

Forest Farm, Chippenham

Environmental Statement

July 2026

Technical appendix D:
Cultural heritage



Land at Forest Farm, Chippenham
Archaeological Desk-based Assessment

Gleeson Land
July 2026

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&co



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Executive summary

This desk-based archaeological assessment (DBA) provides an outline of the archaeological potential of the site and study area and examines the effects of any historic or existing impacts upon that potential. The archaeological assessment presented here satisfies national guidelines as specified in the NPPF to ensure developers adequately assess a site's heritage potential. Our assessment re-examines the site following the previous application in 2015, and the subsequent appeal in 2017, and provides an updated desk-based assessment of the report produced by tor&co submitted in support of the 2015 application (ref: 15/11153/OUT).

Several phases of geophysical survey and archaeological trial trenching have been completed for the application in support of this assessment (see sections 4.42-4.64). The works undertaken to date indicate a high potential for archaeological remains to be present within the site. The potential comes from the Iron Age, Romano-British and post-medieval features recorded within the site.

The HER data provided by Wiltshire County Council list 48 non-designated assets within the study area, 11 of which are within the site boundary (figure 1). There are 20 past archaeological events recorded within the study area, seven of which lie within the site boundary itself and relate to the previous phases of archaeological works undertaken within the site. The HER also lists 20 listed buildings, all grade-II listed, and 18 non-designated HER buildings in the study area. The potential change to the setting of designated heritage assets is covered in greater detail within the ES Chapter 6: Cultural Heritage, to which this DBA is appended as a technical appendix (tor&co 2026).

Overall, there have been several geophysical surveys undertaken within the site, the results of which are now detailed within the Wiltshire HER (EV7-9, 12-13). In support of the 2015 application, ASE Archaeology (2016) undertook an initial phase of trenching in which a large number of archaeological features were identified, the great majority probably relating to Roman agricultural and settlement activity focused predominantly north of Forest Farm (EV 3). The latest phase of archaeological trial trenching (Pre-Construct Archaeology 2025) recorded the largest concentration of archaeological remains within the area, northwest of the Forest Farm buildings, evidencing an extension of the Romano-British farmstead identified during the initial phase of trial trenching. An area of archaeological activity dating to the Romano-British period was also recorded in the south of the site but to a lesser intensity (Pre-Construct Archaeology 2025). This area has been highlighted as a place of possible funerary activity due to the cremation burial found here, and its location within the periphery of the recorded settlement. The works undertaken to date indicate a Late Iron Age to Romano-British occupational presence within the site from the 1st to 4th century AD.

Consultation with the Wiltshire County Assistant Archaeologist (WCAA) has indicated that it is likely further mitigation will be required, focused on the Romano-British farmstead in the northwest of the site, and the area to the south where the cremation burial was recovered. This has yet to be determined and will be subject to their response upon review of this assessment, and the accompanying documents in support of the application. It has been confirmed that any such archaeological mitigation can be secured via condition.¹ The methodology, nature and scope of any mitigation scheme will be subject to consultation with the WCAA following their official response.

¹ Correspondence with Timothy Havard via email 31st of January 2025.

1 Introduction

- 1.1 This report provides a desk-based archaeological assessment (DBA) for the proposed development of land at Forest Farm, to the south east of Chippenham (SN15 3RP, ST 93871 71571), which has been prepared by tor&co on behalf of Gleeson Land.
- 1.2 This DBA examines the known features of archaeological interest within the site and wider landscape and considers the implications of the proposed development. As part of the assessment, the Wiltshire and Swindon Historic Environment Record (WSHER) was consulted for information on the known and recorded archaeological features, findspots and past investigations within the site and study area. This DBA re-examines the site following the previous application in 2015 and the subsequent appeal of 2017 and aims to update the DBA undertaken by tor&co, which supported the 2015 application.² Several phases of geophysical survey and trial trenching have been completed within the application site, and the results are integrated into this report, with the reports presented as appendices (4-7). A summary of these works can be found in paragraphs 4.37-4.49.
- 1.3 The Wiltshire Council Archaeology Service was consulted to agree the appropriate archaeological mitigation for the remainder of the site which had yet to undergo evaluation trenching. A 4% sample of the 19.35ha area of the site was agreed with a 1% contingency of the area for further investigation, if required. The evaluation identified a concentrated area of archaeological activity in the northwestern part of the site and subsidiary activity elsewhere. The archaeological material that was recorded corroborates the results of the earlier excavations undertaken within the site, and details agricultural, and possible funerary, activity of Late Iron Age and Romano-British date (see sections 4.56-4.64; appendix 3).
- 1.4 The accompanying design and access statement outlines the relevant planning policy background and describes the proposed development. The description of the development is as follows:

“Outline planning application with all matters reserved except access from the A4/London Road for up to 585 dwellings, together with land for a local centre (Use Classes E and F), areas of open space and landscaping, associated infrastructure.”

Allocation within the Wiltshire Council draft Local Plan

- 1.5 Wiltshire Council submitted a draft Local Plan for examination in November 2024. Following examination hearings in 2025, the Inspectors raised fundamental concerns regarding the soundness of the plan, including in relation to insufficient housing allocations, uncertainty over the deliverability of the

² Planning application ref: 15/11153/OUT & appeal ref: APP/Y3940/W/16/3150514

plan's major housing proposals, and the risk that the plan would become out of date shortly after adoption.

- 1.6 Following further discussions, the draft Local Plan was withdrawn at Full Council on 19 May 2026.
- 1.7 Notwithstanding its withdrawal, the draft plan previously identified the Application Site as forming part of the South Chippenham allocation (Policy 7), which proposed a mixed-use development comprising approximately 2,520 dwellings, approximately 15ha of employment land, a district and local centre, education provision, and a transport corridor linking the A4 and the A350 (the Southern Distributor Road).
- 1.8 The withdrawal of the draft Local Plan was not attributable to any specific concerns relating to Policy 7 but instead reflected wider issues concerning the overall soundness and deliverability of the plan as a whole. The initial feasibility and technical work undertaken by the Council and the landowners confirm both the need, availability, and general acceptability of development at Forest Farm and the wider site for a mixed-use development.
- 1.9 This outline planning application has been prepared to bring forward development on this part of the site, previously identified and assessed by Wiltshire Council in the withdrawn Local Plan Review as suitable for housing-led development.
- 1.10 Land has been safeguarded within the Application Site to accommodate a section of the potential Southern Distributor Road. The safeguarded corridor has been retained to ensure that the proposed development would not prejudice its future provision.

Site location and description

- 1.11 The site comprises 40.13ha of agricultural land and is located on the edge of Pewsham, to the south east of Chippenham. It currently contains a number of fields, a farmhouse and associated outbuildings, the latter of which fall outside of the planning application boundary (figure 6). The site is bounded by the A4 London Road to the north. The eastern boundary is irregular in alignment and mostly defined by hedges, with one section defined by the tree-lined edge of a surviving, partially dry section of the former Wilts & Berks Canal. The southern boundary is marked by a hedgerow and, in the south east corner, a woodland belt on adjoining land is a strong enclosing feature.
- 1.12 The majority of the site descends gently in level from 65m above Ordinance Datum (AOD) adjoining Pewsham Way south eastwards to 55m AOD on the eastern boundary. The south western portion of the site slopes south westwards.

2 Legislation, policy and planning background

- 2.1 National and international policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 The 1990 Act defines the general duties of local planning authorities in the exercise of their planning functions, relating to listed buildings and their settings (section 66(1), and to conservation areas (section 72(1)). A finding of harm to a conservation area or a listed building or its setting is a consideration to which the decision-maker must give “*considerable importance and weight*”.
- 2.3 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment (2015) and GPA3 The setting of heritage assets (2017). Heritage 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 (NPPF, paragraph 202).
- 2.4 Paragraph 210 of the NPPF states that in determining planning 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.”*
- 2.5 Local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset (paragraph 208), and “*great weight*” should be given to the objective of conserving designated heritage assets (paragraph 212). As heritage assets are irreplaceable, all harm, from demolition to harm through development within the setting, requires “*clear and convincing justification*” (paragraph 213).
- 2.6 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The approach to identifying those heritage assets likely to be affected by a development proposal is given in the guidance by Historic England, which states that, “*The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.*” (GPA3, paragraph 20). The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the

contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.

- 2.7 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm. These are based on whether public benefits can outweigh the harm, taking account of the great weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 214 and 215). The corresponding test for non-designated heritage assets, such as locally listed buildings, is in paragraph 216 which requires a “*balanced judgement*” to be made of the effects of development having regard to the scale of harm and the significance of the asset.
- 2.8 The relevant development plan document comprises the Wiltshire Core Strategy (WCS) Development Plan (January 2015). Core policy 58 (WCS, page 290) has a specific focus on the historic environment.

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.

- 2.9 There are no registered parks and gardens or world heritage sites within a 1km radius of the site. The grade I-listed registered park and garden Bowood (1000336) is located approximately c. 1.7km south east of the site, outside of the study area. There are no scheduled monuments in the study area, the closest being the Moated Site and Fishponds east of Rowden Manor, approximately c. 1.8km to the west.
- 2.10 The site does not lie within a designated conservation area and there are no conservation areas which fall within the study area. Both the Chippenham conservation area and Derry Hill conservation area lie just outside the study area, to the north west and south east respectively.

3 Methodology

Context

- 3.1 The study area lies within the boundary of Wiltshire and Swindon Historic Environment Record (WSHER).³ WSHER was consulted for information on known archaeological features and designated assets within the site, and a 1km radius. A full list of the data sources consulted is provided at the end of this document.
- 3.2 Figures and appendices are arranged as follows:
- The HER data are annotated on figure 1, which shows the non-designated sites, monuments and findspots within the site and study area.
 - Figure 2 shows the past archaeological events within the study area.
 - Figures 3 illustrates the designated and non-designated built heritage assets in a 1km radius of the site.
 - Figures 4a-c reproduce a series of historic Ordnance Survey maps of the study area.
 - Figure 5 illustrates the historic landscape characterisation of the study area.
 - Figure 6 is a current aerial photograph of the site to provide context.
 - Figure 7 LiDAR⁴ provides imaging of the site, including sky-view factor hill shading, slope gradient, hill shading from multiple directions and analytical hill shading.
 - Figure 8 details the phases of archaeological trenching undertaken within the site to date.
 - The gazetteers in appendix 1 list the sites and archaeological events and provide extracts from the HER and the National Heritage List for England.
 - A glossary of specific technical terms is included as appendix 2, the relevant archaeological evaluation reports are presented in appendices 3-5, and the relevant geophysical survey reports are presented in appendices 6-7.

Scope of the study

- 3.3 The archaeological elements of the study were undertaken with reference to the ClfA code of conduct and appropriate standards (2008, updated 2014; revised 2021). The conclusions of this assessment are informed by the results of the several phases of geophysical surveying and archaeological investigative works

³ HER data received via email 5th of January 2026

⁴ LiDAR is a method for determining ranges by targeting an object or a surface with a laser and measuring the time for the reflected light to return to the receiver.

that have been undertaken within the site as part of the previous application in 2015, and a separate application over the site for the proposed Chippenham future relief road. The nature and results of these investigations are summarised in paragraphs 4.37-4.49. The most recent phase of archaeological investigation was undertaken by Pre-Construct Archaeology between the 14th November 2024 to the 5th February 2025.

Limitations of the study

- 3.4 The report's conclusions are limited by the extent and quality of existing information and therefore its usefulness in predicting the extent and definitive location of the archaeological resource must be qualified.

Assessment of significance

- 3.5 This report aims to give an overall assessment of the components, qualities and level of importance or value of the heritage assets within the study area, including above and below ground archaeology and structures and their settings. A judgement is made of the value of known archaeological features or deposits and the probability of discovering currently unknown remains, and their likely importance.

4 Historic background

- 4.1 The evidence is presented in chronological order in broadly accepted chronological periods such as Palaeolithic–Neolithic. The HER data provided by Wiltshire Council list 48 non-designated assets within the study area, 11 of which are within the site boundary (figure 1), 20 listed buildings (all grade-II listed) and 18 non-designated HER buildings. Overall, there are 20 past archaeological events recorded within the study area, seven of which lie within the site boundary itself and relate to the previous phases of archaeological works undertaken within the site.
- 4.2 The closest designated asset is the grade II-listed building Forest Gate Farmhouse and Barn (LB32), located approximately c. 150m south east of the site.

Geology

- 4.3 The British Geological Survey (BGS) records the bedrock geology of the area as mudstone of the Oxford Clay Formation which formed during the Jurassic Period in shallow sea environments, approximately 157-166 million years ago. The southern part of the site comprises sandstone, siltstone and mudstone of the Kellaways Formation. The superficial geology could consist of Alluvium, Head, River Terrace deposits and alluvial fan deposits.⁵
- 4.4 There are no records of any borehole surveys or intrusive surveys within the site or its immediate vicinity that were available to confirm the geological character.

Archaeological resources and historic development

Prehistoric

- 4.5 The wider Palaeolithic period (800,000-10,000 BC) saw alternating warm and cold phases and intermittent, perhaps seasonal, occupation. It is characterised by the use of stone tools, and the distribution of Palaeolithic sites within the landscape is likely to have been influenced by the distribution of available food resources and the density of forest cover by river valleys. However, there are no entries in the HER dating to the Palaeolithic period.
- 4.6 During the Mesolithic and Neolithic periods, rivers and freshwater resources formed a major component of the landscape and would have been an active attribute to settlers. The site is located approximately 2km east of the River Avon, which would have been an active attribute to settlers. The earliest record in the study area lies to the west of the proposed development area, where a single Mesolithic arrowhead was found in the garden of 14 Foxcroft Walk in 2010 (TOR5). There is a single entry for the Neolithic period of an assemblage of flint tools (TOR4). A single findspot does not indicate clear exploitation or temporary encampment by hunter-gatherer communities in the study area.
- 4.7 There are no Bronze Age (2000-600 BC) or Iron Age (700 BC-43 AD) records within the study area.

⁵ This can be viewed at: <https://geologyviewer.bgs.ac.uk>

- 4.8 Several entries within the HER data detail a broad record of prehistoric activity within the study area. A prehistoric ditch was recorded during an evaluation by Cotswold Archaeology in 2022 at land South of Pewsham Way c. 600m south west of the site (TOR46). Two worked flint artefacts broadly dating to the prehistoric period were recovered from the fill of the feature. Several undated pits and postholes were also recorded during the evaluation and are thought to possibly relate to prehistoric or Roman activity (TOR44). The evaluation also recorded a possible cremation pit thought to potentially be contemporary with the other prehistoric features recorded on the site (TOR45). Similarly, another undated cremation burial was recovered from a pit during an evaluation on land at Forest Gate Solar Farm c. 530m east of the site (TOR41). No datable material was recovered in association with this, however, and as such its origins are also unknown.

