

Land east of Showell Farm, Chippenham, Wiltshire
Archaeological Desk Based Assessment
May 2026

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Report

Archaeological Desk Based Assessment

Site

Land east of Showell Farm, Chippenham

Client

Hallam Land

Date

May 2026

Planning Authority

Wiltshire County

Site Centred At

ST9122370862

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

This archaeological desk-based assessment considers land east of Showell Farm, Chippenham, Wiltshire (Figure 1). The site (hereinafter referred to as the 'study site') is located at grid reference ST 91233 70862 and covers a square area approximately 30 ha. The report has been commissioned by Hallam Land to support a planning application for a residential-led development.

The Wiltshire Historic Environment (WHER) records medieval ridge and furrow, possible prehistoric to Romano-British field systems, possible Romano-British linear features and enclosures as well as an undated shelter shed and enclosure wall, associated with the Showell Farm complex, within the study site. The shelter shed and enclosure wall are to be retained as part of the proposals. The area to the north of the study site has been subject to various archaeological investigations which have identified prehistoric – Roman occupation evidence. A prehistoric ring ditch (possible Bronze Age barrow) has been recently recorded by archaeological evaluation, c. 30m north of the study site.

The 2021 geophysical survey of the study site identified anomalies which were confirmed by the evaluation to be features indicative of settlement activity during the Bronze Age, Iron Age and into the Romano-British periods, notably within the northern and eastern areas of the study site. Features such as the two probable roundhouse gulleys in the northern site, and the large enclosure in the eastern site are indicative of prehistoric settlement, and more formal field systems in the western extent are indicative of Roman use of the land within the study site. Later features such as former field boundaries and ridge and furrow indicate agricultural use of the site during the medieval, post medieval and into the modern periods, although these features were recorded less frequently within the site (Avon Archaeology Ltd, 2026).

As such, based on the information available on the Wiltshire HER, the geophysical survey and recent evaluation trenching results, there is known buried prehistoric, Romano-British and medieval to modern archaeological evidence across the study site. In the eastern part of the site, there is also considered to be potential for geoarchaeological deposits associated with the alluvial floodplain of the River Avon.

Based on the results of the trenching, further mitigation excavation will be required, which should be secured as a condition attached to planning consent. The scope of this work will be agreed with Wiltshire Council's archaeology advisor following granting of planning permission.

Based on the available evidence, and subject to flexible design and mitigation responses, archaeology is not considered to preclude or to represent a constraint on potential development of the study site.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land east of Showell Farm, Chippenham, Wiltshire (Figure 1). The site (hereinafter referred to as the 'study site') is located at grid reference 420218, 185231 and covers a square area approximately 30 ha in size.
- 1.2 The assessment has been commissioned by Hallam Land to support a planning application for a residential development of up to 400 dwellings, a Local Centre, accommodating uses within classes E (commercial, business and service), C3 (dwellings) and F2 (local community uses); public open space, including natural green space, amenity green space, parks, play space, allotments and community orchard; creation of new vehicular, cycle and pedestrian access (B4528) including emergency access; internal vehicular, cycle and pedestrian routes, any required diversions to the PROW; drainage infrastructure including attenuation basins, utilities infrastructure and; ground remodelling.
- 1.3 In accordance with Paragraph 207 of the National Planning Policy Framework (DHCLG 2024) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated archaeological heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.4 The Historic Environment Record has been consulted and the relevant designated and non-designated heritage assets are identified in Figures 2 - 4.
- 1.5 The report enables relevant parties to assess the significance of designated and non-designated heritage assets in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location, Topography and Geology

- 1.6 The study site covers an irregular area approximately 29.97 ha in size and extends from the B4528 in the west to the River Avon in the east. The site comprises a number of large enclosed pasture fields.
- 1.7 The study site slopes gently from c. 52m OD in the south-west to c. 41m OD in the east (OS 1982 1:10,000). The site walkover identified a number of visible linear earthworks, provisionally interpreted as agricultural in origin (particularly in the western field) and a number of topographic variations which appear geological in origin, particularly in the eastern part of the site, within the historic floodplain of the River Avon. A shelter shed and enclosure wall is located within the study site, immediately adjacent to its western boundary.
- 1.8 The solid geology underlying the majority of the study site comprises bedrock of Kellaways Formation (sandstone, siltstone and mudstone) with Cornbrash Formation (limestone) along the western limit of the study site. Superficial deposits recorded within the study site include a wide band of alluvium (clay, silt, sand and gravel) associated with the Avon floodplain along the eastern limit of the study site and River Terrace Deposits to the immediate west of the alluvium extending west (BGS Geology Viewer 2022). Geotechnical data is available in the form of one publicly accessible borehole (ST97SW15), which was recorded at Showell

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2024) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

¹ http://scans.bgs.ac.uk/sobi_scans/boreholes/397657/images/14842297.html

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held online and at Wiltshire and Swindon History Centre;
- Examination of material currently held in the Wiltshire Historic Environment Record, including Historic Landscape Characterisation, for the study site and a 1km buffer study area
- Consultation of the National Heritage List for England; and
- Site inspection.
- A geophysical survey was carried out at the study site in 2021 (Archaeological Surveys Ltd).
- A programme of evaluation trial trenching was carried out across the study site in February and March 2026 (Avon Archaeology Ltd, 2026)

2.7 The report will also include a consideration of LiDAR and aerial photography for the study site. Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes this data available for public use through their online portal.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.*
- 3.4 Paragraph 207 refers to the determination of applications and requires applicants to describe the significance of any heritage assets affected, including contribution made to their settings, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset. It also refers to proportionate assessment where there is potential to include heritage assets with archaeological interest.

Designated Heritage Assets

- 3.5 A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. The following quote refers to listed buildings but the same principles applies to archaeological designated heritage assets. It states: *"Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National*

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

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

- 3.6 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a designated heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

- 3.7 No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

- 3.8 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

- 3.9 *Heritage Assets* are defined in Annex 2 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).
- 3.10 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.11 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.12 *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.13 *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Local Planning Policy

- 3.14 Local planning policy is provided by the Wiltshire Core Strategy (Adopted January 2015). The Core Strategy policy relevant to this assessment is:

Core Policy 58: Ensuring The Conservation Of The Historic Environment

Development should protect, conserve and where possible enhance the Historic Environment.

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

- i. *Nationally significant archaeological remains*
- ii. *li. World heritage sites within and adjacent to Wiltshire*
- iii. *lii. Buildings and structures of special architectural or historic interest*
- iv. *lv. The special character or appearance of conservation areas*
- v. *V. Historic Parks and Gardens*
- vi. *Vi. Important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's Historic Environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (ensuring high quality design and place shaping).

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

Guidance

Historic Environment Good Practice Advice In Planning Note Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.15 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6

stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2017)

- 3.16 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.17 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.18 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset
 3. Assessing the effects of proposed development on the significance of a heritage asset
 4. Maximising enhancement and reduction of harm on the setting of heritage assets.
 5. Making & documenting the decision and monitoring outcomes.

4.0 Archaeological and Historical Background

4.1 Wiltshire Historic Environment Records are listed in Appendix A and mapped on Figures 2 and 3. The WHER records the following finds or features within the study site:

- Possible Prehistoric ring-ditches (WHER MWI78521; 78522) in the central northern part of the study site;
- Medieval ridge and furrow, south of Windsmeet Nursery (WHER MWI74015), in the western part of the study site;
- Medieval ridge and furrow, north-west of Plucking Grove (WHER MWI74014), in the south-eastern part of the study site;
- Romano-British field system, Showell Nurseries (WHER ST97SW302), in the north-east of the study site;
- Romano-British linears and enclosures southeast of Showell Farm (WHER MWI77445), in the central and southern part of the study site;
- Roman ditches, enclosures and pits southeast of Showell Farm (WHER MWI78454; 78455), in the northeastern part of the study site;
- Roman ditches southeast of Showell Farm (WHER MWI78456), in the central eastern part of the study site;
- A shelter shed (WHER MWI53876), associated with the Showell Farm complex, and likely of post-medieval date, is located within the study site, adjacent to the western site boundary.

4.2 The WHER records the following finds or features adjacent to the study site:

- Showell Farm (WHER MWI66147) is located to the west of the B4528 and dates to the 17th century. The farm complex comprises the grade II listed farmhouse (NHLE 1022145), barn (NHLE 1198151) and a granary (NHLE 1363926) and a number of non-designated structures recorded on the WHER.
- Prehistoric round house and associated features (WHER MWI76688) and undated ditches (WHER MWI76691) north of the study site.
- Romano-British field system, Showell Nurseries (WHER ST97SW302), north of the study site.

4.3 The study site forms part of two large Historic Landscape Character polygons (not illustrated) described as amalgamated fields (HWI4605 and HWI4610).

Previous Archaeological Investigations (Figure 3)

4.4 A list of intrusive archaeological investigations is provided in Appendix A and mapped in Figure 3.

4.5 The study site forms part of the survey area for the National Archaeological Identification Survey (NAIS) lowland pilot project (WHER EWI7896). A geophysical survey was carried out across the study site in November 2021 (Archaeological Surveys Ltd), which found the following (Figure 16):

- Area 1 contained anomalies indicative of a series of rectilinear enclosures (shown as 1.1 on Figure 16). One of the enclosures contains a ring ditch (1.2) which could be associated with a round house with an 11m diameter. To the south of this a small number of elongated pits (1.3) were recorded. A small L-shaped enclosure (3.4) with the same orientation as enclosures (1.1) can be seen 100m to the north/north-west within Area 3. Also on the same orientation

are a conjoined D-shaped and rectangular enclosure (2.1) which are located 100m to the north-east in Area 2. The orientation of the main axis for all of these enclosures is generally north/north-west to south/south-east and although a Romano-British field system has been recorded on land immediately to the north of the site the general trend is different, with the main axis of the field system being north/north-east to south/south-west.

- The rectilinear enclosure of (2.1) either contains or is partially bounded by a smaller D-shaped enclosure (2.2). A ring ditch of 21m diameter (3.1) is located less than 50m north-west of this. A further small ring ditch (3.2) was also recorded 25m to the west of ring ditch (3.1) and while (3.1) at 21m diameter appears to be too large for a round house, (3.2) at 13m diameter may suggest the presence of a round house. Situated in the vicinity are further ditch-like and pit-like features as well as weakly magnetic debris (3.3), which could suggest occupation debris. Other weak and poorly defined anomalies are also located nearby (3.10) and may also be of archaeological origin.
- A small number of positive linear anomalies near the south-western, north-western and north-eastern corners of the site were also recorded. In the south-west a positive linear anomaly (3.5) appears to have been truncated by later agricultural activity and has a similar orientation to the rectilinear enclosures (1.1) seen 185m to the east. Near the north-western corner an L-shaped rectilinear anomaly (3.6) was recorded, which appears to extend directly towards the location of a previously identified round barrow ring ditch situated 30m north of the site. Although the L-shaped anomaly is located within an area of modern disturbance, an association between the two is possible. In the far north a number of linear anomalies (5.1) were recorded. These suggest cut features and they may be associated with the Romano-British field system recorded on land immediately west of the site.
- Elsewhere within the site a number of linear anomalies relating to former boundaries and extant land drainage gullies were recorded. Some of these are mapped, some are not and it is not possible to determine their age. One of the gullies has truncated the larger ring ditch (3.1) and may have disturbed archaeological remains. A number of weakly positive linear and discrete anomalies that generally lack a coherent morphology and clear definition were also recorded within the site. Some could relate to cut features with archaeological potential, while others could be associated with agricultural activity, former drainage features and natural features. The survey recorded anomalies (4.3 and 5.6) in the eastern edge of the site, within the floodplain of the River Avon. These are associated with former fluvial channels and periods of waterlogging and drying. In the western part of the site the Cornbrash geology appears to be associated with a number of soil-filled features (3.15), which can be difficult to distinguish from anomalies with an anthropogenic origin.

