

LAND OFF WINDSOR DRIVE, DEVIZES, WILTSHIRE

Archaeological Desk Based Assessment

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Land Off Windsor Drive,
Devizes, Wiltshire
V.1
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ARCHAEOLOGICAL DESK BASED ASSESSMENT

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EXECUTIVE SUMMARY

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

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Neil Wright of RPS for Robert Hitchins Limited.
- 1.2 The subject of this assessment, also known as the study site, is Land off Windsor Drive, Devizes, Wiltshire. The study site measures approximately 2.93ha and is centred on OS NGR 401802 161909.
- 1.3 Built heritage assets such as Listed Buildings, Registered Parks and Gardens and Conservation Areas are beyond the scope of this assessment and are addressed in a separate RPS report.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, updated October 2020), this assessment draws together the available archaeological, topographic and land-use information, in order to clarify the archaeological potential of the study site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Wiltshire Historic Environment Record (HER) and other sources, including the results of a comprehensive map regression exercise and site visit.
- 1.6 The assessment thus enables relevant parties to assess the archaeological potential of the study site and to consider the need for design, civil engineering and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

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

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

Local Planning Policy

Wiltshire Core Strategy

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

Core Policy 58: Ensuring the conservation of the historic environment

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

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

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

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

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

Infrastructure Priority Theme 2 (includes):

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

Hedgerow Regulations

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

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The underlying solid geology comprises chalk of the West Melbury Marly Chalk Formation, which is sedimentary bedrock formed between 100.5 and 93.9 million years ago during the Cretaceous period. No superficial deposits are recorded within the study site (BGS Viewer, 20/11/2024).

Topography

- 3.2 The highest point of the study site is situated at the southernmost corner, at a height of c. 152m Above Ordnance Datum (AOD). From here the ground slopes down gradually to the west, at Windsor Drive (c. 148m AOD) and more steeply down to the northernmost corner of the study site (c. 138m AOD) (Elevation Finder: 20/11/2024).
- 3.3 No watercourses are recorded on or within close proximity of the study site. The Kennet Avon Canal runs north-east by south-west, approximately 280m west of the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

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

Historic

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

Introduction

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

Previous Archaeological Work

- 4.4 Thirteen previous archaeological investigations are recorded by the HER within the 1km study area. The most relevant investigations are presented below, whilst details of all investigations can be found in Appendix A.
- **HER EWI7530: Geophysical Survey (2014)**
Coate Bridge
The survey located a number of weakly positive linear and discrete anomalies within the site, although the origin of the majority of these could not be confidently interpreted. Former ridge and furrow and associated boundary features were identified, but many

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

Partly on-site

- **HER EWI7630: Evaluation (2014)**

Coate Bridge

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

Immediately north

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

Land off Windsor Drive

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

375m south

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

Nursteed Farm

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

530m south

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

Quakers Walk

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

590m west

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

Brickley Lane

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

605m south

4.5 These previous investigations are discussed below, where appropriate.

Prehistoric

- 4.6 No archaeological evidence from this period is recorded on the HER within the study site itself.
- 4.7 A desk-based assessment (Cotswold Archaeology 2013), geophysical survey (HER EWI7530) and evaluation were carried out to the immediate north of the study site. A small area of the northern part of the study site was included within the geophysical survey but was not subjected to the subsequent trial trench evaluation trenching (Plate 5). The evaluation (HER EWI7630) revealed six main areas of archaeological activity. Early Prehistoric/Bronze Age activity was focused within the south-west area of the site (area nearest the study site), where a large, possible enclosure ditch was identified with an associated pit. Bronze Age/Early Iron Age activity was recorded further to the east, where a possible structure and ditch were identified.
- 4.8 Four areas containing archaeological deposits were identified during a 1999 evaluation at Nursteed Farm (HER EWI3759), c. 530m south of the study site. The archaeological deposits represented the remains of a mid to late-Iron Age settlement (HER MWI8682), along with a small collection of Neolithic/Bronze Age worked flint tools (HER MWI8665).
- 4.9 A 2005 evaluation at Quakers Walk, c. 590m west of the study site (HER EWI6238), identified a number of ditches, one of which contained a residual blade-like flint of possible Mesolithic date (HER MWI8645).
- 4.10 A Neolithic pit containing Peterborough Ware pottery and worked flint (HER MWI75021) and a mid-late Iron Age farmstead, represented by a possible roundhouse (HER MWI75022), were encountered during a 1999-2000 excavation at Brickley Lane, c. 605m south of the study site (HER EWI8452).
- 4.11 Further afield, late-Neolithic/Bronze Age worked flint tools (HER MWI8678) were found during a 2005 excavation, c. 855m west of the study site.
- 4.12 It is clear that the 1km study area was utilised during the Prehistoric period, particularly from the Neolithic to Iron Age periods. Possible Prehistoric settlement activity has been identified outside and to the immediate north of the study site and at other sites within the 1km study area. As such, a high potential has been established for the study site to contain archaeological remains of Prehistoric date.

Roman

- 4.13 The geophysical survey (HER EWI7530) carried out to the north of the study site and including a small area of the northern part of the study site (Plate 5), identified a number of weakly positive linear and discrete anomalies, although the origin of the majority of these could not be confidently interpreted. A number of the linear features were investigated during the subsequent trial trench evaluation (HER EWI7630) outside the study site and were interpreted as Roman ditches (HER MWI74435). As such, it is reasonable to interpret the linear anomalies identified by the geophysical survey within the small, northern part of the study site to be ditches of Roman date.
- 4.14 The subsequent 2014 evaluation (HER EWI7630) conducted outside and to the immediate north of the study site revealed early-Roman activity within the north of the study site, where occupation layers associated with boundary/enclosure ditches were recorded. Late Roman activity was identified in the centre and west (nearest to the study site), where a circular enclosure was identified, along with a possible occupation layer and associated boundary/enclosure ditches. An early/middle Anglo-Saxon re-cut of a Roman ditch was identified in the centre of the study site.
- 4.15 A possible Roman midden deposit was recorded during a 1999 evaluation at Nursteed Farm, c. 530m south of the study site (HER EWI3759).

- 4.16 A Romano-British lead coffin was found in 1852, c. 570m north of the study site (HER MWI8692). A ditched Roman hollow way and intercutting ditches have been encountered c. 585m south of the study site (HER MWI75023).
- 4.17 A 1st to 2nd century AD Roman trackway and Roman field boundary/ditch systems were identified during a 1999-2000 excavation at Brickley Lane, c. 605m south of the study site (HER EWI8452).
- 4.18 The chance findspots of Roman pottery have been recorded 650m south (HER MWI8702) and 685m south-west (HER MWI8722) of the study site.
- 4.19 It is clear that the 1km study area was utilised in the Roman period, demonstrating a continuation of sites from the Prehistoric period. Roman activity has been identified outside and to the immediate north of the study site and probable Roman ditches have been suggested within the northern part of the study site itself. As such, a high potential has been established for the study site to contain archaeological remains of Roman date.

Anglo-Saxon/Early Medieval

- 4.20 No archaeological evidence from this period is recorded on the HER within the study site and little is present within the 1km study area.
- 4.21 The 2014 trial trench evaluation (HER EWI7630), outside and to the immediate north of the study site, identified an early/middle Anglo-Saxon re-cut of a Roman ditch within the centre of the site (c. 230m north-east of the study site).
- 4.22 Two Anglo-Saxon pits (HER MWI75024) were identified during a 1999-2000 excavation at Brickley Lane (HER EWI8452), c. 605m south of the study site.
- 4.23 There is little evidence of Anglo-Saxon activity within the vicinity of Devizes (WCAS 2004). Devizes is not mentioned in the Anglo-Saxon chronicles, nor is it mentioned in Domesday Book (Cotswold Archaeology 2013). The town was established in the 12th century, developing around the layout of the Medieval castle (ibid.), which is situated c. 1.3km west of the study site, on the opposite side of Devizes.
- 4.24 Due to the paucity of evidence, particularly in the proximity of the study site, and the likely focus of any activity being situated nearer the historic core of Devizes, a low potential has been established for these periods.

Medieval

- 4.25 No archaeological evidence from this period is recorded on the HER within the study site itself.
- 4.26 Evidence of Medieval ridge and furrow cultivation (HER MWI74438) was recorded during the 2014 geophysical survey (HER EWI7530), c. 340m north-east of the study site.
- 4.27 Medieval field boundary/ditch systems were recorded during a 1999-2000 excavation at Brickley Lane (HER EWI8452), 605m south of the study site.
- 4.28 The settlement of Nursteed, c. 770m south of the study site, is believed to have Medieval origins (HER MWI8750).
- 4.29 Given the paucity of available evidence and the agricultural character of the limited evidence we do have, it is likely that the study site lay outside the historic town of Devizes and the settlement at Nursteed during the Medieval period. It is likely that the study site occupied the agricultural hinterland of these settlements. As such, a low potential has been established for this period. However, it is acknowledged that agricultural remains, such as ridge and furrow, may survive within the study site, but these would be of limited archaeological significance.