Roman period (AD 43-410)

- 4.9 Several small-scale Roman settlements have been identified in the vicinity of Chippenham, including the 2nd to 3rd-century occupation site at Lodge Farm, located c.10km to the north of the study site, and at Chequers Farm, located south of Chippenham and outside of the study area.
- 4.10 The HER data list seven entries that fall within the study area that date to the Roman period. Limited settlement activity and associated field systems and droveways dated to the 1st to 2nd centuries AD were revealed through excavation at Showell Farm on the southern edge of the town but possessed no evidence of preceding Iron Age activity or settlement. There is a single recorded findspot of two Roman coins to the north west of the site (TOR3). Further occupation activity was recorded during an evaluation by Cotswold Archaeology in 2021 at Forest Gate Solar Farm, c. 500m east of the site. The features comprised ditches, pits and postholes which dated to the 1st to 2nd century AD (TOR37). Finally, the archaeological evaluation on land south of Pewsham Way recorded two ditches containing pottery of a broad Romano-British date that are thought to relate to agricultural land management or division (TOR47). A small number of artefactually undated ditches were also identified in nearby trenches and may be broadly contemporary (TOR43).
- 4.11 A series of geophysical surveys undertaken within the site by Wessex Archaeology (2015 and 2016) identified several linear ditches or enclosures, trackways and associated pits (TOR10). The survey identified a number of linear, curvilinear and discrete anomalies aligned in an east-west direction. These anomalies had clearly defined edges and magnetic signals, suggestive of cut features with magnetically enhanced fills such as ditches, pits and trackways (TOR32). These may have related to a Romano-British ladder enclosure (TOR30) and are suggested to be Roman in date. Several phases of trial trench evaluations undertaken within the site, confirmed the presence of rural Romano-British settlement activity (EV10 & EV 18; Pre-Construct Archaeology 2025). The findings of the evaluations are described in paragraphs 4.51-4.64.

Early Medieval (AD 410-1065)

- 4.12 There are no finds of Anglo-Saxon material recorded within the study area. The Saxon settlement of Chippenham, established on a ford over the River Avon to the north, was the centre of a large royal estate and a *villa regalis*, first recorded in 853 AD. It was an administrative centre and probably had a minster church.

At the time of the Domesday survey of 1086, Chippenham was a single large royal manor with a probable population of around 600-700 people.⁶ There was a significant amount of pasture and the large areas of woodland to the south and east, named in 12th century Pipe Rolls as the Forest of Chippenham (TOR 1), are included in the description. By the 12th century, the large Saxon estate had been divided into three subsidiary manors of Sheldon, Rowdon and Lowden.

Late Medieval period (AD 1066-1550)

- 4.13 The bounds of Chippenham Forest, as described in 1228, covered an area of approximately 33 square miles and the boundaries were set by the River Avon and River Marden in the west and north; the Summerham and Semington brooks to the south; and the road between Calne and Rowde on the east. The forest appears under various names and there were conflicts over its extent. This was reconfirmed in 1300, by which time the forest was split into two separate areas, named as Chippenham and Melksham forests. In addition, a smaller area within Chippenham Forest was referred to as Pewsham Forest from the later 13th century.
- 4.14 By the 14th century, there had been significant encroachment of assarts and occupation of the forest wastes. In 1300 the forests of Chippenham and Melksham were surveyed, and licences were sold to the holders of some of the enclosures, including land held by Stanley Abbey to the south of the Devizes Road and north of Cocklemore Brook, which broadly corresponds to the southern region of the study area.
- 4.15 There is a single archaeological find recorded in the study area that definitively dates to the medieval period; a sherd of pottery is recorded to have been found west of Forest Lane (TOR2). Furthermore, analysis of aerial photographs from 1951 identified two areas of medieval or post-medieval ridge and furrow, one near the north west boundary of the study site, which has since been levelled, and the other to the south of Forest Farm (TOR26 & 33). The latter consists of two adjacent fields separated by a plough headland. The rig has since been levelled through ploughing, but the plough headland still survives as an earthwork bank.
- 4.16 To the north, a collection of earthworks identified on aerial photographs are attributed to a former medieval settlement east of Hither Farm (TOR7-10), comprising ridge and furrow and a holloway which runs east-west through the area. However, much of this former farmstead lies outside the 1km study area. Further evidence of ridge and furrow, connected to several watercourses and a series of fishponds, all indicating a highly organised and managed medieval/post-medieval settlement, is recorded south of Hardens Farm to the north west of the proposed development area (TOR20, 22 & 27).
- 4.17 The later history of Chippenham Forest saw continued encroachment and significant rents raised from assarts within the forest. For a brief period, James I attempted to re-enforce forest law and in 1607 there was a survey of the forest with fines imposed to regularise the encroachments within the 1300 bounds, some of which were extensive farms and groups of cottages. Chippenham Forest was formally disafforested in 1618, removing the legal restrictions, and the land was then converted to arable farms. The crown retained and emparked

⁶ This can be found at: <https://opendomesday.org>

c. 990 acres on the high Greensand ridge at Bowood, comprising mainly woodland, but with some areas of assarts and the enclosed area named Abbot's Waste. There were seven gates to the park including one onto the London Road at Redhill on Derry Hill and three lodges were in existence by the mid-17th century.

- 4.18 There are two listed buildings of 17th-century date in the study area. Middle Farmhouse and Hither Farm Cottage (LB19 & 20) are located to the north towards Stanley Abbey. Both are set within partially extant contemporary farmsteads (BLD10 & 14) with limited loss of older buildings. The 18th-century farmhouse at Rooks Nest (LB 18) is now surrounded by the housing development at Pewsham. Evidence of occupation during the 17th and 18th centuries was recorded during the evaluation at land south of Pewsham Way, in which a single sherd of pottery was recovered from a ditch and likely evidence agricultural activity (TOR48).
- 4.19 The other listed buildings in the study area are mainly spread along London Road. They include a former turnpike tollhouse and several milestones (LB6, 7, 10), an 18th century inn (LB12), and the buildings at Chippenham cemetery, established on the outskirts of the town in 1854 (LB3-5). The other houses are of 19th century date (LB8, LB9, LB11, LB17). At Old Derry Hill, on the edge of Bowood Park is a group of older cottages and estate houses (LB13-16).
- 4.20 The unlisted farms in the study area (BLD2-18; TOR 39, 40 & 42) are mainly planned courtyards of 19th-century date. At Forest Farm, the farmhouse and attached agricultural building survive and form one side of a loose courtyard (BLD1).
- 4.21 Bowood Park was sold in 1727 to Sir Orlando Bridgeman who built Bowood House at the site of Lower Lodge at the south of the deer park. The estate, including the park of c. 940 acres, was purchased by the Earl of Shelburne in 1754, at which point most of the woodland had been felled and the park was divided into four farmsteads.
- 4.22 There were alterations to the house by Henry Keen until 1761 to create an H-shaped house and the new service courtyard, and subsequent work by Robert Adam to 1770. The surrounding parkland was landscaped by Lancelot Brown in 1768, removing field boundaries, creating the lake and increasing the woodland, including additions to the woodland belts on the north boundary. The park was also enlarged to the east and south east. The two main gates opened onto the London Road at the south east and at the north west corner at Redhill. The other entrance points on the north appear to have functioned as service drives. The section of London Road around the edge of the park on Derry Hill was replaced by the straightened route of New Road to the north, built between 1797 and 1810.
- 4.23 The mid-19th-century development of the designed landscape focused on the new formal gardens created close to the house. On the north edge of the park the cottages and 18th-century lodge on the drive onto the Devizes Road were replaced with the three-storey Italianate lodge and belvedere named the Golden Gates (grade II*), designed by Charles Barry, in 1841. The roadside hamlet at Redhill at the top of Derry Hill was also partially rebuilt as a neo-Tudor estate village of a number of cottages and the Lansdowne Arms.

- 4.24 In 1955 the main house was demolished, and the service courts and orangery were converted to form a new house. The park was developed as a visitor attraction and since the 1990s the northern area has been laid out as a golf course with an associated hotel and spa and the former home farm operating as the clubhouse.
- 4.25 The study area is crossed by the course of the Wilts & Berks Canal, built to link the Kennet and Avon Canal and the River Thames, and initially intended to transport coal from the Somerset coalfields to London. The canal was partially open by 1801 and the two-mile spur to a wharf and canal basin in Chippenham opened in 1810. A number of canal structures survive at Pewsham Locks to the south (TOR11&12), for which there are current proposals for works as part of the restoration of the canal to a working waterway by 2025.
- 4.26 In the southern corner of the application site, a geophysical survey by Magnitude Surveys identified part of the former canal and its towpath, likely remains of the 19th century Wilts & Berks Canal (TOR 15 & 38). The survey detected a broad curvilinear anomaly aligned in an east-west direction and identified a section of the Wilts & Berks canal on the southernmost edge. These features are depicted on the second edition OS maps (figure 4b). A 19th-century Quaker burial ground (TOR36), in use between 1801 and 1900 is seen on the Ordnance Survey 1st edition map of 1800. The excavations on land south of Pewsham Way recorded a pond of post-medieval/modern date that is thought to possibly be a drainage feature associated with the nearby canal (TOR6).
- 4.27 The OS old series map, published in 1828 (figure 4a), illustrates the compact form of the town of Chippenham, with the two lines of houses along the edges of London Road and Wood Lane extending east out of the town. Across the surrounding countryside is a sparse pattern of dispersed farms, many with names derived from the former forest. The 1885 OS map (figure 4b) shows the detail of the field patterns across the site of broadly rectangular coaxial fields aligned parallel to London Road and Wood Lane and a smaller track. There is a visible change to larger straight-sided fields in the south by Middle Lodge Farm.
- 4.28 The small building group at Forest Farm is set within a group of smaller fields, and there is a brickworks within the woodland to the south west, alongside the canal. Two bridges across the canal are shown within the site area, Junction Bridge, where the branch to Chippenham diverges from the main canal, and Draw Bridge, over the track from Forest Gate. On the OS map from 1976 (figure 4c) the field pattern across the site is still largely intact, and the line of the canal and Junction Bridge are still marked. The development on the edge of Chippenham is still restricted to the areas on either side of London Road and Wood Lane as shown on the earlier maps.
- 4.29 In the north west corner of the study area, located off London Road, the site of a former World War II depot can be seen on RAF aerial photographs taken in 1945 and, beneath, World War II allotment gardens were located to the west of Wood Street (TOR24 & 25). The site was cleared after the war and has since been developed.
- 4.30 The HER also lists several records of undated ditches, cut features, field systems and enclosures. A geophysical survey south of New Leaze Farm identified various linear ditches that may have formed part of an enclosure; however, no firm date has been assigned to these features (TOR17). Linear

and curvilinear ditches were also found north of Wedmore Farm, though these were also undatable (TOR18).

- 4.31 The subsequent housing growth at Pewsham made use of the route of the canal, tree lines and field boundaries to create a significant boundary on the edge of Chippenham.

LiDAR

- 4.32 A LiDAR survey using four different methods to analyse the potential for archaeological remains was undertaken (figure 5). These include Sky-view factor hill shading, slope gradient, hill shading from multiple directions and analytical hill shading. The canal ditch and towpath of the former Wilts & Berks Canal is clearly defined along the southern extent of the site (TOR 15). The area to the northwest of the farmhouse contains what appear to be possible linear and sub-rectangular features, with a single possible pit feature detailed. The concentration of features broadly corresponds with the geophysical survey data (Wessex Archaeology 2015 and 2016; Magnitude Surveys 2022), which detail a high concentration of possible archaeology within this area. Subsequent trial trench evaluations recorded features of the Late Iron Age/Romano-British date within this area (ASE 2016; Pre-Construct Archaeology 2025) and likely the possible anomalies correspond with this settlement activity. Finally, ridge and furrow cultivation marks are detailed over the north east, north west and southern areas of the site.

Historic landscape characterisation

- 4.33 The historic landscape characterisation (HLC, figure 5) provided within the HER characterises the land comprising the study site as reorganised fields. Despite some regular field forms, their overall character seems best described as piecemeal. They are likely later post-medieval in date, and no prior character is visible.

Site investigation within the wider study area (figure 2)

- 4.34 Cotswold Archaeology undertook an excavation of a Bronze Age and Romano-British site along the Chippenham Western Bypass A4 to A350 link road in 1997. The earliest recorded material comprised of a Mesolithic flint assemblage, presumably indicating sites of temporary camps utilising woodland and riverine resources (CA 1997, 7). No habitation evidence was found dating to the Neolithic period, but a density of pits and stake-holes representing a basic shelter or windbreak of Bronze Age date was uncovered.
- 4.35 The pits did not contain refuse material indicative of a settlement and may be further evidence of short-term seasonal occupation. The Romano-British activity revealed was restricted to the lower slopes rather than the floor of the river valley. The findings add to the spatial distribution of the Romano-British activity within the Chippenham area, where an increasingly dense settlement pattern, notably along the Cotswold dip-slope and the immediate environs of the North Wiltshire Clay Vale, is becoming more apparent with an increase in evaluations in this area.
- 4.36 A further archaeological evaluation was undertaken by Cotswold Archaeology in 2010 to the north of the study area (EV 3). The works centred on c. 52ha of

agricultural land at Rawlings and Cocklebury Farms, immediately east of the Bath to Swindon railway line, and uncovered evidence of prehistoric land use. The site was the subject of a desk-based assessment as well as a geophysical and LiDAR survey. These surveys identified a number of discrete features across the farms and an area of probable settlement and agricultural activity, in the form of probable enclosures and trackways. A summary of the main findings are outlined below.

- 4.37 The evaluation comprised the excavation of 44 trenches which specifically targeted anomalies and supposed 'blank' areas of the site. Twenty-two of the trenches contained no archaeological material. Residual material found in the form of Mesolithic/Neolithic flint tools was recovered in later features, but the earliest securely dated features were two intercutting ditches dating to the Bronze Age. The evaluation identified no clear areas of prehistoric settlement, concluding that the activity at this time was transient in nature.

- 4.38 A series of ditches and a number of sub-divided enclosures identified in the geophysical survey were excavated to reveal a Romano-British origin for the identified features. The excavation recorded several trackways, ditches and remains of a roundhouse all dating between the 1st and 4th centuries AD. No definitive structural evidence was identified, but a quantity of Roman brick and tile was recovered. This Roman site was situated on clay geology, considered an atypical geological substrate for settlement of this period. The small-scale nature of the settlement fits the general pattern seen across Wiltshire, which has no major urban centres of *civitas* status.

- 4.39 An archaeological evaluation was undertaken by Cotswold Archaeology (2023) at Landers Field, Abbeyfield School (EV 15). A total of 11 trenches were excavated. A single, abraded sherd of pottery of a broadly Roman date was recovered as a residual find from a modern deposit. Two slightly curving ditches, seemingly representing parts of a penannular anomaly identified by a preceding geophysical survey, were identified. Two small, abraded sherds of medieval pottery were recovered from one of the ditches but were thought to be intrusive finds. Several medieval/post-medieval furrows and features relating to the modern allotment formerly occupying the site were also identified.