- 4.6 Archaeological evaluation was carried out across the site in February and March 2026 by Avon Archaeology Ltd, which involved the excavation of 76 trenches across the site. The trenches were sited based on the results of the 2021 magnetometer survey, which the trenching found to be extremely accurate in mapping the position and orientation of features, which indicated different phases of prehistoric and Roman activity across the site. The results of the evaluation will be detailed further in paragraphs 4.12 to 4.35 (Avon Archaeology Ltd, 2026).
- 4.7 In 2020 and 2021 Magnitude Surveys Ltd carried out a geophysical survey (WHER EWI9794) across a large area, which also comprised the southern end of the study site, as part of the Future Chippenham Road Proposals. A further survey was carried out by them in 2021-2022 (WHER EWI10028) towards the Future

Chippenham Road Proposals Phase 2, also covering a large area, partly within the study site. The surveys identified a number of linear ditches which formed enclosures (WHER MWI77445) in the study site's centre and near the southern boundary. These were suggested to be of Romano-British date based on association with other excavated features nearby.

4.8 The following investigations are located near the study site:

- Detailed magnetometer survey at Showell Nurseries (WHER EWI9270; Archaeological Surveys Ltd 2017) and subsequent evaluation (Cotswold Archaeology 2017). Geophysical survey recorded two prehistoric round house and associated features (WHER MWI76688) and undated ditches (WHER MWI76691) north of the study site. The subsequent evaluation confirmed the results of the survey. The ring ditches are interpreted as being funerary or ritual, rather than domestic, and are prehistoric in date (Cotswold Archaeology 2017, 12). The archaeological horizon was overlain by c. 0.40m topsoil and subsoil.
- Field evaluation at Milford Farm and Showell Nurseries (WHER EWI6543; Oxford Archaeology 1991). This included archaeological evaluation of the area west of the nursery, which abuts the north-eastern limit of the study site. The investigation identified late Neolithic / Early Bronze Age settlement in this area. Iron Age and Romano-British evidence was also recorded (Oxford Archaeology 1991). This area was part of a subsequent evaluation by Cotswold Archaeology in 2015, see below.
- Evaluation at on Land at Rowden Park (WHER EWI7873; Cotswold Archaeology 2015). The evaluation comprised a 148 trench evaluation over 11 fields to the east and north of Showell Nurseries. Field 11 lay adjacent to the north-east corner of the study site. Within field 11 twenty trenches contained archaeology dating from the Early Bronze Age to the modern period. Trench 146 contained a pit which produced the cremated remains of an adult (Bronze Age/Iron Age). The majority of remains recorded in Field 11 appear to be associated with stock/field enclosures (Iron Age and Roman), perhaps separated by a series of drove ways (Cotswold Archaeology 2015).
- Archaeological Evaluation on Land at Showell Farm (WHER EWI3573; Cotswold Archaeology 1998). The evaluation revealed two concentration of prehistoric worked flint and a series of Romano-British ditches.
- Excavations along the Chippenham Western Bypass (A4 to A350 link) (WHER EWI3412; Cotswold Archaeology 1998). The excavation and watching brief revealed evidence of prehistoric and Romano-British activity.

Aerial Photography and LiDAR

- #### 4.9
- Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth (1995 – 2019) and Google maps) and LiDAR imagery (Environment Agency 1m imagery) were consulted to identify previously unrecorded features. An appraisal of these sources did not identify any new features to those identified by the National Archaeological Identification Survey (NAIS) lowland pilot project (WHER EWI7896). The NAIS records medieval ridge and furrow in the west, south-east and north-east of the study site and a Romano-British field system in the north-east of the study site.

- 4.10 The WHER records one undated feature within the study site in the form of a shelter shed (WHER MWI53876). The shed is associated with the Showell Farm complex, which is located immediately west of the study site. The shed and its associated enclosure wall are most likely post-medieval in date and will be retained as part of the proposals.
- 4.11 Undated features from the 1km study area include a number of built heritage features which are most likely post-medieval in date. This includes two cowsheds, stable, calf unit and pigsties at Showell Farm directly west of the study site (WHER MWI53873, MWI53877, MWI53879, MWI53880, MWI53881). Other undated finds or features relate to features identified by geophysical survey or aerial photograph assessment which have not been confirmed by field investigation. This includes the undated ring ditches, ditches and pits at Showell Nursery (WHER MWI76688, MWI76691, MWI76692). The entries at Showell Nursery have been archaeologically evaluated and confirmed as archaeological, prehistoric, in origin (Cotswold Archaeology 2017). Several entries relate to features recorded during archaeological intrusive investigation which did not contain any dating evidence.

Prehistoric – Romano-British

- 4.12 A geophysical survey of the study site in 2021 (Archaeological Surveys Ltd, not on the HER) identified a number of archaeological features. These include a series of rectilinear enclosures in the southern part of the site, one of which contains a ring ditch, which was interpreted as a potential round house. A large D-shaped enclosure was recorded in the eastern part of the site, which is joined by a rectilinear enclosure, which in turn appears to contain a smaller D-shaped enclosure. To the west of this two ring ditch features were recorded. One was interpreted as a possible round house, while the other was thought to potentially be a barrow ditch or small circular enclosure. In the far northern part of the site a number of positive linear anomalies were recorded, which were thought to potentially relate to linear ditches associated with a Romano-British field system recorded on land immediately to the west, outside the site.
- 4.13 These features identified through the geophysical survey have been targeted by a programme of evaluation trenching across the study site, which confirmed the accuracy of the geophysical survey in mapping the position and orientation of archaeological features. The earliest activity indicated by the available evidence is during the Later Mesolithic and Early Neolithic, by the presence of flint artefacts, which are likely to be residual. Part of a Later Bronze Age/Early Iron Age settlement is considered likely to be present in the northern part of the site, where at least two probable round houses are located. These are recorded as prehistoric ring ditches by the WHER (MWI78521; 78522). Large enclosure ditches to the southeast of this area appear to date to the Middle Bronze Age (Avon Archaeology Ltd, 2026).
- 4.14 In the western part of the evaluation area, ditches relating to Romano-British field systems in the site were recorded. It appears to be a more formal field system and is orientated northeast to southwest and northwest to southeast (Avon Archaeology Ltd, 2026).
- 4.15 In 2020 and 2021 Magnitude Surveys Ltd carried out a geophysical survey (WHER EWI9794) across a large area, which also comprised the southern part of the study site, as part of the Future Chippenham Road Proposals. A further survey was

carried out by them in 2021-2022 (WHER EWI10028) towards the Future Chippenham Road Proposals Phase 2, also covering a large area, part of which comprised the majority of the study site. The surveys identified a number of linear ditches which formed enclosures (WHER MWI77445) in the study site's centre and near the southern boundary. These were suggested to be of Romano-British date based on association with other excavated features nearby.

- 4.16 Archaeological investigations have recorded prehistoric occupation evidence in close proximity to the study site. The earliest physical evidence within the study area is a Mesolithic flint scatter recorded at Showell Nurseries immediately north of the study site (WHER ST97SW058). Various archaeological investigations have occurred at Showell Nurseries to the immediate north of the site (detailed above), which has recorded occupation evidence from the Neolithic to Roman periods. The approach to archaeological investigation has included geophysical survey and evaluation which has largely confirmed the results of the geophysical survey. Earliest evidence from the area north of the study site dates to the Neolithic (WHER ST97SW102), which comprises residual flint artefacts.
- 4.17 Two prehistoric roundhouses and associated features (WHER MWI76688, MWI76691) have been recorded c. 30m north of the eastern end of the study site. The size of the larger ring ditch, and the low level of charred plant remains resulting from domestic processes in either ring ditch, would support their interpretation as funerary or ritual monuments, rather than the remains of roundhouses. Such funerary monuments have been found locally; the excavations at Showell Farm to the west revealed the poorly-preserved remains of a round barrow and a possible henge (Young and Hancocks 2006, 45). In addition, the location of the ring ditches on a promontory overlooking a tributary of the River Avon is comparable to that of other well documented barrows (Powesland 2004, 82). The archaeological horizon was overlain by c. 0.40m topsoil and subsoil.
- 4.18 The National Archaeological Identification Survey (NAIS) records the presence of a Romano-British field system (WHER ST97SW302), in the north-east of the study site. This extends into the area north-west of the study site which has been archaeologically investigated (WHER EWI6543; Oxford Archaeology 1991 and WHER EWI7873; Cotswold Archaeology 2015) and revealed late Neolithic / Early Bronze Age settlement evidence, the cremated remains of an adult (Bronze Age/Iron Age) and dated the field system to the Iron Age-Romano-British period.
- 4.19 A series of Roman ditches are recorded in the central eastern part of the study site (MWI78456). Ditches and enclosures (MWI78454) and a series of pits (MWI78455) of probable Roman date are also recorded in the northeastern part of the study site. Possible Romano-British enclosures are recorded in the southern part of the study site (MWI77445).
- 4.20 Excavations along the Chippenham Western Bypass (A4 to A350 link) (WHER EWI3412; Cotswold Archaeology 1998) revealed evidence of prehistoric and Romano-British activity.

Early Medieval

- 4.21 The WHER records no early medieval finds or features within the study site or 1km study area. No early medieval finds or features have been identified during the numerous investigations in the vicinity of the study site.

Medieval

- 4.22 The study site lies in the agricultural hinterland between the medieval settlement of Rowden c. 800m north-north-east, Norton c. 800m south and Lackham c.900m south-east of the study site. Chippenham lies c. 2.5km north-east of the study site which was an established Saxon strategic and economic centre (McMahon 2004). The WHER records medieval ridge and furrows in the west, south-east and north-east of the study site (WHER MWI74015, WHER MWI74014, WHER MWI784016). Ridge and furrow anomalies were also detected during the geophysical survey. Some of these ridge and furrow areas have been targeted by the evaluation trial trenching across the study site.
- 4.23 The scheduled remains of Rowden Manor (NHLE 1013876) is located c.800m north-north-east of the study site. Rowden Manor is first recorded in 1208 on the Curia Regis Rolls as Ruedon which derives from the phrase 'rough down'. The main house had a courtyard plan and stood on a platform surrounded by a moat. It was bought by the Hungerford family in 1434, but was confiscated by the Crown following the execution of Sir Thomas Hungerford for treason in 1462. It was bought back by Sir Walter Hungerford IV in the 1540s.
- 4.24 The majority of the WHER medieval finds or features from the 1km study area relate to medieval ridge and furrow and field boundaries. The exception to this is the dispersed farmsteads and settlement sites. The most recent archaeological investigation to the immediate north of the study site recorded evidence of medieval agricultural activity only (Cotswold Archaeology 2017).

Post-Medieval/Modern

- 4.25 As previously discussed, the study site lies in the agricultural hinterland between the historic settlements of Rowden c. 800m north-north-east, Norton c. 800m south and Lackham c.900m south-east of the study site. The WHER records no post-medieval finds or features within the study site. Showell Farm (WHER MWI66147) is located to the west of the B4528 and dates to the 17th century. The farm complex comprises the grade II listed farmhouse (NHLE 1022145), barn (NHLE 1198151) and a granary (NHLE 1363926) and a number of non-designated structures recorded on the WHER including a shelter shed (WHER MWI53876) which lies east of the B4528, within the study site.
- 4.26 Rowden Manor (NHLE 1013876) c.800m north-north-east of the study site, was subject to a series of Royalist attacks in 1643 and was briefly used as a garrison for circa 200 men. The final assault in February 1645 included two days of heavy bombardment resulting in the house being set on fire and subsequently dismantled. The present Rowden Manor (listed Grade II*) dates from the mid-C16, with possible earlier fabric, and was built as a lodging range to the old house. One of the surviving barns (listed Grade II) also has possible medieval origins.
- 4.27 The majority of the WHER post-medieval to modern finds or features from the 1km study area relate to dispersed farmsteads and settlement sites. A total of nine WWII pillboxes are recorded within the 1km study area. The most recent archaeological investigation to the immediate north of the study site recorded evidence of post-medieval agricultural activity and features associated with the modern nurseries only (Cotswold Archaeology 2017).

