

Bincknoll Cottage
Chaddington Lane
Royal Wootton Bassett
Swindon
Wiltshire SN4 8QT

Proposed Extensions, Alterations
and Ancillary Development

Archaeological Impact
Assessment

Project Ref: AH2384

June 2026



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1. NON-TECHNICAL SUMMARY

Project Name:	Bincknoll Cottage
Proposal:	Proposed Extensions, Alterations and Ancillary Development
Location:	Chaddington Lane, Royal Wootton Bassett, Swindon, Wiltshire SN4 8QT
NGR:	410525, 179745
Type:	Archaeological Impact Assessment

This Archaeological Impact Assessment has been prepared in respect of proposals for the extension, alteration and ancillary development of Bincknoll Cottage. The assessment has considered the archaeological and historical background of the Site using information obtained from the Wiltshire and Swindon Historic Environment Record (HER), historic mapping, geological evidence, aerial imagery, the results of previous archaeological investigations and a site visit and walkover survey.

The Site lies within an area of historic rural landscape that has been subject to human activity from the prehistoric period onwards. The highest degree of archaeological significance of the Site derives from its medieval origins and, in particular, the confirmed presence of the probable ‘lost chapel of Bincknoll’, the remains of which were identified during archaeological excavations undertaken at the Site in 2014. Documentary evidence records the chapel from at least the 13th century, whilst archaeological evidence demonstrates that significant medieval remains survived at the Site despite later phases of development.

Historic maps demonstrate continuity of occupation from at least the early 19th century, whilst the Wiltshire Historic Landscape Characterisation identifies the Site as forming part of the historic Bincknoll farmstead. Although the Site has experienced successive phases of development, alteration and landscaping, appreciable areas of undeveloped ground remain where archaeological deposits may survive.

Overall, the Site is considered to demonstrate a moderate degree of archaeological significance, deriving principally from the confirmed medieval remains together with the potential for additional associated archaeological deposits to survive within previously undisturbed areas.

The proposed development includes below-ground works that have the potential to affect such remains and this assessment provides an evidence-based appraisal of the archaeological resource to inform the determination of the planning application.

2. INTRODUCTION

Outline

- 2.1. This archaeological impact assessment (AIA) has been completed in respect of a proposal for proposed extension, alterations and ancillary development at Bincknoll Cottage, Chaddington Lane, Royal Wootton Bassett. The proposed development area is centred on NGR 410525, 179745, and is referred to hereafter as ‘the Site’ (Image 1).

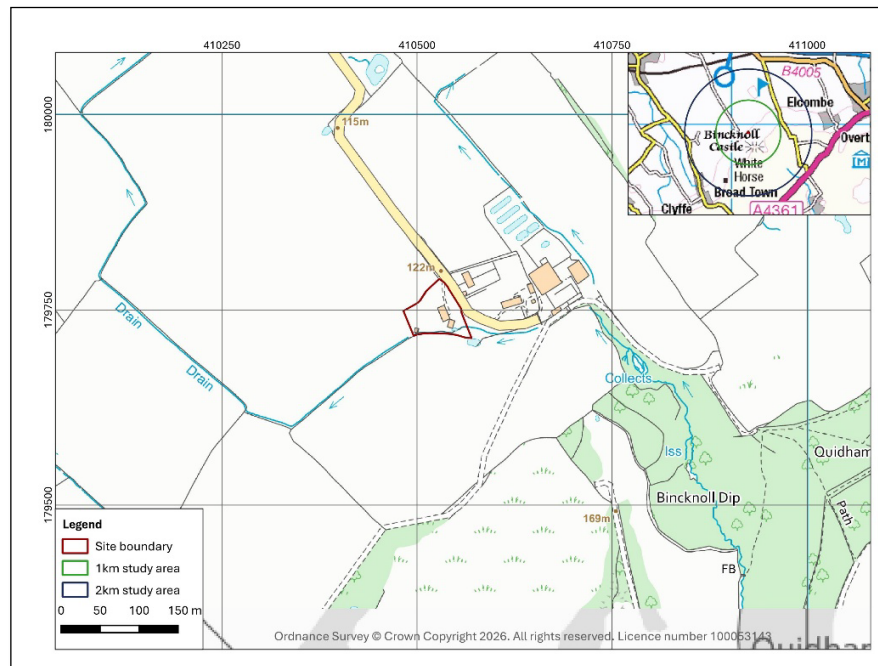


Image 1: Site location plan



Image 2: Aerial view of Site

- 2.2. The Site comprises an area of c. 0.37ha including the existing cottage, outbuildings and areas of hardstanding and garden. It lies at the south end of Chaddington Lane which terminates at Bincknoll Farm a short distance to the east.

- 2.3. This archaeological impact assessment is concerned with the Site's potential for buried archaeology. Matters relating to built heritage are not covered in detail in this report.

Topography and geology

- 2.4. The Site slopes gently up from the north, lying at elevations of between 123m and 127m OD.
- 2.5. The underlying bedrock geology of the Site is recorded by the British Geological Survey (BGS) as Gault Formation-Mudstone; a shallow marine sedimentary bedrock formed between 113 and 100.5 million years BP. No superficial geological deposits are recorded.

Assessment aims

- 2.6. It should be noted that this assessment relates to the potential for the Site contain as yet undiscovered archaeological remains. Issues of built heritage are not covered in this report but are presented in a separate heritage statement.
- 2.7. The specific aims of this archaeological impact assessment are:
- an assessment of previous impacts at the Site; and
 - an assessment of the potential for the Site to contain as yet undiscovered archaeological remains.

Limitations of data

- 2.8. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. Sources include the Wiltshire and Swindon Historic Environment Record (HER), Historic England and the British Geological Survey. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.9. It is recognised that the HER does not comprise a record of all surviving elements of the historic environment resource in the area, representing instead a record of the discovery of a wide range of archaeological and historical components in Wiltshire. The information held by the HER does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

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layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

3. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

Walkover survey

- 3.1. A site visit was completed on 15 May 2026 where the Site and its environs were walked over and visually assessed. Undeveloped areas of the Site largely comprised the garden to the rear of the principal property, with the garden to the front including a driveway



Image 3: View of rear garden, looking northwest

- 3.2. Given the disturbed and/or landscaped nature of the ground within the Site, no identifiable earthworks that might relate to archaeological activity were identified.

Statutory and local heritage designations

- 3.3. An arbitrary 1km study area was established measured from the Site boundary, to better quantify and assess the levels of known archaeological and historical activity within its wider environs (Image 4).
- 3.4. Whilst this report is concerned solely with the Site's archaeological potential, the date, type and distribution of nationally and locally Listed Buildings and other designated heritage assets may serve to inform as to historic land use and ownership, which in turn may contribute to an understanding of the Site's potential for as yet unidentified buried archaeological features.
- 3.5. The study area includes 2 Listed Buildings, including the late 18th century Bincknoll Farm, a Grade II Listed Building (Image 4, LB1) and part of the wider farmstead to the east of Bincknoll Cottage
- 3.6. A single Scheduled Monument also lies in the study area, comprising Bincknoll Camp (Image 3, SM1), an early motte and bailey castle site of medieval origin situated c. 385m southeast of the Site.