Post Medieval and Modern (including map regression exercise)

- 4.30 No archaeological evidence from this period is recorded on the HER within the study site itself.
- 4.31 The 2014 evaluation (HER EW17630), outside and to the immediate north of the study site, identified Post Medieval agricultural activity across the site, with a focus to the west, where a finds rich activity layer was identified.
- 4.32 The site of a demolished 19th century outfarm is recorded c. 25m north of the study site (HER MW169352). A wide, linear bank and ditched feature, dated to the Post Medieval period, has been interpreted from aerial photographs c. 35m south-west of the study site (HER MW1729006).
- 4.33 The militia training camp at Le Marchant Barracks is recorded c. 255m north of the study site (HER MW173094). The original barracks, named Le Marchant, were completed in 1878 and became the regimental headquarters of the Wiltshire Regiment, continuing in that role until 1959.
- 4.34 World War II defences are present c. 275m west (HER MW131458) and 280m north (HER MW132073) of the study site. Three Post Medieval or Modern ditches were found by evaluation approximately 280m north of the study site.
- 4.35 In these periods understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to data contained within the HER.
- 4.36 The 1808 Wilcot Map (Fig. 3) shows the study site situated within undeveloped, featureless land outside, some distance east of Devizes. A track is visible to the immediate east of the study site.
- 4.37 The 1841 Saint James Tithe Map (Fig. 4) shows the study site mainly situated within parts of two arable fields (173 and 181) in the ownership of Thomas Henry Sutton Sotheron esq.
- 4.38 The study site occupied the same arrangement of fields in 1886 (Fig. 5). However, by this time a well was present outside and to the immediate north of the study site. The study site remained unchanged by 1923-4 (Fig. 6).
- 4.39 By 1970-6 (Fig. 7) a number of buildings had been constructed immediately north of the study site, with two buildings partly within the study site itself. It is likely that one of these buildings represent the now demolished 19th century outfarm (HER MW169352), that was not shown on earlier maps.
- 4.40 Most of the buildings previously present outside the immediate north of the study site had been demolished by 1984-90 (Fig. 8). However, a small building is still shown partly within the study site. Initial construction of Windsor Drive, immediately west of the study site, is first evident at this time and the arrangement of fields continues in the same form as in 1841.
- 4.41 The 1995 map (Fig. 9) first shows the study site occupying a single land parcel with the construction of Windsor drive and associated housing development now complete. A track is still shown to the immediate east of the study site, but the former building partly within the northern part of the study site had by now gone.
- 4.42 The study site has remained unchanged up to the time of writing (Figs. 10-12).
- 4.43 Current evidence does not suggest the presence of significant Post Medieval or Modern archaeological remains within the study site. It is acknowledged that remains of agricultural activity, such as ridge and furrow and former field boundaries, may be present within the study site, but these would be of limited archaeological significance. As such, a low potential has been identified for the study site to contain significant archaeological remains of these periods.

Undated

- 4.44 A number of undated archaeological assets has been recorded by the HER within the wider 1km study area.
- 4.45 Pits of unknown date were identified by a geophysical survey (HER EW17530) within the northernmost part of the study site and land outside and to the north.
- 4.46 Undated linear earthworks, possibly representing recent field boundaries and Medieval ridge and furrow, are present c. 90m north of the study site (HER MW18832). Other undated linear features, possibly pre-Medieval land boundaries, are recorded c. 185m south-east of the study site (HER MW18835). An undated field boundary was discovered by geophysical survey (HER EW17530) c. 250m north-east of the study site (HER MW174437).

Historic Landscape Characterisation (Fig. 2c)

- 4.47 The Wiltshire County Council Historic Landscape Characterisation (HLC) records the site as “*Piecemeal Enclosure*” (HER HW16690). These irregular fields have changed little since their depiction on the 1st Edition Ordnance Survey map. They are probably of Post Medieval date and are best described as piecemeal enclosure. No ridge and furrow or other early character can be identified on sources.

LiDAR (Fig. 2d)

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

Aerial Photographs

- 4.49 A number of sources were examined as part of this assessment. A list of these can be found within the *Sources Consulted* section, below. No relevant aerial photographs were identified.

Assessment of Significance (Designated Assets)

- 4.50 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.51 No designated heritage assets, such as Scheduled Monuments, Registered Battlefields or World Heritage Sites, are situated within 1.3km of the study site. As such, no such assets will be impacted by development of the study site.

Assessment of Significance (Non-Designated Assets)

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

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

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Medieval	Low	Low (Local)
Post Medieval/Modern	Low	Low (Local)
Undated	High	Low-moderate (Local/Regional)

- 4.53

Based on current evidence, a high potential has been established for Prehistoric, Roman and as yet undated archaeological features to be present within the study site. All other periods have been assigned a low potential.
- 4.54

It is likely that any Medieval and/or Post Medieval agricultural activity have truncated any earlier archaeological remains which may have been present within the study site. At this stage it is considered that any archaeological remains that may be present on the study site would not likely be of such significance to preclude development.

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

Site Conditions (Plates 1-4)

- 5.1 The market town of Devizes is situated in Wiltshire, c. 10km east of Melksham and c. 27km south-west of Swindon. The study site is located within undeveloped, agricultural land outside the north-eastern, built-up limits of Devizes. The study site is bounded by Windsor Drive and modern housing to the west and agricultural land to the north, east and south.
- 5.2 At the time of the site visit in November 2024 a winter crop had recently been planted. No archaeological finds or features were noted during the site visit in November 2024.

Review of Potential Development Impacts on Designated Archaeological Assets

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

Review of Potential Development Impacts on Non-Designated Assets

- 5.5 The groundworks related to the proposed development would have the potential to disturb or remove any archaeological remains which may be present on the study site.

6 SUMMARY AND CONCLUSIONS

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

Sources Consulted

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Internet

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

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

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

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

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

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Cartographic

1808 Wilcot Map (not to scale)

1841 Saint James Tithe Map (not to scale)

1886 Ordnance Survey Map 1:2,500

1889 Ordnance Survey Map 1:10,560

1900 Ordnance Survey Map 1:2,500

1901 Ordnance Survey Map 1:10,560

1923-4 Ordnance Survey Map 1:2,500

1926 Ordnance Survey Map 1:10,560

1938 Ordnance Survey Map 1:10,560

1950 Ordnance Survey Aerial Photograph 1:10,560

1961 Ordnance Survey Map 1:10,000

1970-6 Ordnance Survey Map 1:2,500

1982-90 Ordnance Survey Map 1:2,500

1983 Ordnance Survey Map 1:10,000

1984-92 Ordnance Survey Map 1:2,500

1984-90 Ordnance Survey Map 1:2,500

ARCHAEOLOGICAL DESK BASED ASSESSMENT

1990 Ordnance Survey Map 1:10,000

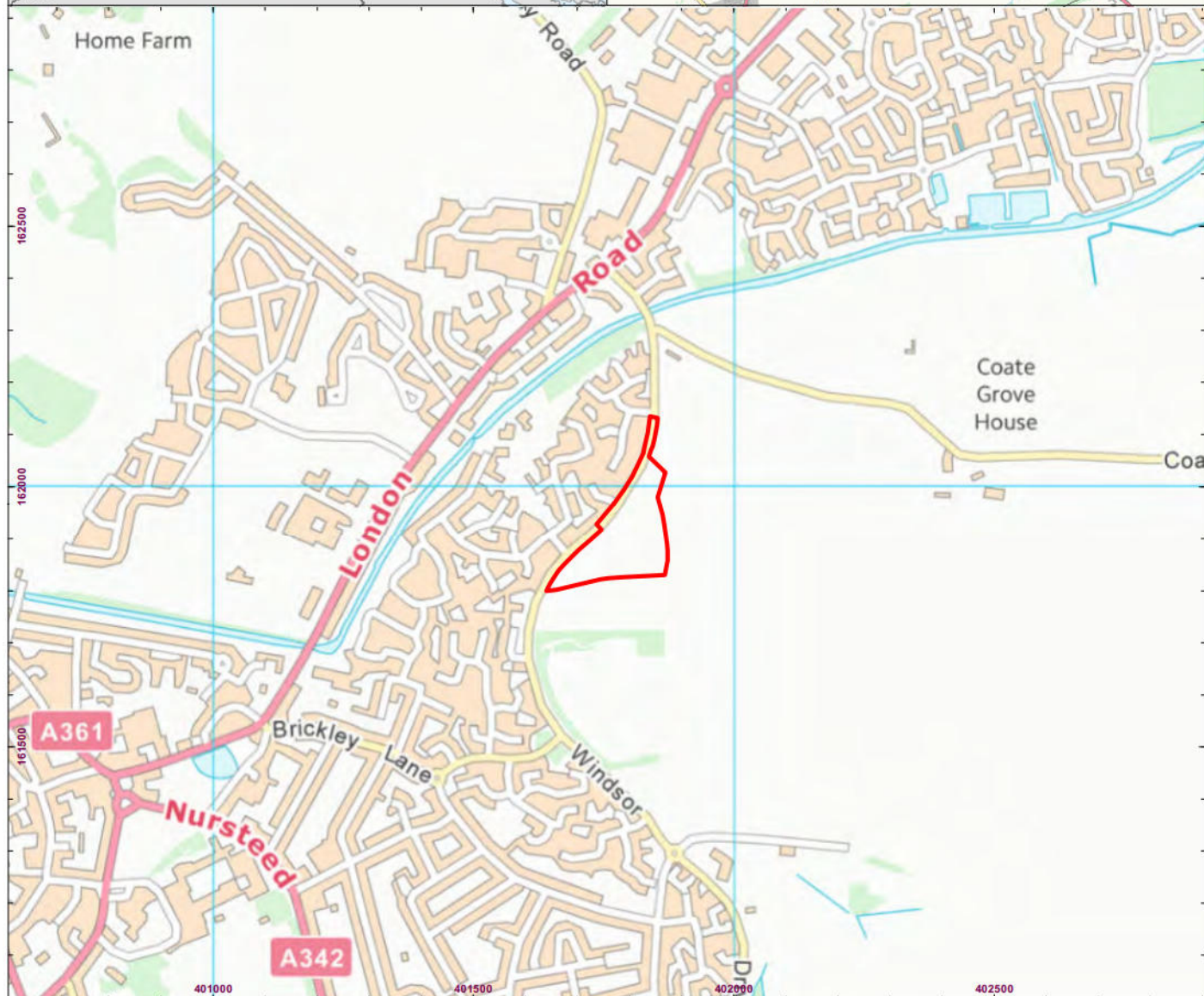
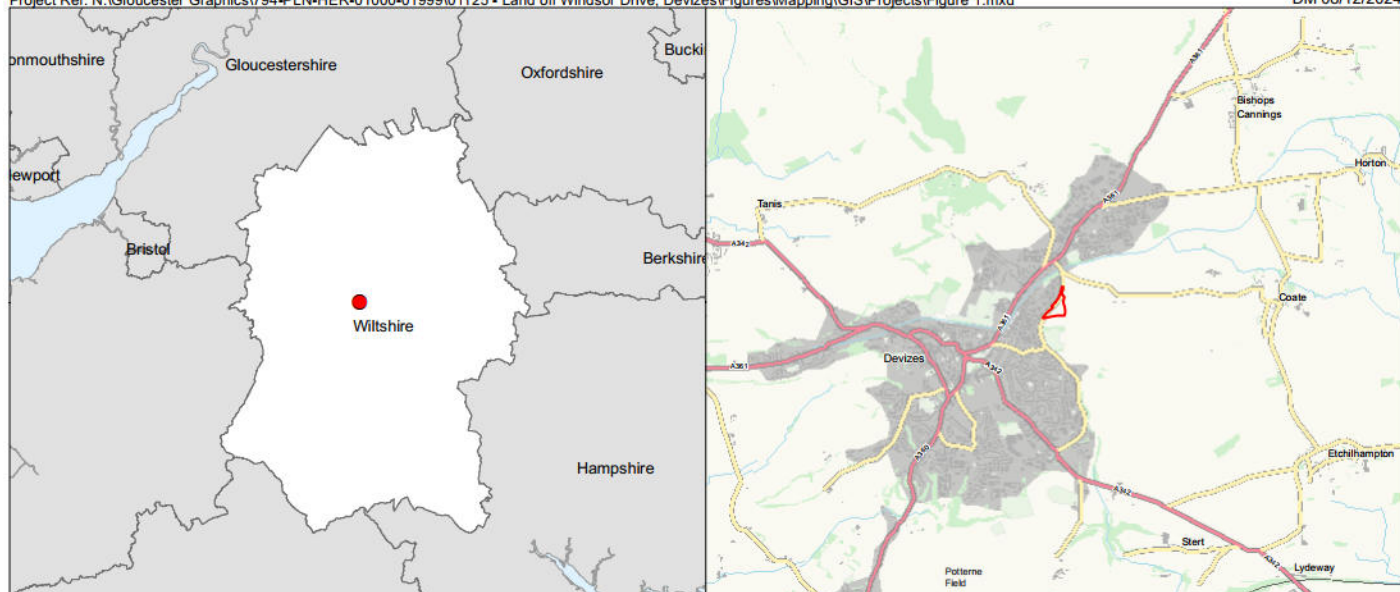
1995 Ordnance Survey Map 1:2,500