- 4.28 The geophysical survey identified anomalies which have been interpreted as ridge and furrow within the study site. Ridge and furrow, as well as possible former field boundaries were also identified during the evaluation trenching within the study site. These are likely to represent activity within the site during the post medieval and modern periods.
- 4.29 The earliest detailed cartographic source is the 1764 Plan of Lacock Parish (Figure 5). The western part of the site comprises nine large enclosed fields, owned by Mr Anthony Kingston. Four fields in the north-west are recorded as '*Near Marsh*', two fields in the south-west are referred to as '*Popes Hill*'. The centre of the site comprises five enclosed fields recorded as '*Rush Mead*', '*Middle Marsh*', '*Near and Far Nor Mead*' and an unnamed field. Thin east-west linear enclosures/strips are recorded along the bank of the River Avon with the various occupiers. To the north, a further field '*Old Marsh*' is recorded.
- 4.30 The 1801 Ordnance Survey (Figure 6) records the location of the study site in relation to the River Avon and Showell Farm. A stream is recorded through the central part of the study site, however, it is not sufficiently detailed to illustrate the field systems or ownership.
- 4.31 The 1840 Lacock Tithe Map (Figure 7) illustrates a similar field system to that recorded in 1764. The majority of the study site is under the ownership of Thomas Rumming who owns Showell Farm. The eastern edge of the study site is separated in thin lots under separate ownership. The apportionment records the following ownership and fieldnames:
- 633, *Great Marsh* owned by Henry Burrard occ John and Joseph Freeth (sic)
 634, *Withy Bed* owned and occupied by Thomas Rumming
 636, *Little Marsh* owned by Henry Burrard occ John and Joseph Freeth (sic)
 637, *Lowe Paddock and Shilling* owned and occupied by Thomas Rumming
 638, *Lower Five Acres* owned and occupied by Thomas Rumming
 639, *Upper Five Acres* owned and occupied by Thomas Rumming
 641, *Popes Hill* owned and occupied by Thomas Rumming
 642, *The Ten Acres* owned and occupied by Thomas Rumming
 643, *Great Marsh* owned and occupied by Thomas Rumming
 644 *Pick and Cat Hide* owned by Frederick William Rooke and occupied by Richard Sergeant
 645 *Lots in Normead three* owned by Frederick William Rooke and occupied by Richard Sergeant
 646, *Six lots in Normead*, owned by William Henry Talbot and occupied by David Clark
 647 *Lots in Normead* owned by Sophia Rumming and occupied by Thomas Rumming
 648, *Four lots in Normead*, owned by John Neale and occupied by Edward Ponting
 650 *Seven lots in Normead* owned by Henry Burrard occ John and Joseph Freeth (sic)
- 4.32 The 1885 Ordnance Survey (Figure 8) records a similar layout to that of the tithe, however, the lots along the eastern edge are not recorded. A footbridge is noted on the northern limit of the study site which is on the line of a roughly north-south footpath through the centre of the study site. A further footpath is recorded along the eastern limit of the study site. No structures are recorded within the study site itself. Lackham Park is recorded to the south of the study site.

- 4.33 No changes are noted within the study site on the 1922-25 Ordnance Survey (Figure 9). Showell Cottages have been constructed to the north of Showell Farm.
- 4.34 No changes are noted within the study site on the 1956-60 Ordnance Survey (Figure 10). Showell Nurseries have been constructed to the north of the study site.
- 4.35 No changes are noted within the study site on the 1982, 1990 or 2001 Ordnance Surveys (Figure 11, 12 and 13).

Non-Designated Archaeological Assets

Past Impacts & summary of identified / potential archaeological assets and statement of significance

- 4.36 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site. This assessment includes the results of a geophysical survey carried out in 2021 and a subsequent evaluation of the site in February and March 2026.
- 4.37 The study site is greenfield and there are no known previous phases of construction within the study site. Past impacts are restricted to historic ploughing.
- 4.38 The 2021 geophysical survey identified anomalies within the study site which were confirmed by the evaluation to be features indicative of settlement activity during the Bronze Age, Iron Age and into the Romano-British periods, notably within the northern and eastern extents of the study site. Features such as the two probable roundhouse gulleys in the northern site, and the large enclosure in the eastern site are indicative of prehistoric settlement, and formal field systems in the western site are indicative of Roman use of the land within the study site. Later features such as former field boundaries and ridge and furrow indicate agricultural use of the site during the medieval, post medieval and into the modern periods, although these features were recorded less frequently within the site (Avon Archaeology Ltd, 2026).
- 4.39 When considered in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) and the South West Archaeological Research Framework (Webster 2008), the significance of the potential prehistoric/Roman resource within the study site is considered to be Local - Regional.
- 4.40 Medieval and post-medieval ridge and furrow or other evidence of agricultural activity are considered of limited archaeological interest and are preserved by record by the NAIS. There is potential for similar subsurface evidence to survive which is considered of limited archaeological interest.

Designated Archaeological Assets

- 4.41 No statutory designations (Scheduled Ancient Monuments, Registered Battlefields or World Heritage Sites) are located within the study site boundary. A single scheduled monument is located within the 1km study area: moated site and

fishponds east of Rowden Manor (NHLE 1013876), c. 750m north of the study site (Figure 4).

- 4.42 The scheduled site survives as the earthwork and buried remains of a square, ditched enclosure aligned west-north-west to east-south-east and measuring approximately 80m square, situated to the south-east of the Grade II* farmhouse. The moat ditches survive to a width of 12m and a depth of 1m on the west side, but are otherwise largely silted up or infilled. The moated island survives as a level platform approximately 50m square. There is no visible evidence of the original house but buried features relating to this building are likely to survive beneath the ground surface. Beyond the moated site is a water-management system with at least three rectilinear fishponds which are considered to be contemporary with the moated site, as well as a series of adjacent associated banks and ditches (NHLE 1013876).
- 4.43 The immediate setting of the monument comprises the earthworks and the extant farm buildings. The farm complex is located within low-lying fields to the west of the River Avon. Based on the results of a site walkover there is little or no intervisibility between the study site and this designated archaeological asset. Given the lack of intervisibility, it is clear that no harm to its significance would result from the proposed development. As such further assessment is not necessary.

5.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 5.1 The study site covers an irregular area approximately 30 ha in size and extends from the B4528 in the west to the River Avon in the east. The site comprises a number of large, enclosed pasture fields. The site walkover identified a number of visible linear earthworks, provisionally interpreted as agricultural in origin (particularly in the western field) and a number of topographic variations which appear geological in origin, particularly in the eastern part of the site, within the historic floodplain of the River Avon.

The Proposed Development

- 5.2 The assessment has been commissioned by Hallam Land to support a planning application for a residential development of up to 400 dwellings, a Local Centre, accommodating uses within classes E (commercial, business and service), C3 (dwellings) and F2 (local community uses); public open space, including natural green space, amenity green space, parks, play space, allotments and community orchard; creation of new vehicular, cycle and pedestrian access (B4528) including emergency access; internal vehicular, cycle and pedestrian routes, any required diversions to the PROW; drainage infrastructure including attenuation basins, utilities infrastructure and; ground remodelling (Figure 17).

Potential Impacts on Non-Designated Archaeological Assets

- 5.3 The 2021 geophysical survey identified anomalies within the study site which were confirmed by the evaluation to be features indicative of settlement activity during the Bronze Age, Iron Age and into the Romano-British periods, notably within the northern and eastern extents of the study site. Features such as the two probable roundhouse gulleys in the northern site, and the large enclosure in the eastern site are indicative of prehistoric settlement, and more formal field systems in the western site are indicative of Roman use of the land within the study site. Later features such as former field boundaries and ridge and furrow indicate agricultural use of the site during the medieval, post medieval and into the modern periods, although these features were recorded less frequently within the site (Avon Archaeology Ltd, 2026).
- 5.4 Based on the results of the evaluation trenching, further mitigation excavation will be required, which should be secured as a condition attached to planning consent. The scope of this work will be agreed with Wiltshire Council's archaeology advisor following granting of planning permission.
- 5.5 Based on the available evidence, and subject to flexible design and mitigation responses, archaeology is not considered to preclude or to represent a constraint on potential development of the study site.

Potential Impacts on Designated Archaeological Assets

- 5.1 There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers land east of Showell Farm, Chippenham, Wiltshire (Figure 1). The study site is located at grid reference 420218, 185231 and covers a square area approximately 35.12 ha in size.
- 6.2 The assessment has been commissioned by Hallam Land to support a planning application for a residential development.
- 6.3 The Wiltshire Historic Environment (WHER) records medieval ridge and furrow, possible prehistoric to Romano-British field systems, possible Romano-British linear features and enclosures as well as an undated shelter shed and enclosure wall, associated with the Showell Farm complex, within the study site. The shelter shed and enclosure wall are to be retained as part of the proposals. The area to the north of the study site has been subject to various archaeological investigations which have identified prehistoric – Roman occupation evidence. A prehistoric ring ditch (possible Bronze Age barrow) has been recently recorded by archaeological evaluation, c. 30m north of the study site.
- 6.4 The 2021 geophysical survey of the study site identified anomalies which were confirmed by the evaluation to be features indicative of settlement activity during the Bronze Age, Iron Age and into the Romano-British periods, notably within the northern and eastern areas of the study site. Features such as the two probable roundhouse gulleys in the northern site, and the large enclosure in the eastern site are indicative of prehistoric settlement, and more formal field systems in the western extent are indicative of Roman use of the land within the study site. Later features such as former field boundaries and ridge and furrow indicate agricultural use of the site during the medieval, post medieval and into the modern periods, although these features were recorded less frequently within the site (Avon Archaeology Ltd, 2026).
- 6.5 As such, based on the information available on the Wiltshire HER, the results of the geophysical survey and recent evaluation trenching results, there is known buried prehistoric, Romano-British and medieval to modern archaeological evidence across the study site. In the eastern part of the site, there is also considered to be potential for geoarchaeological deposits associated with the alluvial floodplain of the River Avon.
- 6.6 Based on the results of the trenching, further mitigation excavation will be required, which should be secured as a condition attached to planning consent. The scope of this work will be agreed with Wiltshire Council's archaeology advisor following granting of planning permission.
- 6.7 Based on the available evidence, and subject to flexible design and mitigation responses, archaeology is not considered to preclude or to represent a constraint on potential development of the study site.

Sources

General

Wiltshire Historic Environment Record (WHER)
 Wiltshire & Swindon History Centre (WSHC)
 British Library (BL)
 National Archives (NA)

Website

British Geological Survey – <https://geologyviewer.bgs.ac.uk/>
 Heritage Gateway – www.heritagegateway.org.uk
 Historic England - The National Heritage List for England – <https://historicengland.org.uk/>
 MAGIC – <https://magic.defra.gov.uk/>
 Bing Maps - <https://www.bing.com/maps/>
 Environment Agency – <https://environment.data.gov.uk/DefraDataDownload/>

Archival / Cartographic Material

1764 Plan of Lacock Parish (WSHC 2664/1/2E/19L)
 1801 Ordnance Survey Drawing 61 Bradford Leigh (BL)
 1840 Lacock Tithe Map (NA)
 1885 OS 1:10,560 Scale Map
 1922-25 OS 1:10,560 Scale Map
 1956-60 OS 1:10,560 Scale Map
 1982 OS 1:10,000 Scale Map
 1990 OS 1:10,000 Scale Map
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 Whelan, J. & Howard, A.. 2015 *Land at Rowden Park, Chippenham, Wiltshire, SN15 2NN*.

