

Forest Farm, Chippenham
Environmental Statement

Chapter 6
Cultural heritage



6 Cultural heritage

Introduction

- 6.1 This chapter considers the effects of the proposed development on the historic environment, covering designated and non-designated heritage assets such as archaeological remains, historic buildings and conservation areas and registered parks and gardens. This chapter and its associated figures and technical appendix should be read in conjunction with chapter 2 (site description and proposed development), chapter 7 (landscape and visual effects) and the information submitted in support of the planning application.
- 6.2 This chapter refers where relevant to the reports produced as part of the previous planning application for the northern part of the site (15/11153/OUT).

Legislation and policy

- 6.3 National legislation 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 by the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and within the planning system through the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and other proprietary legislation, e.g. for parks and wrecks.
- 6.4 Section 66(1) of the 1990 act states that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or Secretary of State “*shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”. Case law has made it clear that it is necessary to give any harm to the setting of a listed building considerable importance and weight when making planning decisions.
- 6.5 National planning policy and guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF, 2024), 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 and GPA3 The setting of heritage assets). 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).
- 6.6 The detailed policies in the NPPF on development management concern the need to clearly define the significance of any potentially affected site or area, the pre-application information requirements for any proposals, including for archaeological field evaluation, and the principles to be considered in determining any proposal for change potentially affecting heritage assets. There is an overall requirement to gather sufficient information to ensure an adequate understanding of the significance of an asset before any decisions affecting its future are made. The objective is to avoid or minimise conflict between a heritage asset’s conservation and any aspect of the proposal (paragraph 208).

- 6.7 Paragraph 210 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.”*
- 6.8 “Great weight” should be given to the objective of conserving designated heritage assets, irrespective of the degree of harm (paragraph 212) and all harm requires “clear and convincing justification” (paragraph 213).
- 6.9 Paragraphs 214 and 215 define the judgement to be made in cases of harm to designated heritage assets, based on public benefits that could outweigh the harm, taking into account the weight to be given to conservation, and whether the conflict between the provision of such public benefits and heritage conservation is necessary. The corresponding test for non-designated heritage assets, such as locally listed buildings and locally identified gardens, 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. A key concept in the NPPF is proportionality; that the information required, efforts to preserve, and degree of public benefits necessary to justify any harm or loss of an asset should be based on an understanding of its significance.

Setting assessment

- 6.10 The setting of an asset 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 and its appreciation. 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 notes the differing capacity of the setting of assets to accommodate change without harm to their significance or the ability to appreciate it (paragraph 17). 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.
- 6.11 The guidance published jointly by the Institute of Environmental Management and Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA) (*Principles of Cultural Heritage Impact Assessment in the UK*, July 2021), is intended to provide an authoritative set of principles to promote good practice in understanding and

assessing the consequences of change to cultural significance. The guidance supports the use of scales of importance, magnitude of change and the overall degree of effect, as in the established methodologies used for the cultural heritage assessments in EIA and as used in this chapter.

- 6.12 The guidance is divided into two sections; one on understanding the assets, which distinguishes between the stages of describing the asset, ascribing cultural significance and attributing importance, and one on evaluating the consequences of change, which includes the stages of understanding the proposed change, assessing the impact on the asset and weighting the effect.

Local planning policy

- 6.13 The local planning policy in relation to heritage assets is provided by the adopted *Wiltshire Core Strategy* (2015) core policy 58, which requires development to be sensitive to heritage assets such as the historic waterways and associated structures, including canals. Development should protect, conserve and where possible enhance the historic environment.
- 6.14 The evidence base that supported the withdrawn local plan review included the heritage topic paper and a series of heritage impact assessments (HIA) produced by the council for the main proposed allocations in response to requests from Historic England. The HIA for policy 7, Land South of Chippenham and East of Showell Farm, focused primarily on the issues concerning the western part of the proposed allocation and potential for effects on the scheduled moated site and fishponds at Rowden Manor, the related listed buildings and the conservation area. These are outside the study area for this assessment. The only point relevant to the present site is the identification of a number of the later farmhouses as the possible locations of lodges relating to the medieval Chippenham forest.
- 6.15 The *Chippenham Neighbourhood Plan 2023-2038 Made Version* (2024) includes several references to the heritage of the area but no overall policy.

Methodology

Introduction

- 6.16 This chapter assesses the cultural heritage resources of the site and its environs as they are identified through designation, the national or local archaeological record, documentary sources or other studies. A desk-based heritage assessment (DBA; updating the 2015 report and 2016 ES addendum produced as part of the previous application) was produced in January 2026 (see technical appendix D). The DBA has been endorsed by the Wiltshire County Archaeologist (WCA) as part of on-going consultation on the results of the archaeological surveys and agreement of the mitigation strategy.
- 6.17 The archaeological interest of the northern part of the site was evaluated as part of the work supporting application 15/11153/OUT. Archaeology South-East (ASE) undertook a trial trench evaluation in 2016 and further archaeological works were undertaken by Wessex Archaeology in 2022. The information from these works has been incorporated into the Wiltshire Historic Environment Record (HER) results and has been considered in the DBA along with the most recent phase of evaluation in 2024/25. The reports for all of these can be found in the DBA (technical appendix D).

6.18 The HER maintained by Wiltshire Council was consulted⁽¹⁾ for information on the known archaeological features and designated assets within the site and a 1 km study area. The recorded archaeological sites and features and previous investigations are shown in figures 6.1 and 6.2, and figure 6.3 shows the designated and non-designated built heritage assets. The historic landscape characterisation (HLC) data and a series of historic OS maps to illustrate change through time are reproduced in the DBA. The locations and extent of the series of archaeological surveys and evaluation work across the site are shown in figure 6.7. The gazetteers in technical appendix D list the known sites and features and the built heritage in the study area and provide extracts from the HER and the National Heritage List for England.

6.19 The data sources consulted for the assessment are outlined in table 6.1.

CBA, 2024, Wiltshire Council Local Plan; Heritage Impact Assessments
Chartered Institute for Archaeologists, 2014, Standards and guidance for historic environment desk based assessments
Historic England, 2015, Good Practice Advice notes GPA1 Local plan making; GPA2 Managing significance in decision-taking in the historic environment
Historic England, 2017, GPA3 The setting of heritage assets
Historic England, 2019, Statements of Heritage Significance: Analysing Significance in Heritage Assets, Advice Note 12
IEMA, IHBC and Cifa, 2021, Principles of Cultural Heritage Impact Assessment in the UK
Ministry of Housing, Communities and Local Government, 2024, National Planning Policy Framework
Ministry of Housing, Communities and Local Government, 2019, Planning Practice Guidance (online)
Mowl, T. and Earnshaw, B., 1984, Trumpet at a distant gate; The lodge as prelude to the country house
Pevsner, N. and Cherry, B., 2003, Buildings of England: Wiltshire
Terence O'Rourke Ltd, 2015, Forest Farm, Chippenham, desk-based heritage assessment and addendum (2016)
Wiltshire Council, 2024, Wiltshire Local Plan Review; Heritage Topic Paper
Websites
www.british-history.ac.uk for historic background and documentary sources including Victoria County History
https://www.history.ac.uk/research/victoria-county-history/county-histories-progress/wiltshire/chippenham
http://list.historicengland.org.uk for the National Heritage List for England
https://doi.org/10.5284/1030449 Martyn Allen, Nathan Blick, Tom Brindle, Tim Evans, Michael Fulford, Neil Holbrook, Lisa Lodwick, Julian D Richards, Alex Smith (2018) The Rural Settlement of Roman Britain: an online resource York: Archaeology Data Service [distributor]
Table 6.1: References and data sources

6.20 This chapter makes use where relevant of the zone of primary visibility (ZPV)⁽²⁾ and representative viewpoint photographs produced for the landscape and visual effects assessment in chapter 7, figures 7.8 to 7.24. The methodology for the production of these images is outlined in technical appendix E. All photographs were taken from publicly accessible locations.

Scope of work

6.21 This assessment provides a description of the likely value, extent, state of preservation and potential significance of the designated and non-designated heritage assets within the site and the study area that could potentially be affected by the proposals. It includes consideration of all nationally and locally identified buildings and areas and their settings, and of the site's historic landscape character. The archaeological element of the study was

¹ Data received by email 18/03/2024.

² See chapter 7 paragraph 7.11 and technical appendix E for an explanation of how this has been produced.

undertaken with reference to the ClfA's Code of Conduct and appropriate standards (revised 2014).

Scoping exercise

- 6.22 The scoping opinion from Wiltshire Council, including copies of the consultee responses, was issued on 16 April 2025 (see technical appendix A). This accepted the proposed scope of the assessment of effects on designated heritage assets and on archaeology. Additional issues were raised in relation to the scope of the assessment of effects on non-designated assets and the historic landscape of the site, both in itself and as part of the setting of other assets, and the potential for cumulative effects. The approach taken in this ES to the assessment of cumulative effects is explained in chapter 3.