2000 10k Raster Mapping 1:10,000

2006 10k Raster Mapping 1:10,000

2024 VectorMap Local 1:10,000

FIGURES



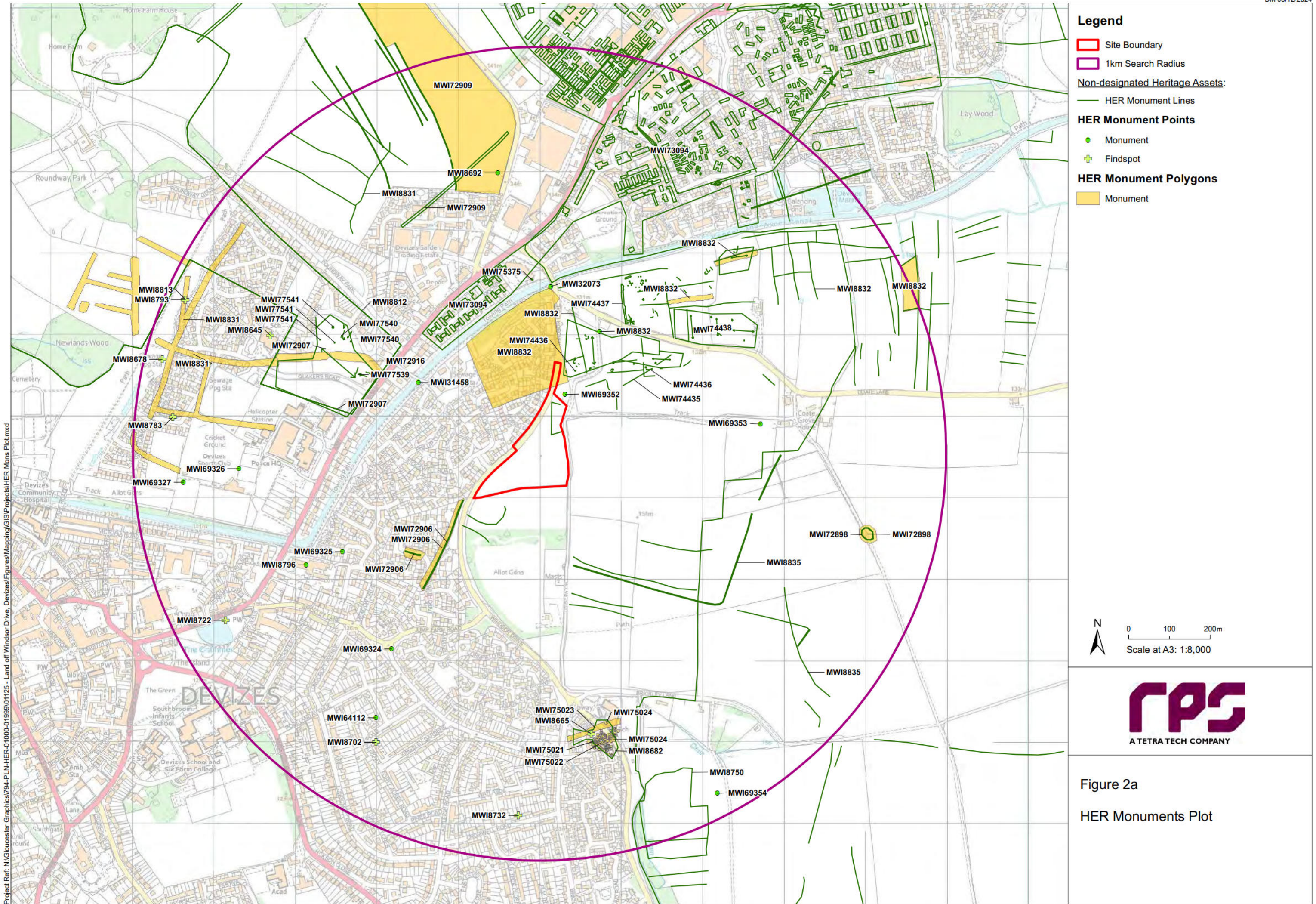
 Site Boundary

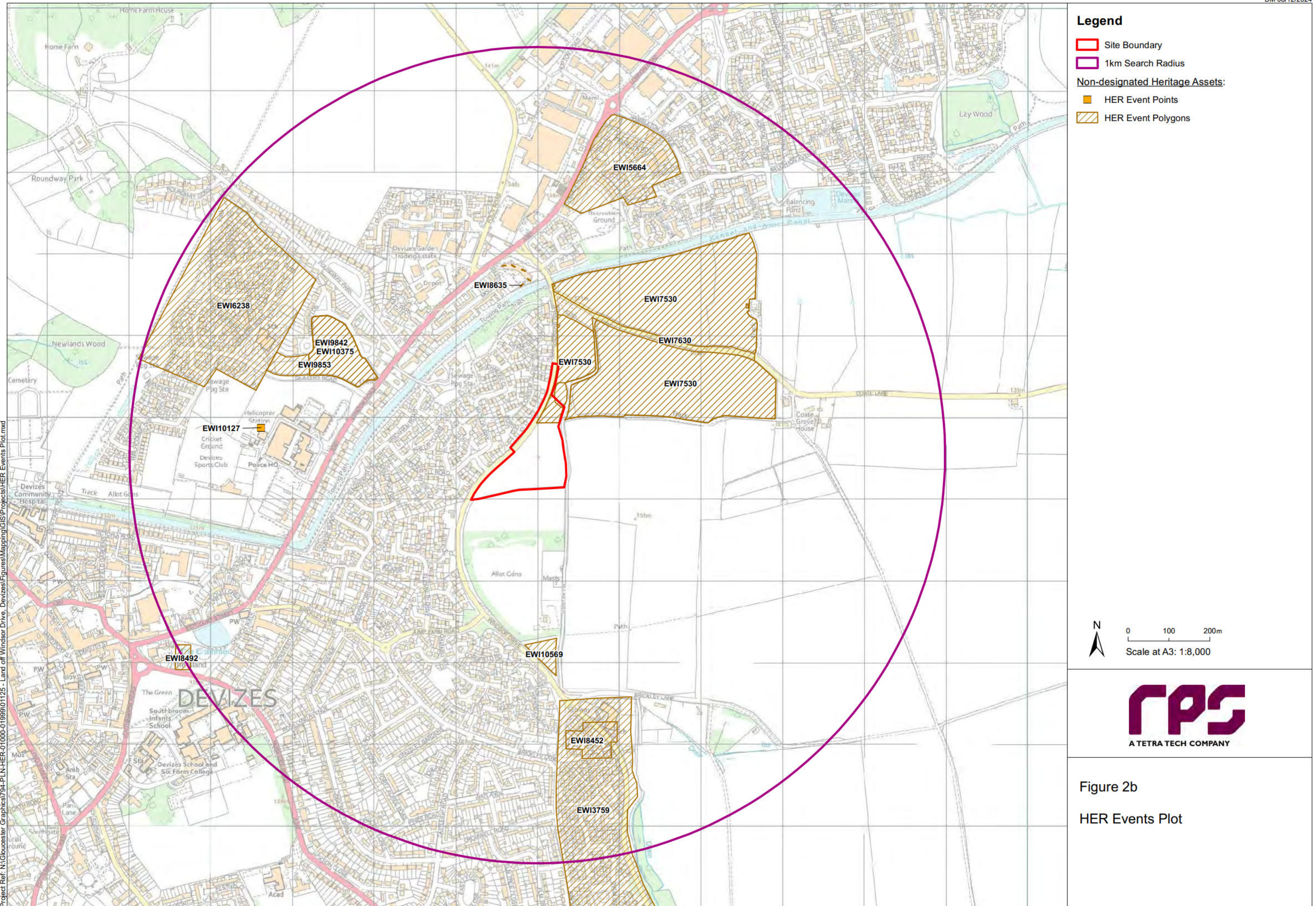


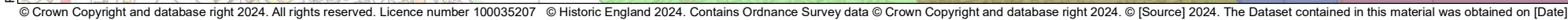
0 100 200m
Scale at A4: 1:12,500

RPS
A TETRA TECH COMPANY

Figure 1
Site Location







Project Ref: N:\Gloucester Graphics\794-PLN-HER-01\000-01\999\01125 - Land off Windsor Drive, Devizes\Figures\Mapping\GIS\Projects\LiDAR Plot.mxd