- 4.40 Cotswold Archaeology (2021) carried out an archaeological evaluation of land at Forest Gate Farm, Studley, Wiltshire (EV 16). A total of 131 trenches were excavated. A ditch dating to the late prehistoric period was recorded in association with Roman ditches, pits and postholes, which dated to the 1st to 2nd centuries AD. These features formed part of a dispersed settlement area in the south western part of the site, with evidence for domestic hearths and metal working also being identified, along with an undated cremation burial. Evidence of medieval agricultural practice, comprising the ploughed-out remains of ridge and furrow cultivation, was also identified. Post-medieval ditches, some of which correspond with field boundaries on 19th-century cartographic sources, and furrows were also identified throughout the site.

- 4.41 An archaeological evaluation was undertaken by Cotswold Archaeology (2022) on land south of Pewsham Way with a total of 169 trenches being excavated (EV 17). Two fragments of prehistoric, worked flint were recovered from a ditch. Further undated features, comprising a posthole and a possible cremation burial of indeterminate human or animal origin may be broadly contemporary. An alignment of late prehistoric postholes was also identified. Two Roman

ditches were recorded in the north western area of the site and may relate to further undated ditches nearby. A post-medieval agricultural ditch was also observed and evidence for at least two phases of medieval/post-medieval ridge and furrow cultivation was recorded in the western parts of the site.

Site investigation within the site

Geophysical surveys (Wessex Archaeology Geoservices: August 2015, October 2015 and March 2016)

- 4.42 As part of a previous 2015 application for a development at Land at Forest Farm, three phases of geophysical survey were undertaken within the proposed development area (EV7, EV8, EV9) to further inform on the archaeological potential of the site (appendix 7).
- 4.43 The results of the geophysical surveys concluded that historic land use of the site is interpreted as ridge and furrow and ploughing trends across the site. Several sections of land drains were also identified, in addition to a former field boundary and two modern services. The majority of the geophysical anomalies identified demonstrated previous activity in the form of pit-like and ditch-like features pertaining to areas of definite archaeological interest.
- 4.44 The northern portion of the site revealed a north-south orientated anomaly likely to be a field boundary, while the remainder of the fields immediately south of London Road show signs of ploughing trends and evidence of excavation, most likely as a consequence of the two modern services orientated east-west through the site. The surveys showed that there is a high concentration of strong, clear responses in the south and south west of the application site.
- 4.45 The south eastern corner of the central field contained the highest concentration of geophysical anomalies (WA 4022-4033), potentially indicating different phases of settlement activity within a series of curvilinear and several rectilinear enclosures (WA 4506-4508), with many associated cut ditch features and possible pits.
- 4.46 In the southwest corner of the site is a series of interconnecting ditches described as 'ladder' features (WA 4019-4021). Although on the same north-south orientation as the ridge and furrow in this field parcel, this is potentially of late prehistoric or Romano-British date and attributed to stock enclosures or livestock management within a clearly demarcated farmstead boundary, as seen along the southern boundary (WA 4500, 4021, 4018).
- 4.47 The third geophysical survey within the site (appendix 7c) was undertaken instead of contingency evaluation trenching and focused on land immediately north of Forest Farm and south of the application site, which had previously been considered for green open space provision and attenuation ponds. The results were once again successful in identifying anomalies of possible archaeological origin, and broadly characteristic of results from the previous detailed survey (appendix 7b).
- 4.48 Two sets of parallel linear ditch-like features, c. 46m and 40m respectively (WA 4517-4518), were identified in the southwest of the application site on a northwest to southeast alignment. Linear features (WA 4519), c. 22m in length and 2m wide, share the same alignment as enclosure ditches previously

identified (WA 4506-4508) and are immediately south of the highest concentration of anomalies of the now dated Roman farmstead settlement area. Several pit-like anomalies were identified across the site, such as WA 4520, which are between 1 to 2m in diameter and may relate to former post-holes and/or pits. Frequent ploughing trends were once again recorded in this survey (WA 4521), as were the previously identified modern service alignment (WA 4523) orientated east-north east to west-south west, with a smaller service aligned north east to south west in the south west corner of the survey area (WA 4524). A former field boundary alignment was located in the northeast (WA 4522).

Geophysical surveys (Magnitude Surveys 2021 and 2022)

- 4.49 In 2021 Magnitude Surveys (EV12) undertook a geophysical survey in areas east and south of Forest Farm in advance of the proposed Chippenham future relief road. This survey identified similar potential archaeological activity to the earlier surveys in the form of linear, curvilinear, and discrete anomalies forming probable and possible ditched enclosures, pits and trackways. Agricultural activity was also identified in the form of ridge and furrow cultivation, former field boundaries, modern ploughing, field drains and trackways. The survey has also identified the remnants of a towing path and related canal infrastructure.
- 4.50 A further survey by Magnitude Surveys in August 2022 to the east of Forest Farm identified similar archaeological anomalies (EV13). Archaeological activity has been identified across six foci of activity including linear, curvilinear, rectilinear and discrete anomalies, forming probable and possible ditched enclosures, trackways, field systems and pits. Anomalies that align with mapped historical features such as former field boundaries and the former canal have also been detected. Agricultural activity has been identified in the form of ridge and furrow cultivation, modern ploughing trends and field drains.

Archaeological evaluation (trial trenching)

Archaeology South-East (2016)

- 4.51 Archaeology South-East (ASE) undertook a trial trenching evaluation between 15 February and 9 March 2016 (EV10), subsequent to the three geophysical surveys undergone within the site. The results of their findings are presented in (appendix 5). The works comprised the excavation of 50 trenches, each measuring 30 m x 1.8 m.
- 4.52 The 50 trenches excavated were split across five distinct areas of the application site, and the findings within each area are as follows:
- Northern field (trenches 1-7): there were no archaeological finds or features uncovered in trenches 1, 6 and 7. A 2.3m wide ditch of Roman date along with an associated pit was revealed in trench 2, with two parallel ditches 0.5m and 1m apart excavated in trench 3 and 5 respectively that were of possible Roman origin based on the character of their fills. A series of linear features, all broadly aligned southwest to northeast were excavated in trench 4, but only one produced Roman pottery. All five were of similar fill composition.
 - Eastern field (trenches 8-12): no archaeology was recorded.

- Central field (trenches 13-39): no archaeology was recorded in trenches 13, 17 and 34, and trench 28 was unexcavated because of the presence of overhead cables. This area revealed a high density of archaeological features, all of Roman date. The area suffered from a high-water table during the evaluation and many trenches were therefore flooded. A curvilinear feature in trenches 20 and 32 and two curvilinear gullies revealed in trench 24 probably represent the structural ring grooves of a roundhouse structure. One notable feature was firmly identified as being later than Roman in date; a possible track or hardstanding in trench 25 which produced post-medieval/modern pottery. There was corroborating evidence for a large sub-circular enclosure identified in the geophysical survey in trenches 23 and 29, with the former dated by the Roman pottery recovered. Standing water affected the characterisation of trenches 21, 22, 26, 27, 29, 30, 31, 33, 35, 36, 37 and 38. Some did produce evidence of Roman pottery, and the character of the fills suggested a Roman origin for the many features exposed.
- Western field (trenches 40-49): no archaeology was found in trenches 40, 42, 43 and 44 and contained standing water in trench 41 hampered accurate characterisation. Further evidence of Roman ditches was revealed in trenches 45-47 and 49, while a total of ten features included a Roman cremation, six linears and a pit producing Roman pottery. Three ditches perhaps represent the eastern extent of a small livestock enclosure.
- Southern field (trenches 50-51): both trenches produced Roman pottery from the series of linear and discrete features excavated.

- 4.53 The anomalies identified as being of archaeological interest were primarily ditch-like features with two distinct morphologies visible, suggesting distinct phases of activity and use. These comprise either curvilinear and smaller rectangular enclosure ditches or distinct 'ladder' form ditches, the latter mainly located in the south western part of the site. Areas of ridge and furrow have also been identified within these areas. The most complex areas of definite and potential archaeology are located in the south of the large central field and in the westernmost corner of the site. The remaining features detected include modern ploughing trends, field drains, areas of ferrous debris and at least two modern services.

Wessex Archaeology (2022)

- 4.54 In January 2022 Wessex Archaeology (EV 18) undertook trial trenching of the proposed relief road that will run partially through the site, targeting anomalies as identified by the preceding geophysical survey by Magnitude Surveys in 2021. Overall, the evaluation comprised 299 trenches separated over 26 fields along the proposed roadway (appendix 4). Fields 22-24 overlay the southern area of the site, and the results are summarised below.
- Field 22 (containing trenches 1243-1255): a concentration of archaeological features was evident within Field 22, the most common feature type being ditches. Many of the features correlate with the geophysical survey and are suggestive of a field system with associated

settlement activity. Walls were evident within trenches 1048 and 1250, thought to be a partial field boundary, and dated to the post-medieval period. The wall in trench 1250 cut feature 125014, which contained Romano-British pottery. Four ditches concentrated in the northern portion of the field were on northeast to southwest alignments (Trenches 1244, 1247, and 1251) and dated to the Romano-British period from the associated pottery found. Fourteen northwest to southeast aligned ditches were concentrated in the northern portion of Field 22 (Trenches 1242, 1244, 1246, 1249, 1250, 1251 and 1252). The majority of these ditches contained finds dating to the post-medieval period, although ditch 125104 contained Romano-British pottery. Five north-south aligned ditches were in the northern portion of the field (Trenches 1249, 1250, 1251 and 1254) and dated to the post-medieval period. Trench 1248 contained five discrete features in the form of three post holes and two pits to the north and south of the post-medieval wall and contained post-medieval pottery. A single sub-circular pit was identified but not excavated within Trench 1251. Romano-British pottery was recovered from the surface. Similarly, large possible pits were investigated within Trenches 1250 and 1254 and, although not fully exposed, Romano-British pottery was recovered from one of them.

- Field 23 (containing trenches 1256-1266): the most common feature type within Field 23 were ditches and furrows. These features generally align with the geophysical survey results. Two ditches were uncovered in trenches 1270 and 1271 respectively. While both features contained Roman pottery, ditch 102704 also contained seven sherds of post-medieval pottery, possibly suggesting the two ditches are not associated, unless the finds were intrusive or residual. Linear features in trenches 1268, 1269 and 1273 align with the north-northeast to south-southwest ridge and furrow field system and associated boundary ditch in the centre of the field. Ditch 127304 contained two sherds of Roman pottery, however, suggesting the feature may have origins prior to the creation of the ridge and furrow system. Redeposited yellow-brown clay was observed within trenches 1258 and 1259 which possibly derived from the construction of the canal to the south.
- Field 24 (containing trenches 1267-1265): No archaeological features were recorded in the trenches.

- 4.55 The Wiltshire Council Archaeology Service was consulted⁷ to agree the appropriate archaeological mitigation for the remainder of the site which had yet to undergo evaluation trenching. The evaluation trenching required pre-determination by Wiltshire Council to submit the forthcoming hybrid application. A 4% sample of the 19.35ha area of the site that has not yet been subject to evaluation was agreed, with a 1% contingency of the area for further investigation if required.

Pre-Construct Archaeology (2024-2025)

- 4.56 An archaeological trial trench evaluation was undertaken by Pre-Construct Archaeology between the 14th of November 2024 and the 5th of February 2025. The evaluation comprised the excavation of 125 trenches measuring 30m X 1.8m which successfully demonstrated that the site contains significant

⁷ Correspondence with Timothy Havard via email in November 2024

archaeological features and deposits. Most of the recorded archaeological features correlated with the targeted anomalies identified by geophysical survey (Wessex Archaeology 2022), suggesting that the geophysical survey may be broadly relied upon. The archaeological report has been attached as appendix 3.

- 4.57 Trenches 30 and 43 were not excavated due to the proximity of a BT cable and Trenches 22, 23, 89, 129, 130, 131, 132, 133, 134, 135, 136, 137, 141, 142, and 143 were not excavated due to wet ground conditions. Trench 88 was not excavated due to a buried service. Trench 4 was moved due to its proximity to a footpath, Trenches 31, 32, 33, 38, and 45 were moved and/or shortened due to the proximity of a BT cable. Trenches 67, 70, 78, 81, 82 and 86 were moved due to their proximity to overhead cables and buried services.
- 4.58 No archaeological features, deposits, or finds were revealed in Trenches 9, 10, 14, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 40, 41, 42, 44, 45, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 79, 80, 81, 82, 83, 84, 85, 86, 87, 93, 97, 98, 100, 101, 105, 106, 107, 108, 109, 111, 112, 116, 117, 118, 121, 122, 123, 124, 125, 127, 128, and 140.
- 4.59 Trenches confirmed to contain archaeological features with at least one intervention are as follows: 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 16, 24, 25, 26, 37, 39, 46, 47, 63, 95 and 120. Trenches confirmed to have archaeological features that were not excavated were as follows: 17, 90, 94, 96, 98, 102, 113, 115, 121, 126, 138. These features remained unexcavated due to groundwater inundation, and it was agreed with the LPA that the archaeology revealed by them could be recorded in plan alone. A comprehensive breakdown of the finds from these trenches can be found within the evaluation report, in appendix 3.
- 4.60 The evaluation concluded that the site retains significant archaeological potential. The evaluation identified an intensive area of archaeological activity in the northwestern part of the site (focused on trenches: 1, 2, 3, 4, 5, 6, 7, 8, 22, 23, 24, and 25) and less intensive activity elsewhere. The activity is of Late Iron Age and Romano-British date and is indicative of farming activity that appears to be in the periphery of a settlement. Additionally, a cremation burial found in trench 120 may represent an area of funerary activity and the possibility of other burials.
- 4.61 Much of the Romano-British activity was in the north of the site with only a small amount of it located in the south and west (appendix 3). The Romano-British ditches in Trench 2, 3 and 5 can also be seen on the geophysical survey and likely represent field boundaries or enclosures associated with farming activity. In trenches 1, 5, 6, 8, 11, 12, 13, 16, 47, 94 and 95 the ditches cannot be seen on the geophysical survey, so it is not possible to definitively say what the use of these features were. However, it is probable that they also formed possible field boundaries or enclosures. There is only one feature that does not relate to farming or settlement and that was recorded in Trench 120. The cremations in Trench 120 indicates that funerary activity took place on the periphery of a settlement. This correlates with the results of the Wessex Archaeology evaluation (Wessex Archaeology, 2022).
- 4.62 Most of the dateable features were dated to the 1st and 2nd century AD. Some fragments of grog tempered ware and Samian suggested some pre-Flavian activity. North Wiltshire Sandy ware (which was recovered from ditches in

trenches 1, 6, 8, 12, 13, 16, 24, 95 and 120) suggests a Flavian or later period of activity. Some fragments of Southwest Oxidised Ware and Central Gaulish Samian indicate that activity on the site continued into the 2nd and 3rd century (evidence from pottery recovered from ditches in trenches 3, 4, 5, 6, 13, 47 and 94). The pottery found in this evaluation compliments what was recorded in the ASE evaluation and furthers the understanding of the period in the local and regional area.