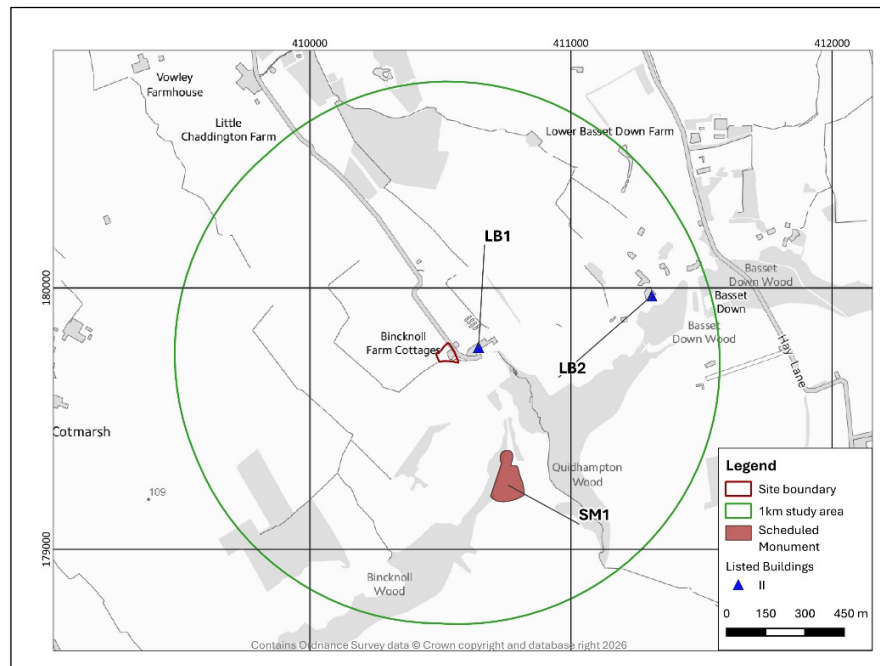


Image 4: Distribution of designated heritage assets in study area

- 3.7. Where nationally designated heritage assets are considered relevant to the Site's archaeological potential, they will be discussed further in the sections below.

Archaeological and historical context

Previous studies

- 3.8. A total of 4 archaeological and/or heritage related projects, referred to as 'events', are recorded in the Wiltshire and Swindon HER in respect of the study area.

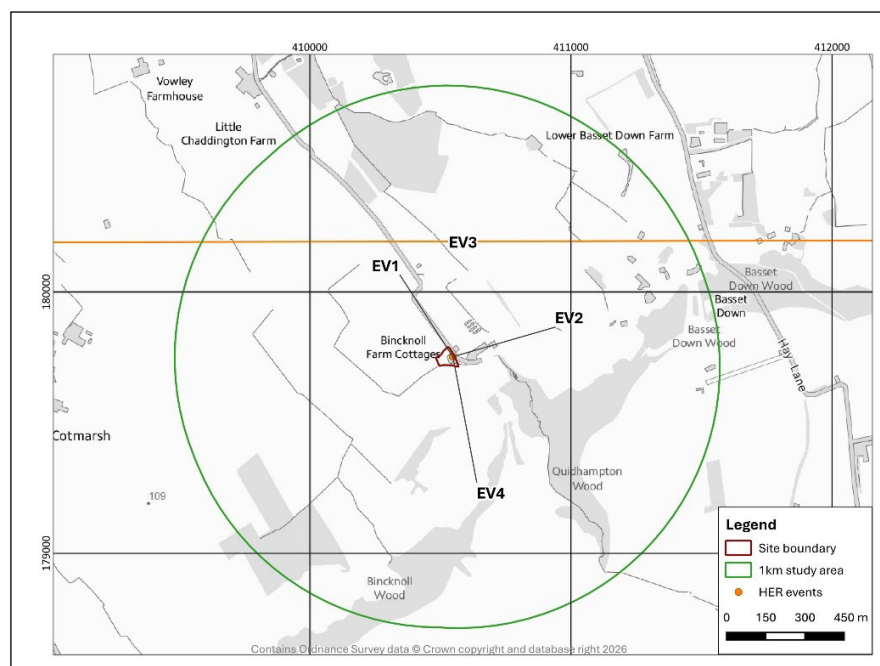


Image 5: Distribution of events in study area

- 3.9. Three of these events lie within the boundaries of the Site and refer to an archaeological excavation close to the Site boundary with Chaddington Lane (Image 5; EV1, EV2, EV4) following the discovery of a medieval building. The HER reports that “Excavation revealed evidence of a large structure constructed mainly of dressed and sub-rounded chalk blocks. Evidence points to a building that was internally plastered, whitewashed and decorated, with architectural features, suggesting an ecclesiastical use”. It has been postulated that this structure represents the so called “Lost Chapel of Bincknoll”, referred to in documents since the 13th century.
- 3.10. Further information and discussion of this site is included in the sections below.

Prehistoric (pre-43CE)

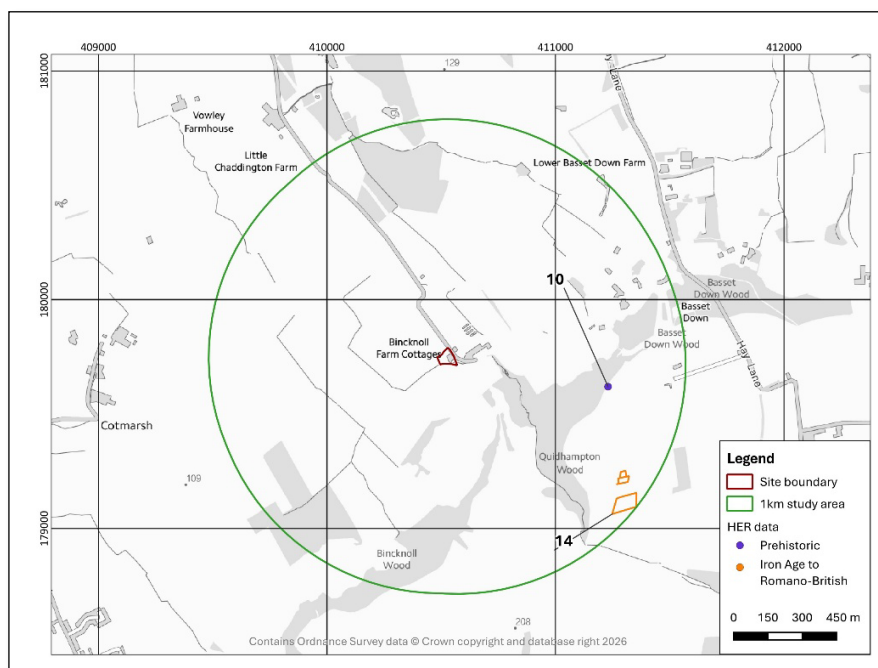


Image 6: Distribution of prehistoric evidence in study area

- 3.11. A single entry relating generically to the prehistoric period is recorded in the HER for the study area, referring to a boundary ditch of probable late prehistoric origin visible as a cropmark (Image 6, 10), located c. 675m east of the Site boundary.
- 3.12. A group of undated enclosures, suggested to be Iron Age or Romano-British date, are also visible as cropmarks in aerial photographs, situated some 890m southeast of the Site.
- 3.13. Given the limited local background data, the potential for prehistoric remains to survive at the Site is considered low. It is noted however that there has been limited archaeological fieldwork in the study area and the lack of current data does not preclude finds and features of this date being recorded by development led archaeological investigations.

Romano-British (43CE-410CE)

- 3.14. During the Romano-British period, the wider Swindon and Royal Wootton Bassett area formed part of a settled agricultural landscape. Evidence from across north Wiltshire demonstrates extensive rural occupation, including farmsteads, field systems, trackways and associated agricultural activity. The region benefited from its proximity to

major Roman centres such as Cirencester (*Corinium*) and Wanborough, together with a network of roads which facilitated movement, trade and communication throughout the area.