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
09/01/2019

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



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



Figure 2d

LiDAR Plot



Site Boundary (approximate)



Not to Scale
Illustrative Only



Figure 3

1808 Wilcot Map



 Site Boundary

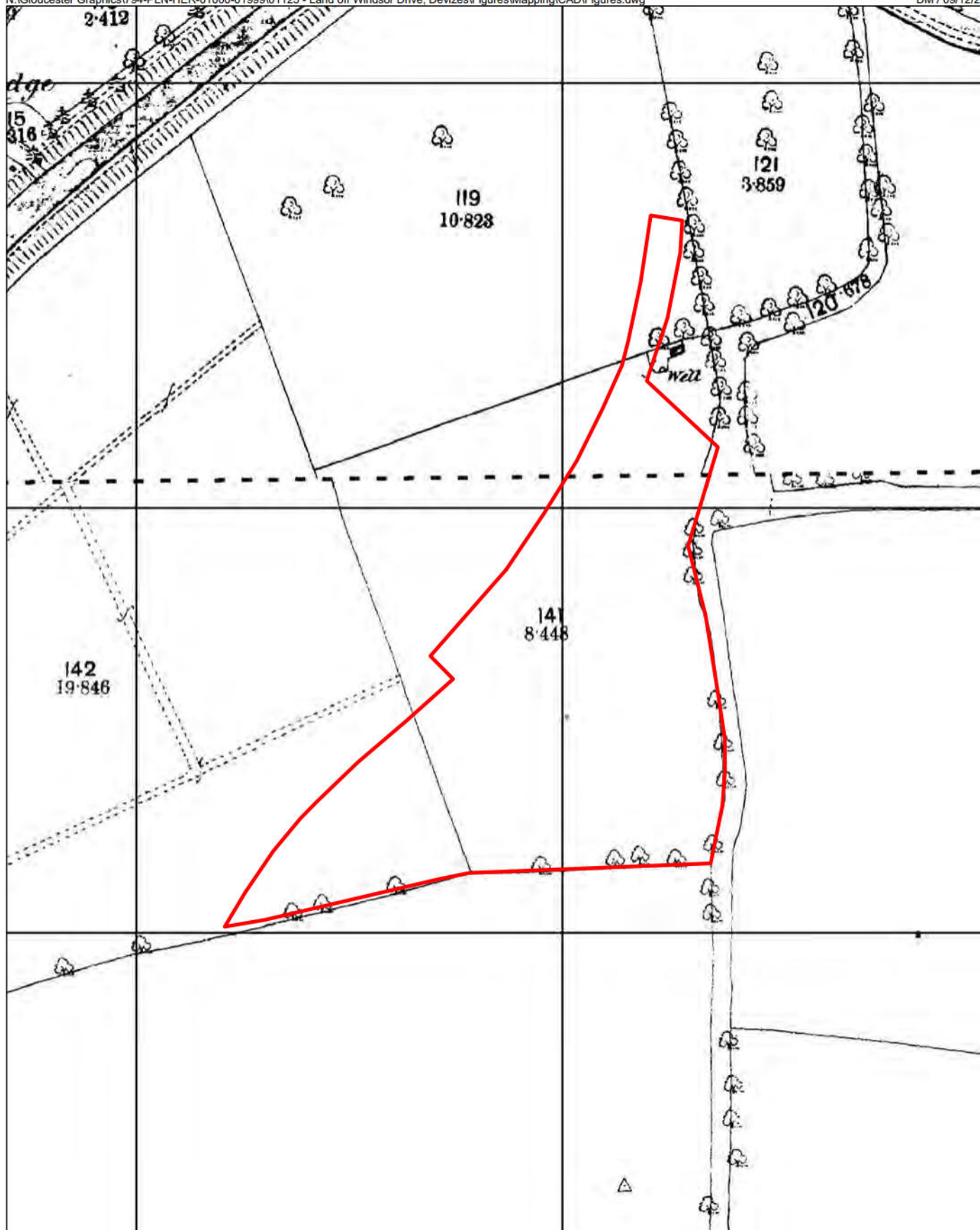


Not to Scale
Illustrative Only



Figure 4

1841 Saint James Tithe Map



 Site Boundary

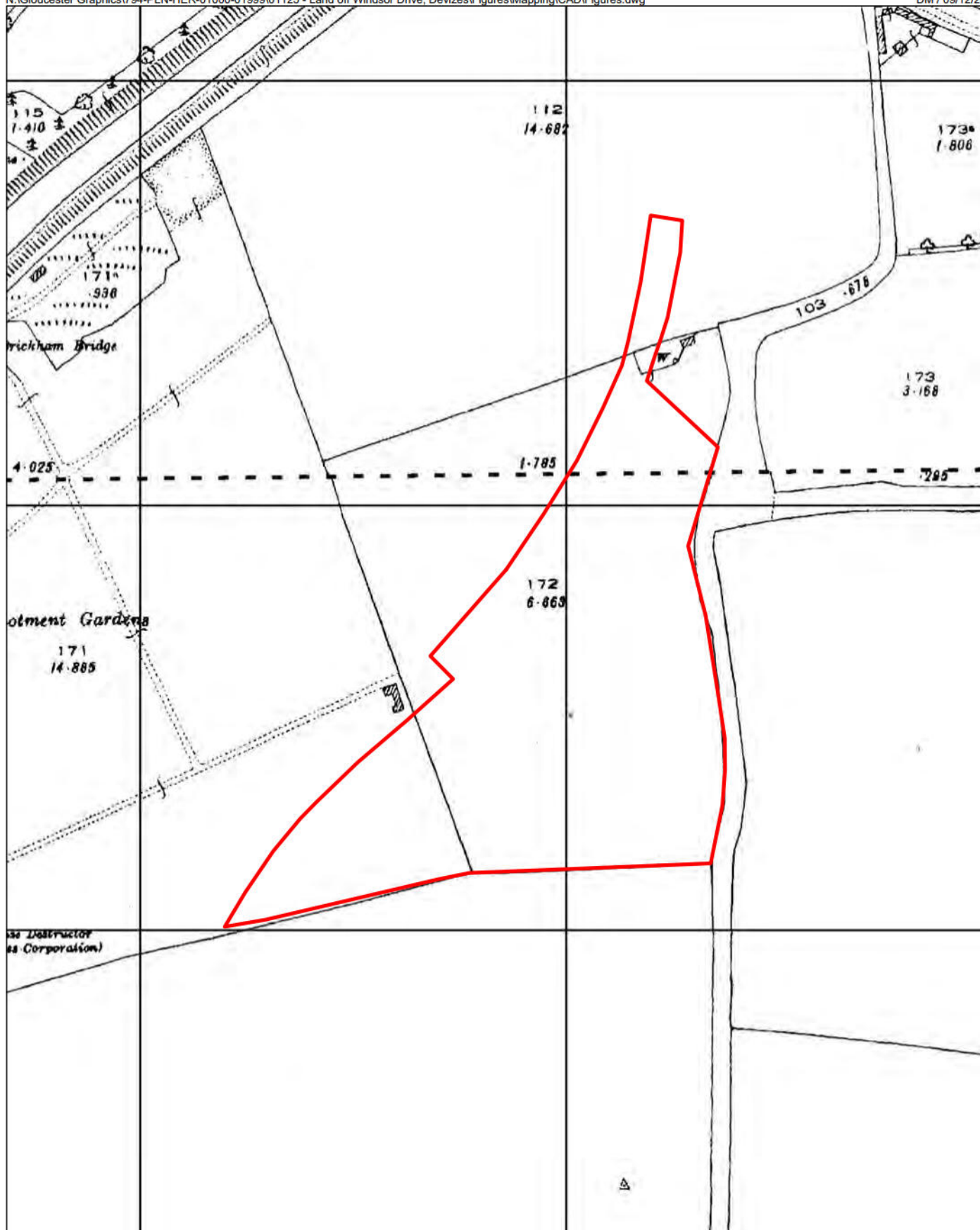