Limitations of the study

- 6.23 The conclusions of this assessment are limited by the level of detail about the development included in the outline planning application. The proposals for the site are described in chapter 2 of this ES and the parameters for the EIA are shown in figures 2.2a to 2.2c. Additional information on the design rationale for the overall development and the likely appearance of the buildings and landscape areas is provided in the design and access statement. This also includes illustrative material showing the form the development could take.
- 6.24 Although the application is in outline, there is sufficient information about the development to enable a properly informed judgement to be made about the likely effects on the designated and non-designated heritage assets that are identified in this assessment.

Impact assessment

- 6.25 The definitions of the importance or sensitivity of the heritage assets that may be affected by the proposed development, and the magnitude or scale of the predicted change, are shown on figures 6.4 and 6.5 respectively. The generic definitions of the degree of the potential effects can then be generated by feeding the results into the degree of effect matrix (figure 6.6). Effects of moderate degree and above are classed as significant effects for the purposes of the heritage chapter of the ES. Chapter 3 explains the assessment methodology used throughout this ES. The assessment in this chapter is a qualitative one, and the evaluation of significance is ultimately a matter of professional judgement.
- 6.26 This chapter first makes an assessment of the components, qualities and level of importance or value of all heritage assets identified within the chosen study area, and the contribution to their significance made by their settings. The contribution of the surroundings in which an asset is experienced and the range of historic, functional or visual relationships, as evident in both physical attributes and perceptual values, to the significance of any single asset or group of assets will depend on the nature of the asset and its past and present setting. The importance of the setting of an asset, or of particular views or vistas (both deliberately designed, and the result of incidental or fortuitous changes over time) to its significance, and to how it is understood and appreciated, can therefore vary greatly.

- 6.27 The assessment of value, coupled with reference to national and local legislation, relevant policy statements and best professional practice, allows a judgement to be made of the significance of the asset and its sensitivity as a receptor. The focus is the inherent value and importance of the historic asset itself, which is clearly separated in the assessment from any public amenity value particular sites may have, or potential contribution to tourism or other interests.
- 6.28 The judgement of the magnitude of change likely to occur is based on available information on the attributes of the proposed development; for example, immediate changes such as ground disturbance for site preparation and construction, the landtake and the removal of existing structures, routes or trees; changes to drainage and land form, or the addition of new structures and transport networks; and changes to views of, from or across heritage features, or to perceptions of their priority in the landscape. The likely effects of a development on the settings of heritage assets depend primarily on the fundamental characteristics of the development, although detailed design can also have an influence.
- 6.29 Guidance produced by Historic England (2015, 2017) provides advice on a consistent framework for the assessment of the effects of development on heritage assets and their settings. In relation to the staged approach given in the guidance, the assessment in this chapter encompasses the identification of assets that may be affected, of the contribution of setting to the value of those assets, the description of the attributes of the proposed development and the assessment of likely significant effects.

Baseline

- 6.30 An outline of the known archaeology and built heritage of the site and a 1-km radius study area is given in the updated DBA (technical appendix D) so it is not necessary to give more than a summary here. There are 48 recorded sites or features listed in the HER data for the study area, 11 of which lie within the site boundary. Nineteen past archaeological events are recorded within the study area. Seven of these relate to the previous phases of archaeological works at the site.
- 6.31 The study area for the setting assessment has been extended beyond 1 km to the south to include the assets on the northern edge of Bowood Park registered park and garden (grade I) because of the prominent position on the edge of the Greensand ridge, the landmark function of the Golden Gates lodge and belvedere tower at the park entrance (grade II*) and the visual relationship to the wide vale to the north towards Chippenham.

Geology

- 6.32 Geology and topography can provide an indication of the suitability for early human settlement and of former ground levels, which might have implications on the potential for archaeological survival.
- 6.33 The British Geological Survey (BGS) records the bedrock geology of the area as mudstone of the Oxford Clay Formation that 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.

The heritage resource

- 6.34 The evidence is presented in chronological order in broadly accepted chronological periods such as Palaeolithic–Neolithic.

Prehistoric

- 6.35 The earliest record in the study area is the location of a find of a single Mesolithic arrowhead to the west of the proposed development area (TOR5). A single findspot does not indicate clear exploitation or temporary encampment by hunter-gatherer communities in the study area. There is only a single entry for the Neolithic period of an assemblage of flint tools (TOR4). There are no Bronze Age or Iron Age records within the study area.
- 6.36 Several entries within the HER data detail a broad record of prehistoric activity within the study area. A prehistoric ditch was recorded in 2022 at Land South of Pewsham Way c. 600 m south west of the site (TOR 46). 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 (TOR 44). The evaluation also recorded a possible cremation pit thought to potentially be contemporary with the other prehistoric features (TOR 45). Another undated cremation burial was recovered from a pit during an evaluation on land at Forest Gate Solar Farm c. 530 m east of the site (TOR 41). No datable material was recovered in association to this, and its origins are also unknown.

Roman

- 6.37 A number of small-scale Roman settlements have been identified in the vicinity of Chippenham, including Lodge Farm, Heywood c.10 km to the north of the site, which dated to the 2nd / 3rd centuries AD, and Chequers Farm to the south of the town where activity dated from the 1st to 4th centuries AD. The HER data list seven entries 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 preceding Iron Age evidence of activity or settlement. There is a single recorded findspot of two Roman coins to the north west of the site (TOR 3). Further occupation activity was recorded during an evaluation by Cotswold Archaeology in 2021 at Forest Gate Solar Farm, c. 530 m east of the site. The features comprised ditches, pits and postholes that dated to the 1st to 2nd century AD (TOR 37). The evaluation on Land South of Pewsham Way recorded two ditches containing pottery of a broad Romano-British date and are thought to relate to agricultural land management or division (TOR 47). A small number of artefactually undated ditches were also identified in nearby trenches and may be broadly contemporary (TOR 43).
- 6.38 The geophysical surveys undertaken within the site by Wessex Archaeology (2015 and 2016) identified several linear ditches or enclosures, trackways and associated pits (TOR 10). The surveying 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 (TOR 32). These may have related to a Romano-British ladder enclosure (TOR 30) and are suggested to be Roman in date. Several phases of trial trench evaluations undertaken within the site confirmed Romano-British settlement activity across the northern, western and southern reaches of the site (EV 10 and EV 18). The findings of the evaluations are described in greater detail within the DBA (technical appendix D).

Historic development

- 6.39 The Saxon settlement of Chippenham on the River Avon was first recorded in AD853. The low-lying clay land to the east of the river was heavily wooded at this time, and in the 9th century was known as *Sealwudu*, later Selwood.
- 6.40 Chippenham was recorded in the Domesday survey as a single large royal manor, with a probable population of around 600-700 people. The wooded land to the south and east was part of the Forest of Chippenham (TOR 1), covering an area of approximately 33 square miles. The forest is recorded under various names and by 1300 had been split into separate areas, named as Chippenham and Melksham forests, with a smaller area referred to as Pewsham Forest.
- 6.41 There is a single archaeological find recorded in the study area that definitively dates to the medieval period; a sherd of pottery found west of Forest Lane (TOR 2). Aerial photograph analysis identified two areas of medieval or post-medieval ridge and furrow, one near to the north west boundary of the site, which has since been levelled, the other to the south of Forest Farm (TOR 26 and 33). To the north, a collection of earthworks identified on aerial photography are attributed to a former medieval settlement east of Hither Farm (TOR 7-10). 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 (TOR 20, 22 and 27).
- 6.42 Chippenham Forest was formally disafforested in 1618, removing the legal restrictions. The remaining land was then converted to arable farms, with the crown retaining only an enclosed deer park on the high ridge at Bowood, which in 1653 covered 958 acres. 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.
- 6.43 Named farms in the study area that were already in existence when the land was disafforested were Rooks Nest with 100 acres, Great Lodge with 221 acres, and a number of smaller holdings at Red Hill and at Forest Gate. There are two listed buildings of 17th century date in the study area: Hither Farm Cottage (LB19, BLD16, 17) and Middle Farmhouse (LB20, BLD14). The 18th century farmhouse at Rooks Nest (LB18, BLD9) is now surrounded by the housing development at Pewsham.
- 6.44 The other listed buildings in the study area are mainly focused along the A4 London Road. London Road had been established as the principal route between London and Bristol by the mid 14th century and most of the section from the town to Derry Hill was set on a causeway above the surrounding land. There are references to the responsibilities for repairs to the causeway

