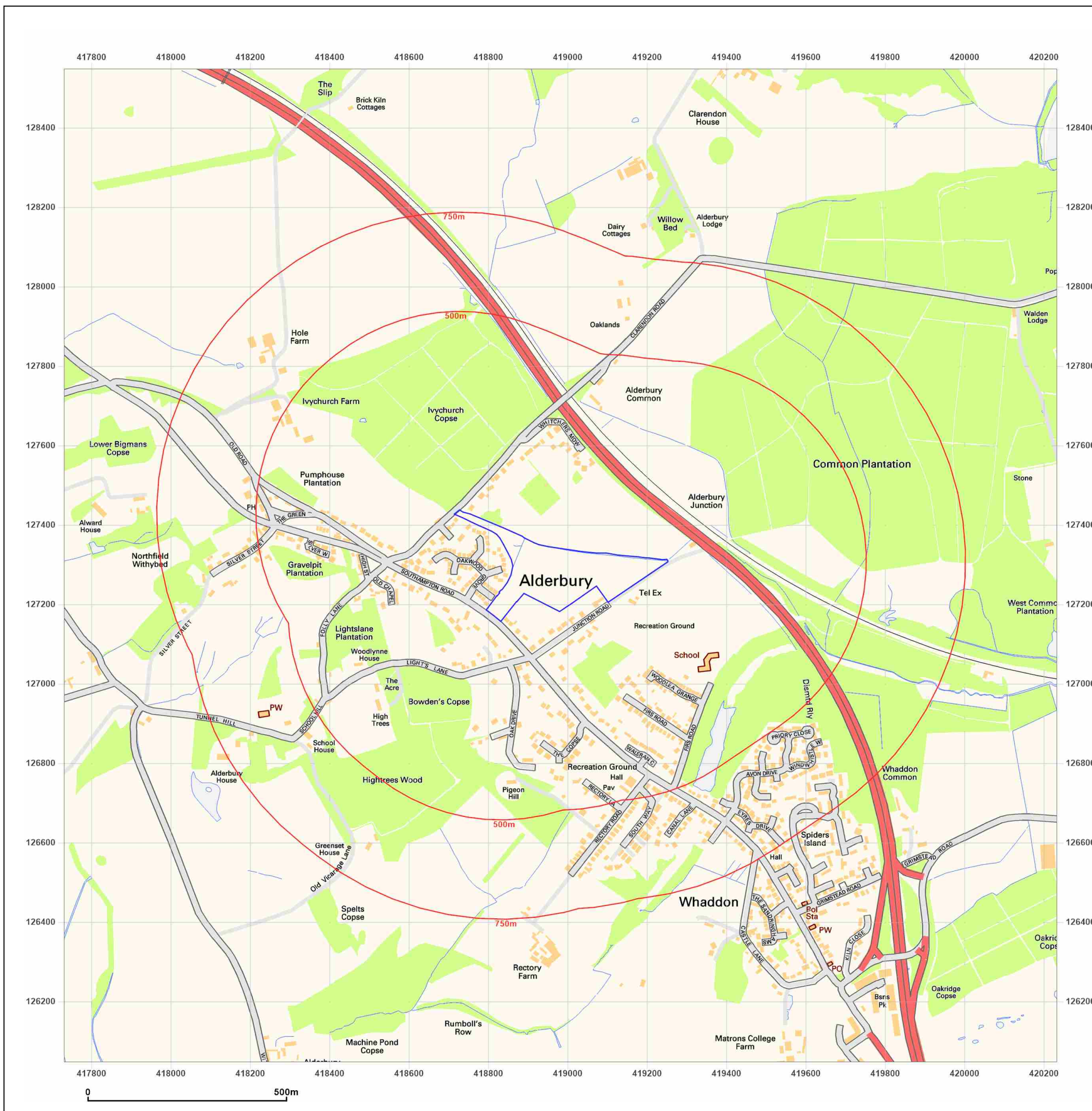


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Site Details:

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70282604

Client Ref: BM12583
Report Ref: GS-QOS-SKE-LU1-46E
Grid Ref: 418982, 127298

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

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2023

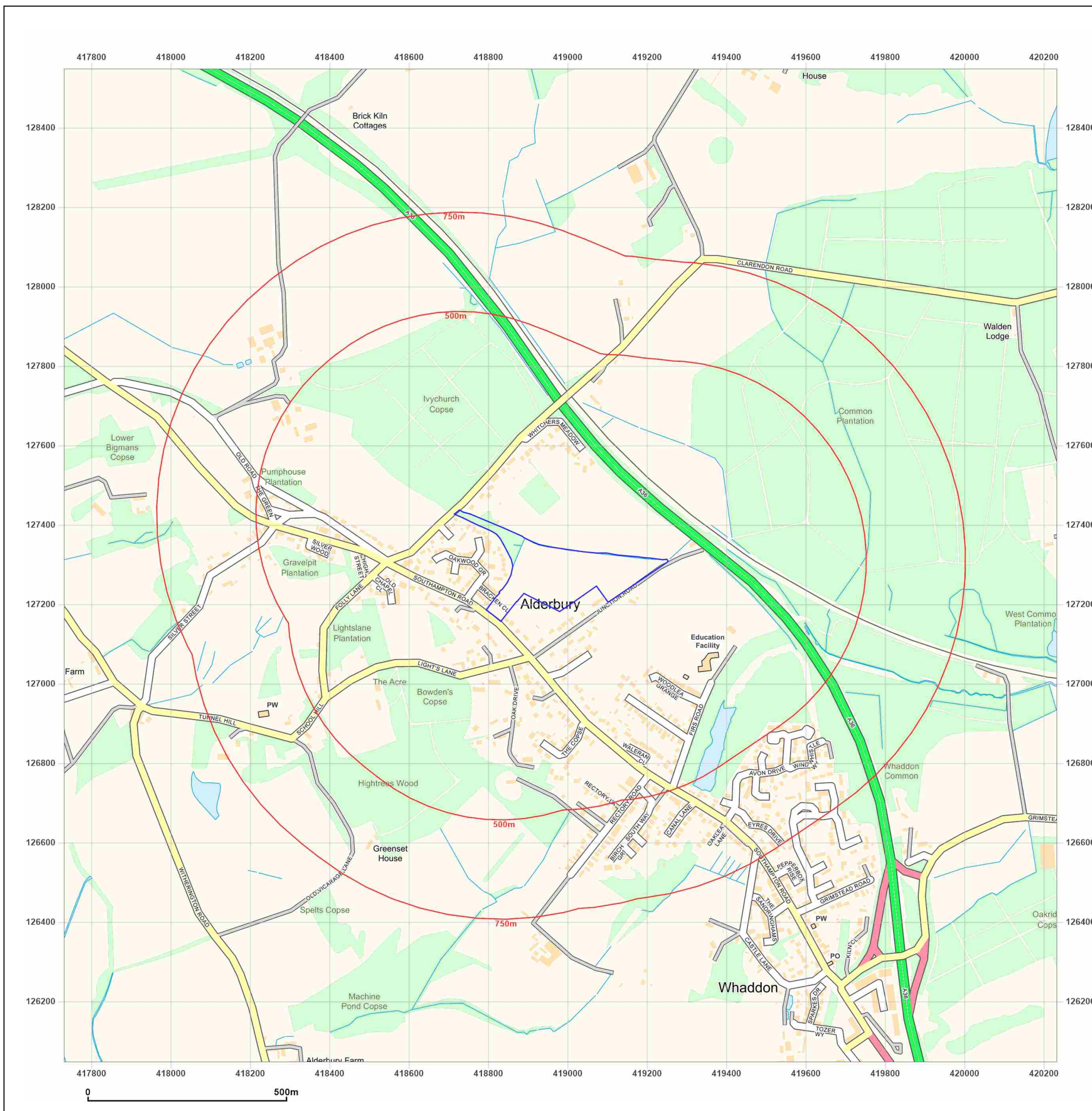


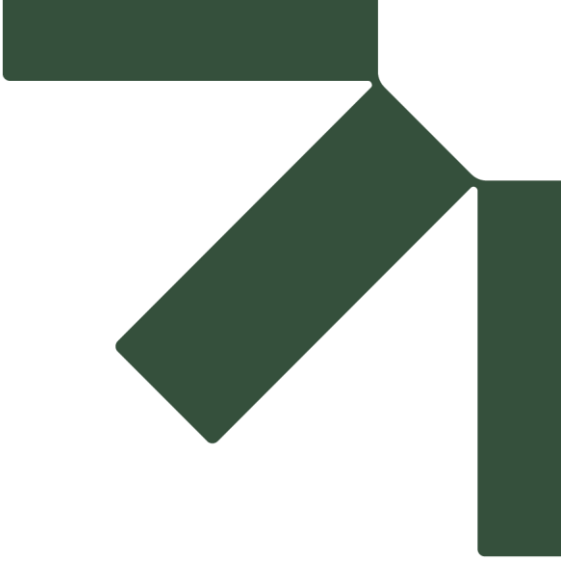
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Appendix C Archaeological Impact Assessment Methodology

Archaeological Desk Based Assessment

Land at Southampton Road & Junction Road, Alderbury, Wiltshire

Formula Land (Alderbury) Limited

SLR Project No.: 439.V12984.00WA1

24 April 2026

C.1 Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges *LA 104 Environmental Assessment and Monitoring* (Highways England 2020) has been used (see Table 1 below).

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor.

Heritage assets are susceptible to numerous forms of development during the construction process and as a consequence of the operational life of the proposed development. These can be either direct (physical) impacts or indirect (non-physical) impacts.

The worst magnitude of impact would be loss of resource and / or quality and integrity of resource and severe damage to key characteristics, features or elements / physical removal of the heritage asset (Highways England, 2020)