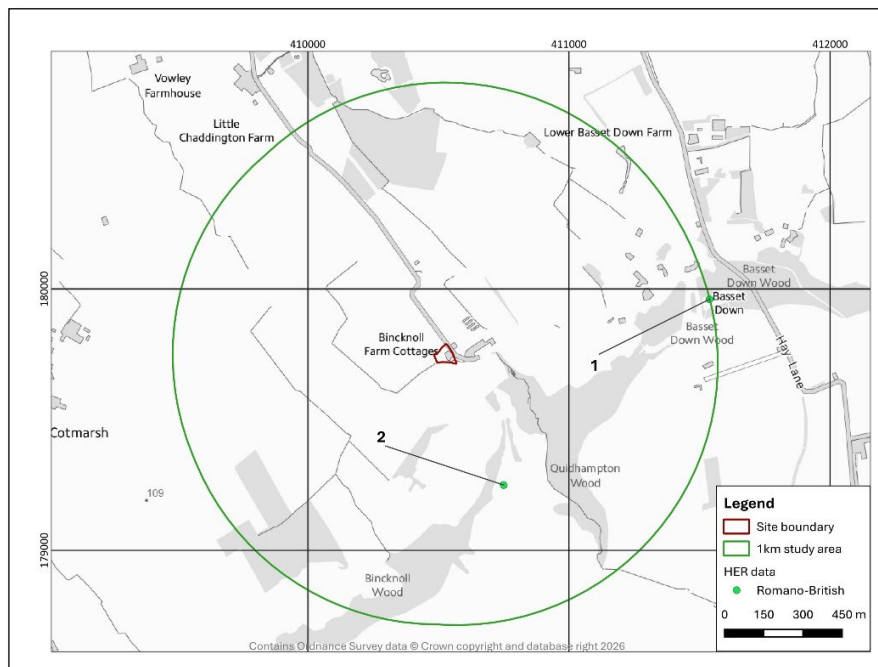


Image 7: Distribution of Romano-British evidence in study area

- 3.15. The HER records incidences of Roman pottery finds to the south of the Site in the area of Bincknoll Castle (Image 7, 2; Phillips & Heath 1978).
- 3.16. The location of the fragmentary remains of a Roman building is recorded c. 1km east of the Site at Basset Down House (Image 7, 1). The building remains are described as “indicated by traces of chalk walls and pottery fragments etc.” (Pugh et al 1957).
- 3.17. The potential for finds and/or features to be recorded at the Site relating to the Romano-British period is considered low.

Early medieval (410CE-1066CE), medieval (1066-1539) and later

- 3.18. A settlement nearby Royal Wootton Bassett is first recorded in 680CE as *Wudetun*, and subsequently in the Domesday Book of 1086 as *Wodetone*, with the place name deriving from the Old English words *Wudu* and *tūn*, broadly translating to ‘Farmstead in (or near) woodland’ (Mills 2011). The Domesday Book records the manor as comprising 12 hides of land, held by Miles Crispin of King William (Image 8; Williams & Martin 2002).
- 3.19. The hide was an early English measurement of land, broadly considered to comprise 49ha (120 acres) of arable land, considered to represent the land necessary to support a free peasant family (Britannica.com).
- 3.20. During the medieval period, Royal Wootton Bassett developed as a small market town serving the surrounding agricultural hinterland. A market charter was granted in the early 13th century, contributing to the growth of the settlement. The wider landscape was characterised by a system of open fields, meadows, pasture and woodland, with cultivation undertaken within large communal fields divided into strips farmed by individual tenants. The area surrounding the Site formed part of this predominantly

agricultural landscape, connected to the town by a network of lanes, trackways and field boundaries. Although situated beyond the medieval core of Royal Wootton Bassett, the Site may have formed part of the agricultural holdings associated with the settlement and therefore retains some potential for evidence relating to medieval farming practices, land division or rural occupation to survive within previously undisturbed deposits.

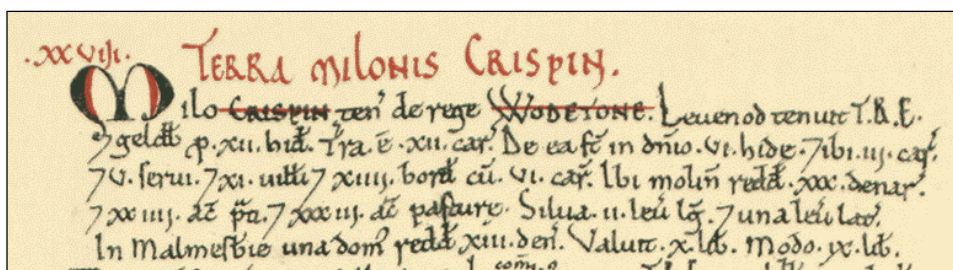


Image 8: Domesday Book entry for Royal Wootton Bassett (Wodetone)

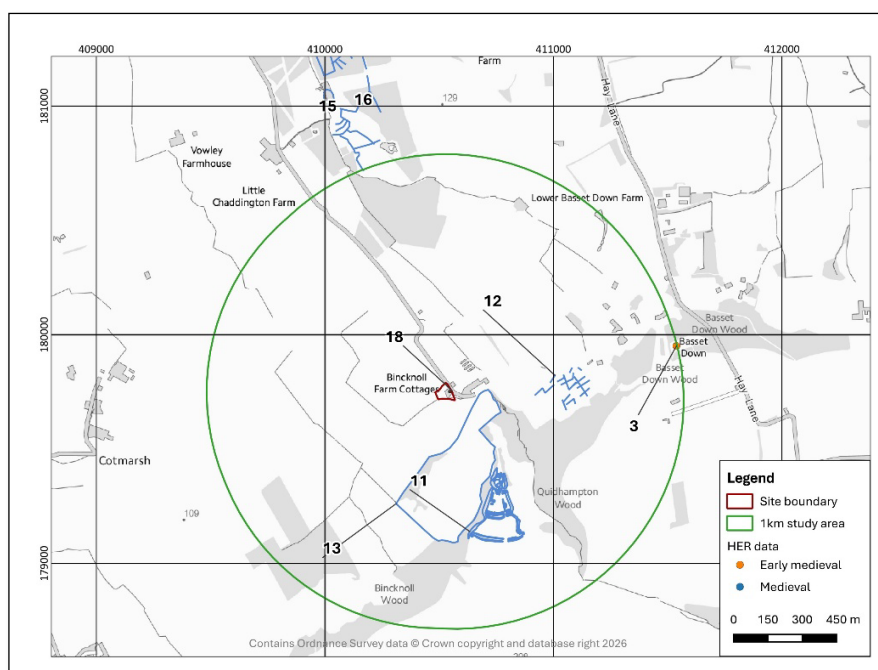


Image 9: Distribution of early medieval and medieval evidence in study area

- 3.21. As previously identified, the location of a probable medieval chapel of Bincknoll has been identified and excavated within the boundary of the Site (Image 9, 18). Documentary evidence records a chapel at the settlement from at least the 13th century until its reported decay in 1609. Structural remains, including dressed chalk masonry and evidence for internal plastering and decoration, were considered consistent with an ecclesiastical building and demonstrate the survival of medieval archaeological remains within the Site. The building remains are believed to be those of the 'lost chapel of Bincknoll' (Clarke & Sanigar 2014). The chapel location is marked and preserved within the Site (Image 10).
- 3.22. Significant medieval remains are recorded southeast of the Site, comprising the remains of a medieval motte and bailey castle (Image 9, 11). The remains are described as having been heavily disturbed and removed by quarrying, although the remainder of the site is now protected as a Scheduled Monument (List Entry 1005685).



Image 10: Excavation area marked by stone boundary – Bincknoll cottage in background

- 3.23. To the northwest of the castle is the location of a deserted medieval village (Image 9, 13). Again, this site has been heavily disturbed by quarrying.
- 3.24. A second deserted medieval settlement is recorded some 360m east of the Site (Image 9, 12) comprising the remains of the medieval village of Quidhampton.
- 3.25. Given the presence of the probable medieval chapel remains within the Site, the potential for further potentially related finds or features is considered to be at least moderate.

