



Respondent No: 526

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Q1. Title Mr

Q2. First Name Shaun

Q3. Last Name King

Q4. Job Title (where relevant) not answered

Q5. Organisation (where relevant) not answered

[REDACTED]

Q12. Please set out your comments below. Please be as precise as possible.

SBC admin note: transcribed from photo submission The large scale expansion of the village of Wroughton generally is not viable. Especially the proposed north east area next to the M4/Swindon Rd. Roads in Wroughton already over subscribed with queues of traffic continuous on a daily basis. Poor condition of roads in Wroughton already with 2 of the 4 main roads in needing major works. Cars travelling in excess of 60mph through Wroughton at night along Swindon Rd making crossing for pedestrians and animals even more hazardous for anyone living in the north east part of the village. We already have a network of lights to negotiate when travelling by foot North into the town and the foliage along the pathways on the bridge is rarely cut back, it's also dimly lit which makes it virtually impossible for anyone with mobility issues to use. With a strong possibility of another 400-800 more cars coming out onto this road with cycles, dog walkers, motorbikes and delivery drivers etc further compounding this already hazardous stretch of road. Just behind my house there is a development under way with up to 150 houses planned 1 minute walk towards the village centre there is probably 200 houses just built and another 15 houses only 1/2 a minutes walk away, virtually all travel by car to work. There is no work in the area so all will need to commute onto these busy roads, access to carriageways and motorways is through residential areas already choking on traffic fumes. A huge development in Swindon just the other side of the M4 is far from finished and will house thousands. There is also another development at the top of Brimble Hill and further on at Alexander Park. North Swindon is also overwhelmed and building is still on going, these add-ons to what was a small commuter town have turned our roads into a light show adding 10 mins onto my journey to work in the last 10 yrs. The unsympathetic planning and lack of thought going into development have left the town soulless and I would not want the same for the village of Wroughton. The sale of Ellendune shopping parade is also a disgrace. Shops are now empty and I'm concerned for it's future. The development in Wroughton North East is in no way workable, inevitably. There will be more traffic lights, more roundabouts more cars more people more strain on local services.....etc Local surgery 2 weeks + wait for appointments cars illegally parked up on paths on Swindon Rd. Buses struggling to meet bus stop timetables due to the levels of traffic. The health hazard caused by break dust, tyre wear, diesel & petrol, rubbish thrown from cars, noise pollution, delivery drivers & lorries This area is already congested and there are many other areas around the town to consider, we are a village!!

Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

not answered



Respondent No: 527

[REDACTED]

[REDACTED]

[REDACTED]

Q1. Title Miss

Q2. First Name Emma

Q3. Last Name Jolley

Q4. Job Title (where relevant) not answered

Q5. Organisation (where relevant) not answered

[REDACTED]

Q12. Please set out your comments below. Please be as precise as possible.

SBC admin note: transcribed from photo submission I believe that the proposed part of the plan for Wroughton is not a feasible proposal. Wroughton has already taken additional development in the last decade with developments at The Grange and Brimble Hill. We also have the Hills site which will be developed soon.

Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

SBC admin note: transcribed from photo submission I firmly believe Wroughton + in particular North Wroughton has already had a lot of development. Currently the infrastructure of roads and healthcare is already over-stretched. Schools in the village are also over subscribed. Additionally, Wroughton is in danger of losing its identity as a village due to population size which is nearly that of a small town.



Respondent No: 528

1000

Q1. Title _____ Mr _____

Q2. First Name **Samuel**

Q3. Last Name Croft

Q4. Job Title (where relevant) Planning Manager

Q5. Organisation (where relevant) Hannick Homes & Developments Ltd

The figure consists of a 10x10 grid of black bars. The bars are of varying lengths, representing data values. There are two distinct clusters of bars. The first cluster, located in the top-left area, contains several short bars. The second, larger cluster, located in the bottom-right area, contains many longer bars, with some reaching nearly the height of the grid. The bars are black on a white background.

Q12. Please set out your comments below. Please be as precise as possible.

SBC admin note: Please also see attached response. Hannick Homes & Developments Ltd supports the overall vision of focusing growth within the urban area and at strategic locations such as the New Eastern Villages. However, the omission of the previously identified sites at Chiseldon (s0078 / SWIN2902) and Wanborough (s0079) is not supported by new or proportionate evidence and undermines the flexibility and deliverability of the Local Plan. Both sites remain suitable, available, and deliverable within the first five years of the plan period and can make a meaningful contribution to meeting the Borough's identified housing needs. Their reinstatement would strengthen the Plan's spatial strategy and ensure consistency with the tests of soundness in paragraph 36 of the NPPF. Further details and supporting technical evidence are set out in the accompanying Detailed Representations to the Swindon Borough Local Plan (Chiseldon and Wanborough), which should be read alongside this form.

Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Plan should be modified to:

- Re-allocate Land at Hodson Road, Chiseldon (s0078 / SWIN2902) for up to 42 dwellings; and
- Re-allocate Land off Hewers Close, Wanborough (s0079) for a modest number of dwellings within the northern parcel, retaining the southern portion as open land to mitigate landscape and heritage effects. These changes would provide a more balanced and resilient spatial strategy, improve flexibility, and ensure that the Plan is positively prepared, justified, effective and consistent with national policy. For full justification, including reference to the relevant evidence base (SHELAA 2025, Local Housing Needs Assessment 2024/25, Interim Sustainability Appraisal, and Five-Year Housing Land Supply Statement 2025), please refer to the accompanying Detailed Representations document.



Swindon Borough Council

**Swindon Local Plan 2023 - 2043: Regulation 18
Consultation Draft**

Chiseldon and Wanborough Sites

On behalf of Hannick Homes & Developments Ltd

October 2025

Executive Summary

Hannick Homes & Developments Ltd (“Hannick”) welcomes the opportunity to respond to the Swindon Borough Local Plan 2023–2043 (Regulation 18 Consultation Draft). Hannick supports the overall vision of focusing growth within the urban area and at strategic locations, including the continued identification of the New Eastern Villages (Policy SGL02) as a Strategic Growth Location. However, the omission of two previously identified sustainable village-edge sites at Chiseldon and Wanborough represents a significant change in strategy that is not justified by new evidence.

Both sites remain suitable, available and deliverable within the first five years of the plan period and can make a meaningful contribution to addressing the Borough’s identified housing needs. Reinstating these allocations would strengthen the Local Plan’s deliverability and flexibility, ensuring that it meets the tests of soundness in paragraph 36 of the National Planning Policy Framework (“NPPF”).

This representation reviews the Local Plan and its evidence base, assesses its compliance with national policy, and sets out site-specific evidence demonstrating that Land at Hodson Road, Chiseldon (App Ref: S/OUT/24/0982) and Land off Hewers Close, Wanborough remain sustainable locations for growth. The report concludes that these sites should be reinstated as allocations to provide a balanced and resilient spatial strategy for Swindon to 2043.

1.0 Introduction

1.1 Hannick Homes & Developments Ltd (“Hannick”) welcomes the opportunity to submit detailed representations to the Swindon Borough Local Plan 2023–2043 (Regulation 18 Consultation Draft). As an established regional housebuilder and strategic land promoter, Hannick has actively participated in Swindon’s plan-making process over several plan cycles. Hannick’s interest lies not only in promoting specific sites but in supporting a robust Local Plan that provides a sound and deliverable framework for sustainable growth.

1.2 These representations form part of a suite of submissions made on behalf of Hannick in respect of its land interests across the Borough that identify issues and seek modifications considered necessary to achieve a sound Local Plan. This submission specifically relates to sites that were previously identified as draft allocations in the earlier Regulation 19 version of the Local Plan but have since been removed from the current draft.

1.3 Hannick is therefore promoting two key sites within this representation:

- **Land at Hodson Road, Chiseldon (Site Ref: s0078 / SHELAA Ref: SWIN2902)**, which was previously identified as draft allocation Policy LA22 for around 42 dwellings and is the subject of a live outline planning application (App Ref: S/OUT/24/0982) for up to 42 dwellings, with all matters reserved except access; and
- **Land off Hewers Close, Wanborough (Site Ref: s0079)**, which was previously identified as draft allocation Policy LA28 for around 20 dwellings.

1.4 The re-inclusion of the Chiseldon and Wanborough sites would bring important benefits, including early housing delivery to support Swindon’s five-year housing land supply, provision of affordable housing, biodiversity net gain and financial contributions towards infrastructure. These outcomes align with the objectives

of the Local Plan and NPPF paragraphs 60, 62 and 79, which emphasise boosting housing supply and supporting the vitality of rural settlements.