- 4.63 No prehistoric features were positively identified with only two residual worked flints recovered from ditches in Trench 6 and the other from Trench 13. The lithics could be broadly dated to the Neolithic and Bronze Age periods.
- 4.64 There was a low level of medieval activity, represented by two sherds of pottery recovered from Trench 47. In PCA's evaluation, medieval agricultural activity was identified across the site in the form of field systems and enclosures, with settlement/agricultural activity becoming sparser in the southern part of the site. This corroborates what was recorded by the ASE (ASE, 2016) and Wessex Archaeology (Wessex Archaeology, 2022) evaluations.

5 Assessment of significance

- 5.1 The range of heritage values that may be attached to a place was outlined in the English Heritage document *Conservation principles: policies and guidance for the sustainable management of the historic environment* (2008) and has been retained with minor changes in the draft updated version published by Historic England in November 2017. The revised guidance identifies three main categories of heritage values:

Archaeological interest: the ways a heritage asset holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past which may complement or contradict the evidence of written records or verbal accounts. It includes above-ground structures as well as earthworks and buried or submerged remains.

Historic interest: the ways in which past people, events and aspects of life can be connected through a place to the present (this is split into two main aspects; illustrative and associative and for some assets can include communal value).

Architectural and artistic interest: the ways in which people draw sensory and intellectual stimulation from a place, both from deliberate design and from the fortuitous effect of organic change over time.

- 5.2 Some or all of these values can be attributed to the known and recorded heritage resources present within the development site boundary and in the study area.

Archaeology

- 5.3 The nature and potential of possible archaeological survival in the area of development are summarised here, considering the levels of natural geology and the level and nature of land disturbance.
- 5.4 The archaeological potential of the site is considered to be high. All three of the archaeological evaluations undertaken within their respective areas of the site recovered Romano-British, medieval and post-medieval remains (see sections 4.51 - 4.64). The latest phase of archaeological trial trenching identified a concentrated area of archaeological activity in the northwestern part of the site, and subsidiary activity elsewhere. This comprised a large concentration of Late Iron Age/Romano-British remains and broadly corresponded to the geophysical survey results of the area (Pre-Construct Archaeology 2025; appendix 3). This corresponds to the findings from the first phase of evaluation trenching (ASE 2016), which recorded the remains of a Romano-British rural settlement within the area immediately to the north, and it is likely that the settlement remains recorded by Pre-Construct Archaeology (2025) are a continuation of the farmstead settlement recorded in 2016. An area of archaeological activity dating to the Romano-British period was also recorded in the south west of the site; however, to a lesser intensity (Pre-Construct Archaeology 2025).
- 5.5 There is a low potential for prehistoric archaeological remains predating the Iron Age period to be present within the site. The three phases of archaeological evaluations undertaken within the site did not record any substantial remains

that date to these periods. Two residual worked flints were recovered from features recorded in the PCA evaluation and were broadly dated to the Neolithic and Bronze Age periods. Despite being highlighted as a potential indicator for prehistoric activity in the area, no other remains were identified within the site and therefore the potential is considered to be low.

- 5.6 The potential for remains dating to the Roman period is considered to be high. The archaeological evaluations undertaken within the site recorded extensive material of Romano-British origin, mostly concentrated in the north and northwest of the site, with a lesser concentration further south. The initial phase of evaluation trenching (Archaeology South-East, 2016) recorded a large number of archaeological features interpreted as a Romano-British farmstead settlement dating to the 2nd and 3rd century AD. The predominant focus of the farmstead was located to the northwest of the Forest Farm structures. The archaeological evaluation undertaken by Pre-Construct Archaeology (2024-2025) confirmed this settlement to continue immediately south. The remains were identified to be of a Late Iron Age and Romano-British date and was indicative of farming activity located in the periphery of a settlement.
- 5.7 An inurned cremation burial was recorded just outside the main enclosure of the farmstead settlement within the northwest of the site (ASE 2016), and also at the southern peripheries of the site (PCA, 2025). Such finds have been highlighted to indicate the possibility of funerary activity taking place on the periphery of the identified settlement and may indicate the possibility of further burials particularly in the south of the site. The works undertaken to date indicate a Late Iron Age to Romano-British occupational presence within the site from the 1st to 4th century AD. Such remains are deemed to be of a medium significance and contribute to the understanding of rural Romano-British settlement practices in the region.
- 5.8 The potential for remains dating to the medieval period is considered as low. The second phase of trenching undertaken within the site recorded some evidence of medieval to post-medieval ridge and furrow along the southern area of the site (Wessex Archaeology 2022). The subsequent phase of works, however, did not record any substantial material dating to this period other than several residual pottery sherds. Evidently, any further medieval remains are likely to represent agrarian practices of low significance. A small number of other features of medieval date have been identified in the vicinity of the site, comprising trackways and hollow ways, suggesting the likelihood that the broader Avon Vale area was largely open farmland from the medieval period onwards. This is corroborated by the findings of medieval material within the site and the potential for substantial activity dating to this period is considered low.
- 5.9 The potential for archaeological remains dating to the post-medieval period is considered medium to high. The evaluation trenching undertaken by Wessex Archaeology in 2022 recorded ridge and furrow ditches along the site, and a partial boundary wall, dating to the post-medieval period (appendix 4). This is likely continual evidence of agricultural land use of the site, and thus, any remains would be of a low, local significance.

6 The proposals and conclusions

6.1 The proposed development for the site is as follows:

“Outline planning application with all matters reserved except access from the A4/London Road for up to 585 dwellings, together with land for a local centre (Use Classes E and F), areas of open space and landscaping, associated infrastructure.”

6.2 The DAS outlines the analysis undertaken of the site context and the characteristics of the built form of the surrounding area and describes the overall design principles and approach to the master planning for the site. The design response to the non-designated Forest Farm building (BLD1) are considered as an important element of the development. Impact upon its setting is considered within the ES Chapter 6: Cultural Heritage, to which this DBA is appended as a technical appendix (tor&co 2026).

6.3 Several overall design principles have been formulated for the development. Those that are most relevant to this assessment and impact upon the archaeological material recorded within the site to date are listed below.

- The area of the site immediately to the northwest of Forest Farm has been reserved as an area for sports provision pitches and is devoid of major development. This area, in part, overlies the densest concentration of Iron Age/Romano-British settlement remains and is the foci of the recorded farmstead settlement (ASE 2016 & PCA 2025). This is to allow for possible preserve *in situ* for the underlying archaeological remains and has been proposed to help inform the archaeological mitigation process.
- The areas of the southern extent of the site is proposed as natural green space and is set to be devoid of development. Again, if further cremation burials are present in close proximity to that recorded here (trench 120, Pre-Construct Archaeology 2025), then this allows for such remains to be preserved *in-situ*.

Archaeology

6.4 This assessment has outlined the known archaeological features within the site and the potential for the discovery of further archaeological remains. The report's conclusions are limited by the extent and quantity of existing information, and therefore, its usefulness in predicting the actual full extent and definitive location of the archaeological resource must be qualified. It is important to stress that the areas currently showing an absence of archaeological sites ('blank areas') should not be seen as definitively proving a lack of archaeological potential.

6.5 This desk-based assessment has identified that, overall, there is a high potential for archaeological remains to be present within the site. The potential comes from the Iron Age, Romano-British and post-medieval features recorded within the site to date (see 5.51-4.64). All three phases of works recorded extensive Romano-British settlement activity, predominately related to the Roman farmstead site to the north and northwest of Forest Farm (ASE 2016;

Pre-Construct Archaeology 2025). Romano-British activity was also recorded within the southern areas of the site but to a lesser intensity. This area has however been highlighted as a place for funerary activity due to the cremation burial that was found here, and its location within the periphery of the recorded settlement. The works undertaken to date indicate a Late Iron Age to Romano-British occupational presence within the site from the 1st to 4th century AD. Such remains are deemed to be of a medium significance and contribute to the understanding of rural Romano-British settlement practices in the region.

- 6.6 The requirements of NPPF, para. 207, have been met by this desk-based assessment that will be submitted with the forthcoming application, supported by several phases of geophysical survey and archaeological trial trench evaluations.
- 6.7 Consultation with the Wiltshire County Assistant Archaeologist (WCAA) has indicated that it is likely further mitigation will be required, possibly focused on the Romano-British farmstead in the northwest of the site, and the area to the south where the cremation burial was recovered. This has yet to be determined and will be subject to their response upon review of this assessment and the accompanying documents in support of the application. It has been confirmed that any such archaeological mitigation can be secured via condition.⁸ The methodology and scope of any mitigation scheme will be subject to consultation with the WCAA following their official response.

⁸ Correspondence with Timothy Havard via email on the 31st of January 2025.

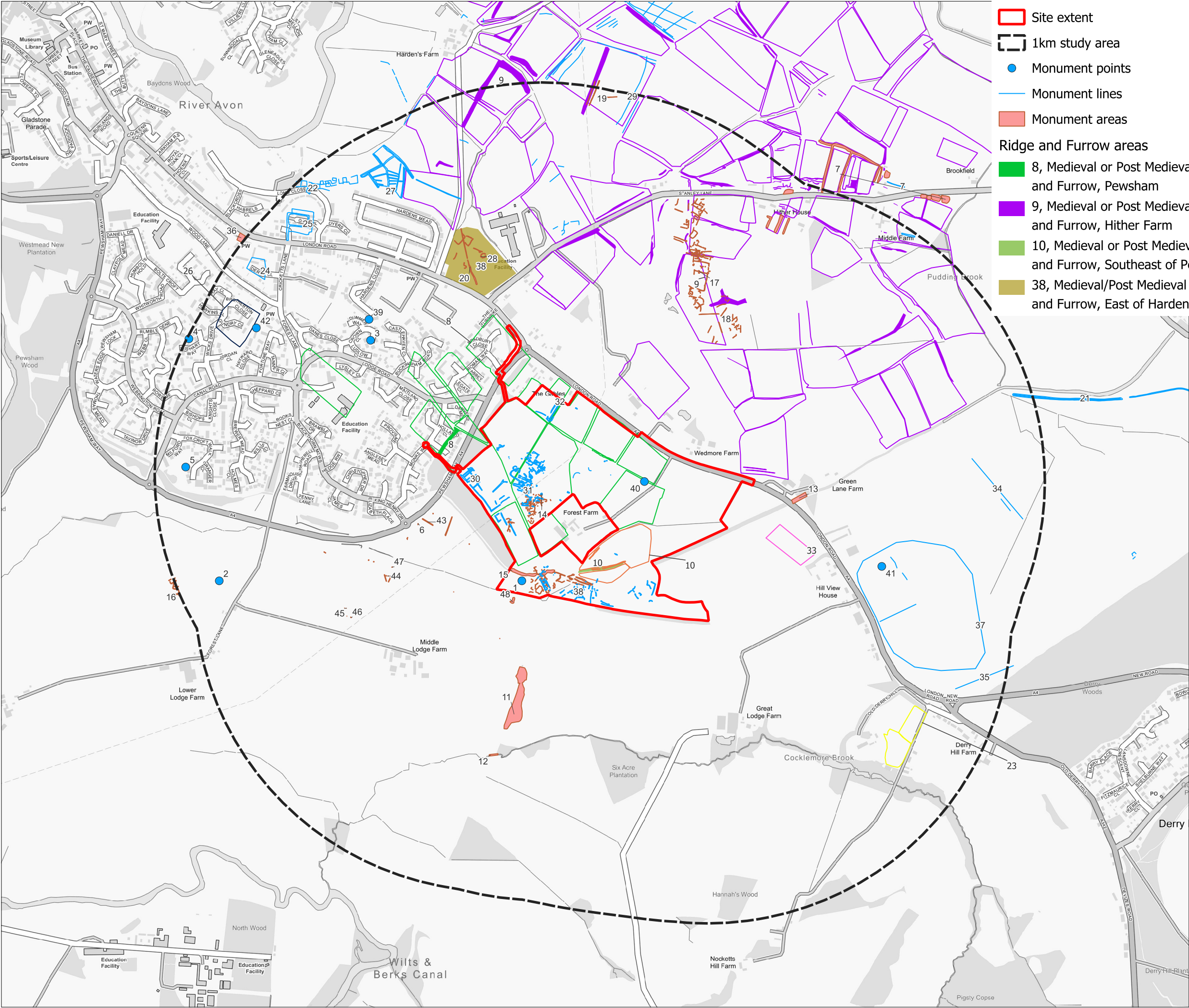
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The Genealogist (for Tithe records) – <https://www.thegenealogist.co.uk>
National Planning Practice Guidance – <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Figures



Site extent

1km study area

Monument points

Monument lines

Monument areas

Ridge and Furrow areas

8, Medieval or Post Medieval Ridge and Furrow, Pewsham

9, Medieval or Post Medieval Ridge and Furrow, Hither Farm

10, Medieval or Post Medieval Ridge and Furrow, Southeast of Pewsham

38, Medieval/Post Medieval Ridge and Furrow, East of Harden's Farm

Ridge and Furrow lines

8, Medieval or Post Medieval Ridge and Furrow, Pewsham

9, Medieval or Post Medieval Ridge and Furrow, Hither Farm

10, Medieval or Post Medieval Ridge and Furrow, Southeast of Pewsham

23, Ridge and Furrow, East of Pewsham House

26, Medieval or Post Medieval Ridge and Furrow, Chippenham

33, Medieval Ridge and Forrow, Forest Gate

Notes/Revision

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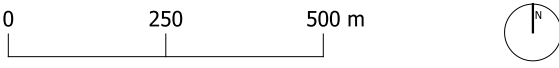


