

**Land off Trowbridge Road
Bradford-on-Avon
Wiltshire**

*Historic Environment Desk-Based Assessment and
Geophysical Survey*

Volume 1: Text and Illustrations



Report prepared for:

Waddeton Park Ltd

CA Project: CR0419

CA Report: CR0419_4

April 2026



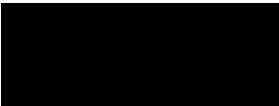
Land off Trowbridge Road Bradford-on-Avon Wiltshire

Historic Environment Desk-Based Assessment and Geophysical Survey

Volume 1: Text and Illustrations

CA Project: CR0419

CA Report: CR0419_4

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date	
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signed	
date	16 April 2026
issue	4

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SUMMARY

Project Name: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire

Location: Bradford-on-Avon, Wiltshire

NGR: 383040, 214080

This report comprises a Historic Environment Desk-Based Assessment and Geophysical Survey of land off Trowbridge Road, Bradford-on-Avon, Wiltshire. The report has been produced by Cotswold Archaeology, which is a Registered Organisation with the Chartered Institute for Archaeologists. The assessment includes a historic environment 'desk-based' assessment, and the results of a geophysical (magnetometer) survey. The data provides a good level of information with which to characterise potential archaeological remains within the Site, their significance and the potential impacts of the proposed development.

The geophysical survey has identified two clear 'ring-ditches' which may well comprise prehistoric funerary and ritual features; these features lie within the large area of green space comprising the east and central areas of the Site and will not be physically impacted upon by the proposals. A further feature may possibly comprise a very small prehistoric ring-ditch, such as a former barrow, although it would be a very small example; it would be impacted by an access road in the area of proposed residential development.

A Written Scheme of Investigation for a programme of archaeological evaluation trenching has been approved by the WCC Archaeology Service, and the evaluation trenches will be carried out in the determination period of the application. The scope and methodology of any further mitigation measures would suitably be informed by the information set out in the present report, and the results of the archaeological evaluation.

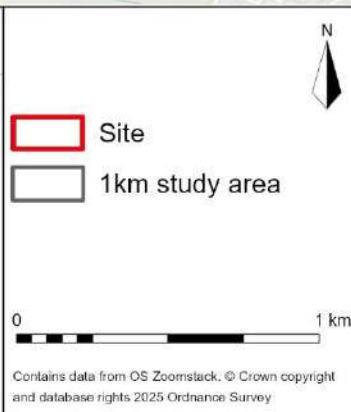
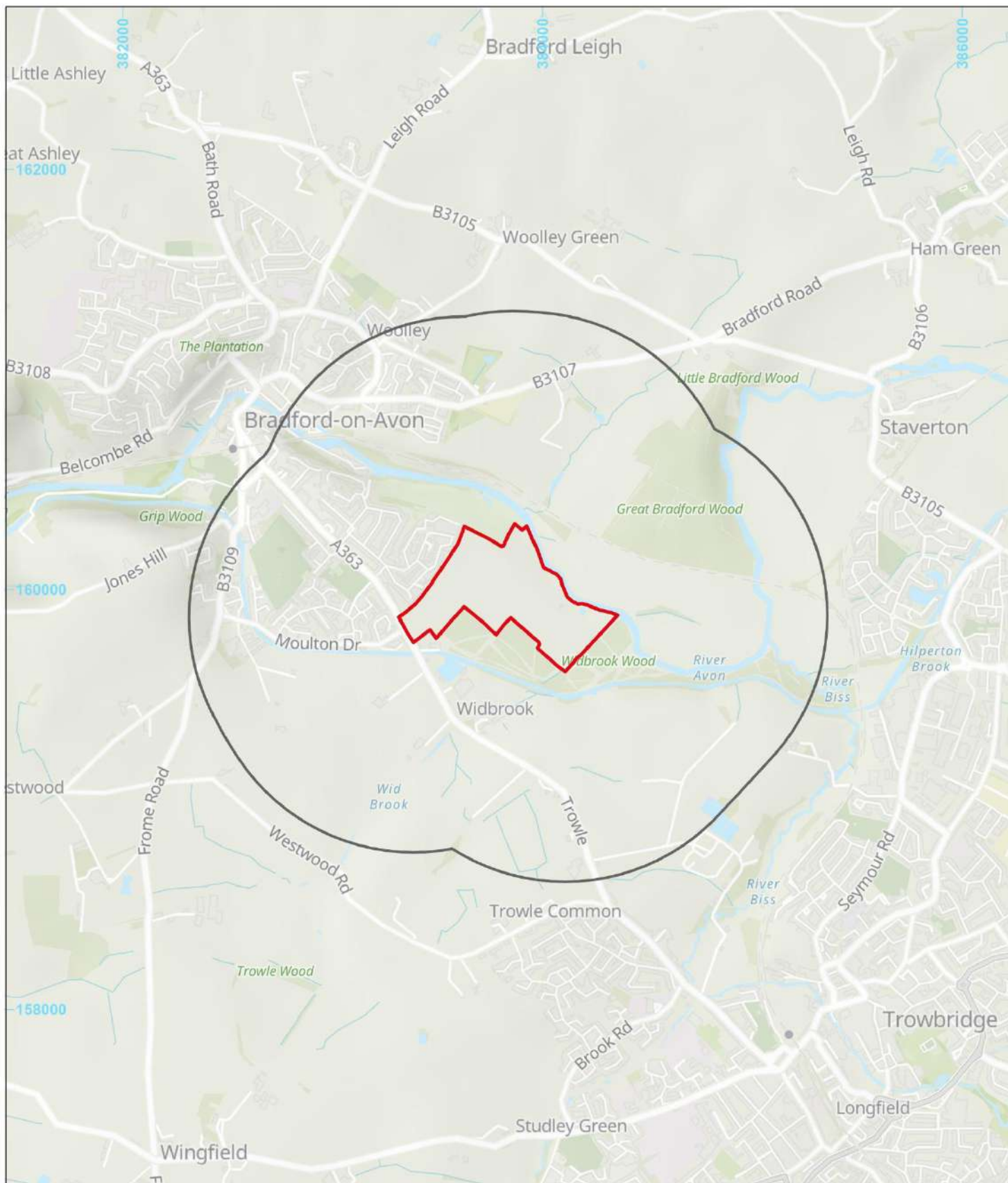
The majority of the Site comprised part of the arable open field in the medieval manorial period. Two small areas of remnant 'ridge and furrow' earthwork banks lie within the Site, as well as field boundary banks from when the fields were enclosed (based upon the open field furlong pattern) in the later medieval and post-medieval period. Due to the highly eroded nature of the earthworks, they are not considered to be of sufficient archaeological interest to be of equivalent value to heritage assets which are not designated. A number of hedgerows which qualify as 'important' under the criteria for archaeology and history of the hedgerows Regulations 1997 lie within and border the Site. The very large majority of the hedgerows will

be retained within the proposed development, with a small degree of removal required to facilitate circulation.

The analysis of the significance and ‘setting’ of the Grade II listed Widbrook Bridge has identified that a small degree of harm to a part of its setting which contributes to its overall special interest as a Grade II listed building will occur. This will arise from the alteration in the established views to Nos 213-219 Trowbridge Road and the 19th-century building group at the bridge as one approaches the bridge, and from it (looking north-west). This will result in a very small adverse effect upon the overall special interest of the Grade II structure (at the lowest end of ‘less than substantial harm’). In accordance with paragraph 215 of the NPPF this level of harm should be weighed against the public benefits of the proposals. The proposed development will have no adverse effects upon any other designated heritage assets. Wiltshire does not currently have a formally identified local heritage list of non-designated heritage assets. The Council’s Conservation Area Character Assessment identifies Buildings of Local Interest within the conservation area, none of which will be adversely affected by the proposed development.

This assessment has also considered other elements of the historic environment which have archaeological, architectural, artistic or historic interest to which the Site may contribute as a part of their ‘setting’, and which may be adversely affected by the proposals. These buildings are not listed and are not identified by the Council as ‘locally listed’ buildings, but display sufficient historic and architectural interest to be considered ‘heritage assets’ which are not designated. This has identified the following buildings and effects:

- Nos 213-219 Trowbridge Road (early 20th-century terrace). A small degree of harm to the experience of the established setting of the buildings from the approach to them along Trowbridge Road from the south (via Widbrook Bridge) and north has been identified. This will result in a small adverse effect upon their overall heritage significance, which is of a low heritage value. In accordance with paragraph 216 this effect should be taken into account in determining the application
- The same effect as above, and for the same reasons, has been identified with regard to the small group of three buildings (19th century) next to Widbrook Bridge. Account of this effect should be taken in the same way





PROJECT TITLE
Land off Trowbridge Road,
Bradford-on-Avon

FIGURE TITLE
Location plan

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DRAWN BY SS **PROJECT NO.** CR0419 **FIGURE NO.** 1
CHECKED BY RM **DATE** 01/10/2025
APPROVED BY RM **SCALE @ A4** 1:25,000

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1. INTRODUCTION

Introduction and Professional Accreditation

1.1. This report comprises a Historic Environment Desk-Based Assessment and Geophysical Survey of land off Trowbridge Road, Bradford-on-Avon, Wiltshire. The assessment includes a historic environment 'desk-based' assessment, and the results of a geophysical (magnetometer) survey. The report has been produced by Cotswold Archaeology, which is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). All projects are managed by a Member of the Chartered Institute.

1.2. The assessment comprises two volumes as follows:

- Volume 1: Text and illustrations
 - Appendix 1: List of heritage assets
 - Appendix 2: Geophysical survey report
 - Appendix 3: Historic Ordnance Survey Map Report
 - Appendix 4: Written Scheme of Investigation for a Programme of Archaeological Evaluation Trenching
- Volume 2: Photographs

The Site

1.3. The Site (Fig. 1) lies within the local authority of Wiltshire Council. It comprises land on the eastern side of Bradford-on-Avon, currently comprises some seven agricultural fields enclosed with hedgerows. Post-war residential housing along Widbrook View borders the site to the west, and woodland occupies the fields on the southern side between the site and the Kennet and Avon Canal. Trowbridge Road (which enters the town from the south) borders the Site on its south-western side. A trackway runs along the western edge of the Site from the Trowbridge Road, and then carries on into the Site leading to some light-weight structures at the Bradford-on-Avon Sailing Club.

Scope and key objectives

1.4. This assessment addresses all aspects of the 'historic environment', namely:

- The below-ground archaeological potential of the Site
- The former and present 'historic character' of the Site

-
- The contribution that the Site makes to the significance of other heritage assets as a part of their ‘setting’
 - The heritage significance of any built structures in the Site (there are just two modern light-weight buildings within the Site, a small barn in a gravel parking area and at the premises of the Sailing Club)

1.5. The assessment is informed by:

- ‘Desk-based’ archaeological and historical research and data collection
- Geophysical survey
- Site inspection and the inspection of the ‘setting’ of heritage assets

1.6. The key objectives of this report are:

- To identify known heritage assets (including any archaeological remains) within the Site, and their significance: based upon ‘desk-based’ heritage research and the geophysical survey
- To identify the potential for currently unknown heritage assets (including any archaeological remains) within the Site, and their potential significance
- To assess the former and current historic landscape character of the site, and any heritage interest it may have
- To identify the contribution of the Site to the ‘setting’ of heritage assets within or beyond the Site
- To identify potential heritage constraints and opportunities
- To assess the physical and non-physical effects of the proposed development, based upon the Illustrative Masterplan (see Chapter 3 and Fig. 2)

Heritage statute, policy, and professional guidance

1.7. Key relevant statute regarding heritage assets is provided in:

- Ancient Monuments and Archaeological Areas Act (1979)
- National Heritage Act (1983; amended 2002)
- Planning (Listed Buildings and Conservation Areas) Act (1990)

Planning (Listed Buildings and Conservation Areas) Act 1990

1.8. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the key statute regarding buildings of ‘special architectural or historic interest’. Section 1(5) of the Act notes that “*listed building*” means a building which is for the time being included in a

list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

- *(a) any object or structure fixed to the building;*
- *(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948’.*

1.9. Historic England provides further guidance on issues of curtilage in its publication ‘Listed Buildings and Curtilage: Historic England Advice Note 10’.

1.10. Under Section 66(1), ‘in considering whether to grant planning permission or permission in principle 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’.

National heritage policy

1.11. Heritage assets are subject to national policy set out in Chapter 16 of the NPPF 2024 (paragraphs 202-214) ‘The Historic Environment’. They may comprise a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include ‘designated heritage assets’ (such as Scheduled Monuments, Listed buildings, Conservation Areas, and Registered Parks and Gardens, which are designated under relevant legislation), and also ‘non-designated heritage assets.’

1.12. The NPPF (paragraphs 212-215) clarifies that ‘substantial harm’ to designated heritage assets should be exceptional; or wholly exceptional in the case of those of the highest significance. Where a development proposal leads to ‘less than substantial harm’ then that harm should be weighed against the public benefits of the proposal. With regards to ‘non-designated heritage assets’, paragraph 216 notes that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

1.13. The Planning Practice Guidance provides additional guidance on the heritage policy set out in the NPPF (last updated regarding the historic environment in 2019).

[Wiltshire Local Plan](#)

- 1.14. The Local Plan in Wiltshire is the Wiltshire Core Strategy, adopted in 2015. The Core Strategy incorporates saved policies from former District Local Plans, but key former heritage policies were replaced by Core Policy 58 (as set out in Core Strategy Appendix D 'saved Policies and Policies Replaced').
- 1.15. **Core Policy 58** is 'Ensuring the conservation of the historic environment', and is as follows:
- 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.*
- 1.16. 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).
- 1.17. 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.

Professional Guidance

1.18. This report has been prepared in accordance with appropriate standards and guidance, including:

- ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ (ClfA 2020)
- ‘Planning and Archaeology: Historic England Advice Note 17’ (Historic England 2022)
- ‘Historic Environment Advice Note 12: Statements of Heritage Significance’ (Historic England 2019)
- ‘The Setting of Heritage Assets’ Historic Environment Good Practice Advice in Planning: 3’ (Historic England 2017)
- ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015)
- ‘Making Changes to Heritage Assets: Historic England Advice Note 2’ (Historic England 2016)
- ‘Conservation Principles, Policies and Guidance’ (English Heritage 2008)

2. METHODOLOGY

Sources of information

2.1. The following key sources have informed this assessment:

- Historic England National Heritage List (details of designated heritage assets and monuments at risk)
- Wiltshire County Council Historic Environment Record (HER)
- Wiltshire County Council Historic Landscape Characterisation (HLC)
- Wiltshire Assets of Community Value ('locally listed' heritage assets)
- The South West Archaeological Regional Research Framework
- LiDAR analysis
- Aerial photographs held by Historic England Archive, Swindon
- Review of British geological Survey (BGS) online records
- Published and unpublished archaeological and historical articles, books, and reports (including the results of archaeological investigations immediately adjacent to the present Site)
- Historic Ordnance Survey maps (6" and 25" series) purchased from Envirocheck, and use of The Genealogist website resource (including Tithe map and apportionment data)
- Site inspection
- Inspection of the 'setting' of heritage assets from public rights of way

Lidar Imagery

2.2. Existing DEFRA data was analysed with the specific aim of clarifying the extent any potential archaeological remains. The Environment Agency 1m resolution coverage was flown between 10 December 2018 and 9 January 2019, which is optimum for the absence of leaves and other vegetation although the Site is open fields with hedgerows along the field boundaries.

2.3. LiDAR DTM (Digital Terrain Model) and DSM (Digital Surface Model) files were downloaded from the DEFRA portal (environment.data.gov.uk), under the Open Government Licence v3.0. The LiDAR data was available at 1m resolution for DTM and DSM covering the site boundary and buffer. DTM and DSM tiles were downloaded as ASCII files. There appeared to be no significant issues with the data.

-
- 2.4. The LiDAR files contain British National Grid as the “native” coordinate reference system. Where necessary, the tiles were combined into a mosaic raster dataset using Esri ArcGIS Pro 3.3.0 and exported as a single raster (.tif).
- 2.5. The LiDAR file was then processed using Relief Visualisation Toolbox (RVT) (Kokalj *et al* 2019 and Zakšek *et al* 2011) to create several visualisations including: A single hill-shade model (Azimuth 315, Height 35), Multi-hillshade, Simple Local Relief Model (SLRM, Radius 10), Sky View Factor (SVF), Openness, and Slope Gradient. Visualisations were created following Historic England guidelines (HE 2018c) and guidance in Airbourne Laser Scanning Raster Visualisation: A guide to good practice (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.6. The output images from the RVT software were then imported into ArcGIS Pro 3.3 where further settings manipulation was undertaken to enhance the visualisation for archaeological feature detection.
- 2.7. The DTM and DSM tiles formed the basis within the desk-based assessment and the DSM is illustrated on Figure 4b.

Geophysical survey

- 2.8. The geophysical survey report (Sumo Surveys 2025) comprises Appendix 2 of this report.
- 2.9. The survey was carried out by Sumo Surveys between 19-25 June 2025 and 22 August 2025, in accordance with a Written Scheme of Investigation approved by WCC Archaeology Service. The survey was a detailed magnetic survey (magnetometry), using a Bartington cart system with traverse intervals of 1m and sample intervals of 0.125m. Further detail on the methodology and best-practice professional guidance is provided in the full report in Appendix 2.

Extent of survey ('study areas')

- 2.10. The 'study area' with regards to baseline information on below-ground archaeological remains, heritage assets, and the 'setting' of heritage assets has comprised a 1km 'buffer' area from the redline Site boundary. This area of study is designed to provide informed assessment of the potential for archaeological remains, and to identify heritage assets which may potentially be susceptible to change within the Site. This approach is in accordance with key heritage good practice, including the staged

assessment methodology advocated by Historic England and set out in the Good Practice Advice Note 3 (Second Edition): The Setting of Heritage Assets (Historic England, 2017; referred to as 'GPA3').

- 2.11. The Site abuts the south-eastern edge of the Settlement Framework Boundary for Bradford-on-Avon, Wiltshire (WCS 2015). The modern administrative boundary for the Civil Parishes of Bradford-on-Avon and Holt passes south-west/north-east through the centre of the Site (Fig. 9), however, the whole Site lies within the large historic parish of Great Bradford.

The 'setting' of heritage assets

- 2.12. As noted above, the assessment of the 'setting' of heritage assets (with regard to the Site's contribution to the setting of heritage assets, and effects of change within the Site) has been carried out in the staged manner recommended in the Historic England publication Good Practice Advice Note 3 (Second Edition): The Setting of Heritage Assets (Historic England, 2017; referred to as 'GPA3').
- 2.13. GPA3 does not recommend specific study areas for use as part of Step 1, which is to 'identify which heritage assets and their settings are affected'. Areas of assessment are recommended to be reasonable in size; to suitably include heritage assets which may be affected; and 'to minimise the need for detailed analysis of very large numbers of heritage assets' (Historic England 2017). This approach ensures that heritage assets that may be affected are suitably identified, but that assessment is suitably focused upon the relevant issues.
- 2.14. The assessment has been informed by analysis of both designated and non-designated heritage assets in the wider environs of the Site. A broad 1km study area for additional heritage assets identified as potentially susceptible to change from the proposals.
- 2.15. GPA3 notes that 'setting' is often closely tied to visual considerations, although other factors may also contribute. The guidance identifies five specific forms of view which may contribute more to understanding the significance of a heritage asset (Historic England 2017), including:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.

-
- those where town or village-scape reveals views with unplanned or unintended beauty.
 - those with historical associations, including viewing points and the topography of battlefields.
 - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
 - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.

Site visit and settings inspection

- 2.16. A Site visit and inspection of the wider surrounds (from public rights of way) was carried out on 1st August 2025.

Assessment of heritage significance

- 2.17. The NPPF Annex 2 defines a 'heritage asset' 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'. The NPPF Annex 2 defines 'significance (for heritage policy)' as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'. Historic England's 'Conservation Principles' (Historic England 2008) notes that significance may comprise different forms of value, including historical, evidential, aesthetic, and communal.

Assessment of potential development effects (benefit and harm)

- 2.18. Effects from change upon heritage assets may be beneficial, may be harmful, or there may be no effect. Beneficial effects can arise from better revealing the significance of heritage assets (NPPF paragraph 219) and sustaining and enhancing heritage assets (NPPF paragraph 203). Harm to heritage assets may be physical, or may be non-physical, such as due to adverse change to elements of a heritage asset's setting which contributes to its significance. Where there is harm to a designated heritage

asset, the NPPF distinguishes between ‘substantial harm’ (paragraphs 212-214) and ‘less than substantial harm’ (paragraph 215).

- 2.19. With regards to non-designated heritage assets, the relevant consideration is paragraph 216 of the NPPF which notes that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’. Thus, the key considerations in assessment are the significance of the non-designated heritage asset, and the degree of harm or loss occasioned to it from the development proposals.

Limitations of the assessment

- 2.20. This report is informed by ‘desk-based’ historical and archaeological research and a geophysical survey. Intrusive archaeological fieldwork investigation, such as evaluation trial trenches, has not been carried out within the Site.

3. SUMMARY OF DEVELOPMENT PROPOSALS

Summary of the development proposals

- 3.1. The development proposals are summarised in the submitted Parameter Plans (the Landscape and Green Infrastructure Plan, and the Access, Land use and Scale Plan) and the Illustrative Layout.
- 3.2. Extracts from the Illustrative Layout and the Access, Land Use and Scale Parameter Plan are provided in Figs 2a and 2b respectively below. Key elements of the Illustrative Layout are also illustrated on Figs 14a and 17a; and of the Access, Land Use and Scale Parameter Plan on Figs 14b and 17b.
- 3.3. The proposed development is for residential housing on the western side of the Site, in the fields adjacent to the existing post-war housing along Widbrook View. This will be accessed from Trowbridge Road (Fig. 2, 2), opposite the existing post-war housing along that road and Moulton Drive. A residential care facility (Fig. 2, 4) is proposed on the north-east side of Trowbridge Road on the northern side of this entrance, with a proposed mobility hub (Fig. 2, 3) on the southern side the entrance. The central and eastern areas of the Site comprise open green spaces, with uses including outdoor space, community garden (orchard), local areas of play (LAP), local equipped areas of play (LEAP), wetland and marginal planting, allotments and attenuation ponds and swales. The existing access road to the sailing club through the open space is retained.



- Application boundary
- ① Existing pipeline
- ② Access from Trowbridge Road
- ③ Proposed mobility hub
- ④ Residential care facility
- ⑤ Primary access route
- ⑥ Proposed community allotments
- ⑦ Local Area of Play (LAP)
- ⑧ Local Equipped Area of Play (LEAP)
- ⑨ Changing facilities and associated pitches
- ⑩ Pedestrian connection
- ⑪ Proposed woodland buffer
- ⑫ Central green street
- ⑬ Community garden i.e orchard
- ⑭ Higher density core
- ⑮ Lower density periphery
- ⑯ Wetland and marginal planting
- ⑰ Proposed attenuation pond
- ⑱ Proposed swales
- ⑲ Drainage outfall
- ... Public Right of Way

Fig. 2a: Extract from the Proposed Layout (courtesy of Clifton Emery Design, February 2026, 250310 L 02 03) – Not to scale



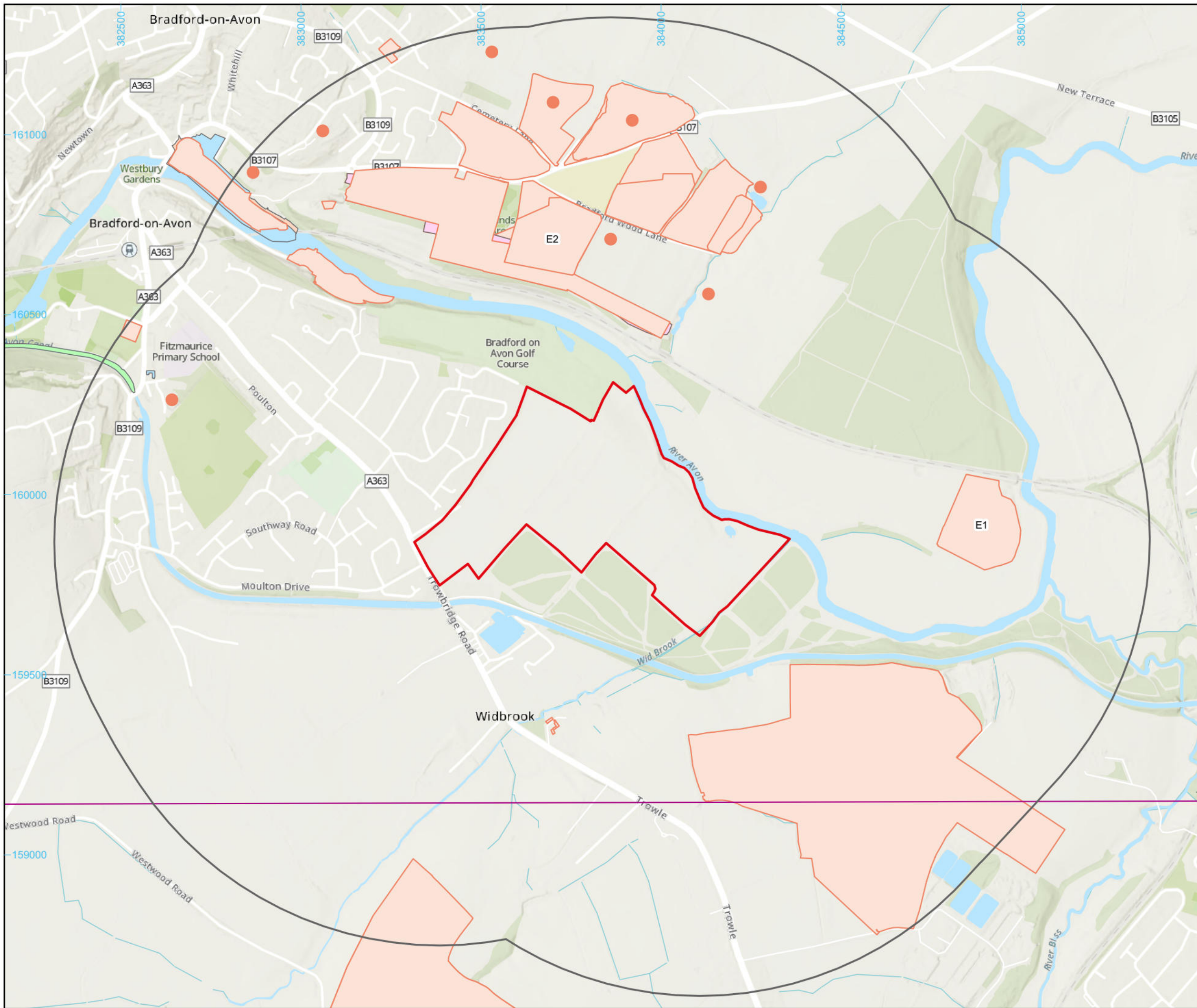
- Application boundary - 31.05ha
- Residential development area - 7.56ha
(All dwellings to be maximum 2 storey height)
- Proposed care home area - 0.65ha
- Access road and changing rooms - 0.30ha
- Public Open Space inclusive of drainage features
- 22.44ha
- Existing Track retained - 0.10ha
- Indicative drainage features
- Proposed vehicular access point
- Potential pedestrian / cycle access point
- ... Existing Public Right of Way
- ... Existing track
- Existing boat house retained
- Existing trees
- Existing hedgerows

Fig. 2b: Extract from the Parameter Plan – Access, Land Use and Scale

4. THE PREHISTORIC AND ROMAN PERIODS

Local topography and geology

- 4.1. The Site's north-western boundary follows an historic footpath and track, shown on the 1st Edition OS map, along the contour at between c. 43m and 44m AOD. The land continues to rise for c. 450m to the north-west, reaching 50m high before falling away again down to the Town Bridge. The Site falls gently away down to 29m at the eastern point, by the river. The sinuous north-eastern boundary is formed by the Bristol Avon as it flows north-west into town. The southern boundary doglegs along medieval/post medieval field boundaries, beyond which lies the modern Widbrook Wood. The Widbrook stream flows north into the river, forming the Site's south-eastern boundary and the post-medieval turnpike of Trowbridge Road forms part of the south-western boundary.
- 4.2. The Site is situated near the join of two National Character Areas, where the Cotswolds (NCA 107) in the west meets the Avon Vale (NCA 117) in the east. The Vale is an undulating, low-lying landscape of mixed, predominantly pastoral agriculture and small limestone-built towns. Both NCAs are cut by the River Avon and its tributaries. In terms of Wiltshire's Local Landscape Character Areas, the Site is located at the western end of the Avon Open Clay Vale, with Limestone Lowland to the north, Limestone Valleys to the west and Rolling Clay Lowland to the south.
- 4.3. The underlying bedrock geology is from the Jurassic period. It comprises Cornbrash Formation Limestone, formed between 168.3 and 163.5 million years ago, with a narrow sliver of Forest Marble Formation Mudstone adjacent to the river, formed between 168.3 and 166.1 million years ago, to its east (BGS 2025).
- 4.4. The only Quaternary period superficial alluvial deposits within the Site overly the solid geology along the north-eastern boundary, next to the River Avon. They comprise clay, silt, sand and gravel (deposited between some 11.8 thousand years ago and the present day).
- 4.5. The soils are mostly shallow lime-rich loamy soils over chalk or limestone, with loamy and clayey floodplain soils with naturally high groundwater along the river (LandIS 2025).





Site
1km study area
Previous archaeological investigation

0 500m

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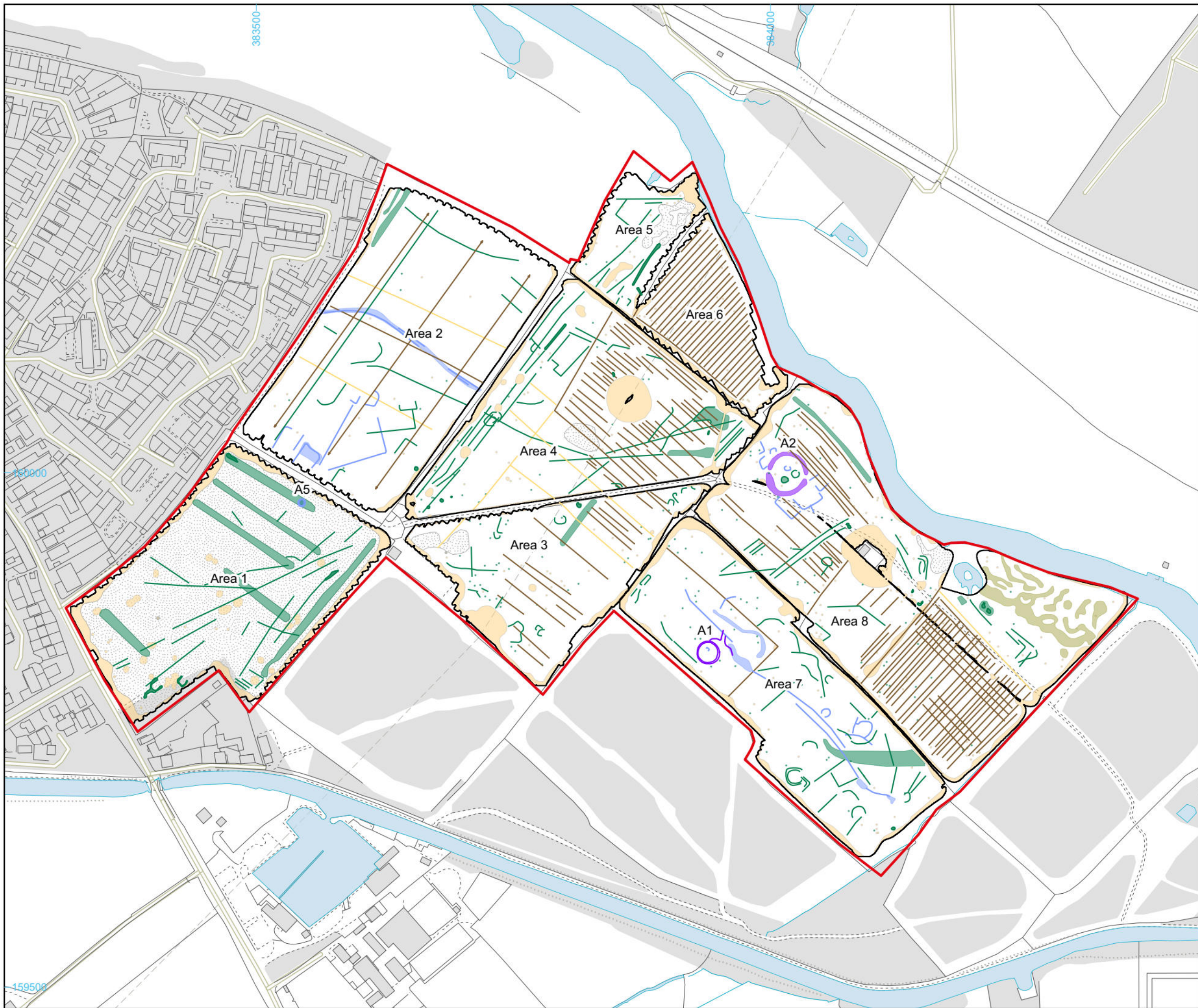
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PROJECT TITLE
Land off Trowbridge Road,
Bradford-on-Avon

FIGURE TITLE
**Previous archaeological investigations
in the study area**

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CHECKED BY	RM	DATE	16/10/2025	3
APPROVED BY	RM	SCALE@A3	1:10,000	





Site

Survey area

Probable archaeology

Possible archaeology

Ferrous

Former field boundary (corroborated)

Former field boundary (conjectural)

Plough marks

Ridge and furrow

Uncertain Origin

Probable archaeology

Possible archaeology

Magnetic disturbance

Ferrous

Natural (e.g. geological / pedological)

Uncertain Origin

0 150m

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PROJECT TITLE

Land off Trowbridge Road,
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FIGURE TITLE

Results from the 2025
geophysical surveys

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APPROVED BY	RM	SCALE@A3	1:3,500	



Site

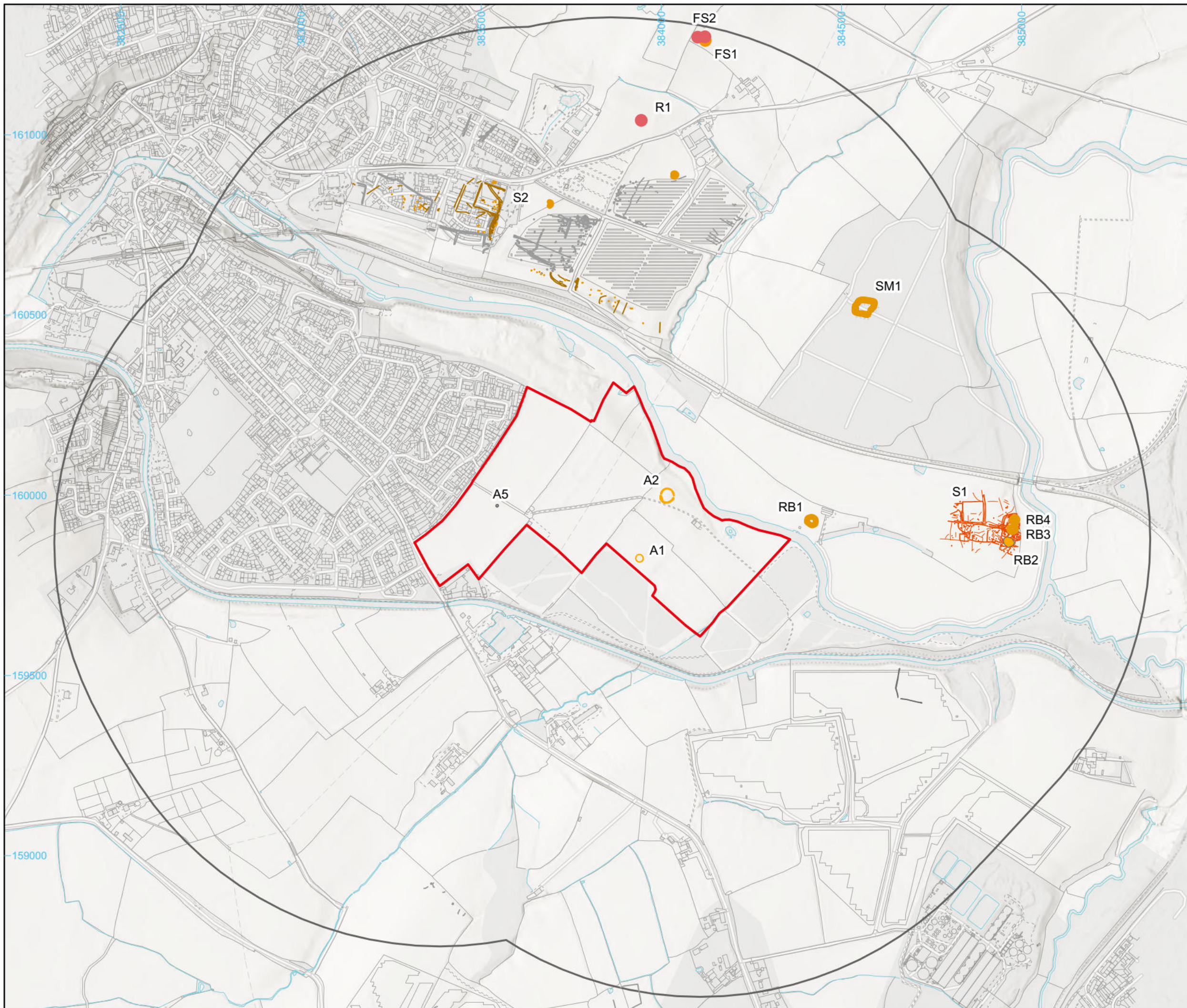
0 150m

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PROJECT TITLE
Land off Trowbridge Road,
Bradford-on-Avon
FIGURE TITLE
Lidar 1m Digital Surface Model (DSM)

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APPROVED BY	RM	SCALE@A3	1:3,500	



- Site
- Potential date of features
- Bronze Age
 - Late Bronze Age
 - Uncertain
 - Bronze Age
 - Roman
 - Uncertain

0 500m

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PROJECT TITLE
**Land off Trowbridge Road,
Bradford-on-Avon**

FIGURE TITLE
Late prehistoric and Roman features

DRAWN BY	SS	PROJECT NO	CR0419	FIGURE NO.
CHECKED BY	RM	DATE	16/10/2025	5
APPROVED BY	RM	SCALE@A3	1:10,000	

Summary of previous archaeological investigations

4.6. Within the study area, a total of 23 archaeological field investigation events and six geophysical surveys have taken place. The Site was included in two large areas surveys: Historic England's National Archaeological Identification Survey (NAIS) West Wiltshire lowland pilot project (Last et al 2016) and the Southern Rivers Palaeolithic Project (1991-1992; HER: EWI6653). Key investigations in the vicinity of the Site are labelled on Figure 3:

- E1: Friendship Farm
- E2: Kingston Farm

4.7. The 2025 geophysical survey (see Fig. 4) identified two key features within the Site, as summarised on Fig. 4a. These comprised a ring-ditch indicative of a later Neolithic / Bronze Age round barrow (Fig. 4a, A1) and a more complex ring-ditch which may be a more complex prehistoric monument, possibly a henge (Fig. 4a, A2).

4.8. The NAIS project mapped medieval and post-medieval earthworks within the Site, which are included within the analysis shown on Figs 6-8. These included remnants of medieval 'ridge and furrow' earthworks, and later, post-medieval, earthworks of field boundaries (the layout of which was based upon the medieval open-field system).

4.9. Within the wider study area, the previous investigations identified two late Neolithic/early Bronze Age round barrows and two settlement sites; one later prehistoric/Roman at Friendship Farm (Fig. 3, E1) and one early/mid-Iron Age at Kingston Farm (Fig. 3, E2). A list of non-designated archaeological features within the study area, referred to in this report, is given in Appendix 1.

Summary of 2025 geophysical survey results

4.10. The full geophysical survey report is provided in Appendix 2. A summary interpretation of the results is provided on Figure 4a.

4.11. The survey recorded several magnetic responses interpreted as being of archaeological interest (Fig. 4a). A probable barrow has been marked in Area 7 (A1) and a larger enclosure, tentatively interpreted as a possible henge, is visible in Area 8 (A2). A third much smaller possible ring ditch was identified in Area 1 (A5). The

numbers used here are the same as in the Geophysics report (see Appendix 2), with an 'A' prefix denoting archaeological feature.

- 4.12. The ditches or furrows of medieval cultivation were detected in Areas 3, 4, 6 and 8. Two magnetically strong anomalies in Area 8 may be small kilns or ovens, but these characteristics are not fully clear. The majority of the 'uncertain' responses may be due to variations in the underlying geology, agricultural practices or buried ferrous objects, likely associated with the fields' use as a campsite.

Prehistoric

Early Prehistoric (Palaeolithic and Mesolithic periods)

- 4.13. The current time ranges generally adopted for the earlier prehistoric period are as follows:
- Palaeolithic (c.1,000,000 BC – c.10,000 BC)
 - Mesolithic (c.10,000 BC – c.4,000 BC)
- 4.14. Evidence for Palaeolithic occupation is predominantly associated with the presence of superficial Quaternary geological deposits, particularly river terrace deposits of the Pleistocene. In-situ remains, on the occasions they are identified, are generally found in fine-grained accumulations deposited in low-energy conditions. More common finds of palaeoliths (worked stone axes) are found in secondary contexts, in deposits such as sands and gravels deposited in higher-energy environments. As noted above, there are no Pleistocene river terrace deposits within the Site. The Quaternary alluvium deposits in the Site have been deposited by the River Avon in the Holocene epoch (from c. 11,700 years ago) in a narrow band along its course. Redeposited Palaeolithic artefacts would not be anticipated within these accumulations.
- 4.15. The area was assessed as part of the Southern Rivers Palaeolithic Project (1991-1992; HER: EWI6653) but no Palaeolithic or Mesolithic findspots are recorded within the study area. Palaeolithic and Mesolithic finds of this region are generally rather poorly known but show something of a riverine distribution (Webster 2007).
- 4.16. Overall, the evidence does not indicate a potential for Palaeolithic or Mesolithic artefacts within the Site.

Later Prehistoric (Neolithic to Iron Age periods)

4.17. The current time ranges generally adopted for the later prehistoric period are as follows:

- Neolithic (c.4,000 BC – c.2,200 BC)
- Bronze Age (c.2,600 BC – c.700 BC)
- Iron Age (c.800 BC – AD 43)

4.18. The earliest known archaeological features in the study area relate to ceremonial use, including burial, in the late Neolithic and Early Bronze Age (Fig. 5). Within the Site, the 2025 geophysics has identified two previously unknown ring ditches, which may well comprise later Neolithic to Bronze Age funerary monuments (A1 and A2).

Ring-ditch A1

4.19. The simplest of the larger ring-ditches found in the geophysical survey comprises a ring of c. 21m diameter, defined by a ditch less than 2m wide and with a possible central pit. The dimensions of this ring-ditch are consistent with a round barrow, which can be of widely-varying dimensions from only 5m or 6m to over 50m. There are various forms (including bowl barrows, bell barrows, saucer barrows and disc barrows) but the most common form, particularly in this region, is the bowl barrow. Bowl barrows comprise a central mound surrounded by a ditch, sometimes with an outer bank. The mound of many barrows survives as a clear earthwork in the landscape, but those of many other examples have been eroded away, often through agricultural use of the field.

4.20. Excavations of barrows have shown that the mound may have covered various forms of structures, including burials, stone chambers and more complex forms of use such as timber and stone circles (Historic England 2018a, 5). Barrows could also often be a focus for later burials, particularly later Bronze Age cremation cemeteries where inverted cremation urns were placed around the barrow, commonly with an emphasis to the east and south.

4.21. The dimensions of the current example (21m diameter) are consistent with a bowl barrow of potential later Neolithic to Bronze Age date, of which the central mound has been eroded away. Ring-ditches can also signify other non-funerary features, such as Iron Age round houses, but these are often seen within more complex areas of features indicative of domestic occupation and associated early field enclosures: which are not apparent in the present Site. There are possible indications of a pit

within the ring-ditch, which may represent a central burial, although this is not clear and may relate to later agricultural works as found elsewhere in the Site. Similarly, no anomalies indicative of associated burials around the ring-ditch were identified, but again individual cremations are not readily identifiable as anomalies in magnetometer survey.

Ring-ditch A2

- 4.22. The larger ring-ditch identified in the geophysical survey is located close to the river, and Holocene river alluvium may potentially have been deposited in and around the monument. It comprises a ditch, c. 3m wide and enclosing an area of c. 35m diameter, which appears to have an internal concentric arc of large pits towards the north. A smaller internal circle is also visible, just off centre.
- 4.23. The size of the ring-ditch is again consistent with that for a later Neolithic or Bronze Age barrow. The evidence for internal features is also suggestive that either it is a barrow with several phases of use, or specific funerary uses, or it may represent an associated class of monument such as a henge. Some excavated barrow sites have, for example, revealed earlier ceremonial structures including small henges. The term henge in fact includes a great range of monuments of varying dates, the origins of which are generally understood to have been from the middle of the Neolithic period. The ditch of a henge lies inside a bank, and some enclosed circles of timbers or stones (Historic England 2018b, 2); they can often be found in river valleys.
- 4.24. The magnetic results for ring-ditch A2 suggest that it has entrances on the east and west sides (Fig. 4a), which would be consistent with a henge monument as many henges have two entrances. Henges may be up to some 110m in diameter, although a few are much larger. Thus the present example would be a relatively small example, but within the range that does occur.

Feature A5

- 4.25. A much smaller magnetic anomaly forms a ring at the eastern edge of Area 1 (A5; Fig. 4a). The feature measures 1m wide and completely encloses an oval area measuring 6m north/south by 5m west/east. It is possible that this feature comprises a ring-ditch of prehistoric date, although it would be at the very smallest side of the dimensions for such a feature. It lies within the field often used as a campsite, which means that much of the field is magnetically disturbed. Thus the interpretation of this feature is somewhat less clear.

The later prehistoric ritual and funerary landscape

- 4.26. Large numbers of levelled round barrows occur in river valleys, where anaerobic conditions might allow preservation of organic material. The NAIS West Wiltshire project mapped sufficient ring-ditches to see an emerging pattern of round barrows, often in pairs, dispersed along the edge of the limestone above the Avon vale and on the terrace gravels (Last et al 2016). Groups of round barrows are sometimes found in association with other monuments from the Neolithic and Bronze Age that can include avenues, cursuses, henges, mortuary enclosures, stone and timber circles.
- 4.27. In the surrounding environs of the Site, in the river valley, are two recently identified likely barrows, located near the edge of natural terracing within a bend of the river Avon (RB1 and RB2, Fig. 5). Neither example is a Scheduled Monument.
- 4.28. One of these examples was identified by the NAIS project as a cropmark of a single penannular ring ditch c. 75m north-east of the Site, on the other side of the Avon (RB1). The 2019 Lidar data shows that this also has a slight surviving central mound, supporting the round barrow interpretation.
- 4.29. The second example identified by the NAIS comprises a low earthwork mound, c. 600m east of the Site, which was also tentatively identified as a Bronze Age round barrow (RB2). This interpretation is supported by a recent geophysical survey at Friendship Farm (E1), which included this monument. The geophysics showed a series of concentric positive and negative curvilinear and discrete anomalies around a large pit containing burnt material at the centre of the mound (Donaldson & Sabin, 2025, 9).
- 4.30. The geophysical survey at Friendship Farm also identified two other ring ditches, thus potentially forming a line of three barrows parallel to the River Avon (RB3 and RB4; Fig. 5). This is somewhat unusual, as the NAIS noted that more than a third of the potential round barrows they mapped comprise two adjacent monuments, while only one site has more than two (Last et al 2016, 31). The geophysical signature of the two ring ditches is quite different to that of the earthwork barrow, however, and much truncated by the overlapping later prehistoric/Roman period settlement (S1). It is also possible that they relate to Iron Age round houses within the multi-phase settlement, but with an internal diameter of between 16m and 17m they would be larger than average (c.f. Current Archaeology 2008).

-
- 4.31. At Kingston Farm, c. 500m north-west of the Site, excavation in advance of housing development found a shallow bowl-shaped pit containing mid-Bronze Age material (Hart and McSloy 2016; E2). A single Bronze Age socketed axe was found c. 1km north of the Site in 2016 (FS1).
- 4.32. A sub-rectangular enclosure in Great Bradford Wood (SM1), 650m north-east of the Site, is another survival of a late prehistoric site with earthwork remains on the higher ground above the river. Its precise date and function remain uncertain as the enclosure has not been excavated but it is considered most likely to date between the Late-Bronze and Early-Iron Age. It comprises an inner bank, ditch and outer bank. The outer bank may represent later reuse, perhaps as a pound for livestock or hunting lodge during the medieval period.

Later prehistoric settlement

- 4.33. Also at Kingston Farm, excavation revealed part of a multiphase agricultural settlement dating from the early to mid-Iron Age (Fig. 5, S2). At first it was unenclosed but subsequently defined by a rectilinear enclosure that was also superseded by an enclosed round house settlement (Hart and McSloy 2016). The earliest phase is broadly contemporary with a substantial assemblage from Budbury hillfort (Wainwright 1970), 1km further west on a triangular spur above the river. The Avon probably served as a transport and trade route throughout prehistory.
- 4.34. At Friendship Farm (E1), c. 500m east of the Site (Fig. 5), recent geophysics identified part of a multi-phase settlement site comprising square enclosures along a trackway, pits and areas of burning that are likely to be associated with occupation features (Fig. 5, S1). Morphologically they are likely to date from the mid-Iron Age to the Roman period (Donaldson and Sabin, 2025).

Roman period (AD 43 – 410)

- 4.35. There are only a handful of Roman period finds from the study area, mostly coins found in a field 1km north of the Site (Fig. 5, FS2), beyond the extension to Bradford-on-Avon cemetery, excavation for which found Roman period ditches and pits (Fig. 5, R1). A number of Roman coins have been found beyond the study area, in north-west Bradford-on-Avon, near a Roman villa complex at St Laurence School (ST86SW309).

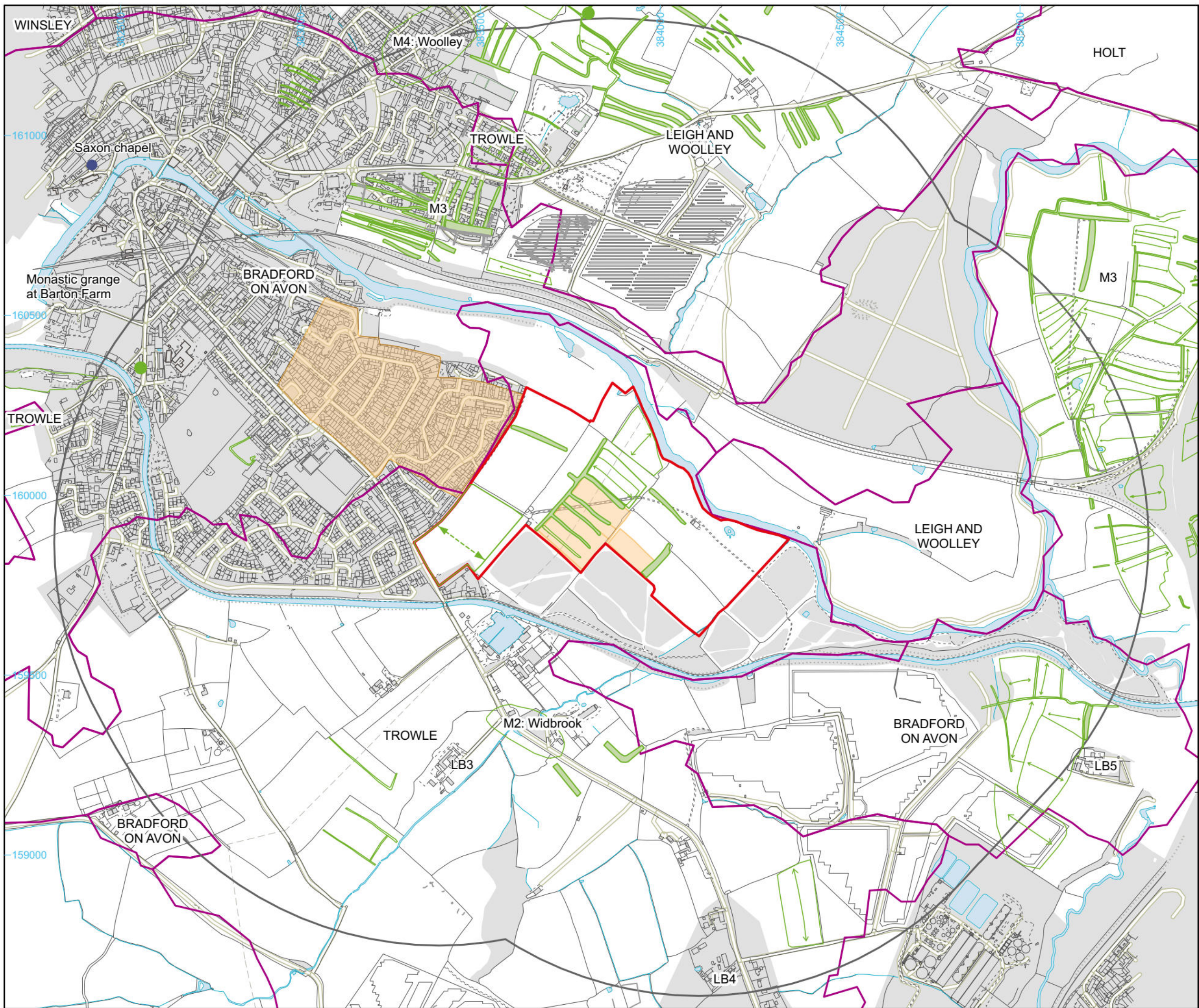
5. THE EARLY MEDIEVAL AND MEDIEVAL PERIODS

Early medieval (AD 410 – 1066)

- 5.1. The town of Bradford-on-Avon straddles the Avon and takes its name from the river crossing; it grew around the 'broad ford by the Avon', the 'Bradanforda be afne' (Chettle et al 1953). The older buildings, including the Saxon Chapel of St Lawrence, are up the hill on the north bank of the river, although the extent of the Saxon settlement is unclear (WCAS 2004). This early settlement focus is over a kilometre to the north-west of the present Site, and no Early medieval occupation evidence would be expected within it. Likewise, the Site sits well within the bounds of the lands granted to Shaftesbury Abbey in 1001AD (Grundy, 1920).