GAZETTEER OF ARCHAEOLOGICAL ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer from the edge of the study site was adopted. The following gazetteer represents all of the entries from the Wiltshire Historic Environment Record. Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise these will be referenced by the Wiltshire Historic Environment Record or English Heritage reference number.

Abbreviations:**WHER:**

Wiltshire Historic Environments Record

Prefref:

Wiltshire Historic Environments Record monument identification reference number

MonUID	PrefRef	Name	Period
MWI5269	ST97SW552	Undated Worked Flints, West of Showell Cottages	Unknown
MWI5270	ST97SW553	Undated Flint Tools, South of Showell Farm	Unknown
MWI5271	ST97SW554	Mound in Mortimer's Wood	Unknown
MWI5272	ST97SW555	Undated Inhumation and Cremation Burials, Showell Farm	Unknown
MWI5282	ST97SW609	Field System, Lackham Park	Unknown
MWI72502	MWI72502	Privy, Rowden Farm or Rowden Manor	Unknown
MWI76175	MWI76175	Undated Pits, Hunters Moon	Unknown
MWI76176	MWI76176	Undated Ditches, Hunters Moon	Unknown
MWI76178	MWI76178	Undated Gullies, Hunters Moon	Unknown
MWI5284	ST97SW612	Cropmarks of Undated Enclosure, Ditches and Pits, South West of Showell Farm	Unknown
MWI5285	ST97SW613	Undated Rectangular Enclosures, South West of Patterdown Cottages	Unknown
MWI74352	MWI74352	Undated Ditches, Bulford	Unknown
MWI74353	MWI74353	Undated Pits, Rowden Park	Unknown
MWI75649	MWI75649	Undated Pits, Rowden Park	Unknown
MWI76411	MWI76411	Undated Ditches, Rowden Park	Unknown
MWI76688	MWI76688	Undated Ring Ditch, Showell Nurseries	Unknown
MWI76690	MWI76690	Undated Ring Ditch, Showell Nurseries	Unknown
MWI76691	MWI76691	Undated Ditches, Showell Nurseries	Unknown
MWI76692	MWI76692	Undated Pits, Showell Nurseries	Unknown
MWI77446	MWI77446	Undated Linear and Curvilinear Ditches,	Unknown

		South East of Lower Lodge Farm	
MWI78182	MWI78182	Undated Ditches, Showell Farm	Unknown
MWI78568	MWI78568	Undated Enclosures, Saltersford Lane	Unknown
MWI79290	MWI79290	Undated Pits, Showell Farm	Unknown
MWI47693	MWI47693	The Barn, Biddestone Lane	Unknown
MWI48421	MWI48421	4 Showell Cottages	Unknown
MWI5290	ST97SW618	Possible Bronze Age Round Barrow, Showell Farm	Unknown
MWI53873	MWI53873	Cowshed, Showell Farm	Unknown
MWI53876	MWI53876	Shelter Shed, Showell Farm	Unknown
MWI53877	MWI53877	Stable, Showell Farm	Unknown
MWI53879	MWI53879	Cowshed at Showell Farm	Unknown
MWI53880	MWI53880	Calf Unit, Showell Farm	Unknown
MWI53881	MWI53881	Pigsties, Showell Farm	Unknown
MWI72612	MWI72612	13 Norton	Unknown
MWI77444	MWI77444	Undated Pits, Ditches, Enclosures and Trackways, North of Lower Lodge Farm	Unknown
MWI77450	MWI77450	Undated Ditches and Cut Features, North of Lower Lodge Farm	Unknown
MWI76689	MWI76689	Prehistoric Round House, Showell Nurseries	Prehistoric
MWI78521	MWI78521	Prehistoric Ring Ditch, East of Showell Farm	Prehistoric
MWI78522	MWI78522	Prehistoric Ring Ditch, East of Showell Farm	Prehistoric
MWI5286	ST97SW614	Possible Iron Age/Roman Enclosure, West of Lackham Park	Prehistoric
MWI77552	MWI77552	Prehistoric Postholes, Rowden Park	Prehistoric
MWI3650	ST97SW058	Mesolithic Flint Scatter, Showell Farm	Mesolithic
MWI3653	ST97SW102	Neolithic Flint, Between Rowden and Bowden Reservoir	Neolithic
MWI3654	ST97SW103	Neolithic Finds, Showell Nurseries	Neolithic
MWI3656	ST97SW105	Neolithic Arrowhead, Showell Farm	Neolithic
MWI78515	MWI78515	Possible Neolithic Ditches, Saltersford Lane	Neolithic
MWI77021	MWI77021	Bronze Age Oval Enclosure, Hunters Moon	Neolithic to Bronze Age
MWI5275	ST97SW602	Probable Iron Age/Roman Enclosure, West of Lackham Park	Neolithic to Roman
MWI3659	ST97SW152	Bronze Age Settlement, Showell Nurseries	Bronze Age
MWI3660	ST97SW153	Bronze Age Dagger, South of Rowden Farm	Bronze Age

MWI3661	ST97SW154	Bronze Age Flint Scatter, Showell Farm	Bronze Age
MWI3662	ST97SW155	Bronze Age Flint Scatter, Showell Farm	Bronze Age
MWI80322	MWI80322	Possible Bronze Age Round Barrow, Thingley Junction	Bronze Age
MWI3663	ST97SW156	Bronze Age Roundhouse, Showell Farm	Bronze Age
MWI5283	ST97SW611	Round Barrow, South of the Barn	Bronze Age
MWI5289	ST97SW617	Possible Bronze Age Round Barrow, Showell Farm	Bronze Age
MWI74041	MWI74041	Possible Bronze Age Round Barrow, East of Thingley Farm	Bronze Age
MWI5219	ST97SW157	Bronze Age Ring Ditch, West of Showell Farm Nursery	Bronze Age
MWI5288	ST97SW616	Undated Ring Ditch, Showell Farm	Bronze Age
MWI5291	ST97SW619	Possible Bronze Age Round Barrow, Showell Farm	Bronze Age
MWI5292	ST97SW620	Possible Bronze Age Round Barrow, Showell Farm	Bronze Age
MWI5293	ST97SW621	Possible Bronze Age Round Barrow, Showell Farm	Bronze Age
MWI5294	ST97SW622	Possible Bronze Age Round Barrow, Showell Farm	Bronze Age
MWI5295	ST97SW623	Possible Bronze Age Round Barrow, Showell Farm	Bronze Age
MWI77020	MWI77020	Bronze Age Ring Ditch, Hunters Moon	Bronze Age
MWI75648	MWI75648	Bronze Age/Iron Age Cremation Burial, Rowden Park	Bronze Age to Iron Age
MWI77146	MWI77146	Probable Prehistoric Ring Ditch/Enclosure, Land at Showell Farm	Bronze Age to Iron Age
MWI5287	ST97SW615	Undated Round Barrow, Showell Farm	Bronze Age to Roman
MWI77147	MWI77147	Possible Prehistoric or Roman Kiln, Land at Showell Farm	Bronze Age to Roman
MWI5220	ST97SW200	Iron Age Ditch, Showell Nurseries	Iron Age
MWI5221	ST97SW201	Iron Age Pottery, West of Showell Farm	Iron Age
MWI77022	MWI77022	Iron Age Ring Gullies, Hunters Moon	Iron Age
MWI77023	MWI77023	Iron Age Pits and Postholes, Hunters Moon	Iron Age
MWI76177	MWI76177	Iron Age Pits, Hunters Moon	Iron Age
MWI76407	MWI76407	Iron Age Ditches, Rowden Park	Iron Age

MWI5276	ST97SW603	Possible Iron Age/Roman Enclosure, West of Lackham Park	Iron Age to Roman
MWI73800	MWI73800	Probable Iron Age or Roman Settlement, South of Great Notton Farm	Iron Age to Roman
MWI74017	MWI74017	Possible Iron Age or Roman Settlement, East of Windsmeet Nursery	Iron Age to Roman
MWI5224	ST97SW302	Romano-British Settlement and Field System, Showell Nurseries	Iron Age to Roman
MWI80331	MWI80331	Possible Iron Age or Roman Enclosure, West of Notton House	Iron Age to Roman
MWI77145	MWI77145	Iron Age/Romano-British Enclosure, Land at Showell Farm	Iron Age to Roman
MWI4763	ST96NW310	Roman Coin, East of Lackham Park Farm	Roman
MWI5226	ST97SW304	Romano-British Pottery, South of Showell Farm	Roman
MWI77551	MWI77551	Roman Enclosure and Posthole, Rowden Park	Roman
MWI77442	MWI77442	Possible Romano-British Ditches and Enclosures, North of Lower Lodge Farm	Roman
MWI77445	MWI77445	Romano-British Enclosures, South East of Showell Farm	Roman
MWI78454	MWI78454	Roman Ditches and Enclosures, South East of Showell Farm	Roman
MWI78455	MWI78455	Roman Pits, Southeast of Showell Farm	Roman
MWI78456	MWI78456	Roman Ditches, Southeast of Showell Farm	Roman
MWI5228	ST97SW307	Romano-British Settlement, Showell Farm	Roman
MWI45782	MWI45782	Old Lackham House	Medieval
MWI5234	ST97SW452	Medieval Gully, Showell Farm	Medieval
MWI5241	ST97SW460	Medieval Spearhead, North West of Lower Lodge Farm	Medieval
MWI66144	MWI66144	Rowden Farm	Medieval
MWI68784	MWI68784	Little Notton Farm	Medieval
MWI4795	ST96NW471	Notton	Medieval
MWI5239	ST97SW457	Rowden Manor	Medieval
MWI5247	ST97SW466	Lackham	Medieval
MWI73761	MWI73761	Medieval Ridge and Furrow, East of Lackham Park Farm	Medieval
MWI73764	MWI73764	Possible Medieval Settlement, West of Lackham Wood	Medieval
MWI73768	MWI73768	Medieval Ridge and Furrow, West of Great Notton Farm	Medieval

MWI74012	MWI74012	Medieval Field System, North of Great Norton Farm	Medieval
MWI74013	MWI74013	Medieval Ridge and Furrow, West of Plucking Grove	Medieval
MWI74014	MWI74014	Medieval Ridge and Furrow, Northwest of Plucking Grove	Medieval
MWI74016	MWI74016	Medieval Ridge and Furrow, East of Windsmeet Nursery	Medieval
MWI74018	MWI74018	Medieval Ridge and Furrow, Milbourne Farm	Medieval
MWI74019	MWI74019	Medieval Ridge and Furrow, East of Sewage Works	Medieval
MWI74015	MWI74015	Medieval Ridge and Furrow, South of Windsmeet Nursery	Medieval
MWI74020	MWI74020	Medieval Ridge and Furrow, North East of Sewage Works	Medieval
MWI73766	MWI73766	Medieval Field Boundaries, Cuckoo Bush Farm	Medieval
MWI73767	MWI73767	Medieval Field Boundaries, Lackham Park Farm	Medieval
MWI74011	MWI74011	Medieval Field System, South of Plucking Grove	Medieval
MWI74029	MWI74029	Post Medieval Enclosure, Rowden Manor	Medieval to Post Medieval
MWI34509	MWI34509	Little Notton Farmhouse, 16 Notton	Medieval to Post Medieval
MWI74037	MWI74037	Undated Field Boundaries, East of Burleaze	Medieval to Post Medieval
MWI74085	MWI74085	Medieval/Post Medieval Ridge and Furrow, Patterdown Farm	Medieval to Post Medieval
MWI72501	MWI72501	Dovecote, Rowden Farm or Rowden Manor	Medieval to Post Medieval
MWI73802	MWI73802	Medieval Field Boundary, East of Notton	Medieval to Post Medieval
MWI72506	MWI72506	Malthouse, Rowden Farm or Part of Rowden Manor	Medieval to Modern
MWI34167	MWI34167	Rowden Manor	Medieval to Modern
MWI34169	MWI34169	Barn or Tythe Barn, Rowden Farm or The Tythe Barn, Rowden Manor	Medieval to Modern
MWI5258	ST97SW527	Lackham Park	Post Medieval
MWI74008	MWI74008	Post Medieval Water Meadow, North of North Wood	Post Medieval
MWI74030	MWI74030	Post Medieval Trackway, Rowden Manor	Post Medieval