- 1.5 This report assesses the Local Plan's compliance with the NPPF paragraph 36 tests of soundness. It draws upon the Council's evidence base, including the SHELAA 2025, Local Housing Needs Assessment 2024/25, Interim Sustainability Appraisal, Authority Monitoring Report 2024/25, Five-Year Housing Land Supply Statement 2025, and Infrastructure Delivery Plan (2025), alongside detailed technical evidence prepared by Hannick and its consultants.
- 1.6 The representations are supported by technical evidence and background documentation prepared by Hannick and its consultant team. These are included within the following appendices:
 - **Appendix A – Land at Hodson Road, Chiseldon (s0078 / SWIN2902)**
 - A1. Site Location Plan
 - A2. Extract from the Regulation 19 Draft Local Plan (Policy LA22)
 - A3. Landscape Officer consultation response (Charles Potterton)
 - **Appendix B – Land off Hewers Close, Wanborough (s0079)**
 - B1. Site Location Plan
 - B2. Extract from the Regulation 19 Draft Local Plan (Policy LA28)
 - B3. Landgage Historic Environment Desk-Based Assessment (HEDBA, 2022)
 - B4. Magnitude Surveys Geophysical Report (2018)

2.0 Spatial Strategy and Settlement Hierarchy

2.1 Policy SS1 establishes the spatial strategy, directing most growth to the Swindon urban area and strategic allocations including the New Eastern Villages (Policy SGL02), Kingsdown, and Wichelstowe. Policy SS2 defines the settlement hierarchy but no longer allocates growth at Chiseldon or Wanborough, representing a marked shift from the previous Regulation 19 version, which recognised both villages as suitable for modest and proportionate levels of growth.

2.2 Hannick supports the continued identification of the New Eastern Villages and other Strategic Growth Locations as essential components of Swindon's long-term growth strategy. These sites provide the framework for meeting the majority of the Borough's housing needs and play a central role in achieving the objectives of Policy SS1.

2.3 However, the removal of smaller, sustainable village-edge sites such as Chiseldon and Wanborough undermines the overall flexibility of the spatial strategy. NPPF paragraph 79 states that "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities." Both villages contain schools, community facilities and public transport links, meaning that limited, proportionate growth would help sustain local services in the long term.

2.4 The 2025 SHELAA identifies both sites as technically developable but constrained. For Chiseldon, the primary consideration is its landscape sensitivity within the North Wessex Downs National Landscape. For Wanborough, constraints relate to archaeology and landscape setting. The technical evidence provided by Hannick and its consultants demonstrates that these issues can be effectively mitigated through layout, design and management.

2.5 The Council's decision not to allocate either site is not supported by transparent comparative analysis with other similar allocations, such as those at Highworth and Broad Blunsdon, which also occupy greenfield locations with equal or greater landscape sensitivity. A more balanced strategy would combine strategic growth at NEV and Kingsdown with smaller, deliverable sites at sustainable villages, thereby diversifying the supply of housing land and ensuring resilience in delivery. Smaller sites such as Chiseldon and Wanborough are not alternatives to strategic allocations but complementary components that maintain delivery continuity and market choice, consistent with NPPF paragraph 73's emphasis on a mix of small and medium-sized sites.

2.6 Such an approach accords with the updated NPPF (December 2024). Paragraph 73 confirms that small and medium-sized sites make an important contribution to meeting housing requirements and are often built out relatively quickly. It expects local planning authorities to promote a good mix of sites, supporting smaller allocations and delivery tools such as permission in principle and Local Development Orders. This underscores the case for allocating proportionate village-edge sites to diversify supply and improve delivery resilience.

3.0 Housing Requirement, Supply and Flexibility

3.1 The Local Housing Needs Assessment 2025 identifies a minimum requirement of 24,100 dwellings (1,205 dpa). The Plan provides for 25,500 dwellings, equivalent to only a six per cent margin above identified need, which is below the contingency commonly applied elsewhere to ensure flexibility and resilience.

3.2 The housing trajectory relies heavily on three major strategic sites. The Authority Monitoring Report 2024/25 and Five-Year Housing Land Supply Statement 2025 confirm that delivery remains below trajectory and that the Borough currently has only a 4.9-year deliverable supply. The NPPF (paragraph 78) requires local planning authorities to identify and update annually a supply of specific

deliverable sites sufficient to provide a minimum of five years' worth of housing, including an appropriate buffer.

- 3.3 Reliance on a limited number of complex, infrastructure-dependent sites introduces delivery risk. Consistent with NPPF paragraph 73, the inclusion of small and medium-sized sites such as Hodson Road and Hewers Close would provide earlier completions and diversify supply.
- 3.4 Allocating these sites would ensure that the Plan is positively prepared, justified and effective by broadening the housing supply base and providing an additional buffer to address potential delays in strategic delivery.
- 3.5 Accordingly, the Plan should be modified to re-allocate these sites and introduce a modest additional supply buffer to enhance flexibility and long-term resilience.

4.0 Central Swindon Housing Delivery Feasibility

- 4.1 The Plan proposes approximately 4,300 dwellings within Central Swindon, including regeneration projects at Brunel Quarter, Station Quarter and North Star (Oasis). While this concentration of growth aligns with NPPF paragraph 119 on making effective use of land, it presents substantial viability and delivery risks.
- 4.2 Historic completion rates within Central Swindon have been low, and previous regeneration schemes such as Kimmerfields illustrate the lengthy lead-in times associated with complex brownfield redevelopment.
- 4.3 The refusal of the Oasis/North Star residential application in July 2025 demonstrates the viability challenges in Swindon's apartment market, particularly in delivering policy-compliant levels of affordable housing and infrastructure contributions.
- 4.4 The 2025 SHELAA recognises dependencies on land assembly, market conditions and public funding. Without clear developer commitment and

confirmed investment, these sites may not meet the NPPF Annex 2 definition of “deliverable.”

- 4.5 To ensure soundness, the Council should publish updated phasing trajectories, evidence of funding (including from Homes England or the Towns Fund), and contingency measures to mitigate shortfalls in urban delivery.

5.0 Site-Specific Representations

Chiseldon (s0078 / SWIN2902)

- 5.1 Land at Hodson Road, Chiseldon comprises approximately 3.1 hectares of land on the southern edge of the village and forms a logical and contained extension to the existing settlement (Appendix A1). The site is in single ownership and is the subject of a live outline planning application (App Ref: S/OUT/24/0982) submitted by Hannick Homes & Developments Ltd for up to 42 dwellings, with all matters except access reserved. The application is supported by a comprehensive suite of technical assessments, including reports on landscape and visual impact (MHP Design Ltd), heritage (Landgage Heritage), drainage and flood risk (SDS), ecology (Ecology Solutions) and transport (Evoke Transport Planning). Collectively, the evidence confirms that the site is suitable, available and deliverable within the first five years of the plan period.
- 5.2 The site was previously identified as a draft allocation in the Regulation 19 version of the Swindon Local Plan as Policy LA22 (Appendix A2), when the Council accepted that modest growth at Chiseldon would represent sustainable development consistent with the settlement’s role in the hierarchy. Its removal from the current Regulation 18 draft is not supported by any new evidence or change in circumstance. The 2025 SHELA lists the site as unsuitable primarily on landscape grounds, yet the Council’s own Landscape Officer confirmed that the proposed development “would not cause unacceptable harm to the wider landscape of the North Wessex Downs National Landscape” and that there is “no primary landscape-based reason to object to the principle of some form of

development.” (Appendix A3). The submitted LVIA demonstrates that the site is visually well contained, with limited long-distance visibility, and that the proposed landscape framework will reinforce the village edge and improve green infrastructure. The conclusions of both the independent and Council assessments show that the site can accommodate development without significant landscape harm, consistent with NPPF paragraphs 180 and 182, which require that valued landscapes are protected and that environmental impacts are proportionately assessed and mitigated.

- 5.3 Heritage matters have been assessed by Landgage Heritage, whose statement concludes that the proposal would cause only a low level of less-than-substantial harm to the setting of the Chiseldon Conservation Area and the Grade I listed Church of the Holy Cross. This conclusion is supported by the Council’s Conservation Officer, who advised that the change “may ultimately not affect the significance or special interest” of these heritage assets once mitigation planting and lighting controls are secured. Historic England has raised no objection. NPPF paragraph 207 confirms that any less-than-substantial harm should be weighed against the public benefits of the proposal, which in this case include new housing (including affordable homes), biodiversity net gain and landscape enhancement. These benefits carry substantial weight in favour of the site’s allocation.
- 5.4 The Ecological Assessment by Ecology Solutions identifies no significant ecological constraints, and the Council’s Ecologist raised no objection subject to conditions. The submitted Biodiversity Net Gain metric demonstrates an 18.48 per cent uplift, significantly exceeding the statutory 10 per cent requirement under the Environment Act 2021. The Drainage Strategy prepared by SDS confirms that the site lies within Flood Zone 1 and can be drained via infiltration to on-site attenuation features designed in accordance with CIRIA C753. The Lead Local Flood Authority accepted this approach, confirming no objection subject to standard conditions. These findings demonstrate

compliance with NPPF paragraphs 167 and 174 on flood risk and drainage, and with Policies EN5 and EN6 of the adopted plan.