Medieval (AD 1066 – 1539) settlement and economy

- 5.2. In the medieval period, and specifically in the 'manorial' period of c. 1150-1400, a settlement was commonly in the tenancy of a single Lord and manor, but in many instances was divided between two or more manors (Bennett 1937, 41). Within the settlement, such as Bradford-on-Avon, houses were grouped side by side, normally within small plots. The Site lay within the ancient parish of Bradford, which included the greater part of the Bradford hundred. The parish contained the tithings of Borough (corresponding to the town), Trowle, Leigh, Woolley, Cumberwell, Holt, Atworth, South Wraxall, Winsley, and Limpley Stoke (Fig. 6). In 1086 the manor of Bradford had c. 79 households, making it a relatively large settlement for the period (Powell-Smith 2025a).
- 5.3. Although the Site lies within the Trowle tithing (Award from 1842; Fig 6), two plots are documented under the Borough tithing (Award from 1840). Trowle comprised 2 early medieval manors, south of the town, which were included in the grant of Bradford to Shaftesbury Abbey in 1001AD (BOAM 2025). In 1086 Trowle was recorded as a single household, with just one villager and 1 ploughland (Powell-Smith 2025b). It remained sparsely populated in the medieval period but was clearly retained as an administrative area. The manors of Trowle were carved up by boundary changes in the late 19th and early 20th centuries.
- 5.4. Another characteristic of the medieval landscape would be more isolated farmsteads. An example of this is at Widbrook (Fig. 6, M2), where medieval settlement is recorded, although the present farmhouse is 19th century (Fig. 9, LB4). Similarly, at Trowle Manor Farm (north of M3, Fig. 6) the farmhouse is 18th century (Fig. 9, LB4)



Site

Early Medieval

Medieval

Medieval

Unknown

Medieval remnant ridge and furrow

Unknown

Great Bradford: parish tithings

Tithe: 'In Avon Field'

0

500m

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Land off Trowbridge Road,
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FIGURE TITLE

The wider medieval landscape context

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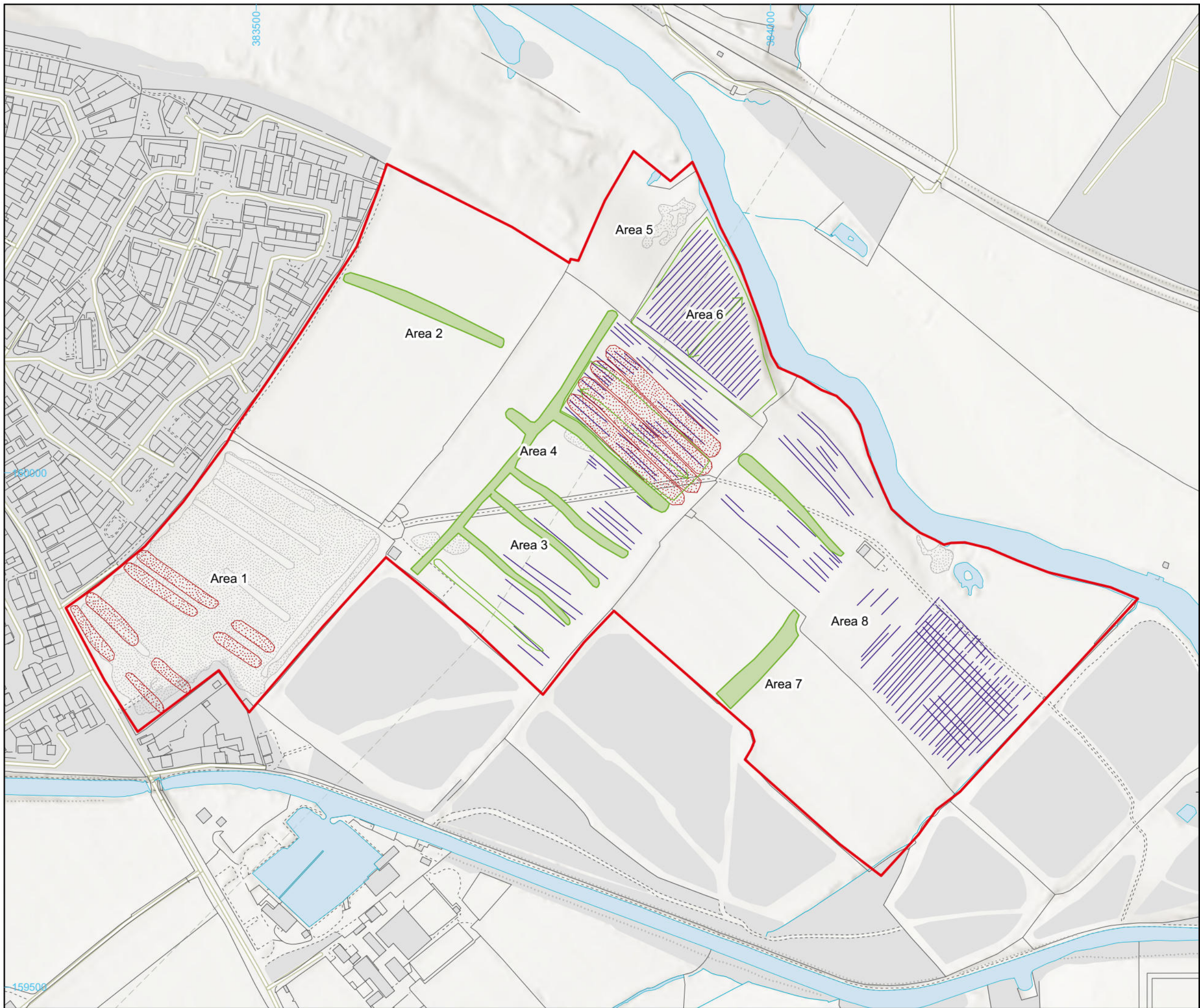
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SCALE@A3

1:10,000

FIGURE NO.

6



- Site
- Bank (remnant above ground cultivation ridge)
- Bank (remnant above ground plot boundary)
- Below ground cultivation furrow
- Magnetic disturbance
- Geophysical survey area

0 150m

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FIGURE TITLE			
The medieval ridge and furrow			
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but at Lady Down House the farmhouse was built c. 1700 and altered in the early 19th century (Fig. 9, LB5). Medieval settlement is also recorded at Woolley, north-east of Bradford and just beyond the study area.

Common arable fields: 'ridge and furrow' and influence on later boundaries

- 5.5. Around the town, and stretching away from it, lay the common arable fields, which was the most notable characteristic of the manorial organisation. The arable land was commonly managed using a three field open field system that allowed for rotations of land use. These field systems were further subdivided into strips that were ploughed with oxen, which often resulted in 'ridge and furrow' earthworks (those of the medieval period generally being c. 8m in width from ridge to ridge, and of a reversed 'S'-shaped plan form). These strips ran parallel to each other and were organised into groups known as 'furlongs', divided at right-angles by 'headlands', which were an unploughed strip that gave access to the ploughed strips in that furlong (along with the 'ridge and furrow' these headlands can also survive as visible earthwork banks) (Historic England 2018a).
- 5.6. The Site contains extant remains of medieval 'ridge and furrow' earthworks, which display characteristics consistent with the form. These comprise slight banks that curve across the former furlongs (Fig. 7). Whilst distinguishable on the Lidar data (see Fig. 4b), these are not clear to the eye, and have been notably eroded. They are thus not clearly intelligible as part of the former medieval landscape in one's experience of the area.
- 5.7. The geophysical survey also identified below-ground remnants of former medieval furrows in survey Areas 3, 4, 6 and 8 (Figs 4a and 7).
- 5.8. Tithe agreements and awards document the area subject to tithes, who owned and tenanted them, how much rent charge was payable and to whom (NA2025). The accompanying Tithe maps show the surveyed land and it is often possible to recognise individual strips, or groups of strips, of medieval ridge and furrow cultivation formalised as separate land holdings. Analysis of the 1840 Tithe map for the parish of Bradford-on-Avon indicates that the former medieval strip and furlong arrangement survived as an influence upon the layout and formalisation of boundaries in the post-manorial period. Plot/field boundaries recorded on the Tithe map were based upon the earlier open field strip and furlong arrangement and are illustrated on Figures 6, 7 and 8.

-
- 5.9. The field nearest the Trowbridge Road (geophysics area 1; Fig 7) contains four eroded banks, which are likely remnants of 'ridges' of medieval date. The narrower slight banks to their north appear likely to be remnants of slight banks of post-medieval date, which had been laid out on the alignment of the earlier medieval strips. They survive within the largest of the later plots in this field, number 719, but have been cut by an access route to the Sailing Club.
- 5.10. Plot 711, near the centre of the Site (Fig. 7), contains a better surviving block or group of medieval ridge and furrow within the Site, comprising three broad parallel ridges with a very slight S-shape. The adjacent plot to the north (710) contains a fourth ridge but this is less well-preserved.
- 5.11. The later formalised plots and fields are also defined by boundary banks; again, in these cases the banks appear of later origin, but based upon the plan-layout of the medieval field. Some of these later formalised boundaries have been eroded and spread by more recent land use since the plots were amalgamated into larger modern fields after the Second World War. In these cases the former boundary banks were mapped by the NAIS from the 2005 lidar; the 2019 lidar also shows additional detail.
- 5.12. The VCH identified the names of three open fields as documented in the 14th century: land to the north (Kingsfield), north-west (Bearfield) and south of the town (South Field) (Chettle 1953). Analysis of the Tithe Agreement shows that Bradford-on-Avon had a fourth open field to the south-east of town: 'Avon Field', and the remnants of the medieval arable strips within the Site were part of that field (Fig. 6).
- 5.13. Within the wider study area, a rectilinear enclosure was recorded as medieval from cropmarks at Poulton (Fig. 6, M1) and there is medieval settlement recorded at Widbrook south-east of the Site (Fig. 6, M2), near which fragments of medieval/post medieval field boundaries have been recorded as earthworks from lidar. A large group ridge and furrow blocks were also recorded by the NAIS c. 1km to the east of the Site, south-west of Staverton (Fig. 6, M3), and quite extensive field boundaries, lynchets and ridge and furrow around Woolley to the north (Fig. 6, M4) and Saltacre Lodge to the north-west (Fig. 6, M5).

Meadow, woodland and waste

- 5.14. Besides the arable common fields there were also the meadows of the medieval village, which were as important as the arable land. There was also woodland, commons (where the villagers had grazing rights), and wastes. Throughout the medieval period there is a greater number of names of closes, pastures, and meadows, both in Bradford and the hamlets, than names associated with open arable farming, which may indicate that enclosure had started early (Chettle 1953).
- 5.15. In 1086 there were 50 acres of meadow recorded for Bradford. By 1840 more than half of the parish was meadow or pasture (Tithe Agreement). The southern fields within the Site were 'meads' used as pasture.
- 5.16. The earliest map of Bradford-on-Avon, from 1766, shows several enclosures along the north-eastern edge of Avon Field, next to the river (Seekings 2016). Other plots may also have been enclosed piecemeal and by the mid-19th century the Parliamentary enclosures effectively tidied up the commons and other small leftovers, with exchanges of individual fields (e.g. WSHC G13/990/5PC). The tithe plots within the Site named 'In Avon Field' are clearly fragments of the large open field (Fig. 6 and 8a), where others had acquired new names as they were enclosed. Some of the plot boundaries on the Tithe Map are shown dashed (Figs. 8a and 8b), indicating that some plots were not fenced in; instead stones are marked on the 1st edition OS map.

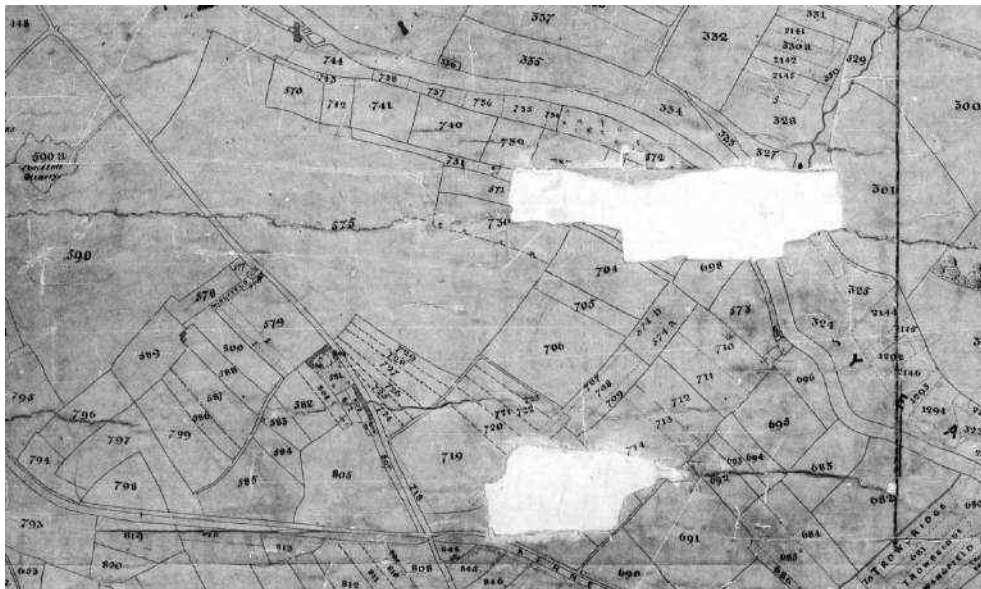


Fig 8a: Extract from the Tithe Map (1840) for Bradford on Avon. From The Genealogist website; © Crown Copyright Images reproduced by courtesy of The National Archives, London, England.

Post-medieval and modern periods

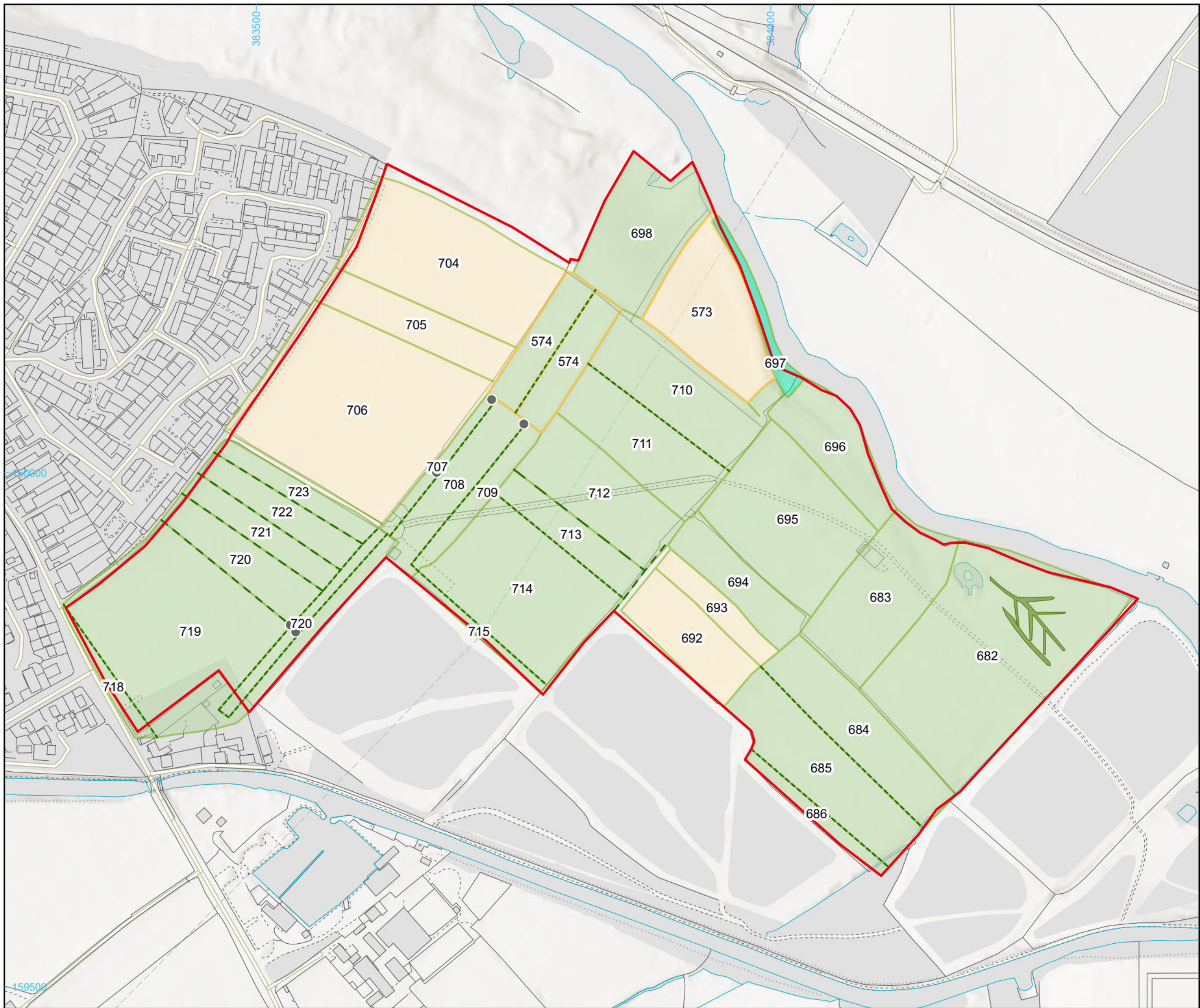
- 5.17. As discussed above, the boundary banks visible in the 2019 lidar correlate with the pattern of plots shown on the mid-19th century Tithe Maps and the 1st edition OS (Fig. 8); which in turn appear to have been based upon the common open arable field arrangement of strips and furlongs.
- 5.18. As also noted above, the Site lay within the Trowle tithing (Award from 1842) but two plots are documented under the Borough tithing (Award from 1840), which corresponded with the town of Bradford-on-Avon. The Site lay entirely within the historic parish of Bradford-on-Avon (as illustrated on the First Edition OS map of 1890, illustrated on Fig. 10), and no historic parish boundaries are illustrated. Use of the Site in 1840 was almost 80% pasture, with nearly 3% withies and the rest arable (Fig. 8b). At the eastern end of the Site the field names include 'Ash Mead', although not all of the plots have names recorded. Most of the Site was farmed by William Applegate, from 3 owners. A breakdown of the Tithe apportionment for the Site is given in Table 5.1 below.

Tithe plot number	Owner	Occupier	Plot name	Land use
573	Mary Batten	Mary Batten and others	(none given)	Arable
574a	Earl Manvers	William Applegate	At Stumps Cross	Pasture
574b	Thomas Hosier Saunders Esquire	William Applegate	At Stumps Cross	Pasture
682	Earl Manvers	William Applegate	Ash Meadow	Pasture
683	Mrs Ann Richardson	William Applegate	(none given)	Pasture
684	Earl Manvers	William Applegate	Ash Mead Corner	Pasture
685	Mrs Ann Richardson	William Applegate	Ash Mead Corner	Pasture
686	Earl Manvers	William Applegate	Ash Mead Corner	Pasture
692	Earl Manvers	William Applegate	In Avon Field	Arable
693	Mrs Ann Richardson	William Applegate	(none given)	Arable
694	Mrs Ann Richardson	William Applegate	(none given)	Pasture
695	Mary Batten	John Dike	(none given)	Pasture
696	Mrs Ann Richardson	William Applegate	(none given)	Pasture

Tithe plot number	Owner	Occupier	Plot name	Land use
697	James Budgett	William Tucker	Withy Bed	Withies
698	Earl Manvers	William Applegate	Trowbridge Footpath Close	Pasture
704	Thomas Wheeler	Thomas Wheeler	French Grass Ground	Arable
705	Ezekiel Edmonds Junior	Thomas Wheeler	Field near Stumps Cross	Arable
706	Earl Manvers	William Applegate	School Ground	Arable
707	Earl Manvers	William Applegate	In Long Furlong	Pasture
708	Mrs Ann Richardson	William Applegate	In Long Furlong	Pasture
709	Earl Manvers	William Applegate	Long Furlong	Pasture
710	Earl Manvers	William Applegate	Part of the Five Acres	Pasture
711	Thomas Wheeler	Thomas Wheeler	Part of Five Acres	Pasture
712	Earl Manvers	William Applegate	In Avon Field	Pasture
713	Mrs Ann Richardson	William Applegate	In Avon Field	Pasture
714	Earl Manvers	William Applegate	In Avon Field	Pasture
715	Mrs Ann Richardson	William Applegate	In Avon Field	Pasture
718	Mrs Ann Richardson	William Applegate	In Great Tining	Pasture
719	Mrs Ann Richardson	William Applegate	In Great Tining	Pasture
720	Earl Manvers	William Applegate	In Great Tining	Pasture
720	Earl Manvers	William Applegate	In Great Tining	Pasture
721	Mrs Ann Richardson	William Applegate	In Great Tining	Pasture
722	Earl Manvers	William Applegate	In Great Tining	Pasture
723	Mrs Ann Richardson	William Applegate	In Great Tining	Pasture

Table 5.1: Summary of Tithe apportionment information

- 5.19. Nearest the Trowbridge Road is the field known on the Tithe award as Great Tining (geophysics Area 1), from the Old English ‘týning’ meaning enclosure (Field 1989, 234). The field combines plots 718 to 723 and each of these boundaries can be seen in the 2019 lidar as a slight rise. Plot 720 includes a long strip extension,



- Site
- Stone
- Post-medieval water meadow
- Arable
- Pasture
- Withies
- Borough tithing
- Trowle tithing

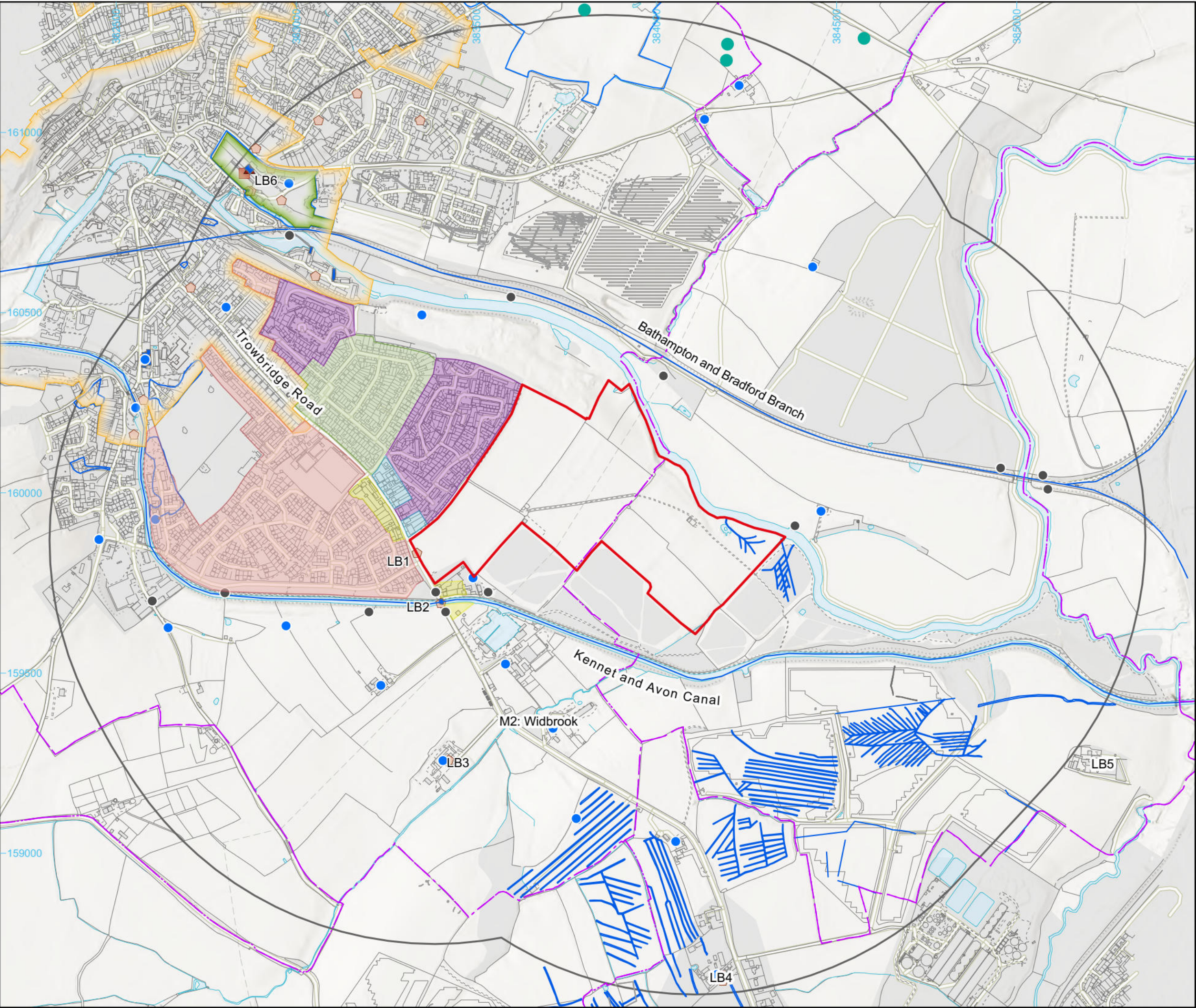
0 150m

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PROJECT TITLE
**Land off Trowbridge Road,
Bradford-on-Avon**
FIGURE TITLE
The Tithe plots

DRAWN BY SS	PROJECT NO CR0419	FIGURE NO. 8b
CHECKED BY RM	DATE 16/10/2025	
APPROVED BY RM	SCALE@A3 1:3,500	



Grade I listed building

Grade II* listed building

Grade II listed building

Post medieval feature

Post medieval findspot

Second World War feature

Post Medieval feature

Conservation Area

Registered Park and Garden

Development date

19th-century settlement

Settlement by the 1920s

Settlement by the 1930s

Settlement by the 1970s

Late 20th/Early 21st century settlement

20th-century parish boundary

0

500m

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PROJECT TITLE

Land off Trowbridge Road,
Bradford-on-Avon

FIGURE TITLE

The post medieval and 20th century
landscape

DRAWN BYSS

CHECKED BYRM

APPROVED BYRM

PROJECT NO

DATE

SCALE@A3

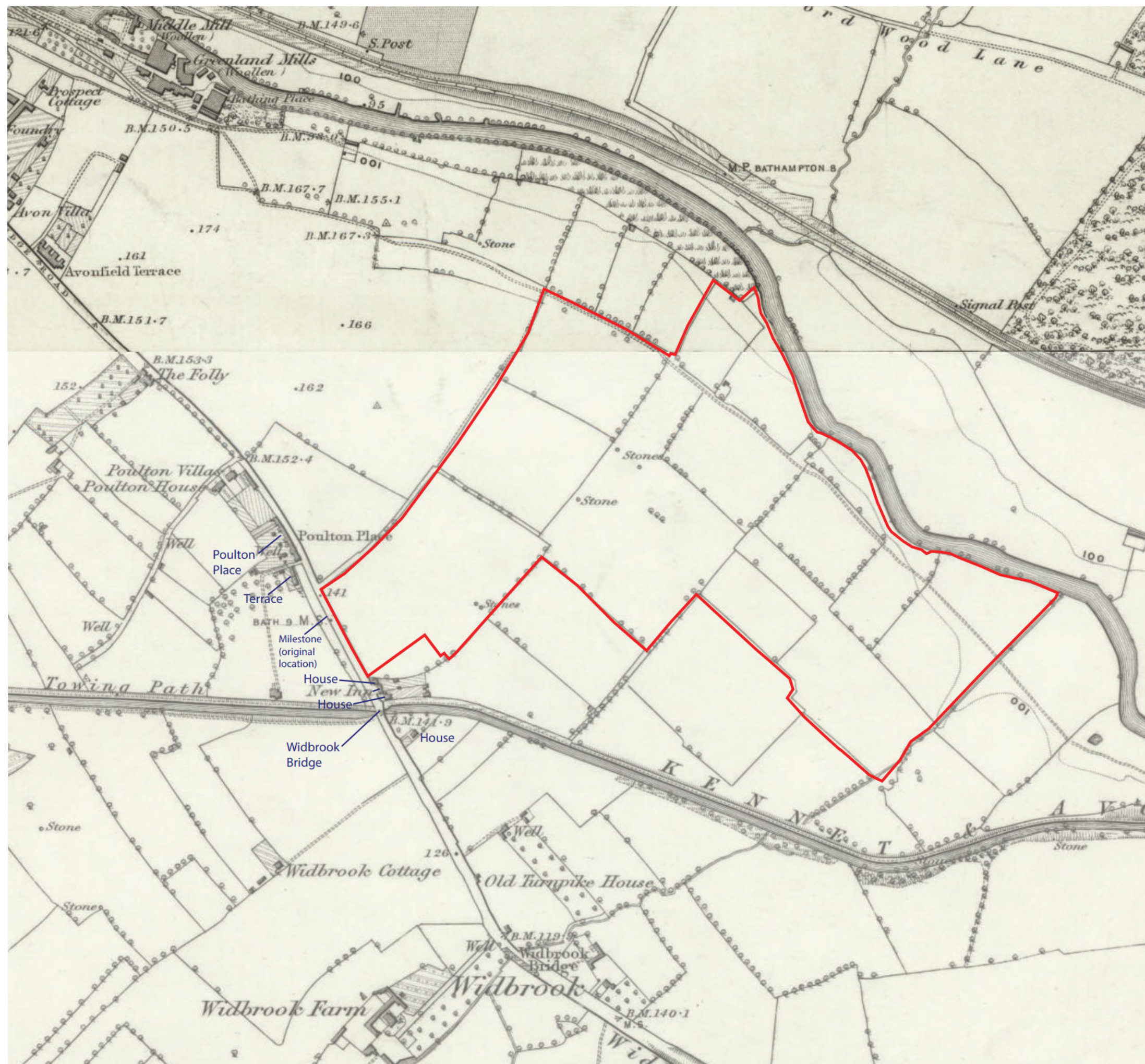
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01/10/2025

1:10,000

FIGURE NO.

9



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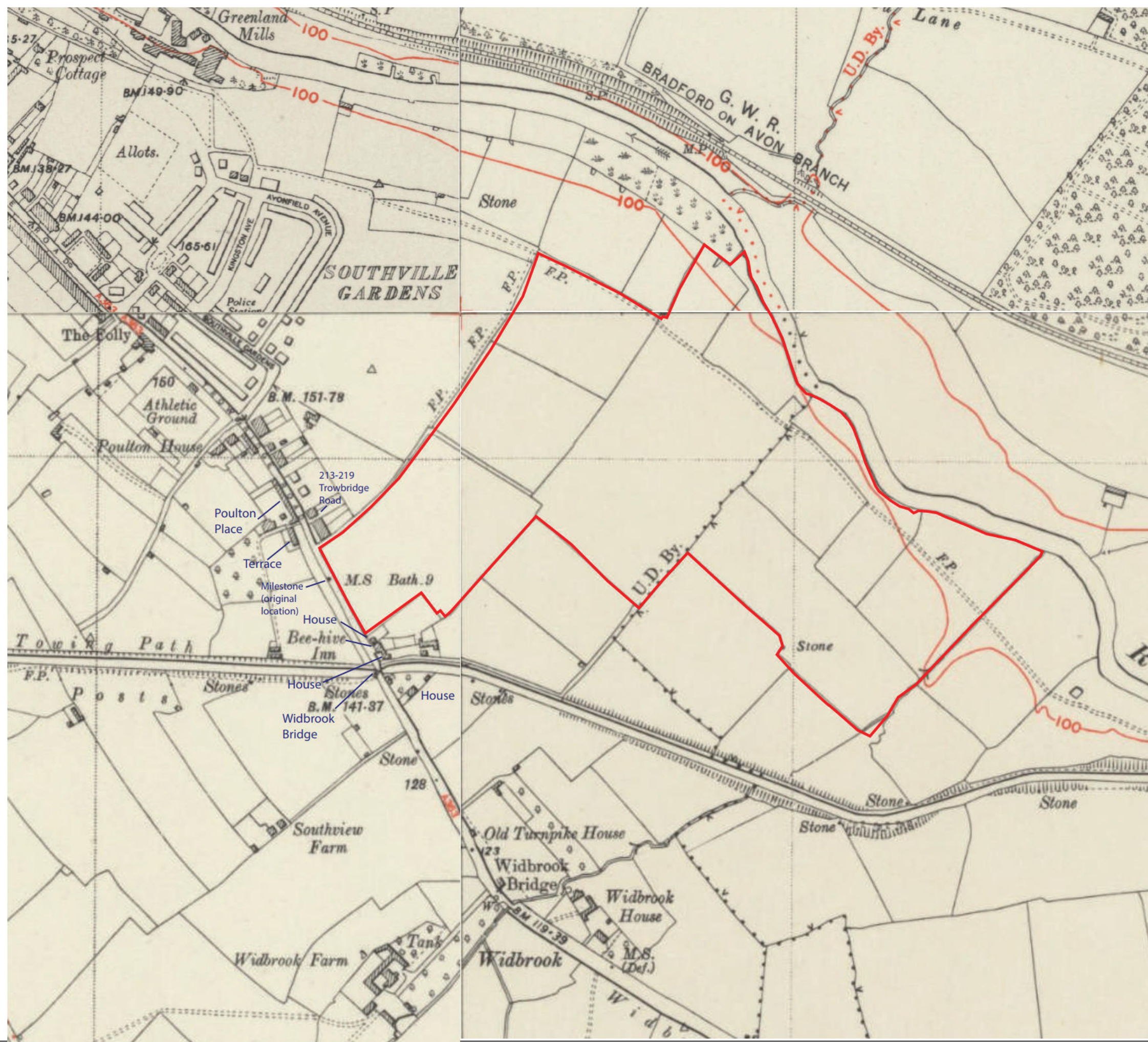


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PROJECT TITLE
 Land off Trowbridge Road, Bradford-on-Avon

FIGURE TITLE
 First Edition Ordnance Survey map of 1885

DRAWN BY	RM	PROJECT NO.	CR0419	FIGURE NO.
CHECKED BY	RM	DATE	23 Sept 2025	10
APPROVED BY	RM	SCALE	A3 Not to scale	



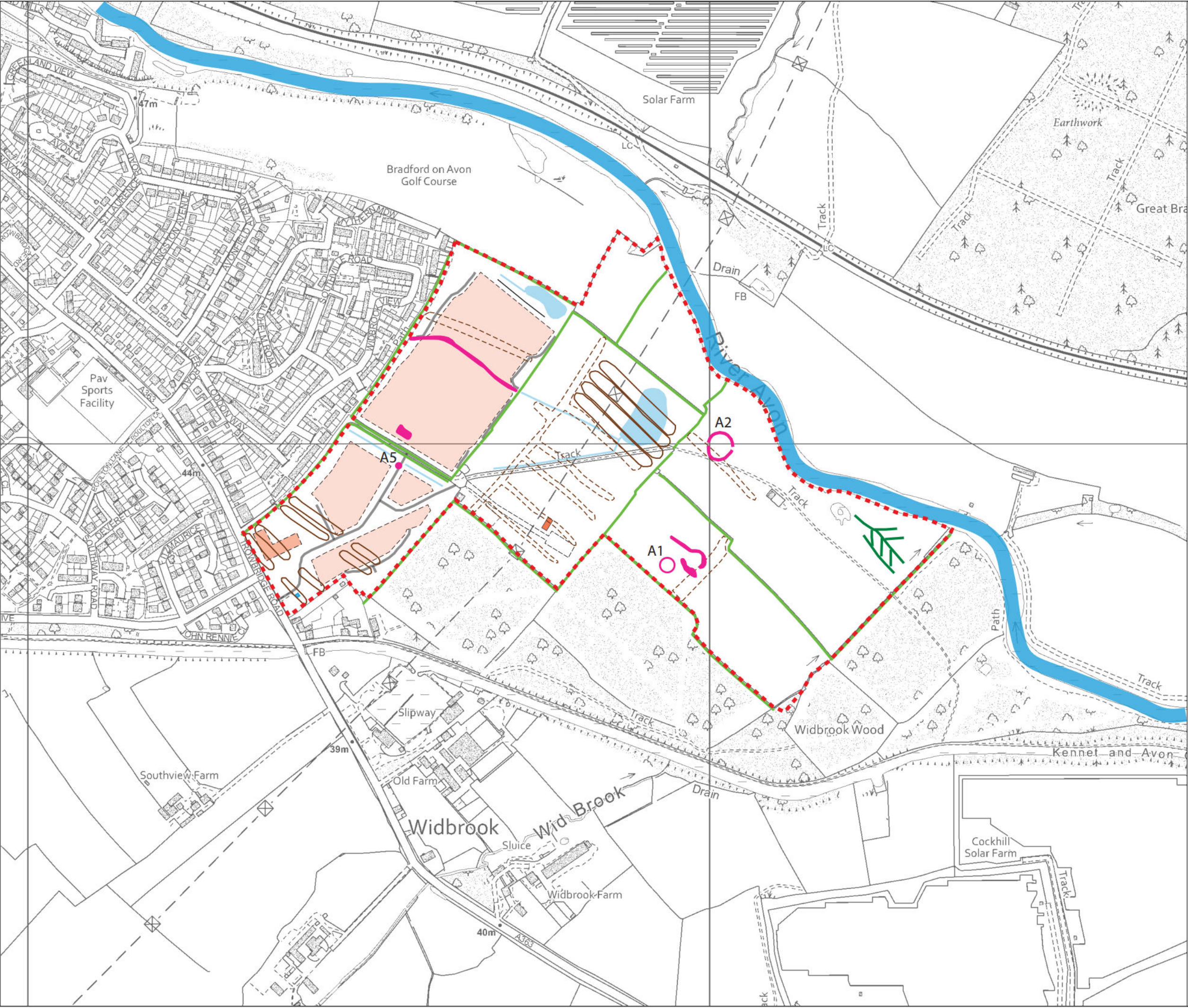
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PROJECT TITLE
 Land off Trowbridge Road, Bradford-on-Avon

FIGURE TITLE
 First Edition Ordnance Survey map of 1938

DRAWN BY	RM	PROJECT NO.	CR0419	FIGURE NO.
CHECKED BY	RM	DATE	23 Sept 2025	13
APPROVED BY	RM	SCALE	A3 Not to scale	



- Site
- Potential archaeological features (geophysical survey magnetic anomalies)
- Remnant medieval ridge and furrow earthworks
- Remnant post-medieval water meadow earthworks
- Remnant late medieval/post-medieval field boundary banks
- 'Important' hedgerows

Illustrative layout

- Residential
- Residential care facility
- Proposed attenuation/swales
- Access roads
- Proposed mobility hub
- Changing facilities

0 250m

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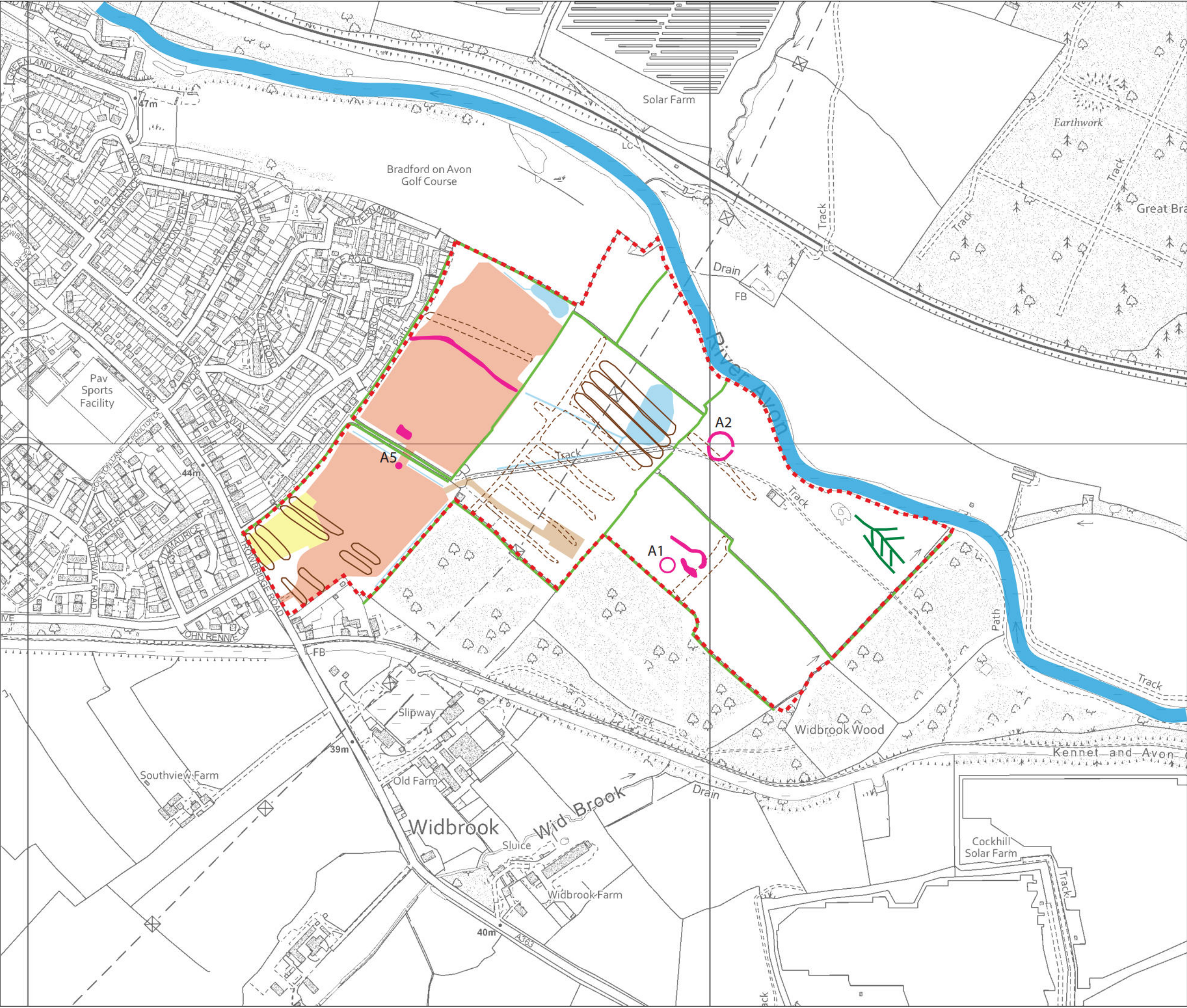


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PROJECT TITLE
Land off Trowbridge Road, Bradford-on-Avon

FIGURE TITLE
Summary of archaeological and historic features, and summary of the Illustrative Layout

DRAWN BY	RM	PROJECT NO.	CR0419	FIGURE NO.
CHECKED BY	RM	DATE	16 April 2026	14a
APPROVED BY	RM	SCALE	A3	See scale bar



- Site
- Potential archaeological features (geophysical survey magnetic anomalies)
- Remnant medieval ridge and furrow earthworks
- Remnant post-medieval water meadow earthworks
- Remnant late medieval/post-medieval field boundary banks
- 'Important' hedgerows

Parameter Plan detail (access, land use and scale)

- Residential development area
- Proposed care home area
- Access road and changing rooms
- Indicative drainage features

0 250m

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PROJECT TITLE
Land off Trowbridge Road, Bradford-on-Avon

FIGURE TITLE
Summary of archaeological and historic features, and summary of the Parameter Plan (Access, Land Use and Scale)

DRAWN BY	RM	PROJECT NO.	CR0419	FIGURE NO.
CHECKED BY	RM	DATE	16 April 2026	14b
APPROVED BY	RM	SCALE	A3 See scale bar	

perpendicular to its southern end, which appears to have been marked by stones indicated on the 1st edition OS map.

- 5.20. The poorest survival of earthworks is in the amalgamated field at the northern tip of the Site, which combines three of the medieval/post-medieval plots (geophysics Area 2). They were used as arable in 1840/2 and the field is still used for arable. The boundaries between plots 704, 705 and 706 can be seen in the 2019 lidar as very spread banks, although only one was mapped the NAIS. Plot 704 was called “French Grass Ground” which may indicate it was used to grow sainfoin (*Onobrychis viciifolia*) (Field 1989, 84).
- 5.21. The large amalgamated field to its south combines plots from Long Furlong, Stumps Cross, Five Acres and part of Avon Field (plots 707 to 715 and 574a and b; geophysics Areas 3 and 4). Many of the earthwork plot boundary banks were mapped by the NAIS, including one that suggests plot 714 had been subdivided. The earthworks here are also cut by the access route to the Sailing Club. Stones are marked on the 1st edition OS map that are aligned on and probably defined the boundary between plots 707 and 708 and between Long Furlong and Stumps Cross. The site visit confirmed that none of the stones are still in situ.
- 5.22. To the north-east are two plots that contain much straighter and narrower cultivation strips. Those in the eastern field (plot 573; geophysics Area 6) were mapped as ridge and furrow by the NAIS but they probably relate to 19th century mechanised ploughing, overlying the medieval, and the land use given in the tithe award is arable. Beyond the plot, at the foot of the river terrace, a narrow strip along the river is identified as a withy bed (plot 697).
- 5.23. Historically, the Site lay entirely within the parish of Bradford-on-Avon but within the Trowle tithing. The early 20th-century parish and Unitary District boundary between Holt and Bradford-on-Avon (Fig. 9; also Ordnance Survey maps Figs 10-12) made use of the physical historic field boundary between amalgamated plots and comprises a hedge-topped bank. To its south-east are two modern fields that amalgamate several plots each. The south-western combines 684 to 686 (“Ash Mead Corner”) and 692 to 694 (“part of Avon Field”/un-named). The north-eastern combines parts of un-named fields with Ash Mead. Again, the plot divisions are recognisable in the 2019 lidar as spread banks and slight rises, which also indicate that plot 695 may

also have been sub-divided. This plot is also cut by the access route to the Sailing Club, which sits on the relatively smooth plot 683.

- 5.24. The site contained one small barn in plot 573's western corner, comprising an L-shaped building and adjacent pen, which is shown on the 1st ed OS map. It had been replaced with a small square building by the end of the 19th century but that too was removed by 1946. Any below-ground remnants of this structure would not be expected to be of sufficient archaeological interest to comprise a 'heritage asset'.
- 5.25. A number of further barns in the study area are recorded as 'outfarms' by the HER, of which only a handful survive. Other signs of other land improvements within the study area, include large groups of field drainage and water meadows mapped by the NAIS on Widbrook Hill, c. 300m to the south-east of the Site.

Water meadow in the Site

- 5.26. A small area of post-medieval water meadow (Fig. 8) is located within the eastern corner of the Site, on the lower lying land adjacent to the river Avon. It comprises a herringbone pattern of drains flowing north-west into the river, forming a bedwork water meadow which is typical for Wiltshire (Historic England 2018d, 7). Water meadows were observed by the NAIS to be rare to the north of the Kennet and Avon canal and therefore a priority feature for improved protection (Last et al 2016, 83).
- 5.27. The NAIS mapped the water meadow from vertical 1940s RAF air photographs but observed that it appeared to have been levelled on the 2009 photography; however, the 2019 lidar confirms that it survives as earthworks and adds further detail. Three drains flow from the south and two from the north into a spinal main drain, the north-western end of which has been truncated by creation of a modern pond. The water meadow usually lies within an area of long grass and marshy vegetation, however, the site visit, during a long hot summer, found the drains to be dry and the surrounding vegetation grazed. The ditches may have only ever been shallow features and currently survive to a depth of c. 30cm.
- 5.28. Use of the water meadow was probably between the 17th and 19th centuries, when it would have provided both an 'early bite' of grass for sheep flocks, weeks before other pastures were ready, and an increase in the hay crop (Historic England 2018d, 1). This example was probably floated by the Widbrook stream, which was in turn fed by another group of channels located just beyond the Site to the south-east,

upstream, which forms part of the same HER record. The latter are now covered by trees within the Widbrook Wood.

The settlement of Bradford-on-Avon and landscape changes around the Site

- 5.29. Little building probably took place in Bradford during the 16th century due to a slump resulting from various plagues and fires, leading to rapid regeneration at the end of the 17th and into the 18th century as the town met the needs of the reviving woollen industry (WCAS 2004). The prosperous merchants built their houses along the main streets in the town, whilst the weavers' houses spread up the hillsides and the mills occupied the low and often boggy land along the river. Most of the listed buildings line Church Street and Silver Street north of the river, or St Margaret's Street to its south.
- 5.30. By an Act of 1752 the Bradford Turnpike Roads Trust was formed and turnpiked the road from Bradford to Trowbridge as far as Cockhill Gate (Fig. 9).
- 5.31. Milestones were placed regularly at its side and LB1 stands just outside the western edge of the Site, giving the distance to Bath as 9 miles. The Act was renewed several times but from 1839 all the roads within the town were maintained by the Town Commissioners out of the rates. The Act of 1839 specifically forbade the use of turnpike tolls for the upkeep of the town roads (Chettle et al 1953).
- 5.32. In the 19th century industrial expansion at Bradford took place along the river banks and along the Frome and Trowbridge roads, with residential development along the latter (WCAS 2004). The potential for industry was improved by the construction of the Kennet & Avon Canal and later the Bathampton and Bradford Branch of the Great Western Railway, completed in 1857 (MWI79692). Both came too late to aid the ailing cloth trade but supported the emerging rubber industry and the local stone quarries.
- 5.33. The canal (MWI79684) was authorised by several Acts between 1794 and 1813. It extended 75.5 miles from the Thames at Reading to the Avon at Bath, thus connecting Bristol and London. It passes east/west c. 40m south of the western end of the Site, where it is crossed by the early-19th century Widbrook bridge (LB2).
- 5.34. The trend of Bradford's southern expansion down the Trowbridge road continued into the 20th century, gradually filling the gap between Trowbridge Road and the river. The changes during this period are summarised on Fig. 9, and illustrated on the

Ordnance Survey maps of 1890 (Fig. 10), 1901 (Fig. 11), 1926 (Fig. 12) and 1949 (Fig. 13).

- 5.35. After the First World War the Southville Gardens Estate, off the Trowbridge Road, was built, followed by a larger housing estate around Kingston Avenue in the 1930s.
- 5.36. Building continued after the Second World War and aerial photographs show that the housing immediately north-west of the Site was created as small piecemeal estates in the 1960s.
- 5.37. During the Second World War the canal, river and railway provided convenient linear anti-tank obstacles, as can be seen by the placement of pillboxes along them (Fig. 9). Obstructions and mines were also placed at bridges. In 1940 both waterways formed parts of the General Headquarters (GHQ) Line; lines of defence intended to slow down an invading army. The 'green' line from the Somerset coast joined the 'blue' line, which followed the Kennet and Avon Canal to Reading and the 'green' line continued from Bradford-on-Avon along the river to Malmesbury (Alexander 1999). An emergency water supply (EWS) tank was located at the Southville Gardens Estate on the Trowbridge road, for domestic use.

Historic landscape

- 5.38. The Historic Landscape Character (HLC) for the Site is defined by Wiltshire County Council as 'amalgamated fields', where the larger modern fields have been created by combining the piecemeal enclosures shown here on the 1st ed 6" OS map. This process occurred since the Second World War and usually to ease mechanised working and increase productivity, but here much of the land is pasture. As discussed above, the post medieval enclosures were closely based on medieval strips of cultivation and their headlands, and the individual plots remain legible, as earthworks and as hedgerows.
- 5.39. Although the HLC record comments that there is no ridge and furrow visible on air photos, further research for this assessment, as set out above, has clarified that remnants survive, in two limited areas (Fig. 7). Whilst recognisable in plan view from the aerial lidar, on the ground the ridges within the best preserved and most coherent block (plot 711) are barely 40cm higher and are not clearly intelligible.
- 5.40. Immediately beyond the Site to the south the young Widbrook Wood is characterised on the HLC as a plantation. In the west detached housing, with terraced housing to

the north-west. Both these estates were created in the 1960s within the medieval open field (Figs. 6 and 9). The Bradford-on-Avon golf club abuts the Site to the north but across the river are meadows.

'Important' hedgerows

- 5.41. The Hedgerows regulations 1997, Schedule I, Part II provides several criteria under 'archaeology and history' whereby a hedgerow may be defined as 'important' under the Regulations. This includes:
1. if it marks the boundary of a historic parish or township existing prior to 1850
 2. It incorporates an archaeological feature, which is a Scheduled Monument or on the Historic Environment Record
 3. The hedgerow is within an archaeological site (as per 2, above); land adjacent or associated with that site; or any monument or feature on that site
 4. The hedgerow marks the boundary of a pre-1600 AD estate or manor (recorded on the HER or in documents at a Records office), or is visibly related to a building or feature of such an estate or manor
 5. The hedgerow is shown in a document as part of a field system pre-dating the Inclosure Acts, or is part of or visibly related to a building or feature associated with such a system; or is defined by the LPA as a key landscape characteristic. The Inclosure Acts referred to is identified in the Regulations as the Short Titles Act of 1896, Chapter 14. Interpretation of inclusion via criterion 5 is often unclear, although the depiction of a hedgerow on a Tithe map of 1845 or earlier has commonly been referred to as fulfilling the criterion.
- 5.42. All of the remnant field boundaries are shown on the 1840 Tithe Map as solid lines, indicating that they were defined by enclosure hedgerows (Fig. 8a and 8b). They therefore meet item 5 in the Regulations quoted above and can be considered 'important' hedgerows. These 'important' hedgerows are illustrated on Fig. 14. These hedgerows are not 'designated heritage assets', but are of sufficient archaeological interest to comprise 'heritage assets' of low archaeological interest.

6. THE SETTING OF HERITAGE ASSETS

- 6.1. The following section assesses the contribution that the land within the Site makes to the ‘setting’ and heritage significance of designated and non-designated heritage assets in the wider area. It is informed by the research carried out for the assessment, including the evolution of the historic landscape discussed in Chapters 4 and 5, Site inspection and inspection of the wider surroundings. Photographs taken during these inspections are referred to in this Chapter, and provided in Appendix 2.

Step 1: Heritage assets which may potentially be affected by change in the Site

Designated heritage assets

- 6.2. The following designated heritage assets (Figs 15 and 16) lie within the identified study area.