In ascribing the **magnitude of impact**, guidance presented in the Design Manual for Roads and Bridges, *LA 104 Environmental Assessment and Monitoring* (Highways England 2020) has been used (see Table 2 below).

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact (see Table 3 below). In some cases, the significance of impact is shown as being one of two alternatives. In these cases, a single description should be decided upon with reasoned judgement for that level of significance chosen. The **significance of effect** resulting from the assessment of impact is presented in Table 4 below.

Table 1: Establishing the Importance (Value / Sensitivity) of a Heritage Asset

Importance (Value / Sensitivity)	Typical Description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact (Change)		Typical Description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.



Magnitude of Impact (Change)		Typical Description
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No Change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Table 3: Establishing the Significance of Impact

Value / Importance	Very High	Neutral	Slight	Moderate or large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	Negligible	Minor	Moderate	Major
		Magnitude of Impact				

Table 4: Significance of Effect

Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

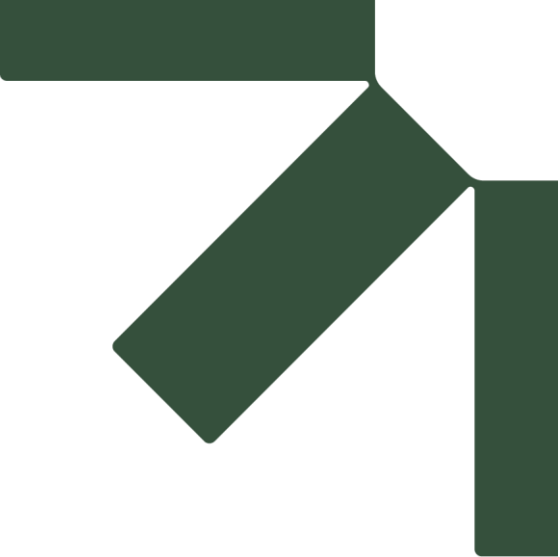
References

- Ministry of Housing, Communities and Local Government (2019) *Planning Practice Guidance*