5.5 The Transport Statement prepared by Evoke Transport Planning demonstrates that safe access can be achieved from Hodson Road with appropriate visibility splays and that the proposal will generate modest traffic levels. The site is within walking distance of Chiseldon's primary school, convenience store, village hall and other community facilities and benefits from connections to the wider public rights of way network and National Cycle Route 45. Regular bus services continue to operate along the B4005, providing access to Swindon and Marlborough at the same frequency as when the site was previously identified as a draft allocation. NPPF paragraph 112 encourages development that gives priority to pedestrian and cycle movements and promotes public transport access. The site therefore remains well connected and capable of supporting sustainable travel patterns consistent with NPPF paragraphs 104 and 105.

5.6 All statutory consultees with relevant technical remits have confirmed that the site can be developed acceptably. Landscape, drainage, ecology and heritage officers raise no objection in principle, and any remaining matters can be addressed through detailed design or planning conditions. The only reasons cited for discounting the site are unsupported by new evidence and inconsistent with the Council's previous position. The site's deliverability limited environmental effects and strong planning merits demonstrate that it remains a suitable and sustainable location for housing and should be reinstated as an allocation in the Local Plan.

Land off Hewers Close, Wanborough (s0079)

5.7 Land off Hewers Close (Appendix B1), Wanborough was previously identified in the previous Regulation 19 Draft Local Plan as Policy LA28 for around 20 dwellings (Appendix B2). The site forms a modest, well-contained extension to the northern edge of the settlement, with existing residential development to the north, Hewers Close to the east and the recreation ground and open land to the

west providing a clear and defensible boundary. The earlier allocation concept confined built development to the northern parcel, retaining the southern portion as open land to conserve the area's contribution to village character. Nothing material has changed since that position was reached, and the same mitigation-led concept remains appropriate for plan-making.

- 5.8 In the 2025 SHELA the site was excluded at the initial survey stage on the ground of "non-designated archaeology." This high-level screening outcome is not a proportionate assessment of significance or mitigation potential. The Historic Environment Desk-Based Assessment (Landgate Heritage, 2022)(Appendix B3) and Geophysical Survey (Magnitude Surveys, 2018)(Appendix B4) provide robust evidence. The geophysics recorded only limited, low-intensity magnetic anomalies characteristic of historic cultivation, minor field boundaries and possible trackways; no coherent patterns indicative of settlement enclosures or building remains were detected. The HEDBA concludes that any sub-surface archaeology is likely to be of local interest only and can be managed through proportionate evaluation and, if necessary, targeted excavation secured by condition, consistent with NPPF paragraph 208 on recording and advancing understanding of heritage assets.
- 5.9 In built-heritage terms, the HEDBA confirms that development limited to the northern parcel would cause only a low level of less-than-substantial harm to the setting of the Lower Wanborough Conservation Area. This would be mitigated through retention of the southern open land, reinforcement of existing hedgerows and sensitive landscape treatment at the reserved matters stage. Most listed buildings in and around Wanborough are screened by topography, vegetation and built form. NPPF paragraph 207 again requires that any minor harm be weighed against public benefits, which in this case include new homes and improved local green infrastructure.
- 5.10 The northern parcel is visually contained by mature boundary vegetation, adjoining development and the recreation ground. The Landscape Sensitivity

Assessment rates higher sensitivity largely because of the openness of the southern area, which would remain undeveloped. By retaining this southern land as publicly accessible open space and limiting built form to the northern parcel, the refined allocation concept directly addresses the identified sensitivity. A small, landscape-led scheme of about 20 dwellings would integrate appropriately and avoid harm to landscape character or coalescence, consistent with NPPF paragraphs 182 and 185.

- 5.11 Access and movement were addressed when the site was previously promoted. A scheme of around 20 homes would generate only a modest number of trips, and any localised mitigation can be secured through the application process. The site lies within walking distance of village services, connects to the rights-of-way network and benefits from proximity to planned improvements associated with the NEV. This supports sustainable travel and aligns with NPPF paragraph 104 on facilitating opportunities for walking, cycling and public transport use.
- 5.12 The site has been promoted for housing on the northern portion, leaving the remainder as open space and buffers. It is well related to the existing built form and can be accessed from Hewers Close. Development could provide a mix of 30–40 dwellings, including affordable homes, and deliver new public open space, pedestrian links and ecological enhancements. Re-allocating this site would make a valuable contribution to housing supply while safeguarding the character of Wanborough.
- 5.13 Accordingly, the SHELAA's initial exclusion based on "non-designated archaeology" is not supported by site-specific technical evidence. The findings of the Magnitude Surveys and Landgage HEDBA show that archaeological potential is limited and capable of standard mitigation, and that built-heritage effects can be reduced to a low level of less-than-substantial harm by confining development to the northern parcel and retaining and enhancing the southern land as open space. The site should therefore be re-tested at Stage 2 of the

SHELAA and reinstated as a small, deliverable allocation for about 20 dwellings to support the plan's spatial balance and five-year supply resilience.

6.0 Sustainability Appraisal and Site Selection

- 6.1 The Interim Sustainability Appraisal (SA) accompanying the draft Plan places heavy emphasis on concentrating growth within the Swindon urban area. While this objective is understood, the appraisal does not transparently demonstrate how all reasonable alternatives were considered or why the chosen spatial approach was preferred. NPPF paragraph 32 requires that the SA demonstrates how reasonable alternatives have been considered and taken into account, with sufficient information for the public and the Inspector to understand the reasons for selecting the preferred option. The current documentation does not meet this requirement, as it does not clearly set out the comparative performance of smaller, sustainable village-edge options such as Chiseldon and Wanborough.
- 6.2 The SA relies largely on high-level assumptions rather than the site-specific evidence now available for both locations. In particular, the SA and the Site Selection work do not reflect the findings of the submitted technical assessments on landscape, heritage, drainage and accessibility. NPPF paragraph 36 (b) requires that a plan be *justified*, meaning that it must be an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence. Without a transparent comparison, the exclusion of the two previously supported sites appears arbitrary and risks the plan being found unsound on this test.
- 6.3 The Council should therefore publish a dedicated Site Selection Topic Paper to accompany the next stage of the Plan. That paper should include:
 - comparative RAG-rated scores for all candidate sites considered through the SHELAA;

- an explanation of any mitigation that could make constrained sites suitable; and
- clear reasoning for why certain sites, including Land at Hodson Road and Land off Hewers Close, were excluded despite having been previously identified as draft allocations and supported by detailed evidence.

6.4 Planning Practice Guidance on *Plan-making* (Ref. ID 61-018 and 61-019) advises that plan-makers should keep an audit trail of site assessment work, setting out the reasons for selecting or rejecting sites at each stage. It also confirms that proportionate evidence should be used to inform choices about the pattern and scale of development. The absence of such an audit trail within the current evidence base represents a weakness that should be rectified before the next consultation stage.

6.5 A revised and more transparent appraisal process would also ensure consistency with NPPF paragraph 36 (d), which requires plans to be *consistent with national policy* so that they enable the delivery of sustainable development. Several recent local plan examinations have confirmed that insufficiently documented site-selection processes can lead to findings of unsoundness or necessitate main modifications. By publishing an updated Sustainability Appraisal and a Site Selection Topic Paper, the Council would address these concerns and provide a clear evidential basis for any future allocation decisions.

7.0 Recommended Modifications to the Local Plan

7.1 Hannick considers that several modifications are required to ensure that the Swindon Borough Local Plan 2023–2043 is sound and legally compliant. These modifications are intended to strengthen the Plan’s deliverability, flexibility and consistency with national policy, ensuring that housing needs are fully met across the plan period in accordance with the tests of soundness set out in NPPF paragraph 36.

7.2 The first modification sought is the re-allocation of Land at Hodson Road, Chiseldon (s0078 / SWIN2902) for up to 42 dwellings. The site is the subject of an active planning application (S/OUT/24/0982) and is capable of early delivery within the first five years of the plan period. Development would be landscape-led, incorporating green infrastructure and planting to mitigate effects on the North Wessex Downs National Landscape, while also providing affordable housing, public open space and biodiversity net gain consistent with NPPF paragraphs 73, 174 and 185.

7.3 The second modification sought is the re-allocation of Land off Hewers Close, Wanborough (s0079) for a modest number of dwellings on the northern portion of the site. The remainder of the land would deliver open space and landscape buffers to respect the village setting. This small, landscape-led scheme would contribute to short-term housing supply, affordable housing delivery and the vitality of Wanborough, a settlement identified in the hierarchy as capable of accommodating proportionate growth.