0 25 50m
Scale at A4: 1:2,500



Figure 5

1886 Ordnance Survey Map



 Site Boundary

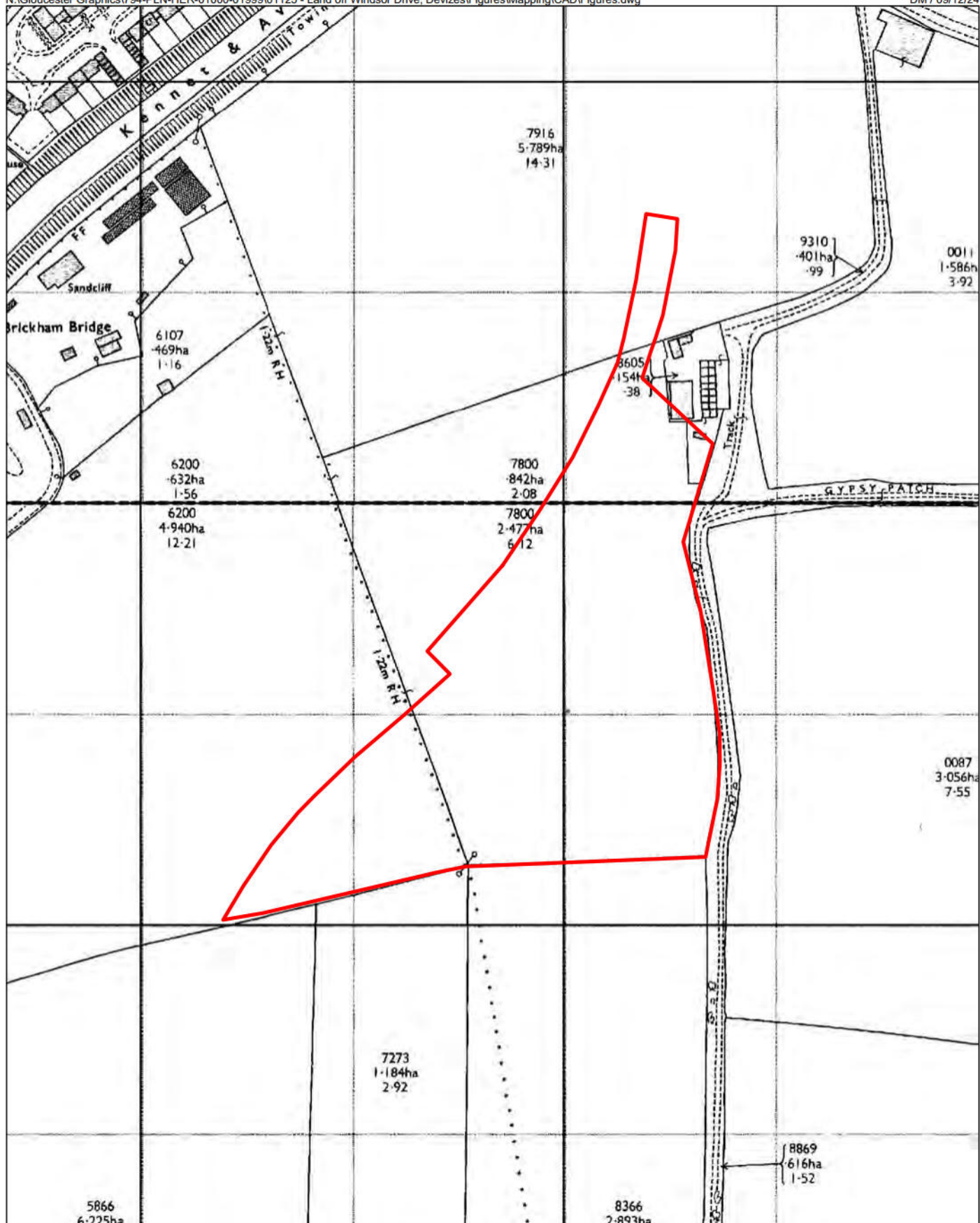


0 25 50m
Scale at A4: 1:2,500



Figure 6

1923-24 Ordnance Survey Map



 Site Boundary

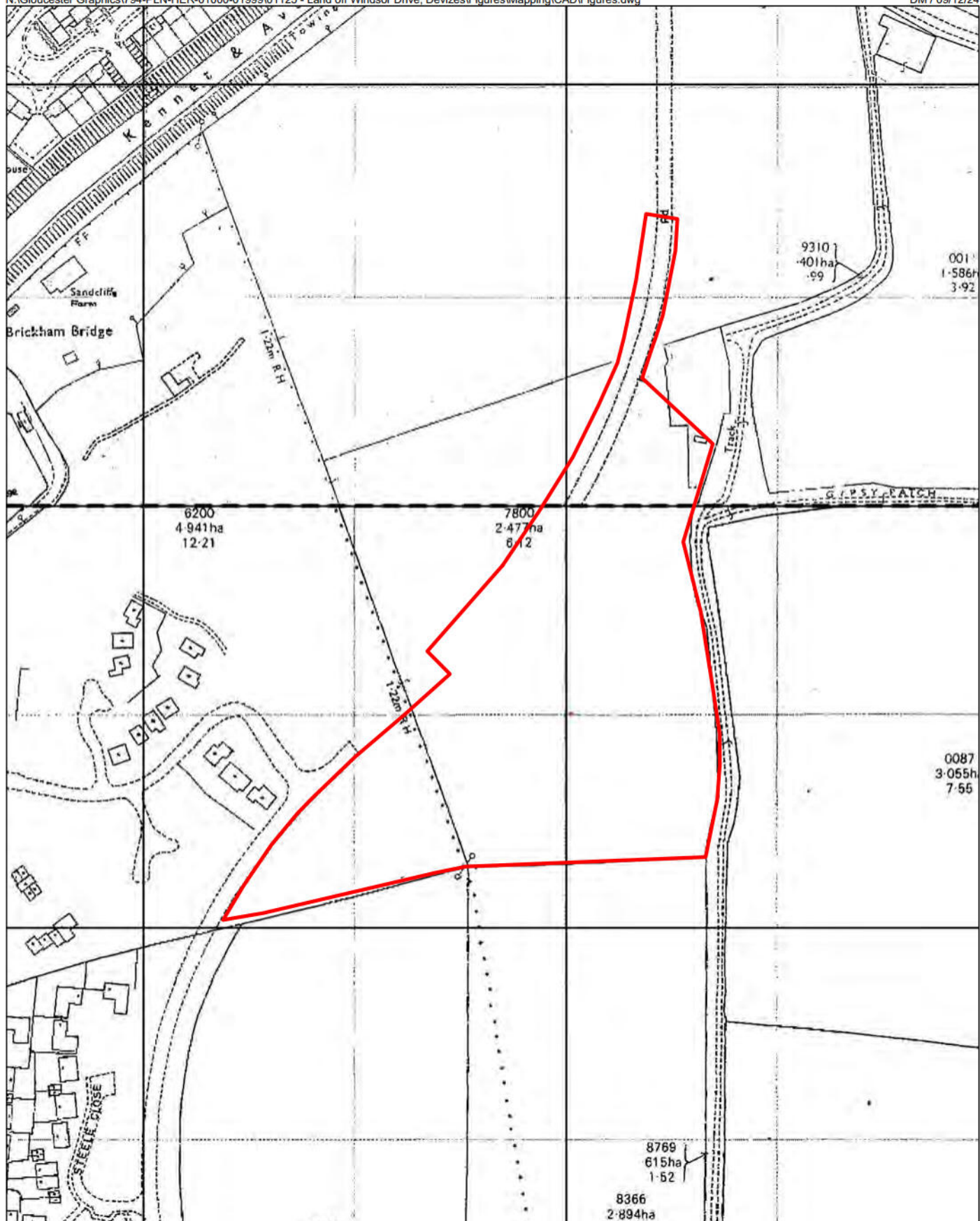


0 25 50m
Scale at A4: 1:2,500

rps
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Figure 7

1970-76 Ordnance Survey Map



 Site Boundary

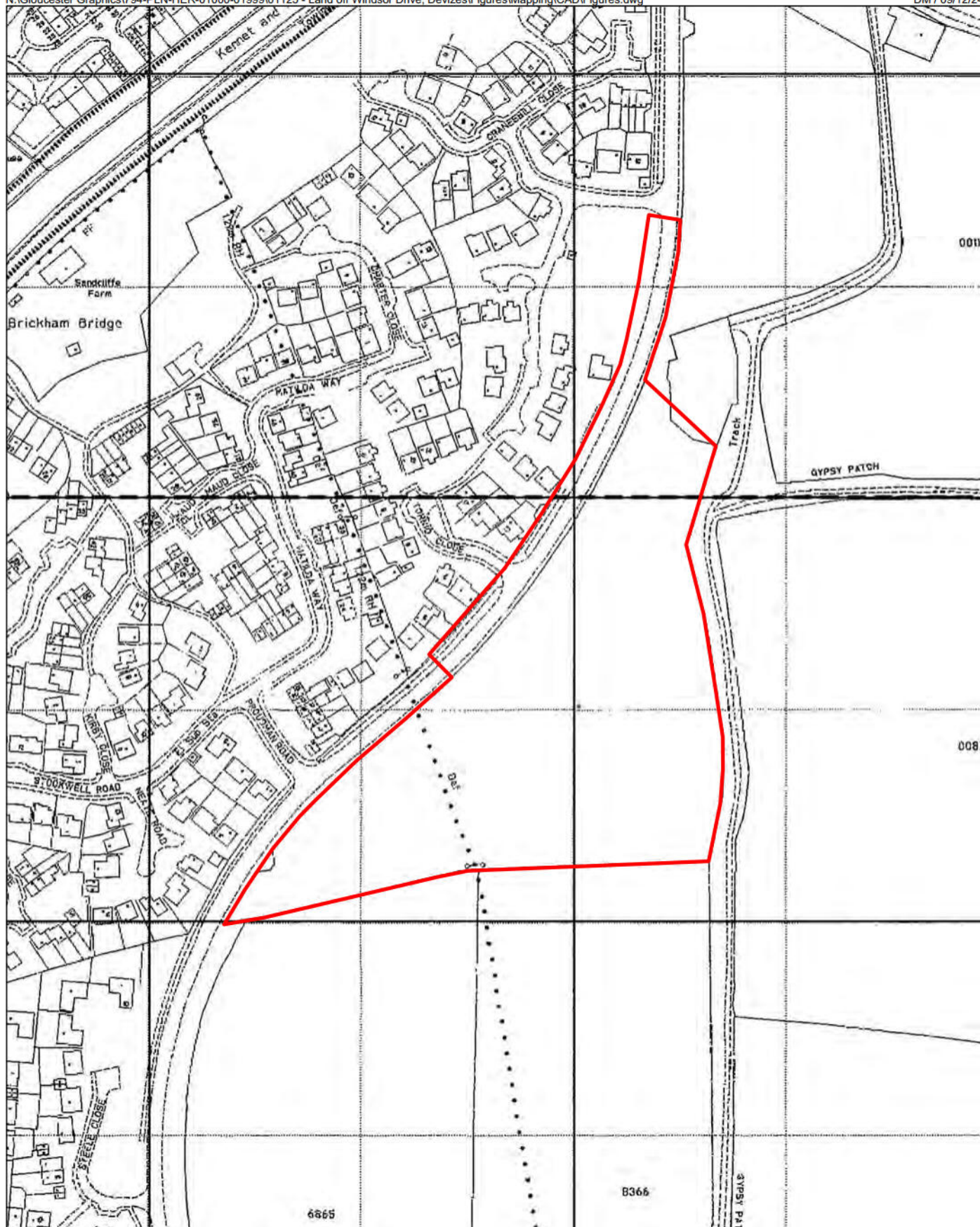


0 25 50m
Scale at A4: 1:2,500



Figure 8