Figure 1: Archaeological records within the 1km study area

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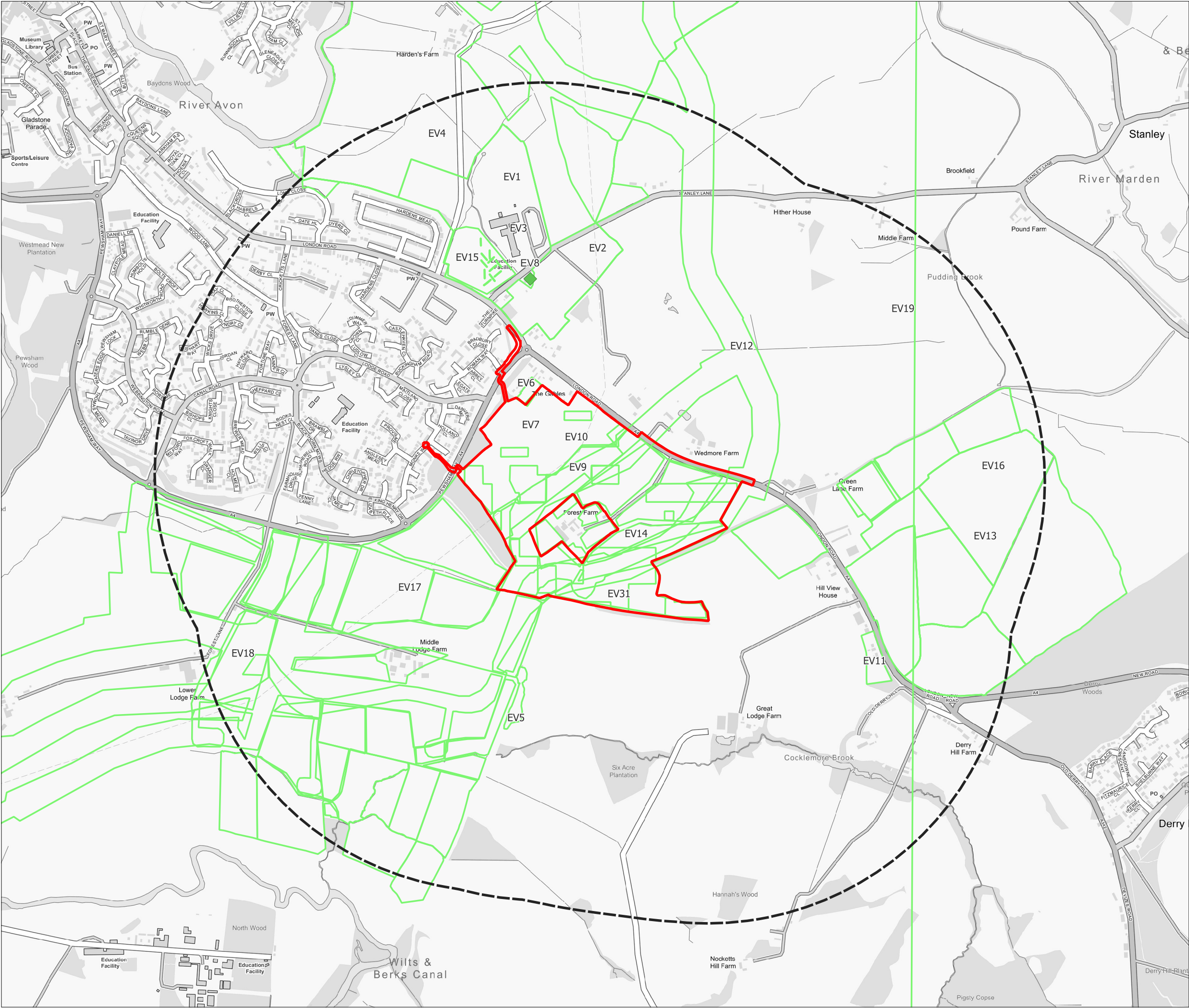
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- Site extent
- 1km study area
- Events area
- Event point

Notes/Revision

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0 250 500 m



Figure 2: Past archaeological events within the site and 1 km study area

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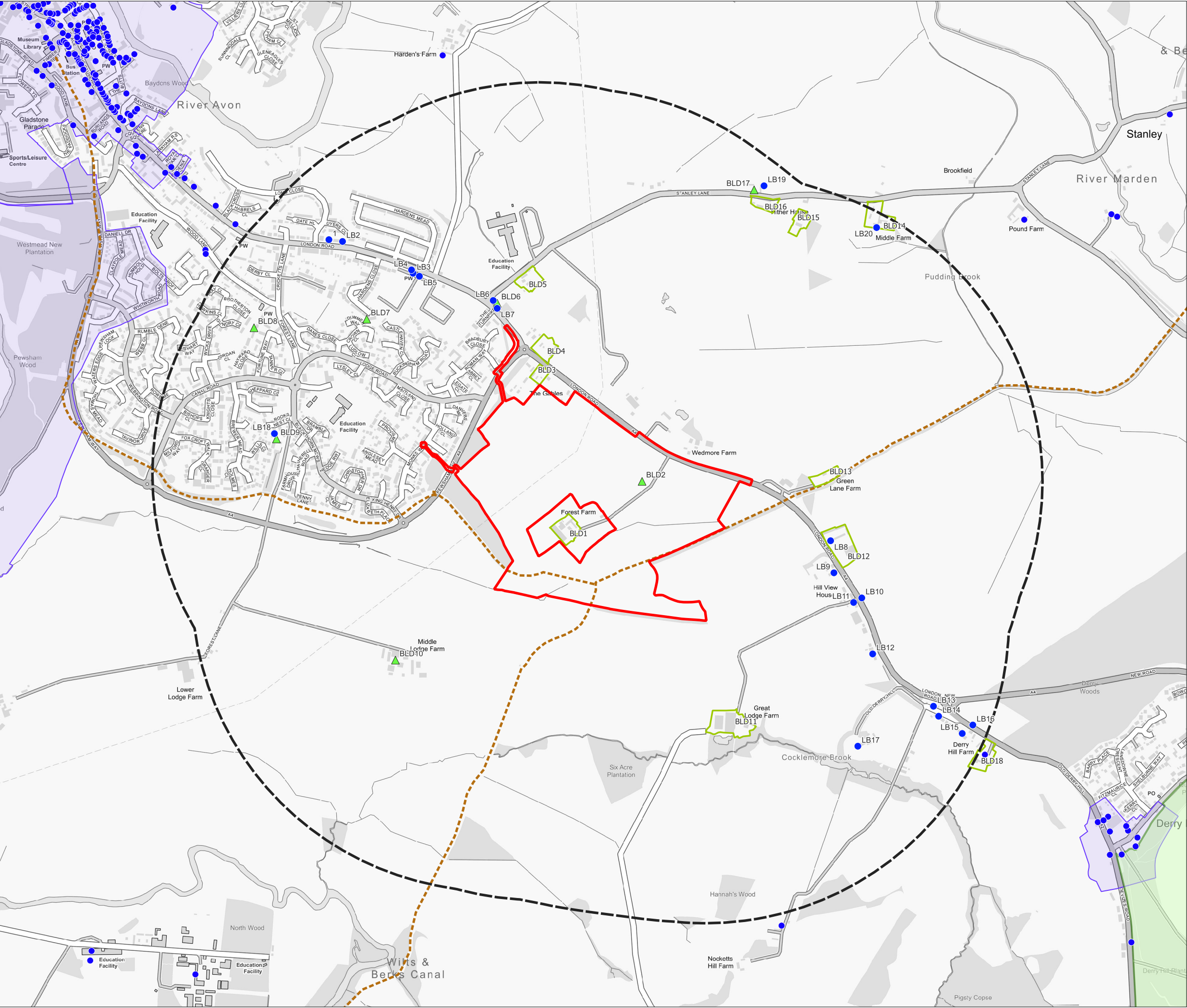
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- Site extent
- 1km study area
- Buildings and sites identified in the HER (point)
- Buildings and sites identified in the HER (outline)
- Line of the Wilts & Berks canal
- Listed buildings
- Registered parks and gardens
- Conservation areas

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0 250 500 m



Figure 3: Designated heritage assets within 1km study area

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Figure 4a: Ordnance Survey map
dated 1828

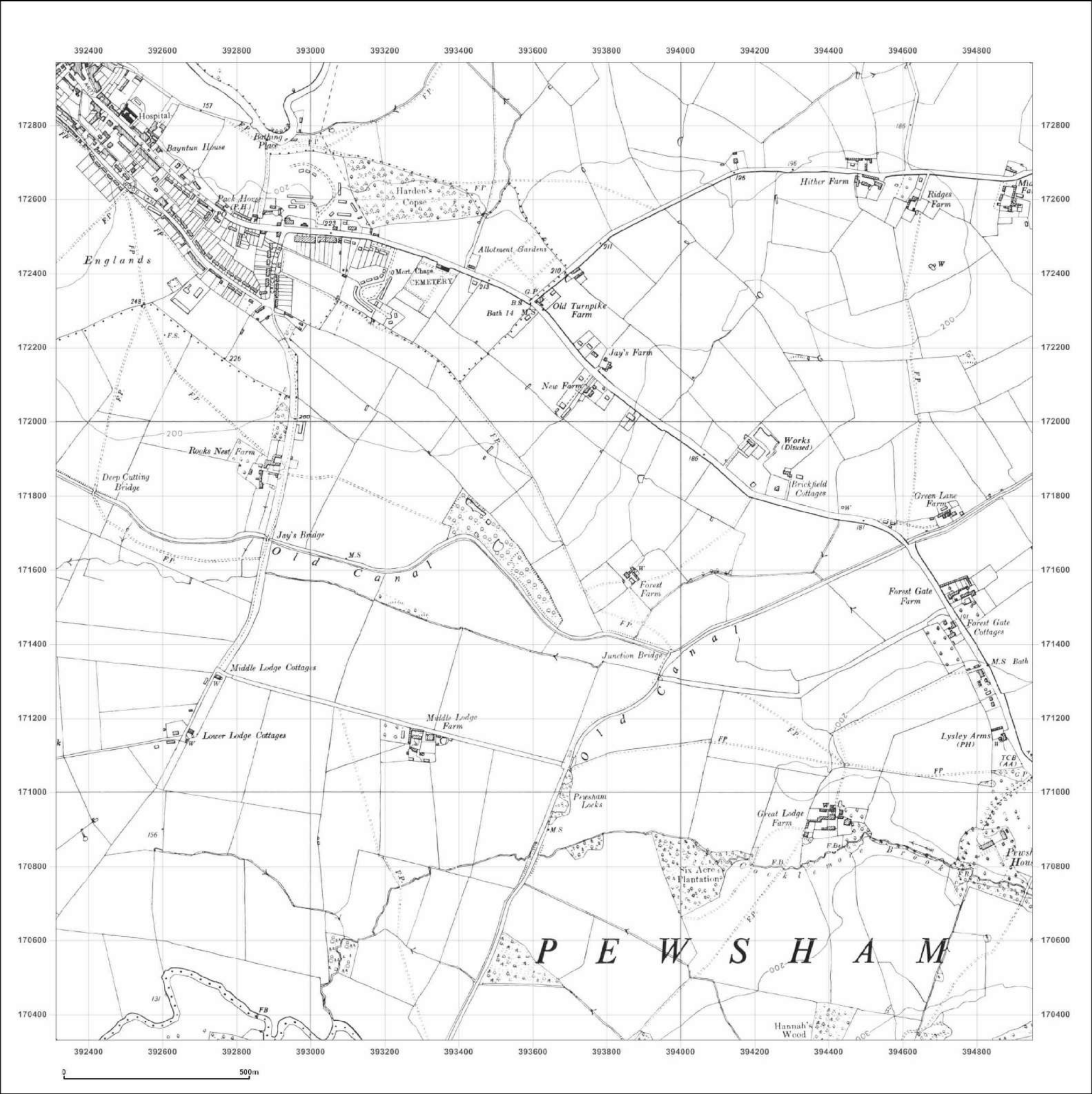
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Drawing number: TOR-04a	Revision: -	

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Figure 4c: Ordnance Survey map
dated 1976

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Project number: 227610	Scale @A3:	Date created: 2025/1/14
Drawing number: TOR-04c	Revision: -	

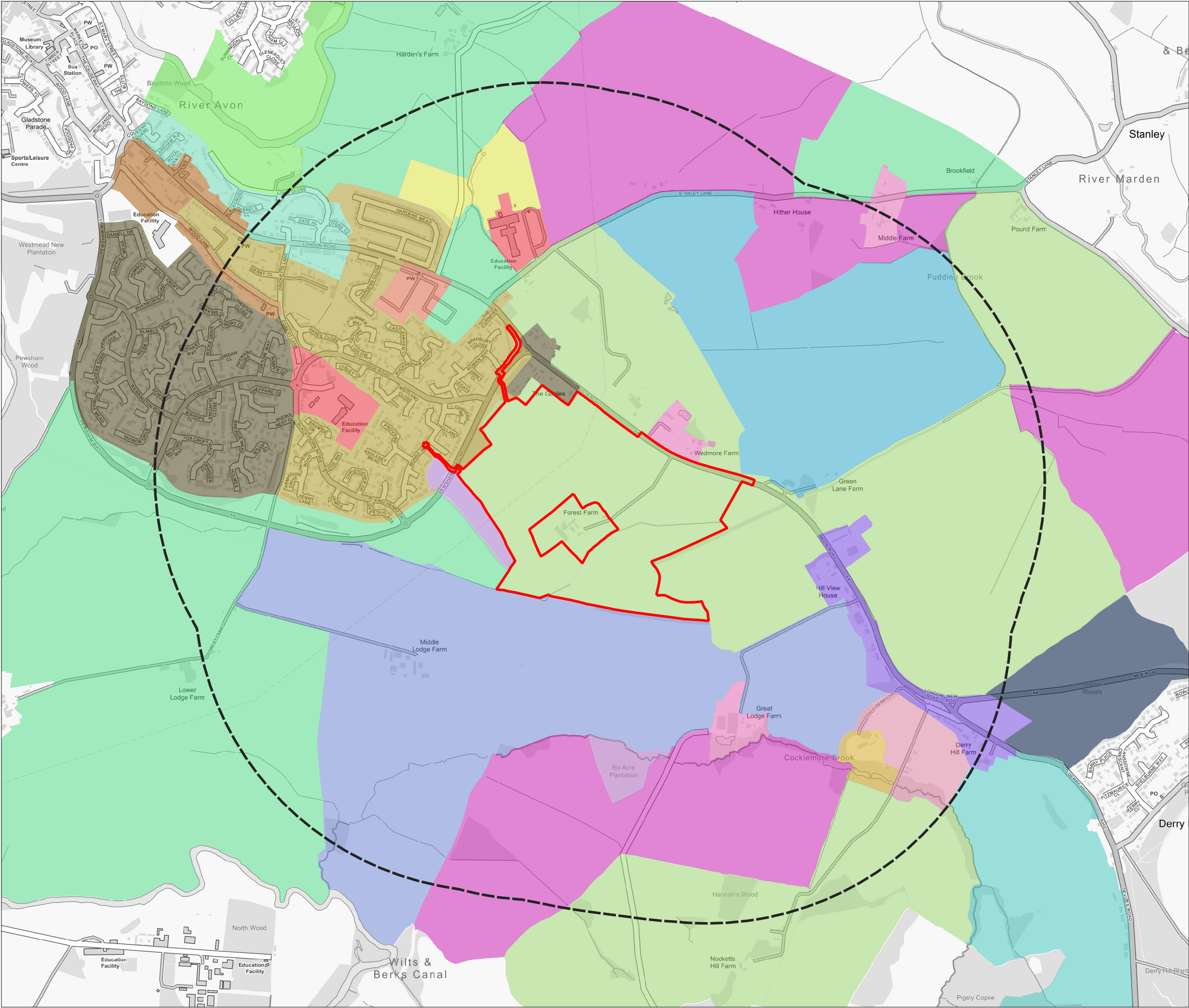
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- Site extent
- 1km study area
- Amalgamated fields
- Ancient semi-natural woodland
- Assarts
- Country house
- Detached housing
- Farmstead
- Hamlet
- Historic urban core
- Municipal cemeteries and graveyards
- Parkland
- Piecemeal enclosure
- Planned enclosure
- Plantation
- Playing fields
- Prairie fields (>15ha)
- Re-organised fields
- School/college
- Secondary woodland
- Semi detached housing
- Terraced housing
- Unimproved grassland