Table 6.1: Summary of designated heritage assets in the study area

Reference	Heritage asset and status	Description	NHHE Ref/ HER ref:
CA1	Conservation Area	Bradford-on-Avon Conservation Area	CA/W/31
SM1	Sub-rectangular enclosure in Great Bradford Wood; Scheduled Monument	Possibly Bronze Age small earthwork enclosure. Possibly a settlement enclosure	1019731
RPG1	Grade II Registered Park	The park is some 3.5ha in size, on a south-facing slope of the Avon, surrounded on the north, west and south sides by an enclosing wall. The main driveway entrance is on the north side (from Woolley Street), which accesses a drive via a pair of gate piers. A second driveway is also from the north, c.50m to the east. The gardens comprise a formal landscaped element, and the eastern area which is informal garden	1001233
LB1	Milestone, listed grade II	Milestone, approximately 150m north-west of Widbrook Bridge, Trowbridge Road A363	1483447
LB2	Widbrook Bridge, listed grade II	19th-century road bridge over the Kennet and Avon Canal. The bridge is of the early 19th century, for the canal, of stone and brick and a single arch	1261986
LB3	Widbrook Farmhouse, listed grade II	Mid 19th-century farmhouse. The house faces south, and is of two storeys. Built of ashlar with a hipped slate roof	1364476; (medieval settlement: MWI1401)

LB4	a) Trowle Manor Farmhouse, listed grade II*	Mid 18th-century farmhouse. The house is of two storeys, with an attic. It has an ashlar frontage, with a hipped stone tile roof	1021662 /
	b) Garden walls, listed grade II	Garden walls to the south of the house	1364186
LB5	Lady Down House, listed grade II	A farmhouse dating to c.1700 and altered in the 19th century. Of coursed stone rubble and two storeys	1021795
LB6	The Hall, listed grade I, within grade II Registered Park and Garden	The house was built by John Hall in c.1610. There are two main elevations, facing south and west (which are in ashlar, the other elevations being in coursed rubble). The house is of two storeys plus an attic range, and a basement level	1200529
LB7	Terraces, steps and walls, grade II* listed	Garden features next to the house	1036053
LB8	6, Kingston Road, grade II listed	This cottage was a former lodge in the south-west grounds of the hall. Late 18th-early 19th century	1200610
LB9	Gatepiers and gates, grade II listed	Situated on the east end of the wall on the south side of the grounds of the hall	1036058
LB10	Gatepiers and gates, grade II listed	The gatepiers and gates at the main entrance to the hall	1364514
LB11	Garden seat, grade II listed	The seat is in the grounds to the east of the hall	1036054
LB12	Office building for Kelly Typesetting, grade II listed	The office building is late 19th century, of coursed and dressed limestone	1364487
LB13	No. 5, Trowbridge Road, grade II listed	The ashlar house dates from the 18th century, of three storeys	1036141
LB14	The Old Gas Works, grade II listed	The building, which has an ashlar façade, dates from 1834 and later	1364512
LB15	No. 14 Frome Road, grade II listed	An early 19th-century ashlar house, of two storeys and a dormer	1036052
LB16	The Barge Inn, grade II listed	Of likely 18th-century date, or possibly earlier. Three storeys, of coursed rubble and ashlar dressings	1200524
LB17	Wooley Hill House, grade II listed	The ashlar front of the house is of the early 19th century. It is of three storeys, and may be of earlier date	1036162
LB18	Weaverhault, grade II listed	A 17th-century house of two storeys (originally two cottages)	1185164
LB19	Conigre House, grade II listed	A two-storey house, the south front of which is of the mid 19th century	1299919

LB20	The Dower House, grade II listed	Early 19th-century Regency style house	1364486
LB21	Christ Church, grade II* listed	Victorian church. Nave and west tower by G.P. Manners (1839-41), new east end by Sir George Gilbert Scott (1877-8)	1036077

- 6.3. The Bradford-on-Avon Conservation Area extends beyond the study area to the west, and as a whole contains 7 grade I, 28 grade II* and 264 grade II listed buildings. Heritage assets beyond the study area have not been identified as potentially sensitive to change within the Site, due to the extensive intervening built form and vegetation. These include the monastic grange at Barton Farm, which dates mostly from the early 14th century and is also a scheduled monument (NHLE: 1014813).

[Wiltshire locally listed buildings and heritage assets and Buildings of Local Interest](#)

- 6.4. Local heritage lists provide a mechanism by which local planning authorities formally identify non-designated heritage assets of local value. A guide to this process is provided in the Historic England publication 'Local Heritage Listing: Identifying and Conserving Local Heritage' (Historic England Advice Note 7, Second Edition 2021). Wiltshire does not currently have a formally identified local heritage list of non-designated heritage assets. There is a List of Assets of Community Value, which comprises buildings and land identified as of value to the local community and managing them in the long term. There are no Assets of Community Value within the Site or the study area.

- 6.5. The Council's Conservation Area Character Assessment identifies Buildings of Local Interest which contribute to the character of the town. Many of these are built in the local stone and traditional style and date to the later 19th and 20th centuries. They are identified on the maps accompanying the Character Assessment and listed in its appendix. 'Landmark buildings and features' are also identified, which are those that dominate the townscape, either because of their architectural form or due to their prominent location. Buildings of local interest and landmark buildings within the study area are illustrated on Fig. 15 and discussed in the settings assessment below.

[Elements of the historic environment which are not designated as 'heritage assets' and are not on the list of Assets of Community Value](#)

- 6.6. The present assessment (see Chapters 4 and 5) has examined the historic development of the Site and the study area, and constituent elements of the historic

environment. This historical development is considered within the following consideration of the contribution of the Site to the local historic environment. Of particular relevance are:

- The archaeological remains identified within the Site in the geophysical survey, specifically the likely prehistoric funerary features
- The medieval open-field influences on later field enclosure in the Site, and the post-medieval field enclosure pattern including the identified 'important' hedgerows
- The area of 19th-century settlement which developed along Trowbridge Road, immediately north-west of the Site

Public rights of way and 'important views'

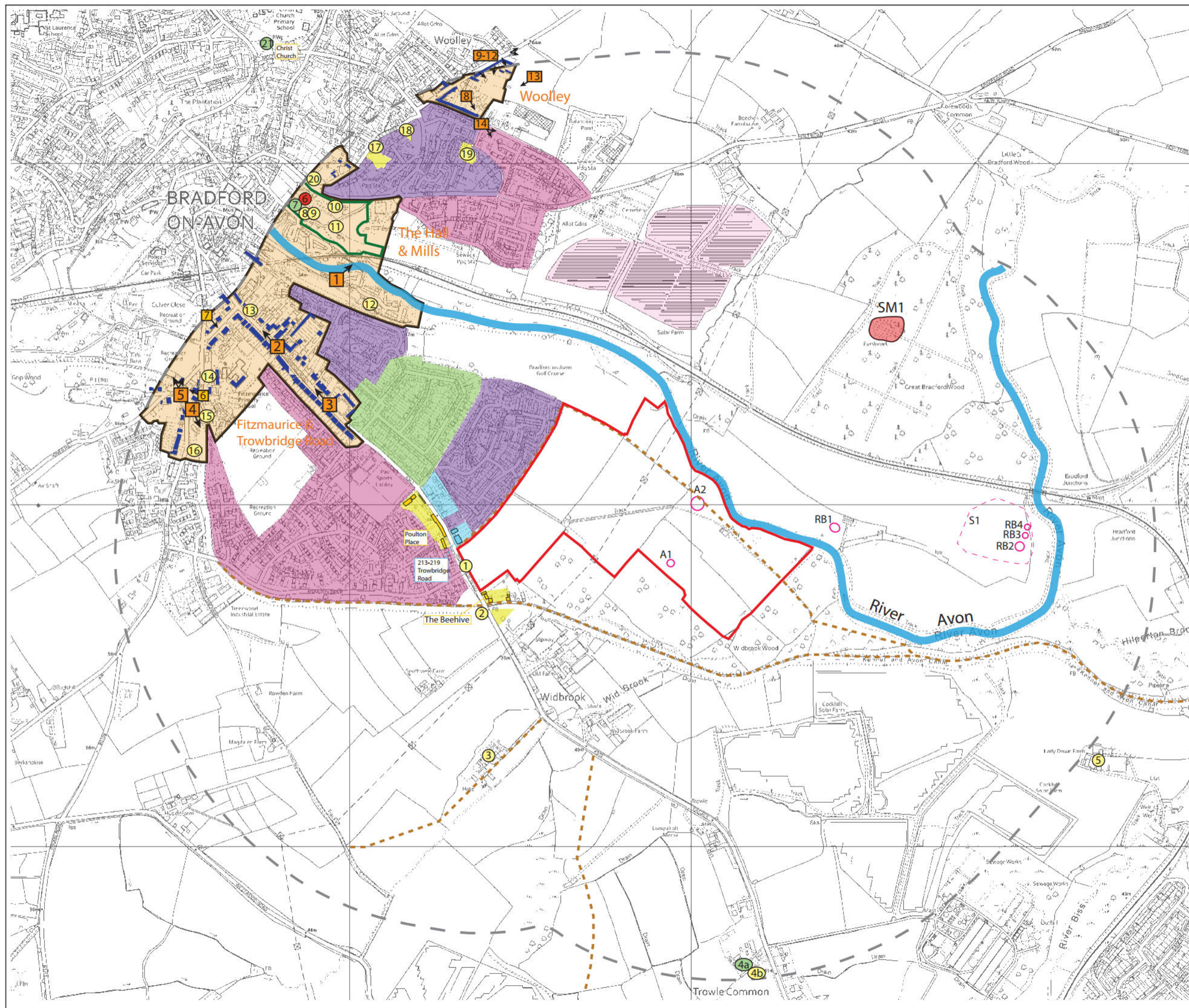
6.7. The potential contribution of an area as a part of the 'setting' of a heritage asset is not necessarily dependent on the availability of public access to it (as noted in Historic England's Settings Guidance page 4, 'access and setting'), although the same section also notes that 'appreciation of the asset's significance may increase once it is interpreted or mediated in some way, or if access to currently inaccessible land becomes possible'. Annex 2 of the NPPF notes that setting is 'The surroundings in which a heritage asset is experienced'. Public rights of way thus represent places where an area and its historic environment may most frequently be experienced. Public rights of way in the Site and its wider vicinity are illustrated on Figs 15 and 16.

6.8. The Council's Character Assessment identifies 'important views' into and out of the conservation area, as well as 'panoramic' and 'glimpsed' views. Those within the study area are illustrated on Figs 15 and 16.

Conservation area character areas

6.9. The Council's Character Assessment also identifies a number of distinctive 'character areas' which comprise the overall designated area. The following settings assessment focusses upon those areas which fall within the study area, on the eastern side of the town. These are illustrated on Figs 15 and 16 and comprise:

- Woolley
- The Hall and Mills
- Fitzmaurice and Trowbridge Road



- Site
- Conservation area
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Scheduled Monument
- Registered Park
- Local interest building
- 19th-century settlement
- Settlement by 1930s
- Settlement by 1970s
- Late 20th-early 21st century settlement
- Solar farm
- Prehistoric ring-ditches
- Prehistoric settlement (S1)
- Photo Views
- Public rights of way in the Site vicinity
- Important views identified in Character Appraisal
- Other views identified in Character Appraisal

0 500m

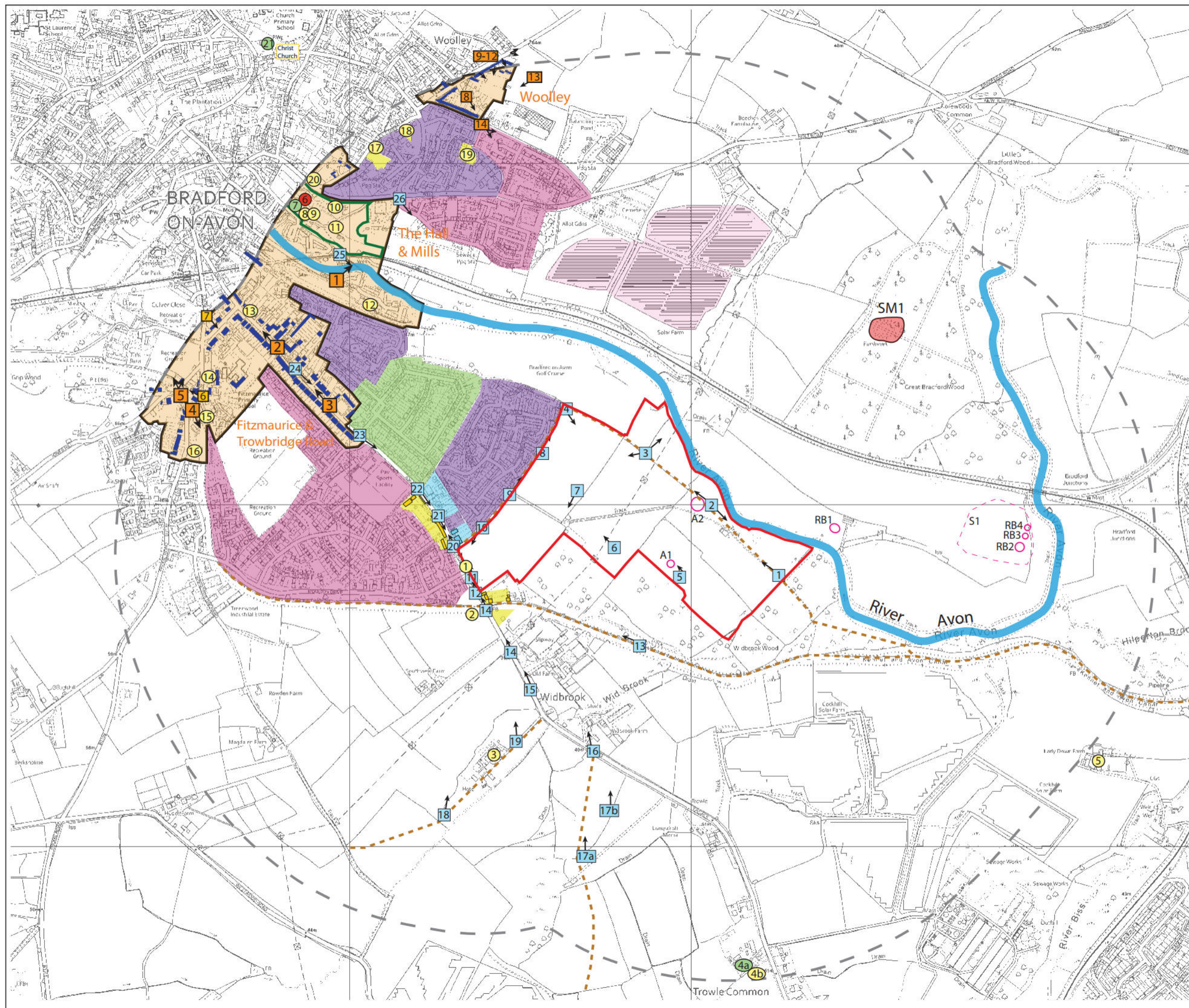
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PROJECT TITLE
Land off Trowbridge Road, Bradford-on-Avon

FIGURE TITLE
The setting of heritage assets

DRAWN BY	RM	PROJECT NO.	CR0419	FIGURE NO.
CHECKED BY	RM	DATE	16 April 2026	15
APPROVED BY	RM	SCALE	A3	See scale bar



- Site
- Conservation area
- Grade I listed building
- Grade II* listed building
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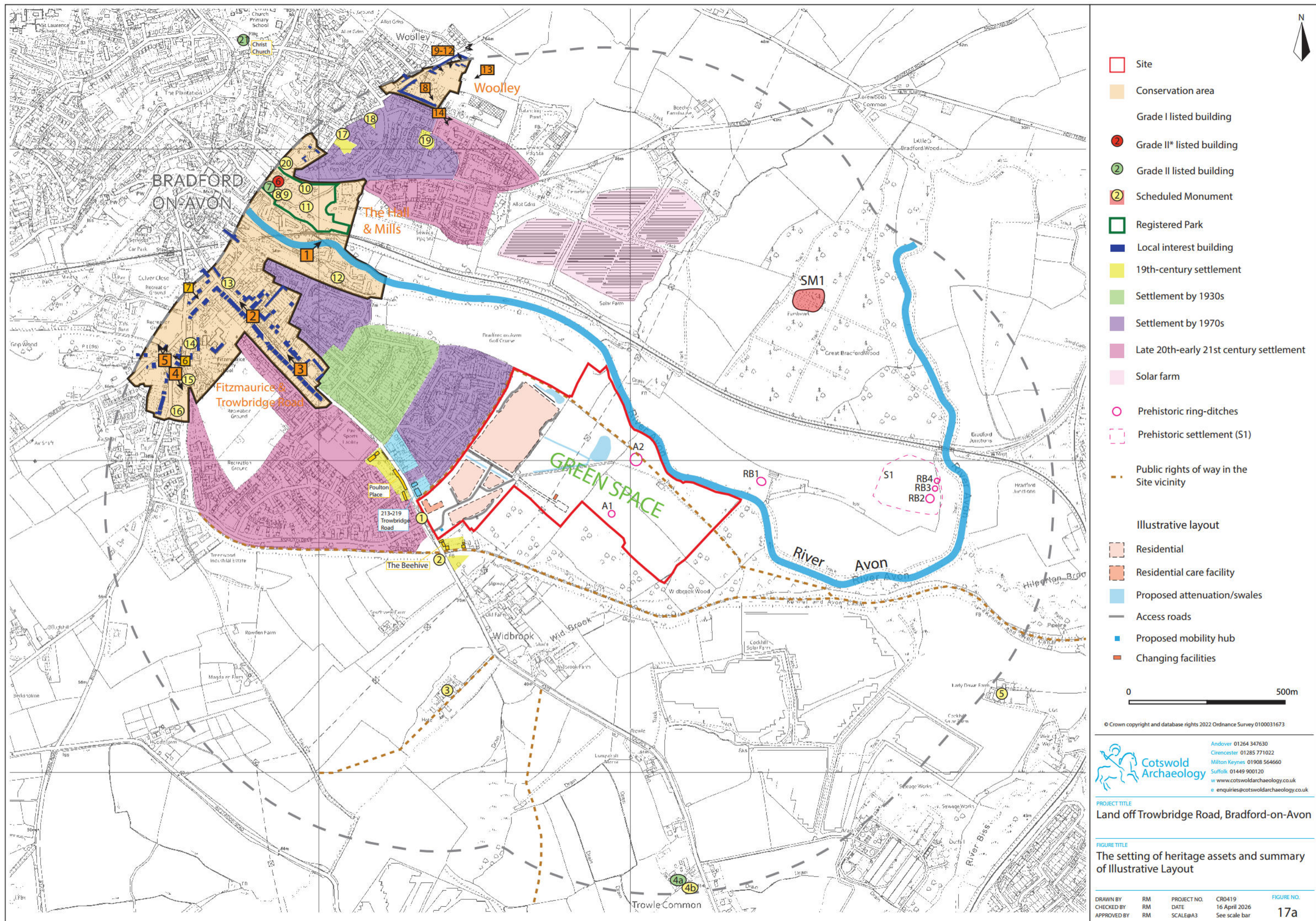
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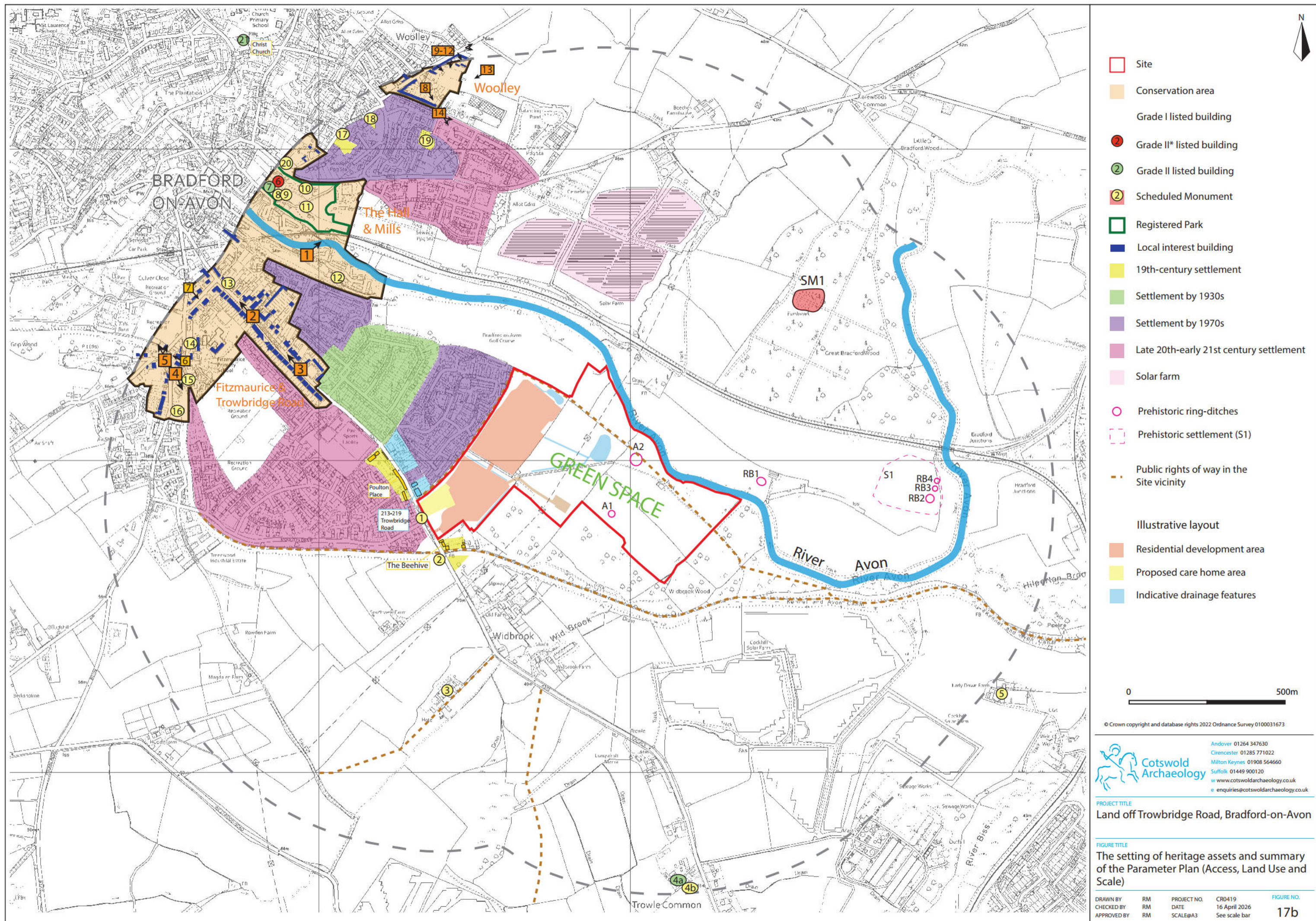
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PROJECT TITLE
Land off Trowbridge Road, Bradford-on-Avon

FIGURE TITLE
The setting of heritage assets (including photo locations)

DRAWN BY	RM	PROJECT NO.	CR0419	FIGURE NO.
CHECKED BY	RM	DATE	16 April 2026	16
APPROVED BY	RM	SCALE	A3	See scale bar





Steps 2 and 3: the setting of the heritage assets; the contribution of the Site; and the effects of the proposed development

Overview summary of the historic landscape and settlement in the area

- 6.10. As discussed in Chapter 5 there is evidence from documentary sources and the geophysical survey that much of the Site formed a part of one of the great arable open fields in the medieval period. This was enclosed with hedged boundaries in the succeeding centuries, and the former arrangement of individual strips and groups of furlongs appear to have influenced the boundaries of the evolved post-medieval field system. Thus by the 18th century the Site comprised numerous hedged field enclosures based upon this earlier open field system, a notable distance east of the focus of historic settlement.
- 6.11. From the 18th century improvements to the local transportation network led to the expansion of the settlement, both in industry and in housing. The road between Bradford-on-Avon and Trowbridge (i.e. the Trowbridge Road, which the fields of the Site lie to the north and east of), was turnpiked by Act in 1752, with a further Act (for the section to Bath) in 1792. The turnpiking of the roads would have allowed for its ongoing maintenance due to the tolls which were levied. Milestones were put up along the road in around 1792, including the example near the present Site (see below, LB1). Later in the century the Kennet and Avon Canal, to the south of the Site, was authorised by several Acts between 1794 and 1813: the Widbrook Bridge (LB2) near the Site was built to carry the Trowbridge Road over the new waterway. The Bathampton and Bradford Branch of the Great Western Railway, to the north of the river and the Site, was completed in 1857.
- 6.12. Following these changes, pockets of residential development took place along the Trowbridge Road between the town and Widbrook to the south. Those areas in proximity to the Site are illustrated on Figs 15 and 16. Several buildings were constructed at the crossing of Trowbridge Road over the canal at Widbrook Bridge (LB2), including the New Inn (now The Beehive), and houses on either side. A short distance to the north on Trowbridge Road, the terrace of Poulton Place was built, and the large villas n Poulton Place to their north.
- 6.13. In the first two decades of the 20th century, the houses on Trowbridge Road immediately north of the Site were built. These include Nos 213-219 Trowbridge Road, which is a terrace of four houses in ashlar, with two-storey bays and dormers in the central two. After the First World War the Southville Gardens Estate, off the

Trowbridge Road, was built, followed by a larger housing estate around Kingston Avenue in the 1930s. Building continued after the Second World War and the housing immediately north-west of the Site on Widbrook View was built as small piecemeal estates in the 1960s.

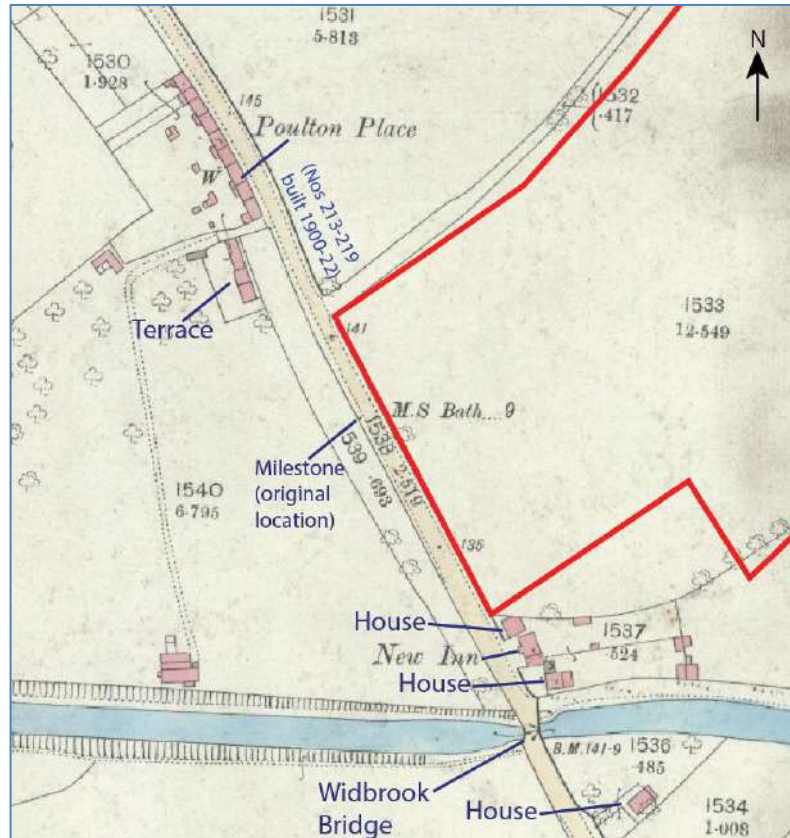
- 6.14. The Site thus occupies an area adjacent to the 20th-century expansion of the town, with small pockets of 19th-century buildings.

LB1: Milestone on Trowbridge Road

- 6.15. The milestone opposite the Site on the Trowbridge Road was originally put in place in 1792 after the second phase of turnpiking of the road. Ten milestones were originally put in place, of which eight remain and two are listed. The milestone is no longer in its original location, having been moved from the west side of the road to the east side during road widening works in the second half of the 20th century. It is a rectangular stone with a cast-iron plate reading 'To Bath 9' in black lettering.
- 6.16. The milestone is listed for the following reasons (as set out on the Historic England listing description):
- Architectural interest: It is a good example of a simple stone milestone with intact cast-iron plate and well-preserved lettering
 - Historical interest: It is a testament to the wave of road improvement and the introduction of turnpikes which facilitated the transport needs of this part of Wiltshire in the 18th and 19th centuries
 - Group value: It is one of a series of mileposts built along the Trowbridge to Bath route for this turnpike trust that are listed
- 6.17. The milestone is set just next to the pavement footpath which runs along the Trowbridge Road, at the base of the hedge (Photo 11). It can be seen from the road and the footpath, when one is reasonably close by. As illustrated in Photo 11, the milestone is not readily seen at a little distance from it. In as much as it has a 'setting', this comprises the road and the footpath in close proximity. The exact setting of the milestone is, as noted above, now the opposite side of the road from which it was originally placed. The original location is illustrated on the 1883-4 Ordnance Survey map reproduced in the inset figure below. The landscape beyond the road, which currently comprises fields, does not form a part of its setting which contributes to its architectural or historical interest. Whilst the proposed residential care facility will be

seen in conjunction with the milestone, and other elements of the proposed development beyond, this will not harm its particular special interest.

- 6.18. **The effect of the Proposed Development:** No harm to the Grade II listed milestone.



Inset Figure: Annotated extract of the 1883-4 (surveyed) Ordnance Survey map (map image courtesy of National Library of Scotland: not reproduced to scale)

The Trowbridge Road approach and nearby areas: Widbrook Bridge (LB2) and nearby buildings

- 6.19. Widbrook Bridge (LB2; Grade II listed) was built to carry the Trowbridge Road over the canal in the period of 1794-1810 when the waterway was constructed (John Rennie being the principal engineer). It is of stone and brick, with a single arch with a keystone, a parapet and piers with stone coping. The retaining wall on the towpath includes iron hand rails. Following the construction of the bridge it became a small focus of additional building in the 19th century. The Beehive Inn (originally New Inn) was built to the north of the towpath at the bridge (see 1883-4 inset map above and Figs 15-16) and houses on either side of it. Another house of this period was built in a triangular plot of land to the south of the bridge. A photograph of the group of buildings from the path next to the bridge is provided as Photo 14.

-
- 6.20. Early maps illustrate the experience of the approach to the town in the past, including the Ordnance Survey maps annotated as Figs 10-13, details of which are included on Figs 15-17. The Ordnance Survey map surveyed in 1938 (Fig. 13) illustrates the landuse around this approach immediately preceding the war. After the bend in the road at Widbrook, one approaches the canal and Widbrook Bridge. The Old Turnpike House (an ashlar-faced 18th-century two-storey house) fronts onto the road shortly after this point, but from this area there is no clear visibility of the approaching settlement. Proceeding north-west, the buildings of Widbrook Farm and the marina are on one's right. The farm buildings are outbuildings of the farm, the farmhouse of which is situated down a track to the south of the road (see 'Widbrook Farm' below). As can be seen with reference to Fig. 13 (1938) a small number of outbuildings were situated here, but the large majority of the present complex is of post-war date. The buildings are greatly obscured by the trees lining the road. The marina was built on the south side of the canal in around the 1980s, and the 'Boathouse' building (which is situated in a large car park next to the road, with the marina and its boats beyond) seen from the road on this approach appears to be of this same date. Numerous trees lie north of this building and there remains little visibility of the approaching town and the Site. The rise in the road ahead signals the Widbrook Bridge, and the line of the canal.
- 6.21. As one proceeds north-west past the marina Widbrook Bridge (LB2) becomes clear, including its stone parapets. A house with 19th-century origins becomes visible, as illustrated in Photo 15. This appears to be the same house illustrated on the 1888 Ordnance Survey map (Fig. 10), in a triangular plot on the south side of the canal. A more recent wing has been extended on its south side (as shown in Photo 15) but reflecting the older structure. From this point, in the distance beyond the bridge, the gable ends of the 19th-century house north of The Beehive can be seen and part of the gable end of Nos 213-219 Trowbridge Road, on the north side of the Site (annotated on Figs 10-13).
- 6.22. The large majority of the Site, seen from this area, is behind thick tree cover, and the central areas of the Proposed Development comprise open green space: thus the experience of the bridge and 19th-century house would not appreciably change. It is likely that part of the proposed residential care facility will be seen in the distance between the gables of Nos 213-219 Trowbridge Road and the house next to The Beehive. It is not anticipated to obscure the gable of Nos 213-219, but may partially

do so. This change is distant in the view and would not appreciably alter one's experience of the historic elements in this approach, including the bridge.

- 6.23. The closer approach and arrival to Widbrook Bridge is illustrated in Photos 14a and 14b. As one approaches the bridge, the small building group of The Beehive and the houses on either side become clear, and again the gable end of Nos 213-219 Trowbridge Road. One also has an appreciation of the canal itself. Again, the large majority of the Site is screened by the intervening trees and by the buildings themselves; the new homes would generally be obscured. The upper parts of the new homes may be seen, however, between The Beehive and the house to its south, somewhat altering the established experience of these older buildings. The western part of the Site is currently seen as part of a field between Nos 213-219 Trowbridge Road and this building group, and this will include the residential care facility building. These new buildings will also somewhat alter the established experience of these older buildings, and will remove the distinction between the small 19th-century building group around the bridge, and the buildings further north on the road, leading into town.
- 6.24. The key significance of the bridge itself comprises its architectural form, and the key element of its setting is its association with the canal, which will not be affected. The relationship and intelligibility with the small building group also contributes, which will remain ineligible and not obscured. The change in the view between Nos 213-219 and the building group is, however, concluded to change a part of the setting of the bridge and the building group which contributes to a small degree to their overall historic interest.
- 6.25. After Widbrook Bridge one passes The Beehive and adjacent two houses. From this area, the new homes of the Proposed Development are not expected to be seen behind the buildings. Again, the new residential care facility will be seen in the field between these buildings and the gable end of Nos 213-219 Trowbridge Road. As one leaves the small group of buildings at the bridge and travels north-west, the roofs of the post-war houses of Widbrook View are seen behind the Site. The post-war homes on the left-hand side of Trowbridge Road are also clearly seen, providing a clearer more recent architectural context opposite the new buildings in the Site. The current field of the Site contributes to a limited degree as a gap between the older buildings on the right-hand side of the road, but to a lesser degree given the appreciation of

those on the left-hand side. The Proposed Development will alter this more limited contribution.

- 6.26. It may be noted here that views of Widbrook Farmhouse (LB3, Figs 15-17) are also afforded from the Trowbridge Road approach, looking to one's left and situated at the end of the access driveway. The Site is in the opposite direction in these views, and will lead to no harm to the significance of the farmhouse as experienced along this approach.

Conclusion on development effects as experienced from the Trowbridge Road southern approach

- 6.27. A small degree of harm to a part of the setting of Widbrook Bridge which contributes to its overall special interest as a Grade II listed building.
- 6.28. A small degree of harm to a part of the setting of the small building group at Widbrook Bridge which contributes to their overall historic interest (the buildings are not listed buildings, and are not identified on a 'local list'. It is concluded, however, that they have a degree of architectural and historic interest, commensurate with a 'heritage asset' which is not designated)
- 6.29. A small degree of harm to a part of the setting of Nos 213-219 Trowbridge Road which contributes to their overall historic interest (the buildings are not listed buildings, and are not identified on a 'local list'. It is concluded, however, that they have a degree of architectural and historic interest, commensurate with a 'heritage asset' which is not designated)

Footpath approaches to Widbrook and nearby areas: Widbrook Farmhouse (LB3) and nearby buildings

- 6.30. Two footpaths approach Trowbridge Road from the south, as illustrated on Figs 15-17. The mid 19th-century farmhouse of Widbrook Farm (LB3; of two storeys in ashlar, with a hipped roof) is approached along the footpath, although as illustrated on Photo 18 the hedges greatly limit wider visibility on this path. The farmhouse and its historic range of outbuildings can be seen as one passes closer-by on the footpath, set within the adjacent post-medieval field enclosures. The principal frontage of the houses faces south. Wider glimpses of the southern side of the town are possible, and comprise the post-war residential development on either side of Trowbridge Road to the north, and the largely post-war buildings at the marina and Widbrook. Glimpses of the Proposed Development (the residential care facility and the southern part of

the residential area) may be afforded, within that existing context. Views from the farmhouse itself (although not accessed for this study) will comprise this same context. As noted above, the best appreciation of the farmhouse is looking south-west from Trowbridge Road, and along the driveway approach to the farm. The Proposed Development will not lead to any harm to the historic interest of the farmhouse due to changes in one's experience from these locations.

- 6.31. As one passes the farm and approaches Trowbridge Road, the 18th-century Turnpike Cottage is seen on Trowbridge Road, and the roof of the c.1980s 'Boathouse' building at the marina. The eastern zone of the Site lies behind these buildings from here, behind a good deal of tree cover: that area of the Proposed Development comprises open green space and will not lead to any harm to the historic interest of the Turnpike Cottage due to changes in one's experience from these locations.
- 6.32. Another footpath joins Trowbridge Road to the south, as illustrated on Figs 15-17. A view towards the Site is provided in Photo 17a, and visibility of the Site is highly restricted by the intervening trees and falling land. Travelling further north on the footpath, and exemplifying more general views in this area, wide views are afforded to the town (Photo 17b) which rises on the slopes beyond. In the distance, the tower and broach spire of Christ Church can be made out, and historic buildings within the central area of the town and Woolley. The Site is not appreciably viewed. Arriving at Trowbridge Road there is no visibility towards the Site due to the mature trees alongside the road (Photo 16).

[Conclusions on development effects as experienced from the Trowbridge Road southern approach:](#)

- 6.33. Changes as experienced from these footpaths and nearby areas will not lead to harm to any heritage assets.

The River Avon, footpath approaches from the east and the Site

- 6.34. As illustrated on Figs 15-17 the Site occupies fields immediately south of the River Avon, with woodland on its southern side (between the Site and Trowbridge Road), and the post-war houses of Widbrook View to the west. Two footpaths approach the Site from the east, beginning close to the river, and then diverging; one to follow the south side of the river through the Site, and one following the canal on the south side of the woods to emerge at Widbrook Bridge by The Beehive. The woodland is plantation, and was planted in the post-war period (prior to that it was enclosed fields).

-
- 6.35. Due to the surrounding woodland there is no clear visibility of the Site or the town from the eastern areas of the footpath. This is the case for the northern of the two footpaths, until it reaches the Site and emerges into the field next to the river (at around the location of Photo 1). Photo 1 illustrates the view north-west across the Site from this point. The presence of the river is indicated by the trees to one's right, and the sailing club's light-weight building and boats are a short distance up the footpath. Beyond the agricultural fields of the Site, the post-war houses along Widbrook View and the west side of Trowbridge Road are seen. The gable-end of Nos 213-216 Trowbridge Road can be discerned in the distance, set amongst the post-war houses. Little further of the historic buildings of the town can be seen with the exception of the uppermost part of the tower and the spire of Christ Church, situated on higher ground in the distance.
- 6.36. There is no visibility of the late prehistoric earthwork on the higher ground above the river at SM1 (Figs 15-17), which is within woodland. The remains of prehistoric ring-ditches at RB1-RB4 are below-ground and their location is not visible; this is also the case for the ring-ditch features A1 and A2 identified by the recent geophysical survey for this assessment.
- 6.37. Photo 2 is taken from around the location of the recently identified ring-ditch A2. Photo 2a illustrates the appreciation of the river from this area, with the woodland (to which the footpath leads) beyond. Photo 2b illustrates views from the northern-central part of the Site, looking to the north-west towards town. Again, the post-war houses at Widbrook View are clear beyond the Site; the gable end of Nos 213-219 Trowbridge Road are glimpsed amongst the later housing. Christ Church spire can still be seen in places in this area, although obscured by trees in Photo 2b. Proceeding north-west along the footpath, Photo 3 illustrates general views from the north-western area of the Site. Photo 3a illustrates the break in slope in this part of the Site, with the land falling to the river. Photo 3b is looking to the west across the Site; the hedge of the field largely obscures views of the post-war houses beyond.
- 6.38. Views from the southern areas of the Site are of a similar composition. Photo 5 illustrates views across the central area of the Site. Again, the post-war houses of Widbrook View are seen; and the spire of Christ Church is also seen in the distance behind these. Parts of the terrace of Nos 213-219 Trowbridge Road are glimpsed, in the context of the later houses. A similar view is afforded as one travels westwards, as shown in Photo 6.

-
- 6.39. There are some views of the rear of The Beehive public house and adjoining 19th-century houses from the western part of the Site, as exemplified in Photo 7. As shown in this photograph example visibility is generally limited due to the intervening trees, and the rear of the buildings are glimpsed (rather than the principal facades, which front Trowbridge Road). Visibility of the buildings is greater in their proximity in the south-west corner of the Site, at the location of the proposed residential care facility.

Footpath on the western boundary of the Site

- 6.40. A footpath runs along the western boundary of the Site, between it and the post-war houses of Widbrook View (see Figs 15-17). The path is enclosed by hedges and trees for most of its length, with limited visibility of the Site, and no notable views of heritage assets.
- 6.41. The Proposed Development will lead to no harm to heritage assets due to changes in the experience from the footpath.

Conclusions on development effects as experienced from the western approach and the Site

- 6.42. **Christ Church.** Views of the upper part of the tower and the spire of Christ Church are available from much of the Site. Those experienced most frequently are from the footpath, both now and historically, which runs along the northern part of the Site, and these contribute to a degree to the historical interest of the church. Due to the alignment of the church in these views, the zones of built form of the Proposed Development are not anticipated to block the established visibility of the spire and the interest as experienced from these views will not be adversely affected.
- 6.43. Elsewhere in the Site (such as exemplified in Photos 5 and 6) the new residential areas will be seen from the large green space area in front of the existing post-war built form seen in front of the church. Given the two-storey height of the proposed residential development here, and the higher situation of the church, its visibility would also be anticipated to remain from much of the open green space area, until one is in relatively close proximity to the new homes. Thus the proposals will only likely obscure established visibility of the spire in the westernmost part of the site within and close to the residential development, from areas which are not currently publicly accessible. On this basis it is concluded that the changes would not lead to harm to the architectural or historical interest of the church due to the limited changes in one's experience of it following the development.

-
- 6.44. **Archaeological remains.** Below-ground archaeological remains can, on occasion, have a 'setting' which contributes to their archaeological interest. The potential prehistoric ring-ditches identified by the geophysical survey within the Site (A1 and A2) are not 'experienced' in the landscape, but if one was aware of their existence then their situation within the lower-lying river valley would be appreciable, and their relationship with other known elements of the prehistoric landscape along the river corridor. As noted above, there is no inter-visibility with those elements, including Scheduled Monument SM1. Ring-ditches A1 and A2 lie within the large area of open green space in the proposals, and the retention of that open space within the Site will retain legibility of this natural landscape situation. Thus it is concluded that the changes introduced by the Proposed Development would not lead to harm to the archaeological remains in the Site or nearby area due to change in their setting.
- 6.45. **Other elements of the historic environment.** As discussed above, there are glimpses of Nos 213-219 Trowbridge Road from within much of the Site. As opposed to the specific experience of view discussed above with regard to the Trowbridge Road approach, the houses are seen within the context of the adjacent post-war houses. The buildings of the Proposed Development will obscure visibility of the gable-end of the houses as seen from much of the Site, as with the adjacent later houses, but these views do not specifically contribute to their historic interest. It is thus concluded that the Proposed Development would not lead to harm to the historical interest of the houses due to the changes in one's experience from this area from the Proposed Development.
- 6.46. As noted above, visibility of the small group of older buildings at Widbrook Bridge is limited to the western part of the Site (due to the woodland between the road and the Site), and visibility is restricted by trees, and to the rear of the buildings, but somewhat greater in the area proposed for the residential care facility. These views have not historically been publicly-accessible, and are of the rear of the buildings. It is concluded that the Proposed Development would not harm their architectural interest as experienced from within the Site.

The approach from the Trowbridge Road from the north

- 6.47. Trowbridge Road is a key historic route leading out of the town. As illustrated on Figs 15-17 the adjacent buildings as this leaves the town are a mix of dates. The earliest comprise the 19th-century houses of Poulton Buildings on Poulton Lane; the terrace of buildings of Poulton Place fronting onto the road; and the short terrace just south

of Poulton Place, which is behind a large hedge along the road. Properties dating to the first two decades of the 20th century lie on the opposite side of the road, including Nos 213-219 Trowbridge Road which lie next to the Site. Prior to these building groups one has passed the c. 1930s houses around Culver Road, Avonfield Avenue, Kingston Avenue and St Laurence Road. A large area of later 20th-century housing lies on the south side of the road, running around the 19th-century houses around Poulton Place.

- 6.48. An example of the views on leaving the Fitzmaurice and Trowbridge Road Character Area of the Conservation Area is provided in Photo 23. The c.1930s house fronting onto the road are seen on the left, with the older early 20th-century houses approaching the Site beyond. The Site is not seen from this area.
- 6.49. Travelling further south-east one approaches the 19th-century houses on Poulton Lane, and the beginning of Poulton Terrace (see Photo 22). The 19th-century houses on Poulton Lane are viewed on the right, and the upper part of the terrace of broadly the same date on the same side of the road. On the left, the c.1900-1920 buildings including Nos 213-219 Trowbridge Road are seen further distant. The Site is not readily discernible due to the fall in slope and the buildings and trees. Thus it would not be anticipated that the closest proposed building on this side, the residential care facility, would be readily seen.
- 6.50. Photo 21 illustrates the views a little further south-east along the road. From around this area the 19th-century terrace of Poulton Place is seen on one's right, and the c.1900-1920 houses of Nos 213-219 on the left, a little further distant. Part of the gable end of the house north of The Beehive can be seen in the distant beyond, and a part of The Beehive also. The Site is situated in the land between these buildings (see Photo 21). Following the Proposed Development the building of the residential care facility will be viewed between these older buildings, slightly changing one's established experience of them. It is judged that this will lead to a small level of harm to the historic interest of Nos 213-219 Trowbridge Road, The Beehive and the 19th-century house to its north as experienced in this approach.

Bradford-on-Avon Conservation Area

Fitzmaurice and Trowbridge Road Character Area

- 6.51. The Fitzmaurice and Trowbridge Road Character Area is based around the Trowbridge and Frome Roads, which create a triangle of land which has gradually been developed. Except for earlier buildings along Frome Road, the developments in this area, south of the town centre, and largely of late 19th-century date (and predominantly two-storey terraced houses). The area was also characterised by Victorian industrial use, such as the warehouses associated with the canal, the former iron foundry works and remnant buildings of the former Gas Works site.
- 6.52. Important and glimpsed views. The Council's Conservation Area Character Appraisal identifies 'important views' in the character area, which particularly contribute to one's experience of its architectural and historic interest. These comprise important views 2-5 shown on Figs 15-17, and also 'glimpsed views' 6 and 7. Important views 2 and 3 look north-west up Trowbridge Road, in the opposite direction to the Site. Important view 5 also looks north-west, across the recreation ground towards the town centre. Glimpsed view 6 is close by, and looks west to the canal.
- 6.53. Important view 4 is at the road bridge over the canal at this location, and gives a view of the lock and the nearby historic buildings. There are numerous mature trees alongside the canal further down the view, and the Site is not seen. Glimpsed view 7 looks south-east from Frome Road and includes the locally-listed 18th-century buildings fronting onto it: there are no more distant views of the Site.
- 6.54. Other views and experience of the Site. As illustrated on Figs 15-17, the houses along Poulton, which lie between the older properties on Trowbridge Road and the recreation ground are of later 20th-century date and mature trees line the rear boundaries with the recreation ground. This is also the case around the northern boundary of the recreation ground as it approaches the canal. Views within the character area largely comprise closer views of the canal and older buildings around it, and the local streetscapes: views beyond the character area are very restricted from the area around the canal, north of the recreation ground and From Road. The Old Gas Works (14) has a date of 1834 inscribed in the tympanum of the pediment of its classical frontage which fronts onto Frome Road; this view is its key setting. No. 14 Frome Road (15) is an early 19th-century two-storey ashlar house, also of classical design. Its principal façade looks over a small front garden onto the canal by the lock; views to and from the house here comprise its key setting. The Barge Inn (16) is of

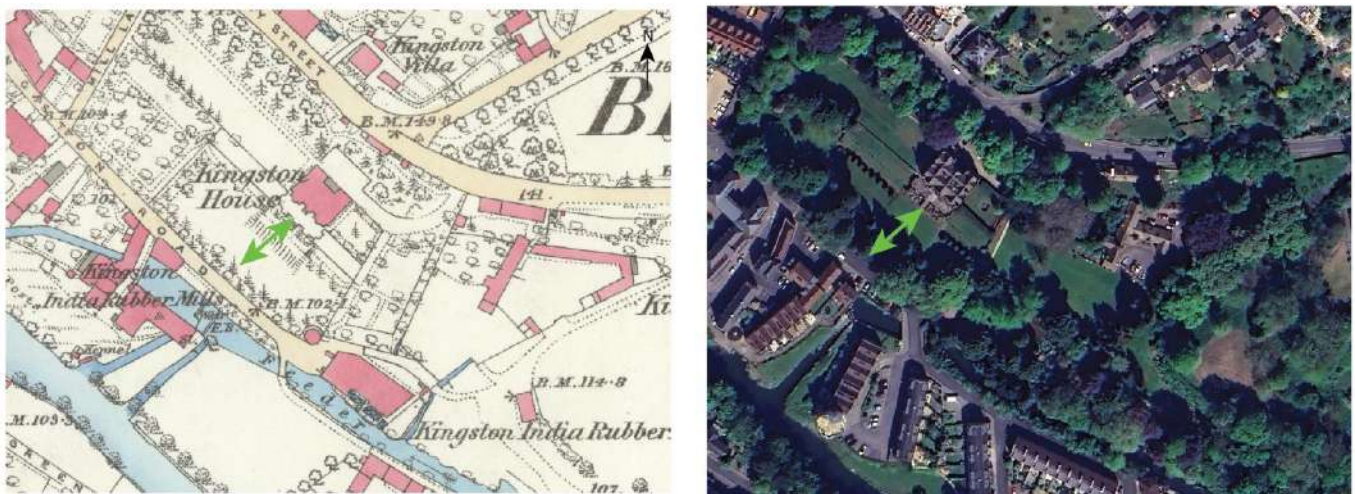
likely 18th-century date, and is of three storeys of coursed rubble and ashlar dressings. It lies immediately adjacent to the canal, which comprises its key settings. A number of locally-listed buildings are situated in this same part of the character area, including residential terraces and the older part of the school building. The Site does not form a part of the setting of these buildings that contributes to their architectural or historical interest.

- 6.55. The approach towards the Site along Trowbridge Road has been discussed above, including the approach exemplified in Photos 21-23 along the road. Photo 24 provides an example of the approach further within the character area. Looking in this direction, the locally-listed buildings lie on either side of the road. The Site is not viewed from this area of the road, or the area approaching Photo 23 which has been discussed above (and from which the Site is similarly not seen).
- 6.56. It is concluded that the Proposed Development will not lead to any harm to heritage assets as experienced within and around the Fitzmaurice and Trowbridge Road character area.

The Hall and Mills Character Area

- 6.57. The Hall and Mills character area contains fewer buildings, and more open space on either side of the river. The 19th-century railway runs on the northern side of the river, with a number of Victorian bridges and abutments and the tunnel. Numerous historic industrial buildings are nearby, many of which have been converted to residential use.
- 6.58. The Hall and area north of the river. The Registered park of The Hall lies on the north side of the river. The Hall itself (6) is a Grade I listed building built by John Hall in 1610. The Historic England listing description notes that the house has two elevations in ashlar, facing south and west, and is of two storeys with an attic range. The principal façade of the house in fact faces south-west, over the garden terrace as illustrated in the inset figure below (the house is called Kingston House on the 1883-4 map). Also listed (Grade II*) are the terraces, steps and walls next to the house (7); the gatepiers and gates on the carriage drive entrances (9 and 10; Grade II listed); and a garden seat east of The Hall (11; Grade II listed). As illustrated on the aerial image also below, extensive mature trees were established in the parkland to the east and south of the house in the 20th century. The Kingston Rubber Mills buildings were established next to the river south-west of the park, and other 19th-

century buildings on the south side include the late 19th-century office building of Kelly Typesetting (12). The south-east edge of the Registered park borders the 19th-century railway viaduct over the river, as illustrated in Photo 25; this also shows the extensive tree cover in the area. There is no appreciable visibility of the land of the Site from the house and grounds, and the house is not viewed from within the Site. It is possible that the land in the Site may be glimpsed from the upper storey of the house in more distant views. If so, the area of proposed residential housing lies immediately adjacent (and behind, from this direction) a large area of existing 20th-century housing. It is thus concluded that the Site does not form a part of the setting of The Hall Registered Park and listed buildings which contributes to their historic interest, and the Proposed Development would not harm that interest.



Inset Figure: Left: annotated extract of the 1883-4 (surveyed) Ordnance Survey map (map image courtesy of National Library of Scotland; not reproduced to scale). Right: annotated aerial image (courtesy Google Earth; not reproduced to scale)

- 6.59. Area south of the river. Important view 1 is identified in the Council's Conservation Area Character Appraisal from Greenland Mills which runs alongside the river. The view looks out onto the river, looking north-east towards The Hall park (eastern area), and does not include the Site. Views in this area on the south side of the river are largely from this road, with tall trees to the south and the river on the north side.
- 6.60. The aforementioned Kelly office building (12; formerly a part of the Greenland Mill complex) lies in the eastern part of this character area, and the eastern end of the designated Conservation Area lies adjacent to the golf course. Further 19th-century Greenland Mills (India rubber) buildings formed a group in this area, on the south side of the river, and several of the three-storey buildings have been converted to

residential use. The mill buildings form a group, the setting of which is largely experienced from Greenland Mills road. The buildings can also be seen more widely, including from the north of the river (from around Benjamin Street), and glimpses from the western side of the golf course (although this is limited by the mature trees near the buildings).

- 6.61. As shown on Figs 15-17, notable 20th-century residential housing lies between the building group and the area of the Site proposed for residential housing; this part of the Site does not form a part of the setting of the building group and conservation area which contributes to its architectural or historical interest. The northern part of the Site, adjacent to the river, forms part of a largely undeveloped corridor of land along the river leading to the mill complex and conservation area. As shown in Photo 2, there is no clear view of the building group from this area of the Site. However, the open nature of this corridor along the river to the mills does illustrate the historical importance of the river leading to the mills and the town, and contributes to a limited degree to its historical interest. This northern area of the Site, within that corridor, is to be retained as green open space, and will not harm that limited contribution to its interest.

Woolley Character Area

- 6.62. The Woolley Character Area lies on the north-east side of the town. Historically it formed a slightly separate focus of largely 19th-century terraced houses, with small-scale quarries in the surrounding area. The terraces are laid out in a linear pattern, and are largely locally-listed (Figs 15-17).
- 6.63. The Council's Conservation Area Character Appraisal identifies a number of important views in and around the character area. Important view 14 is from the end of the 19th-century terrace on Woolley Terrace. Post-war bungalows have been built opposite the terrace on the south side of the road. The view south-east includes the roofs of the further post-war houses in this direction, and also the uppermost part of the ridge of higher land in the distance. The Site is on lower land not seen in these views, and the buildings of the Proposed Development would not be anticipated to be glimpsed. Important view 8 is from a little further north-west, around Woolley Court. The view includes the rear of the terraces on Woolley Terrace, with the post-war houses beyond. The wider view is as noted regarding important view 14. Important view 13 is from outside of the designated area looking into it facing south-west, not including the Site.