7.4 In addition to these specific allocations, the Plan should introduce a contingency buffer by allocating further small and medium-sized sites to increase flexibility and ensure a continuous five-year housing land supply. Evidence from the Authority Monitoring Report 2024/25 and Five-Year Housing Land Supply Statement 2025 confirms that the Borough currently lacks sufficient deliverable sites, and therefore additional allocations are necessary to maintain resilience. NPPF paragraph 73 emphasises that small and medium-sized sites play a vital role in housing delivery, while PPG: Housing supply and delivery (Ref. ID 68-007) advises that local plans should demonstrate a realistic prospect of maintaining supply throughout the plan period.

7.5 The Council should also commit to publishing detailed delivery evidence, including viability appraisals and updated phasing for Central Swindon allocations, supported by Statements of Common Ground with neighbouring authorities and infrastructure providers. This would demonstrate effective

collaboration and ensure compliance with the Duty to Cooperate under NPPF paragraphs 26 and 27.

7.6 Finally, the Council should publish an updated Site Selection Topic Paper and a revised Sustainability Appraisal before the next consultation stage. These documents should clearly set out the assessment of all reasonable alternatives, explain how site-selection decisions were reached, and identify mitigation options for constrained but potentially developable sites. Providing this evidence would ensure transparency and proportionality, consistent with the PPG: Plan-making (Ref. ID 61-018 to 61-019), and would strengthen the justification of the Plan in accordance with NPPF paragraph 36 (b) (the “justified” test).

8.0 Conclusions

8.1 Hannick supports the overall vision of the Swindon Borough Local Plan to focus major growth within the urban area, regenerate Central Swindon and deliver sustainable development in accordance with national policy. However, the evidence presented through the Regulation 18 Draft highlights several important weaknesses that currently threaten the soundness of the Plan.

8.2 The Plan is not considered positively prepared, as it does not go beyond the minimum housing need to provide a sufficient buffer or ensure flexibility. It is not fully justified, as there is no clear or transparent rationale for the removal of previously supported allocations at Chiseldon and Wanborough. The Plan is unlikely to be effective, given its reliance on a limited number of strategic and central sites that face delivery and viability challenges. Finally, it is not wholly consistent with national policy, as it fails to plan positively for a diverse range of sites and does not adequately support proportionate growth in sustainable rural settlements. These shortcomings mean the Plan does not yet satisfy the tests of soundness set out in NPPF paragraph 36.

8.3 Reinstating the allocations at Land at Hodson Road, Chiseldon and Land off Hewers Close, Wanborough would materially strengthen the Plan's deliverability and create a more balanced spatial strategy. Both sites are available, achievable and capable of early delivery, offering tangible benefits such as affordable housing, biodiversity net gain, open space and local economic support. Their reintroduction would improve the resilience of the housing trajectory and assist in addressing the Borough's current shortfall in its five-year housing land supply.

8.4 In summary, the Plan can be made sound by incorporating the following modifications, each of which aligns with national policy and the evidence base supporting sustainable development in Swindon:

- Land at Hodson Road, Chiseldon (s0078 / SWIN2902) be re-allocated for up to 42 dwellings, consistent with the evidence submitted through the live outline planning application (S/OUT/24/0982) and accompanying technical assessments.
- Land off Hewers Close, Wanborough (s0079) be re-allocated for a modest number of dwellings within the northern parcel of the site, retaining the southern portion as open land to provide landscape and heritage mitigation and enhance local green infrastructure.
- Additional small and medium-sized sites be allocated to improve flexibility, resilience and supply diversity in accordance with NPPF paragraph 73.
- The Council publish updated delivery and viability evidence for Central Swindon allocations, supported by confirmed funding commitments and development agreements with landowners and delivery partners, to ensure those sites are genuinely deliverable within the plan period.
- The Council prepare and publish an updated Site Selection Topic Paper and Sustainability Appraisal, providing a transparent audit trail of all reasonable alternatives and mitigation measures considered, in line with NPPF paragraph 32 and PPG Plan-making guidance (Ref. ID 61-018 to 61-019).

- Statements of Common Ground be updated and published with Wiltshire Council and relevant infrastructure providers, demonstrating effective cross-boundary engagement in accordance with NPPF paragraphs 26 and 27.

8.5 With these amendments, the Local Plan would be positively prepared, justified, effective and consistent with national policy. It would provide a robust, transparent and deliverable framework for sustainable growth across Swindon to 2043, ensuring that housing, infrastructure and environmental objectives are met in a balanced and plan-led manner.

APPENDICES

Appendix A1. Site Location Plan



1:1250



legend
Site boundary



client:
Hannick Homes and Developments Limited

project:
Hodson Road, Chiseldon

drawing title:
Site Location Plan

job number: **HAN101** drawing number: **1003**

scale **1:1250 @ A3** drawn **ER**

date: **August 2024** status: **Final for Planning Purposes**

urbandesignbox.co.uk

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DO NOT SCALE DRAWINGS.

Appendix A2. Extract from the Regulation 19 Draft Local Plan (Policy

LA22)

6 Local Site Allocations

Policy LA 22

Land east of Hodson Road, Chiseldon

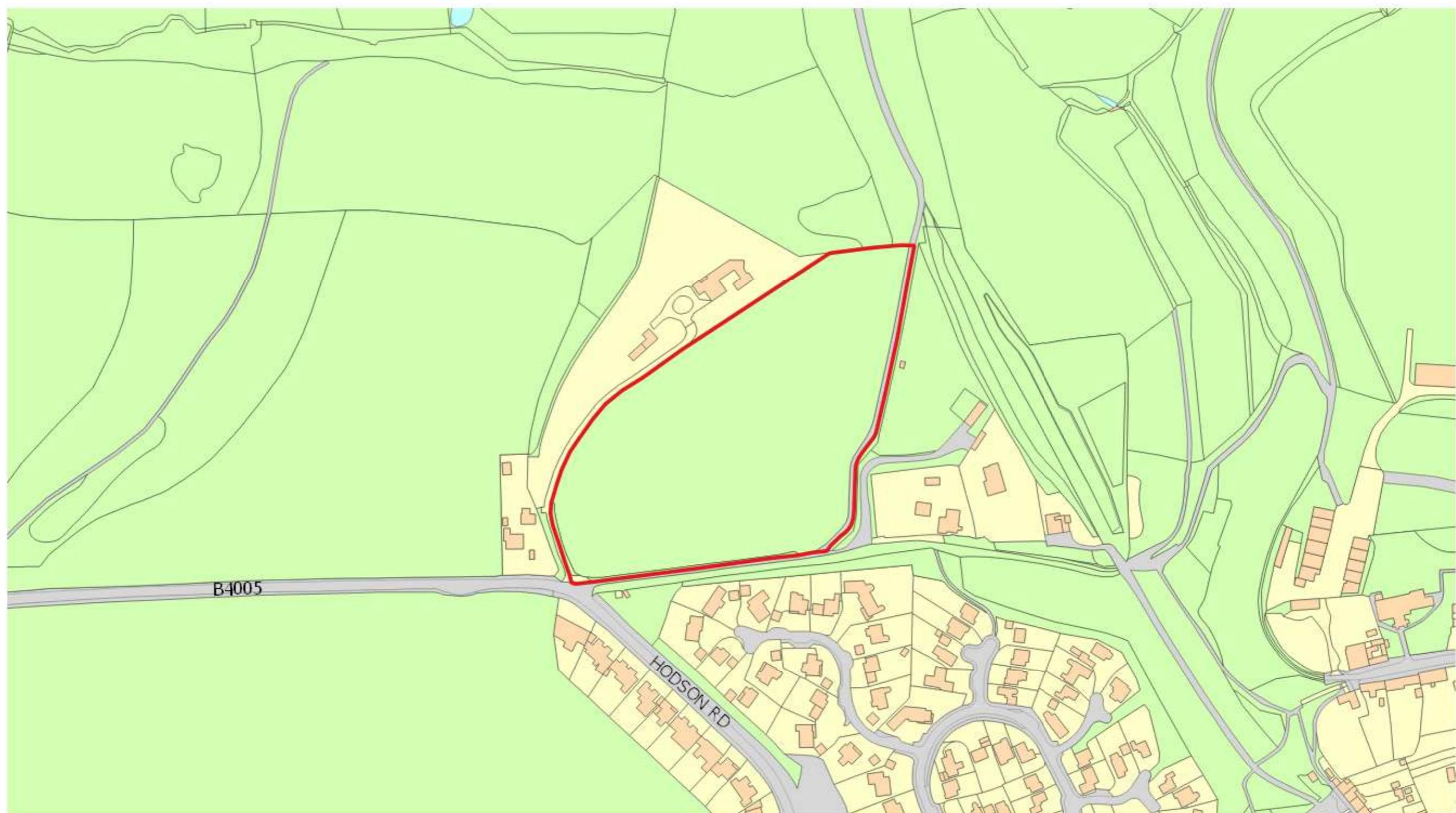
Land east of Hodson Road is allocated for residential development about 42 dwellings as shown on the policies map and should make provision for:

- a. a single point of access from Hodson Road that combines the two existing accesses and access to the development site. A safe pedestrian connection to the existing footway provision on Hodson Road is also required;
- b. a high quality entrance with no development near to the SW corner. At the more open NE corner any development must stay back from sensitive edge and manage impacts on adjacent wildlife site. Additional perimeter vegetation to southern and eastern boundaries to respect Sustrans route should be considered;
- c. at least 0.3ha of useable public open space (in addition to landscaping areas). This should be provided adjacent to Sustrans Route 45 which passes along the eastern edge of the site;
- d. enhancement to the Sustrans route through a public art installation and provision of benches/a picnic area and interpretation board on the history of Chiseldon;
- e. a local level equipped Play Space;
- f. Ensure any contamination from historic landfill does not pollute groundwater and any require remediation is carried out to the required standard; and
- g. pedestrian connectivity to the existing village and via the existing route through Home Close, with the opportunity taken to improve this route.