Post-medieval (1540-1799) and 19th century

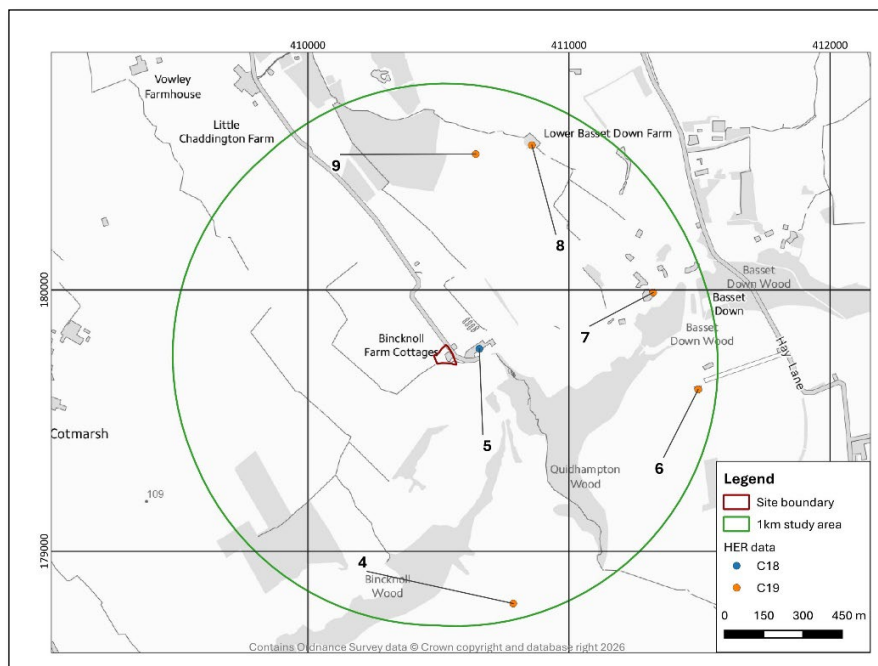


Image 11: Distribution of post-medieval and 19th century evidence in study area

- 3.26. In closest proximity to the Site is Bincknoll Farm, whose origins lie in the 18th century (Image 11, 5) described as a “Partially extant 18th century farmstead of regular courtyard plan (Edwards 2014).
- 3.27. The remaining HER entries for the post-medieval period and 19th century refer to the sites of historic farmsteads and outfarms, recorded in the Wiltshire Farmsteads Mapping Project (Edwards 2014).
- 3.28. It is considered that the potential for medieval and post-medieval remains, beyond Bincknoll Cottage and associated structures, to be recorded at the Site is moderate.
- 3.29. Further information on the post-medieval and later developmental history of the Site is presented below in the historic map regression section.

Historic map regression: the developmental history of the Site and its environs

- 3.30. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape, streetscape or possibly lost to development or boundary change.

1818 William Stanley - Swindon (OSD 166)

- 3.31. William Stanley’s Ordnance Survey Drawing represents one of the first group issued for military purposes. Whilst local roads differ – Chaddington Lane extends south to Uffcott for example- the Site is illustrated with possibly two roadside buildings and a road junction just to its north. The area east of the Site is noted as *Binal*, probably an earlier incarnation of Bincknoll.



Image 12: 1818 William Stanley - Swindon (OSD 166)

1846 Broad Hinton parish tithe map

- 3.32. The full title of the Broad Hinton tithe map is Broadhinton, Broadtown, Bynoll and Sandfurlong (district the parish of Broadhinton). The tithe map was completed in 1846 by an uncredited surveyor, with the apportionment compiled in in the previous year (Kain & Oliver 1995).
- 3.33. The Site is formed from elements of Plots 54 and 58, and further information on these along with several of those adjacent and nearby, is included in Table 2 below to provide background on local land use and ownership during the mid-19th century. Plot name interpretation is generally after Cavill 2018 or further research

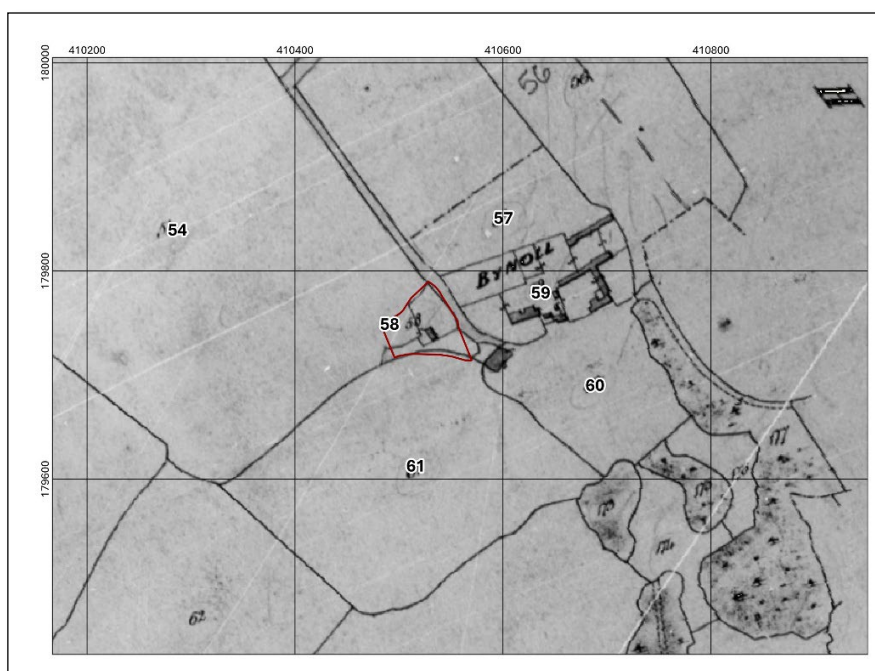


Image 13: 1846 Broad Hinton parish tithe map

Table 2: 1845 Broad Hinton tithe map apportionment

Plot No.	Plot Name	Landowner	Land Use	Interpretation
58	Cottages and Gardens	Henry Saint John Bolingbroke, Viscount Bolingbroke	-	Self-explanatory
54	Lower Cowleaze	Henry Saint John Bolingbroke, Viscount Bolingbroke	Pasture	Land on which cows were kept
57	Part of Fishery	Henry Saint John Bolingbroke, Viscount Bolingbroke	Pasture	Probably land including fish ponds
59	Homestead	Henry Saint John Bolingbroke, Viscount Bolingbroke	Garden & Pasture	Self-explanatory
60	The Paddock	Henry Saint John Bolingbroke, Viscount Bolingbroke	Pasture	Small grassed enclosure

61	The Bernice	Henry Saint John Bolingbroke, Viscount Bolingbroke	Pasture	Unknown – possibly a corruption of "Barn Piece" - field with a barn
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- 3.34. The apportionment document records the Site as including cottages with gardens, appearing a two or possibly three adjoining units in the map, set back from the road and very likely representing an earlier incarnation of the extant Bincknoll Cottage. The Site includes property/field boundaries relating to three tithed plots and the area is noted as *Bynoll*.
- 3.35. The landowner is recorded as Henry St. John, 5th Viscount Bolingbroke (1820–1899), whose family seat was at Lydiard Park, situated to the southeast of the Site.

1886 Ordnance Survey County Series 1:2,500

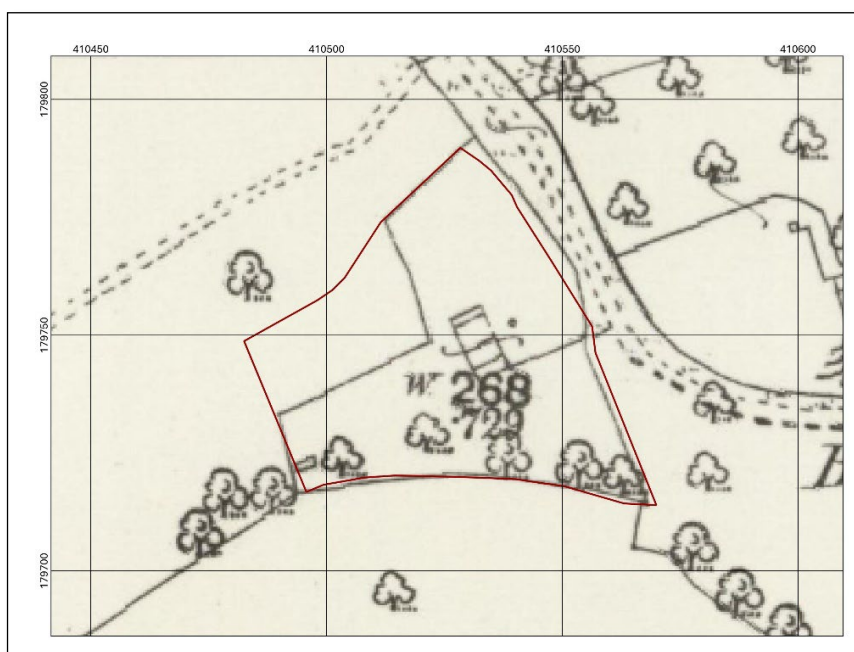


Image 14: 1886 Ordnance Survey County Series 1:2,500

- 3.36. Comparison between the tithe map and the 1886 Ordnance Survey map demonstrates a continuity of both built form and probable land use. The building group occupying the Site remains largely unchanged, whilst the surrounding field pattern and road network were retained. The limited level of development suggests that the Site continued to function as a small rural holding within an agricultural landscape, with little alteration to the historic layout established by the mid-19th century. The northwestern section of the Site is outside the 19th century property boundary and a well is recorded west of the main building.