- Highways England (2020) *Design Manual for Roads and Bridges: LA 104 Environmental Assessment and Monitoring*
- Ministry of Housing, Communities and Local Government (2024) *National Planning Policy Framework*





Appendix D Heritage Impact Assessment Methodology

Archaeological Desk Based Assessment

Land at Southampton Road & Junction Road, Alderbury, Wiltshire

Formula Land (Alderbury) Limited

SLR Project No.: 439.V12984.00WA1

24 April 2026

D.1 Assessment of Heritage Significance

With reference to the policy contained within the (NPPF) 2024, the significance of heritage assets can be described in terms relating to their designated status. This essentially equates to assigning a descending level of significance as set out below.

1. **Designated heritage assets of the highest significance (importance)** are identified in Paragraph 213 of the NPPF as comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments (as identified in Footnote 75 of the NPPF).

2. **Designated heritage assets of less than the highest significance (importance)** are identified in Paragraph 213 of the NPPF as comprising Grade II Listed buildings and Grade II Registered Parks and Gardens.

3. **Non-designated heritage assets** are defined within the Planning Practice Guidance (PPG) as *“buildings, monuments, Sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”*

However, whilst acknowledging that assets have varying levels of designated status (as set out above), understanding the effect of a proposal rests on achieving an understanding of where the ‘significance’ of an asset lies and the effect of the proposed development on this ‘significance’.

The NPPF defines ‘significance’ as:

... the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The NPPF glossary and the PPG provides a definition for these interests as:

- **Archaeological interest:** *“there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point”.*
- **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 skills, 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”.*

The guidance, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Historic England 2019), concurs with the use of this terminology and methodology, both of which are thus adopted for the purposes of this report. With specific regard to the assessment of impacts to designated heritage assets as stated



within the NPPF “*significance derives not only from the physical fabric of a heritage asset but also from its setting*” (MHCLG 2024, Annex 2).

In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) (Historic England 2017) will be utilised; specifically, the five-step approach to assessment:

- **Step 1** – Identify which heritage assets and their settings may be affected;
- **Step 2** – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- **Step 3** – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset’s significance (there may be no change);
- **Step 4** – Explore ways to maximise enhancement and avoid or minimise harm;
- **Step 5** – Make and document the decision and monitor outcomes.

A non-exhaustive list provided within the document (Historic England 2017) identifies themes such as:

- physical surroundings:
 - topography;
 - aspect;
 - functional relationships and communications;
 - history and degree of change over time; and
- sense of enclosure, seclusion, intimacy, or privacy:
 - experience;
 - views from, towards, through, across and including the asset;
 - intentional inter-visibility with other historic assets and natural features; and
 - sense of enclosure, seclusion, intimacy, or privacy.

D.2 Assessment of Effects

An understanding of the presence/ absence of heritage assets, their designated status and their significance provided by the above approach allows for a detailed and justifiable determination of how proposals would affect the archaeology and heritage resource. Once an understanding of significance has been achieved, the effect of proposals can be gauged on the basis of how the proposed development would affect the significance of the asset.

Potential development effects to designated heritage assets are discussed in terms of harm to significance. As clarified in the High Court, preservation does not mean no change; it specifically means no harm. This is echoed in *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2* (Historic England 2015), which states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.