- in 1554 and again in the 1630s, and in 1685 it was described as being 10 yards wide and 2 miles long. The road was turnpiked in 1727. The listed buildings include a former turnpike tollhouse and several milestones (LB6, 7, 10), and an 18th century inn, formerly The Swan (LB12).
- 6.45 To the north of the study area on the edge of the town are the buildings at Chippenham cemetery (LB3-5). The other houses in this linear extension to the town are of 19th century date (LB8, 9, 11, 17).
- 6.46 At Old Derry Hill on the edge of Bowood Park is a group of older cottages and estate houses (LB13-16). The unlisted farms in the study area (BLD2-18; TOR 39, 40 and 42) are mainly planned courtyards of 19th century date. At Forest Farm the farmhouse and attached agricultural building survive, forming one side of a loose courtyard (BLD1).
- 6.47 Bowood Park was sold in 1727 to Sir Orlando Bridgeman who rebuilt one of the lodges as Bowood House, which was then expanded in several phases for the Earls of Shelburne from the mid-18th to mid-19th centuries. In the 1760s additional land acquisition allowed the expansion of the park to the east and south east and the layout of the designed landscape by Lancelot "Capability" Brown, including the creation of the lake to the south of the house. The northern and western parts of the park remained predominantly wooded, and at Derry Hill adjoined the main London to Bristol road and areas of roadside or common edge development. This route was replaced by New Road, built on a straight alignment to the north between 1797 and 1810.
- 6.48 There was significant development of the north edge of the park in the mid-19th century, including the replacement of the lodge on the north drive by the three-storey Italianate lodge and belvedere at the Golden Gates, designed by Charles Barry (LB26, grade II*), and the rebuilding of part of the settlement at Derry Hill as a neo-Tudor estate village of a number of cottages (LB21, 22, 27-30) and the Lansdowne Arms, dated 1843 (LB24). In 1955 the main house was demolished and the service courts and orangery were converted to form a new house. The park developed as a visitor attraction and since the 1990s the northern area has been laid out as a golf course with associated hotel and spa.
- 6.49 The study area is crossed by the course of the Wilts & Berks Canal, which was built to link the Kennet and Avon Canal and the River Thames. The canal was partially open by 1801 and the two-mile spur to a wharf and canal basin in Chippenham opened in 1810. There were two bridges across the canal, at Junction Bridge, where the branch to Chippenham diverged from the main canal, and at Draw Bridge over the track from Forest Gate. The canal ceased operation in 1906 and closed in 1914, although the line was marked on OS maps up to the 1970s. The infilled former course of the canal across the site was identified on the geophysical surveys (TOR 15, 38).
- 6.50 The present building group at Forest Farm (BLD1) was not present on the tithe map for Pewsham parish produced in 1847 and was a new farmstead inserted into the layout of fields later in the 19th century. Historic maps show two phases of development. The OS map published in 1885 (see the DBA in technical appendix D) shows a farmstead laid out in a single line to the north of two enclosed courtyards and an additional linear range to the west. By 1900 the latter had been replaced by a range at right angles to the main yard between the two yards. The later development of large modern farm buildings

extended the yards to the west and a replacement bungalow was built on the access track to the east. The older range survives within this expanded group. The farm is outside the application site area.

- 6.51 The early county maps and the OS old series map, published in 1828 (see the DBA, technical appendix D) illustrate the compact form of the town of Chippenham, and the sparse pattern of dispersed farms across the surrounding countryside, many with names derived from the former forest. The 1885 OS map 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. The 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. The field patterns across the site are still largely intact on the maps up to the mid-1970s, but there has been significant subsequent removal.
- 6.52 The subsequent housing growth at Pewsham in the 1970s made use of part of the route of the canal, the tree lines and field boundaries as the alignment of Pewsham Way to create a significant boundary on the edge of Chippenham. Recent development has focused along the routes to the south of the town, beyond Rowden Hill and Patterdown.
- 6.53 At Derry Hill the unified estate village character is now confined to a small area on the corner of Church Road and the A342 at the Lansdowne Arms. Much of the present village consists of more recent infill development and estates.
- 6.54 The historic landscape characterisation reproduced in the DBA illustrates that the majority of the land in the study area retains little historic character. The site is categorised as amalgamated fields, with significant boundary loss. Beyond the site, much of the land to the north of London Road is also categorised as modern amalgamated prairie fields, except for areas of piecemeal enclosure around Hither Farm. To the south are large areas of planned enclosure around Great Lodge Farm and Middle Lodge Farm and reorganised fields around Lower Lodge Farm. Earlier assart field patterns survive on the edge of the study area on the side of Derry Hill.

Archaeological investigations

- 6.55 The reports of all of the phases of archaeological survey and investigations are appended to the DBA in technical appendix D. The features referred to as anomalies WA 4001 etc. below are identified in those reports. The dates of these and the areas of the site covered by each are shown on figure 6.7.

Geophysical surveys 2015 and 2016

- 6.56 As part of the 2015 application for Land at Forest Farm, three phases of geophysical survey were undertaken within the proposed development area by Wessex Archaeology (EV 7, EV 8, EV 9). The predominant agricultural land use of the site is shown in the extent and coverage of anomalies interpreted as ridge and furrow and ploughing trends across the site; with several sections of land drains also identified. Areas of high magnetic response (possibly modern in origin), a former field boundary and two modern services have also been identified. The majority of the geophysical anomalies

identified demonstrate previous activity in the form of pit-like and ditch-like features pertaining to areas of definite archaeological interest.

- 6.57 The northern portion of the site revealed a north-south orientated anomaly of likely field boundary origin (WA 4511), while the remainder of the fields immediately south of London Road showed signs of ploughing trends and evidence of excavation, most likely as a consequence of the two modern services orientated east-west through the site (WA 4005). As in the initial geophysical survey, there is a high concentration and strong, clear responses in the south and south west of the site in the completed detailed survey.
- 6.58 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 close by, especially in the case of WA 4506. In the south west 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 / livestock management within a clearly demarcated farmstead boundary, as seen along the southern boundary (WA 4500, 4021, 4018).
- 6.59 The third geophysical survey undertaken instead of contingency evaluation trenching by ASE focussed on c.4.1 ha of land immediately north of Forest Farm that 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. Two sets of parallel linear ditch-like features, c.46 m and 40 m respectively (WA 4517-4518), were identified in the south west of the application site on a north west to south east alignment. Linear features (WA 4519) c.22 m in length and 2 m 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. A number of pit-like anomalies identified across the site, such as WA 4520, are between 1 to 2 m 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 north east (WA 4522).

Geophysical surveys 2021 and 2022

- 6.60 In 2021 Magnitude Surveys undertook a geophysical survey in areas east and south of Forest Farm (EV 12) in advance of the proposed Chippenham 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.

- 6.61 A further survey in August 2022 to the east of Forest Farm identified similar archaeological anomalies (EV 13). 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 canal were also detected. Agricultural activity has been identified in the form of ridge and furrow cultivation, modern ploughing trends and field drains.

Schemes of archaeological evaluation trenching 2016, 2022 and 2024-25

- 6.62 ASE undertook a trial trenching evaluation between 15 February and 9 March 2016 (EV 10), subsequent to the three geophysical surveys undertaken within the site. The works comprised the excavation of 50 trenches, each measuring 30 m x 1.8 m.
- 6.63 The trenches were split across five distinct areas of the application site, and the findings within each area are as follows:
- Northern field (trenches 1-7): no archaeological finds or features were uncovered in trenches 1, 6 and 7. A 2.3 m wide ditch of Roman date along with an associated pit were revealed in trench 2, and two parallel ditches 0.5 m and 1 m apart were excavated in trenches 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 south west to north east, 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 that produced post-medieval / modern pottery. There was corroborating evidence for a large sub-circular enclosure identified in the geophysical survey in trench 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 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 linear 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 linears and discrete features excavated
- 6.64 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.
- 6.65 In January of 2022 Wessex Archaeology (EV 18) undertook trial trenching of the route of the primary road and land safeguarded for the potential southern distributor link road, 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. 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 north east to south west alignments (trenches 1244, 1247, and 1251), and dated to the Romano-British period from the associated pottery found. Fourteen north west to south east 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 types within field 23 were ditches and furrows. These features generally aligned 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-north east to south-south west 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

- 6.66 The Wiltshire Council Archaeology Service (WCAS) was consulted to agree the appropriate archaeological mitigation for the remainder of the site that had yet to undergo evaluation trenching.
- 6.67 The archaeological trial trench evaluation was undertaken by Pre-Construct Archaeology between November 2024 and January 2025. The evaluation comprised 125 trenches targeting anomalies of potential archaeological interest that were identified by the geophysical survey undertaken by Wessex Archaeology in 2022. Weather and ground conditions limited the effective analysis of the southern extent of the site and some features remained unexcavated due to groundwater inundation. The report, dated January 2026, is appended to the DBA in technical appendix D.
- 6.68 The evaluation identified an intensive area of archaeological activity in the north western 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. Most of the dateable features were dated to the 1st and 2nd century AD. Additionally, a cremation burial found in trench 120 may represent an area of funerary activity and the possibility of other burials.
- 6.69 No prehistoric features were positively identified and there was a low level of medieval activity. A large number of the trenches were confirmed to contain no archaeological features or deposits.

Future baseline

- 6.70 In the absence of the proposed development, it is likely that the site will continue in its current agricultural use.

Assessment of importance

Archaeology

- 6.71 The results of the initial trench evaluation undertaken in 2016 (EV 10) generally corroborated the probable archaeology identified in the detailed geophysical survey. The most notable exception was the suspected system of 'ladder' enclosures in the western field (WA 4019 and 4020), which produced little supporting evidence. In general, however, the evaluation trenches produced far more features than suggested by the geophysical survey. Anomalies classified as 'drainage' and 'ploughing' generally reflected the alignments of land drains and plough scars.