6.64. A number of important views (views 9-12) are noted from Woolley Street. Important views 9-11 look south and east. Views from the street itself are of the terrace of 19th-century houses. Given the somewhat higher situation of Woolley, it is likely that, as noted in the Council's Appraisal, there are wider-ranging views to land beyond. The character area here largely comprises gardens and land not publicly accessible. It may be noted that a large area of post-war residential development lies to the south, between the conservation area and the Site. The proposed new housing, if glimpsed, would be seen next to existing post-war housing. The retention of the green spaces in the Site will retain the clarity of the corridor of land along the river, as discussed above. It is concluded that the Proposed Development would not lead to harm to the historical interest of the character area.

Historic buildings south of Woolley (LBs 17-19)

6.65. Woolley Hill House (LB17) is a Grade II listed house with an early 19th-century front, and possibly earlier origins. Weaverhault (LB18) is also Grade II listed and is of 17th-century date. Conigre House (LB19) is Grade II listed and of mid 19th-century date. These older buildings are all now situated within a zone of post-war residential development south of Woolley. The Site does not form a part of their setting that contributes to their architectural or historic interest.

Scheduled Monument 1 (SM1; enclosure in Great Bradford Wood)

6.66. The Scheduled Monument SM1 (Figs 15-17) has been discussed above with regard to views from the Site. It is a late prehistoric enclosure, which is rectangular in plan with an inner bank, ditch and outer bank. It has never been excavated, but its form is characteristic of a Late Bronze Age settlement enclosure. The enclosure lies within Great Bradford Wood, and cannot be seen from the Site, and has no clear views of the Site.

6.67. Contemporary monuments have also been discussed in the preceding chapters, and the corridor of the River Avon appears to have had a role as a funerary and settlement landscape in prehistory. Two potential prehistoric ring-ditches have been identified by the geophysical survey within the Site (A1 and A2). Further potential barrows are located at RB1 on the opposite side of the river from the Site) and associated with the later prehistoric/Roman settlement at S1 (RB2-3; Figs 15-17).

6.68. It is the case that these archaeological remains are below-ground, and not experienced directly in the landscape; the Scheduled Monument includes earthworks

but these are hidden by woodland. Although the remains are below-ground and are not ‘experienced’ in the landscape, if one was aware of their existence then their situation within the lower-lying river valley would be appreciable, and their relationship with other known elements of the prehistoric landscape along the river corridor. The ring-ditches within the Site (A1 and A2) lie within the large area of open green space in the proposals, and the retention of that open space within the Site will retain legibility of this natural landscape situation. The introduction of the area of proposed housing on the western side of the Site will not harm the legibility and appreciation of this landscape along the river. Thus it is concluded that the changes introduced by the Proposed Development would not lead to harm to the setting and significance of the Scheduled Monument; the archaeological remains in the Site; or the other nearby remains.

Lady Down House (LB5)

- 6.69. Lady Down House (LB5, Figs 15-17) is a Grade II listed farmhouse dating from around the beginning of the 18th century. The farmhouse is part of a farmstead, and historically the loose courtyard arrangement of outbuildings lay on its western side, with further outbuildings to the north. These appear to have been subject to a degree of change and addition in the last century, but with a number of older outbuildings retained. The farmhouse is situated within a garden, and its principal frontage faces south (it is accessed from this side). The farmhouse is around 1km from the Site, and the canal runs between the two lined with mature trees. There is no clear visibility of the Site from the farmstead, and it does not form a part of its setting that contributes to its historical interest. The Proposed Development will not lead to any harm to its special interest.

Trowle Manor (LB4)

- 6.70. Trowle Manor (LB4a) is a Grade II* listed mid 18th-century house. It is of two storeys and an attic, and its garden walls to the south of the house are also listed (LB4b). The listed building lies around 1km south of the Site, the woodland on the south side of which lies between. There is no clear visibility of the Site from the farmstead, due to the vegetation and trees between them. The Site does not form a part of the building’s setting that contributes to its historical interest, and the Proposed Development will not lead to any harm to its special interest.

Non-visual considerations of 'setting'

- 6.71. The Historic England settings guidance GPA3 notes clarifies that the 'setting' of a heritage asset is not necessarily only visual, but may also include other sensory experiences which may contribute to its interest. Such considerations may include a particular quietude, for example, which enable one to appreciate the interest of a building or place. Development in the setting of such heritage assets may potentially lead to changes which affect this experience, such as through increased noise, traffic, and movement.
- 6.72. The proposed new areas of buildings within the Site are adjacent to existing large areas of post-war residential development. Access will be from the Trowbridge Road, closely opposite to the existing junction to Moulton Drive. Trowbridge Road is already a busy main road into the settlement, with nearby traffic for the adjacent residential areas.
- 6.73. The preceding discussion has included consideration of older buildings (which are not listed or 'locally listed') on either side of the Site; namely Nos 213-219 Trowbridge Road and the group of three buildings around and including The Beehive by the Widbrook Bridge. The visual effects of the Proposed Development have been set out above. The nearest building to the group by the bridge will be the residential care facility building, which will lie to the north-west, and the southern part of the residential development. The residential care facility will lie just to the south of Nos 213-219 Trowbridge Road. The residential area of development has been set back from the frontage with the Trowbridge Road (approximately 50m) in this area, to limit built form around the site entrance (with the exception of the small structure at the mobility hub). At present, as discussed above, the land in the Site allows an appreciation of the established separate nature of the focus at the bridge, and the town. As well as the visual change, the increased movement, use and traffic will also play a role in affecting this element of the buildings' setting, leading to a degree of harm to the experience of their historical interest.
- 6.74. Non-visual considerations will not adversely affect the heritage interest of any other heritage assets.

7. CONCLUSIONS AND EFFECTS OF DEVELOPMENT

Levels of information on archaeological remains and recommendations for further survey or mitigation

- 7.1. This assessment is informed by 'desk-based' heritage assessment and Lidar analysis, geophysical survey and site inspection. The data provides a good level of information with which to characterise potential archaeological remains within the Site, their significance and the potential impacts of the proposed development. A Written Scheme of Investigation for a programme of archaeological evaluation trenching has been agreed with the WCC Archaeology Service. The scope of the survey is set out in the Written Scheme of Investigation in Appendix D, which has been approved by the Archaeology Service. The evaluation will be carried out in the determination period of the application.
- 7.2. The scope and methodology of any further mitigation measures would suitably be informed by the information set out in the present report, and the results of the archaeological evaluation.

Archaeological remains in the Site and their significance

Potential prehistoric 'ring-ditches'

- 7.3. Ring-ditches A1, A2 and nearby anomalies. The geophysical survey has identified two clear 'ring-ditches' which may well comprise prehistoric funerary and ritual features. Two further curvilinear anomalies lie just to the north of the smaller ring-ditch A1. If confirmed by the agreed archaeological evaluation to date to the prehistoric period, these features would be of archaeological interest. This interest would be archaeological, and largely 'evidential', due to their potential to provide further information on the nature of prehistoric occupation and funerary practices in the region. As illustrated on Fig. 14, these features lie within the large area of green space comprising the east and central areas of the Site and will not be physically impacted upon by the proposals.
- 7.4. Two irregular linear anomalies were identified by the geophysical survey on the eastern side of ring-ditch A1. The anomalies are not clearly characteristic of a specific archaeological feature, but they may possibly represent a contemporary prehistoric feature such as an enclosure. Again, the character and significance of the anomalies will be defined further in the agreed archaeological evaluation. If they are associated with prehistoric activity, particularly of a funerary nature, then they would be of archaeological interest. This interest again would be archaeological and largely

‘evidential’, due to its potential to provide further information on the nature of prehistoric occupation and funerary practices in the region. These anomalies are also within the area of green space and will not be impacted by the Proposed Development.

- 7.5. Feature A5. Feature A5 may possibly comprise a very small prehistoric ring-ditch, such as a former barrow, although it would be a very small example, and it is noted that it lies within an area of general high magnetic disturbance from later uses. It lies just outside of the nearest area of residential development in the eastern zone of the Site. However, it lies on the course of a new access road, and thus any associated remains would be impacted by the construction works. The evaluation work will confirm whether this feature is associated with prehistoric activity. If it is, then it would be of archaeological interest. This interest again would be archaeological and largely ‘evidential’, due to its potential to provide further information on the nature of prehistoric occupation and funerary practices in the region.

Other magnetic anomalies

- 7.6. The linear feature in the north-western part of the Site (in the area of residential development) kinks towards its north-western end, and may possibly represent a linear feature pre-dating the medieval arable open-field and subsequent enclosure boundaries. However, it is on a very similar alignment as the latter, and on balance is likely to relate to that period of use. Its character will be further defined by the agreed archaeological evaluation. If it is confirmed to be associated with the recorded medieval and post-medieval field systems, then it is not anticipated to be of sufficient archaeological interest to be of equivalent archaeological interest to a heritage asset (which is not designated).
- 7.7. Additional magnetic anomalies identified in the geophysical survey comprised below-ground remnants of medieval ridge and furrow, and post-medieval cultivation. These elements have insufficient archaeological interest to be of equivalent value to ‘heritage assets’ which are not designated.

Historic landscape

Remnant medieval ridge and furrow earthworks

- 7.8. Two areas of remnant medieval ridge and furrow earthworks lie within the Site.

-
- 7.9. One area lies within the central part of the Site, within the zone of proposed green open space. The southern three ridges are broadly intelligible on the ground, although eroded, although the northernmost ridge is less so. As the remnants of the ridge and furrow earthworks in this area are fragmented and not notably well-preserved, it is considered on balance that although they are informative on the history of agricultural management from the medieval period they are not in and of themselves of a level of archaeological interest to be equivalent to a 'heritage asset' which is not designated. Approximately half of the remnant ridges in this part of the Site will be impacted by the proposed landscaped water attenuation features in this area.
- 7.10. The other element of remnant medieval ridge and furrow earthworks lies in the south-west corner of the Site, next to the Trowbridge Road and proposed access. These banks are more eroded than those just discussed, and it is similarly concluded that they are not in and of themselves of a level of archaeological interest to be equivalent to a 'heritage asset' which is not designated. Approximately half of the remnant ridges in this part of the Site will be impacted by the car parking identified in the Illustrative Layout on the northern end of the proposed residential care facility.

'Important' hedgerows

- 7.11. Hedgerows which qualify as 'important' under the criteria for archaeology and history of the Hedgerows Regulations 1997 are illustrated on Fig. 14. These hedgerows are not designated heritage assets, but are considered of sufficient historical interest to comprise 'heritage assets' which are not designated of low archaeological interest. The very large majority of the hedgerows will be retained within the proposed development. A small degree of removal is required in the hedgerow between the two areas of residential development in the western part of the Site. This comprises a small degree of removal of a heritage asset which is not designated of low archaeological interest.

Historic landscape character

- 7.12. As discussed in Chapter 5 the historic landscape character of the Site comprises 'amalgamated fields'. In the medieval period the majority of the Site was part of the manorial arable open fields, the remnants of which have been discussed above. The open fields were subject to piecemeal enclosure in the post-medieval period, which created numerous small, hedged fields across the Site and surrounding local area. As discussed above, those enclosures were closely based on the layout of the former medieval strips and furlongs (groups of strips). From the mid 20th century these fields

were subject to gradual boundary removal of the former piecemeal field enclosures. The remnant ridge and furrow and the hedgerows have been discussed separately above. The evolved historic landscape does not display sufficient historic interest to comprise a 'heritage asset' in and of itself (i.e. as a historic landscape character type).

The setting of heritage assets

- 7.13. This assessment has included an analysis of the contribution that the Site makes to the 'setting' of heritage assets, and any effects upon this resulting from the proposed development.
- 7.14. The analysis of the significance and 'setting' of the Grade II listed Widbrook Bridge has identified that a small degree of harm to a part of its setting which contributes to its overall special interest as a Grade II listed building will occur. This will arise from the alteration in the established views to Nos 213-219 Trowbridge Road and the 19th-century building group at the bridge as one approaches the bridge, and from it (looking north-west). This will result in a very small adverse effect upon the overall special interest of the Grade II structure (at the lowest end of 'less than substantial harm'). In accordance with paragraph 215 of the NPPF this level of harm should be weighed against the public benefits of the proposals.
- 7.15. The proposed development will have no adverse effects upon any other designated heritage assets.
- 7.16. Wiltshire does not currently have a formally identified local heritage list of non-designated heritage assets. The Council's Conservation Area Character Assessment identifies Buildings of Local Interest within the conservation area, none of which will be adversely affected by the proposed development.
- 7.17. This assessment has also considered other elements of the historic environment which have archaeological, architectural, artistic or historic interest to which the Site may contribute as a part of their 'setting', and which may be adversely affected by the proposals. This has identified the following buildings:
- Nos 213-219 Trowbridge Road
 - A small group of buildings at Widbrook Bridge (The Beehive public house, and houses on its north and south sides)

7.18. These buildings are not listed and are not identified by the Council as ‘locally listed’ buildings, but display sufficient historic and architectural interest to be considered ‘heritage assets’ which are not designated. The analysis of the ‘setting’ of heritage assets has identified the following effects from the proposed development.

- Nos 213-219 Trowbridge Road (early 20th-century terrace). A small degree of harm to the experience of the established setting of the buildings from the approach to them along Trowbridge Road from the south (via Widbrook Bridge) and north has been identified. This will result in a small adverse effect upon their overall heritage significance, which is of a low heritage value. In accordance with paragraph 216 this effect should be taken into account in determining the application
- The same effect as above, and for the same reasons, has been identified with regard to the small group of three buildings (19th century) next to Widbrook Bridge. Account of this effect should be taken in the same way

Final conclusions and effects

7.19. The effects of the proposed development upon heritage assets are summarized in Table 7.1, below.

Table 7.1: Summary of development effects upon heritage assets

Heritage asset	Status	Type of development effect
Widbrook Bridge	Grade II listed building (designated heritage asset)	Non-physical A very small adverse effect upon the special interest of the listed structure (lowest end of ‘less than substantial harm’)
Nos 213-219 Trowbridge Road	Not listed buildings; not ‘locally listed’ buildings. The early 20 th -century terrace may be considered a heritage asset which is not designated	Non-physical A small adverse effect upon the heritage significance of the terrace
Group of three buildings on the north side of Widbrook Bridge	Not listed buildings; not ‘locally listed’ buildings. A heritage asset which is not designated.	Non-physical A small adverse effect upon the heritage significance of the group of three buildings

	The 19 th -century group may be considered a heritage asset which is not designated	
Feature A5 (possible 'ring-ditch')	Not a designated heritage asset, not identified as a 'non-designated heritage asset'. Possibly of prehistoric date, and potentially a heritage asset of archaeological interest	Physical The feature lies outside of the nearest area of proposed housing, but is anticipated to be impacted by the new road in the residential area
'Important' hedgerows	Not a designated heritage asset	Physical A very small degree of removal to facilitate circulation

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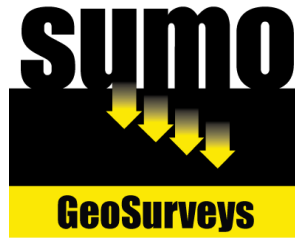
<https://historicengland.org.uk/listing/the-list/>

APPENDIX 1: ARCHAEOLOGICAL FEATURES IN THE STUDY AREA

Previously recorded archaeological features within the study area and mentioned in this report

Ref.	Description	HER/PAS Ref:	Historic England Research Record Ref: (via Heritage Gateway)
RB1	Ring ditch	MWI73547	1577441
RB2	Round barrow	MWI73544	1577431
RB3	Possible ring ditch at Friendship Farm	MWI79560	
RB4	Possible ring ditch at Friendship Farm	MWI79560	
S1	Late prehistoric/Roman settlement at Friendship Farm identified in recent geophysics	MWI79562	
S2	Excavated early-mid Iron Age settlement at Kingston Farm	MWI74573	
FS1	Findspot: socketed Bronze Age axe	WHM 2016-102	
FS2	Findspot: Roman coins	WILT-304494; WILT-302321	
R1	Roman period ditches	MWI76262	
M1	Medieval enclosure recorded as cropmarks	MWI73581	
M2	Medieval settlement at Widbrook	MWI1401	
M3	Ridge and furrow near Staverton	MWI73746	
M4	Field boundaries, lynchets and ridge and furrow around Woolley	MWI73714	
M5	Field boundaries, lynchets and ridge and furrow around Saltacre Lodge	MWI2049	

APPENDIX 2: GEOPHYSICAL SURVEY REPORT



GEOPHYSICAL SURVEY REPORT

Land off Trowbridge Road, Bradford-on-Avon, Wiltshire

Client

Cotswold Archaeology Ltd

For

Waddeton Park Ltd

Survey Report

SUMO-23265

OASIS Ref. No.

Sumogeop1-534355

Date

27 August 2025



Survey Report SUMO-23265:
Land off Trowbridge Road, Bradford-on-Avon, Wiltshire

Survey dates	19-20 & 23-25 June 2025 22 August 2025
Field co-ordinator	Robert Knight BA MA Gabriel Mazeski BA Simon Lobel BSc
Field Team	Darcy Hooper MSc Max Moran BA (Hons) Amy Allinson MSc
Report Date	27 August 2025
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Figure 07	1:2200	Magnetometer Survey - Greyscale Plots (Areas 1, 3, 4, 5 & 6 at +2nT to -1nT)
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Figure 13	1:2000	Magnetometer Survey – Interpretation (Areas 7 & 8)
Figure 14	NTS	Greyscale Plots / Interpretation / 1830-1880 Ordnance Survey Map / 2021 Aerial Image
Figure 15	NTS	Greyscale and Colour Plots / Interpretation / LiDAR Data Plot
Figure 16	1:3500	Minimally Processed Data - Greyscale Plots
Figure 17	1:2200	X-Y Trace Plots (Areas 1, 3, 4, 5 & 6 clipped at +/-15nT)
Figure 18	1:2000	X-Y Trace Plots (Areas 7 & 8 clipped at +/-15nT)

2 LIST OF APPENDICES

Appendix A	Technical Information: Magnetometer Survey Methods, Processing and Presentation
Appendix B	Technical Information: Magnetic Theory
Appendix C	OASIS Data Collection Sheet
Appendix D	Data Management Plan & Archive Selection Strategy

3 SURVEY TECHNIQUE

- 3.1 Detailed magnetic survey (magnetometry) was chosen as the most efficient and effective method of locating the type of archaeological anomalies which might be expected at this site. All survey techniques followed the guidance set out by ClfA (2020) and the European Archaeology Council (EAC) (2016).

Bartington Cart System Traverse Interval 1.0m Sample Interval 0.125m

The only processes performed on data are the following unless specifically stated otherwise:

Zero Mean Traverse	This process sets the background mean of each traverse within each grid to zero. The operation removes instrument striping effects and edge discontinuities over the whole of the data set.
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4 EXECUTIVE SUMMARY OF RESULTS

- 4.1 A magnetometer survey of land off Trowbridge Road, Bradford-on-Avon, Wiltshire has recorded magnetic responses interpreted as being of archaeological interest. The location of a probable barrow has been marked in Area 7, and a large enclosure is visible in Area 8. Numerous weaker responses in Areas 7 and 8 may also be of interest; they indicate possible ditches, a ring and enclosures. A number of less clear anomalies in Areas 1 and 2 may suggest the presence of fragmented enclosures, a ring ditch and a trackway. Uncertain anomalies have also been plotted across the survey. Broad responses in Area 1 could be former field boundaries and two magnetically strong anomalies in Area 8 may be small kilns or ovens, but these interpretations are tentative. Most of the uncertain responses may be due to geological and agricultural processes or buried ferrous objects. Former field boundaries are visible across the survey and ploughing has been recorded in Area 2. Natural anomalies have been marked in the east of Area 8. Area 1 is magnetically disturbed which is likely the result of made ground associated with the fields' use as a campsite.

5 INTRODUCTION

- 5.1 **SUMO GeoSurveys** was commissioned to undertake a geophysical survey of an area outlined for development. This survey forms part of an archaeological investigation being carried out by **Cotswold Archaeology Ltd** on behalf of **Waddeton Park Ltd**.

5.2 Site Details

NGR / Postcode	ST 83916 59987 / BA15 1HQ
Location	The site is located 10km south-east of Bath, 2km north-west of Trowbridge and is situated on the south-eastern outskirts of Bradford-on-Avon. The site is bounded to the north-east by the River Avon, to the north-west by houses off Wildbrook View, to the west by Trowbridge Road and to the south by Wildbrook wood.
HER	Wiltshire and Swindon HER
OASIS Ref. No.	Sumogeop1-534355
District	n/a
Parish	Bradford-on-Avon CP / Holt CP
Topography	Undulating
Land Use	Arable / pasture
Geology	Bedrock: Cornbrash Formation - Limestone
(BGS 2025)	Superficial: Forest Marble Formation - Mudstone Alluvium - Clay, silt, sand and gravel
Soils (CU 2025)	Soilscape 3: Shallow lime-rich soils over chalk or limestone Soilscape 20: Loamy and clayey floodplain soils with naturally high groundwater
Survey Methods	Magnetometer survey (fluxgate gradiometer)
Study Area	31 ha

5.3 *Archaeological Background* (WC 2025)

- 5.3.1 A review of the Wiltshire Historic Environment Record (HER) has revealed that no designated heritage assets are recorded with the site. The HER does note a Medieval / post Medieval field system is visible as earthworks on lidar in Areas 2, 3, 4 and 7 (MWI73615) and a post Medieval water meadow in Area 8 (MWI73548). A geophysical survey undertaken 250m north of the site detected probable Bronze Age ring ditches, late prehistoric pits, undated ditches and undated pits (MWI74591, MWI74574, MWI74576, MWI74592 & MWI74593). 100m north-east of Area 8 a Bronze Age round barrow is visible as a cropmark in air photographs (MWI73547). 650m

north of the site the HER records a late Bronze Age Enclosure (ST86SW604). Numerous World War II pill boxes are also located within the vicinity of the site (MWI31498, MWI31739, MWI31576, MWI73626 & MWI31574)

5.4 **Aims and Objectives**

- 5.4.1 To locate and characterise any anomalies of possible archaeological interest within the study area.

6 **RESULTS**

- 6.1 *The survey has been divided into eight survey areas (Areas 1-8) and specific anomalies have been given numerical labels [1] [2] which appear in the text below, as well as on the Interpretation Figure(s).*

6.2 **Probable / Possible Archaeology**

- 6.2.1 In Area 7 a circular anomaly [1] has been recorded which measures 20 m in diameter; it probably marks the location of a barrow. Such Bronze Age monuments are recorded in the HER in the vicinity which supports this interpretation (see 5.3.1). Other weak trends and zones of increased responses, some of which appear to form circular patterns, are also visible in Area 7; they could mark the location of ditches and enclosures. The anomalies are magnetically weak which has hindered a more confident interpretation; consequently, they have been assigned to the category of *Possible Archaeology*.
- 6.2.2 In Area 8 there is a broad circular anomaly [2] which measures 40 m in diameter. The magnetic strength is not great but in places the response measures some 5 m in width. There appears to be two breaks in the ditch, on the eastern and western sides, which could indicate entrances; as such it is tempting to suggest the feature might be a henge though such an interpretation is speculative. A tentative smaller circular ring is just discernible in the centre of the enclosure, which is of *Possible Interest*, though it is poorly defined. Outside the ditch [2] are several weak responses which appear to form rectilinear patterns; these may also have archaeological origins.
- 6.2.3 In Areas 1 and 2 there are a few trends, zones of increased responses and a ring-shaped anomaly which are of possible interest. They could mark the locations of fragmented enclosures [3], a trackway [4] and ring ditch [5]. However, relatively modern ploughing (see 6.6) in Area 2 has masked the magnetically weaker responses and hindered a more confident interpretation.

6.3 **Ridge and Furrow**

- 6.3.1 Broad, widely spaced and parallel responses of varying magnetic strength have been detected in Areas 3, 4, 6 and 8 which have been caused by historic ridge and furrow cultivation; some of which is visible on the LiDAR Data plot (see Figure 15).

6.4 **Uncertain**

- 6.4.1 In Area 1 a series of widely spaced bands of increased response have been recorded which could be part of a field system given that the HER notes a Medieval field system in Areas 2, 3, 4 and 7. Numerous other trends and discrete responses have been marked in Area 1. The anomalies in Area 1 have been difficult to interpret with confidence due to the magnetic disturbance that is visible throughout Area 1 (see 6.7.1).
- 6.4.2 In Area 8, two magnetically strong anomalies [6] have been detected. A review of the XY trace plots indicate they could be thermoremanent and mark the locations of small kilns or ovens. However, the lack of archaeological responses within the immediate vicinity i.e. wasters or associated magnetically strong anomalies casts doubt over this interpretation. While

archaeological origins cannot be ruled out, they may also have been caused by buried ferrous objects.

- 6.4.3 Numerous other linear and curvilinear trends, discrete anomalies and zones of increased response have been detected in the survey and have been assigned to the category of *Uncertain*. They lack the defined morphology of anomalies that would normally warrant an archaeological interpretation. However, some of the responses may have archaeological origins given the anomalies of interest that have been detected in Areas 2, 7 and 8. The majority are likely to have been caused by variations in the underlying geology, agricultural practises or buried ferrous objects.

6.5 ***Former Field Boundary – Corroborated / Conjectural***

- 6.5.1 Linear anomalies in Areas 2, 3, 4, 6, 7 and 8 correspond with the routes of former field boundaries which are visible on historic mapping (see Figure 14).
- 6.5.2 In Areas 2, 3, 4 and 8 linear responses have been interpreted as conjectural former field boundaries. In places, they have a similar magnetic signature to the corroborated former boundaries, and, in Area 4, they extend beyond corroborated boundaries.

6.6 ***Agricultural – Ploughing***

- 6.6.1 Closely spaced and ill-defined parallel anomalies are visible in Area 2 which have been caused by relatively modern ploughing.

6.7 ***Natural / Geological / Pedological***

- 6.7.1 Sinuous and amorphous responses have been marked in the east of Area 8 which have been caused by underlying geological variations or alluvial deposits from the River Avon.

6.8 ***Ferrous / Magnetic Disturbance***

- 6.8.1 Area 1 is magnetically disturbed throughout. The field is currently used as a campsite (see Figure 14), and aerial imagery indicates that it has been the case for the past 19 years. Areas of made ground, camping pitches and spreads of general debris associated with the campsite are likely to have caused the disturbance.
- 6.8.2 Ferrous responses close to boundaries are due to adjacent fences and gates. Smaller scale ferrous anomalies ("iron spikes") are present throughout the data and are characteristic of small pieces of ferrous debris (or brick / tile) in the topsoil; they are commonly assigned a modern origin. Only the most prominent of these are highlighted on the interpretation diagram.

7 **DATA APPRAISAL & CONFIDENCE ASSESSMENT**

- 7.1 Historic England Table 4 (EH 2008) states that the typical magnetic response on the local soils / geology is variable. The results from this survey indicate a number of archaeological responses; consequently, the survey is deemed to have worked well. However, magnetic disturbance across Area 1 has made interpreting some of the responses in that area difficult.

8 **CONCLUSION**

- 8.1 The magnetometer survey has recorded magnetic responses interpreted as being of archaeological interest. The location of a probable barrow has been marked in Area 7 and a large enclosure, tentatively interpreted as a possible henge, is visible in Area 8. Numerous weaker responses in Areas 7 and 8 may also be of interest and mark the routes of ditches, a ring and enclosures. A number of anomalies in Areas 1 and 2 could indicate additional fragmented enclosures, a ring ditch and a trackway. Ridge and furrow cultivation has been detected in Areas 3, 4, 6 and 8. Numerous responses of uncertain origin have been marked

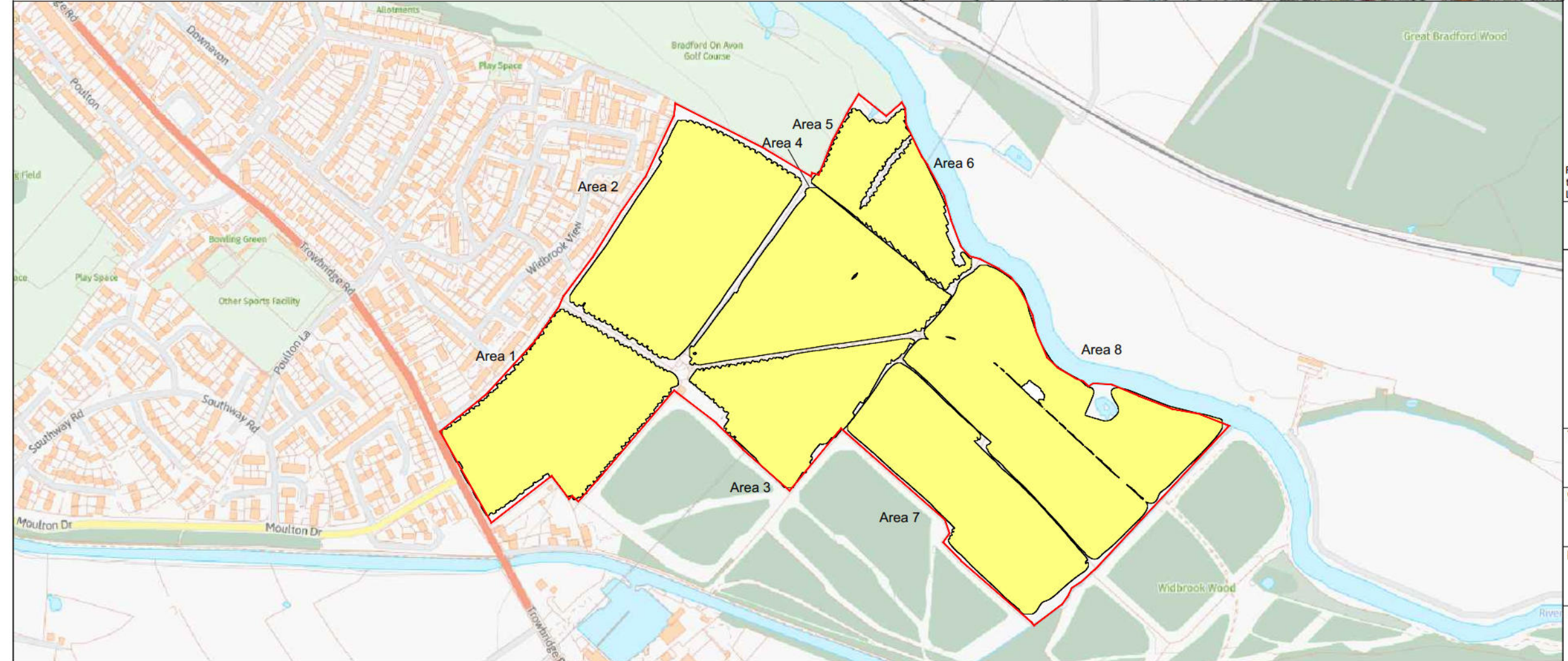
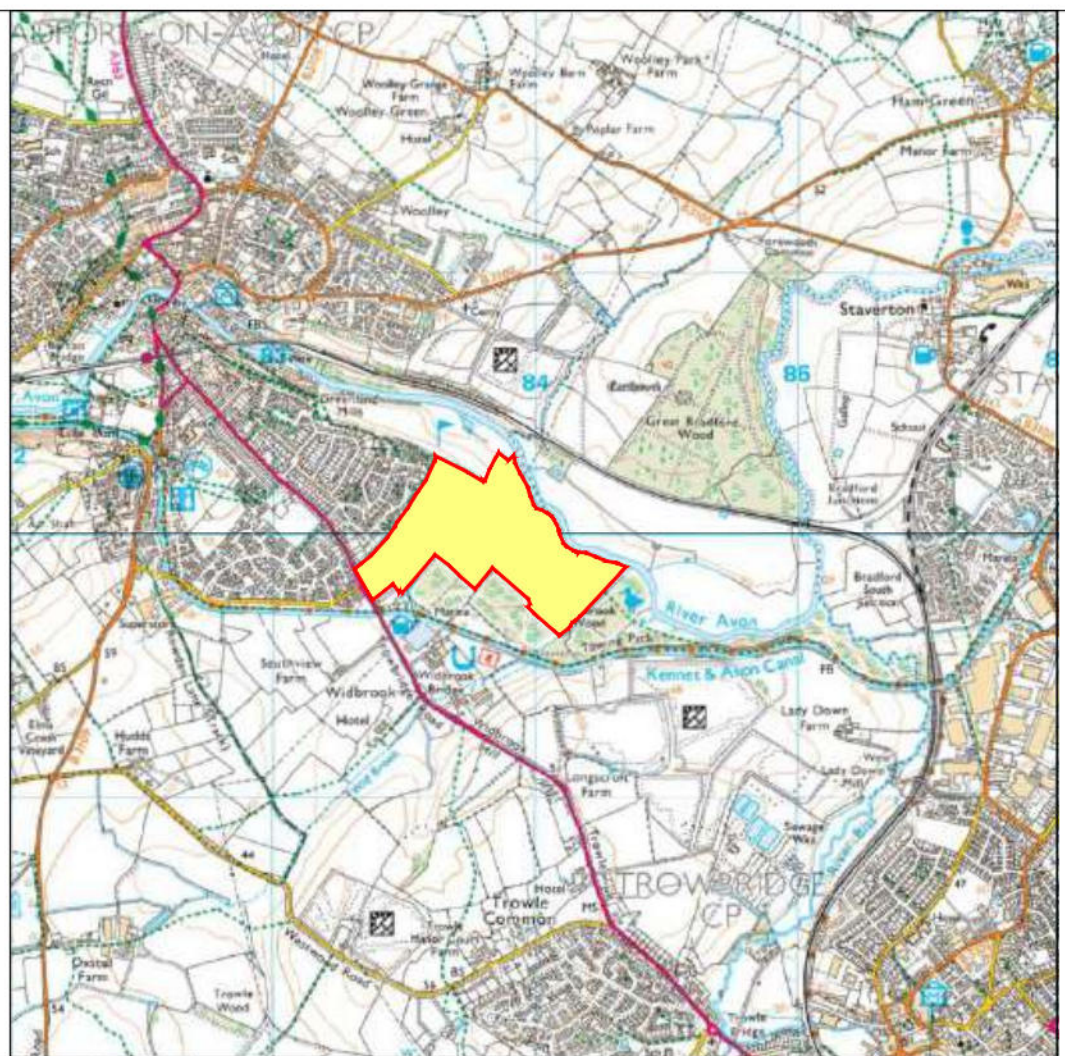
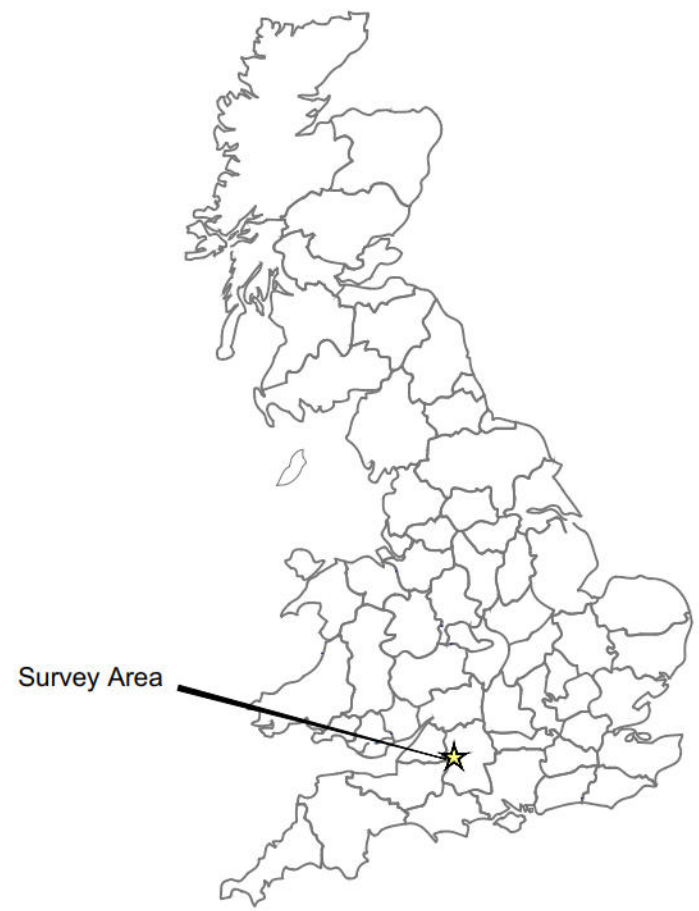
across the site, including broad responses in Area 1 which could be old field systems and two magnetically strong anomalies in Area 8 which may be small kilns or ovens, but these interpretations are unclear. The majority of the uncertain responses may be due to variations in the underlying geology, agricultural practises or buried ferrous objects. Former field boundaries are visible across the survey areas and natural anomalies have been marked in the east of Area 8. Relatively modern ploughing has been detected in Area 2. Area 1 is magnetically disturbed which is likely the result of made ground associated with the fields' use as a campsite.

9 REFERENCES

- BGS 2025 *Geology of Britain Viewer*, British Geological Survey, website:
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- ClfA 2020 *Standard and Guidance for Archaeological Geophysical Survey*. 2014 amended 2020. ClfA Guidance note. Chartered Institute for Archaeologists, Reading
https://www.archaeologists.net/sites/default/files/ClfAS%26GGeophysics_3.pdf
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<http://mapapps2.bgs.ac.uk/ukso/home.html>
- EAC 2016 *EAC Guidelines for the Use of Geophysics in Archaeology*, European Archaeological Council, Guidelines 2.
- EH 2008 *Geophysical Survey in Archaeological Field Evaluation*. English Heritage, Swindon (now withdrawn, but used for evaluating suitability of soil types)
- WC 2025 Wiltshire Archaeology and historic environment record, website:
<https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>

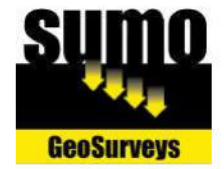
10 ARCHIVE

- 10.1 The minimally processed data, data images, XY traces and a copy of this report are stored in **SUMO GeoSurveys'** digital archive, on an internal RAID configured NAS drive in the Midlands Office. These data are also backed up to the Cloud for off-site storage.
- 10.2 The Grey Literature will be archived with OASIS and the relevant HER within a period of 12 months.



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 Survey Areas



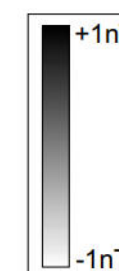
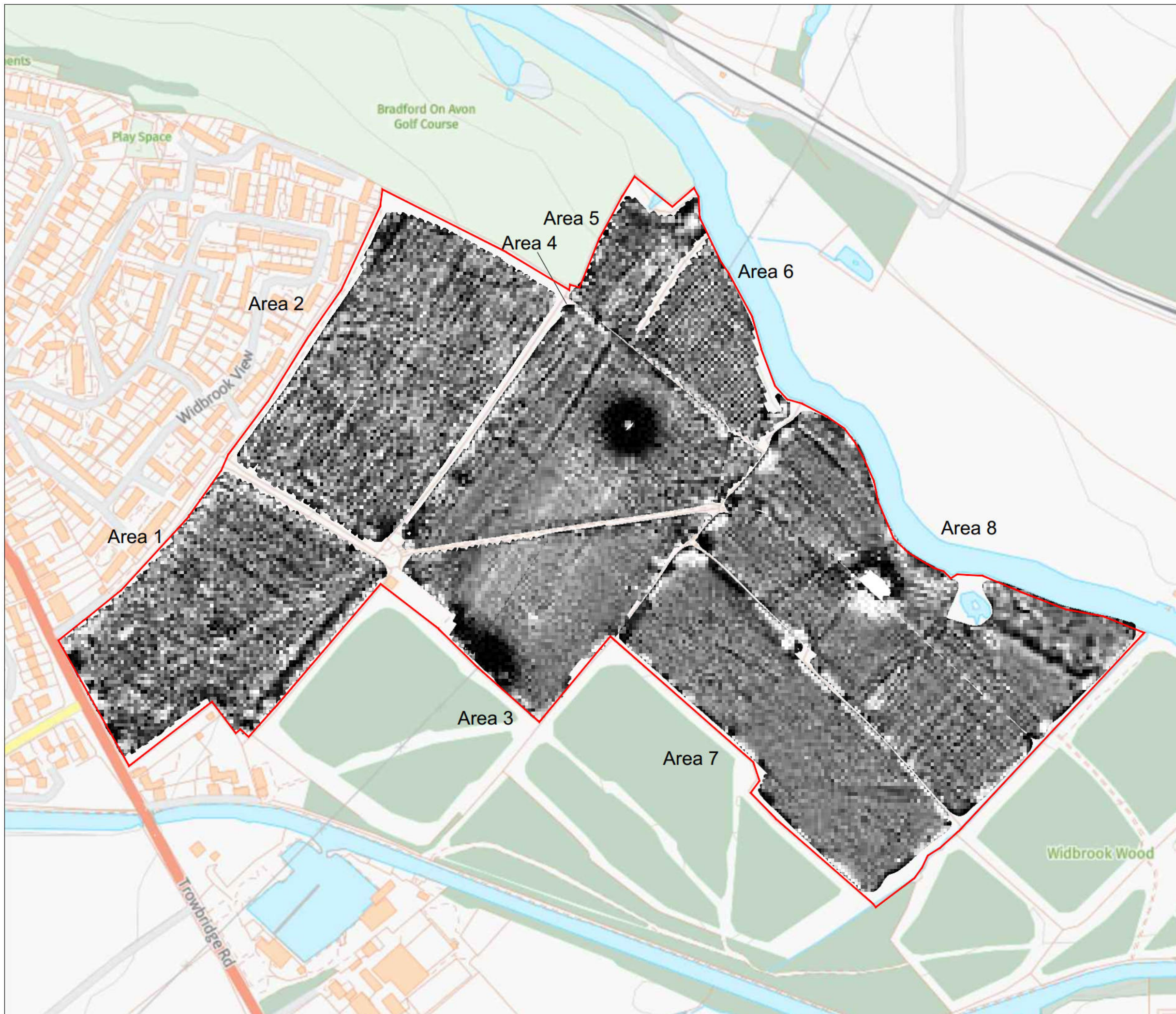
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Project: SUMO-23265: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire

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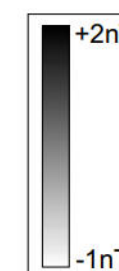
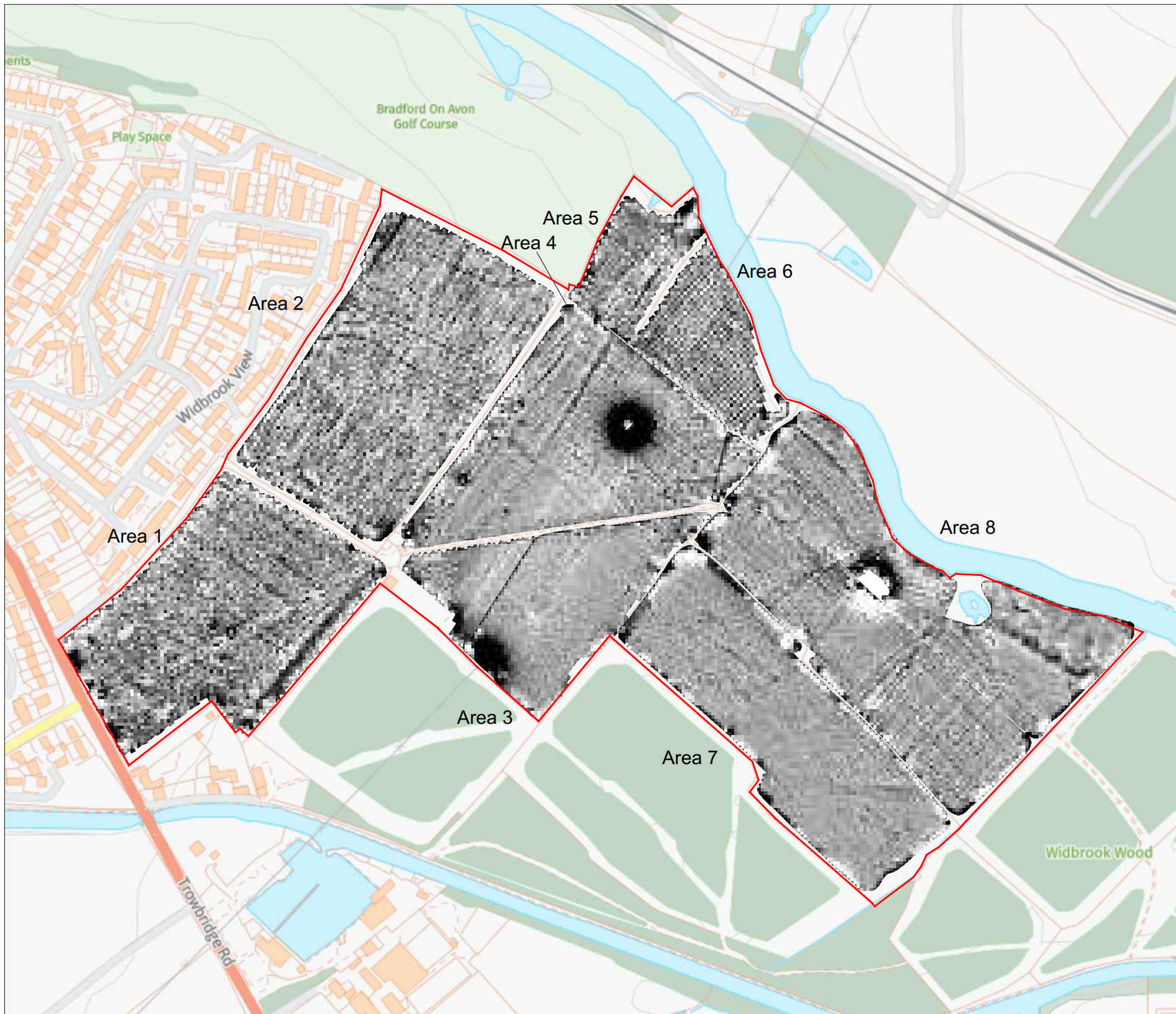
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Client: Cotswold Archaeology Ltd

Project: SUMO-23265: Land off Trowbridge Road,
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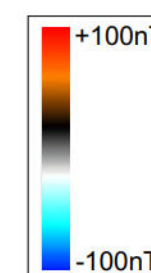
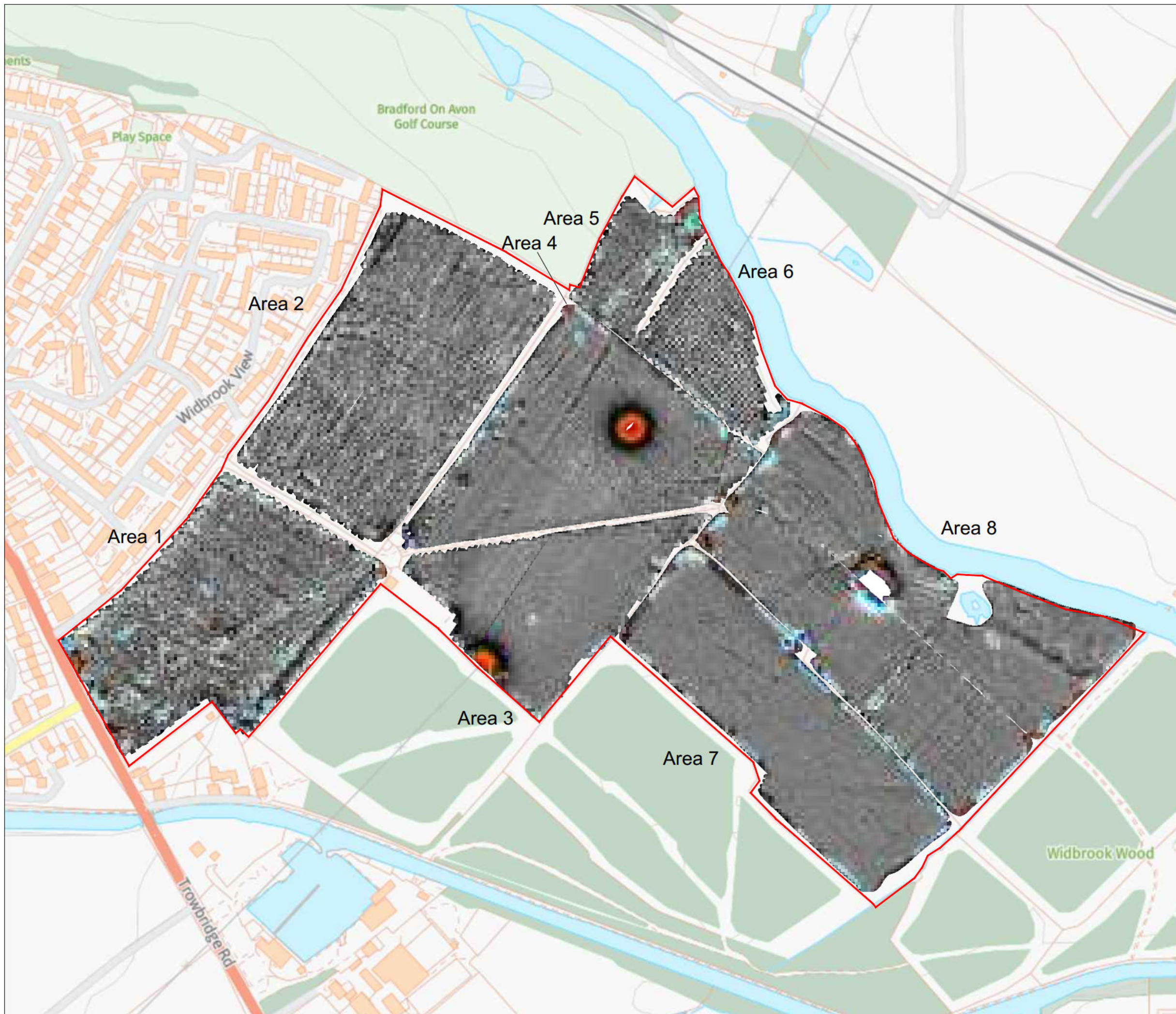
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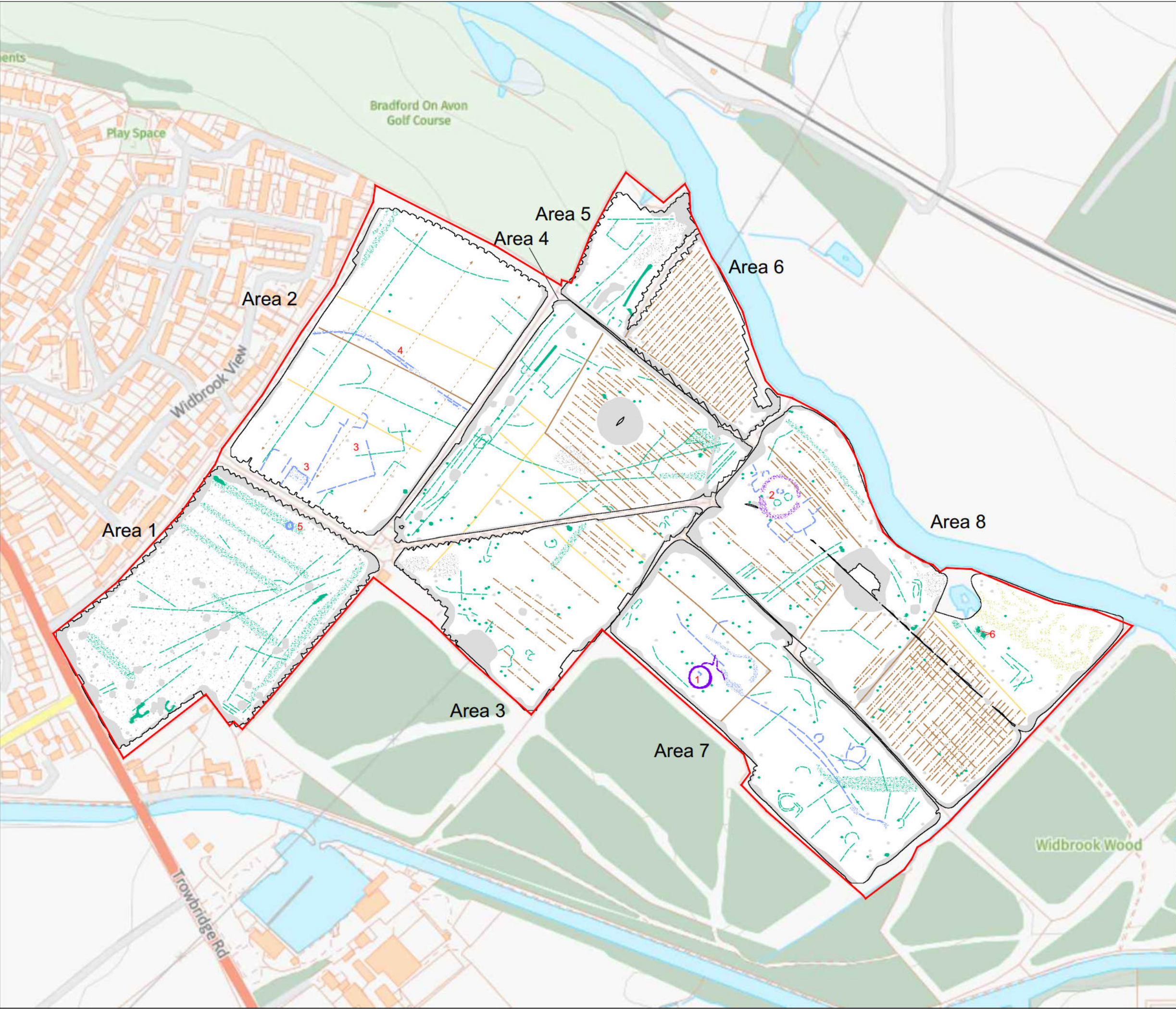
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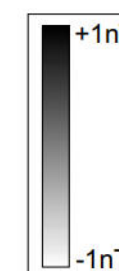


KEY

	Probable archaeology (discrete anomaly / trend / increased response)
	Possible archaeology (discrete anomaly / trend / increased response)
	Uncertain Origin (discrete anomaly / trend / increased response)
	Ridge and furrow
	Former field boundary (corroborated)
	Former field boundary (conjectural)
	Agriculture (plough)
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Ferrous



Title:	Magnetometer Survey - Interpretation	
Client:	Cotswold Archaeology Ltd	
Project:	SUMO-23265: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire	
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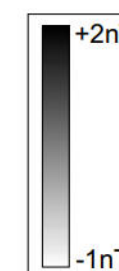
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Client: Cotswold Archaeology Ltd

Project: SUMO-23265: Land off Trowbridge Road,
Bradford-on-Avon, Wiltshire

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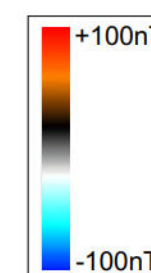
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Bradford-on-Avon, Wiltshire