1900 Ordnance Survey County Series 1:2,500

- 3.37. The 1900 Ordnance Survey map illustrates the Site in a broadly similar condition to that shown on the preceding edition. No significant changes are evident although the principal building is now clearly divided into four units.

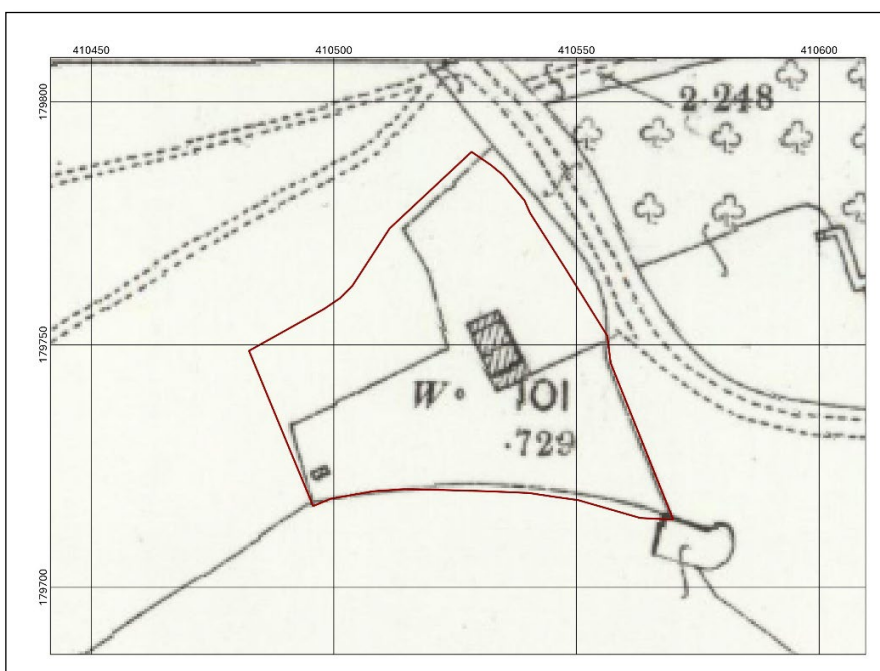


Image 15: 1900 Ordnance Survey County Series 1:2,500

1923 Ordnance Survey County Series 1:2,500

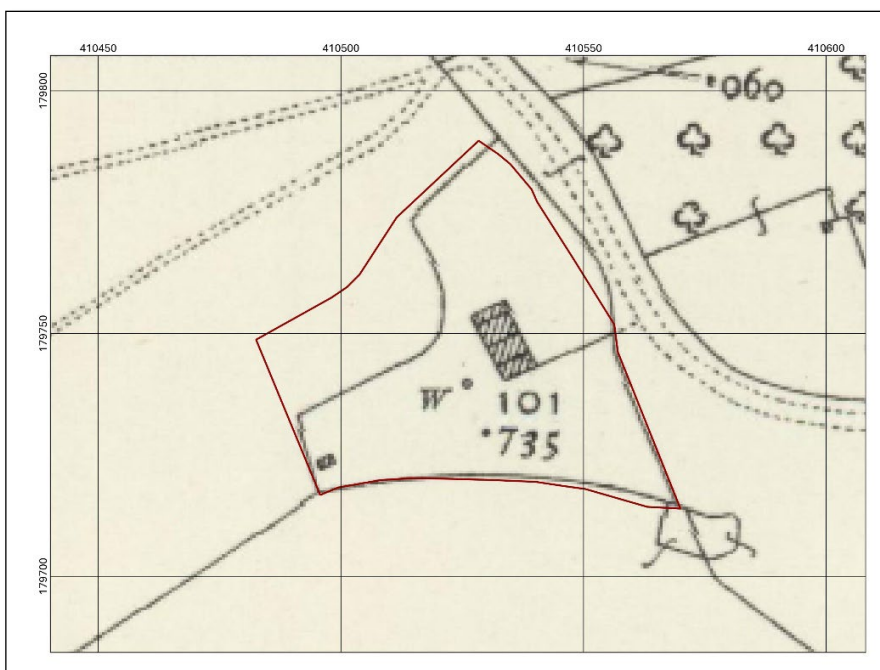


Image 16: 1923 Ordnance Survey County Series 1:2,500

- 3.38. The 1923 Ordnance Survey map records little substantive change to the Site or its surroundings. The principal building remains the sole substantial structure within the Site, whilst the wider field pattern and route of the adjacent lane continued unchanged.

1960 Ordnance Survey Plan 1:10,560

- 3.39. The OS map issued in 1960 continues to show a largely unchanged situation at the Site.



Image 17: 1960 Ordnance Survey Plan 1:10,560

Satellite imagery

- 3.40. The Google Earth satellite image sequence runs from 2002 to 2022. The 2002 image shows considerable additional development at the Site including extensions and outbuildings in respect of Bincknoll Cottage, alongside a driveway, turning and parking areas, all under hardstanding.
- 3.41. By 2014, trees along the Site's boundary with Chaddington Lane have been removed and a second access point established northwest of the existing, whilst the 2015 image shows the chapel excavation site.
- 3.42. No further significant changes are evident in the remainder of the sequence.

Historic Landscape Character

- 3.43. The Wiltshire Historic Landscape Characterisation identifies the Site as within an area recorded as Farmstead, relating to Bincknoll Farm. The HLC is described as follows: "This historic farmstead shows on the 1st edition 6" OS map and so was well established by the later post-medieval period. Despite changes the historic form and character is legible. This farm has associated cottages".
- 3.44. The HLC recognises the Site as forming part of an historic rural settlement focus within the agricultural landscape surrounding Royal Wootton Bassett. Historic maps demonstrate continuity of occupation from at least the early 19th century, whilst documentary and archaeological evidence indicates that the origins of settlement at Bincknoll are considerably earlier. The designation reflects the survival of the historic farmstead form, characterised by a small cluster of buildings associated with surrounding agricultural land.
- 3.45. Although the Site has undergone some change through the adaptation and expansion of individual buildings, the historic relationship between the dwelling, associated farm buildings and the surrounding agricultural landscape remains readily appreciable. The

HLC evidence therefore indicates a degree of continuity in land use and settlement pattern, reflecting the long-term agricultural character of the area and suggesting that elements of the historic landscape may survive both above and below ground within the Site.