1984-90 Ordnance Survey Map



 Site Boundary

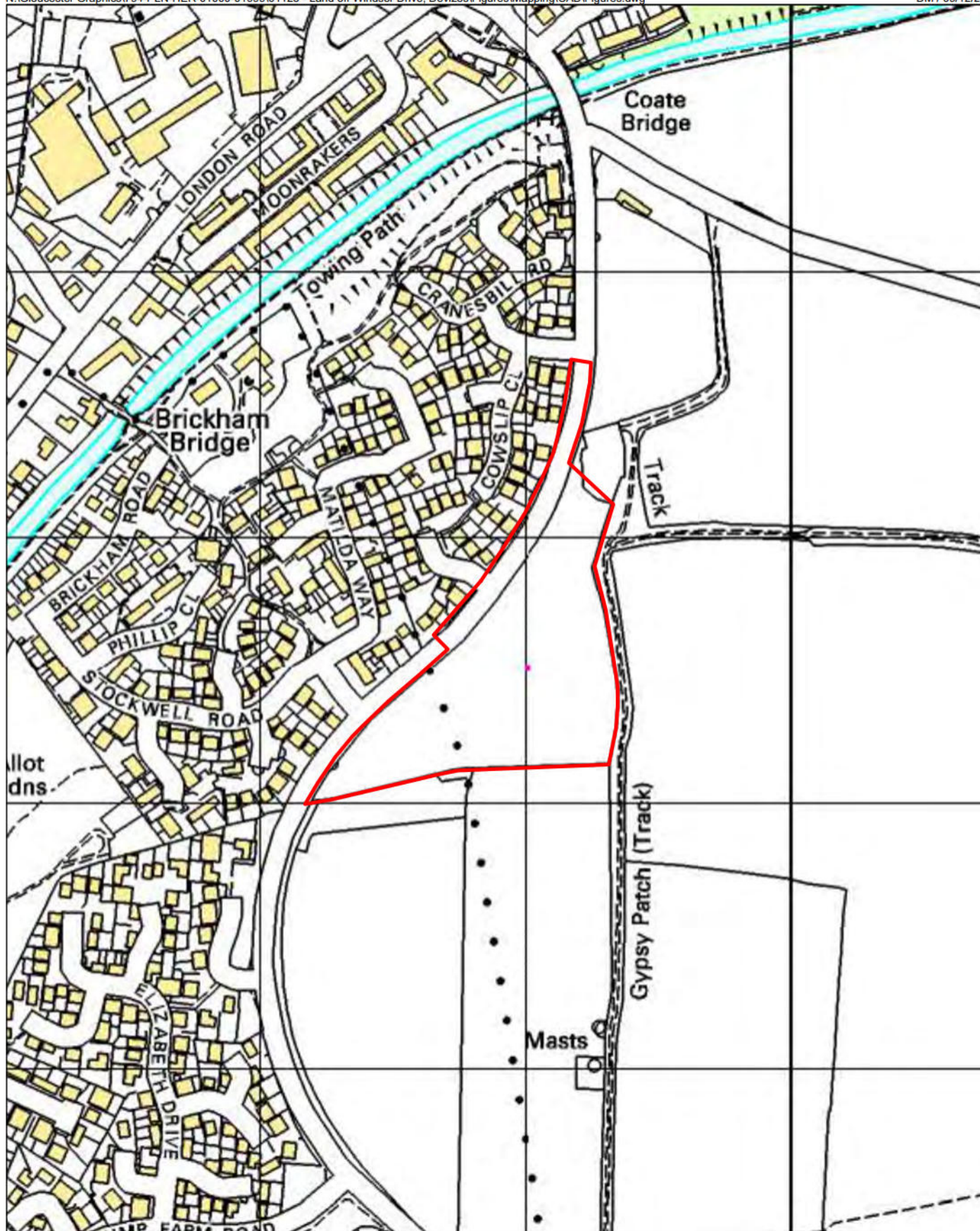


0 25 50m
Scale at A4: 1:2,500



Figure 9

1995 Ordnance Survey Map



 Site Boundary

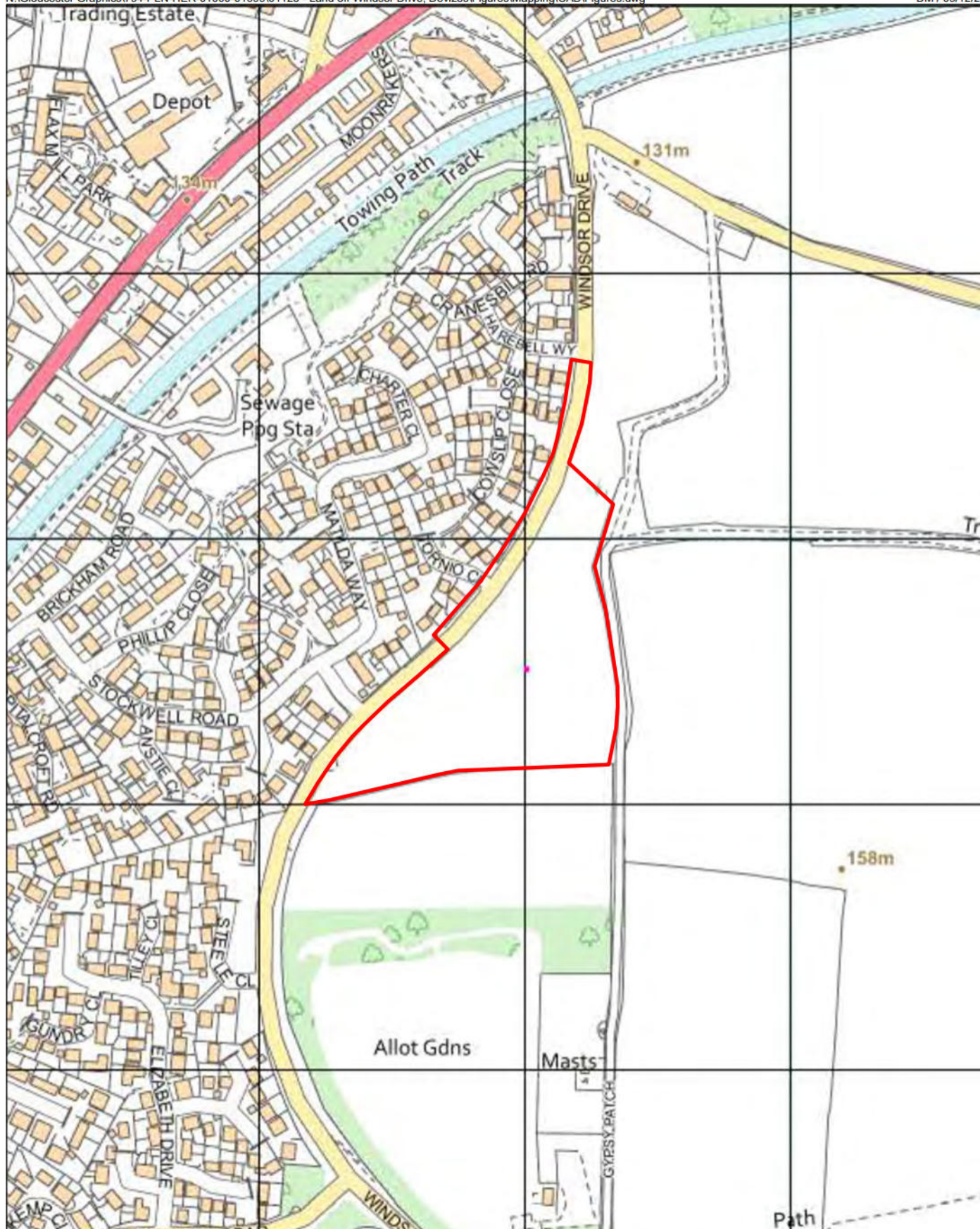


0 50 100m
Scale at A4: 1:4,000



Figure 10

2006 10k Raster Mapping



 Site Boundary



0 50 100m
Scale at A4: 1:4,000

rps
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Figure 11

2024 VectorMap Local Map



 Site Boundary

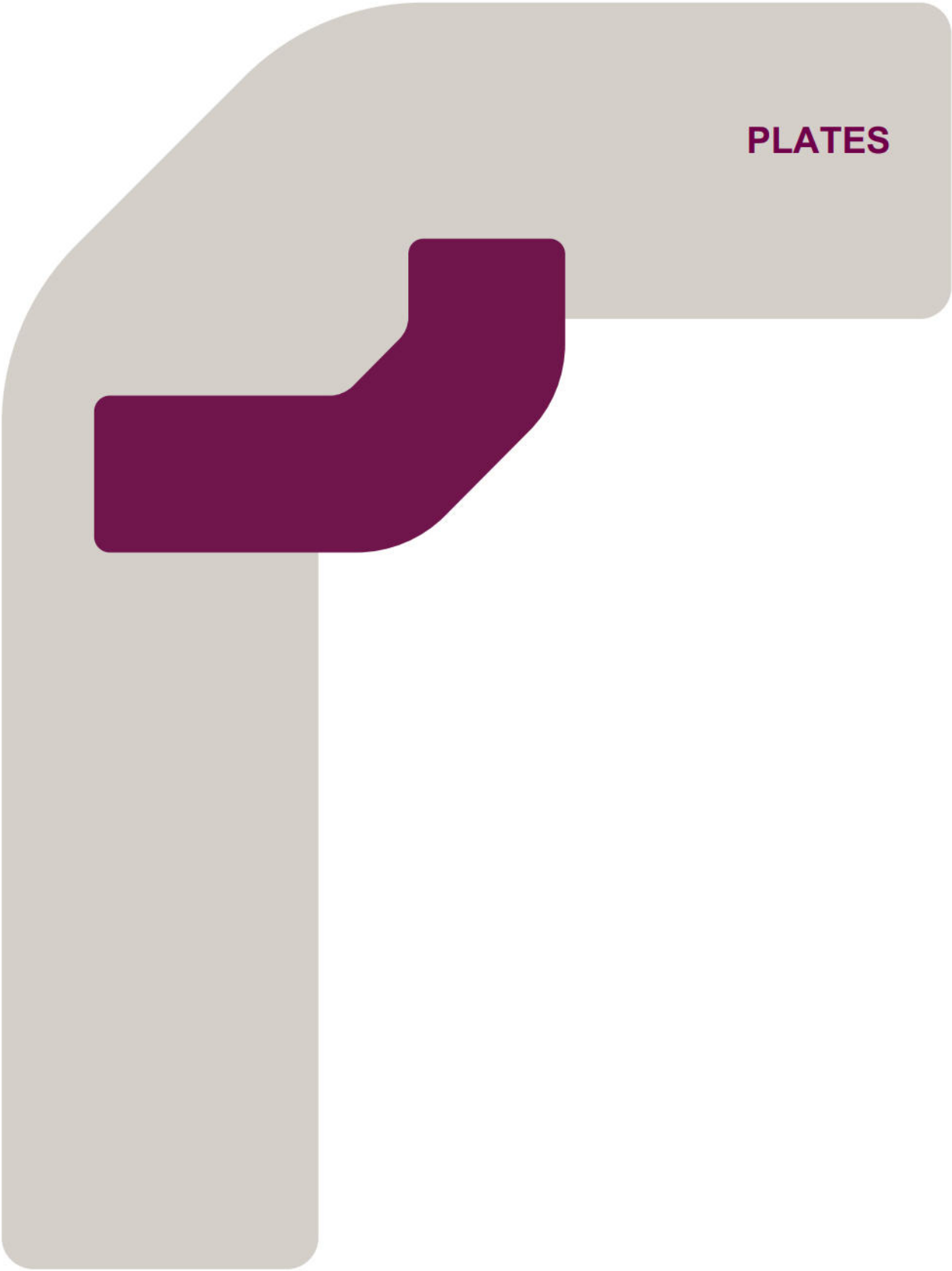