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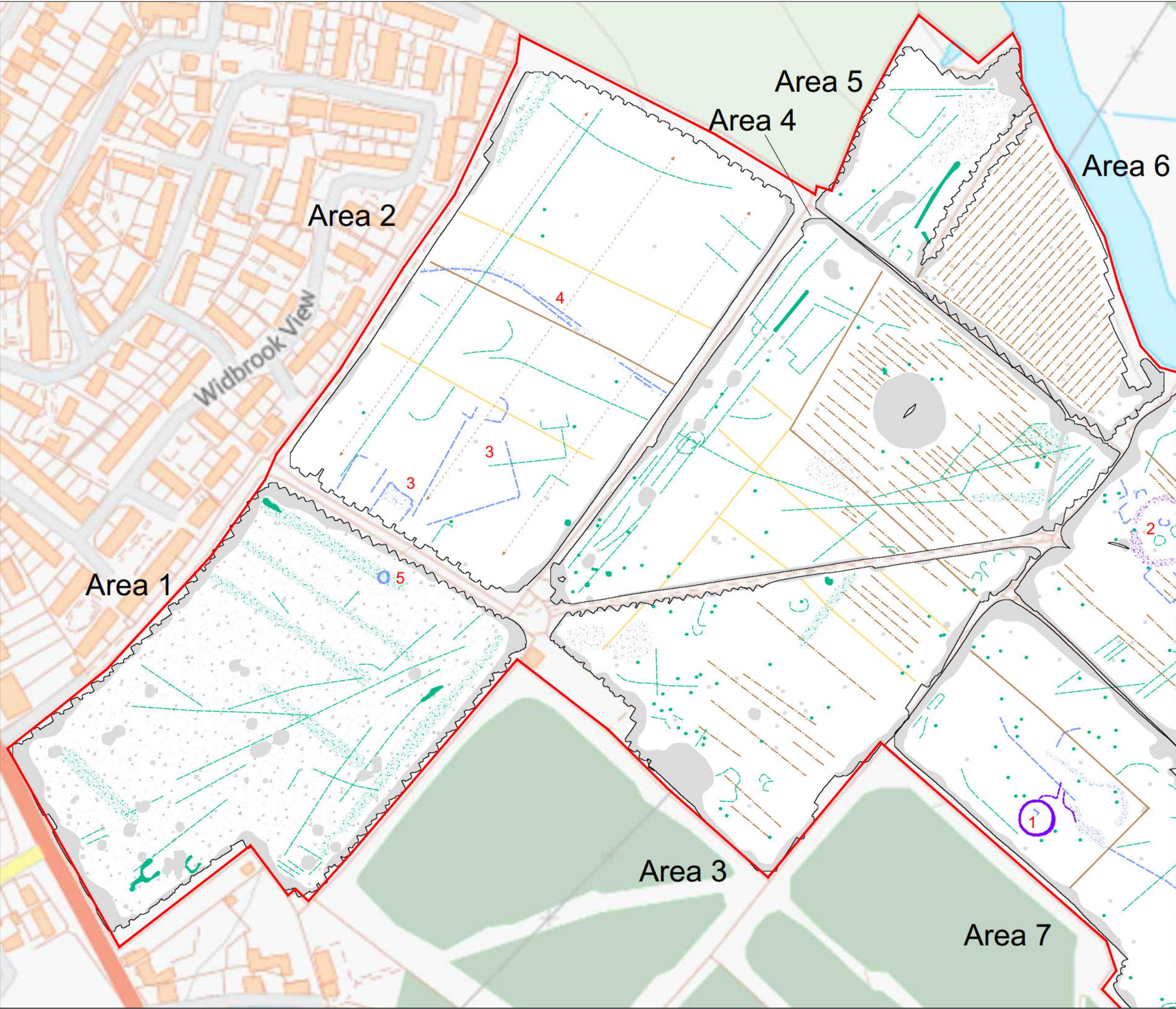
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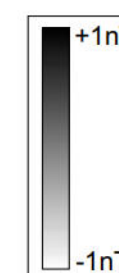
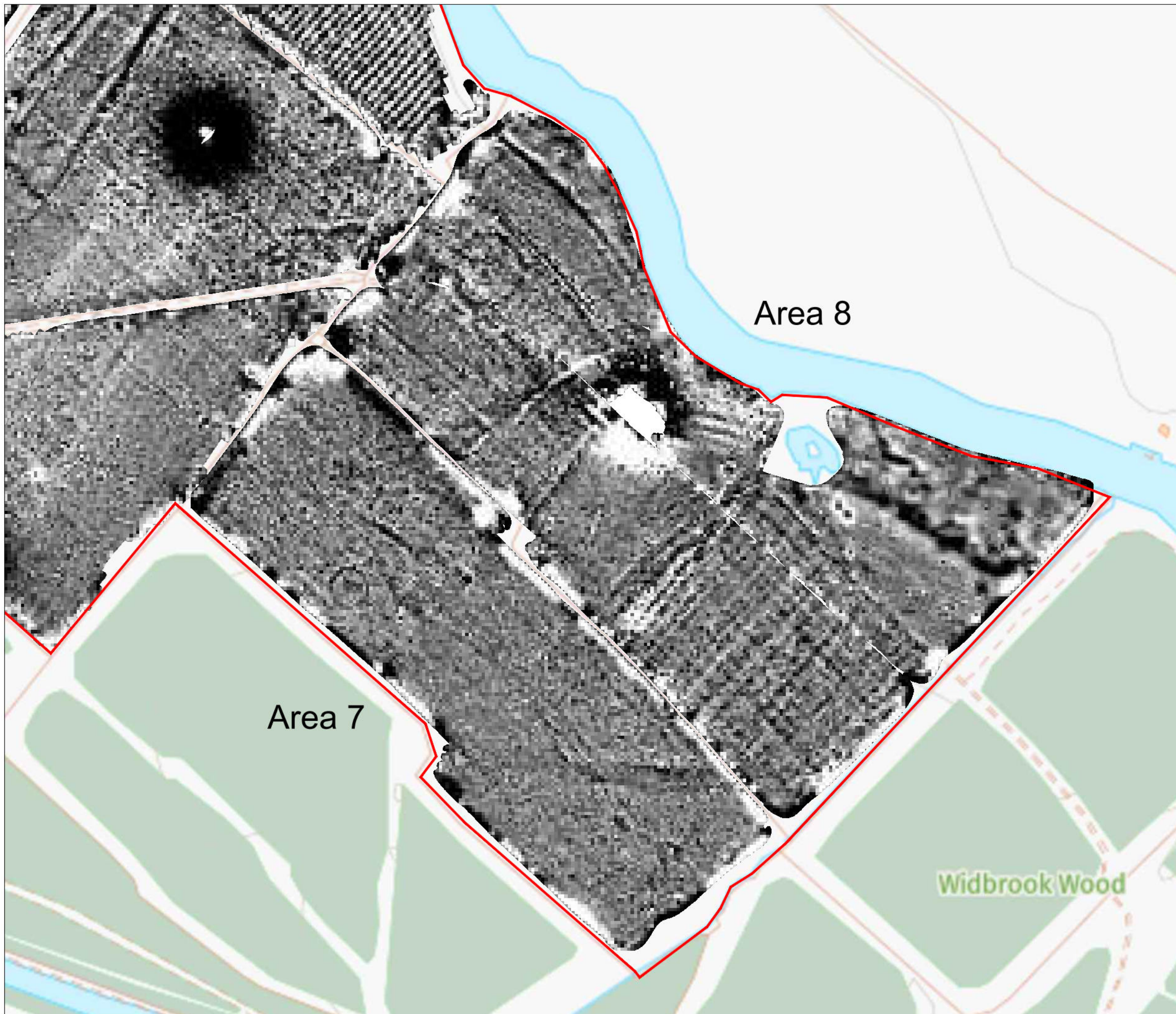


KEY

	Probable archaeology (discrete anomaly / trend / increased response)
	Possible archaeology (discrete anomaly / trend / increased response)
	Ridge and furrow
	Uncertain Origin (discrete anomaly / trend / increased response)
	Former field boundary (corroborated)
	Former field boundary (conjectural)
	Agriculture (plough)
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Ferrous



Title:	Magnetometer Survey - Interpretation (Areas 1, 3, 4, 5 & 6)
Client:	Cotswold Archaeology Ltd
Project:	SUMO-23265: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire
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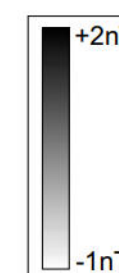
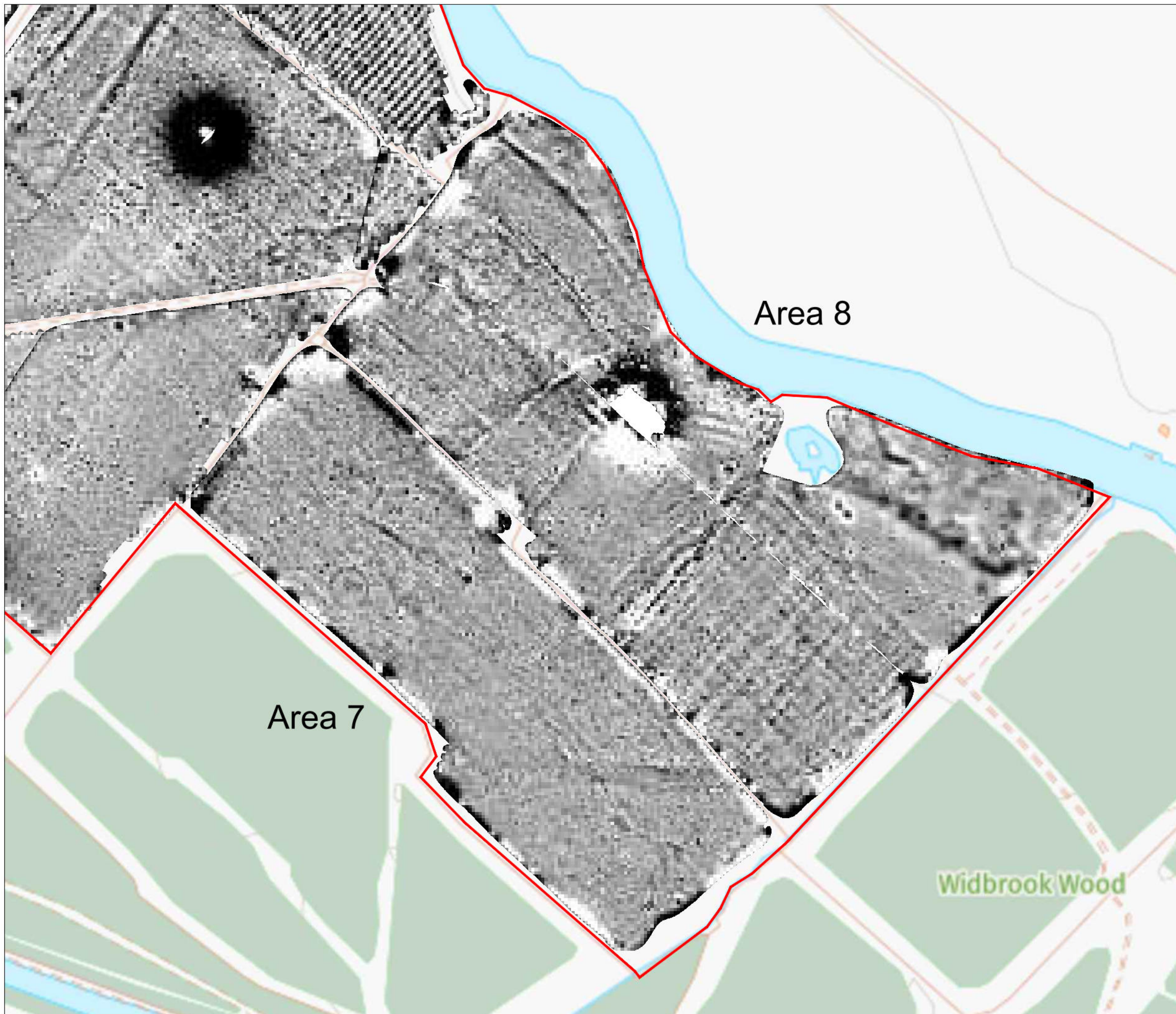
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(Areas 7 & 8 at +1nT to -1nT)

Client: Cotswold Archaeology Ltd

Project: SUMO-23265: Land off Trowbridge Road,
Bradford-on-Avon, Wiltshire

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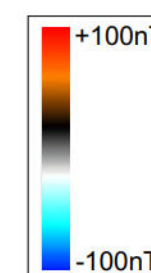
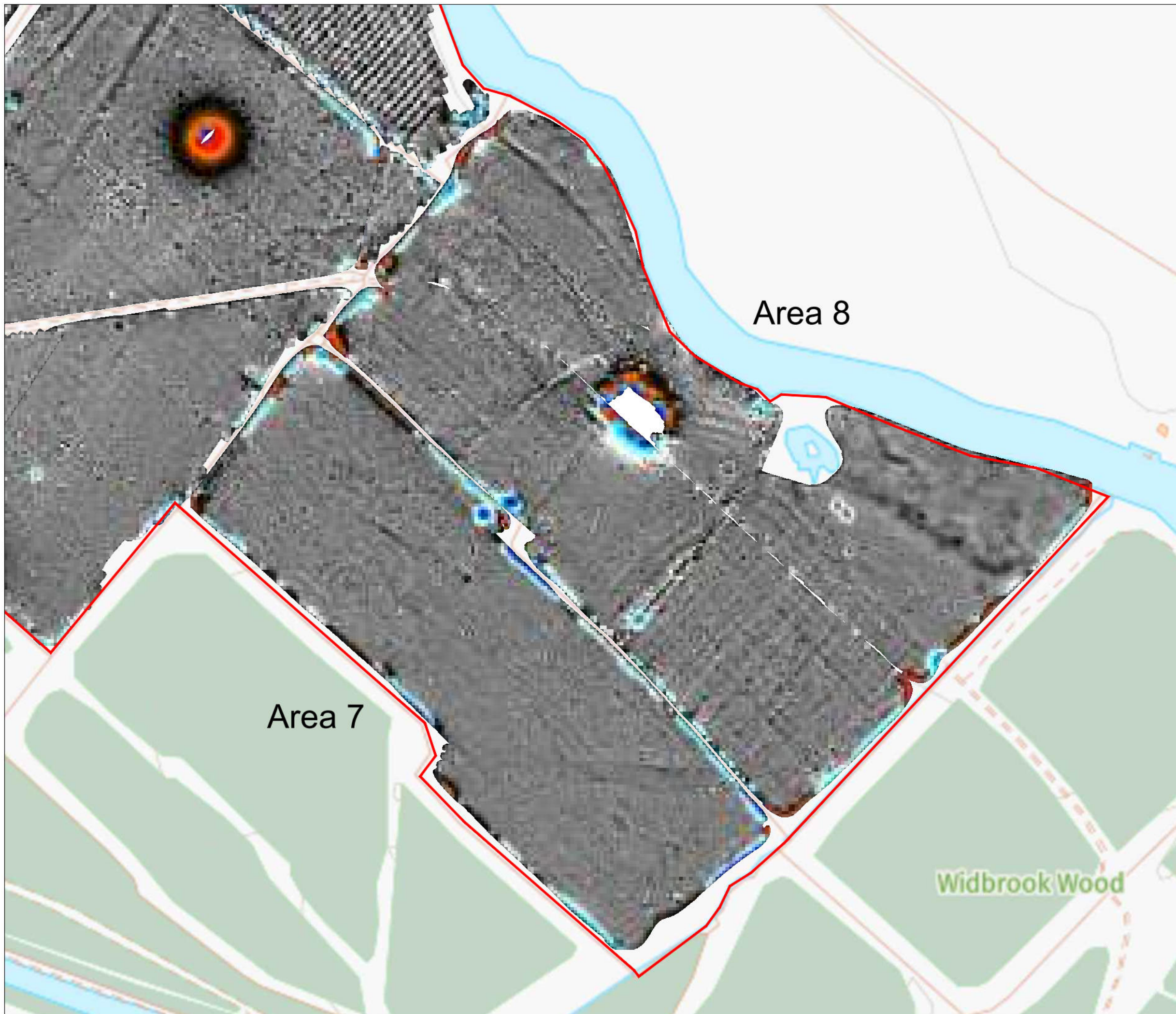
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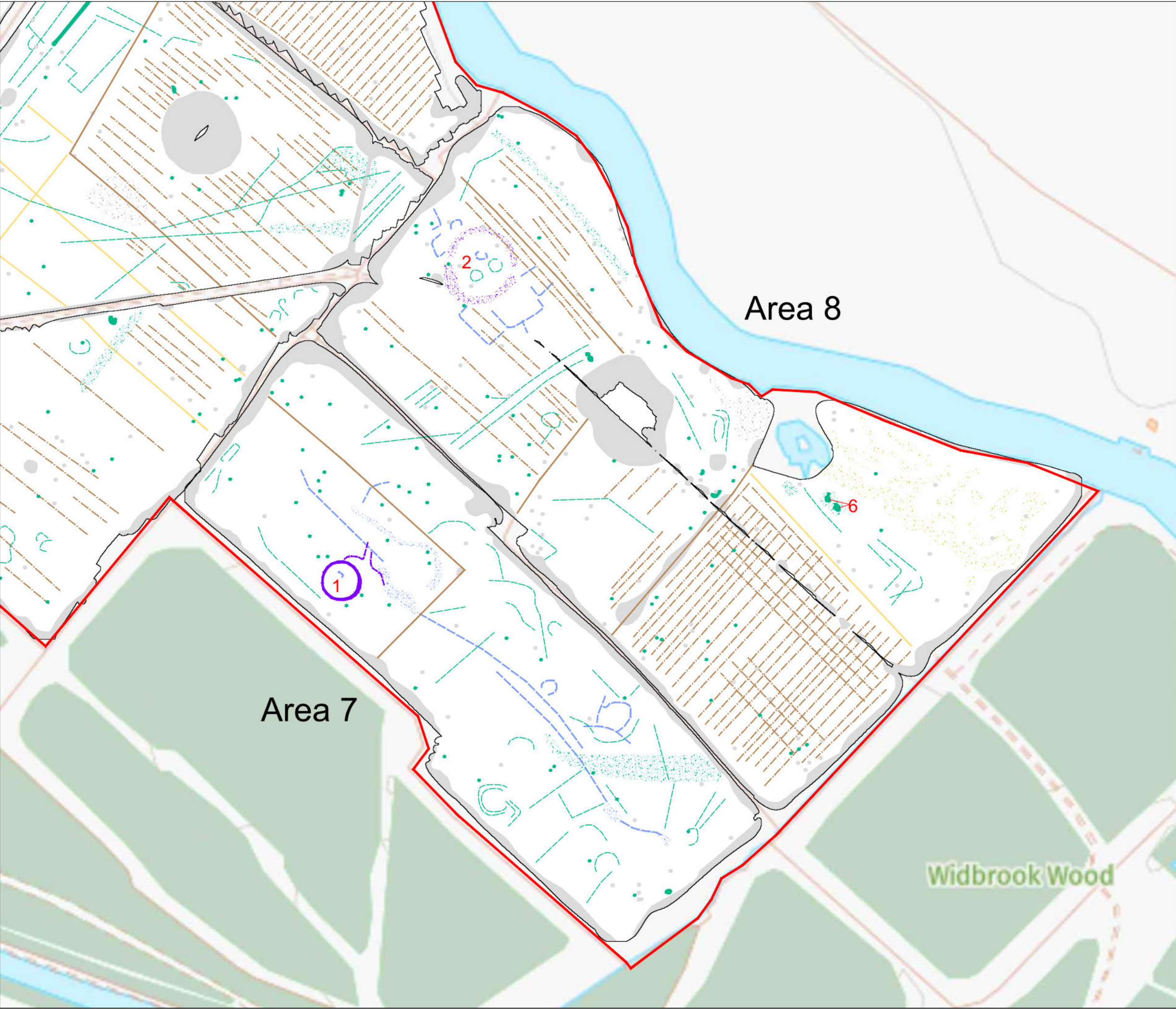
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(Areas 7 & 8)

Client: Cotswold Archaeology Ltd

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Bradford-on-Avon, Wiltshire

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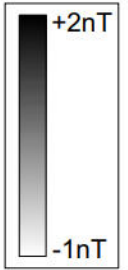
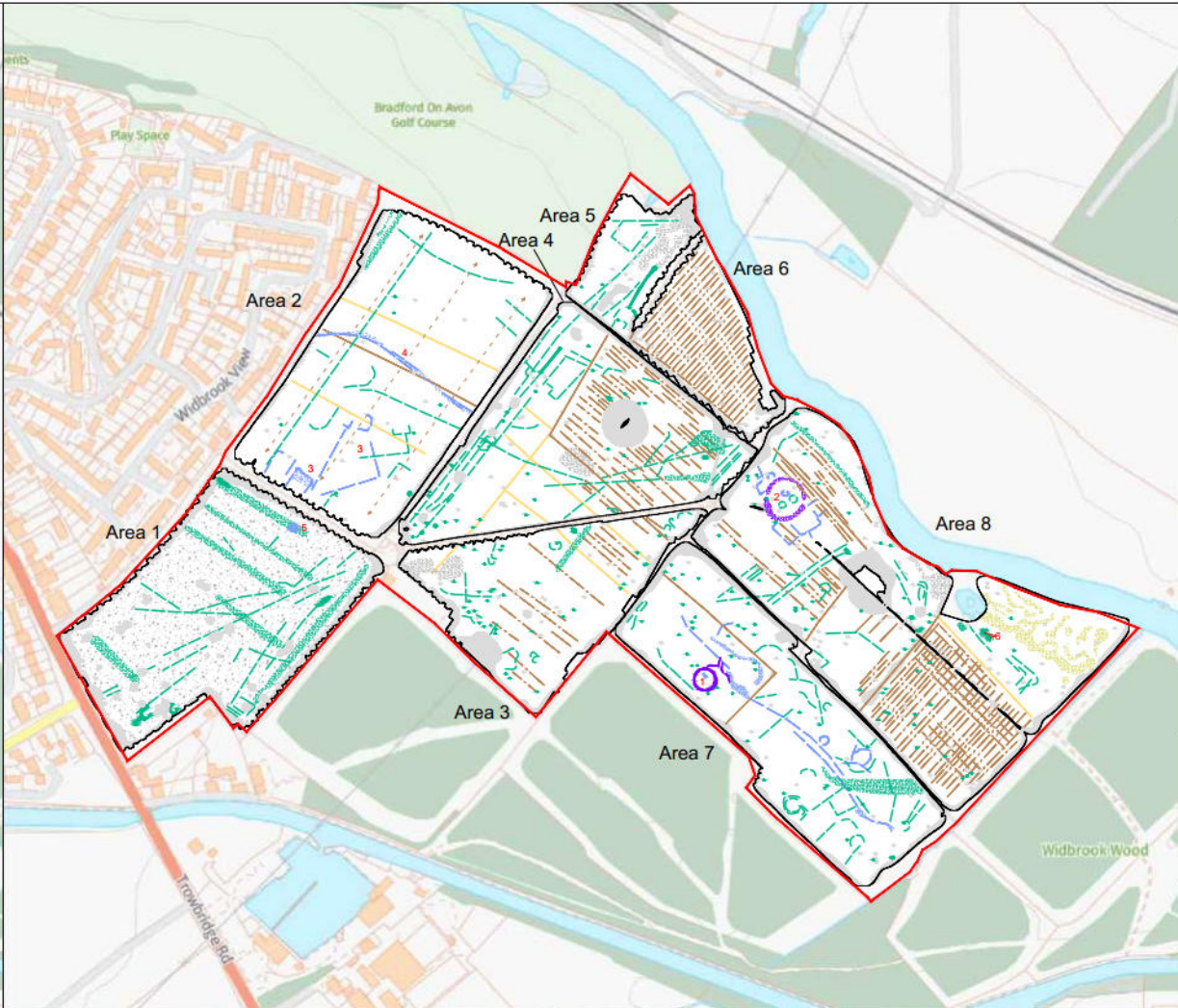
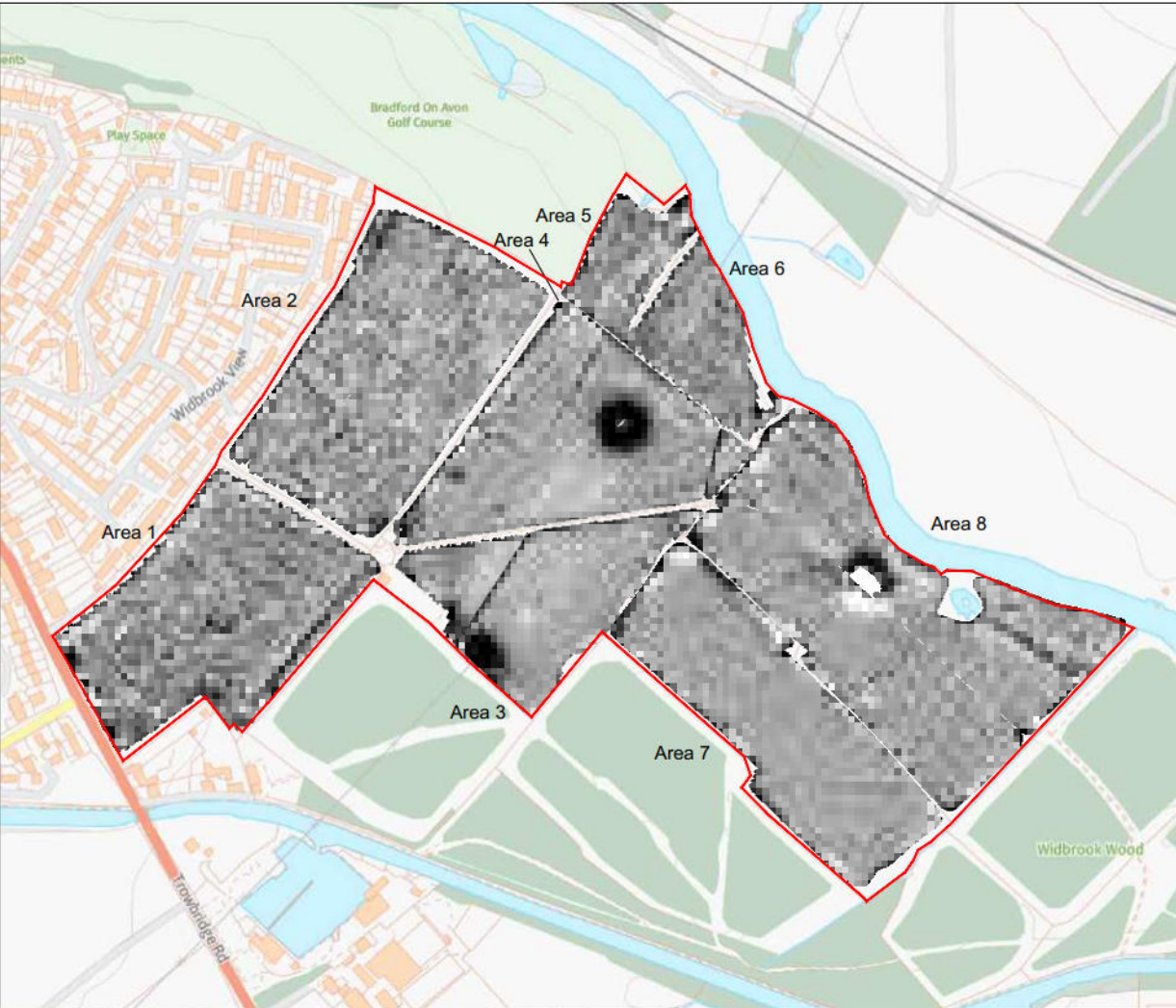


KEY

	Probable archaeology (discrete anomaly / trend / increased response)
	Possible archaeology (discrete anomaly / trend / increased response)
	Ridge and furrow
	Uncertain Origin (discrete anomaly / trend / increased response)
	Former field boundary (corroborated)
	Former field boundary (conjectural)
	Agriculture (plough)
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Ferrous



Title:	Magnetometer Survey - Interpretation (Areas 7 & 8)
Client:	Cotswold Archaeology Ltd
Project:	SUMO-23265: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire
Scale:	0 100 metres 1:2000 @ A3
Fig No:	13



KEY

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	Possible archaeology (discrete anomaly / trend / increased response)
	Ridge and furrow
	Uncertain Origin (discrete anomaly / trend / increased response)
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	Former field boundary (conjectural)
	Agriculture (plough)
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Ferrous



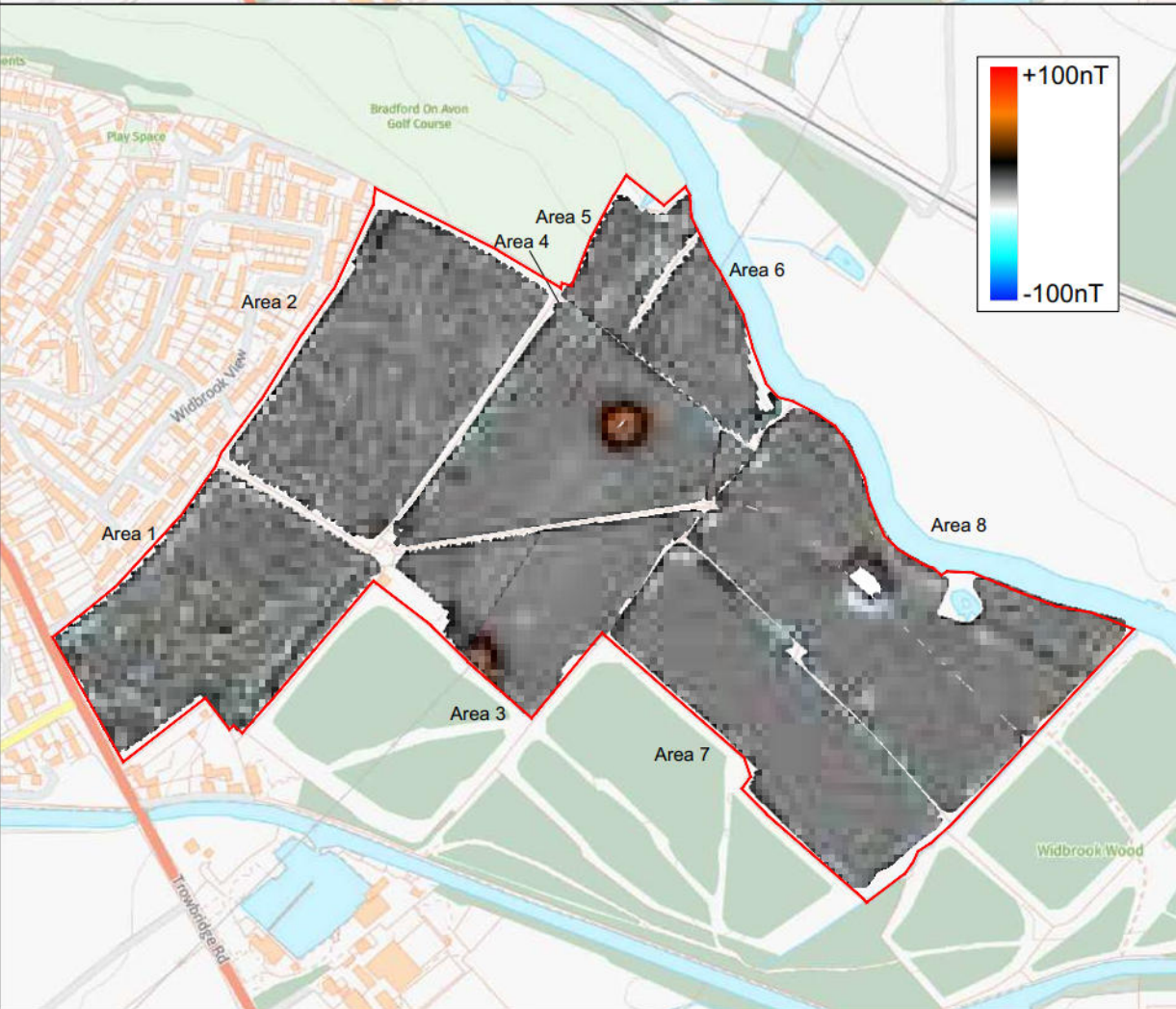
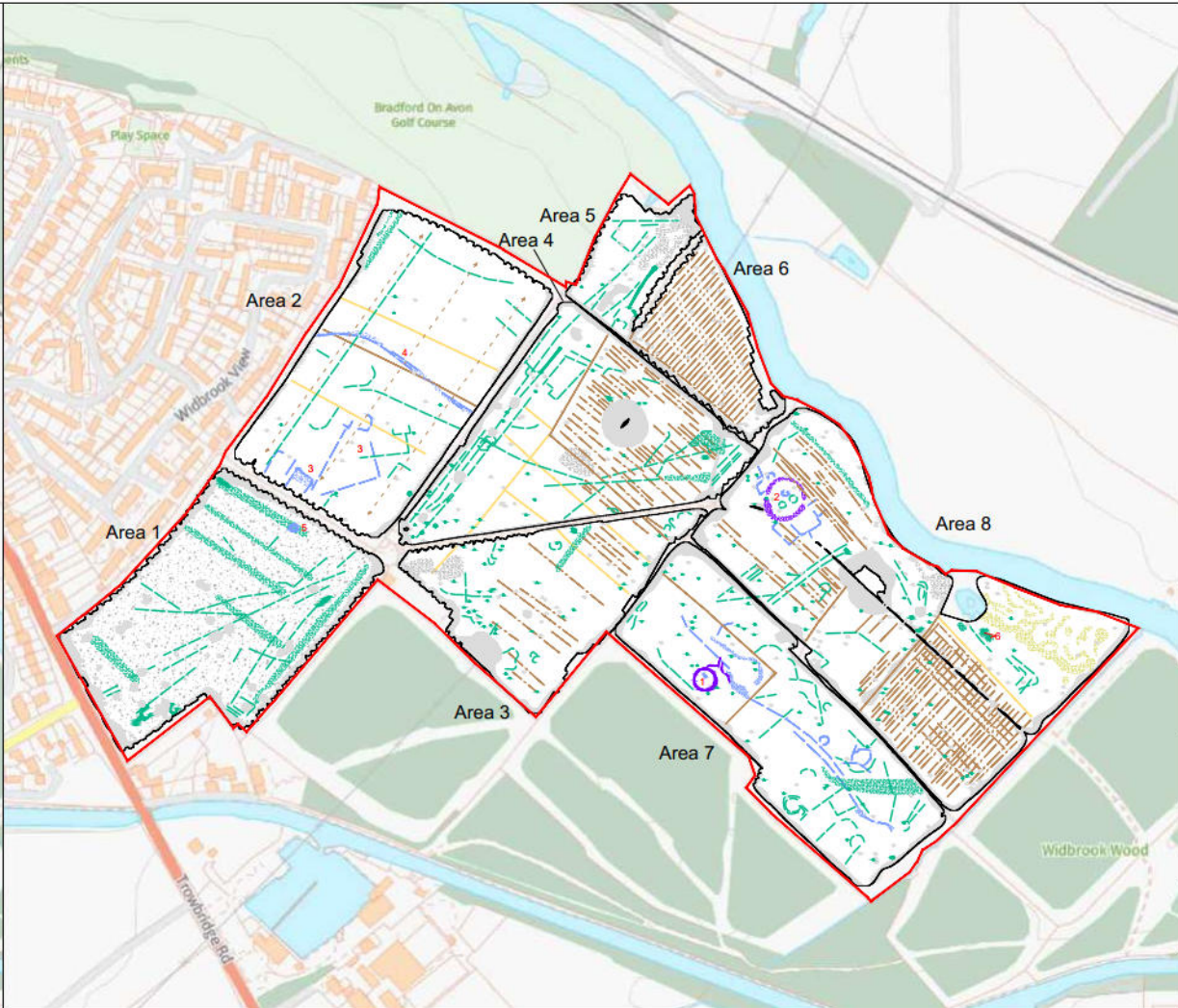
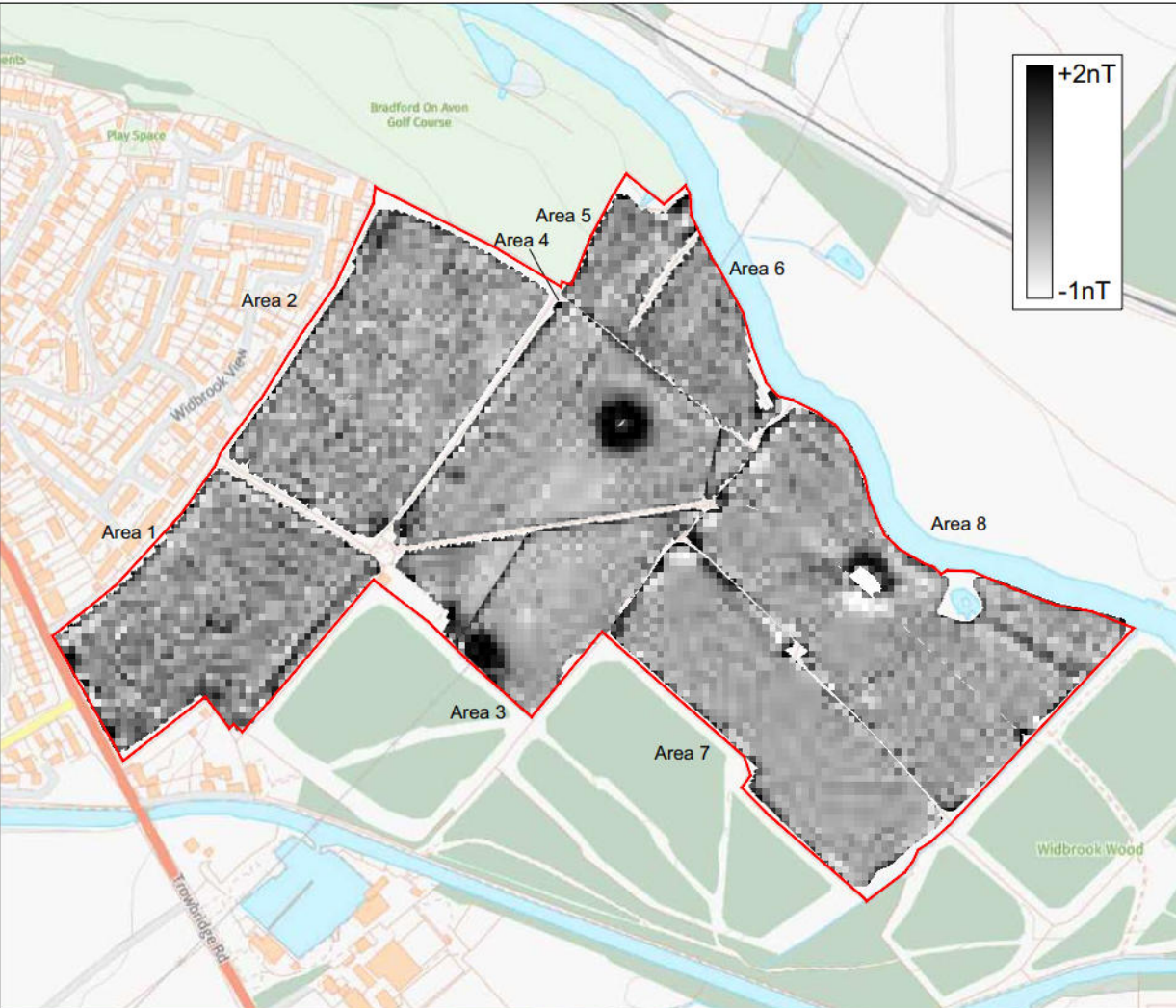
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Client: Cotswold Archaeology Ltd

Project: SUMO-23265: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire

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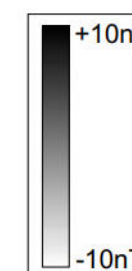
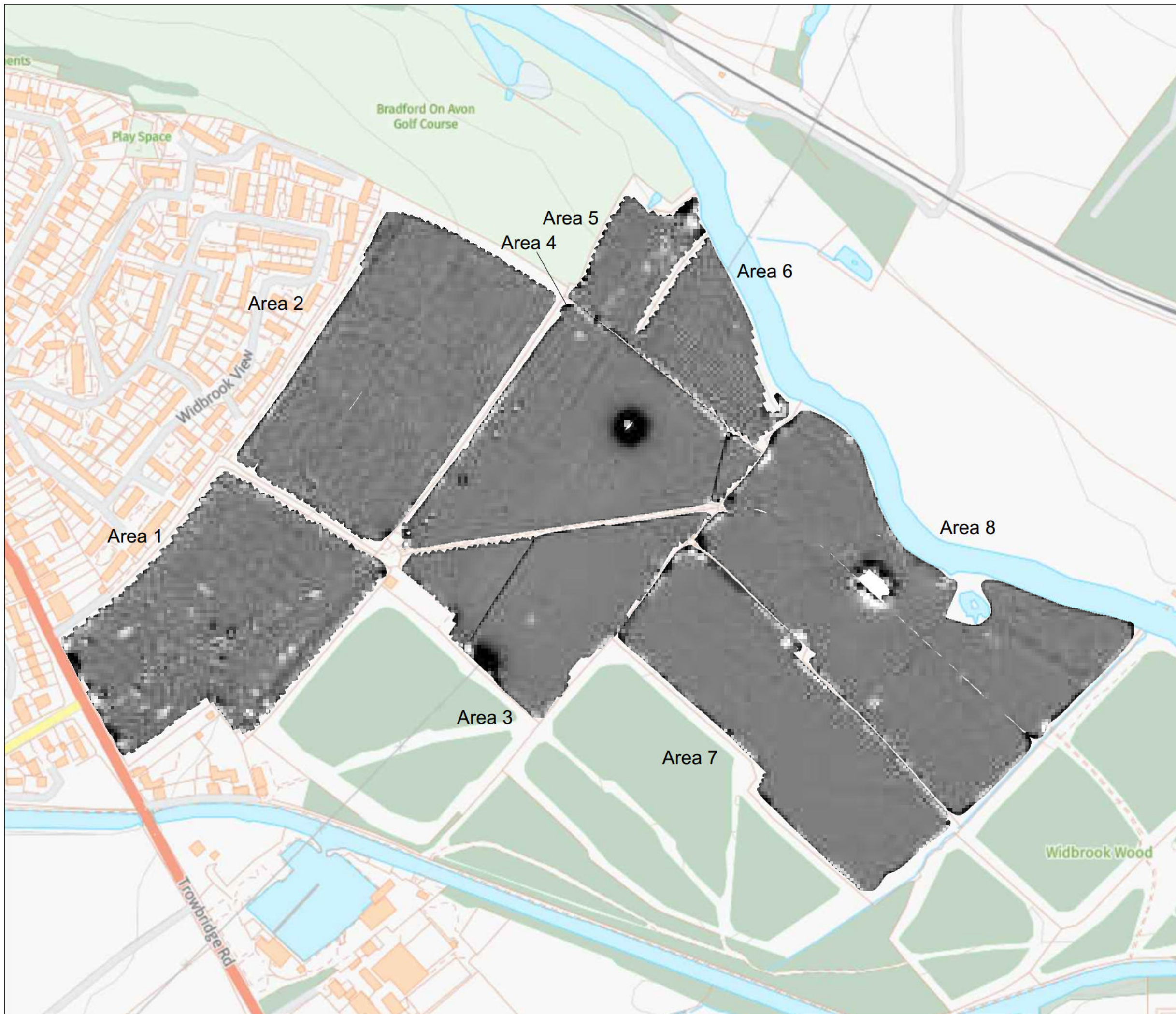


KEY

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	Possible archaeology (discrete anomaly / trend / increased response)
	Uncertain Origin (discrete anomaly / trend / increased response)
	Former field boundary (corroborated)
	Former field boundary (conjectural)
	Agriculture (plough)
	Natural (e.g. geological / pedological)
	Magnetic disturbance
	Ferrous



Title:	Greyscale and Colour Plots / Interpretation / LiDAR Data Plot	
Client:	Cotswold Archaeology Ltd	
Project:	SUMO-23265: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire	
Scale:	NOT TO SCALE	Fig No: 15



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Client: Cotswold Archaeology Ltd

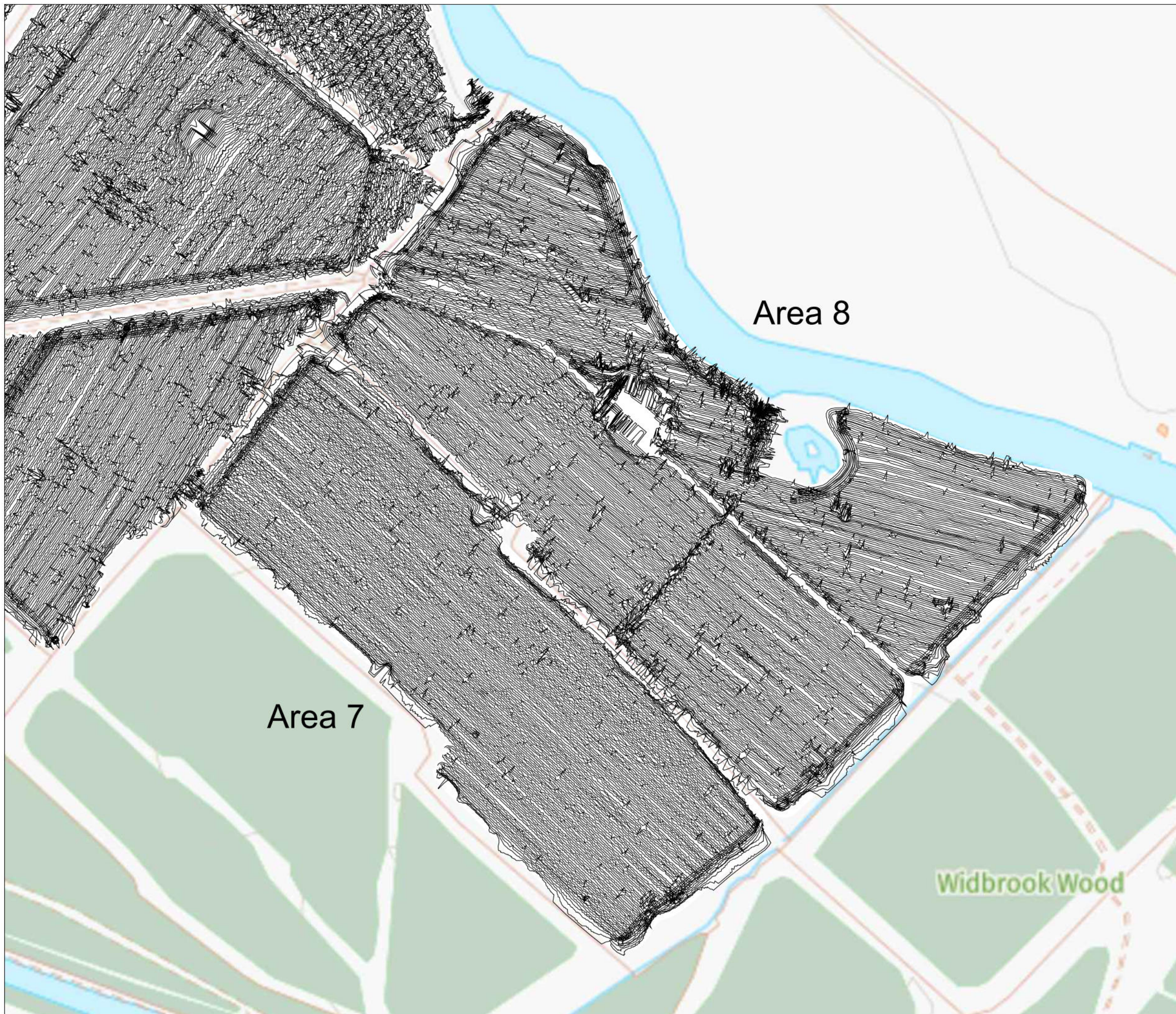
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Scale: 0 metres 175
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Fig No: 16



Title:	X-Y Trace Plots (Areas 1, 3, 4, 5 & 6 clipped at +/-15nT)	
Client:	Cotswold Archaeology Ltd	
Project:	SUMO-23265: Land off Trowbridge Road, Bradford-on-Avon, Wiltshire	
Scale:	0 metres 110 1:2200 @ A3	Fig No: 17



Title:
X-Y Trace Plots (Areas 7 & 8 clipped at +/-15nT)

Client:
Cotswold Archaeology Ltd

Project:
SUMO-23265: Land off Trowbridge Road,
Bradford-on-Avon, Wiltshire

Scale:
0 metres 100
1:2000 @ A3

Fig No:
18

Appendix A - Technical Information: Magnetometer Survey Method

Grid Positioning

For hand held gradiometers the location of the survey grids has been plotted together with the referencing information. Grids were set out using a Trimble R8 Real Time Kinematic (RTK) VRS Now GNSS GPS system.

An RTK GPS (Real-time Kinematic Global Positioning System) can locate a point on the ground to a far greater accuracy than a standard GPS unit. A standard GPS suffers from errors created by satellite orbit errors, clock errors and atmospheric interference, resulting in an accuracy of 5m-10m. An RTK system uses a single base station receiver and a number of mobile units. The base station re-broadcasts the phase of the carrier it measured, and the mobile units compare their own phase measurements with those they received from the base station. This results in an accuracy of around 0.01m.

Technique	Instrument	Traverse Interval	Sample Interval
Magnetometer	Bartington Grad 601-2	1.0m	0.25m
Magnetometer	Bartington Cart System	1.0m	0.125m
Magnetometer	MACS Cart System (Foerster)	1.0m	0.125m

Instrumentation:

Bartington instruments operate in a gradiometer configuration which comprises fluxgate sensors mounted horizontally, set 1.0m apart. The fluxgate gradiometer suppresses any diurnal or regional effects. The instruments are carried, or cart mounted, with the bottom sensor approximately 0.1-0.3m from the ground surface. At each survey station, the difference in the magnetic field between the two fluxgates is measured in nanoTesla (nT). The sensitivity of the instrument can be adjusted; for most archaeological surveys the most sensitive range (0.1nT) is used. Generally, features up to 1m deep may be detected by this method, though strongly magnetic objects may be visible at greater depths.

Bartington Grad 601-2

Hand-Held: Data will be collected using a Bartington Grad 601-2. The instrument consists of two paired sensors and readings are logged at 0.25m centres along traverses 1.0m apart across 30m grids. The collection of data at 0.25m centres provides an appropriate methodology balancing cost and time with resolution as per Historic England guidelines

Bartington Cart System

Data will be collected using a cart carrying four paired Bartington magnetic sensors. Each data point is geographically referenced using an on-board Trimble RTK survey grade GPS system. Readings will be taken at 0.125m centres along traverses 1.0m apart.

MACS Cart System (Foerster)

A multi-sensor array cart system (MACS) utilising 4 Foerster 4.032 Ferex CON 650 gradiometers, spaced at 1m intervals, with a control unit and data logger was used for the magnetic survey. Each data point is geographically referenced using an on-board RTK GNSS system. Readings will be taken at 0.125m centres along traverses 1.0m apart.

Data Processing

Zero Mean	This process sets the background mean of each traverse within each grid to zero.
Traverse	The operation removes striping effects and edge discontinuities over the whole of the data set.
Step Correction (De-stagger)	When gradiometer data are collected in 'zig-zag' fashion, stepping errors can sometimes arise. These occur because of a slight difference in the speed of walking on the forward and reverse traverses. The result is a staggered effect in the data, which is particularly noticeable on linear anomalies. This process corrects these errors.

Display

Greyscale/
Colourscale Plot

This format divides a given range of readings into a set number of classes. Each class is represented by a specific shade of grey, the intensity increasing with value. All values above the given range are allocated the same shade (maximum intensity); similarly, all values below the given range are represented by the minimum intensity shade. Similar plots can be produced in colour, either using a wide range of colours or by selecting two or three colours to represent positive and negative values. The assigned range (plotting levels) can be adjusted to emphasise different anomalies in the data-set.

Interpretation Categories

In certain circumstances (usually when there is corroborative evidence from desk-based or excavation data) very specific interpretations can be assigned to magnetic anomalies (for example, *Roman Road, Wall, etc.*) and where appropriate, such interpretations will be applied. The list below outlines the generic categories commonly used in the interpretation of the results.

<i>Archaeology / Probable Archaeology</i>	This term is used when the form, nature and pattern of the responses are clearly or very probably archaeological and /or if corroborative evidence is available. These anomalies, whilst considered anthropogenic, could be of any age.
<i>Possible Archaeology</i>	These anomalies exhibit either weak signal strength and / or poor definition, or form incomplete archaeological patterns, thereby reducing the level of confidence in the interpretation. Although the archaeological interpretation is favoured, they may be the result of variable soil depth, plough damage or even aliasing as a result of data collection orientation.
<i>Industrial / Burnt-Fired</i>	Strong magnetic anomalies that, due to their shape and form or the context in which they are found, suggest the presence of kilns, ovens, corn dryers, metal-working areas or hearths. It should be noted that in many instances modern ferrous material can produce similar magnetic anomalies.
<i>Former Field Boundary (probable & possible)</i>	Anomalies that correspond to former boundaries indicated on historic mapping, or which are clearly a continuation of existing land divisions. Possible denotes less confidence where the anomaly may not be shown on historic mapping but nevertheless the anomaly displays all the characteristics of a field boundary.
<i>Ridge & Furrow</i>	Parallel linear anomalies whose broad spacing suggests ridge and furrow cultivation. In some cases, the response may be the result of more recent agricultural activity.
<i>Agriculture (ploughing)</i>	Parallel linear anomalies or trends with a narrower spacing, sometimes aligned with existing boundaries, indicating more recent cultivation regimes.
<i>Land Drain</i>	Weakly magnetic linear anomalies, quite often appearing in series forming parallel and herringbone patterns. Smaller drains may lead and empty into larger diameter pipes, which in turn usually lead to local streams and ponds. These are indicative of clay fired land drains.
<i>Natural</i>	These responses form clear patterns in geographical zones where natural variations are known to produce significant magnetic distortions.
<i>Magnetic Disturbance</i>	Broad zones of strong dipolar anomalies, commonly found in places where modern ferrous or fired materials (e.g. brick rubble) are present.
<i>Service</i>	Magnetically strong anomalies, usually forming linear features are indicative of ferrous pipes/cables. Sometimes other materials (e.g. pvc) or the fill of the trench can cause weaker magnetic responses which can be identified from their uniform linearity.
<i>Ferrous</i>	This type of response is associated with ferrous material and may result from small items in the topsoil, larger buried objects such as pipes, or above ground features such as fence lines or pylons. Ferrous responses are usually regarded as modern.

Individual burnt stones, fired bricks or igneous rocks can produce responses similar to ferrous material.