Where harm is identified, the NPPF, references the following levels of harm with respect to **designated heritage assets**:

- ‘**Substantial harm or total loss**’



Being a level of harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced; and

- **‘Less than substantial harm’**

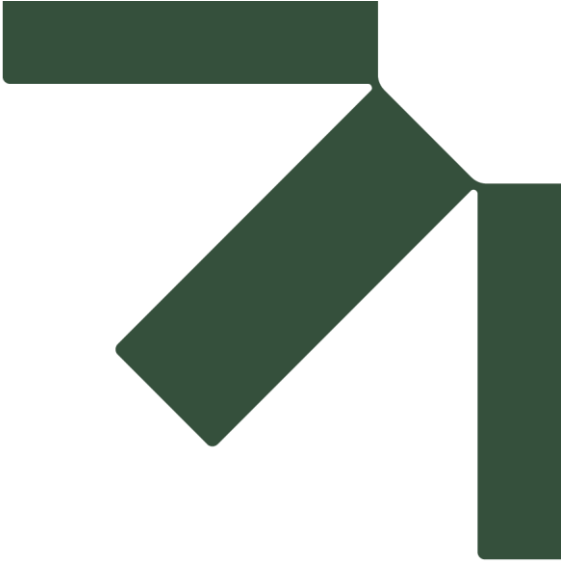
Being any lesser level of harm than that defined above; recent case law has confirmed that this includes any level of harm (not considered substantial) regardless of its quantification, e.g., the finding of a ‘negligible’ level of harm must still be treated as less than substantial harm and be weighed in the balance under paragraph 215.

With reference to the broad parameters referenced above, the PPG provides that the category of harm identified for any given asset be ‘explicitly identified’, and that the extent of that harm be ‘clearly articulated’. For purposes of this assessment, this can be done with reference to a ‘spectrum’, e.g., at the lower / upper end of the spectrum of less than substantial.

The NPPF does not provide that harm to non-designated heritage assets be categorised as ‘substantial’ or ‘less than substantial’, only that the scale of any harm or loss is articulated.

The assessment of anticipated development effects can thus be seen to have been undertaken in accordance with a robust methodology, formulated within the context of current best practice, the relevant policy provisions, and key professional guidance.