A Landscape and Visual Impact Assessment must be submitted with any application to identify ecologically and visually sensitive areas where there should be no development. Additionally, an archaeological assessment will be necessary.

Land at Hodson Road

Hodson Road, Chiseldon



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Key

Local Site Allocation

0

100

200 m

Scale 1:5,000



Appendix A3. Landscape Officer consultation response (Charles Potterton)

Landscape Architecture

PLACEmaking Team

Consultation Response



Application details	
Development description Outline planning application (with all matters except access reserved) for the erection of up to 42 no. dwellings, open space, landscaping and associated engineering works.	App. Ref S/OUT/24/0982
Site address Land At Hodson Road Chiseldon Swindon Wiltshire	Response date 04.11.2024
Environment Team response by Charles Potterton (Landscape Architect)	Case Officer Tom Buxton
Summary response	
No objection or comments	
No objection in principle, but subject to conditions / comments below	X
Not acceptable in its current format - subject to changes noted below	
Object in principle - citing reasons	
Detailed response	
<p>1. I am familiar with the site and the surrounding landscape and have visited it on a number of occasions during the preparation of this response.</p> <p>2. The site lies on the edge of the settlement of Chiseldon which is located within the sensitive landscape of the North Wessex Downs National Landscape (NWDNL - formerly AONB). It is beside but outside the settlement boundary, and therefore technically in open countryside, but noting that this boundary appears to be drawn very tightly around the built area of the settlement (Fig 10 Chiseldon Neighbourhood Development Plan) meaning effectively any new development associated with Chiseldon would be outside that boundary.</p> <p>3. The site is generally flat with no internal vegetation. The immediate south and east sides are formed by a lane (which is later restricted to a narrow track / path with no through access) together with some trees / hedge. To the immediate south lies the residential area around Home Close and a small number of properties to the east of Kings Court. The west side is also formed by a hedge and a lane that leads to 'Poplars' and 'Pinkcombe Lodge'. There are public rights of way effectively on (at least in part or close to) three sides of the site.</p> <p>4. To the immediate north of the site is a very sensitive ridge that runs west / east and in this particular area the ridge is divided into two distinct levels / parts (splitting roughly at Burderop). The site is located broadly where the two parts rejoin. There are other instances of buildings sitting near to the edge of this feature to include (locally), Burderop Park, Hodson and parts of Chiseldon and Badbury.</p> <p>5. Access into the site is directly off Hodson Road in the south-western corner at a confluence of the lanes / paths noted above. It is important to note that there is no boundary vegetation to the southern part of the site and no vegetation removed to facilitate the scheme.</p>	

Landscape Architecture

PLACEmaking Team

Consultation Response



6. The site is broadly triangular in shape with the 'point' to the north where there is a gap in the vegetation facilitating longer distance views out of the site where the Hospital and noise from the nearby M4 are dominant features.
7. There are inevitably some reciprocal views 'back' and uphill towards the site, but these are likely to only include the outer edges of the site (cross sections and a more focussed section to the LVIA would help determine the extent of this).
8. The site is visible from Hodson Road as one approaches from the west, but existing hedging does block views into the site until one is almost at the entrance to the site. Approaching from the south, also on Hodson Road, views into the site are similarly limited until one is near the actual entrance. There are houses on both sides of the road when approaching in this direction.
9. In terms of the rising ground to the south the site is always going to be visible from certain locations on higher ground, but these views are from some distance away and the context would be the existing built form of Chiseldon to the immediate right and Poplars / Pinkcombe Lodge to the west. The wider area of Swindon (and the NEV as it is built out) are also visible as the background. I do not consider that there is an unacceptable degree of harm in regard to longer distance views.
10. In terms of visual impacts therefore, the scheme would cause changes to some local views when passing the site by car or on foot, but these harms are limited in extent and duration.
11. In terms of landscape character, it is clear that the scheme will cause major changes to the character of the site in the change from agriculture to residential, but this is generally restricted to the extent of the site itself and its most immediate surroundings. Given the proximity of other buildings, including the main area of Chiseldon itself, I do not consider that there would be an unacceptable degree of harm to the wider landscape of the NWDNL. There are no physical impacts in terms of loss of vegetation but there would be a loss of arable land to be taken into the overall balance.
12. It is acknowledged that the site is part of the landscape setting of the nearby Chiseldon Conservation Area and that there would be some change to that setting as noted above. However, it is my opinion that although this harm would exist, it would be relatively limited.

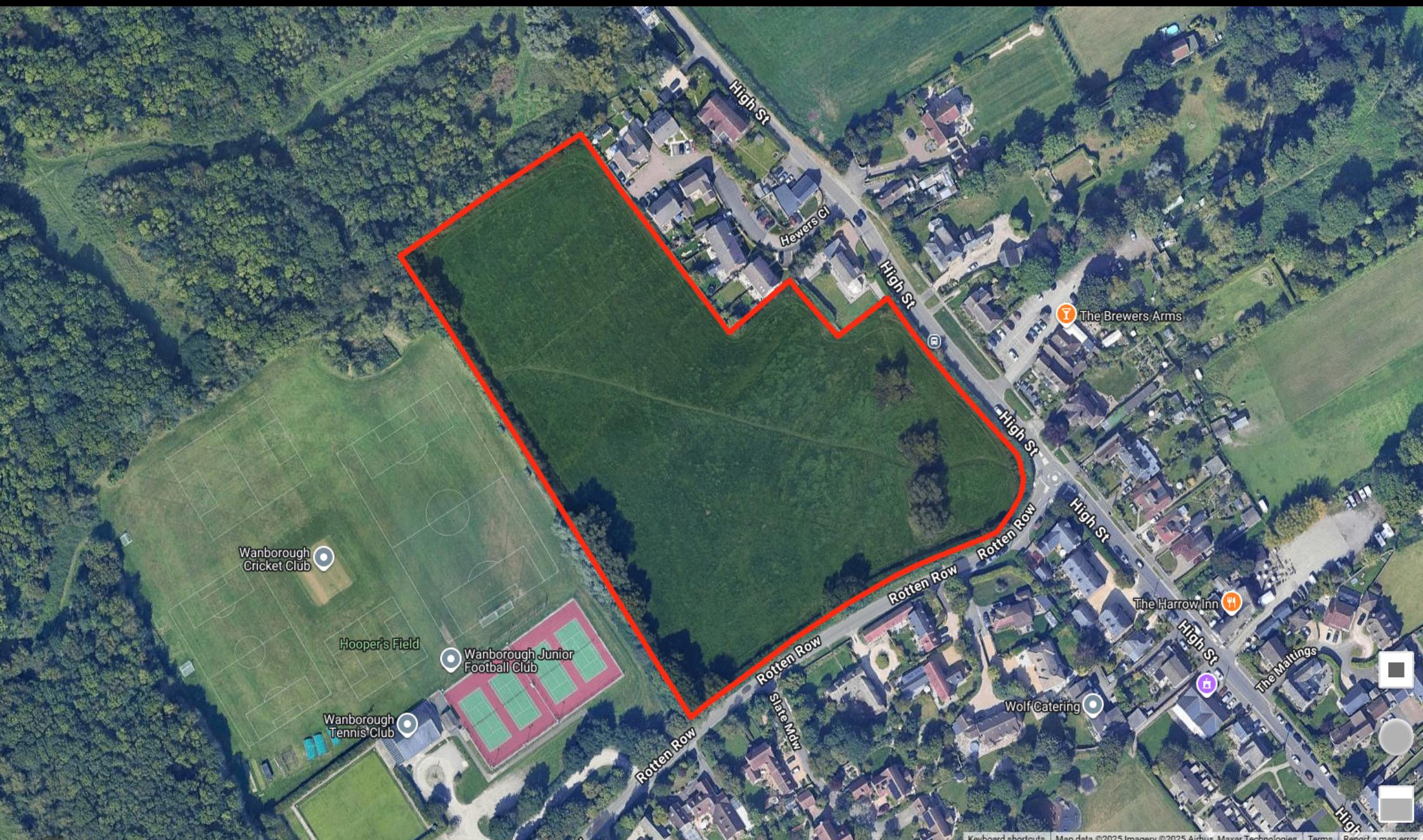
Landscape Architecture
PLACEmaking Team
Consultation Response