Uncertain Origin

Anomalies which stand out from the background magnetic variation, yet whose form and lack of patterning gives little clue as to their origin. Often the characteristics and distribution of the responses straddle the categories of *Possible Archaeology / Natural* or (in the case of linear responses) *Possible Archaeology / Agriculture*; occasionally they are simply of an unusual form.

Where appropriate some anomalies will be further classified according to their form (positive or negative) and relative strength and coherence (trend: weak and poorly defined).

Appendix B - Technical Information: Magnetic Theory

Detailed magnetic survey can be used to effectively define areas of past human activity by mapping spatial variation and contrast in the magnetic properties of soil, subsoil and bedrock. Although the changes in the magnetic field resulting from differing features in the soil are usually weak, changes as small as 0.1 nanoTeslas (nT) in an overall field strength of 48,000 (nT), can be accurately detected.

Weakly magnetic iron minerals are always present within the soil and areas of enhancement relate to increases in *magnetic susceptibility* and permanently magnetised *thermoremanent* material.

Magnetic susceptibility relates to the induced magnetism of a material when in the presence of a magnetic field. This magnetism can be considered as effectively permanent as it exists within the Earth's magnetic field. Magnetic susceptibility can become enhanced due to burning and complex biological or fermentation processes.

Thermoremanence is a permanent magnetism acquired by iron minerals that, after heating to a specific temperature known as the Curie Point, are effectively demagnetised followed by re-magnetisation by the Earth's magnetic field on cooling. Thermoremanent archaeological features can include hearths and kilns; material such as brick and tile may be magnetised through the same process.

Silting and deliberate infilling of ditches and pits with magnetically enhanced soil creates a relative contrast against the much lower levels of magnetism within the subsoil into which the feature is cut. Systematic mapping of magnetic anomalies will produce linear and discrete areas of enhancement allowing assessment and characterisation of subsurface features. Material such as subsoil and non-magnetic bedrock used to create former earthworks and walls may be mapped as areas of lower enhancement compared to surrounding soils.

Magnetic survey is carried out using a fluxgate gradiometer which is a passive instrument consisting of two sensors mounted vertically 1m apart. The instrument is carried about 30cm above the ground surface and the top sensor measures the Earth's magnetic field whilst the lower sensor measures the same field but is also more affected by any localised buried feature. The difference between the two sensors will relate to the strength of a magnetic field created by this feature, if no field is present the difference will be close to zero as the magnetic field measured by both sensors will be the same.

Factors affecting the magnetic survey may include soil type, local geology, previous human activity and disturbance from modern services.

Appendix C - OASIS Summary

OASIS ID (UID)	sumogeop1-534355
Project Name	Geophysical Survey at Land off Trowbridge Road, Bradford-on-Avon, Wiltshire
Sitename	Land off Trowbridge Road, Bradford-on-Avon, Wiltshire
Sitecode	SUMO-23265
Project Identifier(s)	SUMO-23265
Activity type	Geophysical Survey, MAGNETOMETRY SURVEY
Planning Id	
Reason For Investigation	Planning requirement
Organisation Responsible for work	SUMO Geophysics Ltd.
Project Dates	19-Jun-2025 - 25-Jun-2025
Location	Land off Trowbridge Road, Bradford-on-Avon, Wiltshire NGR: ST 83829 59946 LL: 51.3383673025421, -2.233522975110834 12 Fig: 383829,159946
Administrative Areas	Country: England County/Local Authority: Wiltshire Local Authority District: Wiltshire Parish: Bradford-on-Avon Parish: Holt
Project Methodology	Data was collected using a cart carrying four paired Bartington magnetic sensors. Four sensors mounted 1m horizontally apart and very accurately aligned to nullify the effects of the earth's magnetic field. Readings relate to the difference in localised magnetic anomalies compared with the general magnetic background. Each data point is geographically referenced using an on-board Trimble RTK survey grade GPS system. Readings were taken at 0.125m centres along traverses 1.0m apart. Readings relate to the difference in localised magnetic anomalies compared with the general magnetic background.
Project Results	The magnetometer survey has recorded magnetic responses interpreted as being of archaeological interest. The location of a probable barrow has been marked in Area 7 and a large enclosure, tentatively interpreted as a possible henge, is visible in Area 8. Numerous weaker responses in Areas 7 and 8 may also be of interest and mark the routes of ditches, a ring and enclosures. A number of anomalies in Areas 1 and 2 could indicate additional fragmented enclosures, a ring ditch and a trackway. Ridge and furrow cultivation has been detected in Areas 3, 4, 6 and 8. Numerous responses of uncertain origin have been marked across the site, including broad responses in Area 1 which could be old field

	systems and two magnetically strong anomalies in Area 8 which may be small kilns or ovens, but these interpretations are unclear. The majority of the uncertain responses may be due to variations in the underlying geology, agricultural practises or buried ferrous objects. Former field boundaries are visible across the survey areas and natural anomalies have been marked in the east of Area 8. Relatively modern ploughing has been detected in Area 2. Area 1 is magnetically disturbed which is likely the result of made ground associated with the fields' use as a campsite.
Keywords	Ditched Enclosure - UNCERTAIN - FISH Thesaurus of Monument Types Barrow - UNCERTAIN - FISH Thesaurus of Monument Types Ditch - UNCERTAIN - FISH Thesaurus of Monument Types Ring Ditch - UNCERTAIN - FISH Thesaurus of Monument Types Pit - UNCERTAIN - FISH Thesaurus of Monument Types Ridge And Furrow - MEDIEVAL - FISH Thesaurus of Monument Types Field Boundary - 20TH CENTURY - FISH Thesaurus of Monument Types Trackway - UNCERTAIN - FISH Thesaurus of Monument Types
Funder	Private or public corporation Cotswold Archaeology Ltd
HER	Wiltshire and Swindon HER - unRev - STANDARD
Person Responsible for work	Thomas Cockcroft
HER Identifiers	
Archives	

Report generated on: 27-08-2025:1404

Appendix D – Data Management Plan & Archive Selection Strategy

Data Management Plan

Project ID / OASIS ID

SUMO-23265 / sumogeop1-534355

Project Name

Land off Trowbridge Road, Bradford-on-Avon, Wiltshire

Project Description

Detailed magnetic survey over approx. 31ha

Client

Cotswold Archaeology

Project Manager

Thomas Cockcroft

Field Leader

Robert Knight / Gabriel Mazeski / Simon Lobel

Date DMP created

05.06.2025

Date DMP last updated

27.08.2025

Version

3

Technique - data

Detailed magnetic survey.

Manual – cart - other

ATV/Cart magnetometers

Documentation and metadata

All documentation and data produced are stored on SUMO servers in a specific job file.

Data storage, access and back-up

- SUMO Secure server during the project life set up in a RAID configuration (a RAID configuration incorporates a level of data redundancy meaning if a single hard drive in fails data can still be restored).

- Snap shots of the data will be made at several intervals during the day to allow data to be restored for up to 30 days if changed / deleted.
- Once the final report has been completed data will be moved onto NAS drive set up in a RAID configuration.
- All data is backed up to an off-site location (Cloud storage).

Archive Selection Strategy

Digital Data

Selection

It is proposed that only the final version of all born digital documents (reports, images and CAD files) will be selected for inclusion in the Preserved Archive. All raw and processed survey data will be included in the preserved archive. Below is what will constitute the selected archive:

- Raw data in XYZ format .csv and .png plus .pgw world file
- Processed data as .png plus .pgw world file
- Final survey report .pdf
- CAD and Vector graphics (interpretations) in .dwg format

De-selected digital data

The de-selected material will be retained on the SUMO Secure server and Cloud storage.

Documents

Not applicable – no archive

Materials

Not applicable – no archive



- Archaeological Geophysics
- Engineering Geophysics
- Measured Building Services
- Utility and Topographic Services
- Aerial Surveys
- Rail Surveys

SUMO GeoSurveys is a trading name of SUMO Geophysics Ltd.
SUMO Services Ltd, incorporated under the laws of England and Wales,
Company Registration No.4275993.
Registered Office Unit 8 Hayward Business Centre, New Lane, Havant, Hampshire, PO9 2NL

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAP REPORT

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS		Ch
	Ch		CH
	F E Sta		FB
	FB		Fn
	GP		MP
	MS		Pol Sta
	Police Station		Post Office
	Public Convenience		Public House
	Signal Box		Spring
	Telephone Call Box		Telephone Call Post
	Well		

1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

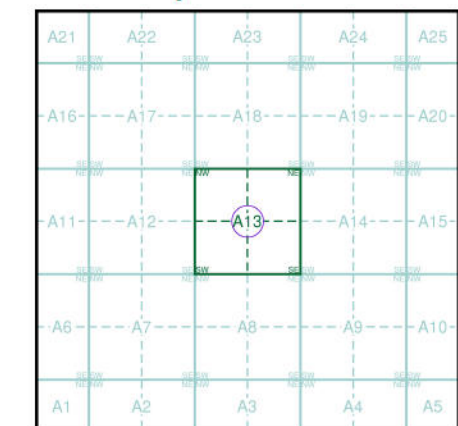
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
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Wiltshire	1:10,560	1889 - 1890	3
Wiltshire	1:10,560	1901	4
Somerset	1:10,560	1904	5
Wiltshire	1:10,560	1926	6
Somerset	1:10,560	1929	7
Wiltshire	1:10,560	1938 - 1939	8
Historical Aerial Photography	1:10,560	1947 - 1950	9
Ordnance Survey Plan	1:10,000	1960 - 1961	10
Ordnance Survey Plan	1:10,000	1974 - 1977	11
Ordnance Survey Plan	1:10,000	1987 - 1988	12
10K Raster Mapping	1:10,000	1999 - 2000	13
10K Raster Mapping	1:10,000	2006	14
VectorMap Local	1:10,000	2025	15

Historical Map - Slice A



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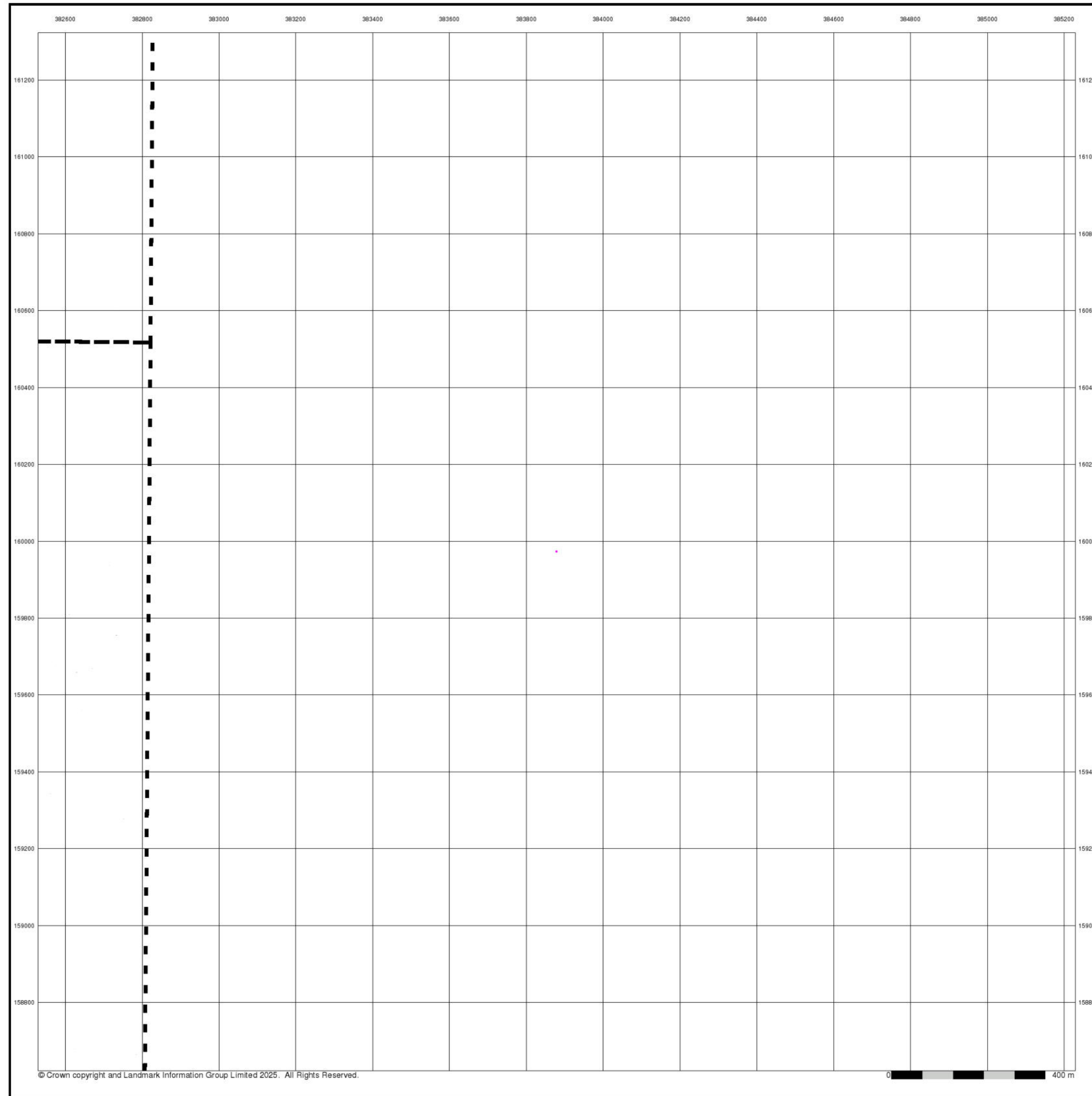
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 Search Buffer (m): 1000

Site Details

Site at 384110, 159990

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Somerset

Published 1884

Source map scale - 1:10,560

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Map Name(s) and Date(s)

014SE
1884
1:10,560

021NE
1884
1:10,560

Historical Map - Slice A

A21A22A23A24A25

A16A17A18A19A20

A11A12A13A14A15

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A1A2A3A4A5

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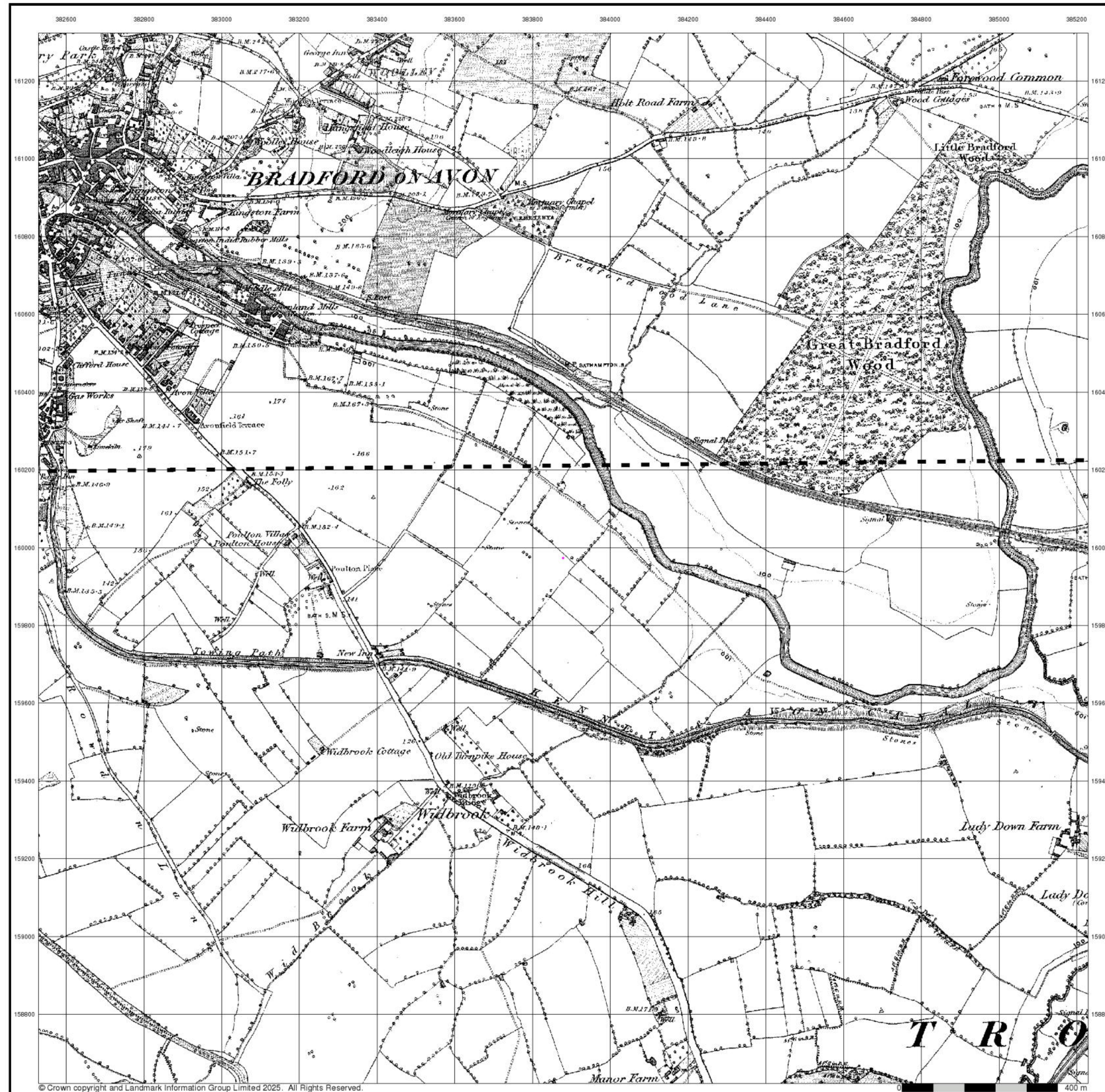
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Site Details

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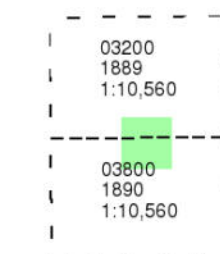
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Published 1889 - 1890

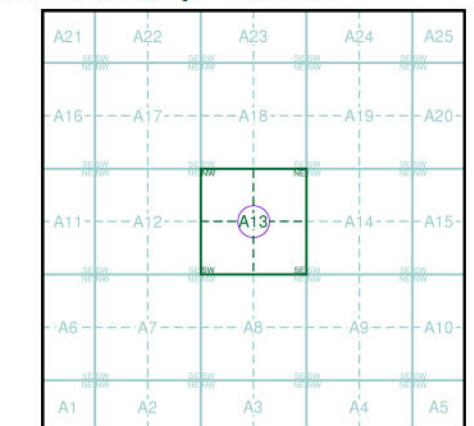
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Map Name(s) and Date(s)



Historical Map - Slice A



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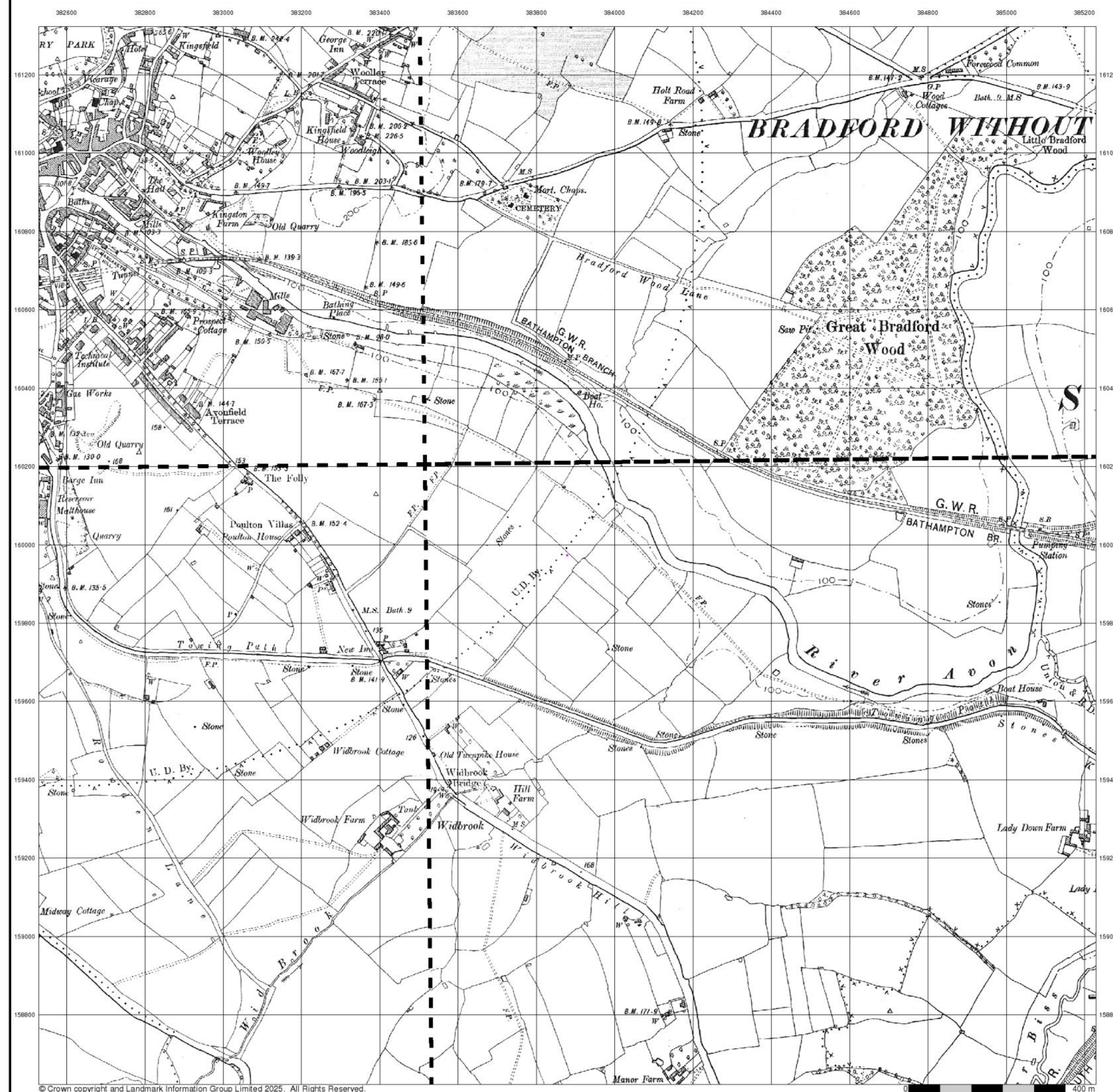
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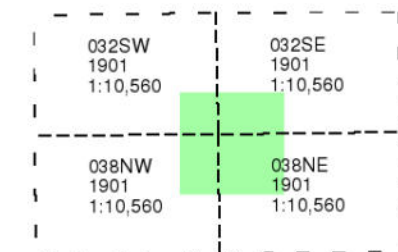
Wiltshire

Published 1901

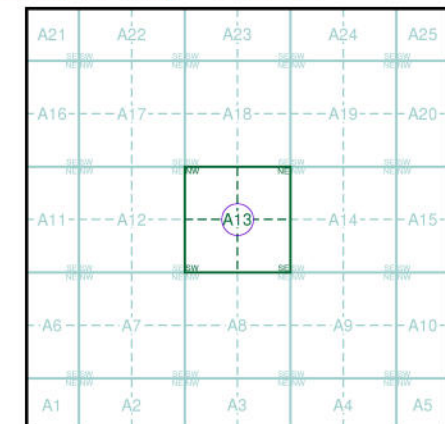
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Map Name(s) and Date(s)



Historical Map - Slice A



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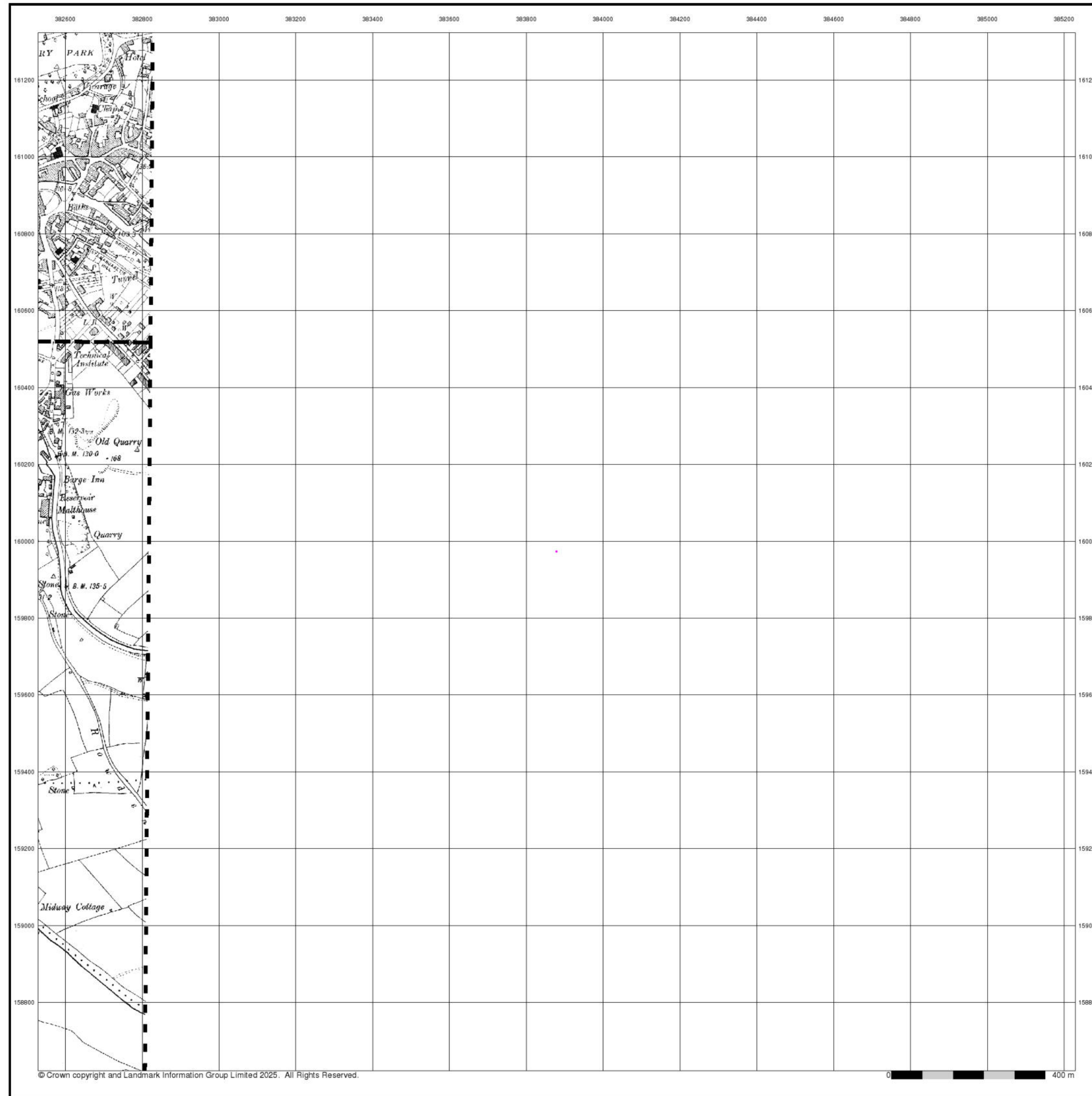
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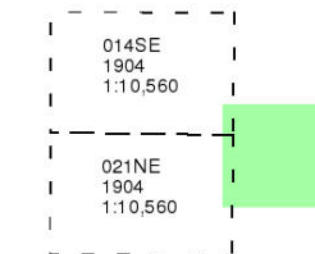
Somerset

Published 1904

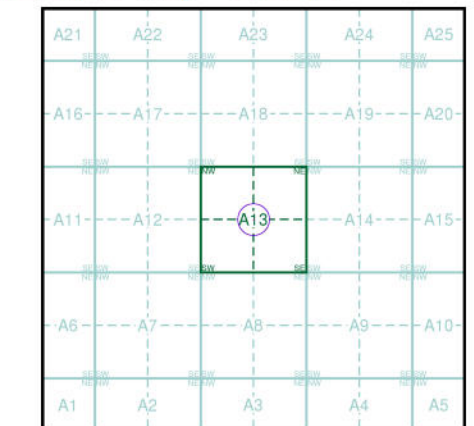
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Map Name(s) and Date(s)



Historical Map - Slice A



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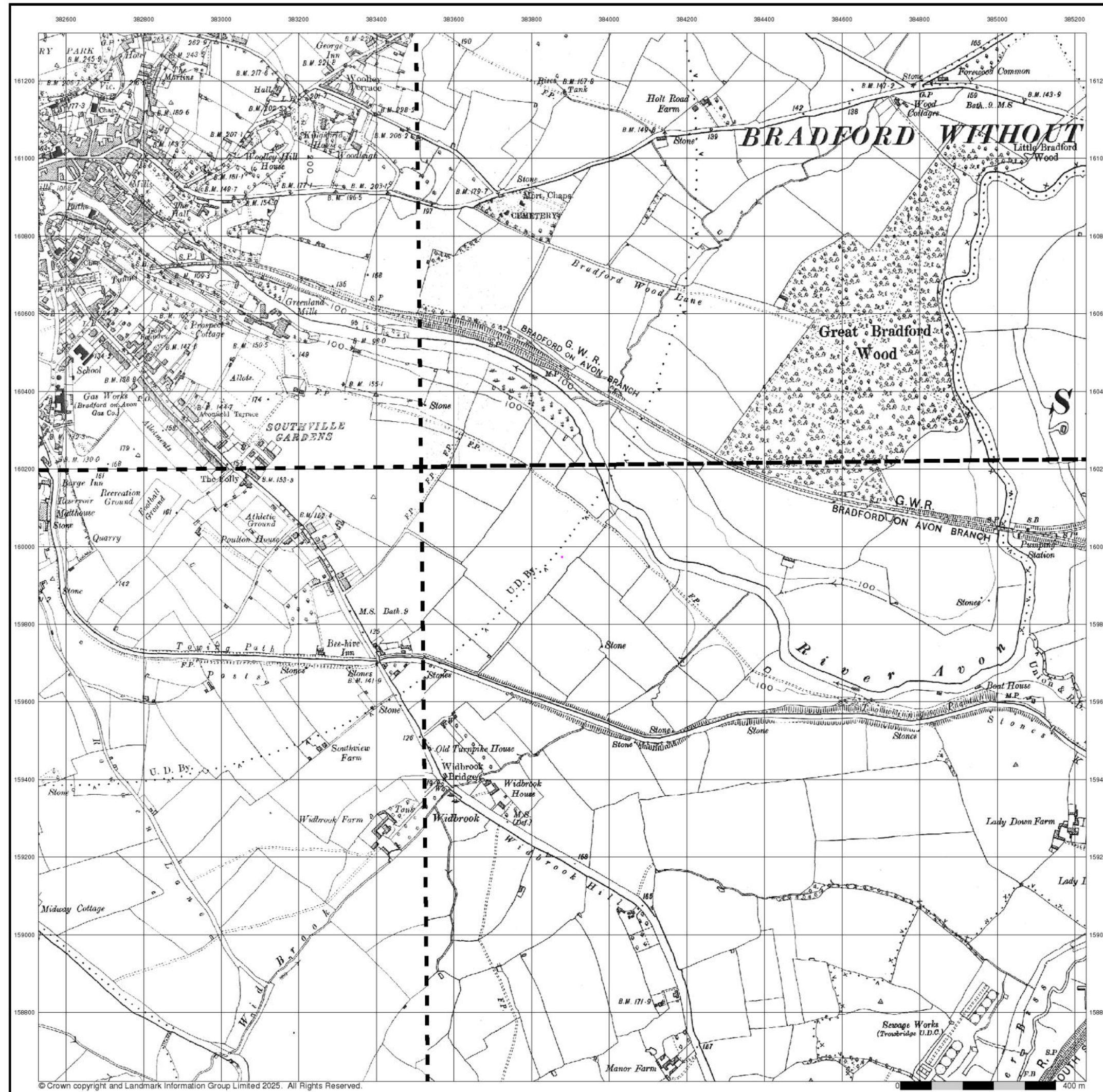
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Wiltshire

Published 1926

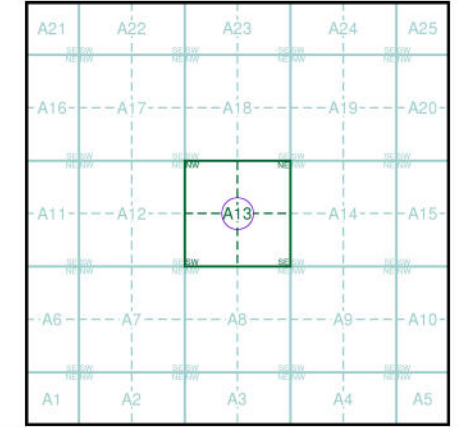
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

032SW 1926 1:10,560	032SE 1926 1:10,560
038NW 1926 1:10,560	038NE 1926 1:10,560

Historical Map - Slice A



Order Details

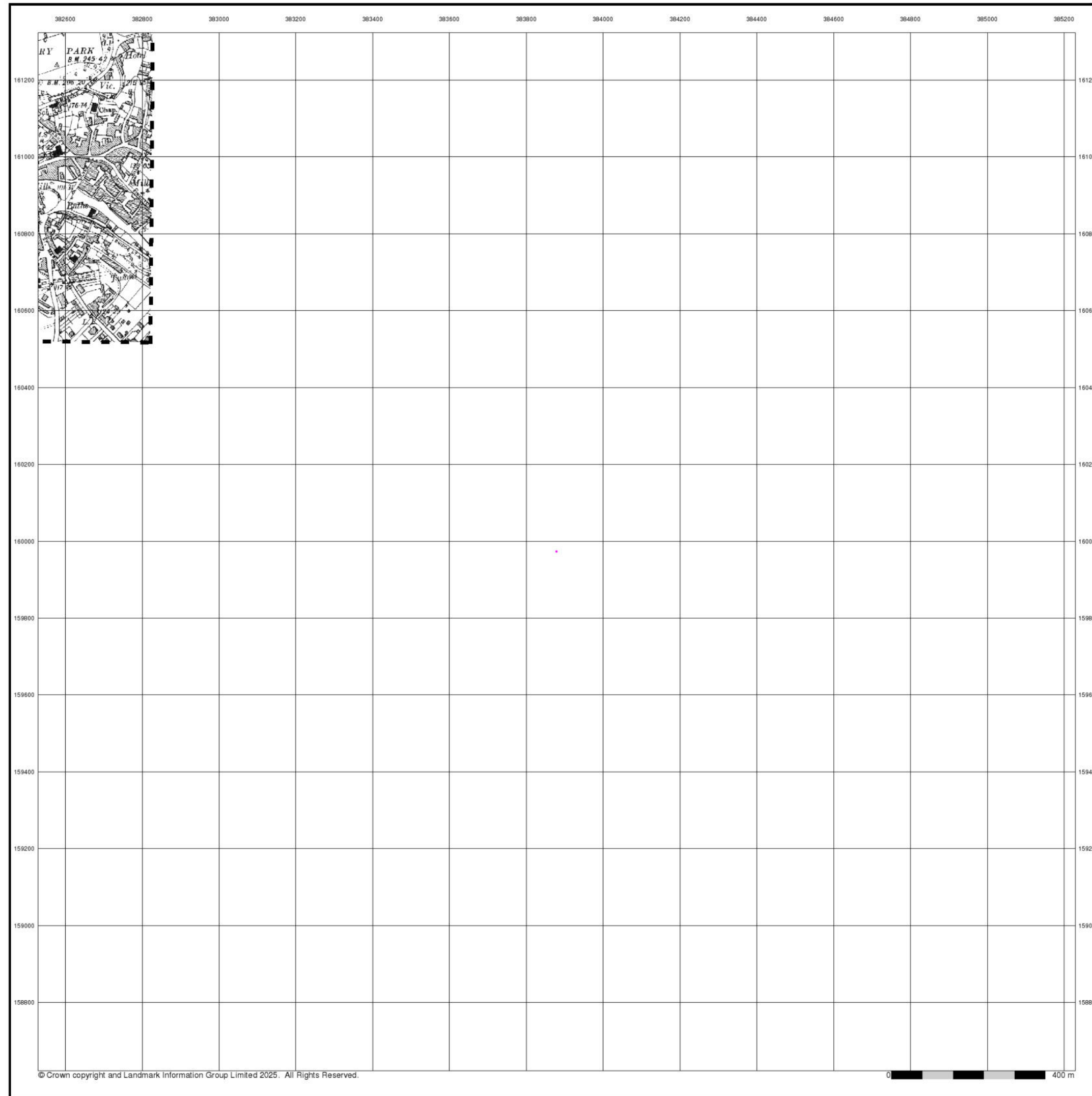
Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 384110, 159990

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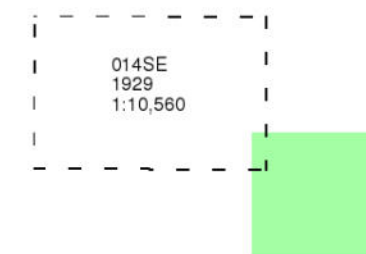
Somerset

Published 1929

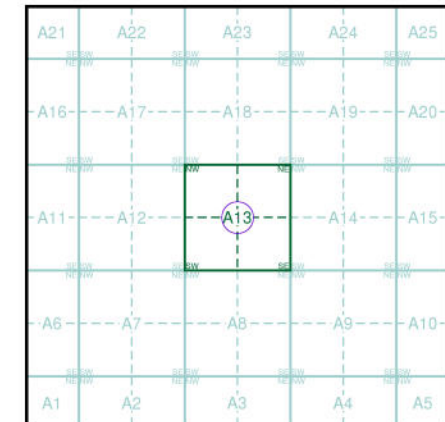
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

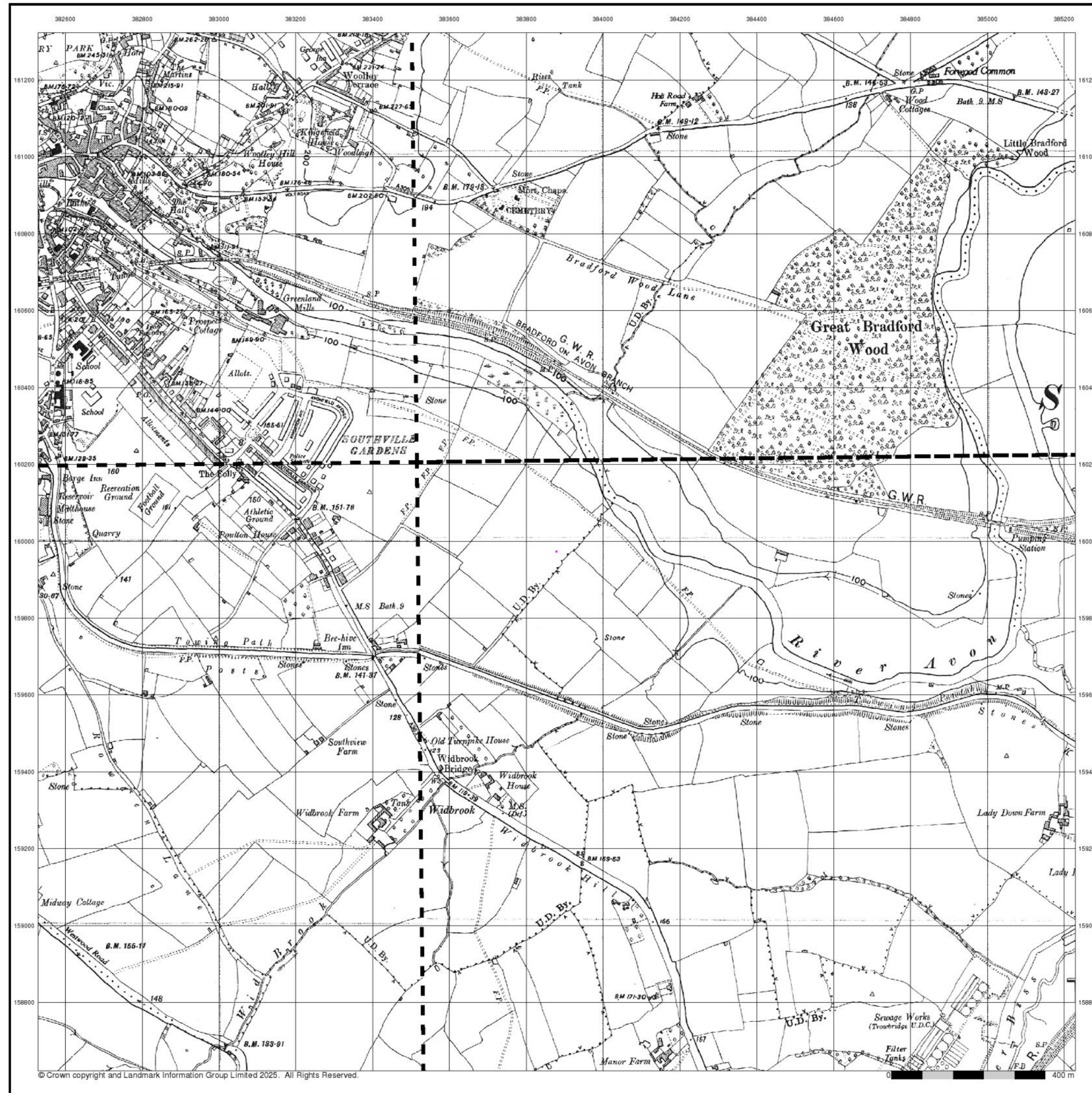


Order Details

Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 384110, 159990



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Wiltshire

Published 1938 - 1939

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

032SW 1938 1:10,560	032SE 1938 1:10,560
038NW 1938 1:10,560	038NE 1939 1:10,560

Historical Map - Slice A

A grid diagram showing the location of Slice A within a larger grid. The grid is labeled with letters A1 to A25 horizontally and A1 to A20 vertically. Slice A is highlighted in green, corresponding to the intersection of A13 and A13.

Order Details

Order Number:	381115594_1_1
Customer Ref:	CR0419
National Grid Reference:	383880, 159970
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

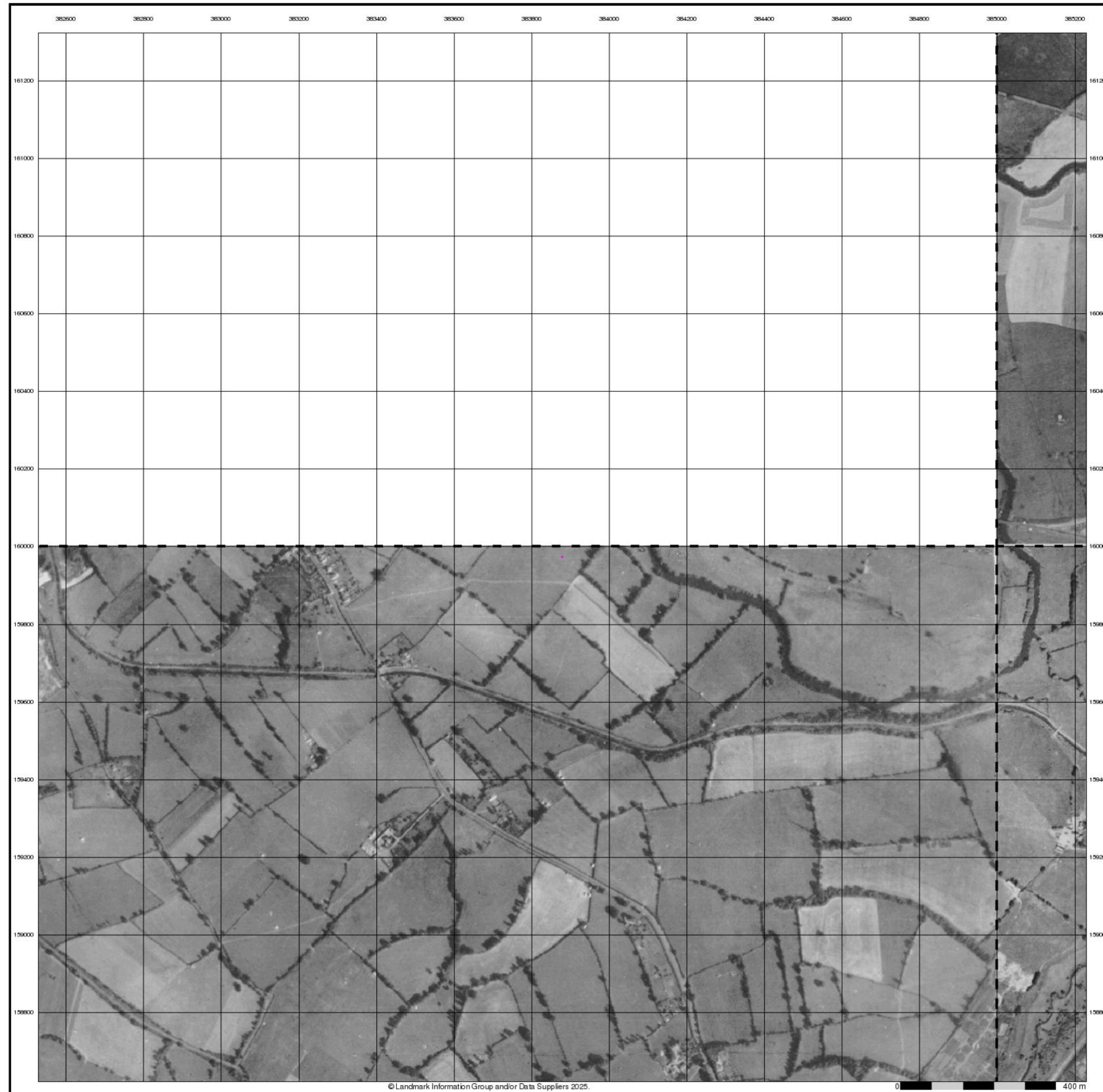
Site at 384110, 159990

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Historical Aerial Photography

Published 1947 - 1950

Source map scale - 1:10,560

The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)

ST86SE	1950	1:10,560
ST85NW	1947	1:10,560
ST85NE	1950	1:10,560

Historical Aerial Photography - Slice A

LIBRARY
HSILIRB

Order Details

Order Number:	381115594_1_1
Customer Ref:	CR0419
National Grid Reference:	383880, 159970
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at 384110, 159990

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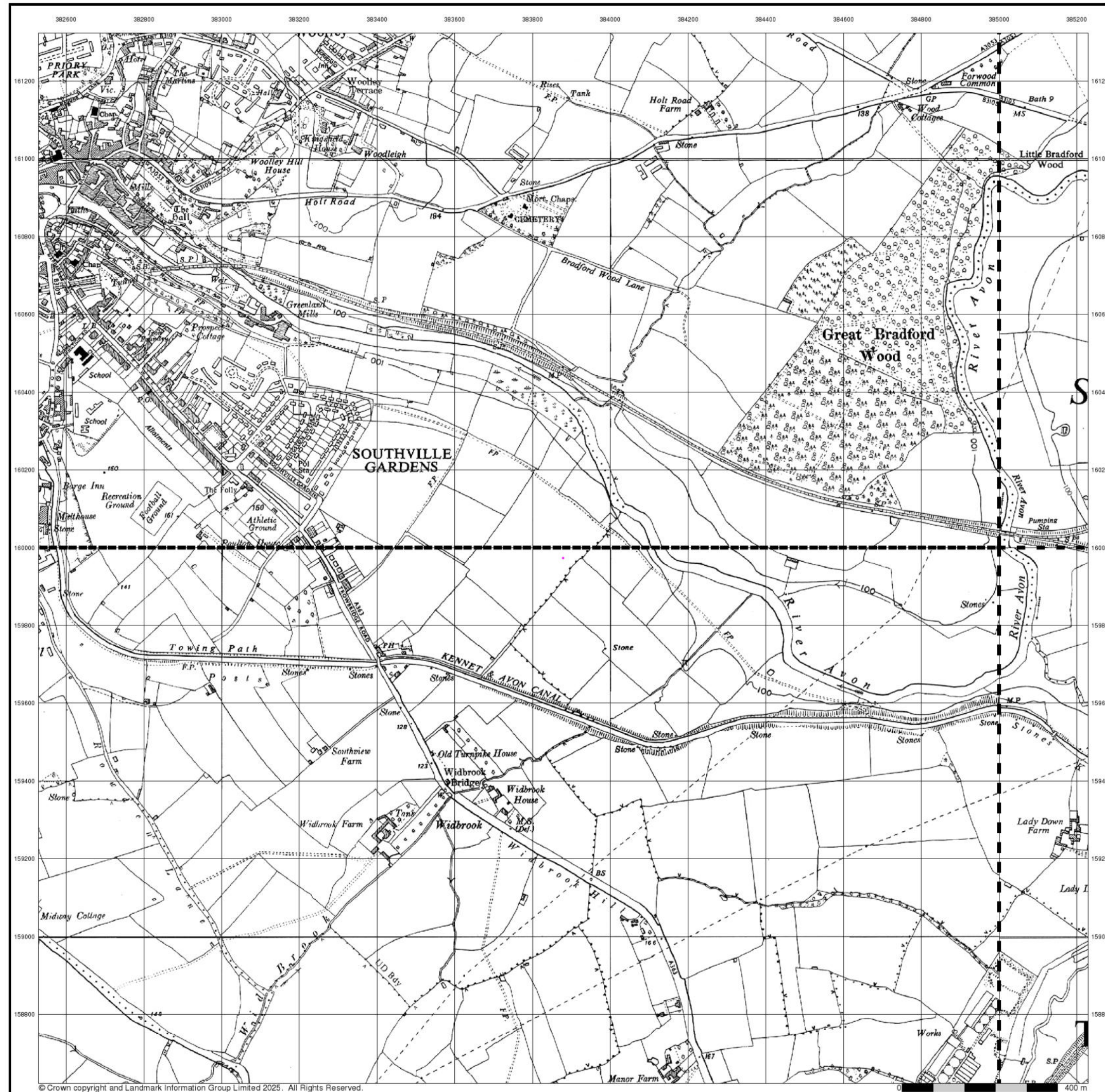
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Ordnance Survey Plan

Published 1960 - 1961

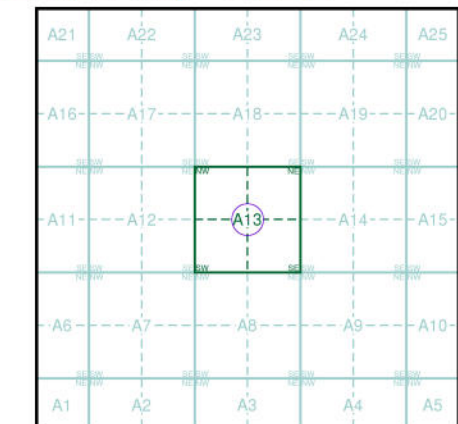
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

ST86SW	ST86SE
1961	1960
1:10,560	1:10,560
ST85NW	ST85NE
1961	1960
1:10,560	1:10,560

Historical Map - Slice A



Order Details

Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 384110, 159990

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Ordnance Survey Plan

Published 1974 - 1977

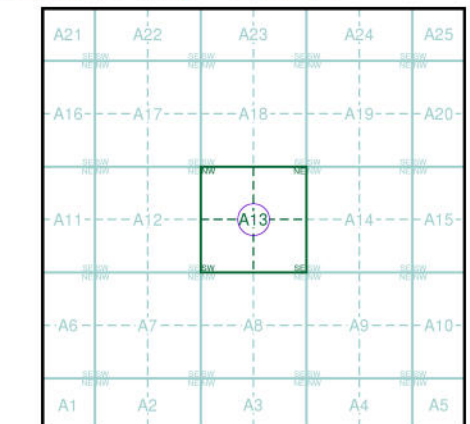
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

ST86SW	1977	1:10,000	ST86SE	1976	1:10,000
ST85NW	1974	1:10,000	ST85NE	1975	1:10,000

Historical Map - Slice A



Order Details

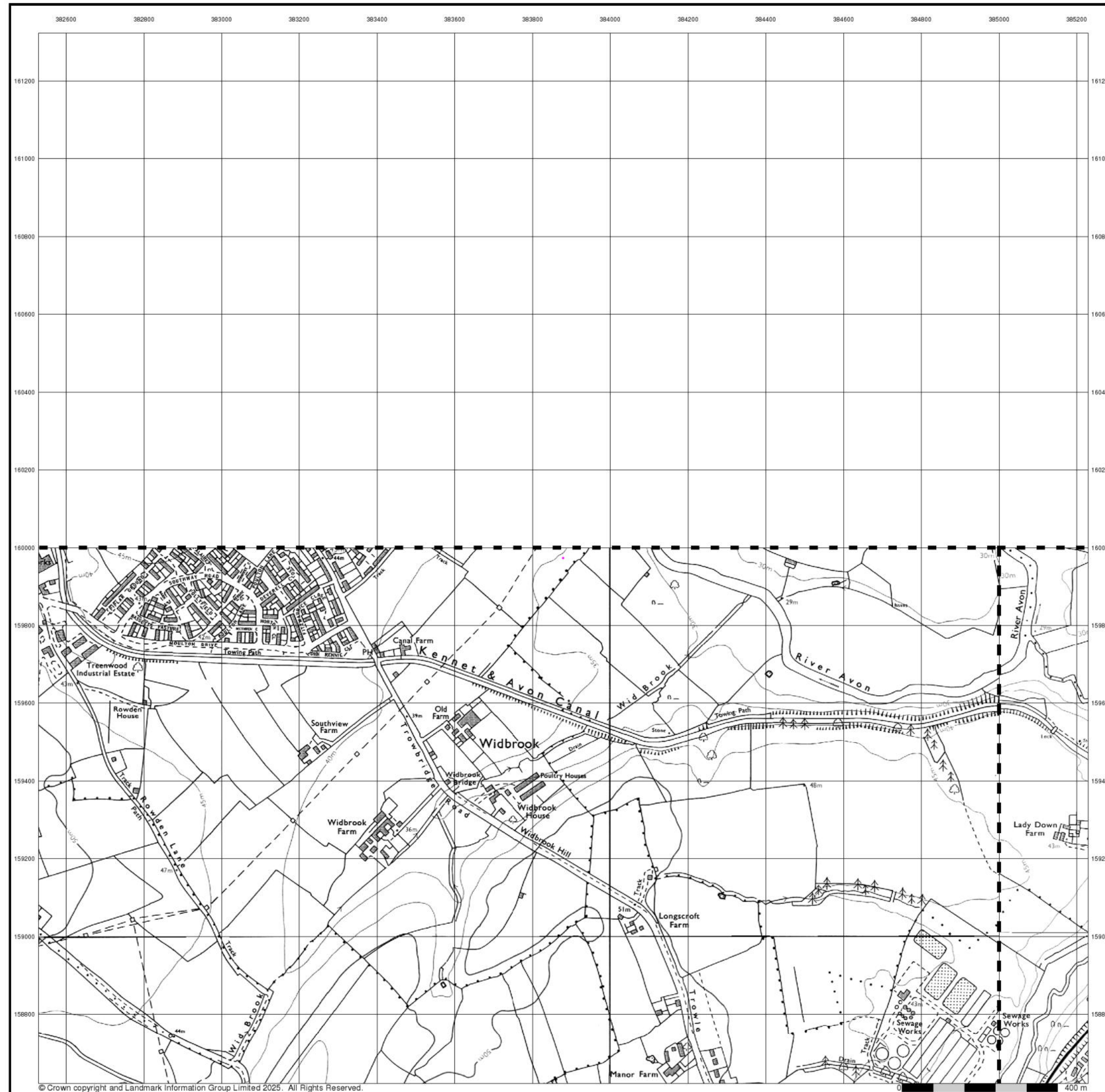
Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