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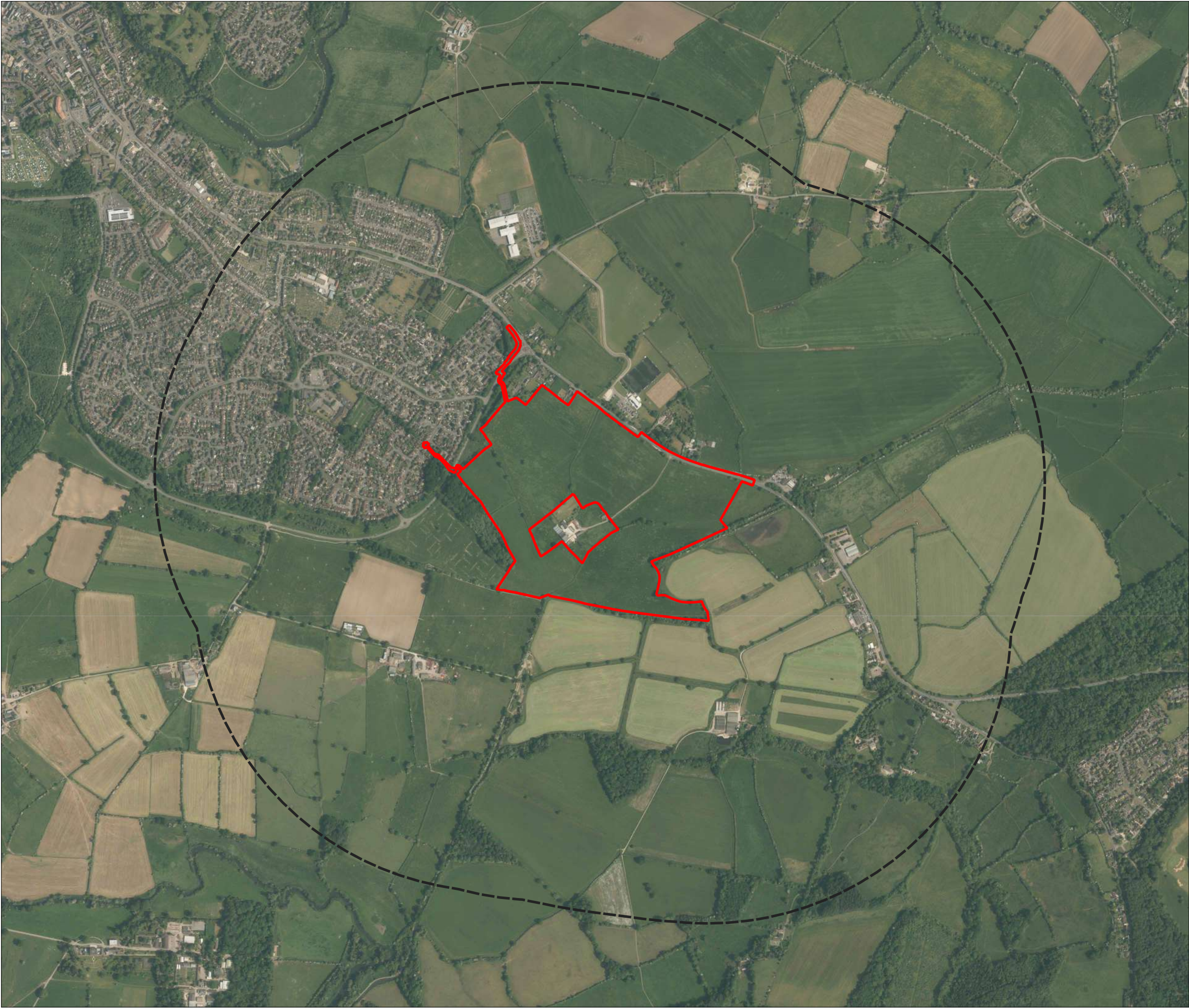
0 0.25 0.5 km

North arrow

Figure 5: Historic landscape characterisation

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 Site extent
 1km study area

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0 250 500 m



Figure 6: Aerial photograph of site and surrounding area

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Drawing number: TOR-001	Revision: -	

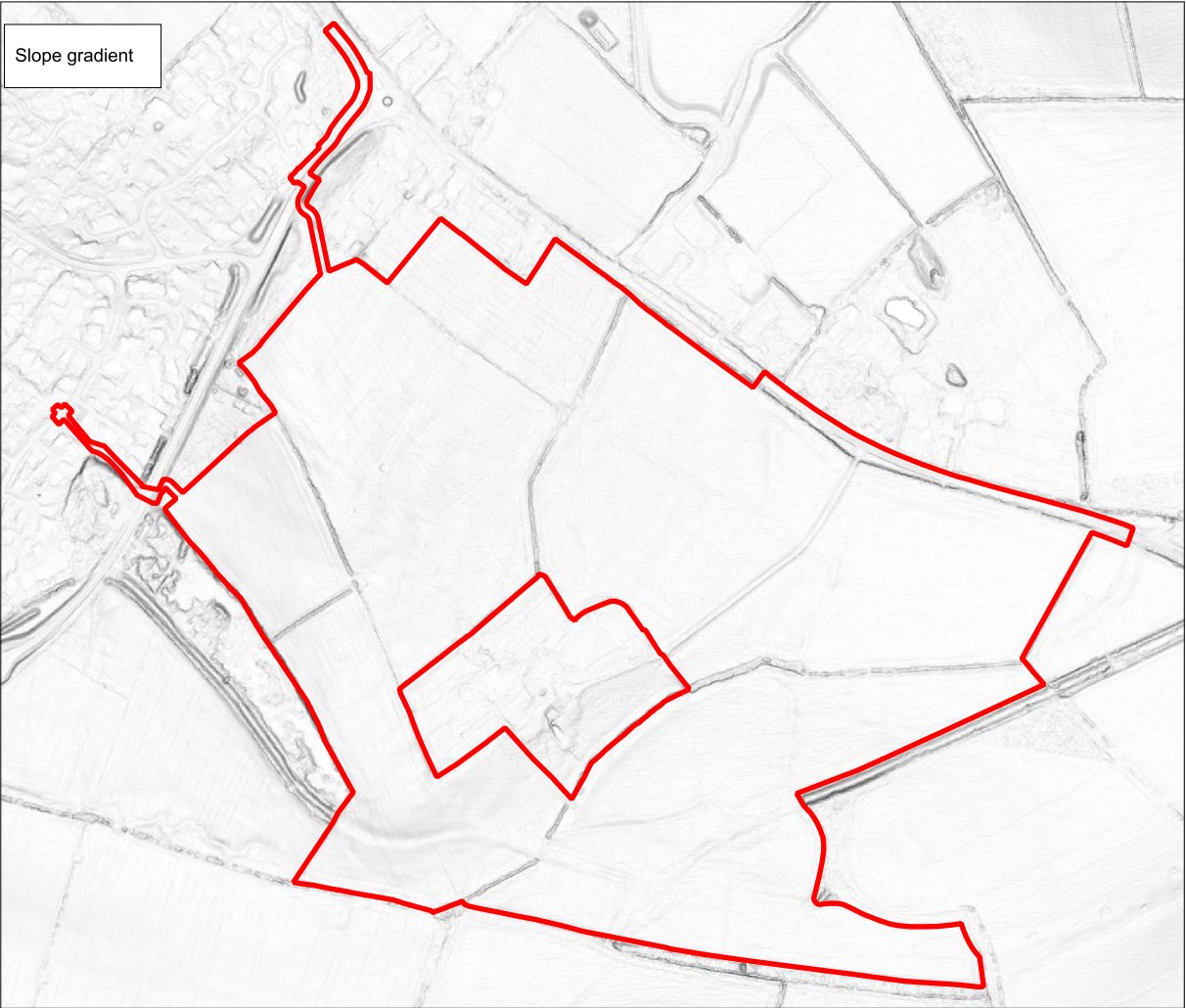
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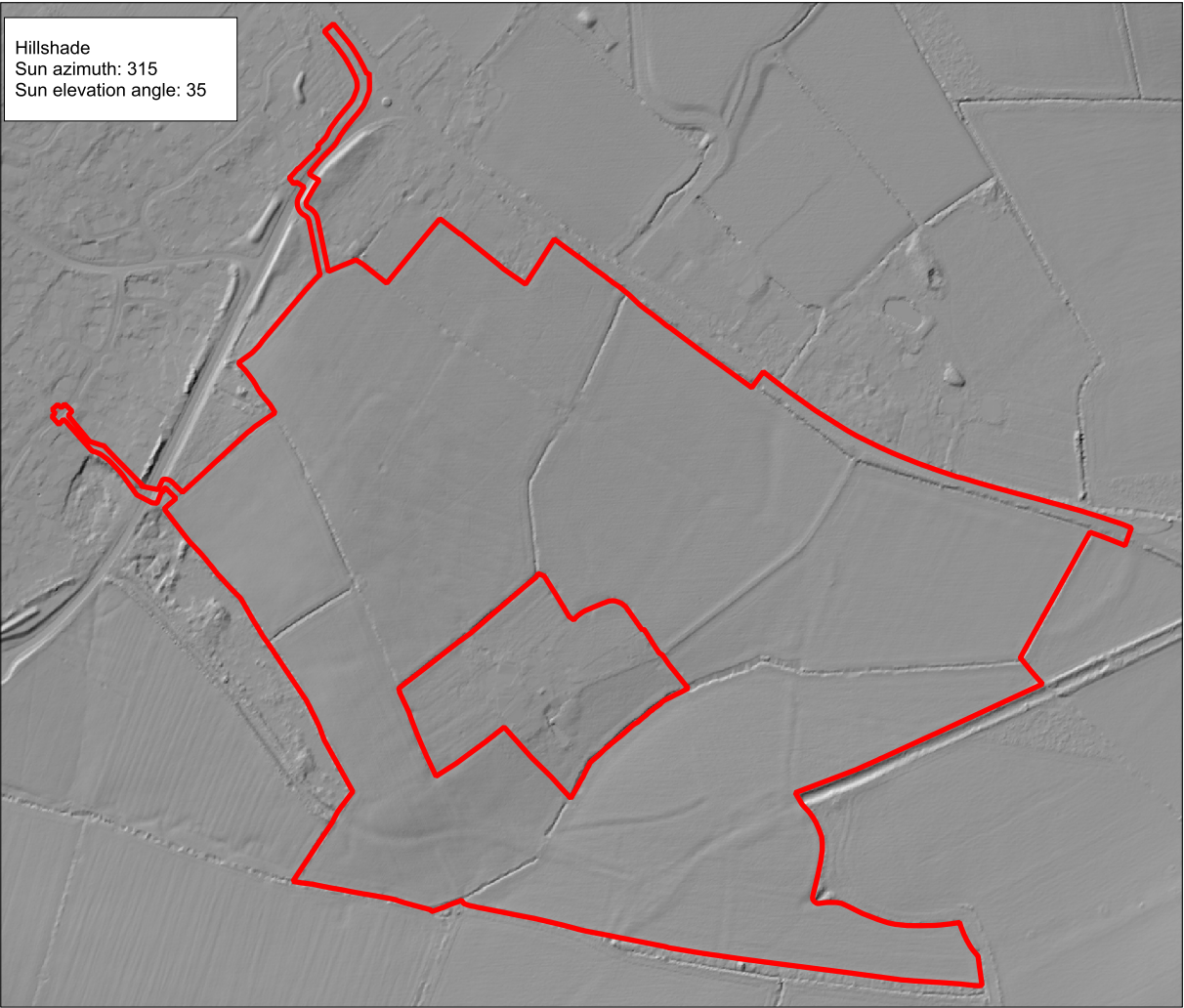
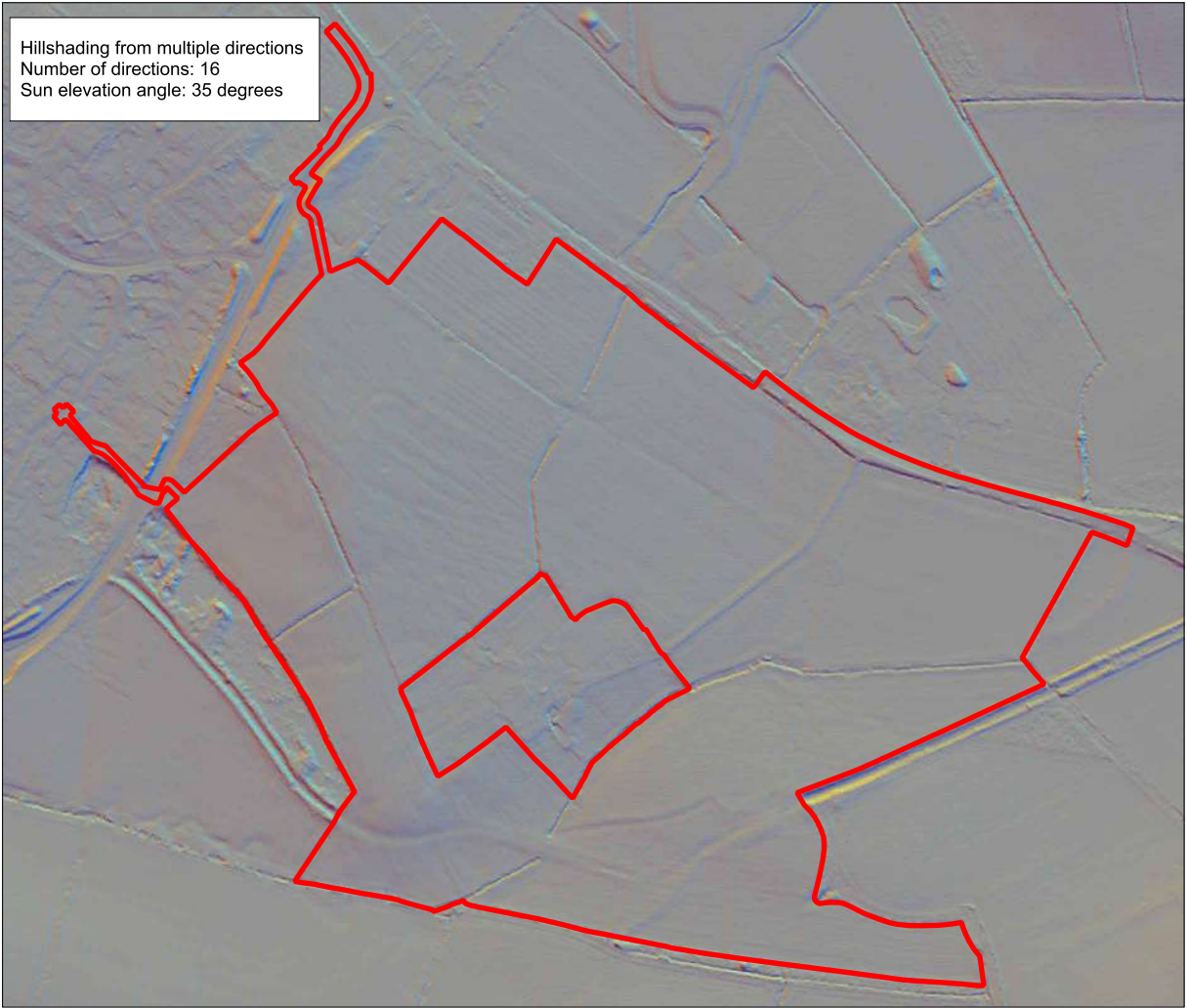
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Site boundary