- 6.72 The results of the subsequent phases of evaluation trenching also broadly corresponded with the probable archaeology identified in the detailed geophysical surveys.
- 6.73 Such intensive land use over several centuries has not eradicated the below ground archaeology resource. No prehistoric features were positively identified during the course of the recent trench evaluation. All the excavated features that produced dating evidence are broadly Roman. While a few pieces of probably residual medieval / post-medieval material were collected, only one significant feature was firmly identified as later than Roman: a possible track or hardstanding in trench 25 that produced post-medieval / modern pottery (ASE 2016; EV 10).
- 6.74 The trial trenching undertaken by Pre-Construct Archaeology (2024 and 2025) recorded an intense area of archaeological activity north west of Forest Farm. The data were limited to Late Iron Age / Romano-British date, and are focussed in trenches 1, 2, 3, 4, 5, 6, 7, 8, 22, 23, 24, and 25. The findings of both phases of evaluation trenching corroborate the presence of Romano-British settlement activity to the north west of Forest Farm.
- 6.75 The focus of Roman settlement activity lies at an elevation of between 60.5 m AOD and 64.5 m AOD, and outside of this height range activity is either absent or peripheral. The series of rectangular enclosures immediately to the north of the large sub-circular enclosure was perhaps where the habitation focus was located. Sections of curving gully recorded in trenches 24, 29 and 32 represent the structural ring grooves of roundhouse structure(s). The large sub-circular enclosure was perhaps utilised as a stock enclosure with a trackway / driveway entering from the east. An inurned cremation burial was revealed in trench 48 outside another enclosure in the western field, where possible evidence of contemporary Roman 'ladder' enclosures was not borne out in any of the targeted evaluation trenches (ASE 2016). The 2024-2025 phase of trenching demonstrated that the Romano-British settlement activity extends further to the south, to the west of Forest Farm.
- 6.76 The area of archaeological activity in the south west of the site is likely to be indicative of peripheral activity recorded in the second phase of works. The archaeological evaluation undertaken by Wessex Archaeology in 2022 recorded a concentration of archaeological features within field 23. Datable material suggests activity in the Romano-British and medieval periods. The Romano-British features are suggestive of a field system with associated peripheral activity. Medieval to post-medieval ridge and furrow cultivation marks were also recorded within the field, as were some structural remains dating to the post-medieval period (Wessex Archaeology, 2022).
- 6.77 Cremation burials were recorded just outside the main enclosure of the farmstead settlement in the north west of the site (2016) and also at the southern peripheries of the site (2025). Such finds indicate the possibility of funerary activity taking place on the periphery of the identified settlement and the possibility of further burials, particularly in the south of the site.
- 6.78 Recent research on characterising the rural landscape of Roman Britain⁽³⁾ has shown that there was a big rise in settlements in use over time, with a peak in

³ The Rural Settlement of Roman Britain: an online resource
(<https://archaeologydataservice.ac.uk/archives/view/romangl/>)

AD 150-200 and subsequent decline. This suggests that the Romano-British population was at its highest in the 2nd century AD. The application site falls within the Central Belt zone of this characterisation study where decline in settlement use was not as marked as in other areas. This zone shows specific geographical and chronological patterning of curvilinear architecture, courtyards and palatial villas. The study suggests that an increased population, prosperity, proximity to the military in the Central Belt zone, or perhaps dense settlement of agricultural land, could have caused differences in settlement morphology, burial practices and perhaps cultural traditions.

6.79 Findings from archaeological evaluations in the wider study area are few, but have revealed previously unknown and unrecorded archaeological sites. Works along the Chippenham Western Bypass A4 to A350 link road in 1997 uncovered activity in the form of temporary camps of Mesolithic date. No habitation evidence was found dating to the Neolithic, but the density of pits and stakeholes representing a basic shelter or windbreak of Bronze Age date were uncovered. The Romano-British activity was restricted to the lower slopes rather than the floor of the river valley. The findings add to the spatial distribution of 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.

6.80 Archaeological evaluation to the north of the study area on agricultural land at Rawlings and Cocklebury farms uncovered multi-period land use evidence. The earliest securely dated features were two intercutting ditches dated by Bronze Age pottery. A series of ditches and a number of sub-divided enclosures identified in the geophysical survey were excavated to reveal a Roman origin for trackways, ditches and remains of a roundhouse, all dating to between the 1st and 4th century AD based on the artefactual evidence recovered. 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⁽⁴⁾ status.

6.81 The ability to understand and interpret any archaeological evidence tends to be diminished in proportion to the extent of its removal or replacement. Where archaeological deposits have been shown to be still present across the site, and shown to be of Romano-British origin, it is considered based on the evidence presented here that the remains are of medium value and of significance in relation to other regional / local sites recorded in the Wiltshire HER.

Built heritage and historic landscape

Main 1 km study area

6.82 The following consideration of the relationship of the site to the heritage assets in the study area, and of its potential contribution to their significance, makes use, where relevant, of the representative viewpoint photographs

⁴ A capital city during the Romano-British period.

included in the landscape and visual effects assessment in chapter 7, figures 7.9 to 7.24.

- 6.83 The principal significance of the nationally listed buildings in the study area lies in the historic and architectural and aesthetic interest of the fabric and their obvious timeliness, as examples of the prevalent local vernacular of the linear development focused on London Road, of the rebuilding of some of the major farms in the mid 19th century, and of the estate village and the edge of the designed landscape at Bowood. None of the listed buildings fall within the site area so there is no potential for effects to these aspects of their heritage significance, which are therefore not considered further. The assessment that follows is concerned only with the contribution of their setting and any relationships to the site area.
- 6.84 A number of the assets in the study area have been scoped out of the assessment at this point because the site does not currently form part of their setting and it is considered that there is no potential for effects on their heritage significance as a result of the proposed development. This is because of the nature of the asset, the absence of direct historic or functional connections to the site area, the distance from the site, and the spatial, physical and visual separation created by the topography and the intervening vegetation or built development. The designated assets that are not considered further for these reasons are those to the north and west of the site or within Chippenham town itself (LB1-7, 18-20), and the listed buildings at the base of Old Derry Hill (LB13-16).
- 6.85 The HLC categorises the site as an area of amalgamated fields that has seen significant boundary loss, similar to the modern fieldscapes across a large proportion of the study area. Most of the pattern of small square fields present along the A4 at the end of the 19th century and the boundaries to the south of the track to Forest Farm have been removed, but some field boundaries survive on the south and west of the site and around the group around Forest Farm (outside the site). These have been disrupted by the modern expansion of the farmyard.
- 6.86 The surviving buildings of the planned 19th century farmstead at Forest Farm (BLD1, outside the site area) are part of the group of large modern agricultural buildings. The building group is set within a surviving group of small field parcels and has seen less boundary loss than the rest of the holding and maintains the arrangement seen on the tithe map, before the construction of the farm. In accordance with the criteria in figure 6.4, the site area is of negligible to low importance for historic landscape character.
- 6.87 The course of the Wilts & Berks Canal through the site and study area is discontinuous and survives in varied form. The section that crosses the site and the junction of the former spur to the wharf at Chippenham has been infilled and is not apparent on the ground, but was evident on the geophysical survey. The southern boundary of the site is formed by the short water-filled section of the canal south of Derry Bridge on the A4. This connects to a longer section of the canal extending to the east of the A4 that is lined with mature trees and appears as a defined landscape feature. The canal is of acknowledged historic interest and the former alignment is protected in planning policy, so qualifies as a non-designated heritage asset.

- 6.88 Forest Farm was constructed in the 19th century as a new farmstead, which was integrated into the existing pattern of fields and served by a long track from the A4 London Road. The T-shaped range of the white rendered farmhouse and the attached single-storey red brick and tiled agricultural buildings (BLD1) are now integrated into the expanded group of large modern sheds. The surrounding group of small fields that appears on the tithe map remains largely intact and forms the setting of the building group. The 19th-century buildings at Forest Farm are identified in the Wiltshire Council scoping response as a non-designated heritage asset.
- 6.89 In accordance with the criteria in figure 6.4, the non-designated heritage assets are of low importance.
- 6.90 The listed buildings to the south of the study area are dispersed along the A4 and are seen alongside some large scale development such as garages and car showrooms and the business development at Forest Gate.
- 6.91 Forest Gate Farm (LB8 and BLD12) is c.250 m to the south of the site on the A4. The farmhouse and attached barn of c.1840 is part of the planned farmstead that was constructed by the Bowood estate and, along with several of the other buildings forming the courtyard, has been converted to business units. The value of the setting of the buildings at Forest Gate Farm to the heritage significance of the asset is high, principally through the historic and functional value of the intact group of the historic farm buildings and the continuity of the relationship to the adjacent landholding and its positioning directly onto London Road.
- 6.92 Hill View (LB9) is a formal house that was also constructed in c.1840, again positioned directly onto the main road. The three storey stone built façade of the building is visually prominent as part of the group of roadside buildings, although a derelict house on the road detracts from its appearance. The value of the setting lies in the relatively unchanged relationship to its domestic curtilage and the open paddocks to the south of a second rendered façade. There is no relationship to a wider landholding. Jeroans and Upper Cottage (LB11) are of similar date and the same materials. The value of the setting of the buildings to the heritage significance of the asset is limited to the intact domestic curtilage and gardens, while the adjacent A4 and garage dominate the setting and are detracting elements.
- 6.93 The Lysley Arms (LB12), now re-branded The Pewsham, is an 18th century roadside inn, that was previously known as the Swan Inn and appears on the Andrews and Dury map of Wiltshire published in 1773 as a landmark on the important route from London to Bath and Bristol. The value of the setting of the building to its heritage significance lies principally in the relationship to the A4 and the overall impression of an inn established on one of the main roads to Chippenham and the west.
- 6.94 Pewsham House (LB17) is a large Arts and Crafts style house built in 1892 that is now subdivided into several dwellings. The value of the setting is confined to the building group itself, which includes several modern additions, and the dense mature planting of the grounds. The site is not currently experienced as part of the setting and this asset is not considered further in this assessment.