MWI74184	MWI74184	Post Medieval Trackway, East of Thingley Farm	Post Medieval
MWI74185	MWI74185	Medieval or Post Medieval Field Boundary, East of Thingley Farm	Post Medieval
MWI77024	MWI77024	Post Medieval Pits, Hunters Moon	Post Medieval
MWI79289	MWI79289	Post Medieval Linear, Showell Farm	Post Medieval
MWI72503	MWI72503	Cowshed or Skilling, Rowden Farm or Rowden Manor	Post Medieval
MWI74057	MWI74057	Post Medieval Field Boundaries, East of Thingley Junction	Post Medieval
MWI74058	MWI74058	Post Medieval Field Boundaries, North of Notton	Post Medieval
MWI74166	MWI74166	Post Medieval Field Boundaries, North West of Thingley Junction	Post Medieval
MWI74658	MWI74658	Implement Shed at Milbourne Farm	Post Medieval
MWI66147	MWI66147	Showell Farm	Post Medieval
MWI5260	ST97SW529	Possible Civil War Defences, North and West of Rowden Farm	Post Medieval
MWI34507	MWI34507	7-9 Notton	Post Medieval
MWI34508	MWI34508	Arum Cottage, 10 and 11 Notton	Post Medieval
MWI33222	MWI33222	Showell Farmhouse	Post Medieval
MWI75467	MWI75467	18th Century Garden Features, Lacock	Post Medieval
MWI66068	MWI66068	Patterdown Farm	Post Medieval
MWI68785	MWI68785	Great Notton Farm (Notton Farm)	Post Medieval
MWI33224	MWI33224	Granary, Showell Farm	Post Medieval
MWI34511	MWI34511	18 and 19 Notton	Post Medieval
MWI66067	MWI66067	The Barn	Post Medieval
MWI66069	MWI66069	Site of Outfarm, West of Patterdown Farm	Post Medieval
MWI66070	MWI66070	Holywell Farm	Post Medieval
MWI66146	MWI66146	Lower Lodge Farm	Post Medieval
MWI66148	MWI66148	Millbourne Farm	Post Medieval
MWI68787	MWI68787	Site of Outfarm, West of Notton	Post Medieval
MWI68788	MWI68788	Home Farm (Lackham Park Farm)	Post Medieval
MWI74656	MWI74656	Cart Shed at Milbourne Farm	Post Medieval
MWI74657	MWI74657	Cow Shed at Milbourne Farm	Post Medieval
MWI74660	MWI74660	Pig Sties at Milbourne Farm	Post Medieval
MWI74661	MWI74661	Coal Store at Milbourne Farm	Post Medieval
MWI34510	MWI34510	Notton House	Post Medieval
MWI34512	MWI34512	20 and 21 Notton	Post Medieval
MWI77309	MWI77309	Thingley Railway Junction	Post Medieval
MWI78874	MWI78874	Great Western Railway	Post Medieval

MWI79700	MWI79700	Wiltshire, Somerset and Weymouth Railway	Post Medieval
MWI33225	MWI33225	Front Lodge, Lackham College	Post Medieval
MWI33290	MWI33290	Home Park	Post Medieval
MWI33223	MWI33223	Barn to the Southeast of Showell Farm	Post Medieval to Modern
MWI5266	ST97SW535	Wiltshire and Berkshire Canal: Chippenham Branch	Post Medieval to Modern
MWI33289	MWI33289	Lackham House	Post Medieval to Modern
MWI34168	MWI34168	Stable or Stables, Rowden Farm or The Stable House, Rowden Manor	Post Medieval to Modern
MWI34513	MWI34513	26 and 27 Notton	Post Medieval to Modern
MWI53337	MWI53337	Stable or Workshop and Store at Milbourne Farm	Post Medieval to Modern
MWI72504	MWI72504	The Lodge or Coach House or Barn, Rowden Farm	Post Medieval to Modern
MWI72505	MWI72505	Cowshed, Rowden Farm or The Coach House or Old Coach House at Rowden Manor	Post Medieval to Modern
MWI33405	MWI33405	Stable Yard at Lackham House	Modern
MWI31747	MWI31747	Type 26 Pillbox, Plucking Grove, Lacock	Modern
MWI74044	MWI74044	Thingley Sidings, Thingley Junction	Modern
MWI74048	MWI74048	WWII Railway Sidings, North of Lacock Halt	Modern
MWI31517	MWI31517	WWII Type 24 Pillbox, West of Lackham	Modern
MWI31525	MWI31525	WWII Pillbox, Thingley Junction	Modern
MWI31743	MWI31743	WWII Type 24 Pillbox, Milbourne Farm	Modern
MWI31744	MWI31744	WWII Type 24 Pillbox, Rowden Farm	Modern
MWI73965	ST96SW453	WWII Pillbox, West of Lackham House	Modern
MWI73971	MWI73971	WWII Pillbox, West of the River Avon	Modern
MWI74045	MWI74045	WWII Pillbox, Thingley Junction	Modern
MWI74046	MWI74046	WWII Pillbox, Thingley Junction	Modern
MWI74047	MWI74047	WWII Pillbox, Thingley Junction	Modern

GAZETTEER OF ARCHAEOLOGICAL EVENTS (Figure 3)

The following gazetteer represents all events recorded by the Wiltshire Historic Environment Record (WHER) within the 1km study area.

Abbreviations:

WHER: Wiltshire Historic Environments Record

EVUID: Wiltshire Historic Environments Record event identification reference number

WHER EVUID	Event Name
EWI10028	Geophysical Survey for Chippenham Development
EWI10047	Evaluation of Land at Showell Farm
EWI10081	Evaluation of Land at Showell Farm
EWI10282	Geophysical Survey of Land East of Showell Farm
EWI10342	Watching Brief at Rowden Park
EWI10371	Watching Brief at The Stable House, Rowden Lane
EWI10391	Geophysical Survey at Saltersford Lane
EWI10392	Evaluation of Land at Saltersford Lane (Phase 1)
EWI10394	Watching Brief on Land at Showell Farm
EWI10576	Future Chippenham, Wiltshire
EWI10614	Geophysical Survey on Land East of Patterdown Road
EWI10781	Post-Excavation Assessment of Showell Farm, Corsham
EWI11113	Watching Brief at Southpoint, Patterdown Road, Chippenham
EWI11118	Desk Based Assessment at Hunters Moon, Chippenham
EWI11185	Excavation at Plot 100, Southpoint Business Park, Patterdown Road
EWI11272	Desk Based Assessment for Showell Farm, Chippenham
EWI11283	Chippenham, Patterdown Road, Southpoint Business Park
EWI3217	Evaluation at Rowden Manor
EWI3412	Excavations Along the Chippenham Western Bypass (A4 to A350 Link)
EWI3562	Evaluation on the Chippenham By-Pass Route, Spring 1991
EWI3570	Archaeological Evaluation at Showell Farm, Chippenham
EWI3571	Showell Farm, Chippenham
EWI3573	Archaeological Evaluation on Land at Showell Farm
EWI5464	Desk Based Assessment and Geophysical Survey at Wiltshire College, Lackham
EWI5878	Watching Brief at Lackham College
EWI6182	Excavation at Showell Farm, Chippenham

WHER EVID	Event Name
EWI6543	Archaeological Evaluation at Milford Farm and Showell Nurseries
EWI7192	Evaluation on Land at Hunters Moon, Easton Lane
EWI7730	Geophysical Survey on Land at Rowden Park
EWI7873	Evaluation on Land at Rowden Park
EWI7896	NAIS: Aerial Investigation and Mapping Across West Wiltshire
EWI8227	Research into Lackham's disputed rights to the River Avon in the C19
EWI8660	Watching Brief and Excavation on the Melksham to Thingley Cable Installation
EWI8676	The Search for Possible Post-Medieval Garden Features, Lackham and Lacock Estates
EWI8685	Evaluation at Patterdown Road
EWI8969	Evaluation of Land at Rowden Park, Redcliffe Site
EWI9117	Post-Excavation Assessment of Land at Rowden Park (Crest Site)
EWI9270	Showell Nurseries, Chippenham, Wiltshire
EWI9271	Evaluation at Showell Nurseries
EWI9525	Excavation on Land at Hunters Moon, Easton Lane
EWI9527	Geophysical Survey at Hunters Moon, Easton Lane
EWI9605	Watching Brief at Wiltshire College, Lackham Campus Agri-Centre Building
EWI9645	Geophysical Survey on Land at Showell Farm
EWI9794	Geophysical Survey for Future Chippenham Proposals
EWI9858	Excavation on Land at Rowden Park

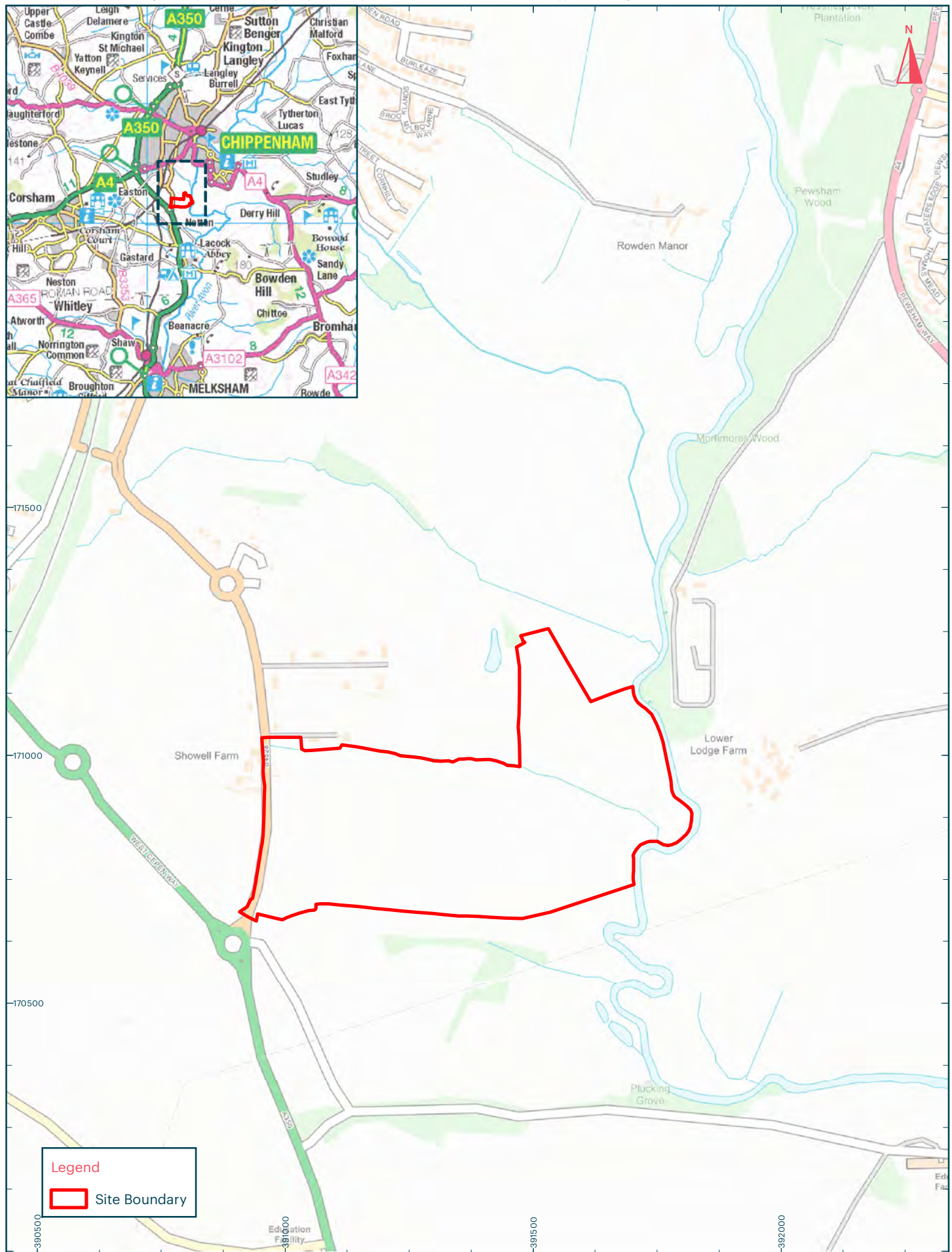
GAZETTEER OF DESIGNATED HERITAGE ASSETS (Figure 4)

The following gazetteer represents all designated heritage assets recorded by the NHLE within the 1km study area.