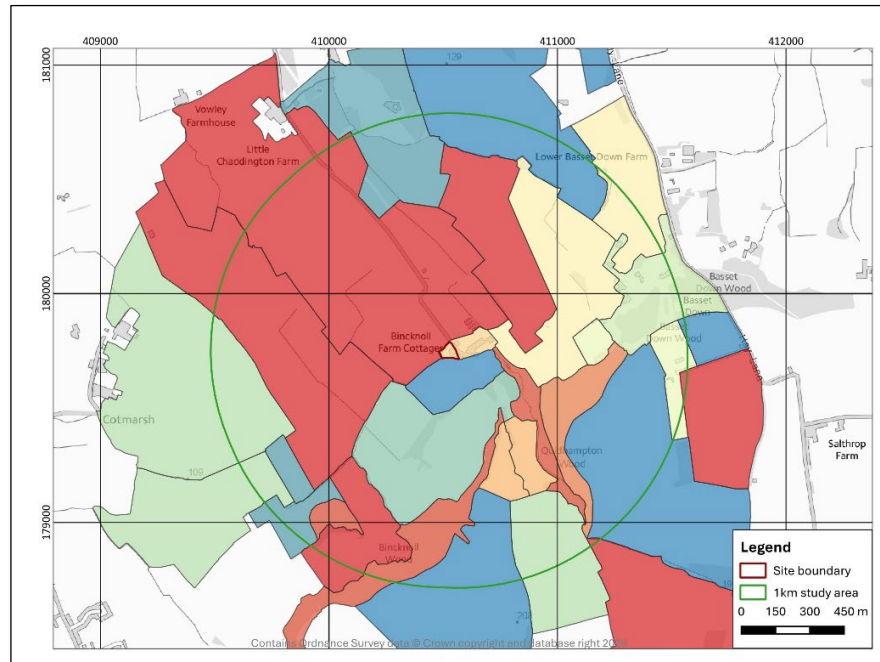


Image 18: Historic Landscape Character

4. ASSESSMENT OF SIGNIFICANCE

Buried archaeology

Previous impacts

- 4.1. The Site has been occupied by buildings since at least the early to mid-19th century and has undergone subsequent alteration, extension and landscaping. Historic maps illustrate the historic presence of buildings within the central and eastern parts of the Site, whilst more recent aerial imagery records the creation of hardstanding, parking areas, service runs and ancillary structures. These activities are likely to have resulted in a degree of truncation of archaeological deposits, particularly in areas occupied by buildings and associated infrastructure. However, significant areas of garden remain undeveloped and may retain archaeological deposits.

Historic Environment Record evidence

- 4.2. Evidence held by the Wiltshire and Swindon Historic Environment Record demonstrates that the Site occupies a location of recognised archaeological interest within a landscape that has seen activity from at least the prehistoric period onwards. Limited evidence for prehistoric activity has been identified within the wider study area, including cropmark features interpreted as possible field boundaries or enclosures, whilst Romano-British finds and settlement evidence recorded elsewhere demonstrate the continued exploitation of the surrounding landscape during the Roman period. Although no prehistoric or Romano-British remains are currently known from within the Site itself, the largely rural and agricultural character of the area suggests a low potential for remains of these periods to survive within previously undisturbed deposits.

- 4.3. The known archaeological significance of the Site is primarily derived from its medieval origins. Documentary evidence records a chapel at Bincknoll from at least the 13th century, whilst archaeological excavations undertaken within the Site in 2014 identified the remains of a substantial medieval building interpreted as the long-lost chapel of Bincknoll. The excavations revealed structural remains constructed largely of dressed chalk blocks together with evidence of internal plastering, whitewashing and architectural embellishment consistent with an ecclesiastical function. The presence of these remains demonstrates that significant medieval archaeological deposits have survived despite later development and confirms the importance of the Site within the medieval settlement of Bincknoll.
- 4.4. The wider landscape provides further evidence for medieval occupation and activity. The nearby Scheduled remains of Bincknoll Castle, together with evidence for medieval settlement and agricultural activity within the surrounding area, indicate that the Site formed part of a well-established medieval landscape. Whilst the chapel itself has now been partially investigated, the extent of any associated evidence remains uncertain. Features such as ancillary structures, boundary features, occupation deposits, burials, trackways and agricultural remains associated with the medieval settlement may survive beyond the excavated area. Consequently, the potential for previously unrecorded medieval archaeological remains to survive within the Site is considered moderate to high.
- 4.5. Historic map regression and Historic Landscape Characterisation evidence demonstrate continuity of occupation and land use from at least the post-medieval period onwards. The Site forms part of the 18th century farmstead known as Bincknoll Farm, with the historic relationship between buildings and the surrounding agricultural landscape remaining readily legible despite later alterations. The potential for post-medieval agricultural and settlement-related remains is therefore considered moderate, whilst remains dating from the 19th century and later are likely to be present across parts of the Site as a consequence of its continued occupation and development.
- 4.6. Overall, the archaeological significance of the Site is considered to be moderate, deriving principally from the confirmed presence of medieval remains associated with the chapel and settlement of Bincknoll. Whilst previous development is likely to have caused localised truncation, the results of archaeological investigation demonstrate that significant archaeological deposits survive within the Site. The greatest archaeological potential relates to medieval remains, although evidence of earlier and later activity cannot be discounted.
- 4.7. The wider study area contains additional evidence for medieval activity, including the Scheduled remains of Bincknoll Castle, a deserted medieval settlement and the medieval settlement of Quidhampton. Together these demonstrate that the Site formed part of a landscape occupied and utilised throughout the medieval period. Whilst the known chapel remains have been identified and preserved, the possibility that associated features survive elsewhere within the Site cannot be discounted.

Overall

- 4.8. Overall, the archaeological significance of the Site derives principally from its medieval origins and the confirmed presence of the probable chapel of Bincknoll. Whilst evidence for earlier activity is limited, the Site demonstrates moderate archaeological significance overall, with the greatest potential relating to medieval remains associated with the chapel and wider settlement.

Historic Landscape Character

- 4.9. The Wiltshire Historic Landscape Characterisation identifies the Site as forming part of a historic Farmstead associated with Bincknoll Farm. The HLC records that the farmstead was established by at least the later post-medieval period and notes that, despite subsequent alterations, its historic form and character remain legible. The HLC further records the presence of associated cottages, reflecting the historic relationship between the principal farmstead and ancillary domestic occupation.
- 4.10. Historic maps illustrate a significant level of continuity in the character and function of the Site from at least the mid-19th century onwards. The Site has remained occupied by a small group of buildings set within a predominantly agricultural landscape, whilst the surrounding field pattern and route network have undergone comparatively limited change. Although individual buildings have been altered and extended over time, the historic relationship between the settlement focus at Bincknoll and the surrounding farmland remains readily appreciable.
- 4.11. Documentary and archaeological evidence indicate that the origins of settlement at Bincknoll predate the post-medieval period recognised by the HLC. The discovery of the probable medieval chapel within the Site demonstrates that the location formed part of a more extensive medieval settlement focus, suggesting a greater time depth to the historic landscape than is apparent from mapping evidence alone. Consequently, the HLC designation should be viewed as representing the surviving expression of a landscape whose origins extend into the medieval period.
- 4.12. Overall, the Site is considered to demonstrate a moderate historic landscape value, deriving from its association with the historic farmstead at Bincknoll, the legibility of its historic form within the modern landscape and its relationship with the wider agricultural landscape of north Wiltshire. Whilst some change has occurred through the adaptation of buildings and curtilages, the historic character of the area remains readily discernible.

5. PLANNING PROPOSAL

- 5.1. The proposals comprise the extension and remodelling of Bincknoll Cottage together with associated ancillary development within its existing curtilage. The scheme includes single-storey extensions to the eastern and western sides of the existing dwelling, alterations to the existing roof incorporating dormer windows and rooflights, extensive internal reconfiguration, and the construction of a new detached gym building to the east of the dwelling connected by a glazed link. External works comprise a new rendered front boundary wall with entrance gates, revised access arrangements, new boundary fencing, a soakaway, associated drainage and service connections, together with landscaping works.
- 5.2. The principal archaeological considerations of the proposals relate to excavation for the new extensions, detached gym building, glazed link, boundary wall foundations, soakaway, drainage infrastructure, service trenches and associated external works. These activities have the potential to disturb previously undisturbed archaeological deposits where they survive beneath existing ground surfaces.
- 5.3. Whilst parts of the Site have previously been developed, including the construction and alteration of the existing dwelling, outbuildings, hardstanding and associated services, appreciable areas of open garden remain, particularly to the east and north of the existing dwelling where new development is proposed. Previous archaeological investigations

have demonstrated the survival of significant medieval remains within the Site and, although some areas will have experienced localised truncation, there remains the potential for additional archaeological deposits to survive beyond the previously excavated area.