- 6.95 In accordance with the criteria in figure 6.4 the listed buildings in the study area are of high importance.

The extended study area at Bowood and Derry Hill

- 6.96 The roads approaching the gates at the northern entrance to Bowood Park and the open grassed area on the north side of the road create a vantage point on the edge of the ridge, allowing views westwards across the countryside and the town of Chippenham, framed and screened by buildings and the significant woodland on the slope. Much of the eastern approach and the development along the A4 is largely obscured by vegetation and the land form.
- 6.97 The lodge and tower at the Golden Gates (LB26, grade II*) were constructed to mark one of the main entrances to Bowood Park on the drive from the north west. The new lodge and the surrounding space at the park edge was part of a phase of clearance and rebuilding at Derry Hill that included the replacement of the earlier lodges, the construction of the Lansdowne Arms opposite and the design of the estate village on the approach. The three storey lodge was designed to accommodate the open belvedere that was intended both as a landmark to be seen from a distance and as a space for entertaining and a point to look out across the wide vale. The lodge is the access point for the hotel and spa and the golf resort, but it is not known if the upper levels are accessible and it is not promoted as part of the accommodation offered at the park. The tower is now more enclosed by the neighbouring woodland plantations and the roadside trees than it was in the past.
- 6.98 Depending on the angle of view, the Golden Gates are visible across a wide area of farmland to the north of the park and the belvedere tower acts as a landmark in views at points along the A4 between Derry Hill and Chippenham, notably at the section close to The Pewsham PH. An example of the long distance view is photoviewpoint EDP 7 in chapter 7, figure 7.15, taken from the A4 near the north corner of the site, in which the tower can be seen on the ridge framed within the gap in the surrounding trees. Similar views are possible from points across the eastern part of the site. The views from and towards the Golden Gates are of value to the heritage significance of the asset both individually and as part of the overall designed landscape of the registered park and garden at Bowood Park.
- 6.99 The dense woodland that encloses the north western part of the designed landscape at Bowood Park on the ridge to the south of the site can be seen in a number of the representative viewpoint photographs in chapter 7, VPs 2, 6-8 figures 7.10 and 7.14-7.16). The parkland is inward looking and the contribution of the visual relationship to the wider landscape beyond the well-defined boundaries is focused solely on the landmark lodge at Derry Hill. Other incidental views, such as those from points along the A342 that follows the wooded park boundary in which Pewsham and part of the site area, including the buildings at Forest Farm, are just visible, are not part of the designed setting of the asset or its heritage significance.
- 6.100 In accordance with the criteria in figure 6.4 the assets at Bowood are of high importance.

- 6.101 The small group of mid-19th century estate houses at the entrance to Bowood Park at Derry Hill is characterised by the tight enclosure of the lanes, and the coherence of the 19th century estate architecture. The conservation area designation is tightly focused on the central space of the lodge, the Lansdowne Arms and the group of estate cottages on Church Street. The value of the setting of the conservation area lies entirely in the relationship to the entrance to Bowood Park and its historic origins to the Bowood Estate. The site is not currently experienced as part of the setting of this asset.
- 6.102 In accordance with the criteria in figure 6.4 the conservation area is of medium importance.
- 6.103 Table 6.2 summarises the importance of the heritage assets within the site and study area.

Receptor	Importance of receptor
<i>On site</i>	
Archaeology	Medium
Historic landscape character	Negligible to low
Non-designated assets: Wilts & Berks Canal (infilled alignment)	Low
<i>Study area</i>	
Archaeology	Medium
Listed buildings (LB8, 9, 11, 12)	High
Non-designated assets: Wilts & Berks Canal (waterfilled section), Forest Farm 19th century farmstead (BLD1)	Low
<i>The extended study area: Bowood and Derry Hill</i>	
The Golden Gates (LB26)	High
Bowood registered park and garden	High
Derry Hill conservation area	Medium
Table 6.2: Summary of importance	

Potential effects

- 6.104 The proposed development could be a source of impacts on the cultural heritage value or significance of heritage assets within the site and the surrounding area through:
- Ground disturbance during construction
 - The landtake and removal of existing site features
 - Effects of construction processes, e.g. visual presence, noise, vibration, potential damage to trees or structures
 - The presence of the new built form, its siting, scale, extent, appearance and character
 - The new road layouts, access and patterns of circulation
 - Changes to the visual qualities of the site
 - Induced effects
- 6.105 All but the last are direct effects.
- 6.106 Mitigation of adverse effects through the developing scheme design is integral to the iterative process of EIA; these primary mitigation measures are included in the proposals described in chapter 2, and shown in the plans in figures 2.2a–2.2c, and are summarised in paragraph 7.82 in chapter 7: landscape and visual effects. The standard construction measures proposed to avoid potential effects on heritage assets, for example through accidental damage, will be outlined in the construction method statement covering all construction

activities that would be conditioned as part of any grant of planning permission. The assessment of effects considers the effects without additional secondary mitigation. An appropriate programme of mitigation could reduce the severity of an adverse effect or remove it completely.

6.107 The primary mitigation measures relevant to the assessment of effects on cultural heritage are:

- The avoidance of built development in the area to the north west of Forest Farm, where the densest concentration of Iron Age / Romano-British settlement remains have been identified to allow for possible preservation *in situ*
- The retention of a large part of the site to the south and east as informal public open space providing a mosaic of habitats at the edge of the new development
- Retention of the alignment of the canal within the open space
- Additional planting within this area to filter views from the south and east
- The layout of the new development within the existing field pattern and the retention of the existing hedgerows and planting across the site and enhancement through additional native infill planting
- New woodland and street trees and planting along green corridors within the development

Effects during construction

Archaeology

6.108 The proposed development will involve extensive groundworks, which will inevitably have an impact on all below ground archaeological remains where they are known or suspected to exist. The risk of impacts from the proposed development would come from the possible damage to any unanticipated below ground archaeological features, such as remnants of former settlement sites, that would be disturbed by the construction process.

6.109 The undesignated archaeology within the boundary of the application site is considered to be of medium importance, primarily due to the presence of the 'farmstead' of Roman date within the north and north west area of the site, and the less intense settlement activity to the south. A large physical change is predicted to occur as a result of the proposed development. The effects will therefore be moderate to substantial. This effect is classed as significant for the EIA.

Built heritage and historic landscape

6.110 The landtake required for the development will result in the loss of the present use of the agricultural land, but features of the existing site layout are retained as part of the site parameters. The proposed site layout retains an extensive area of open space in the southern part of the site. This will comprise both the informal green space, which will include woodland, scrub, wetland and meadow habitats and will integrate with the landscape features beyond the site boundary, such as those associated with the water-filled section of the former canal, and the areas of green infrastructure on the north side of the primary road and within the built development. The existing field boundaries across the site will be retained through the new development and significant

new landscape planting is also proposed to reinforce the existing vegetation within the site. The effect of the construction phase on the integrity and legibility of the historic landscape of the site will be a large magnitude of change to an asset of low to negligible importance, which will result in a permanent slight to negligible adverse effect that is not significant.

- 6.111 The infilled section of the former alignment of the Wilts & Berks Canal within the site will be retained unchanged within the open space. There will be no loss of legibility or connectivity of the canal route and no change to the significance of the asset as a result of the proposed development. No effects are predicted on the non-designated heritage asset.
- 6.112 The remaining buildings of the planned 19th-century farmstead at Forest Farm are outside the application site area and there is no potential for changes to the surviving fabric or the farmyard setting that allows the functional and historic association to be appreciated. The agricultural setting that contributes to the heritage significance and appreciation of the farmstead, comprising the group of small scale fields that retain the earlier field patterns, is also outside the site area. The wider holding is a landscape of modern agriculture. The landtake and changed land use of the site will reduce the agricultural character of the wider setting, which will be a small magnitude of change to an asset of low importance, leading to a permanent slight adverse effect that is not significant.
- 6.113 The visible construction activity, and related noise and other disturbance, will be evident in those parts of the study area in closest proximity to the site for a long period (approximately seven years). The designated assets in the study area are all sufficiently distant from the site that no effects are predicted to result from the presence of the construction works. The changes to the setting of the non-designated assets during the construction phase will be a negligible magnitude of change to assets of low importance, which will result in a temporary slight to negligible adverse effect that is not significant.