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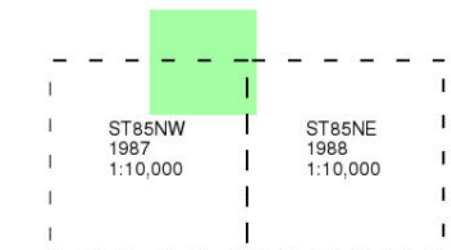
Ordnance Survey Plan

Published 1987 - 1988

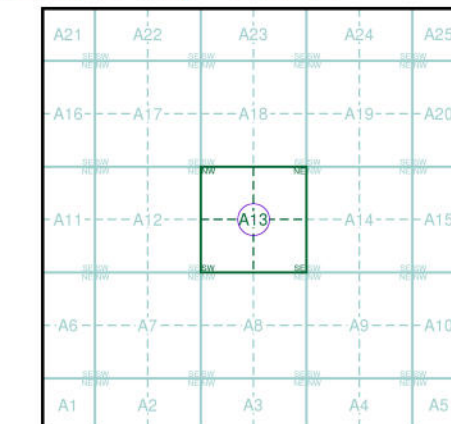
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

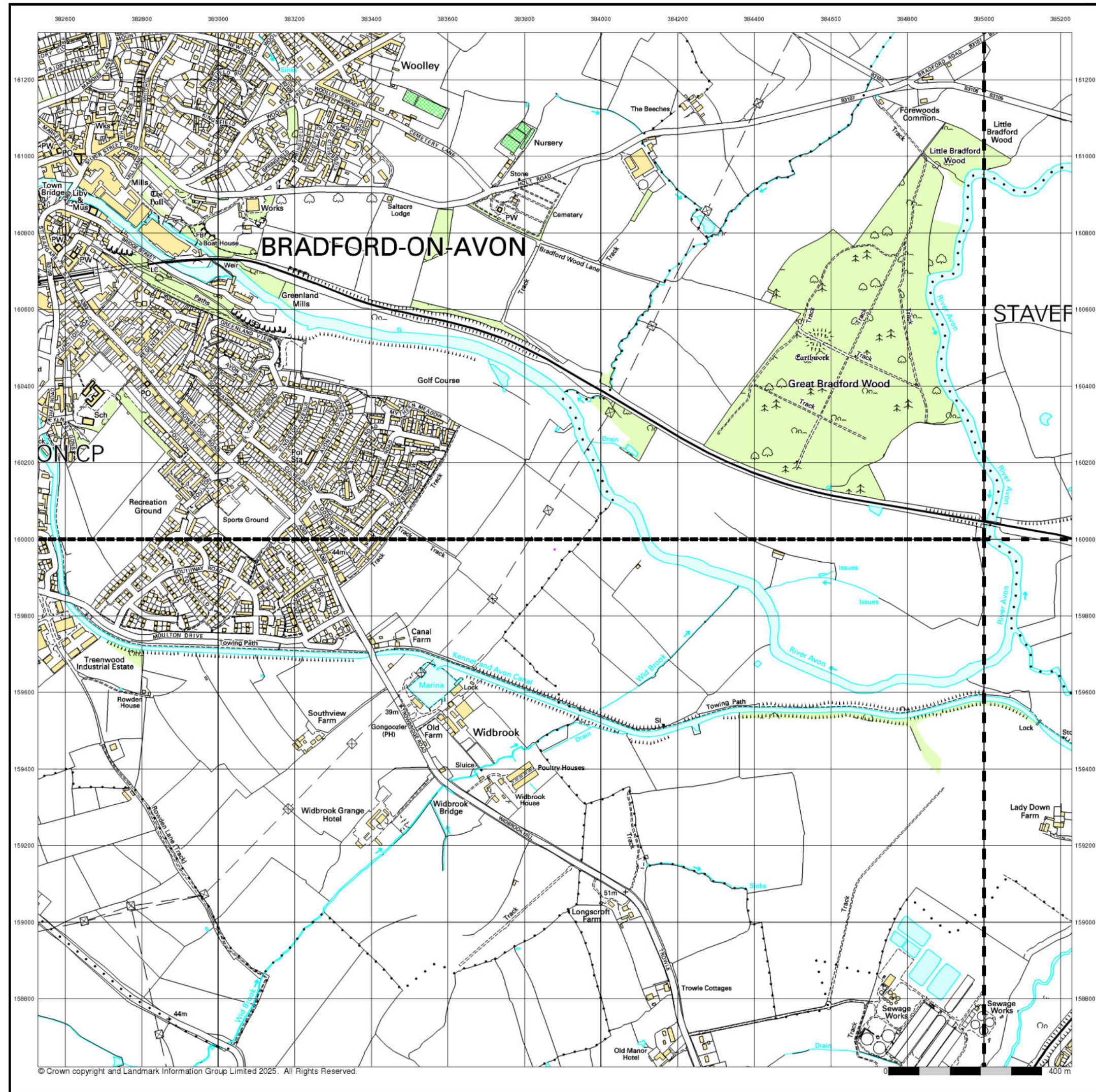
Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 384110, 159990

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10k Raster Mapping

Published 1999 - 2000

Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST86SW 2000 1:10,000	ST86SE 2000 1:10,000
ST85NW 1999 1:10,000	ST85NE 2000 1:10,000

Historical Map - Slice A

Order Details

Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

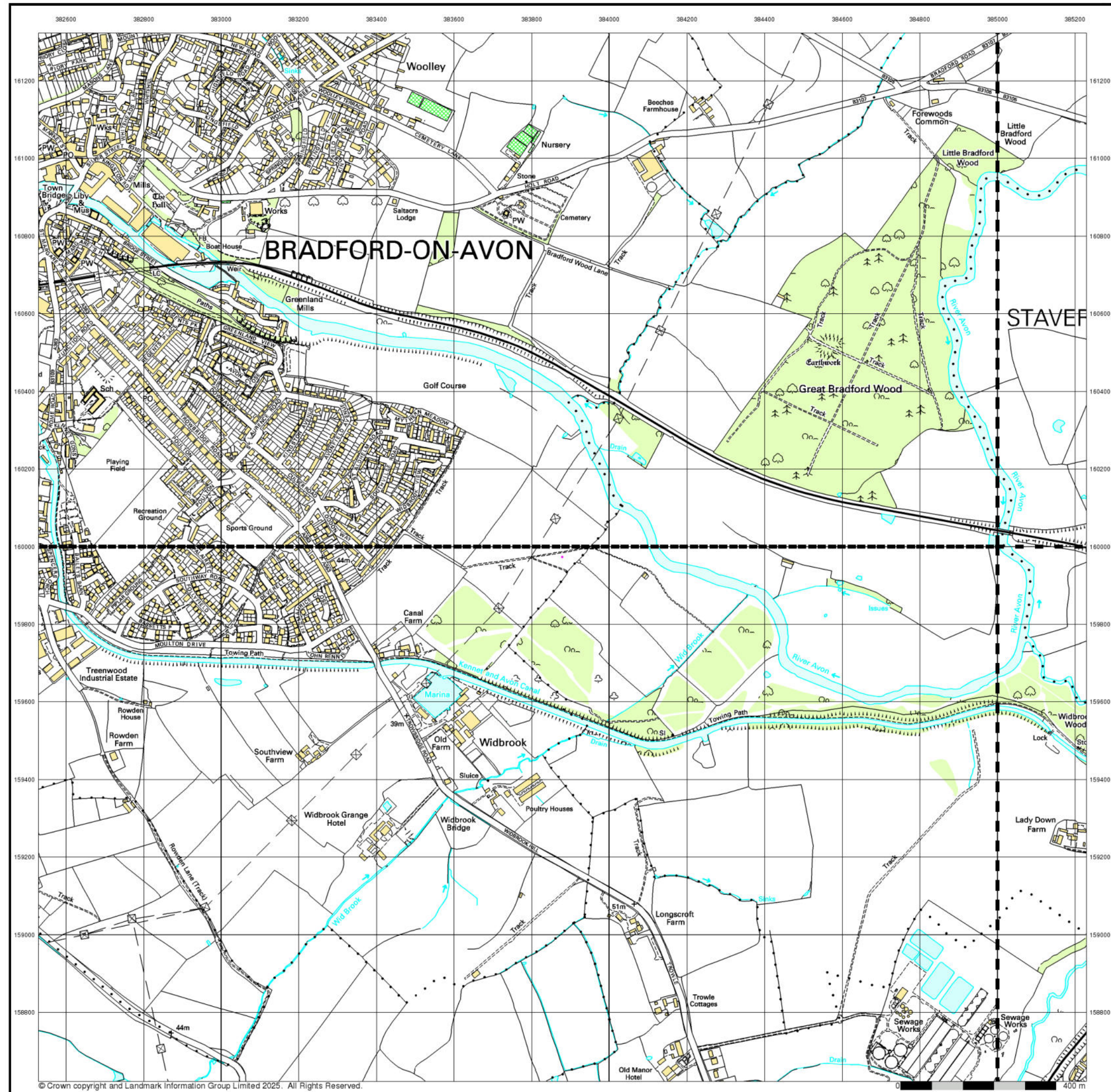
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10k Raster Mapping

Published 2006

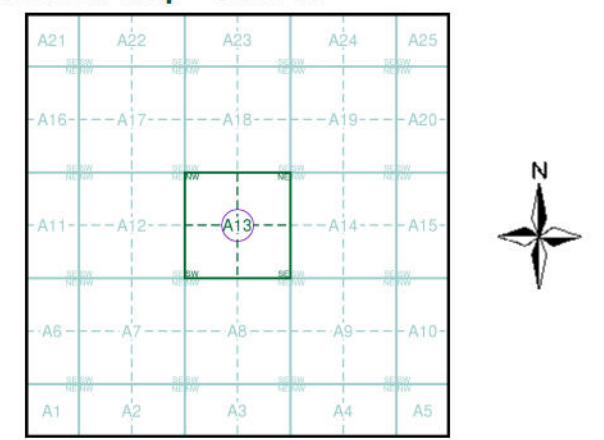
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

ST86SW	ST86SE
2006	2006
1:10,000	1:10,000
ST85NW	ST85NE
2006	2006
1:10,000	1:10,000

Historical Map - Slice A



Order Details

Order Number: 381115594_1_1

Customer Ref: CR0419

National Grid Reference: 383880, 159970

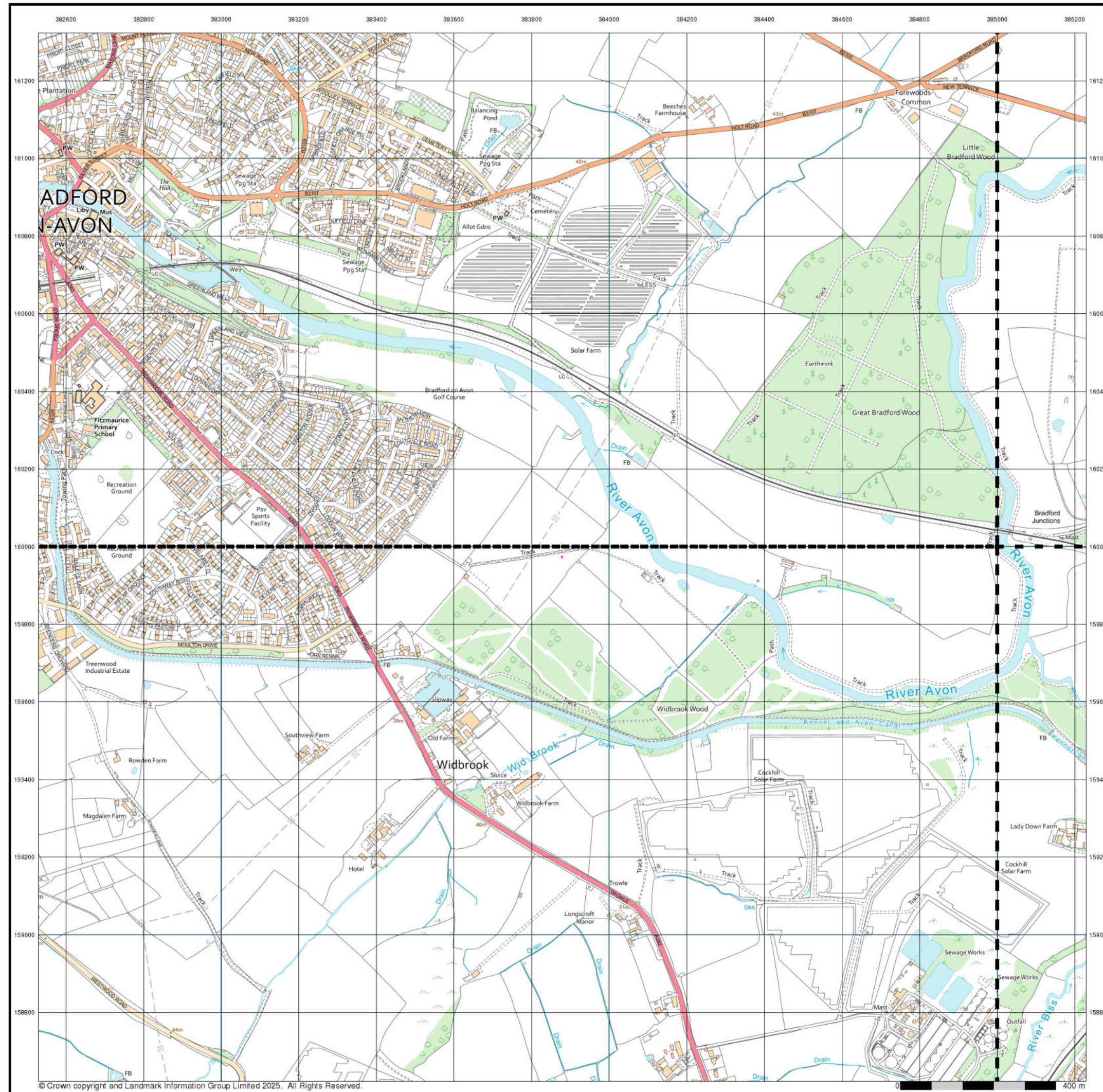
Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 1000

Site Details

Site at 384110, 159990



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VectorMap Local

Published 2025

Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

ST86SW 2025 Variable	ST86SE 2025 Variable
ST85NW 2025 Variable	ST85NE 2025 Variable

Historical Map - Slice A

A21	A22	A23	A24	A25
A16	A17	A18	A19	A20
A11	A12	A13	A14	A15
A6	A7	A8	A9	A10
A1	A2	A3	A4	A5

Order Details

Order Number:	381115594_1_1
Customer Ref:	CR0419
National Grid Reference:	383880, 159970
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at 384110, 159990

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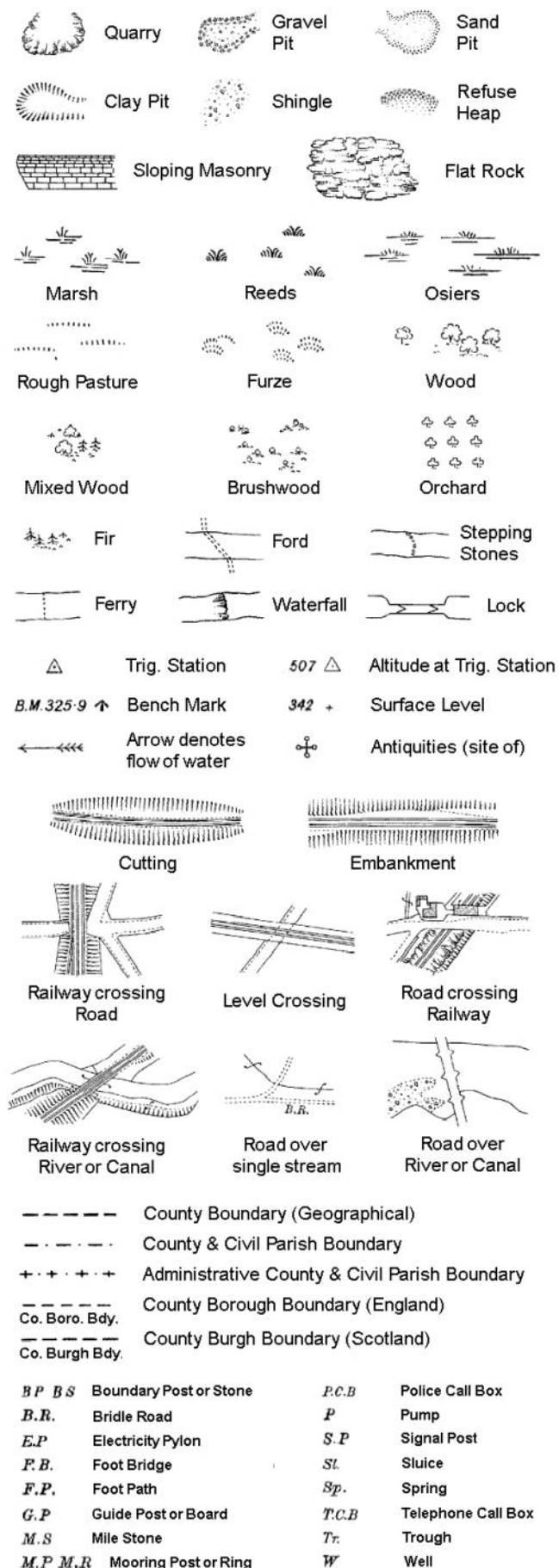
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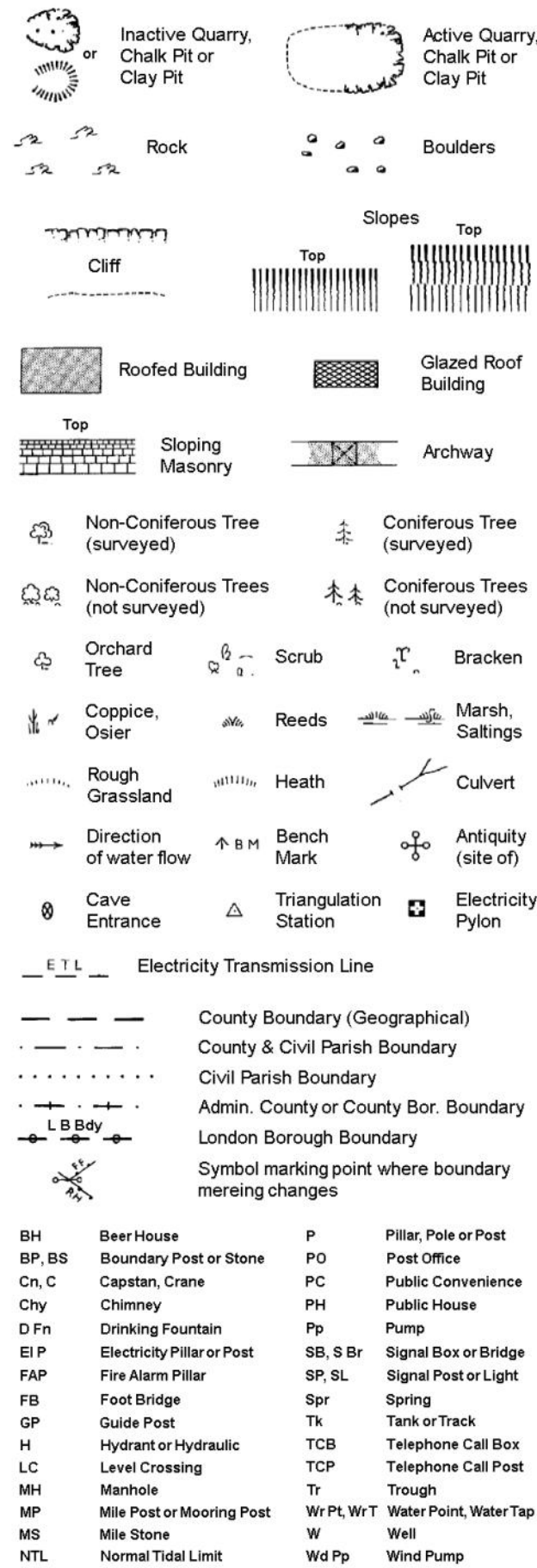
A Landmark Information Group Service v50.0 10-Jul-2025 Page 15 of 15

Historical Mapping Legends

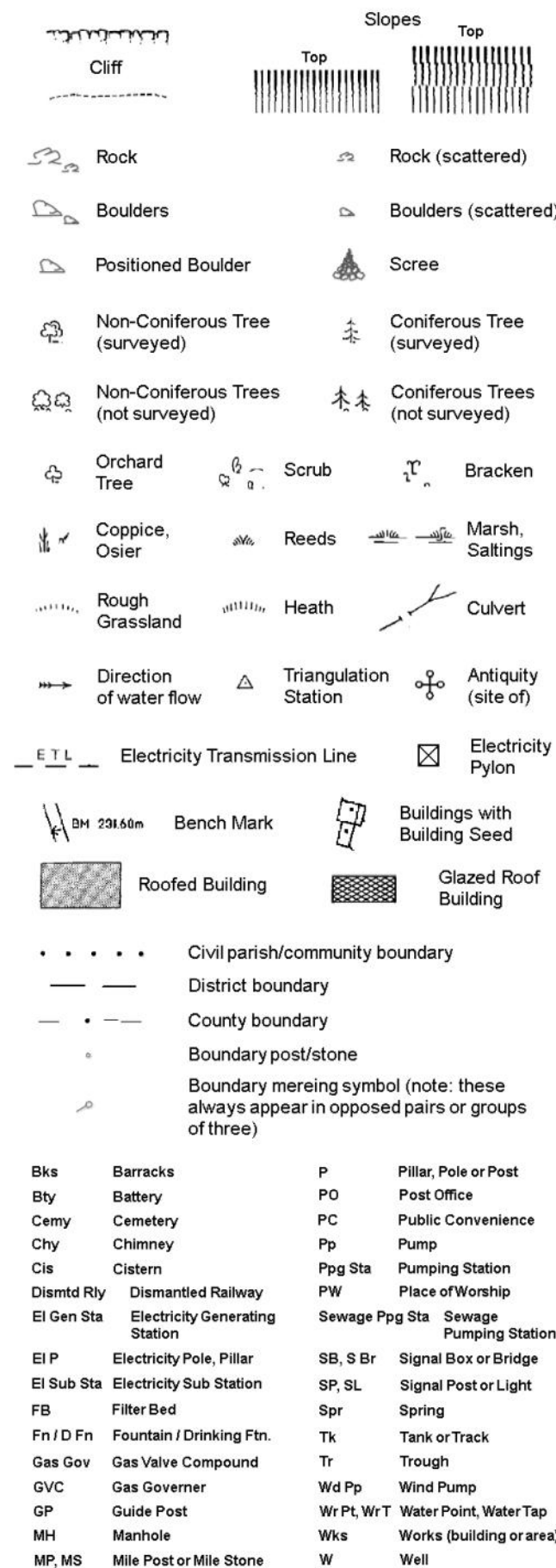
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



Large-Scale National Grid Data 1:2,500 and 1:1,250



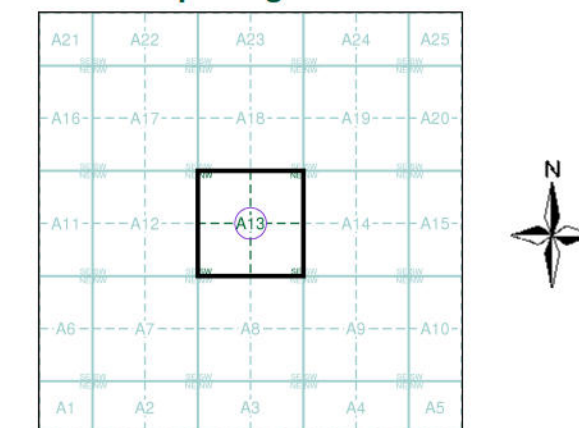
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Wiltshire	1:2,500	1886	2
Wiltshire	1:2,500	1901	3
Wiltshire	1:2,500	1924	4
Wiltshire	1:2,500	1939	5
Ordnance Survey Plan	1:2,500	1969 - 1973	6
Supply of Unpublished Survey Information	1:2,500	1976	7
Ordnance Survey Plan	1:2,500	1977 - 1984	8
Additional SIMs	1:2,500	1977 - 1990	9
Large-Scale National Grid Data	1:2,500	1993	10

Historical Map - Segment A13



Order Details

Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 384110, 159990

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Wiltshire

Published 1886

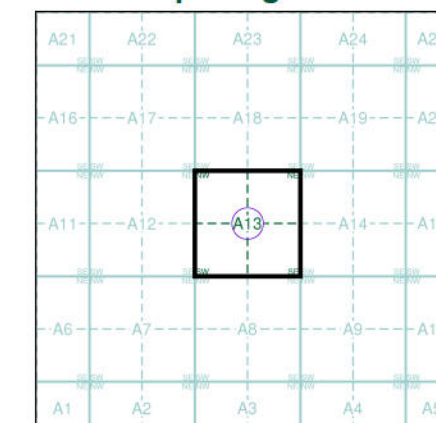
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

032_15	1886	1:2,500
038_03	1886	1:2,500

Historical Map - Segment A13

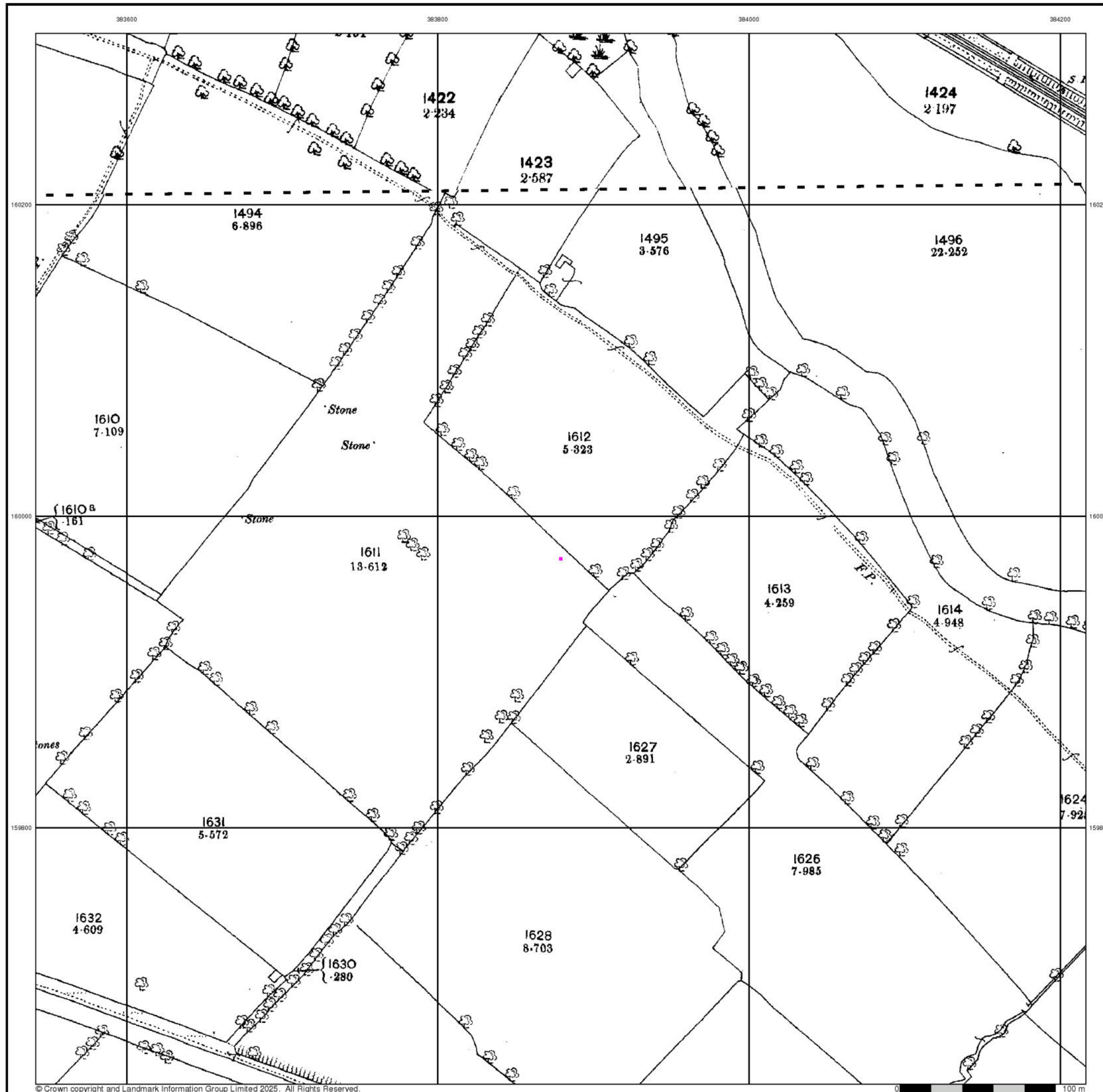


Order Details

Order Number: 381115594_1_1
 Customer Ref: CR0419
 National Grid Reference: 383880, 159970
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 384110, 159990



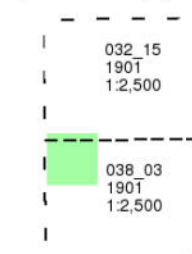
Wiltshire

Published 1901

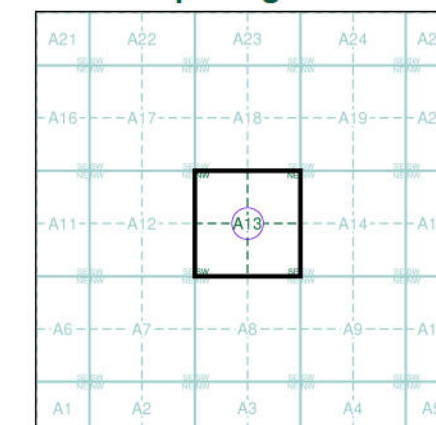
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

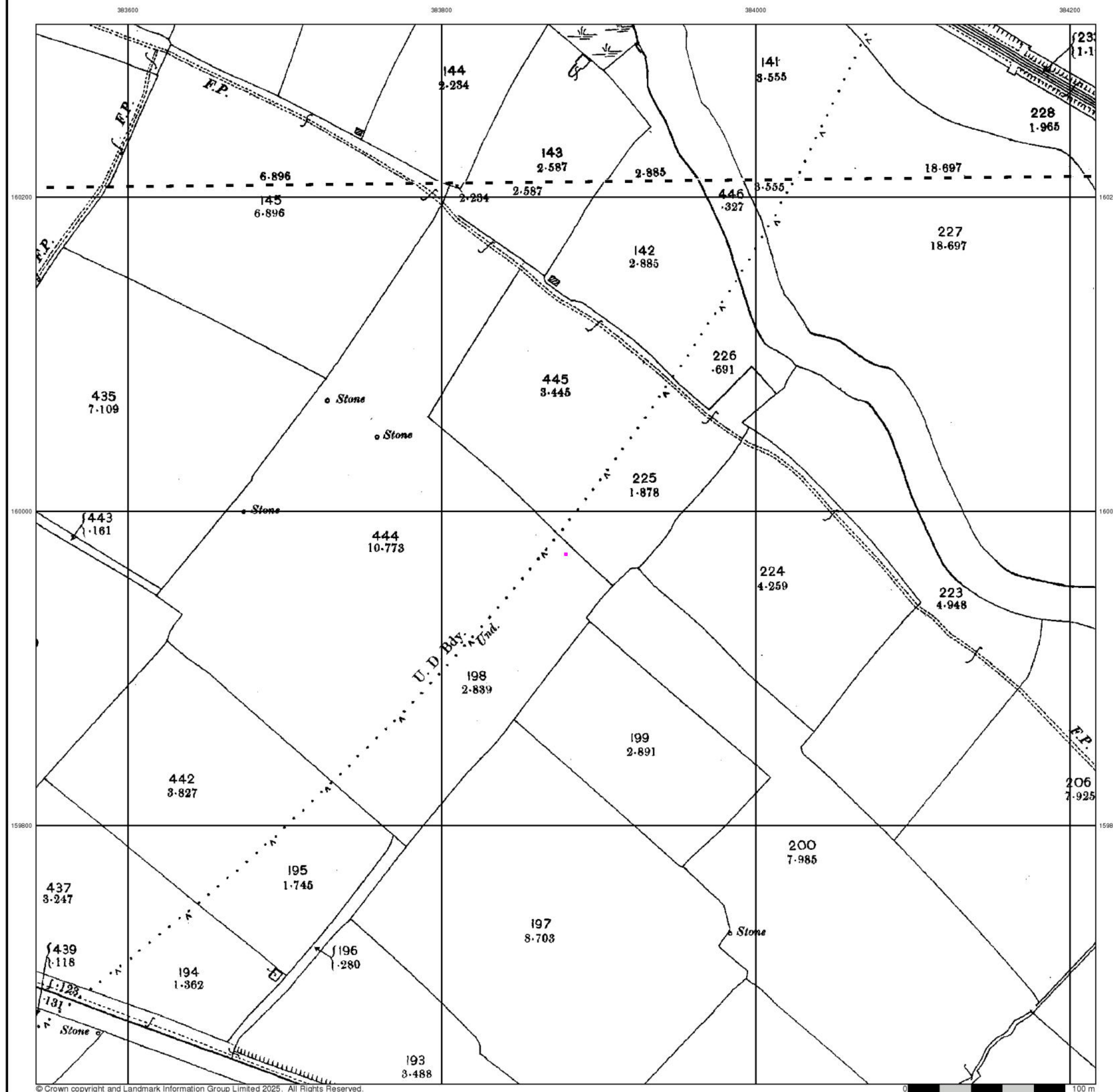


Order Details

Order Number: 381115594_1_1
 Customer Ref: CR0419
 National Grid Reference: 383880, 159970
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 384110, 159990



Wiltshire

Published 1924

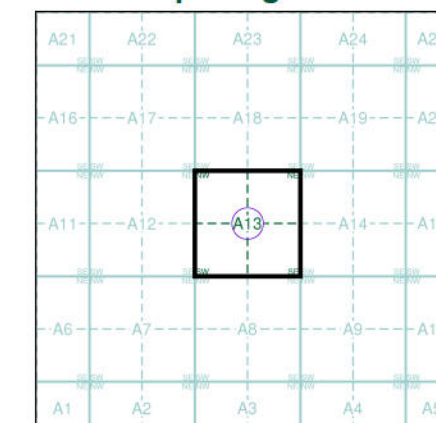
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

032_15	1924	1:2,500
038_03	1924	1:2,500

Historical Map - Segment A13

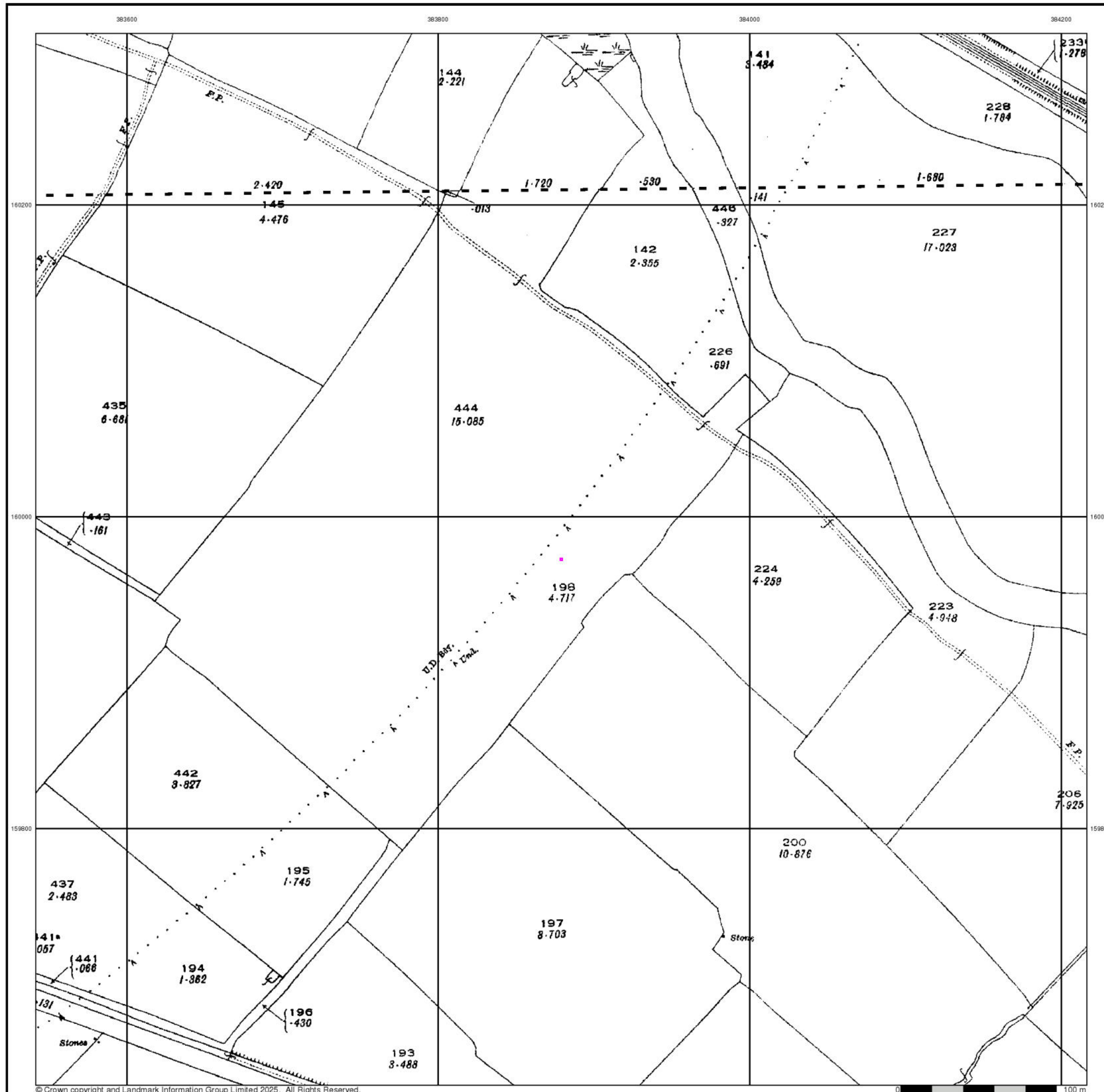


Order Details

Order Number: 381115594_1_1
 Customer Ref: CR0419
 National Grid Reference: 383880, 159970
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 384110, 159990



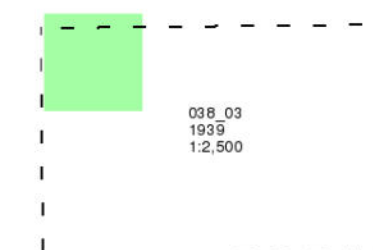
Wiltshire

Published 1939

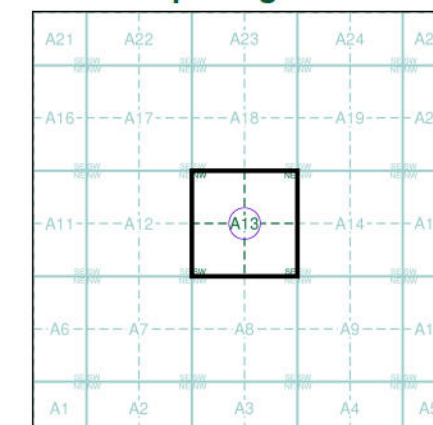
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

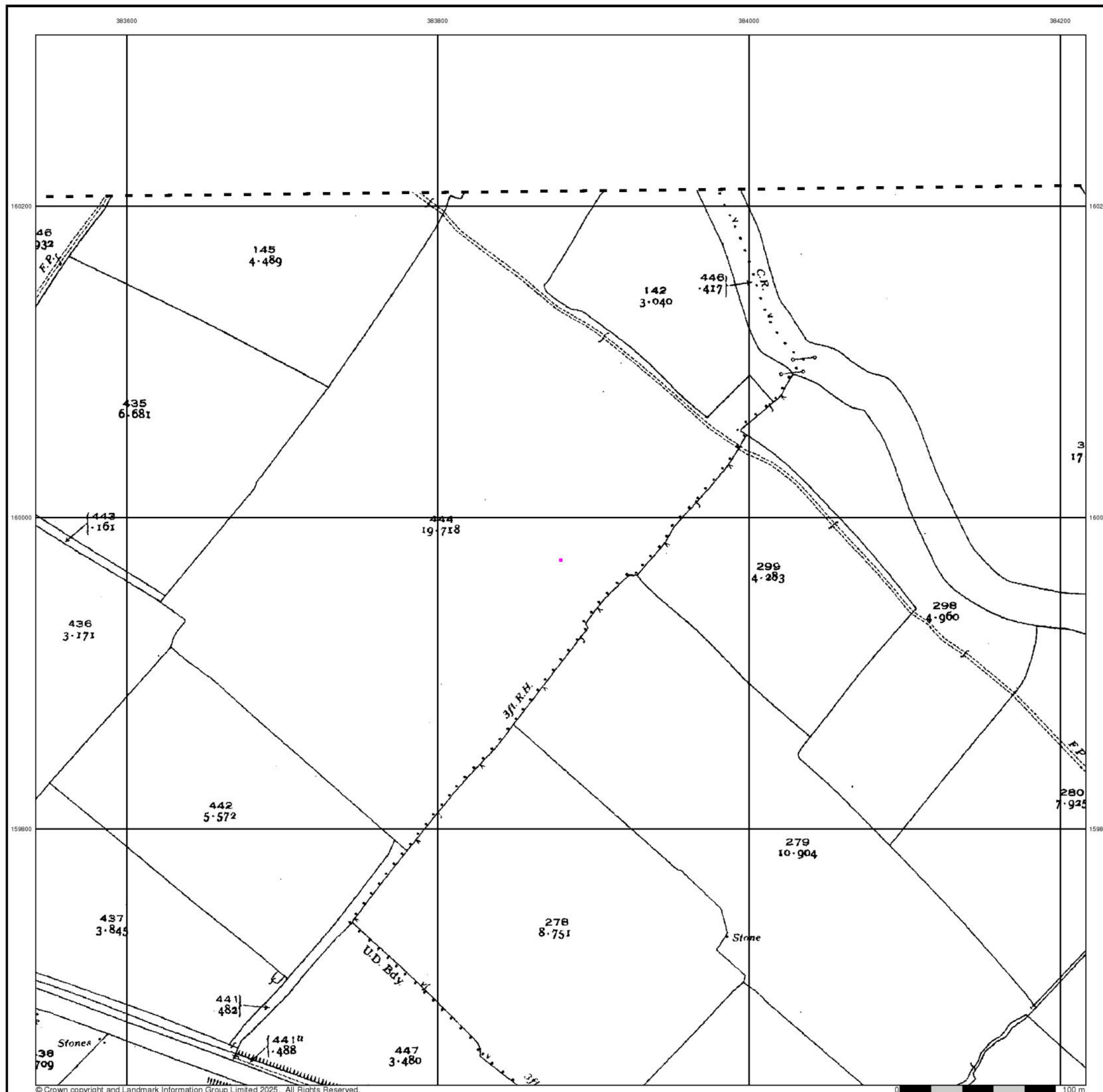


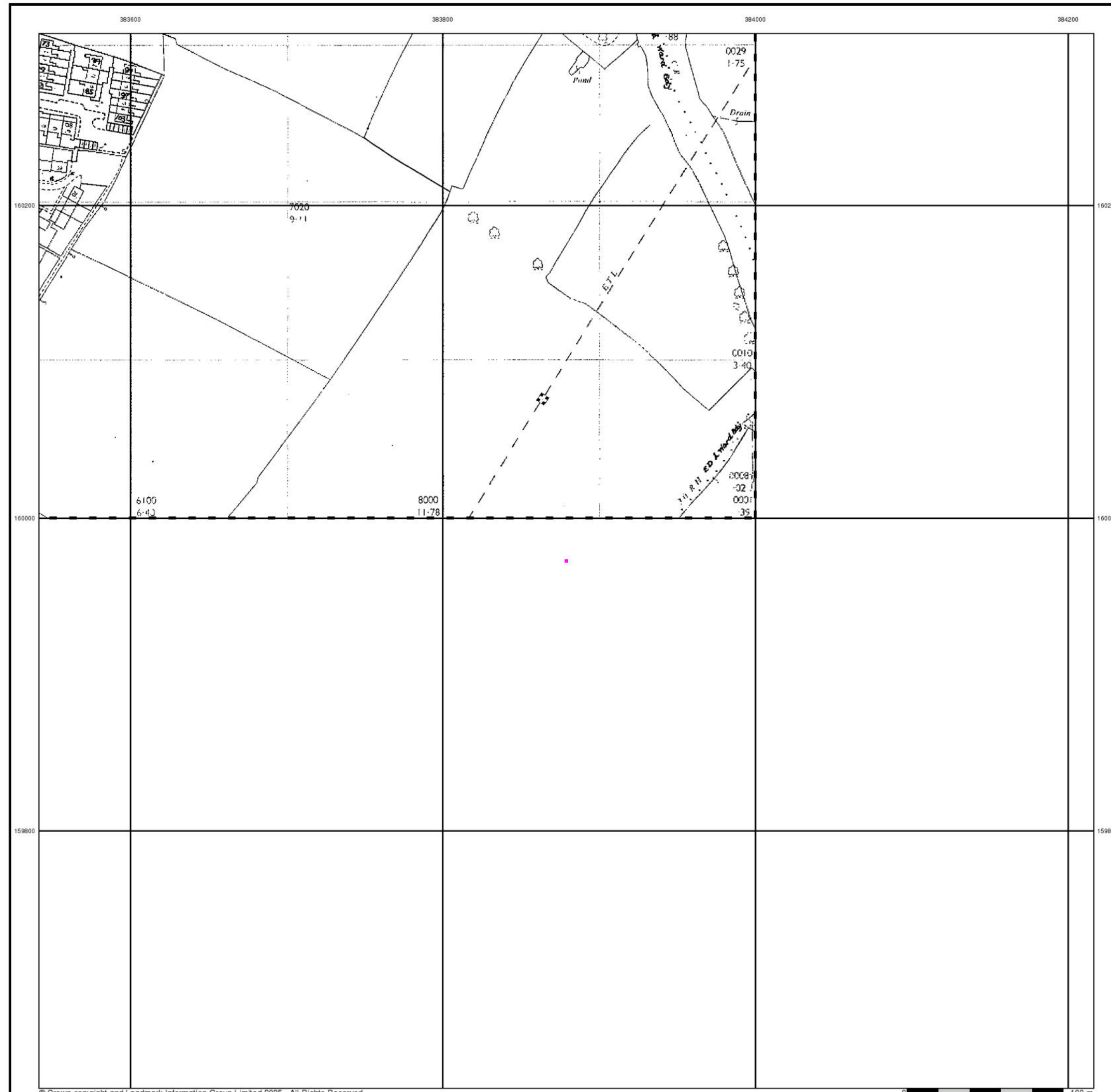
Order Details

Order Number: 381115594_1_1
 Customer Ref: CR0419
 National Grid Reference: 383880, 159970
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 384110, 159990





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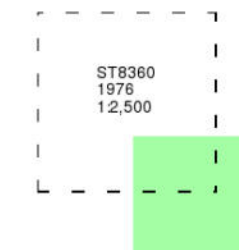
Supply of Unpublished Survey Information

Published 1976

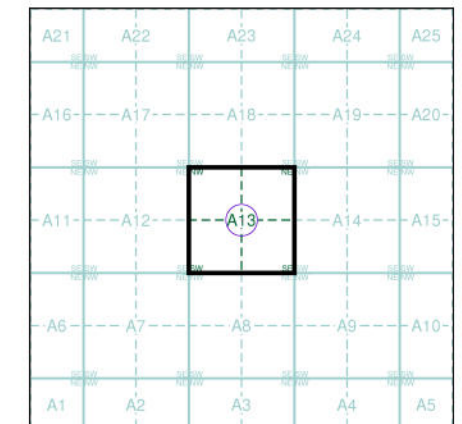
Source map scale - 1:2,500

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 384110, 159990

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Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Ordnance Survey Plan

Published 1977 - 1984

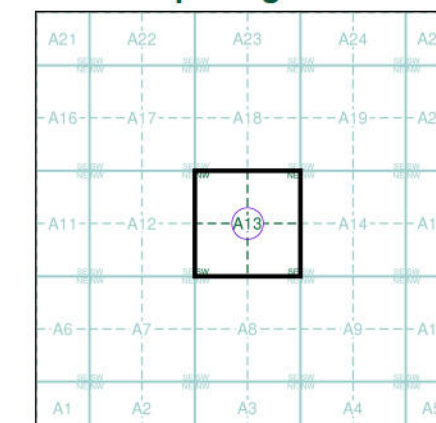
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

ST8360	1977	1:2,500
ST8359	1984	1:2,500

Historical Map - Segment A13

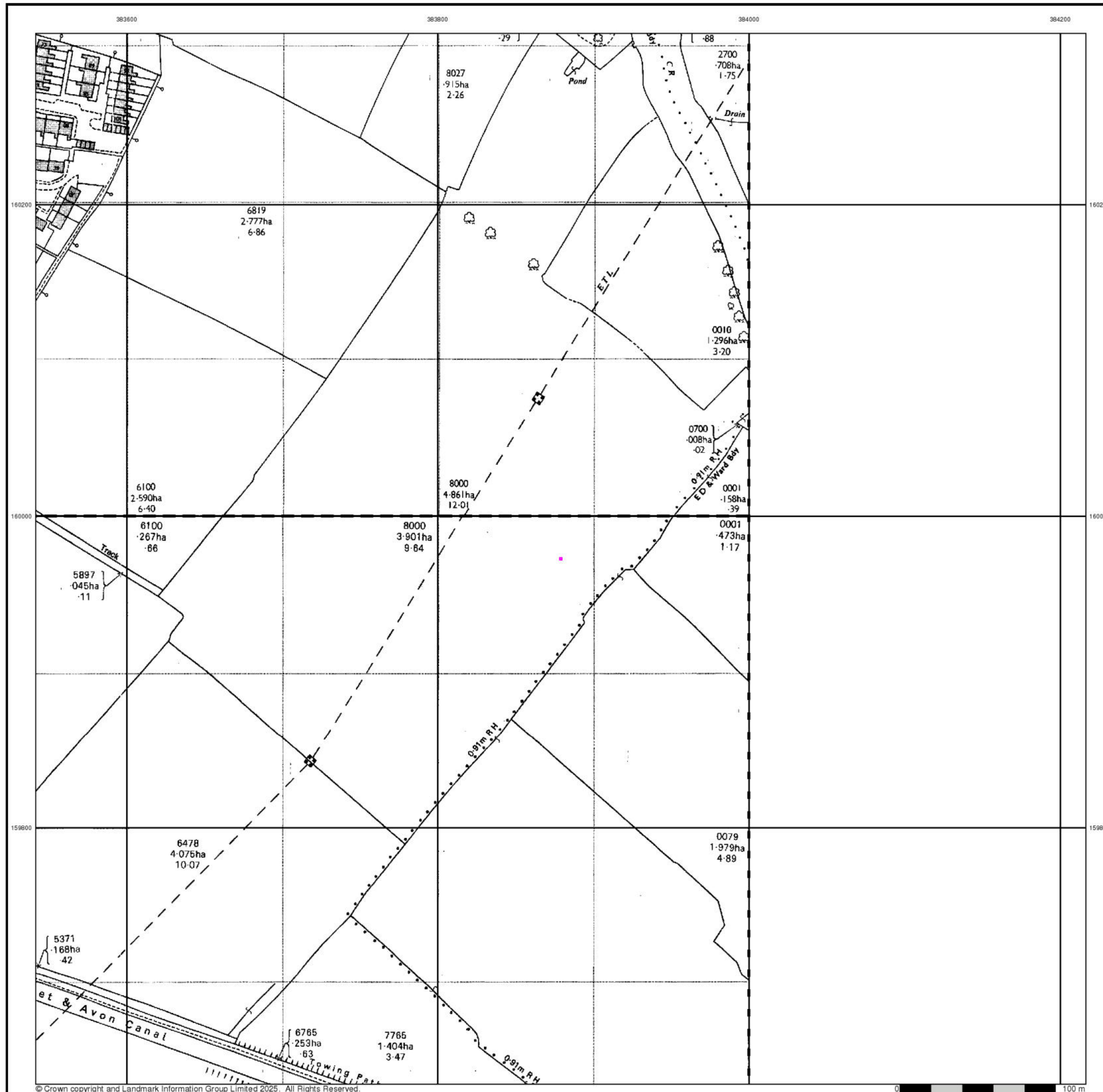


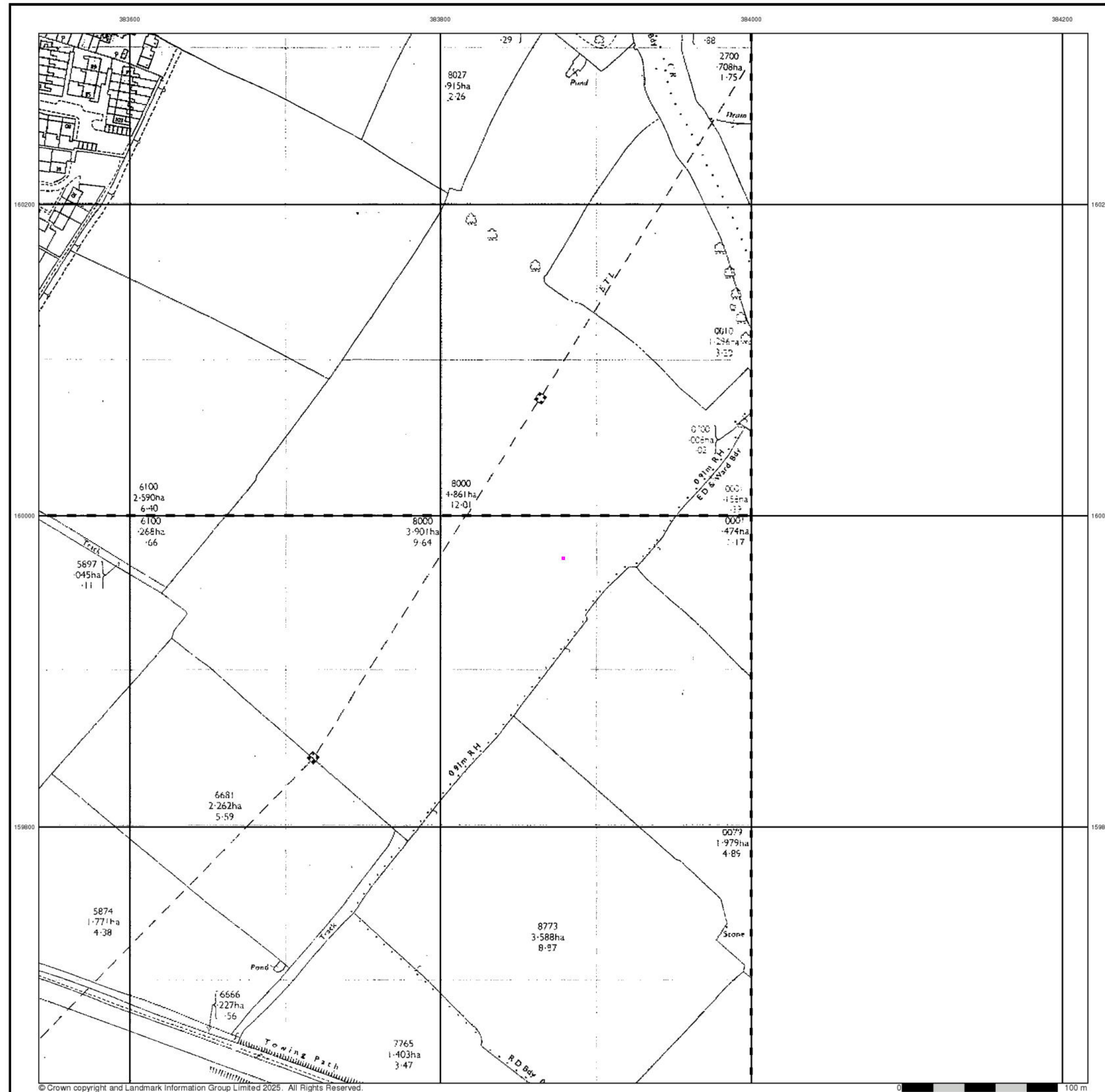
Order Details

Order Number: 381115594_1_1
 Customer Ref: CR0419
 National Grid Reference: 383880, 159970
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 384110, 159990