6. POTENTIAL FOR EFFECTS ON HERITAGE ASSETS

Buried archaeology

- 6.1. The proposed development will require excavation for new building foundations, the detached gym building, glazed link, drainage infrastructure, service trenches, a soakaway, boundary wall foundations and associated landscaping works. Such activities have the potential to disturb archaeological deposits where these survive beneath existing ground surfaces.
- 6.2. Previous archaeological excavation has demonstrated the survival of significant medieval remains within the Site, interpreted as the probable 'lost chapel of Bincknoll'. Although these remains have been investigated and their location identified, additional features relating to the chapel, together with evidence for the wider medieval settlement, may survive beyond the excavated area, particularly within those parts of the Site that have remained as open garden.
- 6.3. Earlier archaeological remains relating to prehistoric and Romano-British activity are considered less likely to be identified, reflecting the limited evidence currently recorded within the immediate vicinity. Nevertheless, the wider archaeological background demonstrates at least sporadic occupation of the surrounding landscape and isolated remains of these periods cannot be discounted.
- 6.4. Previous development, including the construction and alteration of the existing dwelling, outbuildings, hardstanding and associated services, will have resulted in localised truncation of archaeological deposits. However, the survival of the medieval chapel despite these phases of development demonstrates that significant archaeological deposits survive within the Site and that further associated remains may also be present.
- 6.5. Proposal plans and elevations are included in Appendix 2 of this assessment.

Historic Landscape Character

- 6.6. The Site lies within an area identified by the Wiltshire Historic Landscape Characterisation as an historic farmstead associated with Bincknoll Farm. Although the proposals include extensions and ancillary development, these are confined to the existing domestic curtilage and do not alter the wider historic pattern of settlement or the relationship between the farmstead and the surrounding agricultural landscape.
- 6.7. The proposals are found therefore to have limited potential to affect the wider historic landscape character of the area. Whilst the development will introduce additional built form within the existing residential curtilage, this represents the continued evolution of an established domestic property rather than encroachment into the surrounding agricultural landscape. The proposals are not considered likely to result in any adverse effect on the historic landscape character of the Site or its wider environs.

7. CONCLUSION

- 7.1. This Archaeological Impact Assessment has considered the archaeological and historical significance of the Site through consultation of the Wiltshire and Swindon Historic Environment Record, historic mapping, aerial imagery, geological evidence, the results of previous archaeological investigations and a site visit and walkover survey.
- 7.2. The assessment demonstrates that the Site lies within a landscape that has experienced human activity from at least the prehistoric period onwards. Whilst the potential for prehistoric and Romano-British remains is considered low, the archaeological significance of the Site derives principally from its medieval origins and the confirmed presence of the probable 'lost chapel of Bincknoll', the remains of which were identified through archaeological excavation within the Site.
- 7.3. Historic map regression and Historic Landscape Character evidence demonstrate continuity in settlement and land use from at least the early 19th century, whilst documentary and archaeological evidence indicates considerably earlier medieval origins. Although subsequent development has resulted in localised disturbance, significant areas of open ground remain and archaeological investigations have confirmed that important medieval archaeological deposits survive within the Site.
- 7.4. The proposed development will require below-ground excavations that have the potential to affect surviving archaeological deposits, if/where present. The greatest archaeological potential relates to medieval remains associated with the former chapel and wider settlement of Bincknoll, although the possibility of encountering evidence relating to earlier or later activity cannot be discounted.
- 7.5. Overall, the archaeological significance of the Site is considered to be moderate, reflecting the confirmed presence of medieval archaeological remains together with the potential for additional associated features to survive within previously undisturbed areas.

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Appendix 1: Gazetteer of heritage assets

FIG. REF.	LIST ENTRY	NAME	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:1km study area)					
Listed Buildings (1km study area)					
LB1	1022645	Bincknoll Farm	II	410646	179773
LB2	1022713	Roman Walk Farmhouse	II	411309	179970
Scheduled Monuments (1km study area)					
SM1	1005685	Bincknoll Camp	SM	410757	179281

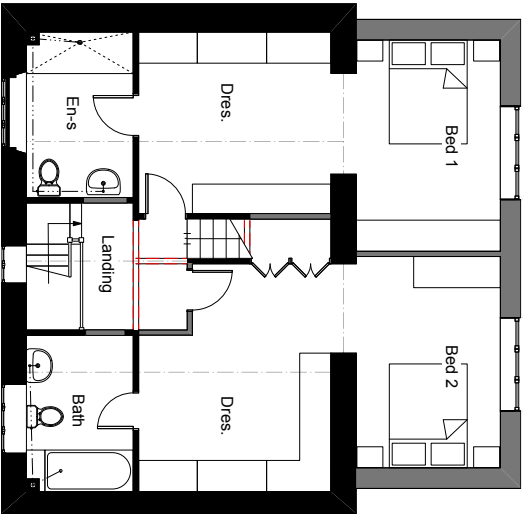
FIG. REF.	HE/HER REF.	NAME	TYPE
Wiltshire HER Events data (1km study area)			
EV1	EWI8642	Final Report on Excavations at Bincknoll Cottage	EVT
EV2	EWI8762	Land adjacent to Bincknoll Cottage	EVT
EV3	EWI6653	Southern Rivers Palaeolithic Project 1991 - 1992	EVS
EV4	EWI7861	Excavation at Bincknoll Cottage, Broad Town	EVT

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD
Wiltshire HER data (1km study area)				
1	SU17NWX303	Roman Building, Basset Down House	Building	Romano-British
2	SU17NWX310	Romano-British Pottery, Bincknoll Castle	Findspot	Romano-British

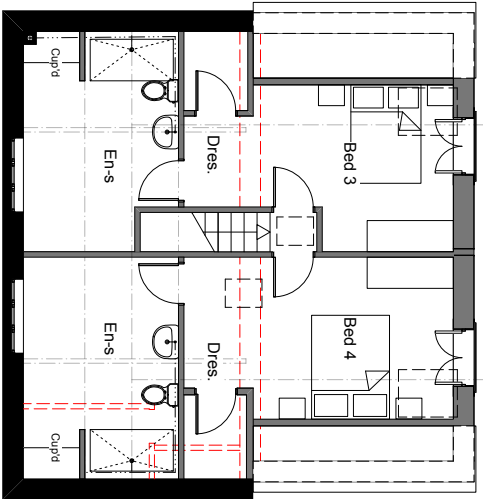
3	SU17NW400	Saxon Cemetery, Basset Down	Inhumation Cemetery	Early medieval
4	MW167469	Site of Bincknoll Barn	Outfarm	C19
5	MW167470	Bincknoll Farm	Farmstead	C18
6	MW167604	Outfarm, Southeast of Basset Down Farm	Outfarm	C19
7	MW167605	Basset Down Farm	Farmstead	C19
8	MW167606	Site of Outfarm, Northwest of Basset Down Farm	Outfarm	C19
9	MW167607	Site of Outfarm, North West of Basset Down Farm	Outfarm	C19
10	MW179819	Late Prehistoric Boundary Ditch, East of Quidhampton Wood	Field Boundary	Prehistoric
11	SU17NW450	Bincknoll Castle	Enclosure; Settlement; Motte And Bailey	Iron Age to medieval
12	SU17NW453	Medieval Settlement, Quidhampton Wood	Deserted Settlement	Medieval
13	SU17NW454	Bincknoll	Deserted Settlement; Ridge And Furrow; Chapel	Medieval
14	SU17NW626	Undated Enclosures, North of Quidhampton Barn	Rectilinear Enclosure	Iron Age to Romano-British

15	SU18SW455	Great Chaddington Farm	Settlement	Medieval
16	SU18SW455	Great Chaddington Farm	Settlement	Medieval
17	SU17NW450	Bincknoll Castle	Enclosure; Settlement; Motte And Bailey	Iron Age to medieval
18	MW174417	Site of Chapel of Bincknoll, Broad Town	Chapel	Medieval