Effects post-construction

- 6.114 The assessment that follows takes account of any effects of lighting of the proposed development. The lighting assessment submitted in support of the planning application concludes that there will be no significant effects as a result of the lighting of the development.

Archaeology

- 6.115 No significant effects are predicted on either the undesignated archaeological resource or its setting as a consequence of the proposed development post-construction.

Built heritage and historic landscape

Main study area

- 6.116 The operational yards and the small fields that surround the historic farmstead at Forest Farm (BLD1) and allow the functional and historic associations to be appreciated are outside of the site and will remain unchanged. Access to the wider holding will be maintained and, as part of the proposals, the existing access track from the A4 London Road will be stopped-up and a new farm

access will be created via the primary road and proposed street network. The structure of the remaining field boundaries that radiate from the farmstead are retained in the site layout and the areas of open space maintained to the north of the farm and to the south of the new farm access road, preserving an open aspect to the south. The new development will be visible across the setting of the farmstead and the new access. The changes to the setting of Forest Farm will be a small magnitude of change to an asset of low importance, which will result in a permanent slight adverse effect that is not significant.

- 6.117 The site does not form part of the historic landholding of the 19th century farmstead at Forest Gate Farm (LB8) on the A4 London Road, and there are no functional or historic associations between the site and the former farmstead, which has been converted to a business centre. In terms of visual interconnectivity, only the distinctive roof of the largest of the barns can be seen from parts of the site and there are no views of the site from the listed buildings or the surrounding spaces. The site is not currently experienced as part of the setting that contributes to the heritage significance of the asset.
- 6.118 The proposed development will extend the edge of the built up area of Chippenham further south along the A4 London Road, to the present access road to Forest Farm and within c.600 m of the farm group at its closest point, but significant visual change will be prevented by the landscape divisions created by the canal and associated tree lines (see the ZPV (chapter 7, figure 7.8), which will be augmented by the additional planting of the area of natural open space across the south of the site. The separation of the former farmstead at Forest Gate from the new development edge to the north will be maintained and there will be no loss of the rural character of the setting of the former farm. There will be no change to the contribution of the setting to the heritage significance of the asset as a result of the proposed development and no effects on the listed building are predicted.
- 6.119 The house at Hill View (LB9) is formally positioned on the A4, with contrasting façades to the road and facing south across the associated paddocks. There are no functional or historic associations to the farmland of the site c.380 m to the north, and no visual relationships. There will be no change to the contribution of the setting to the heritage significance of the asset as a result of the proposed development and no effects on the listed building are predicted.
- 6.120 The pair of cottages to the south (LB11) are experienced within a much altered context that is dominated by the adjacent garage and car salesroom. The setting of the assets is entirely domestic and there are no functional or historic associations to the site c.530 m to the north, and no visual relationships. There will be no change to the contribution of the setting to the heritage significance of the asset as a result of the proposed development and no effects on the listed building are predicted.
- 6.121 The public house (LB12) now named The Pewsham originated as a roadside inn that was in existence in the 18th century and was prominently positioned on the main London to Bath road at the base of Derry Hill. There are no functional or historic associations to the site c.640 m to the north, and no visual relationships. There will be no change to the contribution of the setting to the heritage significance of the asset as a result of the proposed development and no effects on the listed building are predicted.

Extended study area

- 6.122 There is no public access to the lodge or belvedere tower of the Golden Gates at the edge of Bowood Park (LB26, grade II*), and the site cannot be seen from ground level at the gates because of the angle of view and the surrounding trees. The panoramic outward views that are available from the grassed spaces at this corner of the park are predominantly aligned towards the west; to the north the route to Chippenham descends Derry Hill through woods and the linear development at the base of the hill, obscuring the view in this direction. The addition of the proposed development, extending the built up area of Chippenham to the south, will not alter the character or the contribution of these views as part of the setting of the lodge.
- 6.123 In terms of the landmark role of the lodge, the proposed development will not erode the wide visibility that was part of the original design intentions of the lodge, as experienced in the views of the tower within the woodland on the high ridge that are intermittently possible from points along the A4 and from the land either side, including the eastern parts of the site. The development will not reduce or obstruct the views along the A4 and the views available from the farmland of the site will remain possible across the open spaces within the development and across the south part of the site. There will be no erosion of the designed landmark function of the lodge marking the edge of the parkland at Bowood as a result of the proposed development and no change to the contribution of the setting to the heritage significance of the asset. No effects on the listed building are predicted.
- 6.124 The visual interaction of the designed landscape at Bowood Park with the land to the south of Chippenham is focused on the landmark Golden Gates and there are no other functional or historic associations to the site area. There will be no change to the contribution of the setting to the heritage significance of this heritage asset as a result of the proposed development and no effects are predicted.
- 6.125 The setting of the conservation area at Derry Hill derives entirely from the relationship with the adjacent parkland. There will be no change to the contribution of the setting to the heritage significance of this heritage asset as a result of the proposed development and no effects are predicted.

Mitigation and monitoring

Archaeology

- 6.126 The predicted moderate to substantial effect on archaeology can be wholly mitigated through a programme of excavation. This would include, where feasible, schemes of community involvement, followed by dissemination to the local and wider archaeological community. Preservation by record i.e. excavation, is a sufficient and policy-recognised form of mitigation that can adequately mitigate the predicted moderate to substantial effect. It will result in a moderate, significant beneficial effect through the knowledge gained as a consequence of the work.
- 6.127 Consultation with the WCAS has indicated that it is likely that further mitigation will be required, focused on the Romano-British farmstead settlement in the north of the site and the area to the south where the cremation burial was recovered. The scope of this work has yet to be determined and will be

subject to consultation. It has been confirmed that any such archaeological mitigation can be secured via condition.

Built heritage and historic landscape

- 6.128 The assessment predicts no significant effects on built heritage or historic landscape character, so no further mitigation measures are proposed.