13. Having looked at the main landscape assessment-based criteria and having concluded that I would have no primary objection to some form of development on the site, and being aware that this is an outline application trying to establish the principle, I turn to the illustrative masterplan as submitted.
14. The layout has included a large green buffer to the south-east and I understand the logic behind this, but wonder if it is in fact, too wide as the consequence is a much harder edge to the west side, where one would expect a softer edge. Further I consider that the actual entrance needs more work as does the internal layout. I think it would be better to have a stronger internal landscape structure.
15. Overall, whilst there are some harms, I can find no primary landscape-based reason to object to the principle of some form of development on the site. My overall conclusion is therefore 'No objection to the principle' but consider that more work is required on matters of detail should the scheme proceed to the next stage of the process.

Appendix B1. Site Location Plan

LLand off Hewers Close, Wanborough site plan



Appendix B2. Extract from the Regulation 19 Draft Local Plan (Policy

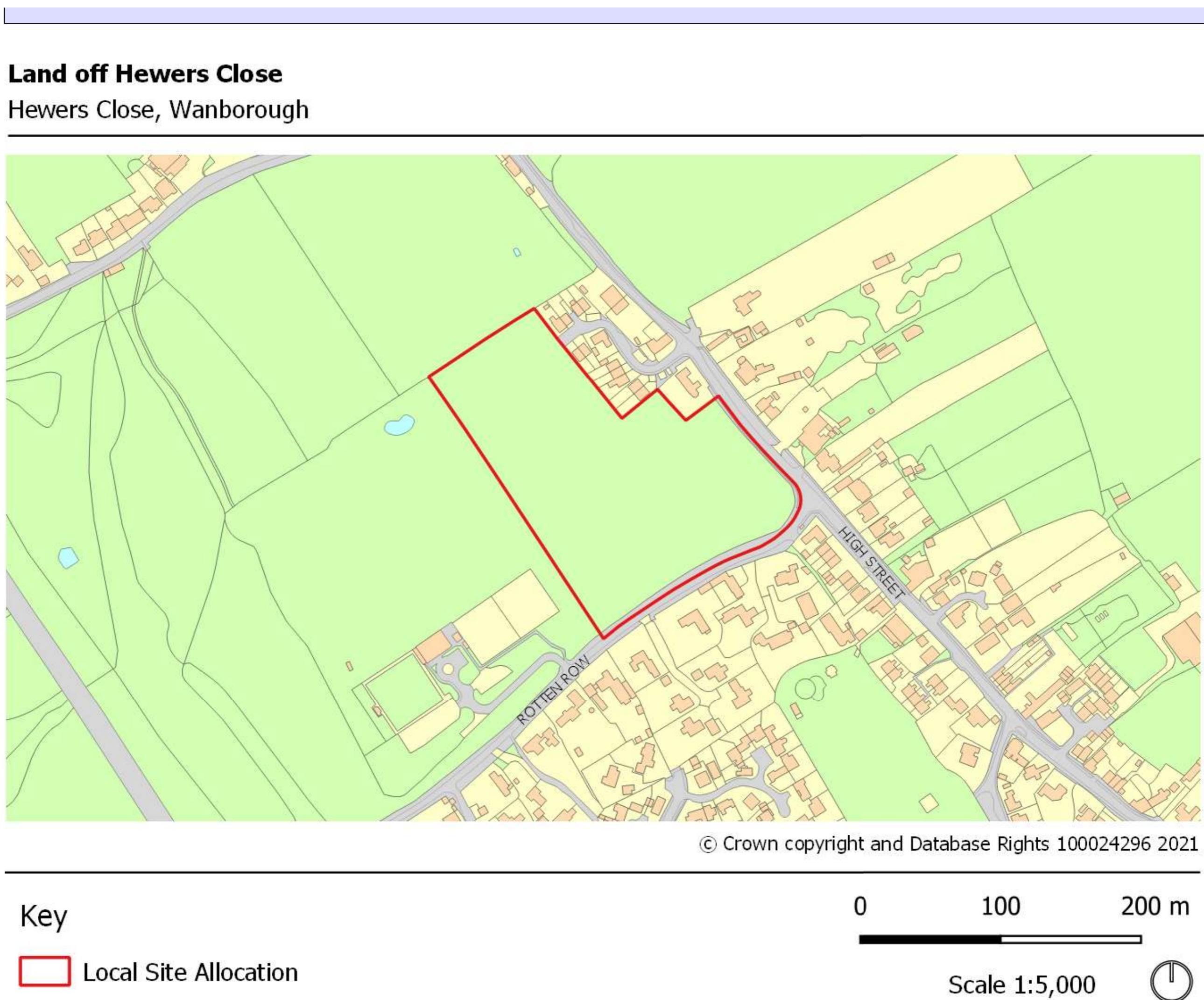
LA28)

Policy LA 28

Land off Hewers Close, Wanborough

1. Land off Hewers Close is allocated for about 20 dwellings and should make provision for:
 - a. public open space on the southern edge of the site as an area with high archaeological potential, with existing trees and established hedgerows to be retained;
 - b. perimeter vegetation to be retained and protected;
 - c. no net detriment to the public access value of the public right of way;
 - d. suitable and safe access; and
 - e. a high standard of development respecting the Conservation Area setting.
2. An ecology report to support the planning application should consider impact on adjoining Warneage Woods
3. A heritage impact statement will be required due the heritage assets including those designated.

6 Local Site Allocations



Appendix B3. Landgage Historic Environment Desk-Based Assessment (HEDBA, 2022)

Land off Hewers Close, Wanborough, Wiltshire.

Historic Environment Desk-Based Assessment

Land off Hewers Close, Wanborough, Wiltshire.

Historic Environment Desk-Based Assessment

LANDGAGE HERITAGE LIMITED

Company registration Number: 12993775

Project Details

Landgage Heritage Project Reference	PR0102
Commissioning Client	Hannick Developments
Local Planning Authority	Swindon Borough Council
Site grid reference	420910, 183584

Version History

Issue version	Date of issue	Author	Reviewed by	Comments
1 st issue	08 JUN 2022	Charles Winterburn Will Bedford	Will Bedford BA MCIfA	1 st issue for review and comment
2 nd issue	25 JUL 2022	Will Bedford	Will Bedford BA MCIfA	Incorporating client comments

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Land off Hewers Close, Wanborough, Wiltshire – Historic Environment Desk-Based Assessment

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Non-technical summary

This report has been prepared in relation to the land off Hewers Close, Wanborough (the study site) on behalf of Hannick Developments. This land is proposed for residential development. This report has been produced in accordance with the Chartered Institute for Archaeologists (CIIfA) standard and guidance for historic environment desk-based assessments (CIIfA 2014), as well as Historic England (HE) guidance on the assessment of the significance and setting of heritage assets (HE 2015 and 2017, respectively). The assessment provided in this report has been informed by a review of data from the historic environment record (HER) held by Wiltshire Council, data held in the National Heritage List for England (NHLE) held by Historic England, a review of lidar data held by the Environment Agency (EA) and aerial imagery from available sources, as well as by the results of previous archaeological investigations. This assessment assesses the effects on the historic environment that would result from the proposed development, both through direct physical effect, and by indirect effects to the setting of heritage assets.

This assessment has considered designated heritage assets both within the study site, and in the surrounding area, and has found that the proposed development of the study site would result in no more than a low level of less than substantial harm to the significance of the Lower Wanborough Conservation Area. The proposed development would not affect the setting or significance of any other designated heritage assets in the wider search area.

This assessment has also found that much of the potential for harm to the significance of the conservation area as a result of the proposed development would depend on the detailed design of the proposed development, in particular with regard to landscaping and materials. A well-designed scheme, with high quality materials and an intentional relationship with the open space to the south could provide a positive enclosure to that space, and improve the character from the current situation.

A well-designed scheme, developed in consultation with the local planning authority's design and conservation officer, could preserve the significance, character and appearance of the conservation area, and could improve some elements.