Appendix 2: Proposal plans



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PROP. FIRST FLR PLAN 1:100

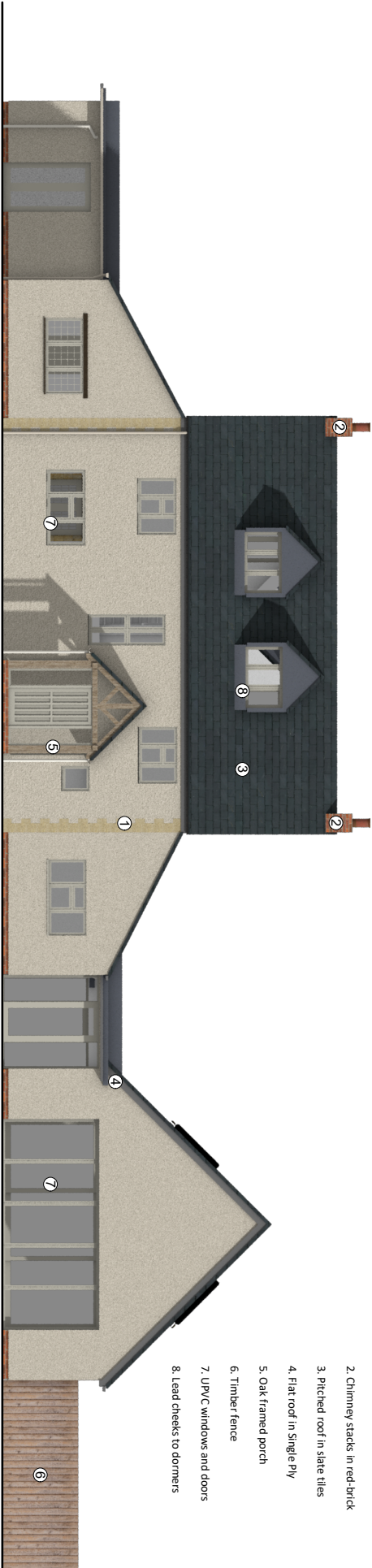


PROP. SECOND FLR PLAN 1:100

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No. :	Date :	 OFGGRID ARCHITECTURE info@ofgridarchitecture.co.uk www.ofgridarchitecture.co.uk +44 (0)7799 442519			
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PROP FIRST AND SECOND FLR PLANS					
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Finishes Schedule

- 1. Walls in rough cast render
- 2. Chimney stacks in red brick
- 3. Pitched roof in slate tiles
- 4. Flat roof in single ply
- 5. Oak framed porch
- 6. Timber fence
- 7. UPVC windows and doors
- 8. Lead cheeks to dormers



PROP. EAST ELEVATION 1:100

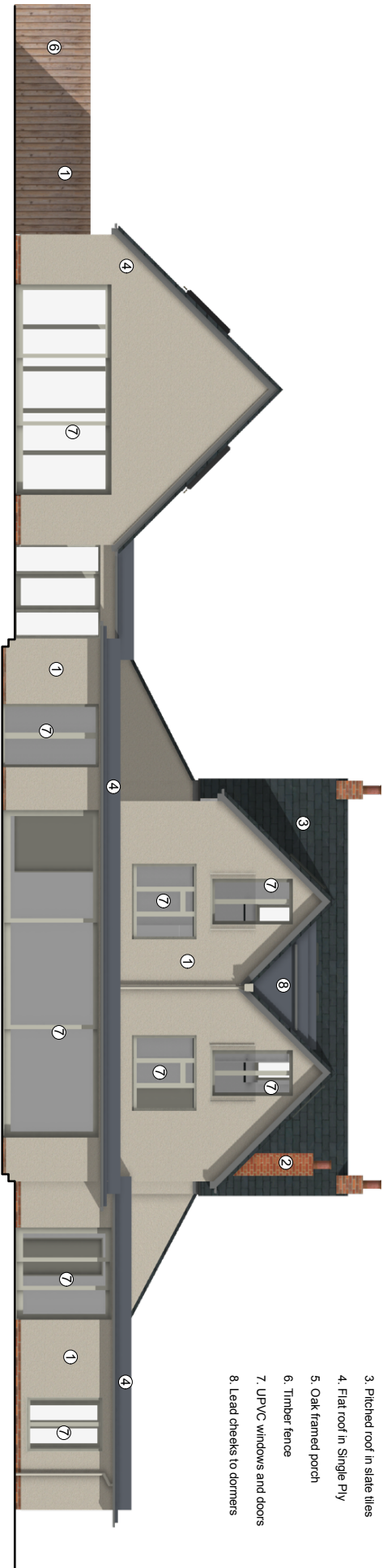


PROP. NORTH ELEVATION 1:100

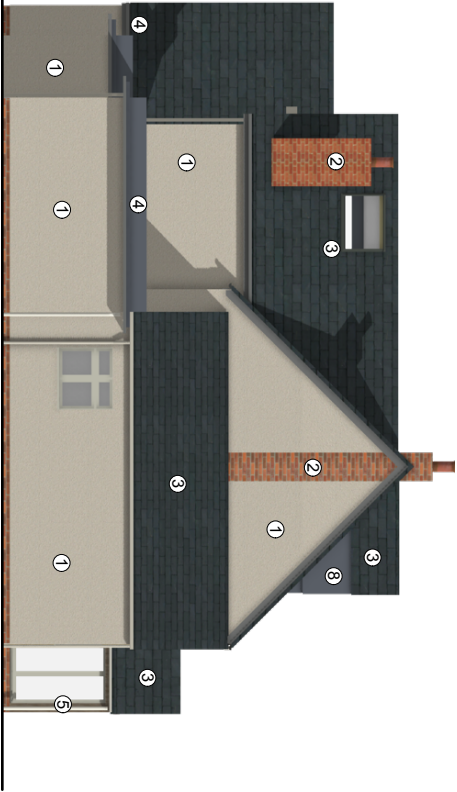
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No. :	Date :		
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Finishes Schedule

- 1. Walls in rough cast render
- 2. Chimney stacks in red-brick
- 3. Pitched roof in slate tiles
- 4. Flat roof in Single Ply
- 5. Oak framed porch
- 6. Timber fence
- 7. UPVC windows and doors
- 8. Lead cheeks to dormers

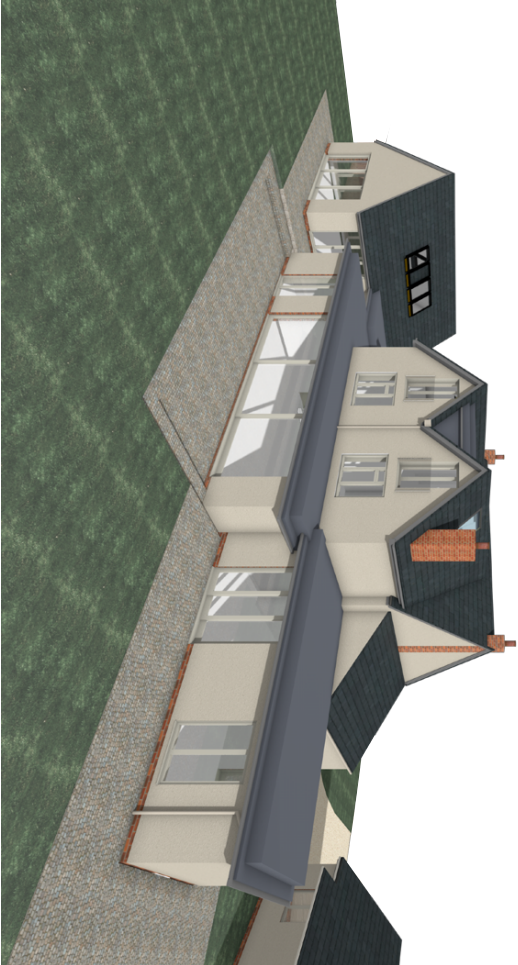


PROP. WEST ELEVATION 1:100



PROP. SOUTH ELEVATION 1:100

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INDICATIVE VISUALS

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Project Address					
Project Postcode					
Project Client					
Project Date					
Project Status					
Project Description					
Project Location					
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Appendix 3: Planning policy and guidance

National Planning Policy Framework (NPPF; February 2025)

16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting

of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. 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.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states “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 Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.

It continues “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. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”.

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “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”.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Wiltshire Core Strategy (Adopted 2015)

Core Policy 58: Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

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

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

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

Guidance

This assessment has been conducted with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (ClfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively

low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary”.

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. 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.

Regarding the application process, the GPA offers the following advice: “Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “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”.



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