0 50 100m
Scale at A4: 1:4,000



Figure 12

2021 Google Earth Satellite
Imagery



PLATES



Plate 1: View from the north-eastern part of study site, looking south-west



Plate 2: View from the south-eastern corner of the study site, looking north-north-west



Plate 3: View from Windsor Drive, looking north-east across the study site



Plate 4: View from northern tip of the study site, looking south

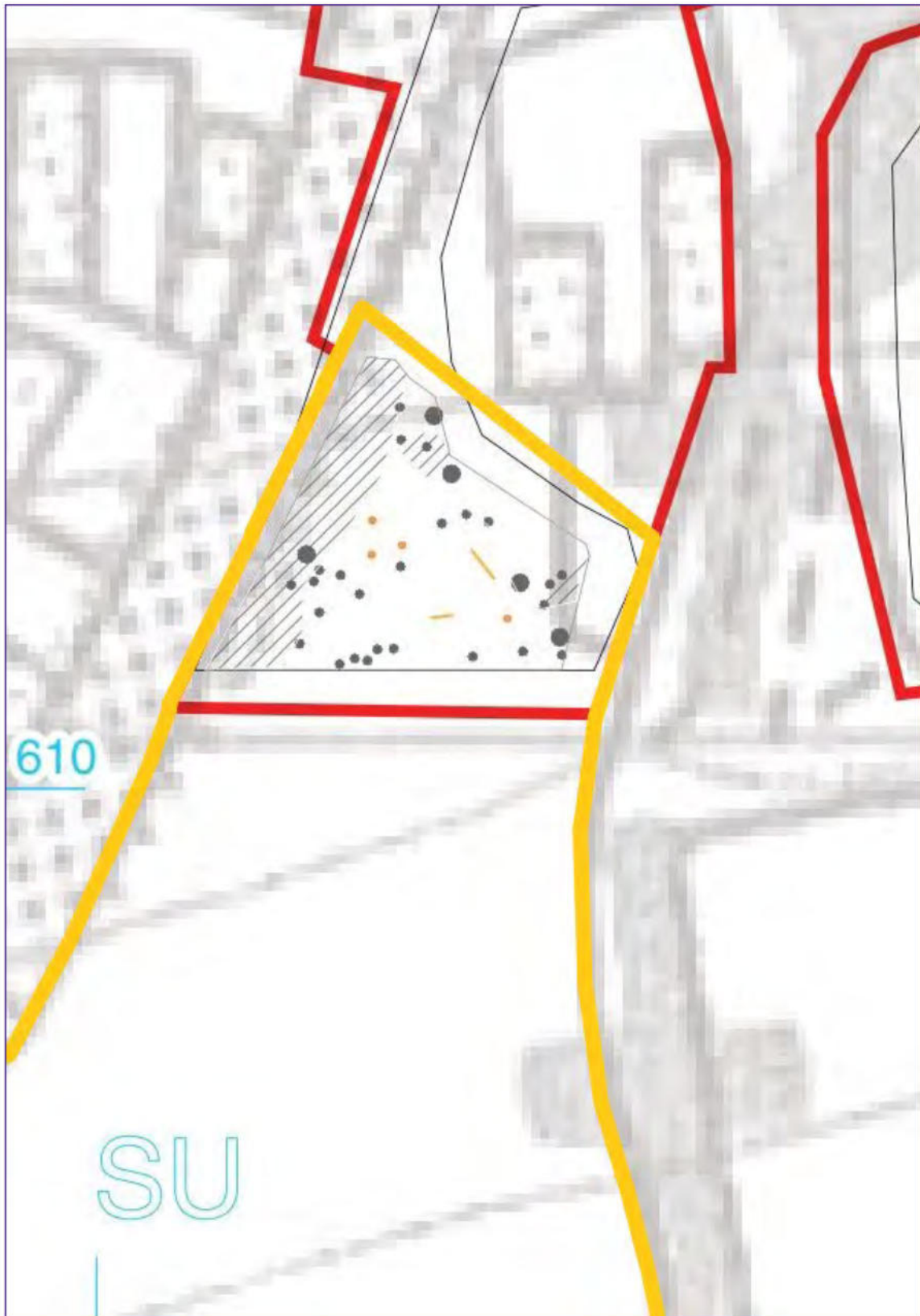
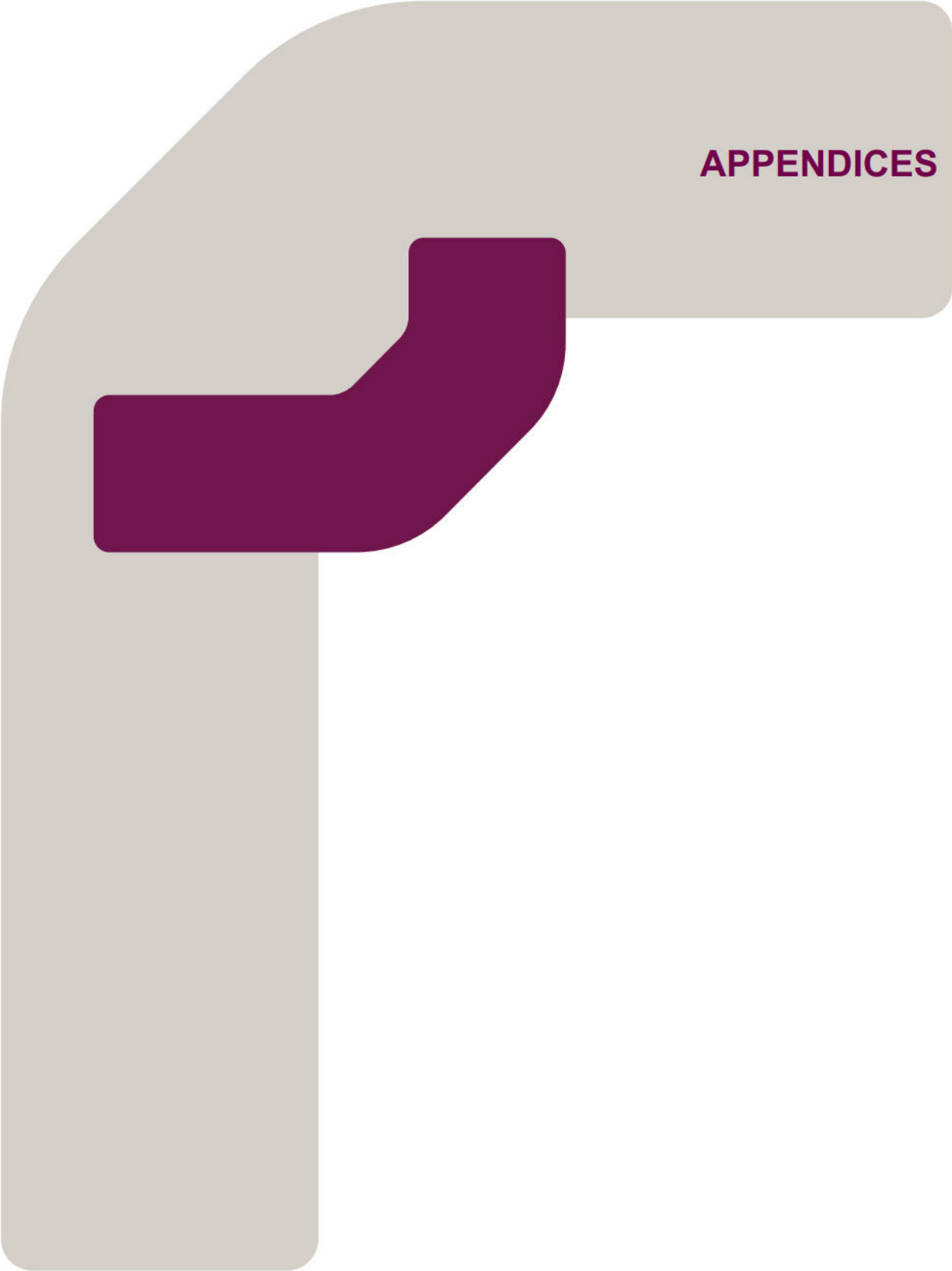