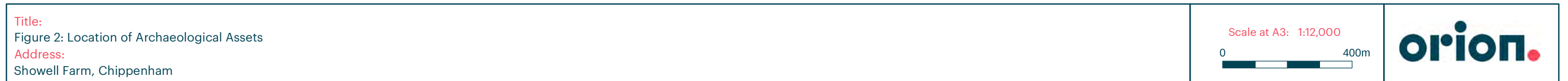
Abbreviations:

NHLE: National Heritage List England

NHLE REF.	Name	Designation
1013876	MOATED SITE AND FISHPONDS EAST OF ROWDEN MANOR	SM



Title:
Figure 1: Site Location
Address:
Showell Farm, Chippenham



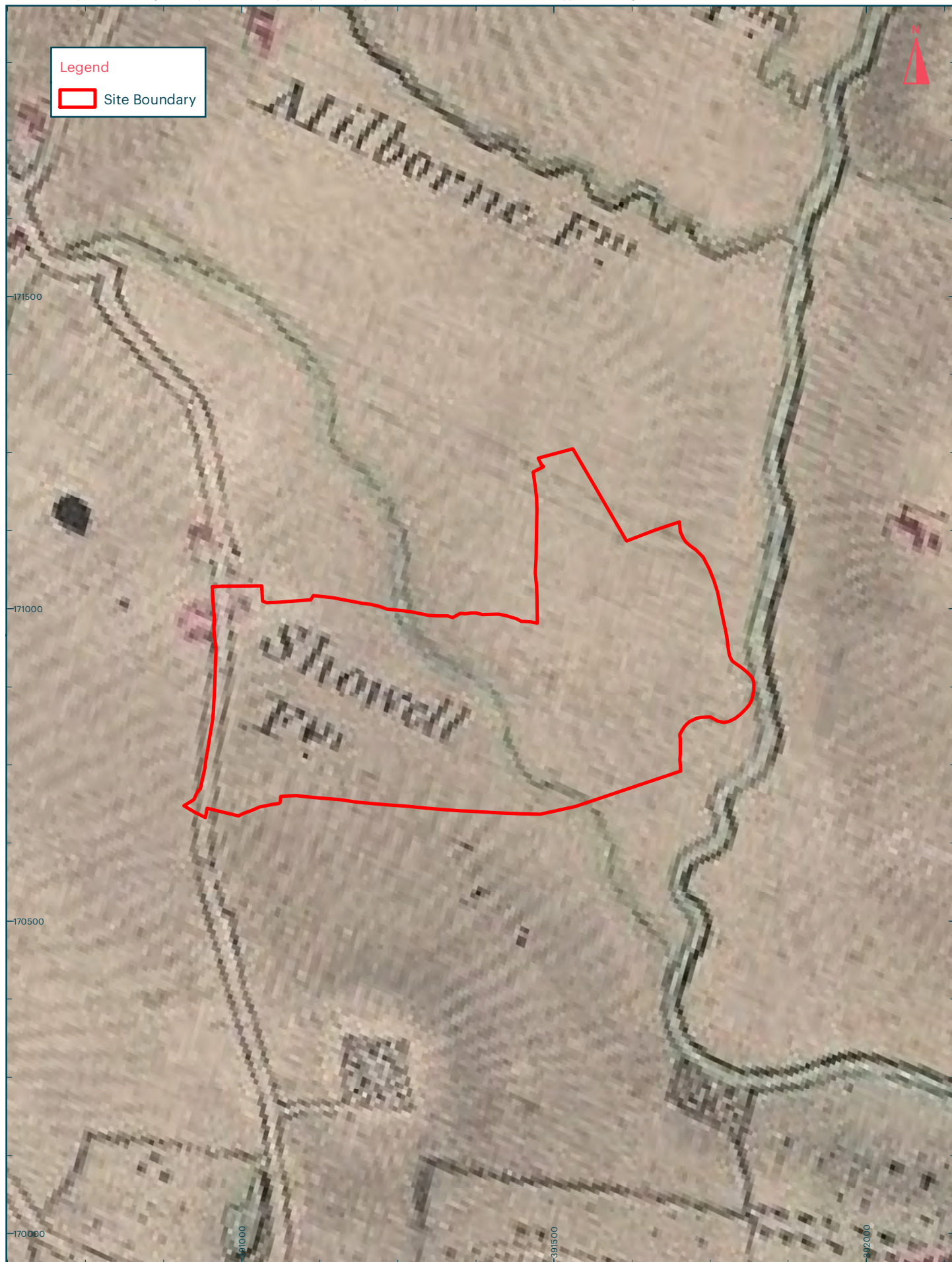




 Site Boundary

0 250m

orion.

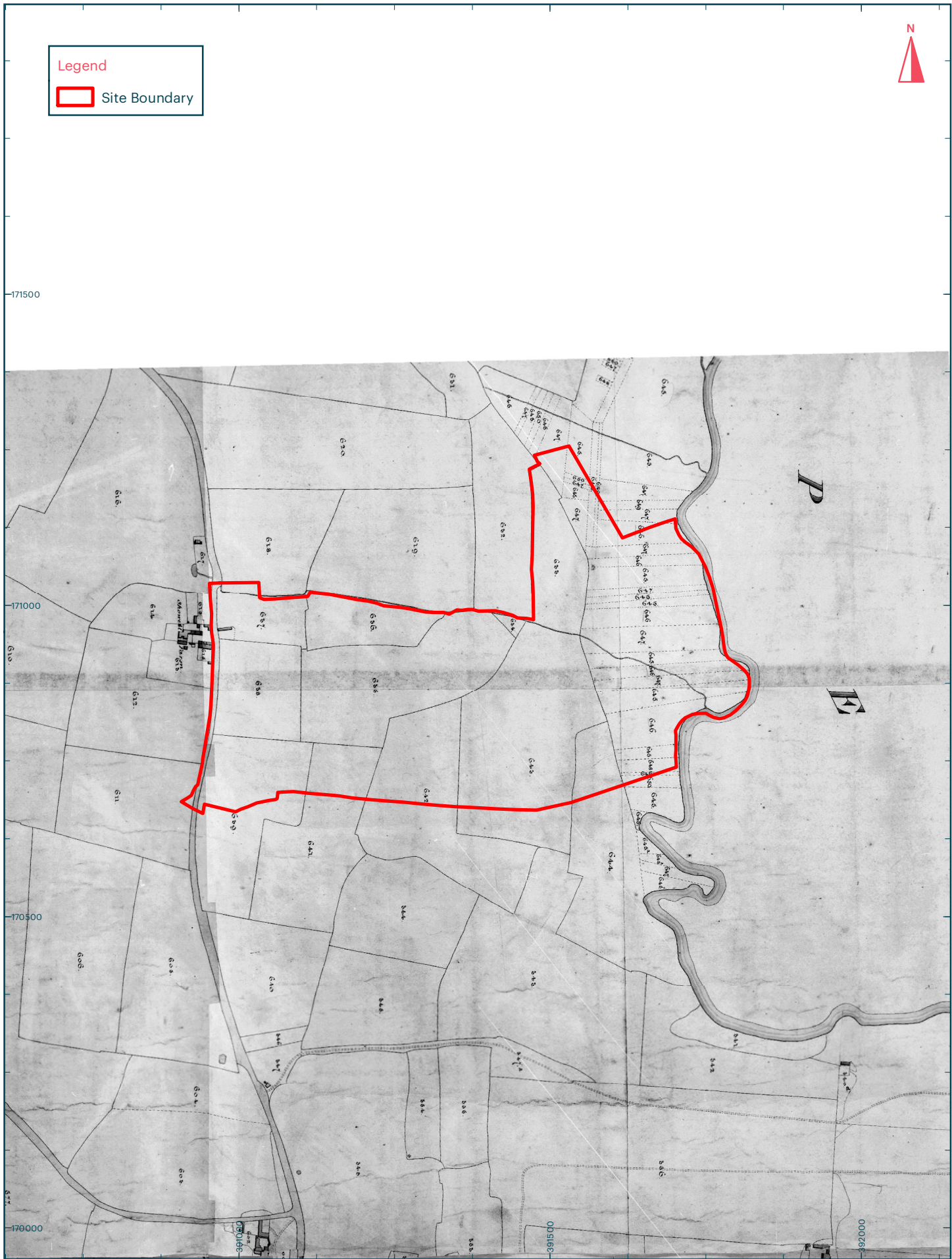


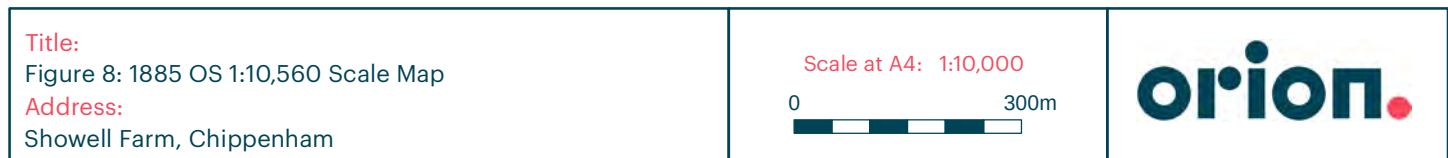
Title:
Figure 6: 1801 Ordnance Survey Drawing
Address:
Showell Farm, Chippenham