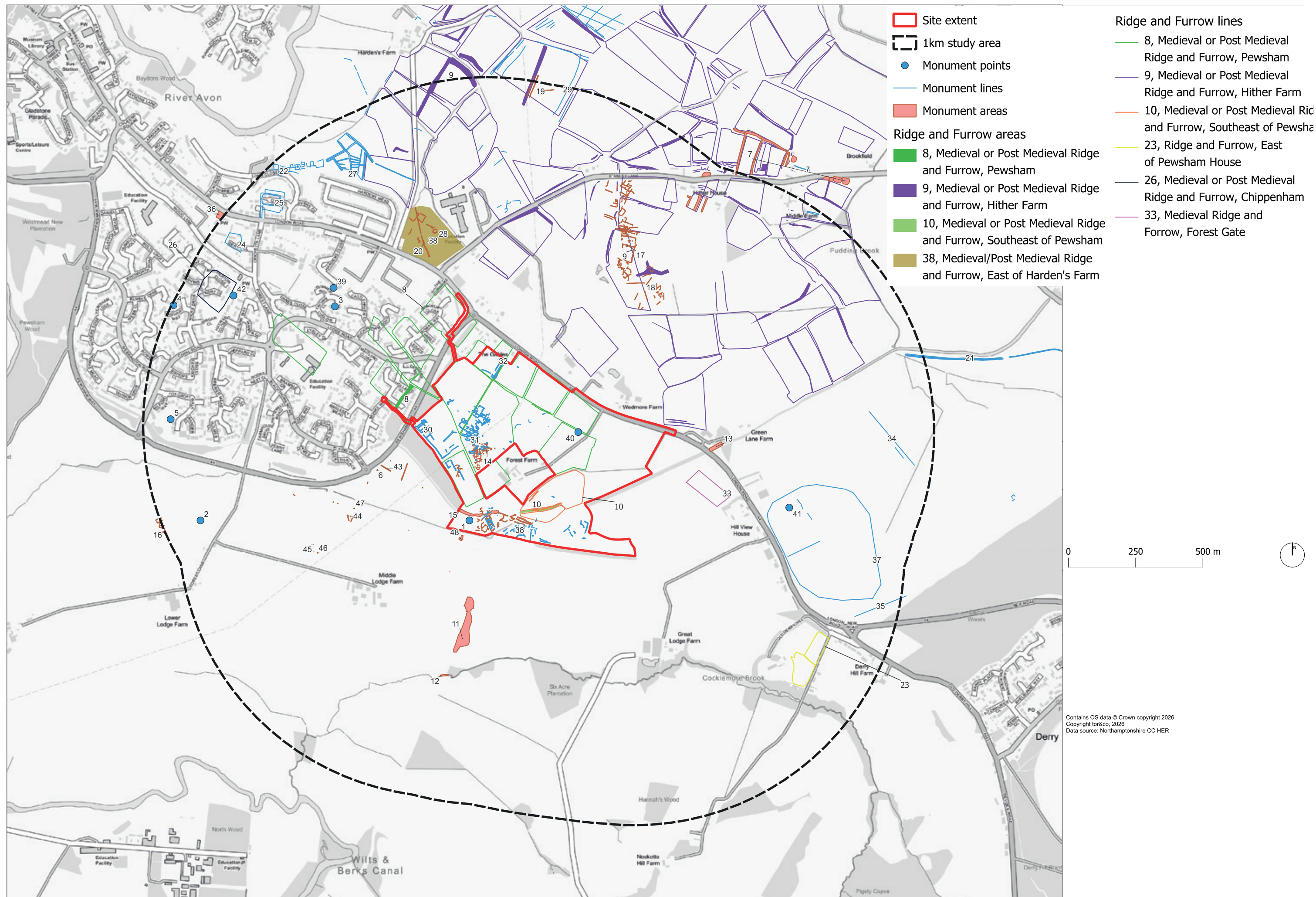
Residual effects

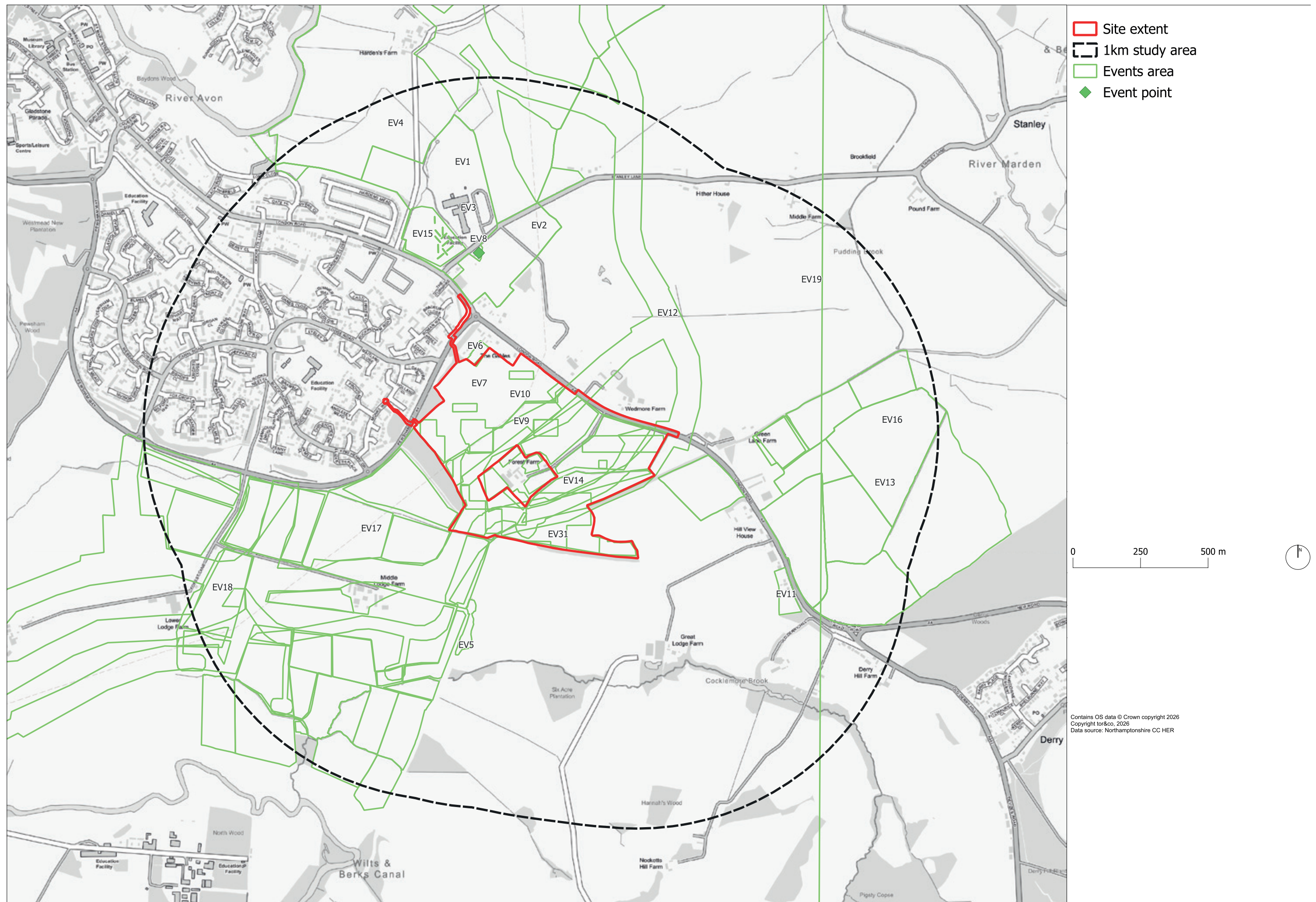
Archaeology

- 6.129 If archaeological finds are uncovered during development, the measures set out in the mitigation section will ensure that no significant adverse residual effects will result. Any agreed archaeological investigation at the site will be, by its very nature, a destructive process, but the benefit to the current body of knowledge for this site will be effectively filled through the material and artefact assemblage uncovered. The measures set out in any future written scheme of investigation will be in line with best practice and code of practice as set out by the Chartered Institute for Archaeologists and will ensure that the archaeological resource at the site will be properly safeguarded and suitably disseminated.
- 6.130 The significant residual effects remain as assessed above and are summarised in table 6.3.

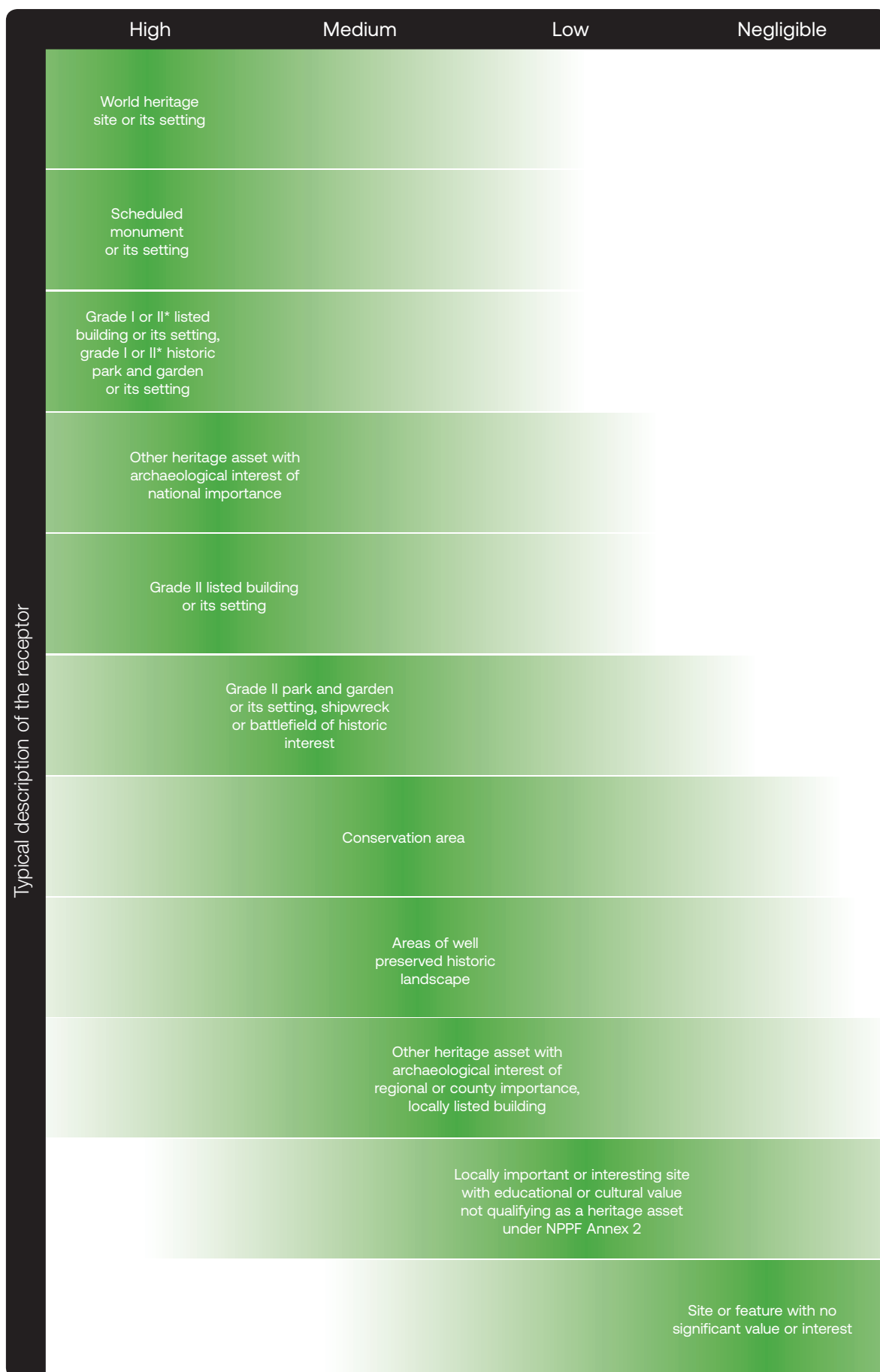
Topic	Significant residual effect	Receptor importance	Impact magnitude	Nature	Duration	Degree of effect	Level of certainty
Cultural heritage	Construction effects: Knowledge gained through the excavation required to mitigate the effect on the on-site archaeology	Medium	Medium to large	Beneficial	Long term	Moderate	Absolute