Appendix E Drawings

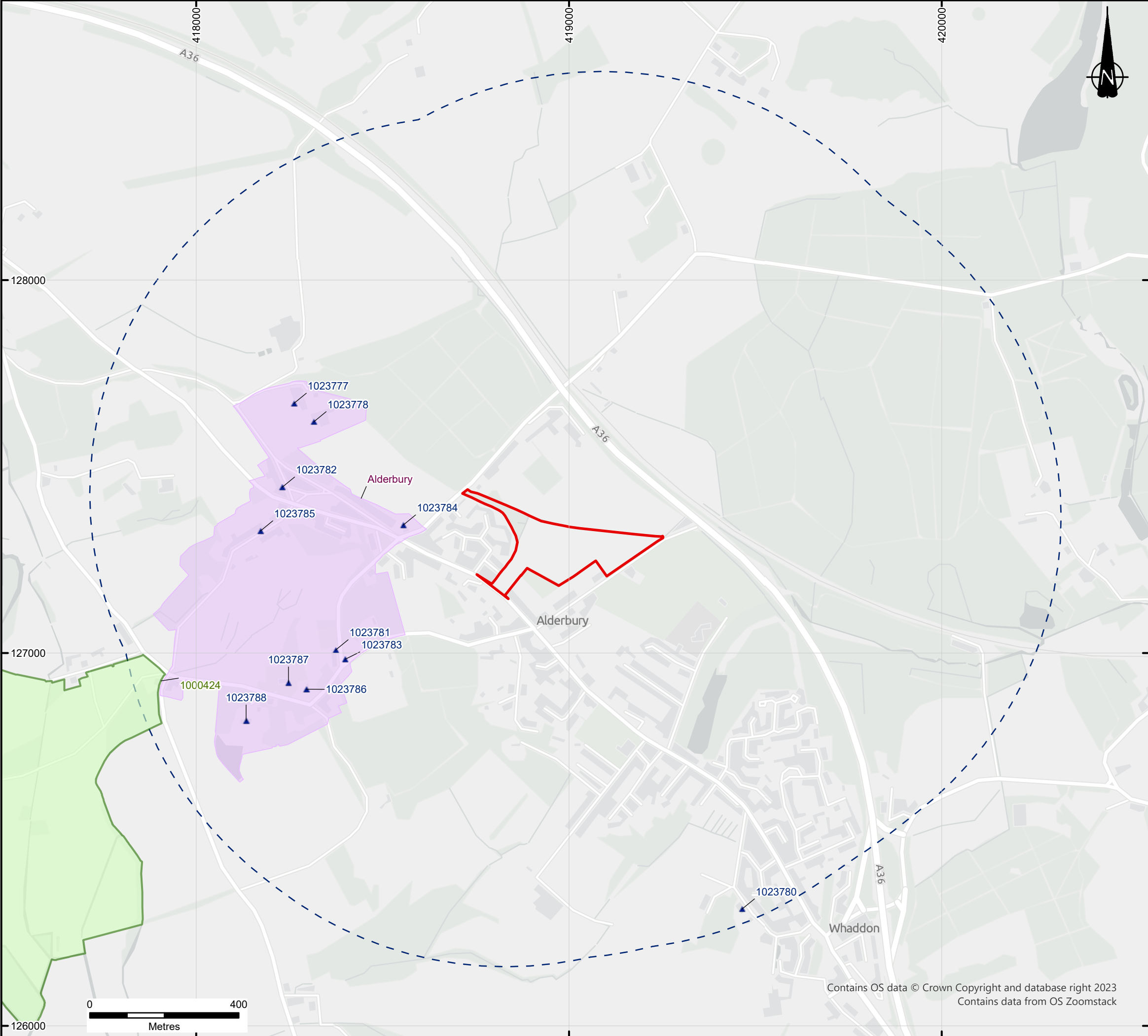
Archaeological Desk Based Assessment

Land at Southampton Road & Junction Road, Alderbury, Wiltshire

Formula Land (Alderbury) Limited

SLR Project No.: 439.V12984.00WA1

24 April 2026



KEY

Site Boundary

1km Study Area

Conservation Area

Registered Parks and Gardens

Listed Buildings

Notes:

Boundaries are indicative.

Site boundary digitised from 'P1365-RHP-ZZ-00-DR-A-1015-P5 Site Location Plan.pdf' received on 24/09/24.

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C	Revised Site Boundary	26/09/24	HP	CM	AH
B	Revised Site Boundary	21/08/24	HP	CM	AH
A	First Issue	02/01/24	RJ	RJ	RJ
REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT

FORMULA LAND (ALDERBURY) LIMITED

PROJECT

LAND AT SOUTHAMPTON ROAD
& JUNCTION ROAD,
ALDERBURY, WILTSHIRE

DRAWING TITLE

FIGURE 1:
OVERVIEW OF DESIGNATED HERITAGE ASSETS
IN RELATION TO THE SITE

DRG No.	BM12583-001	REV	C	SUIT. CODE	---
DRG SIZE	A3	SCALE	1:10,000	DATE	26/09/2024
DRAWN BY	HP	CHECKED BY	CM	APPROVED BY	AH

wardell
armstrong

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KEY

- Site Boundary
- 1km Study Area
- Non-Designated Heritage Assets
- Non-Designated Heritage Assets
- Non-Designated Heritage Assets

Notes:

Boundaries are indicative.

Site boundary digitised from 'P1365-RHP-ZZ-00-DR-A-1015-P5 Site Location Plan.pdf' received on 24/09/24.

Historic Environment Record Data provided by Wiltshire County Council

C	Revised Site Boundary	26/09/24	HP	CM	AH
B	Revised Site Boundary	21/08/24	HP	CM	AH
A	First Issue	02/01/24	RJ	RJ	RJ
REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT

FORMULA LAND (ALDERBURY) LIMITED

PROJECT

LAND AT SOUTHAMPTON ROAD & JUNCTION ROAD, ALDERBURY, WILTSHIRE

DRAWING TITLE

FIGURE 2:
OVERVIEW OF NON-DESIGNATED HERITAGE ASSETS IN RELATION TO THE SITE

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