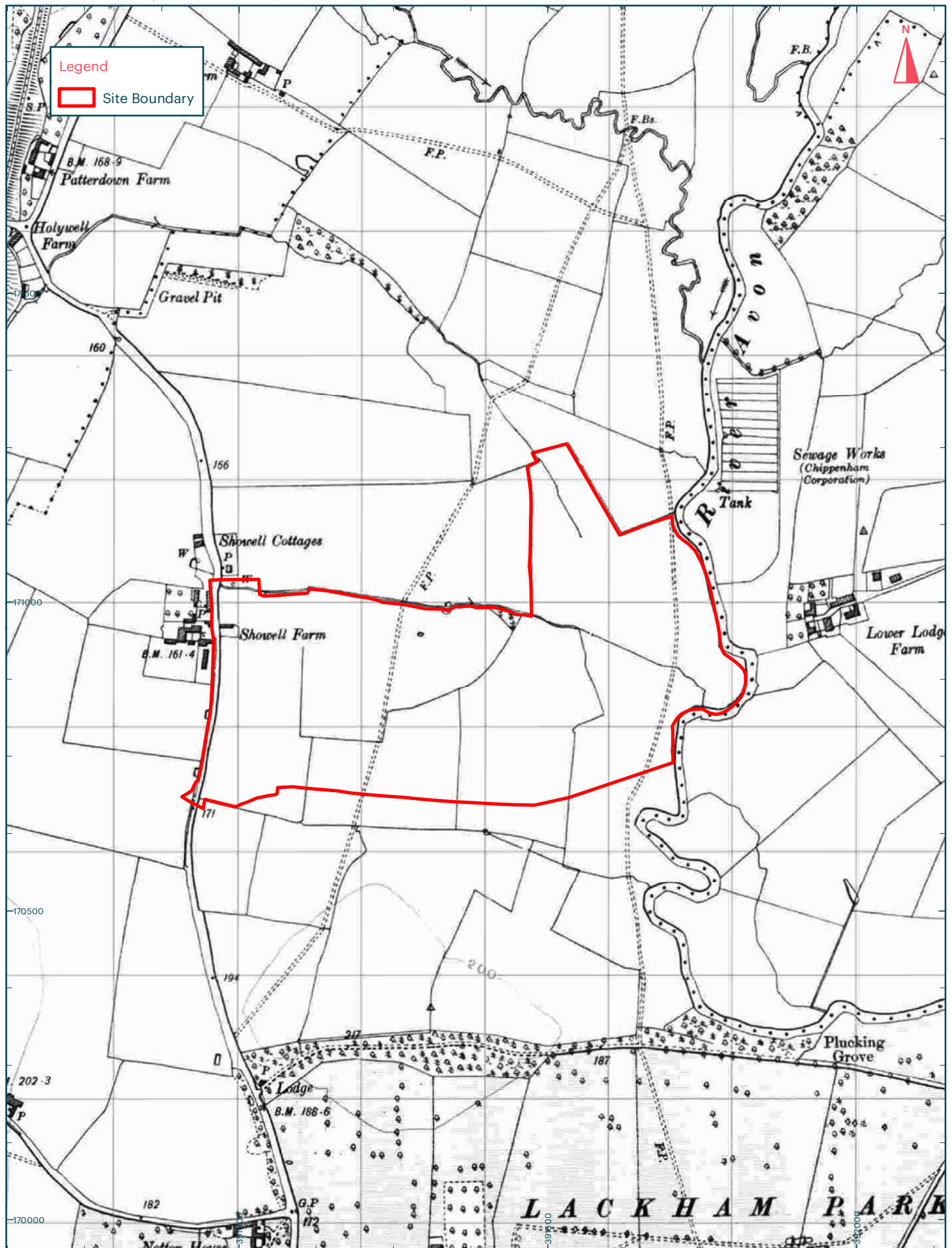
Scale at A4: 1:8,000

0 250m

orion.



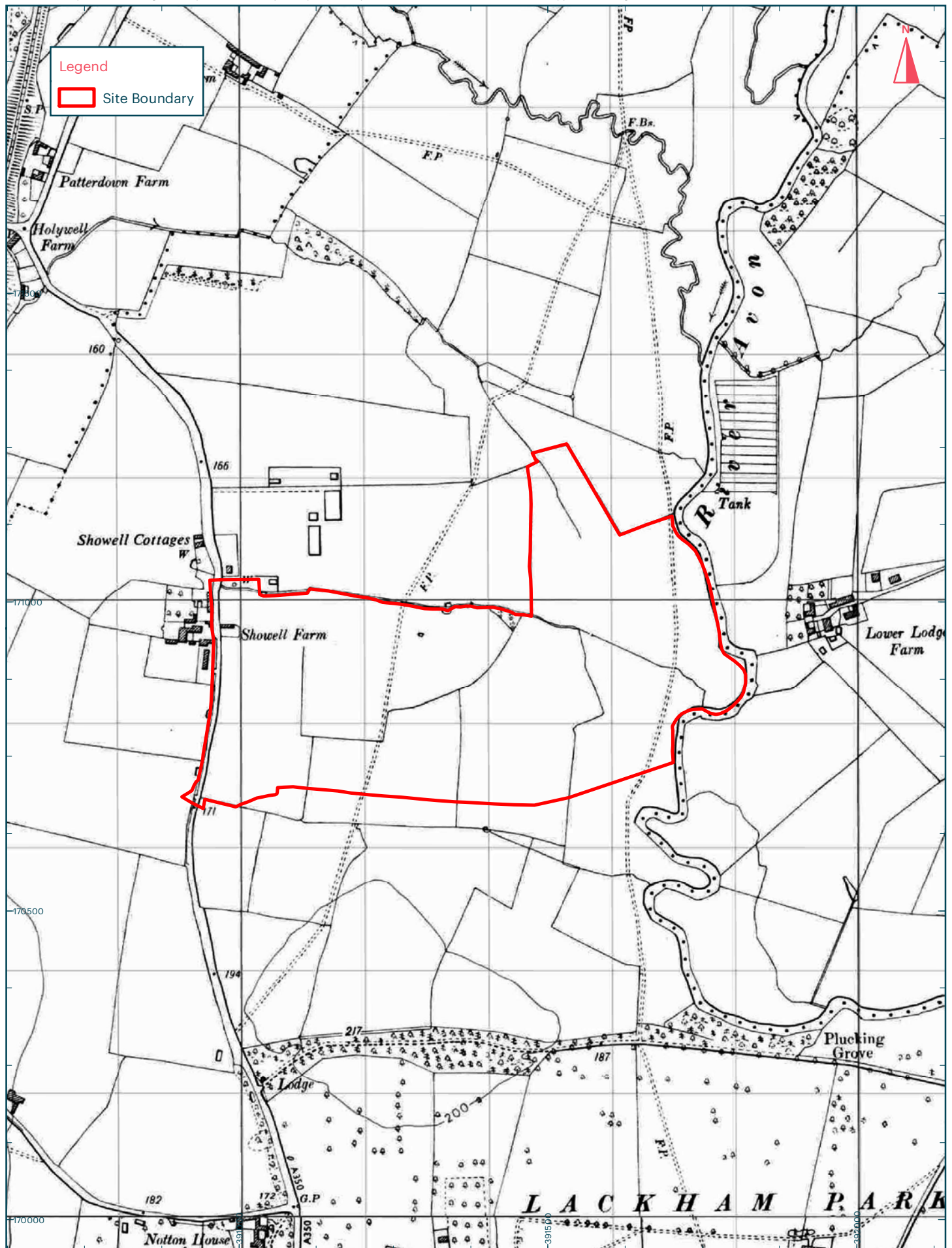


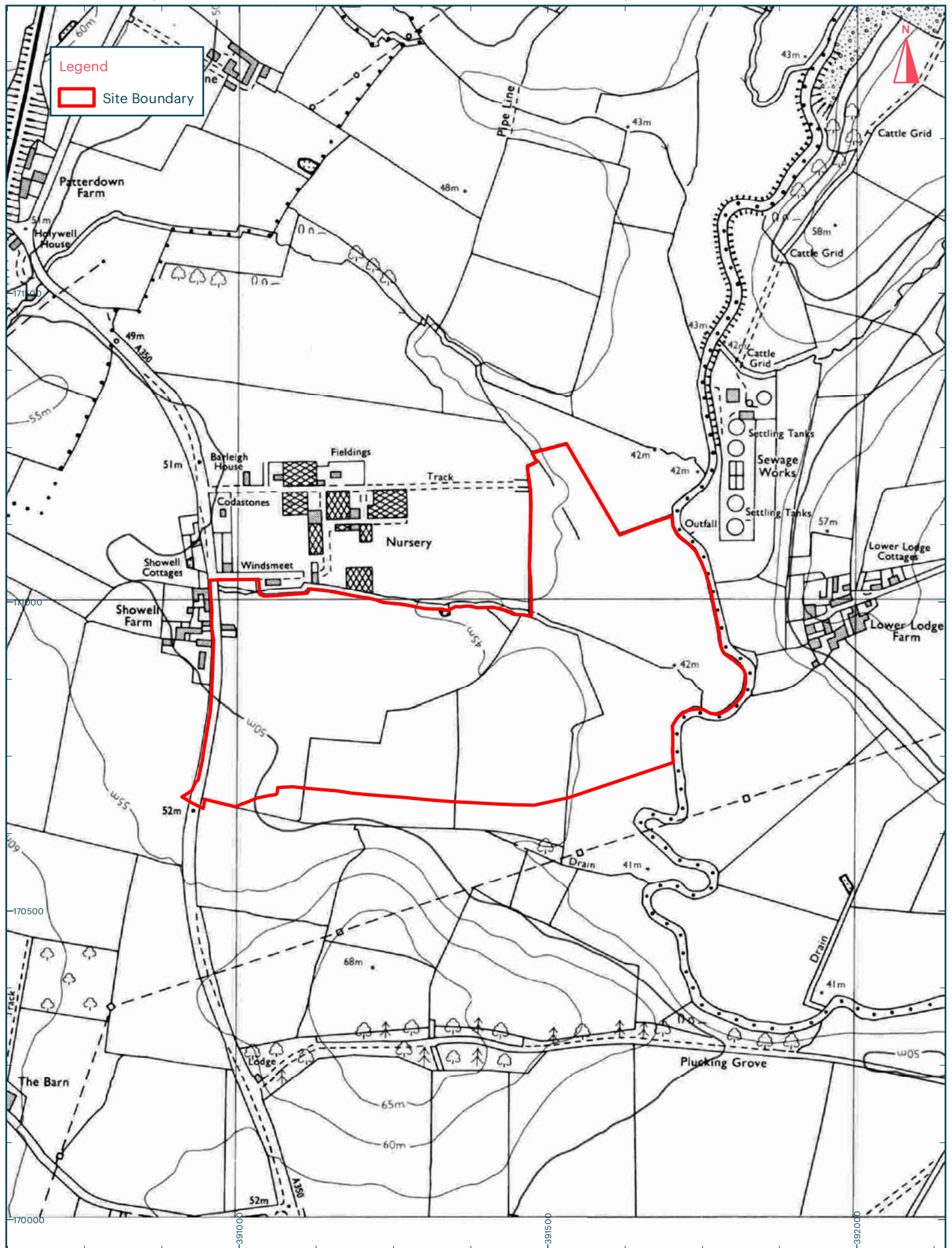


Title:
Figure 9: 1922-25 OS 1:10,560 Scale Map
Address:
Showell Farm, Chippenham

Scale at A4: 1:8,000
0 250m

orion.