Table 6.3: Residual effects

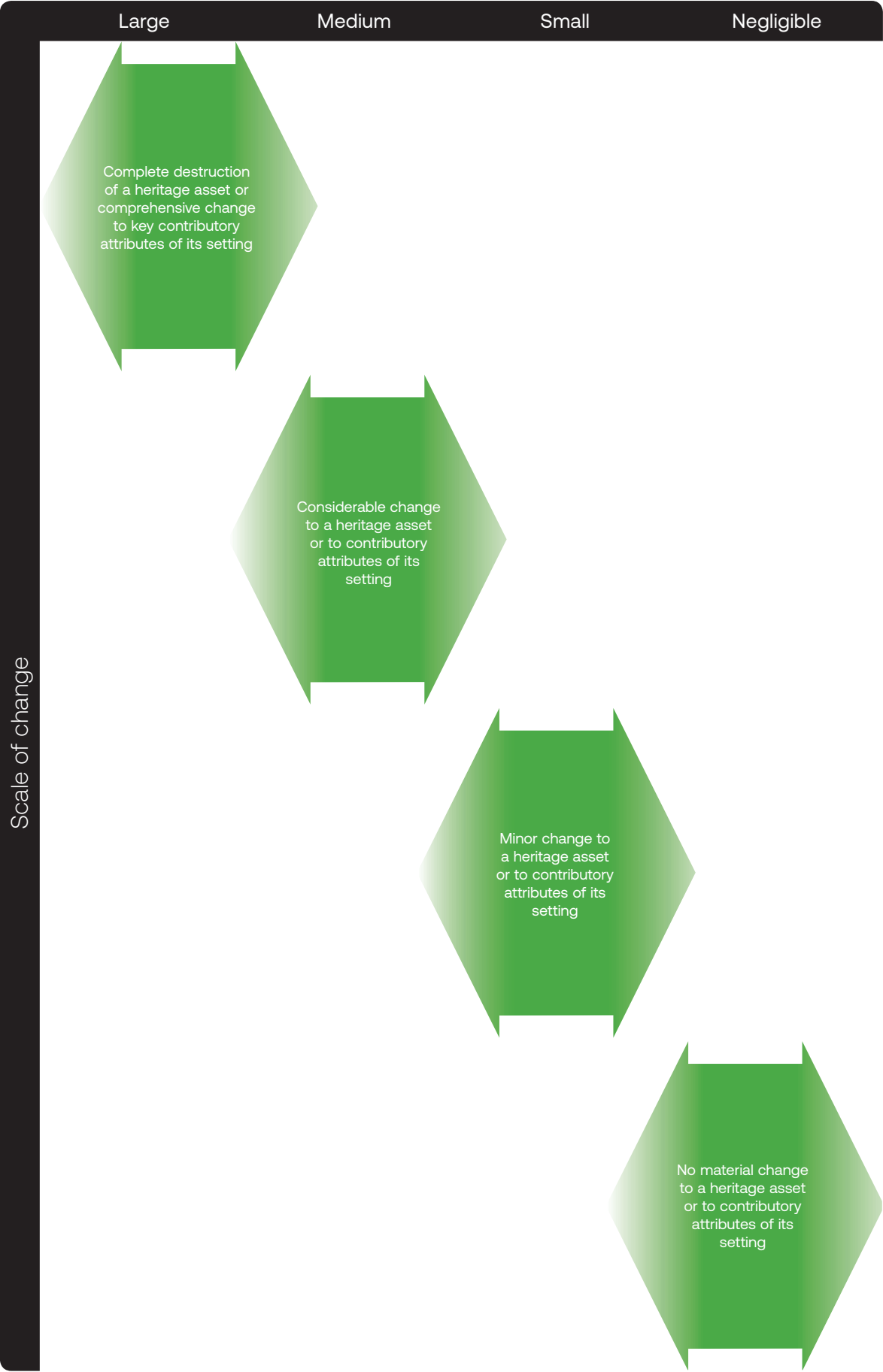




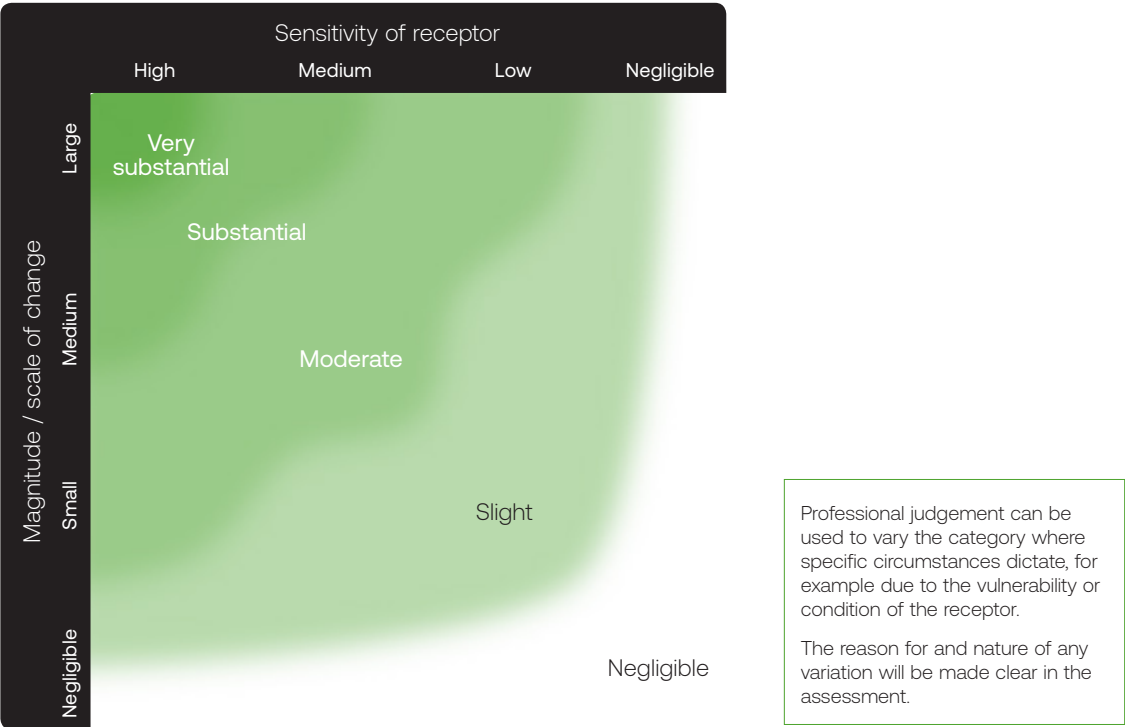
Sensitivity of receptor – Heritage



Magnitude of change – Heritage



Determination of significance matrix – Heritage



Degrees of effect

Very substantial

Adverse effects: Complete destruction of a heritage asset of high importance, or comprehensive change to its setting, so that the significance of the asset, or the ability to understand and appreciate that significance, are greatly altered or lost.

Beneficial effects: Major restoration or enhancement of a heritage asset of high importance, or comprehensive positive change to its setting, so that the significance of the asset, or the ability to understand and appreciate that significance, are revealed or greatly enhanced

Substantial

Adverse effects: Complete destruction of a heritage asset of less than high importance, or comprehensive change to its setting, or considerable change to an asset of high importance or its setting, so that the significance of the asset, or the ability to understand and appreciate that significance, are greatly altered or lost

Beneficial effects: Major restoration or enhancement of a heritage asset of less than high importance, or comprehensive positive change to its setting, so that the significance of the asset, or the ability to understand and appreciate that significance, are revealed or greatly enhanced

Moderate

Adverse effects: Considerable change to a heritage asset or its setting so that the significance of the asset, or the ability to understand and appreciate that significance, are altered

Beneficial effects: Considerable positive change to a heritage asset or its setting so that the significance of the asset, or the ability to understand and appreciate that significance, are enhanced

Slight

Adverse effects: Minor change to a heritage asset or its setting so that the significance of the asset, or the ability to understand and appreciate that significance, are altered

Beneficial effects: Minor positive change to a heritage asset or its setting so that the significance of the asset, or the ability to understand and appreciate that significance, are enhanced

Negligible:

No material change to a heritage asset or its setting or to the ability to understand and appreciate its significance

Significance

If the degree of effect is moderate or above, then the effect is considered to be significant.