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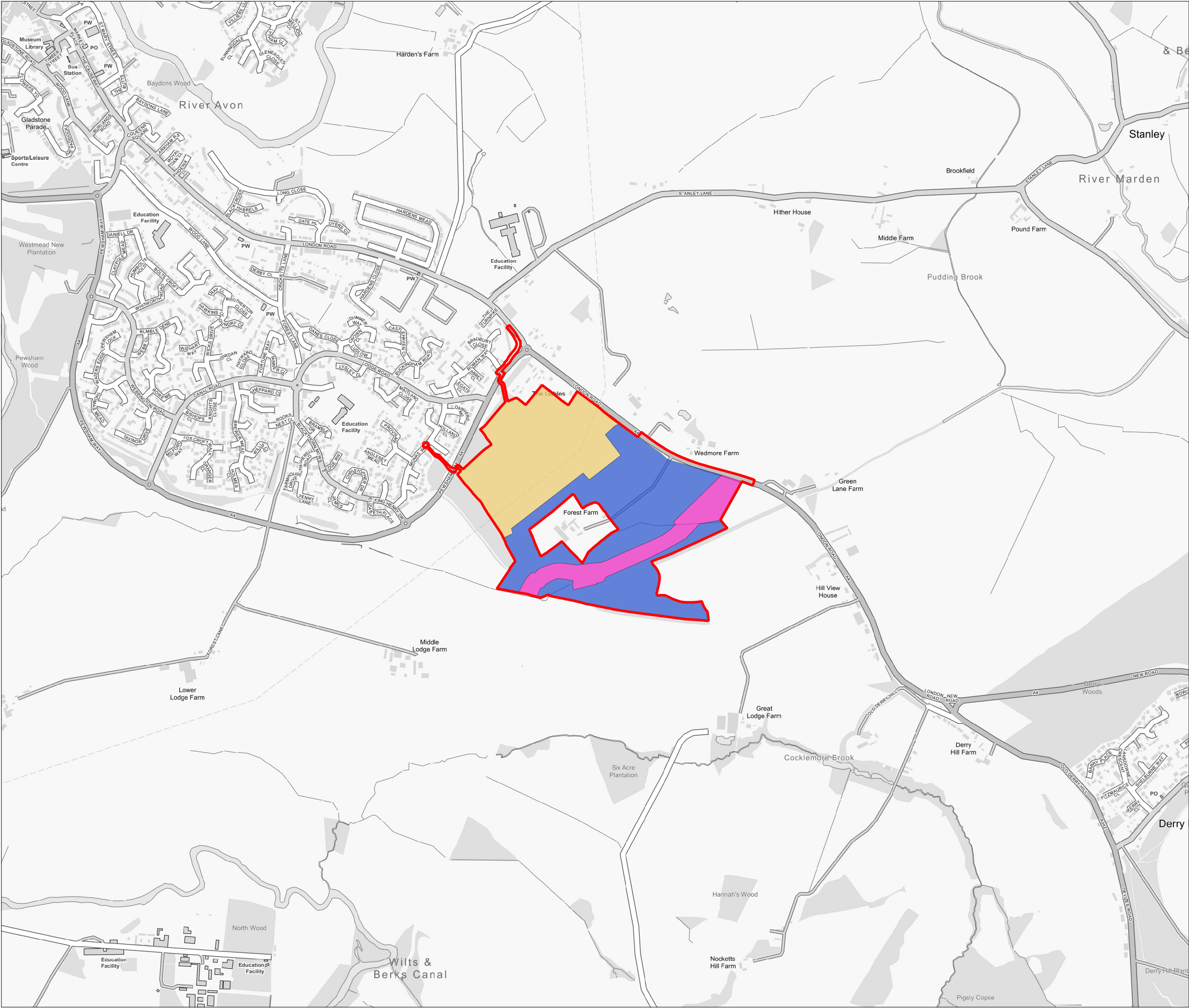
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Figure 7: LiDAR

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- Site extent
- 2015 – Archaeology south-east (EV10)
- 2022 – Wessex Archaeology (EV18)
- Ongoing 2024/25 –
Pre-Construct Archaeology

Notes/Revision

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0250500 m

Figure 8: Phases of trenching by year

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Drawing number: TOR-001		Revision: -

Appendix 1: Gazetteer of all heritage assets in the study area

Wiltshire HER non-designated monuments and findspots

TOR ID	MON ID	Description
1	MWI5236	Pewsham Forest
2	MWI5250	Medieval Pottery, Between Rowden and Bowden Reservoir
3	MWI5227	Roman Coins, Pewsham
4	MWI3655	Neolithic Flint, Pewsham
5	MWI64451	Mesolithic Arrowhead, Foxcroft Walk, Pewsham
6	MWI78535	Post Medieval/Modern Pond, Land South of Pewsham Way
7	MWI5252	Settlement, East of Hither Farm
8	MWI74021	Medieval or Post Medieval Ridge and Furrow, Pewsham
9	MWI74026	Medieval or Post Medieval Ridge and Furrow, Hither Farm
10	MWI74035	Medieval or Post Medieval Ridge and Furrow, Southeast of Pewsham
11	MWI74307	Pewsham Locks
12	MWI76101	Cocklemore Brook Culvert, South of Pewsham Locks
13	MWI76102	Derry Hill Bridge, Forest Gate
14	MWI77448	Possible Roman Ditches, Pits and Trackways, Northwest of Forest Farm
15	MWI77449	Post Medieval Canal Ditch and Towpath
16	MWI77450	Undated Ditches and Cut Features, North of Lower Lodge Farm
17	MWI77453	Undated Field System or Enclosures, South of New Leaze Farm
18	MWI77454	Undated Ditches, North of Wedmore Farm
19	MWI77455	Undated Ditches, East of Harden's Farm
20	MWI77456	Undated Ditches or Linears, East of Harden's Farm
21	MWI3636	Undated Bank, West and South West of Stanley Abbey Farm
22	MWI5279	Fish Ponds, South of Hardens Farm
23	MWI73964	Ridge and Furrow, East of Pewsham House
24	MWI74005	Allotment Gardens, West of Wood Street
25	MWI74007	Second World War Depot, London Road
26	MWI74022	Ridge and Furrow, Chippenham
27	MWI74028	Water Meadow, North of Hardens Mead
28	MWI74309	Medieval Stock Enclosure, East of Harden's Farm
29	MWI74310	Undated Ditches, East of Chippenham
30	MWI74746	Roman Enclosures, Forest Farm
31	MWI74747	Pits, Forest Farm - undated
32	MWI74748	Roman Ditches, Forest Farm
33	MWI77569	Medieval Ridge and Furrow, Forest Gate
34	MWI77570	Undated Field Boundary, Forest Gate
35	MWI77571	Undated Ditches, Forest Gate
36	MWI5262	19th Century Burial Ground, London Road
37	MWI78467	Roman Settlement, Forest Gate Farm
38	MWI77449	Post Medieval Canal Ditch and Towpath
39	MWI66173	Site of Outfarm North East of Rooks Nest Farm
40	MWI66323	Site of Outfarm North East of Forest Farm
41	MWI78468	Undated Cremation Burial, Forest Gate Solar Farm, Studley
42	MWI66172	Site of Outfarm Nort West of Rooks Nest Farm
43	MWI78526	Undated Ditches, Land South of Pewsham Way
44	MWI78527	Undated Pits and Postholes, Land South of Pewsham Way
45	MWI78529	Undated Cremation, Land South of Pewsham Way
46	MWI78531	Prehistoric Ditch, Land South of Pewsham Way
47	MWI78533	Roman Ditches, Land South of Pewsham Way
48	MWI78534	Post Medieval Ditch, Land South of Pewsham Way

Archaeological events

TOR ref	Mon ID	Description
EV1	EWI6772	Desk Based Assessment of Land to the East of Chippenham
EV2	EWI6879	Magnetic Susceptibility and Magnetometry Survey at Land East of Chippenham
EV3	EWI6883	Evaluation on Land East of Chippenham
EV4	EWI7827	Geophysical Survey at Harden's and New Leaze Farms
EV5	EWI8012	Assessment and Survey of Pewsham Locks, Wilts and Berks Canal
EV6	EWI8025	Desk Based Assessment of Land at Forest Farm
EV7	EWI8027	Geophysical Survey of Land at Forest Farm, Chippenham, Wiltshire
EV8	EWI8031	Geophysical Survey of Land at Forest Farm
EV9	EWI8096	Geophysical Survey on land at Forest Farm, Chippenham, Wiltshire
EV10	EWI8097	Evaluation on land at Forest Farm, Chippenham, Wiltshire
EV11	EWI9753	Historic Building Survey for Lysley Arms
EV12	EWI9794	Geophysical Survey for Future Chippenham Proposals
EV13	EWI9873	Geophysical Survey at Forest Gate, Studley
EV14	EWI10028	Geophysical Survey for Chippenham Development
EV15	EWI10291	Evaluation at Landers Field, Abbeyfield School
EV16	EWI10318	Evaluation of Forest Gate Solar Farm, Studley
EV17	EWI10367	Evaluation on Land South of Pewsham Way
EV18	EWI10576	Future Chippenham, Wiltshire
EV19	EWI7896	NAIS: Aerial Investigation and Mapping Across West Wiltshire
EV20	EWI10795	Geophysical Survey at Gate Farm, South of Stanley Lane

HER non-designated buildings

BLD ref	Mon ID	Description
1	MWI66322	Forest Farm C19 Partially extant 19th century farmstead of loose courtyard plan.
2	MWI66323	Site of Outfarm North East of Forest Farm C19. Demolished 19th century outfarm constructed as a singular structure.
3	MWI66321	New Farm, Chippenham. Extant 19th century farmstead of loose courtyard plan.
4	MWI66320	Jay's Farm, Chippenham. Extant 19th century farmstead of loose courtyard plan.
5	MWI66319	Outfarm northeast of Old Turnpike Farm, Chippenham. Extant 19th century outfarm of loose courtyard plan.
6	MWI71335	Gate Farm (Old Turnpike Farm), Chippenham. 19th century farmstead of dispersed plan.
7	MWI66173	Site of Outfarm north-northeast of Rooks Nest Farm, Chippenham.
8	MWI66172	Site of Outfarm north-northwest of Rooks Nest Farm, Chippenham.
9	MWI66171	Rooks Nest Farm, Chippenham. 18th century farmstead of regular courtyard plan.

10	MWI66170	Middle Lodge Farm, Chippenham. Partially extant 19th century farmstead of regular courtyard plan.
11	MWI66326	Great Lodge Farm, Calne Without. Partially extant 19th century farmstead of regular courtyard plan.
12	MWI66325	Forest Gate Farm, Calne Without. Partially extant 19th century farmstead of regular courtyard plan.
13	MWI66324	Green Lane Farm, Bremhill. 19th century farmstead of loose courtyard plan.
14	MWI66370	Middle Farm (Stanley Common Farm), Bremhill. Partially extant 17th century farmstead of regular courtyard plan.
15	MWI66318	Ridge House (Ridges Farm), Bremhill. 19th century farmstead of regular courtyard plan.
16	MWI66317	Hither Farm, Bremhill. Partially extant 19th century farmstead of loose courtyard plan.
17	MWI71554	Hither Farm Cottage, Bremhill. Extant 17th century farmstead of loose courtyard plan.
18	MWI66372	Derry Hill Farm

Designated heritage assets: Listed building descriptions

TOR ref	Description
LB1 NHLE ref: 1268051	Nos.154 and 156 London Road II Public house, now 2 semi-detached houses. Late C18 altered C19. Squared coursed rubblestone, ashlar quoins and dressings to the windows, stone slate roof with brick stacks to gable ends. 3-unit plan with rear out shuts. EXTERIOR: 2 storeys; 3-window range. 2-light windows with plain surrounds and stone mullions, C20 glazing. The central party wall comes between the lights of the central windows. No.156 to the right has a C20 gabled porch, original plain stone architrave to the C20 door and lean-to porch on brackets to No.154. INTERIOR: altered. No.154 has the chimney-breast of a former open fire. HISTORY: in 1784 this was the Old Bell Public House.
LB2 NHLE ref: 1268052	No.164 London Road GV II House, right-hand half of pair, the other is altered and not included. Early C18, altered mid C18 and C20. Limestone rubble with ashlar dressings to windows, stone slate roof with brick stack to left party wall. 2-unit plan. EXTERIOR: 2 storeys; 4-window range. The right-of-centre C20 porch and door is flanked on the left by a 3-light window with chamfered stone mullions and C19 or C20 glazing of 3 panes to each light and on the right by a tall later C18 surround with a C20 casement window, probably a former sash window. The 1st floor has 2-light windows with cyma-moulded mullions flanking the porch and a similar C20 single-light window to the far left; the window to the far right is taller, also probably a former sash window. Wrought-iron brackets to the gutter. The right return has two C20 windows inserted to the rear end. INTERIOR: not inspected.
LB3 NHLE ref: 1268053	Caretaker's cottage, Chippenham Cemetery II Cemetery keeper's cottage, now his office. c1854. Squared and coursed limestone rubble, ashlar dressings and ridge stacks, slate roof. T-shaped plan with a lean-to in the rear angle. Gothic Revival style. EXTERIOR: single story; 2-window range. Lower but similarly gabled and roofed to the cemetery chapels (qv), i.e. steeply pitched with coped gable ends. The entrance is in the left return. A forward-facing gable to the left has a small lancet over a 2-light splayed bay with a hipped stone roof and quatrefoils to diagonally square tracery. To the right is a 2-light window with trefoil heads. The heavy stack to the centre ridge is offset below 2 octagonal shafts with moulded tops; a similar single-shafted stack is to the rear. The gable to the rear right has a quatrefoil to an oculus over a large shallow pointed-arched stone-mullioned 3-light window. INTERIOR: altered but original fireplaces are said to remain behind boarding.
LB4	Entrance walls and piers, Chippenham Cemetery II