This assessment has reviewed the available archaeological evidence both within the study site, and from the surrounding area. This has included the results of a geophysical survey of the study site, the results of archaeological investigations undertaken nearby, lidar data and data from the Wiltshire HER. This assessment has found that the southern part of the study site is known to contain earthworks, which is evidenced by a site visit, lidar data and aerial imagery of the study site.

The geophysical survey of the study site found that the earthworks are unlikely to comprise the remains of settlement activity due to the relatively low level of magnetic enhancement detected by that survey (Fortuny, 2018). It is therefore likely that the earthworks comprise the remains of trackways and other agricultural management practices, and which are most likely to date to the Medieval period. This assessment has also concluded that the study site has a moderate potential to contain buried remains from the prehistoric period, Roman artefacts and for the presence of evidence associated with agricultural practices in the Post-Medieval period. There is a low potential for the present of the remains of settlement from any period, based on the results of the geophysical survey of the study site. Given the absence of evidence for any settlement remains, or other activity suggestive of buried remains of interest, it is considered that the archaeological remains within the study site are of local interest, as defined in section 3.6.6. of this assessment.

The southern part of the study site would be unaffected by the proposed development, as it would be retained as open space. As such, the earthworks identified, as well as the location of a potential Neolithic barrow suggested by the HER, would be unaffected by the proposed development. Any

buried remains located in the northern part of the study site would be removed, but this assessment has found that these remains would be of no more than local interest.

The loss the archaeological remains of local interest can be adequately mitigated by a programme of archaeological works. This would comprise an initial phase of archaeological evaluation, to confirm the nature and extent of the remains, followed by archaeological excavation and recording of any remains of interest. This would realise the research potential of the buried remains, and would provide information on the past use of the study site. As such these works would provide a small public benefit.

This benefit is considered sufficient to compensate for the loss of archaeological remains of local interest, and would be an appropriate response for the anticipated Prehistoric, Roman, Medieval, and Post-Medieval remains which may be present within the northern part of the study site.

Therefore, provided a suitable programme of archaeological works is secured, the loss of the archaeological remains within the study site would be acceptable.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraphs 202 and 203 of the NPPF and policy EN10 of the Swindon Borough Council's Local Plan.

1.0 Introduction

1.1 The Study Site

1.1.1 This historic environment desk-based assessment considers land off Hewers Close, Wanborough (Fig. 1). It has been prepared by Landgage Heritage Ltd on behalf of Hannick Developments. It has been prepared to inform a planning application for the development of the study site for residential use.

1.1.2 The site (hereafter referred to as the study site) is located at grid reference 420910, 183584.

Site Conditions

1.1.3 The study site comprises a single pasture field (see Plate 1 below).



Plate 1 Study Site Location

Location, Geology and Topography

1.1.4 The study site is located north of Rotten Row and adjacent to Hewers Close in Wanborough, Swindon (see Fig. 1). The topography of the study site slopes slightly to the north, and a series of mounds are present in the southern part of the study site. The study site has a height above ordnance datum (aOD) of approximately 105m at the southern boundary, falling to 101.5m aOD at the northern boundary.

1.1.5 Plate 2, overleaf, provides a topographic model of the study site and the surrounding area, based on Environment Agency lidar data.

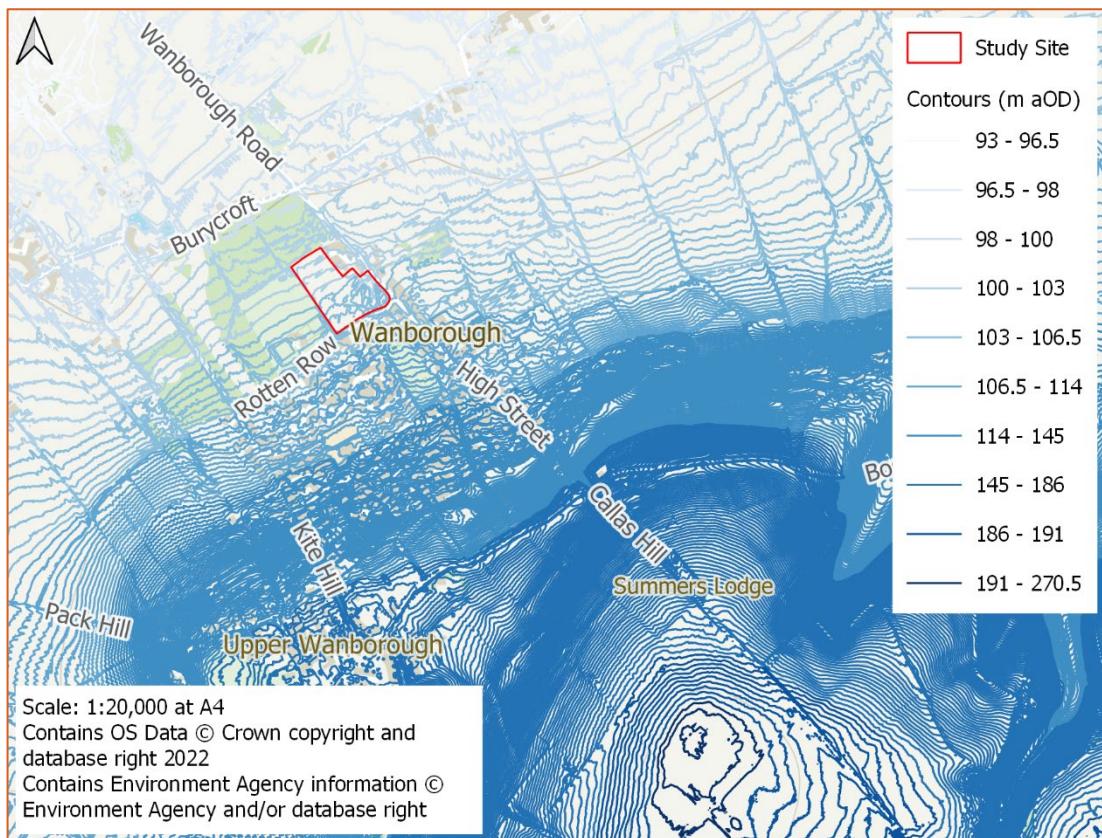


Plate 2 Topographic model of study site and surrounding area

1.1.6 The underlying geology of the study site comprises Gault Formation – Mudstone with no superficial deposits recorded (BSG geology of Britain viewer 2020).

1.2 The Proposed Development

1.2.1 The proposed development consists of outline planning permission for the erection of up to 20 dwellings, formation of vehicular access, open space, landscaping and associated works.

1.3 Purpose and Scope of Assessment

1.3.1 This report assesses the effect the proposed development would have on the significance of heritage assets, both through any direct physical effects and also through changes to their setting. This assessment is made in the context of the statutory and policy framework set out in section 2. It follows best practice, and the approach to the assessment is set out in section 3. It has also been produced in accordance with the Chartered Institute for Archaeologists (ClfA) standard and guidance for historic environment desk-based assessment (ClfA 2017).

1.3.2 Section 4 of the report provides:

- An assessment of the potential the study site has to contain buried archaeological remains, based on available evidence;
- An assessment of which heritage assets have the potential to be affected by the proposed development, both through direct physical impacts and indirect effects through changes to their setting;
- An assessment of the setting and significance of the heritage assets which could be affected; and

- An assessment of the relationship of the study site to the heritage assets whose setting could be affected, to determine whether the study site makes a specific contribution to their significance by forming part of their setting.

1.3.3 Section 5 provides an assessment of the effect the implementation of the proposed development would have on the significance of the heritage assets, including a consideration of any mitigation measures and residual effects.

1.3.4 Finally, section 6 provides a summary of the results of the report.

2.0 Legislative, Planning and Development Plan Framework

2.1 Ancient Monuments & Archaeological Areas Act 1979

2.1.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but not their settings.

2.2 Planning (Listed Building and Conservation Areas) Act 1990

2.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 enacts special controls for the protection of Listed Buildings and Conservation Areas and their settings. Of particular relevance to this assessment are the general duties set out in relation to listed buildings and conservation areas in the exercise of planning functions in sections 66(1) and 72(1) of the Act.

2.2.2 Section 66(1) states:

"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

2.2.3 Section 72(1) states:

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2.4 The Act does not make specific provisions to protect the setting of conservation areas.

2.3 National Planning Policy Framework & Planning Practice Guidance

Introduction and General Overview

2.3.1 Government policy in relation to the historic environment is set out in section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides policy for local planning authorities, property owners, developers and others on how effects to heritage assets which would result from a proposed development should be weighed and considered in plan-making and planning decisions.

2.3.2 The NPPF is supported by guidance provided in the Planning Practice Guidance (PPG), which helps to clarify some terms and requirements within the NPPF. The PPG has a category on the historic environment, which provides specific guidance in relation to heritage policies in section 16 of the NPPF.