Plate 5: View of the geophysical survey results from the northernmost part of the study site (shown in orange) (taken from Cotswold Archaeology, 2014)



APPENDICES

Appendix A

Gazetteer of HER Heritage Assets

HER Records

ID	Type	Description	Location
MWI31458	WWII Defences	Cylinders on Bridge at Devizes	275m W
MWI32073	WWII Defences	Anti Tank Blocks, South of Coate Bridge	280m N
MWI64112	WWII Water Supply	Emergency Water Supply, Forty Acres Road	605m SW
MWI69324	Farmstead	Site of Jump Farm. Demolished C19 farmstead	425m SW
MWI69325	Farmstead	Site of Spitalcroft Farm. Demolished C19 farmstead	350m W
MWI69326	Outfarm	Demolished 19th century outfarm	580m W
MWI69327	Outfarm	Demolished 19th century outfarm	725m W
MWI69352	Outfarm	Demolished 19th century outfarm	25m N
MWI69353	Outfarm	Demolished 19th century outfarm	485m E
MWI69354	Farmstead	Site of Broadway Farm. Demolished C19 farmstead	840m S
MWI8645	Findspot	Mesolithic flint tool was recovered during an 2005 evaluation	700m W
MWI8665	Associated Finds	A small collection of Neolithic/Bronze Age worked flint tools found during 1999 evaluation	585m S
MWI8678	Associated Finds	Late Neolithic/Bronze Age worked flint tools found during 2005 excavation	855m W
MWI8692	Burial	Romano-British lead coffin found in 1852	570m N
MWI8702	Findspot	Romano-British pottery	650m S
MWI8722	Findspot	Romano-British pottery fragment	685m SW
MWI8732	Findspot	An Assemblage of Romano-British pottery and tile	815m S
MWI8783	Findspot	A Medieval strap-end	775m W
MWI8793	Findspot	Single fragment of Medieval pottery found during 2005 evaluation	870m W
MWI8796	Leper Hospital	Probable Site of Medieval Leper Hospital	455m SW
MWI8813	Findspot	Post Medieval pottery and other artefacts found on 2005 excavation	870m W
MWI72898	Extractive Pit	Undated. A small subcircular depression surrounded by a bank, is visible as cropmarks. Possible Bronze Age disc barrow?	760m E
MWI72906	Features	A wide, linear bank and ditched feature are visible on APs. Post Medieval	35m SW
MWI72907	Ridge and Furrow	Possible Medieval and/or Post Medieval ridge and furrow	340m W
MWI72909	Ridge and Furrow	Possible Medieval and/or Post Medieval ridge and furrow	520m N
MWI73094	Barracks and Military Hospital	Le Marchant Barracks: Militia Training Camp, American Hospital and POW Camp	255m N
MWI74435	Ditches	Undated ditches were identified by geophysical survey and later identified as Roman (HER EWI7530)	On-site
MWI74436	Pits	Pits of unknown date were identified by a geophysical survey (HER EWI7530) (Evaluation: HER EWI7630)	85m NE
MWI74437	Field Boundary	Field boundary of unknown date found by geophysical survey (HER EWI7530) (Evaluation: HER EWI7630)	250m NE
MWI74438	Ridge and Furrow	Ridge and furrow of Medieval/Post Medieval date identified by geophysical survey (HER EWI7530)	340m NE
MWI75375	Ditches	Three Post Medieval or Modern ditches were found by evaluation	280m N
MWI77540	Ditches	Ditches of an unknown date were identified by a geophysical survey	485m W
MWI77541	Pits	Pits of an unknown date were identified by a geophysical survey	525m W
MWI8682	Settlement	The remains of Iron Age Settlement found during 1999 evaluation	585m S
MWI8750	Settlement	Nursted. Settlement with Medieval origins	770m S
MWI8812	Park and Deer Park	Roundway Park. Former large parkland. Medieval deer park and Post Medieval park	350m W
MWI8835	Linear Features	Linear features - possible pre-Medieval land boundaries	185m SE
MWI72916	Earthwork	An undated earthwork is visible on 1st Ed. OS map	370m W
MWI75021	Pits	Neolithic pit and worked flint	585m S
MWI75022	Roundhouse	Middle-Late Iron Age features. Possible Iron Age roundhouse	585m S
MWI75023	Hollow Way	Ditched Roman hollow way and intercutting ditches	585m S
MWI75024	Pits	Two Anglo-Saxon pits	585m S
MWI8831	Field System	Medieval/Post Medieval Field System	550m W
MWI8832	Field System	Linear earthworks, possibly recent field boundaries and Medieval ridge and furrow	90m N

HER Events

ID	Year	Description	Location
EWI10127	2022	GPR SURVEY. Wiltshire Police HQ	590m W
EWI3759	1999	EVALUATION. Nursteed Farm. Four areas containing archaeological deposits were identified, comprising two main areas and two minor areas. The desoposits represent the presence of an occupation site of mid to late-Iron Age, a possible Roman midden deposit and a single dump of stonework/ditch of Medieval date	530m S
EWI5664	2002	DBA. Le Marchant Barracks, London Road, Devizes	n/a
EWI6238	2005	EVALUATION. Quakers Walk. Number of ditches, one of which contained a residual blade-like flint of possible Mesolithic date. In addition, a large Post Medieval ditch was revealed that correlates well with a series of cropmarks	590m W
EWI7530	2014	GEOPHYSICAL SURVEY. Coate Bridge. Number of weakly positive linear and discrete anomalies, although the origin of the majority of these could not be confidently interpreted. Former ridge and furrow and associated boundary features were identified, but many extant boundary ditches did not result in a magnetic response	Partly On-site
EWI7630	2014	EVALUATION. Coate Bridge. Identified six main phases of activity. Early Prehistoric/Bronze Age activity focused in the SW, where a large, possible enclosure ditch was identified with an associated pit. Bronze Age/Early Iron Age activity was recorded to the E, where a possible structure and ditch were identified. Early Roman activity was identified to the N, where occupation layers associated with boundary/enclosure ditches were recorded. Late Roman activity was identified in the centre and W, where a circular enclosure was identified, along with a possible occupation layer and associated boundary/enclosure ditches. An early/middle Anglo-Saxon re-cut of a Roman ditch was identified in the centre of site. Post Medieval agricultural activity was identified across site, with a focus to the W, where a finds rich activity layer was identified	Imm. N
EWI8452	1999-2000	EXCAVATION. Brickley Lane, Devizes. Three separate sites. To the N (Area 1) a Neolithic pit containing Peterborough Ware; a middle-late Iron Age farmstead; a C1-2 trackway and some Anglo-Saxon activity were discovered. Two sites to the S (Areas 2 and 4) revealed Roman and Medieval field boundary/ditch systems	605m S
EWI8492	2013	DIG DEVIZES: COMMUNITY ARCHAEOLOGY EXCAVATION	785m SW
EWI8635	2017	EVALUATION. Anzac House. Revealed two ditches of Post Medieval/Modern date	280m N
EWI9842	2021	GEOPHYSICAL SURVEY. Land at Parkfields. A number of anomalies were located in the SW part, which could have been associated with a formerly mapped building and its surrounding environs. Positive linear anomalies in the N part of the site could have been associated with formerly mapped boundary features, but uncertain. A small number of positive linear and discrete responses were located in the N part of the site, but they lacked a coherent morphology which prevented confident interpretation as former cut features. Modern magnetic debris and disturbance was also encountered, including a number of buried services	365m W
EWI9853	2021	TOPOGRAPHIC SURVEY. Earthwork in Parkfield	510m W
EWI10375	2021	EVALUATION. Land at Parkfields. Ten trenches identified the presence of a substantial ditch and bank with Medieval origins. Also present were in-situ chalk walls for a former building; most likely of late Post Medieval date, along with significant late Post Medieval/Modern disturbance in the SE side of the site which might be linked to the demolition of the former buildings in this area. On the edge of Trench 8 was a chalk and stone built well which is also marked on the 1st Ed. OS map	365m W

EWI10569	2024	GEOPHYSICAL SURVEY. Land off Windsor Drive. Identified anomalies relating to a series of former earthworks likely to be associated with features such as a former field system or lynchets. Several magnetic anomalies correspond with the high resistance responses, although it is not clear if they relate to cut features, or magnetically enhanced features within the former earthworks. Widespread magnetic contamination may have partially obscured weaker features	375m S
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