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Additional SIMs

Published 1977 - 1990

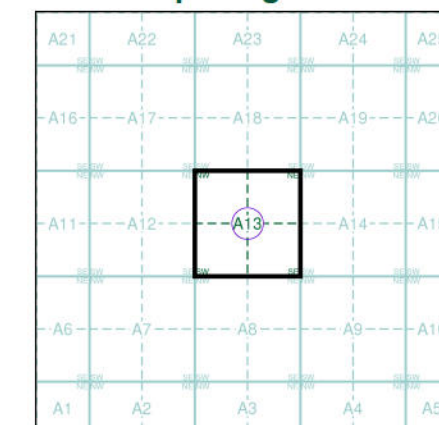
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

ST8360	1990	1:2,500
ST8359	1977	1:2,500

Historical Map - Segment A13



Order Details

Order Number: 381115594_1_1
Customer Ref: CR0419
National Grid Reference: 383880, 159970
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 384110, 159990

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Large-Scale National Grid Data

Published 1993

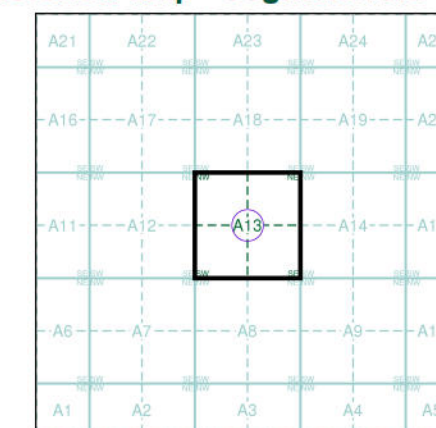
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

ST8360 1993 12,500	ST8460 1993 12,500
ST8359 1993 12,500	ST8459 1993 12,500

Historical Map - Segment A13

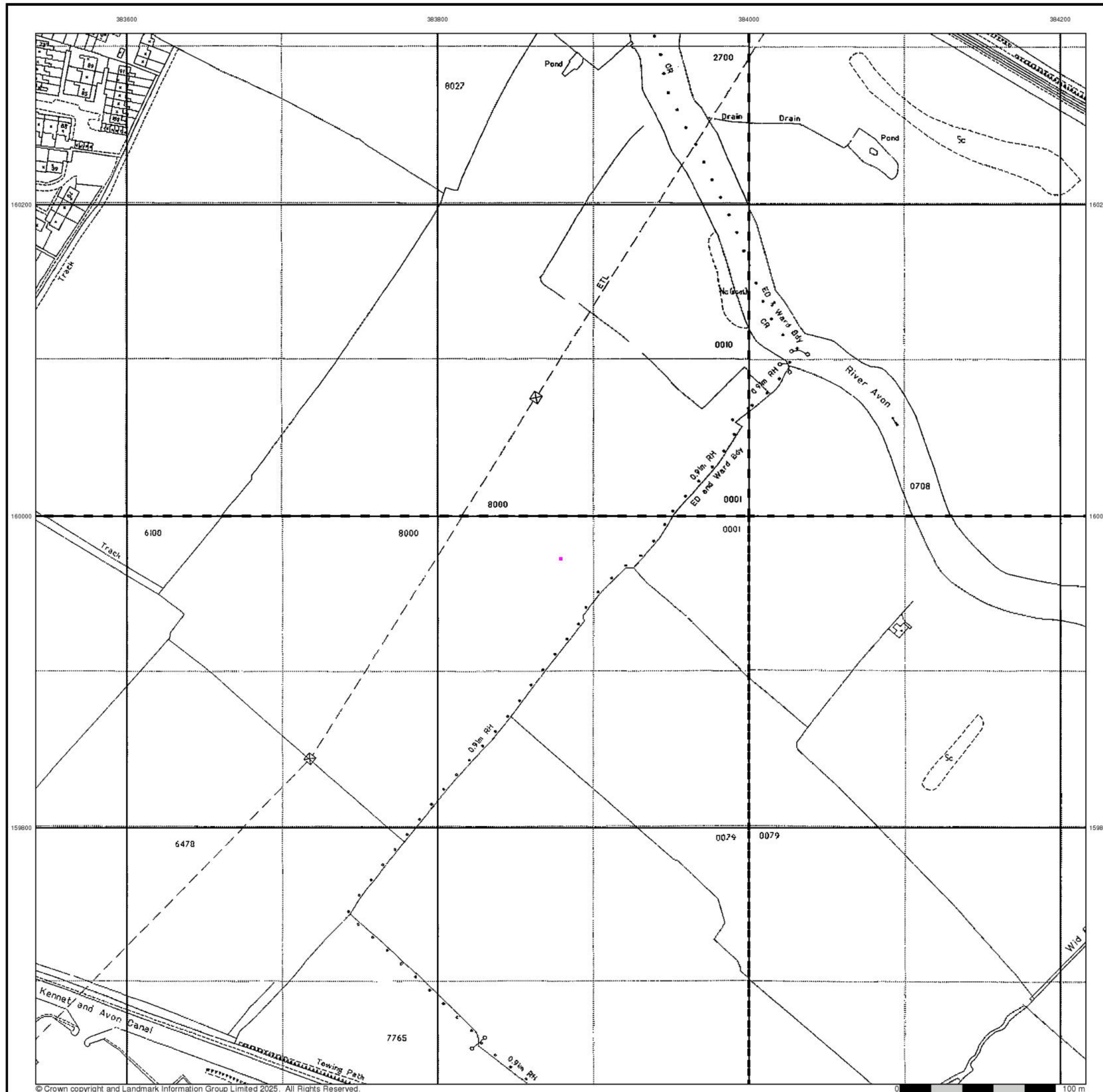


Order Details

Order Number: 381115594_1_1
 Customer Ref: CR0419
 National Grid Reference: 383880, 159970
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 384110, 159990



APPENDIX 4: WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHAEOLOGICAL EVALUATION TRENCHING

Land off Trowbridge Road Bradford-on-Avon Wiltshire

*Written Scheme of Investigation for
an Archaeological Evaluation*



for:
Waddeton Park Ltd

CA Project: CR2181
Wiltshire Museum Accession No.: DZSWS:10-2026

March 2026



Land off Trowbridge Road Bradford-on-Avon Wiltshire

Written Scheme of Investigation for an Archaeological Evaluation

CA Project: CR2181
Wiltshire Museum Accession No.: DZSWS:10-2026

Document Control and Sign Off	
Revision:	B
Date:	16 March 2026
Reason for Revision:	Client comment
Prepared by:	Kinga Werner (Management Assistant)
Edited by:	Christian Day (Assistant Project Manager)
Checked by:	Alex Thomson (Commercial Manager)
Approved for Issue by:	Alex Thomson (Commercial Manager)

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Fig. 1 Site location plan (1:25,000)

Fig. 2 Trench location plan showing and geophysical survey results (1:3500)

Fig. 3 Trench location plan showing proposed development impacts (1:3500)

1. INTRODUCTION

- 1.1. This document is a Written Scheme of Investigation (WSI) by Cotswold Archaeology (CA) for an archaeological evaluation of land off Trowbridge Road, Bradford-on-Avon, Wiltshire (centred at NGR: 383757 159971; Fig. 1). This WSI has been prepared for Waddeton Park Ltd (the client).
- 1.2. The evaluation results will inform a planning application for the residential development of the site, which will be made to Wiltshire Council (WC).
- 1.3. The scope of this evaluation was defined by Neil Adam, Assistant County Archaeologist, WC, during consultation with CA. This WSI will be submitted to WC for review and approval prior to the commencement of fieldwork.
- 1.4. This WSI has been guided in its composition by:
- *Standards and Guidance for Archaeological Assessment and Fieldwork in Wiltshire and Swindon Borough* (Wiltshire Council Archaeology Service 2025);
 - *Standard for archaeological field evaluation* (ClfA 2023);
 - *Universal guidance for archaeological field evaluation* (ClfA 2023);
 - *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015); and
 - *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015).

The site

- 1.5. The proposed development site is approximately 31ha in extent and lies on the north-eastern side of Trowbridge Road, on the south-eastern outskirts of Bradford-on-Avon. The site currently comprises seven fields; six agricultural fields and one field used as a campsite. The site is bounded to the north-east by the River Avon, to the south by Widbrook Wood, to the north-west by a residential area, and to the south-west by Trowbridge Road. The site lies at approximately 42m above Ordnance Datum (aOD) at its northern extent, with the ground level dropping away gently to c. 30m aOD towards the south-east and along the River Avon.

-
- 1.6. The underlying bedrock geology is mapped as limestone of the Cornbrash Formation, with mudstone of the Forest Marble Formation in the north-eastern extent of the site, both of which formed in the Jurassic period. Superficial deposits are recorded in the north-eastern part of the site along the River Avon, comprising clay, silt, sand and gravel alluvium, which formed during the Quaternary period (BGS 2026).

2. ARCHAEOLOGICAL BACKGROUND

- 2.1. The site has previously been the subject of a Historic Environment Desk Based Assessment (CA 2025) and a geophysical survey (SUMO 2025; Fig. 2). The following is a summary of these reports and of any further information pertinent to the site.

Prehistoric

- 2.2. Late prehistoric period is widely represented in the vicinity of the site. There are two recently identified Late Neolithic/Early Bronze Age barrows, located near the edge of natural terracing within a bend of the river Avon, c. 75m to the north-east and c. 600m to the east of the site (CA 2025).
- 2.3. Further Bronze Age activity in the vicinity of the site was found during archaeological excavation at Kingston Farm, c. 500m to the north-west of the site, in form of a shallow bowl-shaped pit which contained Middle Bronze Age material. Additionally, the findspot of a single Bronze Age socketed axe was located c. 1km to the north of the site (CA 2025).
- 2.4. An unexcavated sub-rectangular enclosure, located c. 650m to the north-east of the site, has been tentatively dated to the Late Bronze Age or Early Iron Age. The earthwork remains comprise an inner bank, ditch and outer bank. The outer bank may represent later reuse, perhaps as a pound for livestock or hunting lodge during the medieval period (CA 2025).
- 2.5. Excavations at Kingston Farm, c. 500m to the north-west of the site, revealed part of a multiphase agricultural settlement dating from the Early to Middle Iron Age. It was initially unenclosed but subsequently defined by a rectilinear enclosure which was superseded by an enclosed roundhouse settlement. The earliest phase is broadly contemporary with a substantial assemblage from Budbury hillfort, c. 1km to the west, on a triangular spur above the river, which is thought to have served as a transport and trade route throughout prehistory (CA 2025).

-
- 2.6. At Friendship Farm, c. 500m to the east of the site, a recent geophysical survey identified part of a multi-phase settlement site, comprising square enclosures along a trackway, pits and areas of burning that are likely to be associated with occupation. These features are considered to most likely date from the Middle Iron Age to Roman periods (CA 2025).

Roman

- 2.7. Findspots of predominantly coins of the Roman period are recorded in a field c. 1km to the north of the site. Furthermore, ditches and pits, dated to the Roman period, were identified during excavation for the extension to Bradford-on-Avon cemetery, c. 600m to the north of the site (CA 2025).

Early medieval and medieval

- 2.8. The town of Bradford-on-Avon straddles the Avon and takes its name from the river crossing; it grew around the 'broad ford by the Avon', the '*Bradanforda be afne*'. The older buildings, including the Saxon Chapel of St Lawrence, are on higher ground on the northern bank of the river, although the extent of the Saxon settlement is unclear. This early settlement focus is over a kilometre to the north-west of the site. The site sits within the bounds of the lands granted to Shaftesbury Abbey in AD 1001 (CA 2025).
- 2.9. The site contains extant remains of medieval 'ridge and furrow' earthworks, which are visible on Lidar data and were identified by the geophysical survey in Areas 3, 4, 6 and 8 (CA 2025).

Post-medieval and modern

- 2.10. The earliest map of Bradford-on-Avon, dated to 1766, shows several enclosures along the north-eastern edge of Avon Field, adjacent to the river.
- 2.11. The Tithe Map for the parish of Bradford-on-Avon of 1840 indicates that the former medieval strip and furlong arrangement survived as an influence upon the layout and formalisation of boundaries in the post-medieval period.

Geophysical survey

- 2.12. The preceding geophysical survey (SUMO 2025) identified two key features within the centre of the site (Fig. 2). These comprised a ring-ditch indicative of a later Neolithic/Bronze Age round barrow (Fig. 2, A1) and a more complex ring-ditch which may be a more complex prehistoric monument, possibly a henge (Fig. 2, A2). A third

much smaller possible ring ditch was identified in the north-western part of the site (Fig. 2, A5).

- 2.13. Linear features, including probable ditches and furrows, likely related to medieval cultivation, were detected in central and south-eastern part of the site. Two magnetically strong anomalies in the eastern part of the site may represent small kilns or ovens, although their form is not certain. The majority of the ‘uncertain’ responses may be due to variations in the underlying geology, agricultural practices or buried ferrous objects, likely associated with the use of the fields as a campsite.

3. AIMS AND OBJECTIVES

- 3.1. The general objective of the evaluation is to provide further information on the likely archaeological resource within the site, including its presence/absence, character, extent, date and state of preservation. This information will enable WC to identify and assess the particular significance of any archaeological heritage assets within the site, consider the impact of the proposed development upon that significance and, if appropriate, develop strategies to avoid or minimise conflict between heritage asset conservation and the development proposal, in line with the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government 2024; updated February 2025).
- 3.2. A further objective of the project is to compile a stable, ordered, accessible project archive (see Section 5).
- 3.3. The specific objective of the evaluation is to investigate anomalies recorded by the geophysical survey (SUMO 2025).
- 3.4. If significant archaeological remains are identified, the evaluation report will make reference to the *South West Archaeological Research Framework* (Grove and Croft 2012) so that the remains can, if possible, be placed within their local and regional contexts.

4. METHODOLOGY

- 4.1. The evaluation will comprise the excavation of 114no. trenches, each measuring 30m long by 1.8m wide, positioned as shown on the attached plans (Figs 2 and 3). This equates to:

-
- 79no. trenches across the proposed residential area (representing a 4% sample of the north-western fields);
 - 25no. trenches within proposed areas of public open space that will be impacted by the development (representing a 2% sample of the central field);
 - and a further 10no. trenches located outside these areas (south-eastern fields), positioned to investigate anomalies of particular interest identified by the geophysical survey (SUMO 2025).

- 4.2. The trenches have been located to test geophysical anomalies and to provide a representative sample of the remainder of the site, proportionate to the proposed development impact in each area.
- 4.3. Trenches will be set out on OS National Grid co-ordinates using Leica GPS. They will be scanned for live services by trained CA staff using CAT and genny equipment, in accordance with the *CA Safe System of Work for avoiding underground services*. The positions of the trenches may be adjusted on site to account for services or other constraints, with the approval of WC.
- 4.4. Overburden will be stripped from the trenches by a mechanical excavator fitted with a toothless grading bucket. All machining will be conducted under archaeological supervision and will cease when the first significant archaeological horizon or natural substrate is revealed (whichever is encountered first). Topsoil and subsoil will be stored separately adjacent to each trench.
- 4.5. Following machining, any archaeological features present will be investigated, planned and recorded in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*. Each context will be recorded by written and measured description. Records will be entered directly into the CA Digital Recording System (DRS) and/or onto pro-forma site recording sheets. Hand-drawn sections of excavated archaeological features will be prepared (scale 1:10 or 1:20, as appropriate). Features/deposits will be recorded in plan using Leica GPS or Total Station (as appropriate), in accordance with *CA Technical Manual 4: Survey Manual*. Photographs (digital colour) will be taken as appropriate, at a minimum resolution of 15 megapixels.
- 4.6. Targeted metal-detector survey of the trenches and excavated materials will be undertaken as appropriate by an experienced operative.

-
- 4.7. Sample excavation of archaeological deposits will be sufficient to achieve the aims and objectives identified in Section 3 (above). At the evaluation stage, there is no requirement to sample all archaeological features encountered. Excavation (where undertaken) will not compromise the integrity of the archaeological record and will be carried out in such a way as to allow for the subsequent protection of remains, either for conservation or to allow more detailed investigations to be conducted at a later date.
- 4.8. Upon completion of the evaluation, all trenches will be backfilled by a mechanical excavator. No trenches will be backfilled prior to “sign-off” by WC.

Artefacts

- 4.9. Artefacts will be recovered and retained for processing and analysis in accordance with *CA Technical Manual 3: Treatment of Finds Immediately after Excavation*. Artefacts will be collected and bagged by context. Artefacts from topsoil, subsoil and unstratified contexts will normally be noted but not retained unless they are of intrinsic interest. All artefacts from stratified excavated contexts will be collected, except for large assemblages of post-medieval or modern material. Such material may be noted and not retained or, if appropriate, a representative sample may be collected and retained.

Environmental remains

- 4.10. The selection, collection and processing of environmental samples will follow the guidelines outlined in *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation (third edition)* (Historic England 2025) and *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples from Archaeological Sites*.
- 4.11. Due care will be taken to identify deposits which may have environmental potential and, where appropriate, a programme of environmental sampling will be initiated. The sampling strategy will be adapted for the specific circumstances of the site, in close consultation with the CA Environmental Officer and WC, but will follow the general selection parameters set out in the following paragraphs.
- 4.12. Secure, phased deposits, especially those related to settlement activity and/or structures, will be considered for sampling for the recovery of charred plant remains, charcoal and mineralised remains. Any cremation-related deposits (where excavated; see *Human remains*, below) will be sampled appropriately for the

recovery of cremated human bone and charred remains. If any evidence of *in situ* metal working is found, suitable samples will be taken for the recovery of slag and hammerscale.

- 4.13. Where sealed waterlogged deposits are encountered, samples will be considered for the recovery of waterlogged remains (including insects, molluscs and pollen) and any charred remains. The taking of sequences of samples for the recovery of molluscs and/or waterlogged remains will be considered through any suitable deposits, such as deep enclosure ditches, barrow ditches, palaeochannels, or buried soils. Monolith samples may also be taken from suitable deposits as appropriate to allow soil and sediment description/interpretation, as well as sub-sampling for pollen and other micro/macrofossils such as diatoms, foraminifera and ostracods.
- 4.14. The need for more specialist samples (such as OSL, archaeomagnetic dating and dendrochronology) will be evaluated on site. If required, any such samples will be taken in consultation with the relevant specialists.
- 4.15. Sample processing will be carried out in conjunction with the relevant specialists. Flotation or wet sieve samples will be processed to 0.25mm. More specialist samples, such as those for pollen, will be prepared by the relevant specialists.

Treasure

- 4.16. Upon discovery of treasure, CA will notify the client, WC and the Wiltshire Finds Liaison Officer immediately. CA will comply fully with the provisions of the Treasure Act 1996 and the Code of Practice referred to therein. CA will also comply with the Treasure (Designation) (Amendment) Order 2023. Findings will be reported to the Coroner within 14 days.

Human remains

- 4.17. Any human remains (skeletal or cremated) will be treated with due decency and respect at all times. The client and WC will be informed immediately upon the identification of suspected human remains.
- 4.18. Small slots will be hand-excavated across any suspected burial features (inhumations or cremated bone deposits) in order to confirm the presence and condition of any human remains. Once confirmed as human, exhumation will be conducted following the provisions of the Coroner's Unit in the Ministry of Justice. All excavation of human remains and associated post-excavation processes will be in accordance with the

standards set out in *Updated Guidelines to the Standards for Recording Human Remains* (ClfA 2017), *The Role of the Human Osteologist in an Archaeological Fieldwork Project* (Historic England 2018) and *Guidance for Best Practice for the Treatment of Human Remains Excavated from Christian Burial Grounds in England* (Advisory Panel on the Archaeology of Burials in England 2017)

5. POST-EXCAVATION, REPORTING AND ARCHIVING

Reporting

5.1. An illustrated typescript report will be compiled on the evaluation results. This report will include:

- an abstract preceding the main body of the report, containing the essential elements of the results;
- a summary of the project's background;
- a description and illustration of the site location;
- a methodology of the works undertaken;
- integration of, or cross-reference to, appropriate cartographic and documentary evidence and the results of other research undertaken, where relevant to the interpretation of the evaluation results;
- a description of the evaluation results;
- an interpretation of the evaluation results, including a consideration of the results within their wider local/regional context;
- a site location plan at an appropriate scale on an Ordnance Survey (or equivalent) base-map;
- a plan showing the locations of the trenches in relation to the site boundaries;
- plans of each trench, or part of trench, in which archaeological features were recorded. These plans will be at an appropriate scale to allow the nature of the features to be shown and understood. Plans will show the orientation of trenches in relation to north. Section drawing locations will also be shown on these plans. Archaeologically sterile areas will not normally be illustrated;
- appropriate section drawings of trenches and archaeological features. These drawings will include OD heights and will be at scales appropriate to the stratigraphic detail being represented. Drawings will show orientation in relation to north/south/east/west;

-
- photographs showing significant archaeological features and deposits that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the photograph captions;
 - summary tables of the recorded contexts and recovered artefacts;
 - a summary of the contents of the project archive and details of its location;
 - specialist assessment or analysis reports (where undertaken). Specialist artefact and palaeoenvironmental assessments will take into account the wider local/regional contexts and will include:
 - specialist aims and objectives;
 - processing methodologies (where relevant);
 - any known biases in recovery, or problems of contamination/residuality;
 - quantities of material; types of material present; distribution of material;
 - for environmental material, a statement on abundance, diversity and preservation;
 - a summary and discussion of the results, to include significance in a local and regional context.

5.2. The draft evaluation report will be distributed to the client and WC for review prior to finalisation. All copies of the report (draft and final) will be issued in pdf format, including to the Wiltshire HER, along with any shapefiles containing location data for the areas investigated, if required. A hard copy of the report will be sent to Wiltshire Council Archaeology Service at the Wiltshire and Swindon History Centre, Chippenham.

Academic and public dissemination

5.3. It is anticipated that a short note on the evaluation results will be produced for inclusion within an appropriate local archaeological journal.

5.4. Subject to any contractual constraints, a summary of information from the project will be entered onto the OASIS online database of archaeological projects in Britain. This will include a digital (pdf) copy of the final report, which will also appear on the Archaeology Data Service (ADS) website once the OASIS record has been verified.

-
- 5.5. A digital (pdf) copy of the final report will also be made available for public viewing via CA's *Archaeological Reports Online* web page (<http://reports.cotswoldarchaeology.co.uk>).

Archive deposition

- 5.6. An ordered, indexed, and internally consistent site archive will be prepared in accordance with the relevant recipient museum guidelines. The archive will also be prepared in accordance with:
- *Guidelines for essential archive tasks and the preparation of archives* (CA 2024)
 - *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2014; updated October 2020); and
 - *Standard and Guide to Best Practice for Archaeological Archiving in Europe: EAC Guidelines 1* (Europae Archaeologia Consilium 2019)
- 5.7. All artefacts and environmental samples will be processed, assessed, conserved and packaged in accordance with CA technical manuals and Wiltshire Museum guidelines.
- 5.8. Depending on the nature and scope of any subsequent programme of archaeological works at the site (if required), the evaluation archive may be combined with that for any subsequent works and deposited as a single archive. Confirmation of this will be included in any forthcoming WSI.
- 5.9. CA will make arrangements with Wiltshire Museum (accession no.: DZSWS:10-2026) for the deposition of the site archive and, subject to agreement with the legal landowner(s), the artefact collection. CA commits to paying all fees associated with archiving with Wiltshire Museum.

Selection strategy

- 5.10. As noted in para. 4.9, artefacts from topsoil, subsoil and unstratified contexts will normally be noted but not retained unless they are of intrinsic interest. All artefacts from stratified excavated contexts will be collected, except for large assemblages of post-medieval or modern material. Such material may be noted and not retained or, if appropriate, a representative sample may be collected and retained.

-
- 5.11. The site-selected material archive returned to the CA offices will be reviewed following analysis. Stakeholders will make selection decisions based on CA Finds Manager/Officer reports and selection recommendations. The selection will take place during archive compilation. After discussion with the relevant museum Curator and the CA Finds Managers/Officers, it is possible that no material post-dating AD 1800 will be retained for inclusion in the preserved archive.

Digital archive

- 5.12. A digital archive will be deposited with the Archaeology Data Service (ADS). This archive will be compiled in accordance with the ADS *Instructions for Depositors* (2022).

Data management

- 5.13. All born-digital and digitally-transferred project data created during fieldwork and post-excavation (other than duplicated files) will be stored by CA. Upon project completion and deposition, the data will be transferred to a secure external server. Data will be selected for inclusion in the final digital archive, as detailed below. It is proposed that data selection will occur following completion of post-excavation work.
- 5.14. Selected digital files will be transferred to Wiltshire Museum with the documentary and material archive and to the ADS, in line with the relevant guidance and standards. In adherence to CA's *Guidelines for essential archive tasks and the preparation of archives*, it is proposed that the selected files will include final versions only. Digital photographs will be selected for inclusion in the archive in line with CA's *Guidelines for essential archive tasks and the preparation of archives* and *Digital Image Capture and File Storage: Guidelines for Best Practice* (Historic England 2015). Data produced by external specialists or sub-contractors will be granted under license to CA to allow inclusion in the digital archive as required.

6. PROGRAMME

- 6.1. It is anticipated that the project fieldwork will require five weeks.
- 6.2. It is anticipated that the draft report will be issued within six to eight weeks of the completion of archaeological fieldwork.

7. PROJECT STAFF

- 7.1. This project will be under the management of Alex Thomson, MCIfA, Project Manager, CA. The Project Manager will direct the overall conduct of the evaluation during the period of fieldwork. Day-to-day responsibility will, however, rest with the Project Leader, who will be on-site throughout the project.
- 7.2. It is anticipated that the field team will consist of a maximum of six staff (e.g., one Project Officer, one Project Supervisor and four Archaeologists).
- 7.3. Specialists who may be invited to advise and report on specific aspects of the project as necessary are listed below and in Appendix A. CA staff might also work with supervised apprentices and/or assistants. Such staff always work with a senior specialist who will take the lead in co-authored reports.
- **Ceramics:** Alejandra Gutiérrez BA (Hons) MA PhD FSA MCIfA (CA), Alistair Barclay BSc PhD FSA MCIfA (CA), Ciar Boyle Gifford BA (Hons) MA (CA), Claire Collier-Jones BA (Hons) MA (CA), Ed McSloy BA (Hons) MCIfA (CA), Grace Jones BA (Hons) MA PhD MCIfA (CA), Jacky Sommerville BSc (Hons) MA ACIfA (CA), Lanah Hewson BA (Hons) MA (CA), Laura Pearson BA (Hons) MA PCIfA (CA), Peter Banks LLB LLM PCIfA (CA), Stephen Benfield BA (CA), and Sue Anderson MPhil PhD FSA MCIfA (freelance).
 - **Metalwork:** Alejandra Gutiérrez BA (Hons) MA PhD FSA MCIfA (CA), Alex Bliss BA ACIfA (CA), Claire Collier-Jones BA (Hons) MA (CA), Ed McSloy MCIfA (CA), and Grace Jones BA MA PhD MCIfA (CA).
 - **Flint:** Jacky Sommerville BSc (Hons) MA ACIfA (CA), Philippa Bradley BA MPhil Dip Post-Ex MCIfA (CA), Rebecca Devaney BA MA ACIfA (freelance), and Robert Leedham BA (Hons) MRes PhD PCIfA (CA).
 - **Animal bone:** Andy Clarke BA (Hons) MA ACIfA (CA), Clare Randall BA (Hons) BSc MSc PhD FSA MCIfA, Morgan Evans BSc MSc (CA), Matilda Holmes BSc (Hons) MSc PhD ACIfA (freelance).
 - **Marine shell:** Gemma Whelan (assistant), Tom Brown BA (Hons) MA PCIfA (CA) (assistant).
 - **Human remains:** Frankie Wildmun BSc (Hons) MSc PCIfA (CA) and Sharon Clough BA (Hons) MSc MCIfA (CA).
 - **Environmental remains:** Anna West BSc (Hons) (CA), Carolyn Smith BA (Hons) MSc PCIfA (CA), Kath Hunter Dowse BA (Hons) (CA), Sarah Wyles

BA (Hons) MCIfA (CA); Alex Ellul BA (Hons) MA and Heidi Thorpe-Yon BA (Hons) MSc (assistants).

- **Conservation:** Karen Barker BSc (Hons) (freelance), Norwich Museum and Conservation and Museums Advisory Service, Wiltshire Council
- **Geoarchaeology:** Clare Holloway BA (Hons) (CA), Holly Rodgers BA (Hons) MSc (CA), Keith Wilkinson BSc PhD MCIfA (ARCA)
- **Building recording:** Peter Davenport BA MPhil MCIfA FSA (freelance) and Richard Hardy BA (Hons) MSc (CA).

7.4. Depending on the nature of the deposits and artefacts encountered, it may be necessary to consult other specialists to those listed.

8. HEALTH, SAFETY AND ENVIRONMENT

8.1. CA will conduct all works in accordance with the Health and Safety at Work Act 1974 and all subsequent health and safety legislation, as well as the CA Health and Safety and Environmental policies and the CA Safety, Health and Environmental Management System (SHE). Any client/developer/Principal Contractor policies and/or procedures will also be followed. A site-specific Construction Phase Plan (form SHE 017) will be formulated prior to commencement of fieldwork.

9. INSURANCES

9.1. CA holds Public Liability Insurance to a limit of £15,000,000 and Professional Indemnity Insurance to a limit of £10,000,000.

10. MONITORING

10.1. Notification of the start of site works will be made to WC, with 2 weeks' notice, so that there will be opportunities to visit the evaluation and check on the quality and progress of the work.

11. QUALITY ASSURANCE

11.1. CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (RO Ref. No. 8). As a RO, CA endorses the *Code of Conduct: professional ethics in archaeology* (ClfA 2014; updated 2025) and the *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic*

environment (ClfA 2014; updated 2020). All CA Project Managers hold Member status within the ClfA.

- 11.2. CA operates an internal quality assurance system as follows: projects are overseen by a Project Manager, who is responsible for the quality of the project. The Project Manager reports to the Chief Executive, who bears ultimate responsibility for the conduct of all CA operations. Matters of policy and corporate strategy are determined by the Board of Directors and, in cases of dispute, recourse may be made to the Chairman of the Board.

12. PUBLIC ENGAGEMENT, PARTICIPATION AND BENEFIT

- 12.1. It is not anticipated that this evaluation will afford opportunities for public engagement or participation during the course of the fieldwork. However, the evaluation results will be made publicly available on the ADS and CA websites, as set out in Section 5.

13. STAFF TRAINING AND CPD

- 13.1. CA has a fully documented mandatory performance management system for all staff. This system reviews personal performance, identifies areas for improvement, sets targets and ensures the provision of appropriate training within CA's adopted training policy. In addition, CA has developed an award-winning career development programme for its staff. This ensures a consistent and high-quality approach to the development of appropriate skills.
- 13.2. As part of CA's requirement for continuing professional development, all members of staff are required to maintain a personal development plan and an associated log; these are reviewed within the performance management system.

14. REFERENCES

BGS (British Geological Survey) 2026 *BGS Geology Viewer*
<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> Accessed 27
February 2026

CA (Cotswold Archaeology) 2025 *Land off Trowbridge Road, Bradford-on-Avon, Wiltshire: Historic Environment Desk-Based Assessment* CA Report No. CR0419_1

SUMO 2025 *Land off Trowbridge Road, Bradford-on-Avon, Wiltshire: Geophysical
Survey Report*, Report No. **SUMO-23265**

APPENDIX A: COTSWOLD ARCHAEOLOGY MAIN SPECIALISTS

FINDS: CA

Alejandra Gutiérrez BA (Hons) MA PhD FSA MCIfA (Ceramics and finds)
Alex Bliss BA ACIfA (Metalwork, coins and small finds)
Alistair Barclay BSc (Hons) PhD FSA MCIfA (Ceramics and finds)
Ciar Boyle Gifford BA (Hons) MA (Ceramics and finds)
Claire Collier Jones BA (Hons) MA (Ceramics and finds)
Ed McSloy BA (Hons) MCIfA (Ceramics and finds)
Grace Jones BA (Hons) MA PhD MCIfA (Ceramics and finds)
Jacky Sommerville BSc (Hons) MA ACIfA (Lithics and finds)
Lanah Hewson BA (Hons) MA (Ceramics and finds)
Laura Pearson BA (Hons) MA PCIfA, Apprentice: Archaeological Specialist Level 7 (Ceramics and finds)
Peter Banks LLB LLM PCIfA (Ceramics and finds)
Philippa Bradley BA (Hons) MPhil Dip Post-Ex MCIfA (Lithics and prehistoric small finds)
Robert Leedham BA (Hons) MRes PhD PCIfA (Lithics)
Stephen Knowles BSc (Hons) MSc PCIfA (assistant) (Industrial residues/metal technology)
Steve Benfield BA (Ceramics)

FINDS: External

Andrew Brown PhD (British Museum) (Coins)
David Dungworth BA (Hons) PhD (freelance) (Industrial residues/metal technology)
David Starley BSc (Hons) PhD (Industrial residues/metal technology)
David Williams PhD FSA (freelance) (Amphorae)
Elaine Morris BA (Hons) PhD FSA MCIfA (University of Southampton) (Ceramics)
Eleanor Blakelock BA (Hons) MA PhD (freelance) (Industrial residues/metal technology)
Francis Wenban-Smith BA (Hons) MA PhD (University of Southampton) (Palaeolithic lithics)
Hilary Cool BA (Hons) PhD FSA (freelance) (Glass)
Hugh Wilmott BA (Hons) PhD (University of Sheffield) (Glass)
Ian Riddler PhD (freelance) (Small finds)
Jane Timby BA (Hons) PhD FSA MCIfA (freelance) (Ceramics)
Joe Locke BA (Hons) (freelance) (Ceramic building materials)
John Allan BA (Hons) MPhil FSA (freelance) (Ceramics)
Jörn Schuster MA DPhil FSA MCIfA (freelance) (Metalwork)
Jude Plouviez (freelance) (Coins)
Kamal Badreshany BA PhD (Durham University) (Archaeomaterials analysis)
Karen Barker BSc (Hons) (freelance) (Conservation)
Kevin Hayward BSc MSc PhD FSA (freelance) (Petrology)
Kieron Heard (freelance) (Clay tobacco pipes)
Lynne Keys (freelance) (Industrial residues/metal technology)
Marek Lewcun (freelance) (Clay tobacco pipes)
Martin Henig MA DPhil D.Litt FSA (freelance) (Roman sculpture and small finds)
Michael Bamforth BSc (Hons) MCIfA (freelance) (Worked wood)
Organic Residue Analysis (Bristol University)
Paul Blinkhorn BTEch (freelance) (Ceramics)
Peter Davenport BA MPhil MCIfA FSA (freelance) (Architectural stone)
Peter Guest BA (Hons) PhD FSA (Cardiff University) (Coins)
Peter Warry PhD (freelance) (Ceramic building materials)
Peter Webster BA (Hons) MA PhD (freelance) (Samian)
Philip de Jersey PhD (Ashmolean Museum) (Coins)
Quita Mould MA FSA (freelance) (Leather)
Rachel Tyson BA (Hons) PhD (Oxford Archaeology) (Glass)
Richenda Goffin BA (Hons) MCIfA (freelance) (Ceramic building materials, Roman painted wall plaster, clay tobacco pipes)
Roger Tomlin MA DPhil FSA (Oxford University) (Inscriptions)
Rose Broadley BA (Hons) MA PhD (freelance) (Glass)
Ruth Shaffrey BA (Hons) PhD FSA MCIfA (freelance) (Worked stone)
Sarah Paynter PhD (Historic England) (Glass)
Sarah Percival BA (Hons) MA MCIfA (freelance) (Ceramics)
Stephanie Rátkai BA (Hons) (freelance) (Ceramics)
Steve Allen (York Archaeology Conservation Services) (Conservation)
Sue Anderson MPhil PhD FSA MCIfA (freelance) (Ceramics)
Sue Harrington PhD (freelance) (Textiles)
Tim Young MA PhD (Cardiff University) (Industrial residues/metal technology)

ENVIRONMENTAL AND GEOARCHAEOLOGY: CA

Alex Ellul BA (Hons) MA (assistant) (Charred plant remains)
Andrew Clarke BA (Hons) MA ACIfA (Animal bone)
Anna West BSc (Hons) (Environmental sampling, charred plant remains and marine shell)
Carolyn Smith BA (Hons) MSc PCIfA (Environmental sampling and charred plant remains)
Clare Holloway BA (Hons) (Geoarchaeology)
Clare Randall BA (Hons) BSc MSc PhD FSA MCIfA (Animal bone)

Frankie Wildmun BSc (Hons) MSc PCIfA (Human remains)
Gemma Whelan BA (Hons) (assistant) (Marine shell)
Heidi Thorpe-Yon BA (Hons) MSc (assistant) (Charred plant remains)
Holly Rodgers BA (Hons) MSc (Geoarchaeology and environmental sampling)
Kath Hunter Dowse BA (Hons) (Environmental sampling and charred plant remains)
Morgan Evans BSc MSc (assistant) (Animal bone)
Sarah Cobain BSc (Hons) MSc MCIfA (Environmental sampling, charred plant remains and wood/charcoal)
Sarah Wyles BA (Hons) MCIfA (Environmental sampling, charred plant remains, mollusca and marine shell)
Sharon Clough BA (Hons) MSc MCIfA (Human remains)
Tom Brown BA (Hons) MA PCIfA (assistant) (Marine shell)

ENVIRONMENTAL AND GEOARCHAEOLOGY: External

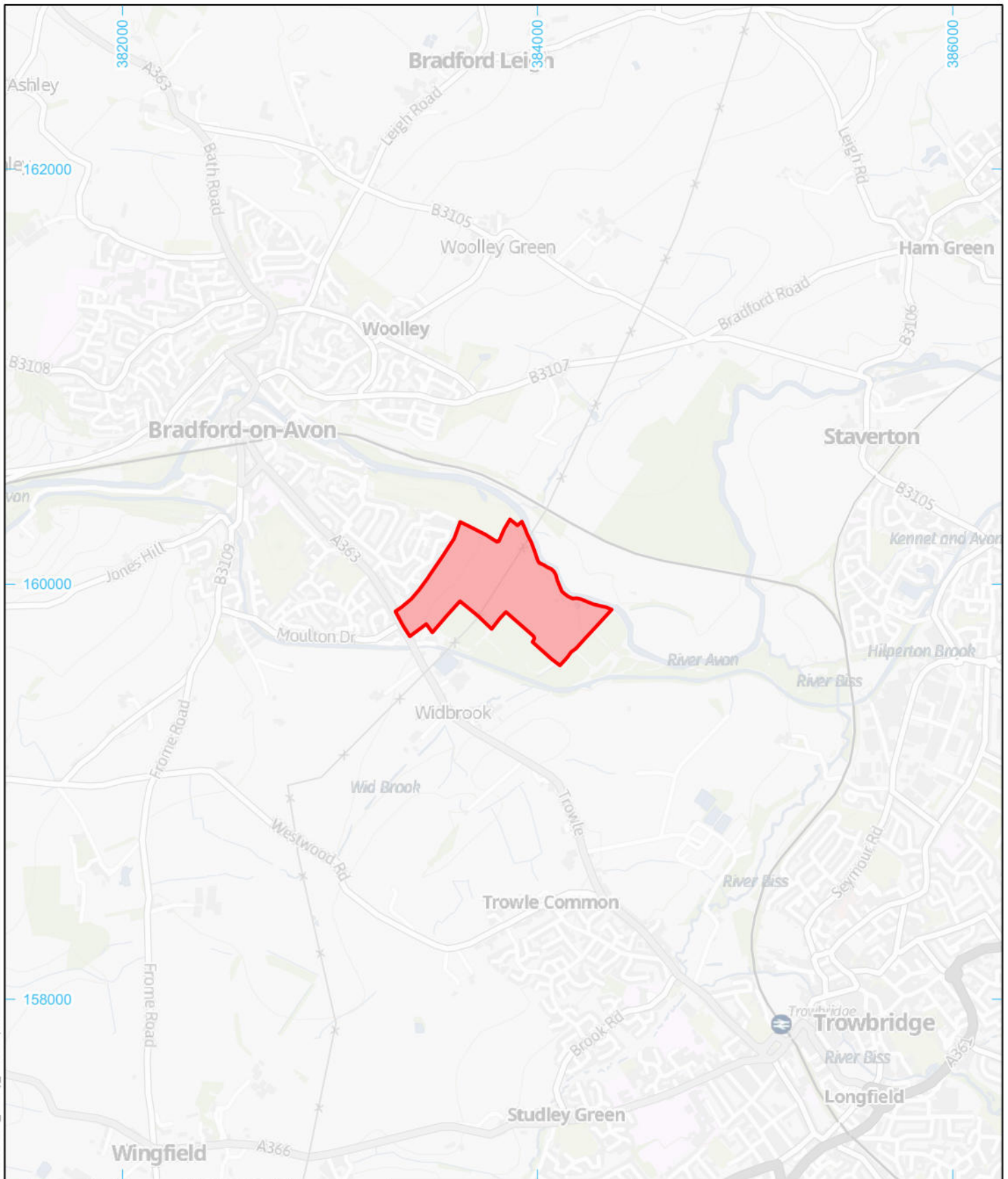
Andy Howard BSc (Hons) PhD (freelance) (Clast size analysis)
Dana Challinor MA (freelance) (Wood/charcoal)
Enid Allison BSc (Hons) DPhil (Canterbury Archaeological Trust) (Insects)
John Whittaker BSc (Hons) PhD (freelance) (Ostracods and foraminifera)
Keith Wilkinson BSc (Hons) PhD MCIfA (ARCA) (Environmental sampling, mollusca, geoarchaeology, ostracods and foraminifera)
Matilda Holmes BSc (Hons) MSc PhD ACIfA (freelance) (Animal bone)
Michael Grant BSc (Hons) MSc PhD (University of Southampton) (Pollen)
QUEST, University of Reading (soil micromorphology and soil chemistry)
Sheila Boardman (freelance) (Wood/charcoal and charred plant remains)
Sue Anderson BA (Hons) MPhil PhD FSA MCIfA (freelance) (Human remains)
Tom Hill BSc (Hons) PhD CPLHE (Diatoms)
Tom White BSc (Hons) PhD (Natural History Museum) (Clast size analysis)

SCIENTIFIC DATING: CA

Alistair Barclay BSc (Hons) PhD FSA MCIfA (Radiocarbon dating and Bayesian chronological modelling)
Sharon Clough BA (Hons) MSc MCIfA (assistant) (Bayesian chronological modelling)

SCIENTIFIC DATING: External

Beta Analytic (Florida, USA) (Radiocarbon dating)
Cathy Batt BSc (Hons) PhD (University of Bradford) (Archaeomagnetic dating)
Derek Hamilton PhD (SUERC) (Bayesian chronological modelling)
Frances Healy PhD (freelance) (Bayesian chronological modelling)
Ian Tyres (freelance) (Dendrochronology)
John Hines (Cardiff University) (Bayesian chronological modelling)
Phil Toms BSc (Hons) PhD (University of Gloucestershire) (TL/OSL dating)
Robert Howard BA (Hons) (NTRDL Nottingham) (Dendrochronology)
Seren Griffiths BA (Hons) MA (Oxon) MSc MCIfA (Manchester University) (Bayesian chronological modelling)
SUERC (East Kilbride, Scotland) (Radiocarbon dating)
14Chrono Centre (Queen's University Belfast) (Radiocarbon dating)



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PROJECT TITLE
 Land off Trowbridge Road, Bradford On Avon, Wiltshire, Evaluation

FIGURE TITLE
 Site location plan

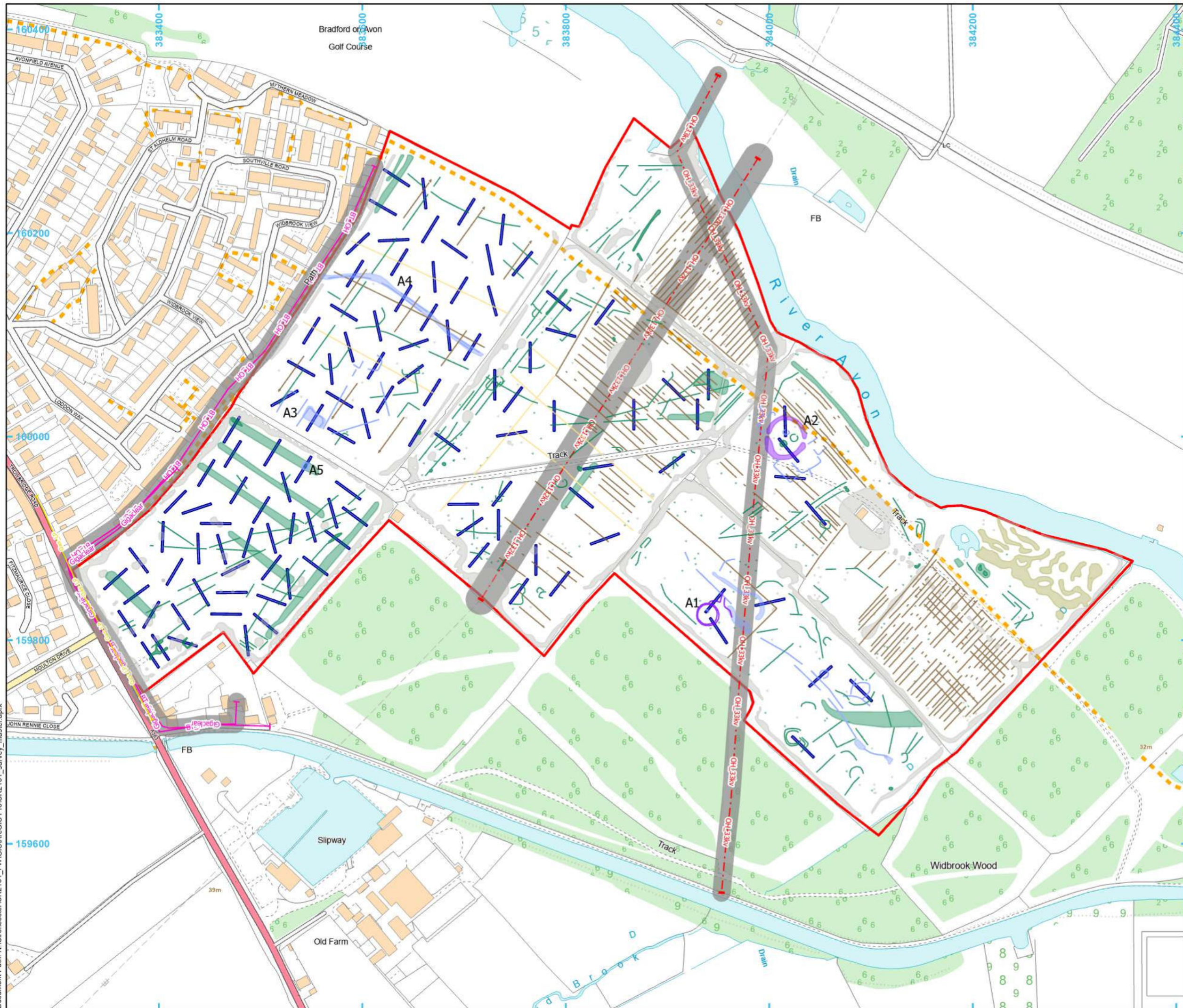
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 CHECKED BY KW DATE 03/03/2026
 APPROVED BY ADT SCALE @ A4 1:25000

FIGURE NO.
 1

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Legend

- Site Boundary
- Proposed evaluation trench
- Constraint
- OH_{132kv} Electric OH HV 132kv (NGED)
- OH_{33kv} Electric OH HV 33kv (SSEN)
- BT_OH BT OH
- GigaClear GigaClear
- Gas_LP (WWU)
- Public right of way

Geophysical Survey Results (SUMO, 2025)

- Probable archaeology (discrete anomaly / trend / increased response)
- Possible archaeology (discrete anomaly / trend / increased response)
- Ridge and furrow
- Uncertain Origin (discrete anomaly / trend / increased response)
- Former field boundary (corroborated)
- Former field boundary (conjectural)
- Agriculture (plough)
- Natural (e.g. geological / pedological)
- Magnetic disturbance
- Ferrous

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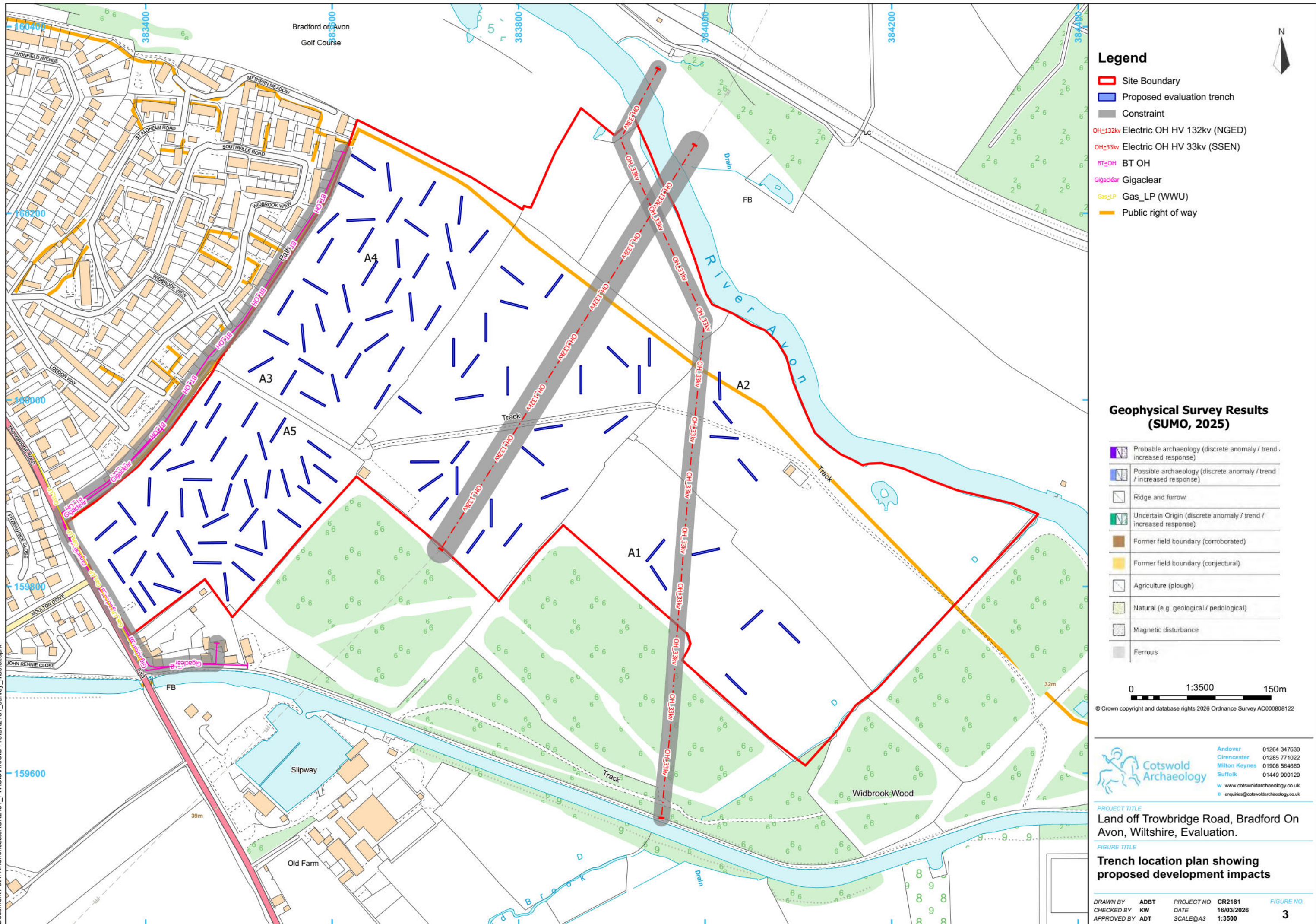
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PROJECT TITLE
Land off Trowbridge Road, Bradford On Avon, Wiltshire, Evaluation.

FIGURE TITLE
Trench location plan showing geophysical survey results.

DRAWN BY ADBT PROJECT NO CR2181 FIGURE NO.
CHECKED BY KW DATE 04/03/2026 2
APPROVED BY ADT SCALE@A3 1:3500

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