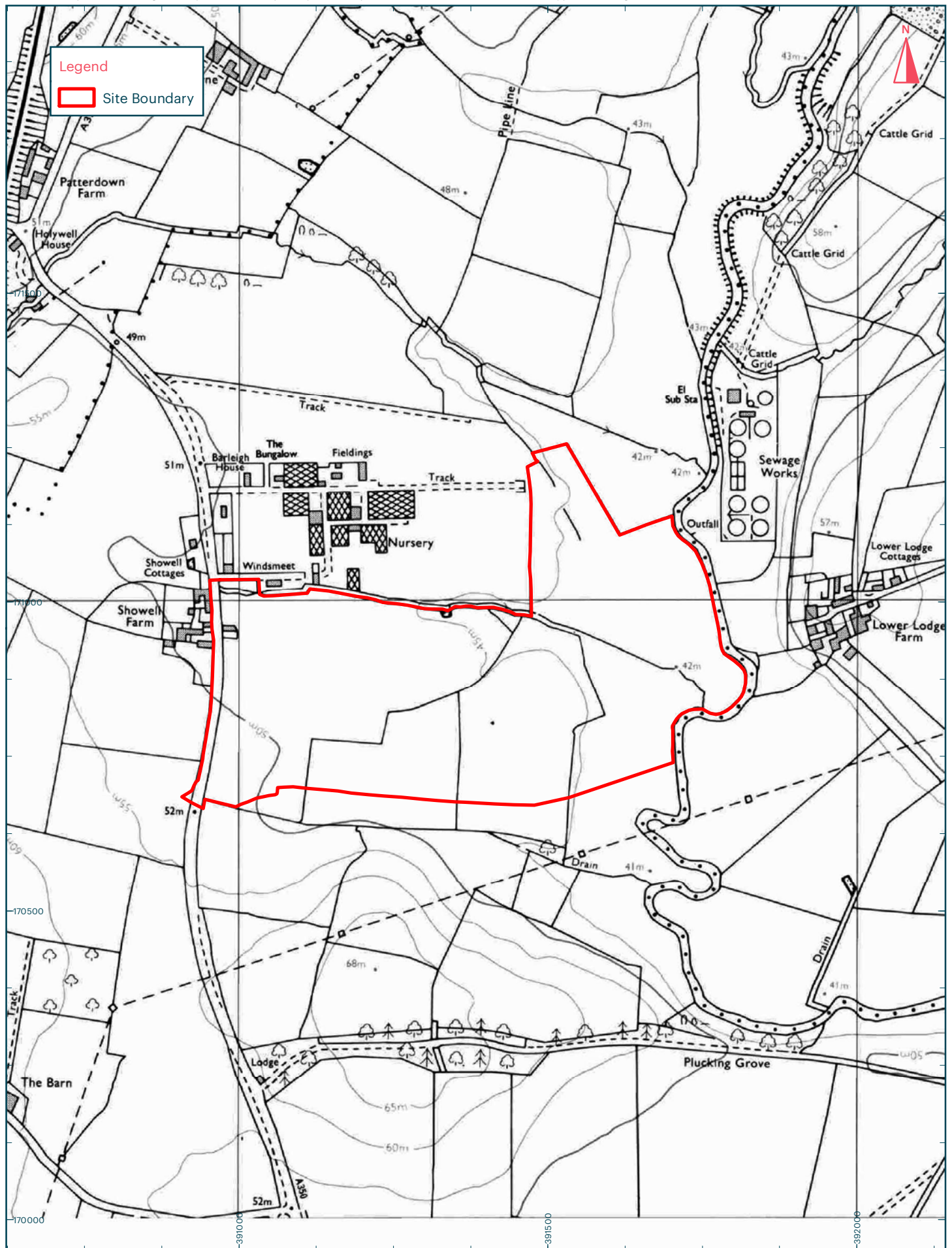




Title:
Figure 11: 1982 OS 1:10,000 Scale Map
Address:
Showell Farm, Chippenham

Scale at A4: 1:8,000
0 250m

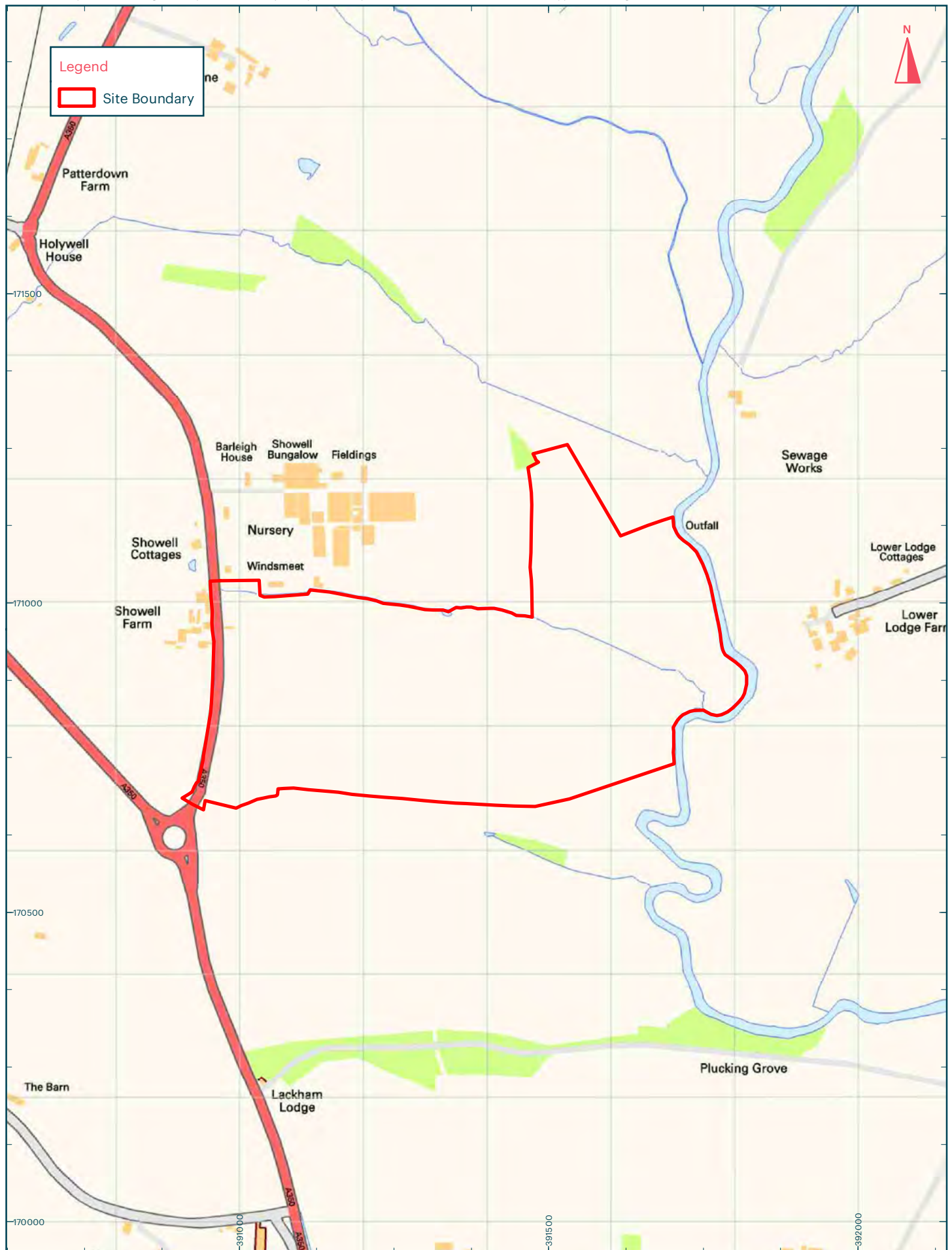
orion.



Title:
Figure 12: 1990 OS 1:10,000 Scale Map
Address:
Showell Farm, Chippenham

Scale at A4: 1:8,000
0 250m

orion.



Title:
Figure 13: 2001 OS 1:10,000 Scale Map
Address:
Showell Farm, Chippenham

Scale at A4: 1:8,000
0 250m

orion.



Title:
Figure 14: Aerial View of the Site (from Google Earth)
Address:
Showell Farm, Chippenham

Scale at A4: 1:8,000
0 250m

orion.



Title:
Figure 15: 1m LiDAR imagery

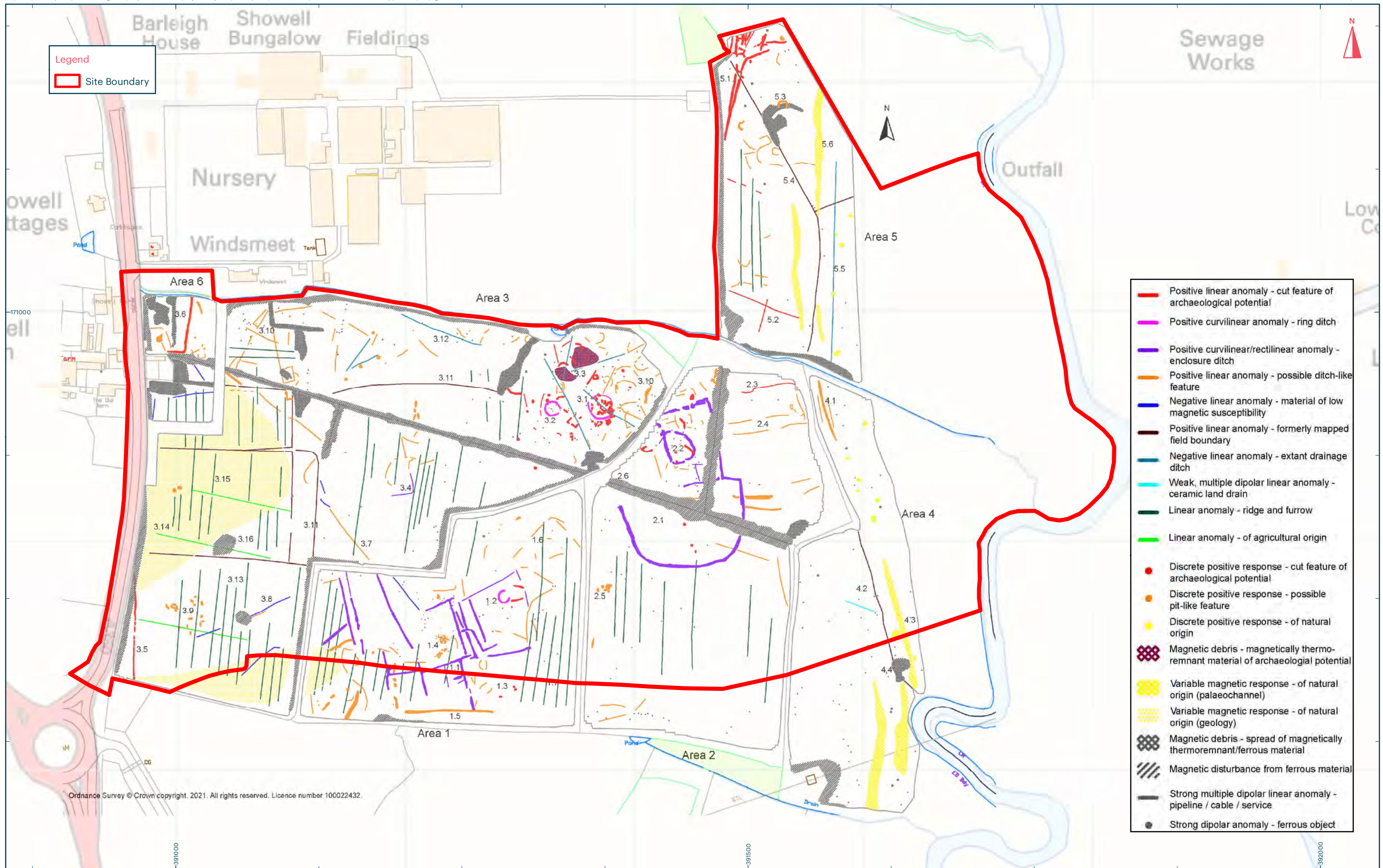
Address:
Showell Farm, Chippenham

Source: Environment Agency
Data Type: Digital Surface Model
Resolution: 1.0m
Date Flown: 2 - 16 Apr 2005
Illumination From: South East

Scale at A3: 1:5,000

0 150m





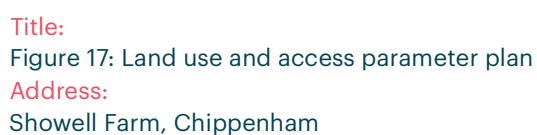
Title:
Figure 16: Geophysical Survey Results

Address:
Showell Farm, Chippenham

Scale at A3: 1:3,000

0 100m

orion.



0 250m

orion.