TOR ref	Description
NHLE ref: 1268054	Walls and piers to cemetery. c1854. Limestone rubble with ashlar coping and piers. The walls, approx. 2m high with chamfered coping and foliate stops to the outer edge, can't forward for approx. 8m to meet tall gabled piers, they then extend approx. 50m to the right with simpler chamfered capping, and 60m to the left where it steps back after approx. 30m. The wall to the right extends back for approx. 140m and turns to form the rear wall for approx. 30m. It once enclosed the graveyard, but part has been demolished to form a new rear entrance.
LB5 NHLE ref: 1268056	Two chapels and gateway, Chippenham Cemetery II Pair of cemetery chapels and gateway. 1854. Squared coursed limestone rubble with ashlar dressings, 3 steeply pitched slate roofs with ashlar coping and moulded kneelers, bellcote, angled buttresses and low chamfered plinth. STYLE: Gothic Revival. PLAN: both chapels T-shaped. EXTERIOR: single-storey. A steeply gabled bellcote with a cast-iron finial crowns the central gable; below it is an empty niche with an angel-head plinth over a floating cornice with lion stops; the stilted pointed entrance arch and the 3-light pointed-arched windows with geometric tracery to flanking gables have head stops to the hoodmoulds. The entrances to the chapels are under the arch. The rear is similar, with steeply weathered buttresses to the chapels and doors in the rear of the lower side wings, the gable over the arch is set back with a diagonally set square opening to the apex, similar chapel windows. INTERIOR: originally separate Church of England and Nonconformist chapels, that to the left is now a store and is said to be identical to that to the right now in use, which is virtually unchanged. Timber-framed roof with scissor brace on stone corbels to the rear, pointed arch and steps up to the apse, ashlar floor to the main block and arcading with foliate caps, door planked to the exterior and latticed inside with original lock. Original lectern reflecting the architectural style, simple pews and bier remain. SUBSIDIARY FEATURES: linking the right-hand chapel to the caretaker's cottage (qv) is an elaborate crow-stepped arch approx. 5m high flanked by approx. 1m of wall with pierced trefoil coping. The steps are steeply coped with a medieval-style stone finial over a small shield in a niche. The wrought-iron gate and the double gates to the chapels have long/short railings with spikes to the tall ones, fleur-de-lis finials to the short ones and scrolls to the outer frame. A cast plaque states that they were made by HGP Hipps, engineer, Chippenham.
LB6 NHLE ref: 1199337	Gate Farmhouse, London Road II Former turnpike house on London Road, c1830-40, extended as farmhouse mid to late C19, red brick with ashlar dressings and slate roofs. One and two storeys. Original turnpike house is single storey with ashlar three-sided canted front, the centre door now blocked, a sash window with hoodmould each side. Stack on roof hip. North sidewall is red brick with three similar sashes in stone surrounds with hoodmoulds; south side has two similar windows, one with original 12-pane sash, and a lean-to. Two-storey rear range with hipped slate roof and ridge stack at original south end. Red brick with ashlar dressings, stretcher-bond brickwork, an unusually early example of cavity-wall construction. North side one-window range of 16-pane sashes in ashlar surrounds with hoodmoulds, 4-panel door to right in ashlar surround with cornice on consoles. East end has similar one-window range to right, then straight joint and one-window range of similar 12-pane sashes.
LB7 NHLE ref: 1022433	Milestone about 25 metres south east of Gate Farmhouse II Milestone, possibly C18 with early C19 cast-iron plate affixed, inscribed 'TO BATH 14'.
LB8 NHLE ref: 1261337	Forest Gate Farmhouse and barn II Farmhouse, c1840, red brick with slate eaves roof attached to barn, early C19, ironstone with ashlar dressings and hipped stone slate roof. Farmhouse is 2-storey, 3-window range with rebuilt end stacks, 12-pane sashes with cambered heads and centre door with fanlight set in gabled brick and timber porch. A rear wing connects to the barn. Barn has flush quoins, large south opening with cambered brick head, casement pair at upper level each side in flush ashlar surrounds. Ground floor doors each side. Vent loops flanking upper windows

TOR ref	Description
	and to left of ground floor doors. Interior is brick-lined with 7- bay double purlin roof. King-post- and-angle-strut trusses. North side has brick head for north cart-entry inside but unbroken stone outside.
LB9 NHLE ref: 1254361	Hill View, London Road II House, c1840, ashlar fronted and ironstone with slate valley roof, coped gables and spine wall ashlar stacks. Two storeys and attic. Three-window main front with raised band and moulded eaves. Twelve-pane narrow centre sash to first floor, broad 8-pane sashes each side. Centre 6-panel door with over light in raised moulded surround with hood on console brackets. End wall to road has paired gables with saddle stones, ashlar unmoulded flush stone mullion windows and flush quoins, two 2-light windows to attic, first and ground floors. Ashlar first floor band and plinth.
LB10 NHLE ref: 1261289	Milestone opposite Upper Cottage, London Road II Milestone, early C19 with cast-iron plaque inscribed 'To Bath 15'.
LB11 NHLE ref: 1254425	Jeroans and Upper Cottage, London Road II Pair of houses, c1840, ironstone with ashlar dressings, stone slate roof, coped gables, end wall stacks and one ridge stack. Two storeys. Jeroans is regular 3-window range with 16-pane sashes each side, 12-pane sash to centre over 6-panel door with hood on brackets. Upper Cottage, to right, has similar door with hood and one-window range of 16-pane sashes. North end wall is brick. Brick parallel rear range.
LB12 NHLE ref: 1254363	The Lysley Arms, London Road II Inn, later C18, painted rubble stone with stone slate roofs. Main range with mansard roof and end stacks, 2 storeys and attic with 2 hipped dormers. Three window range, casement pairs above, 3-light flush cyma moulded stone mullion windows below each side of projecting C19 gabled stone porch. To left, a taller painted ashlar mansard-roofed c1800 one window range with coped gables, rear wall stack and first floor band carried around full height canted bay with 8-12-8 pane sashes each floor. Blocked door to right in raised moulded surround with hood on brackets. C20 extension beyond. To right, painted rubble stone range with end gable and one- window range of 2-light bead-moulded stone mullion windows. Flush quoins at north angles and north end stack. Stone slated lean-to behind main range. An inn on the Bath Road, known as The Swan until early C20.
LB13 NHLE ref: 1239931	Nos 4 and 5 Old Derry Hill II Pair of cottages, late C18, rubble stone with concrete tile roof and brick central ridge stack. Two storeys and attic. Two C20 flat eaves dormers. Four window main range of stone mullion windows 1-3-3-1 lights above, single lights unmoulded, 3-lights flush cyma-moulded. Similar ground floor with doors in flush chamfered surrounds between 1 and 3-light windows. Stone slab hoods. Ironstone south end wall.
LB14 NHLE ref: 1239934	No 7 Old Derry Hill II House, late C18, pebble dashed rubble stone with stone slate mansard roof and north end stack. Two storeys, one-room plan. Twelve- pane sashes each floor, door to left in flush chamfered surround with hood on brackets. Single storey extensions each side with Bridgwater tile roofs.
LB15 NHLE ref: 1261282	Nos 10 to 13 (consec) Old Derry Hill II Row of four Bowood estate cottages, late C18 or early C19 originally, Nos 12 and 13 made picturesque c1850. Rubble stone with Bridgwater tile roofs, 2 ridge stacks and south end stack, the alterations of c1850 in half-timber infilled with squared rubble stone. Nos 10 and 11 have 2-storey, 4-window front of casement windows in brick surrounds, 4 casement pairs above, 2 triple casements and doors each side below. Tiled veranda on timber posts, with open gable to centre and smaller gables in front of each door. No 12 and part of No 13 have built-out embellishment in stone and half-timber with leaded windows. To right, stone ground floor with 4-light window, jettied, timbered upper floor with barge boarded dormer gable over eaves-breaking casement pair. To left projecting principal gable, barge boarded and half- timbered over open ground floor with timber

TOR ref	Description
	posts and doors to Nos 12 and 13 within. Casement pair to upper floor. Door to No 13 and range to left with casement pair and upper c1850 barge boarded dormer are at original front wall line.
LB16 NHLE ref: 1239932	Well House, Old Derry Hill GV II Well-house, c1900, circular, 6 timber posts with arched braces carrying conical stone slate roof with ball finial. Circular pennant stone well-head with radiating pennant stone paving around. Top plate with painted inscription 'Here quench your thirst and mark in me an emblem of true charity who while my bounty bestow am neither heard nor seen to flow. Repaid by fresh supplies from heaven for every cup of water given'. Identical to well-houses set up by the Poynder family of Hartham Park at Biddestone, Colerne and Hilmarton, Wilts.
LB17 NHLE ref: 1239933	Pewsham House II Country house, 1892, by C.E. Ponting for W.L. Lysley. Catty brook red brick and Ham Hill stone dressings, plain tile hipped and gabled roofs and prominent moulded brick stacks. Two storeys and attic, mixed C17 detail with ovolo-moulded mullion windows. Asymmetric entrance front with hipped roof, large east stack and projecting gable to right with off-centre ashlar 2- storey porch bay. Main gable has attic 5-light and large 5 x 3-light mullion- and-transom leaded stair light to right of porch. Porch has shaped gable, narrow upper 4-light and ornate entry with Ionic pilasters, segmental arch, keystone and shell pediment. Bolection-moulded inner doorcase. To left, paired pedimented 4- light timber dormers, 2, 3 and 2-light upper windows and 2-light ground floor windows each side of large canted 1-3-1-light mullion- and-transom canted bay. Paired gabled service range to left. To right, wing gabled to west with north moulded stack. Moulded ashlar string continues around whole building. South front is near symmetrical with gables each side of centre, left gable differently fenestrated to right. Centre 2-4-2- light timber dormer with segmental pediment, mullion windows to first floor and large off-centre 2-5-2-light mullioned and transomed canted bay. Service wing to right has paired gables and further gable-ended range to right. West end has large, shaped gable at end of north front with off-centre 2-storey bay. Interior generally in mid to later C17 style with open well stair. Stained glass Lysley arms and monogram in stair windows. Design exhibited Royal Academy 1892. Illustrated Builder, 18.6 and 23.7.1892. Original drawings in the house.
LB18 NHLE ref: 1268076	Rooks Nest Farmhouse, Forest Lane II Farmhouse facing north, now a house approached from the rear. C18 and early C19. Incised stucco over brick and some limestone rubble, pantile roof with moulded and rendered ridge stacks to left of centre and right gable end C20 roof-lights in north slope. English-bond brick lean-to to the north- west corner. PLAN: 4-room plan, centre east room is entrance stair hall; with circa early C19 lower rear right dairy wing. EXTERIOR: 2 storeys with high attic, 2-window range. Windows are well below the eaves, implying that the roof has been raised. The north facade has 2 horizontal formerly unglazed openings at eaves level to the left, two 6/6-pane sash windows to the 1st floor, and C19 paired 4/4-pane sash windows to the ground-floor left and 3/6-pane sashes flanking the flush 6-panel door and hood on brackets. The 2-storey lean-to to the far right has a staircase rising from the front leading to a planked door close to the angle and an opening to each floor to the front. The west gable end has a decorative bargeboard, a C19 two-light casement window to the attic and a C19 4/4-pane sash window to the 1st floor. The south facade has a right-of-centre front door, formerly the back door, with 6 flush panels under a shallow hood on brackets, close to the angle of the dairy wing (now kitchen). Two 2-light casement windows with small panes to the 1st floor, 2 similar windows with 2 panes to the ground floor flank a C20 glazed lean-to and C20 French windows. The circa early C19 dairy wing to the right has similar windows; a single-storey gabled extension has C20 windows and rebuilt gable-end stack. The east gable end has a C19 lean-to with an extended roof forming a partly covered courtyard. INTERIOR: mostly early C19 in character, some fireplaces opened exposing timber lintels, a white marble chimneypiece to the west room. The room to the

TOR ref	Description
	right has slate flagged floor and chamfered crossbeams. The ridge-in-notch 7-bay roof has tenoned purlins and some wide elm floorboards.
LB19 NHLE ref: 1022440	Hither Farm Cottage, Stanley Lane II Cottage, early C17, rubble stone with stone slate roof and north end stack. L 1/2 storey and attic, two-room and centre cross passage plan. West front has door with casement pair to left and casement to right. South gable has C20 window each floor. East front has ground floor door and casement pair, eaves hipped dormer above, set to right Interior: two collar trusses with curved principals, one ground floor chamfered and stopped beam in north room, which has winding stair in angle by fireplace. Plank doors.
LB20 NHLE ref: 1199342	Middle Farmhouse, Stanley Lane II Farmhouse, late C17 and early C19, rubble stone with stone slate and slate roofs. Earliest section is at west end, 2 storeys and attic with stone slate roof and west stack. Cyma-moulded recessed mullion windows, one 3-light with hoodmould to ground floor and 2- light above, on both north and south fronts. West end has first floor 2-light and hoodmould. Attic light above. Range to east, apparently early C19, possibly on earlier core, is L-plan with lower pitched slate roof, hipped at north east angle, ridge stack and south end stack to rear wing. Casement windows with brick cambered heads. North front has three first floor casement pairs and ground floor C20 window to left, triple casement to centre and casement pair replacing a door to right. Rear and rear wing have similar windows, east front of wing is painted.

Appendix 2: Glossary of specific technical terms

Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
Archaeological Priority Area (APA)	Area of archaeological priority, significance, potential or other title, designated by the local authority.
Bronze Age	2,000 – 600 BC
Early medieval	AD 410 – 1066. Also referred to as the Saxon period.
Evaluation (archaeological)	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
Excavation (archaeological)	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
Findspot	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
Heritage asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic England Archive	National database of archaeological sites finds and events. Generally, not as comprehensive as the county HER.
Historic Environment Record (HER)	Archaeological and built heritage database held and maintained by the local planning authority. Previously known as the sites and Monuments Record
Iron Age	600 BC – AD 43
Later medieval	AD 1066 – 1500
Made Ground	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 2,000 BC
Ordnance Datum (OD)	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
Palaeolithic	700,000–12,000 BC
Post-medieval	AD 1500 – present
Preservation by record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically, and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
Roman	AD 43 – 410
Scheduled monument	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
Study area	Area surrounding a proposed development within which data is collected and analysed to set the site into its archaeological and historical context.

Appendix 3: Archaeological Evaluation report by Pre-Construct Archaeology (2026)

Appendix 4: Archaeological Evaluation Report by Wessex Archaeology (2022)

Appendix 5: Archaeological Evaluation Report by Archaeology South-East (2016)

Appendix 6a: Geophysical Survey Report by Magnitude Surveys (2021)

Appendix 6b: Geophysical Survey Report by Magnitude Surveys (2022)

Appendix 7a: Geophysical Survey Reports by Wessex Archaeology (August 2015)

Appendix 7b: Geophysical Survey Reports by Wessex Archaeology (October 2015)

Appendix 7c: Geophysical Survey Reports by Wessex Archaeology (March 2016)