2.3.3 In paragraph 189, the NPPF describes heritage assets as an irreplaceable resource, which 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".

Key Heritage Policies

2.3.4 Section 16 of the NPPF contains a number of key policies in relation to decision-making and the historic environment. These are briefly described below and are referenced to the NPPF by paragraph number.

2.3.5 Paragraph 194 provides policy on the level of information required to inform a planning application which affects the historic environment. It states that developers must describe the significance of any heritage assets which would be affected by a proposed development, and specifies that the level of detail should be proportionate to the assets' importance and no more than is required to understand the impact the development would have on the significance of the asset.

2.3.6 Paragraph 199 requires that decision makers give great weight to the conservation of designated heritage assets when considering applications that could affect an assets' significance. It also makes clear that great weight must be given irrespective of the degree of harm which would result.

2.3.7 Paragraph 200 states that any harm to the significance of a designated heritage asset must be supported by a clear and convincing justification. It then goes on to differentiate between designated heritage assets, and designated heritage assets of the highest significance while setting policy in relation to substantial harm:

Substantial harm to or loss of:

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

2.3.8 The NPPF does not provide a definition of substantial harm, however the Planning Practice Guidance on the historic environment provides guidance on how to identify substantial harm in paragraph 18a-018:

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

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

2.3.9 Paragraph 201 then states that where a development would result in substantial harm or loss to a designated heritage asset the local planning authority should refuse consent unless it can be demonstrated that the proposed development would provide substantial benefits that clearly outweigh the harm, or specific circumstances apply.

2.3.10 Paragraph 202 specifies that where a development would result in less than substantial harm to the significance of a designated heritage asset, then this harm should be weighed against the public benefits of the proposal.

2.3.11 Paragraph 203 specifies that effects of a proposed development on the significance of non-designated heritage assets should be taken into account in the determination of the planning application, and requires that a balanced judgement is had having regard to both the scale of any harm or loss, and the significance of the asset.

2.3.12 Paragraph 205 requires that developers record and advance understanding of the significance of any heritage assets to be lost, in a manner proportionate to the significance of the asset to be lost, and to make this evidence publicly available.

2.3.13 Paragraph 206 requires that local planning authorities treat favourably planning applications that preserve elements of the setting of a heritage asset that contribute positively to its significance, or better reveal or enhance the significance of the heritage asset.

Key Definitions

2.3.14 Annex 2 of the NPPF provides a number of key definitions in relation to the historic environment:

- **Heritage Assets:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest:** A heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets:** World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- **Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

2.3.15 In addition to the definitions provided in Annex 2 of the NPPF, the PPG also provides important definitions of what is meant by architectural, artistic and historic interest in paragraph 18a-006:

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.4 Local Planning Policy

2.4.1 Local planning policy is provided by Swindon Borough Council's Local Plan which was adopted in 2015; the relevant policy is EN10: Historic Environment and Heritage Assets:

Policy EN10: Historic Environment and Heritage Assets

- a. Swindon Borough's historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.*
- b. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against the public benefits of the proposal, whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.*
- c. Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.*
- d. Scheduled monuments and other nationally important archaeological sites and their settings will be preserved in situ, and where not justifiable or feasible, provision to be made for excavation and recording. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.*
- e. Development within or which would affect the setting of the Borough's Conservation Areas will conserve those elements which contribute to their special character or appearance.*
- f. Features which form an integral part of a Park or Garden's historic interest and significance will be conserved and development will not detract from the enjoyment, layout, design, character, appearance or setting of them, including key views into and out from, or prejudice future restoration.*

g. Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use

3.0 Assessment Methodology

3.1 Scope of Study

For the Assessment of Archaeological Potential

3.1.1 The archaeological potential of the study site will be assessed by reviewing available relevant evidence, both from within the study site, and also from the surrounding area, and using this to assess the potential the study site has to contain buried archaeological remains. The evidence will be drawn from the following resources, where relevant and available:

- The LPA's Historic Environment Record (HER) data;
- The results of previous archaeological investigations (if available and relevant);
- The National Heritage List for England (NHLE) held by Historic England;
- The Historic England Archive;
- Pastscape;
- The Archaeology Data Service (ADS);
- Local studies and record office research;
- Environment Agency lidar data (if available and relevant);
- Aerial photography (if available and relevant);
- A site walk over (where possible and appropriate); and
- Review of historic mapping.

3.1.2 In addition, information about the topography and geology of the study site will also be collated and considered alongside the archaeological evidence.

3.1.3 These records and resources will be examined in relation to the study site, and a suitable buffer zone (the study area) around the study site. This is to ensure that the baseline information used to inform the assessment of potential for the study site includes sufficient information with which to understand the context of the evidence discussed. The extent of the study area needed to inform the assessment will depend on the quantity and quality of the evidence available, as well as the size of the study site among other factors.

3.1.4 The standard extent of the study area is usually 1km from the study site's boundary. However, this may be varied depending on the nature of the evidence available; for example in some urban settings there may be a high quantity of evidence in the immediate vicinity of the study site, meaning that the extent of the study area can be reduced and more focussed on the study site and the immediately surrounding area.

3.1.5 On this occasion, a 1km search radius from the study site boundary is considered appropriate for the study area.

For the Assessment of Setting Impacts

3.1.6 This assessment will also consider the potential effects of development within the study site on the significance of heritage assets, through effects to their settings. This will include any heritage assets within the study site, and those in the surrounding area, whose setting may be affected. The heritage assets which require assessment have been selected with

reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas and heritage assets.

3.1.7 A basic search radius of 1km from the study site boundary was used to establish which heritage assets required assessment for impacts. This is normally sufficient to ensure all assets which require consideration are properly assessed, as beyond this distance the residential development is rarely discernible to the degree that it would affect the heritage value of a view. Following the site visit it was confirmed that this search radius is sufficient to ensure all built heritage assets which could potentially be affected by the proposed development are considered within this assessment.

3.1.8 Finally, not all designated heritage assets within this radius will require full assessment for impacts; as set out in paragraph 194 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question. When a heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study site.

3.2 Methodology for assessment of archaeological potential

3.2.1 The available evidence will be reviewed and used to determine what potential the study site has to contain buried archaeological remains. Regard must be had to the reliability of the evidence reviewed, any limitations inherent in the methods used to generate that evidence, and to the relevance of the evidence in informing the assessment of archaeological potential of the study site. The assessment will consider the available archaeological evidence by historical period.

3.2.2 It is not necessary to describe all available evidence for each period exhaustively; the assessment of potential should focus on the evidence which helps to clarify the archaeological potential of the study site.

3.2.3 The historical periods referred to in this assessment are set out below:

Prehistoric period

Palaeolithic	900,000 BC to 12,000 BC
Mesolithic	12,000 BC to 4,000 BC
Neolithic	4,000 BC to 2,300 BC
Bronze Age	2,300 BC to 800 BC
Iron Age	800 BC to AD 43

Historic period

Roman	AD 43 to AD 410
Early medieval/Saxon	AD 410 to AD 1066
Medieval	AD 1066 to AD 1485
Post-Medieval	AD 1485 to AD 1901
Modern	AD 1901 to present

3.2.4 The potential for the study site to contain buried remains will be categorised as either known, moderate, general, low, limited, no potential or unknown potential, based on the criteria set out below.

- Known potential: where a site is known to have archaeological remains, for example from evidence provided by archaeological investigations.

- Moderate potential: where the available evidence suggests there is a strong possibility for a site to contain archaeological remains, but it is not conclusive or certain. For example, an adjacent field to that being assessed has been subject to archaeological field investigations and is known to have evidence of occupation remains. But there is no clear evidence in the results of the investigations that these remains continue into the site being assessed.
- General potential: where the available evidence suggests that archaeological remains may be present in the study site, but the evidence is not clear enough to determine whether the study site is likely or unlikely to contain associated buried remains. For example there may be a general potential for archaeology, evidenced by residual finds in nearby investigations and other evidence in the wider area, but no clear evidence close to the study site, which would help to determine whether their presence within the study site is likely or unlikely.
- Low potential: where the available evidence suggests that the presence of archaeological remains within a site is unlikely, but this is not certain or conclusive.
- No potential: where a site is known to have no archaeological remains, for example due to past mineral extraction, or when previous archaeological works demonstrate that no remains are present.
- Unknown potential: where there is insufficient information to provide any assessment of the archaeological potential of a site.

3.2.5 The assessments of potential set out above can refer to the potential across the whole of the study site, or to only part of it. For example, potential for evidence from a particular period may be focussed in a specific part of the study site, or there may be evidence of localised mineral extraction.

3.3 Methodology for Assessment of Lidar Data

3.3.1 Lidar (light detection and ranging) uses airborne laser scanning to scan the ground to provide a highly accurate set of topographic data at a high level of resolution. This data can be used to detect slight earthwork remains and other archaeological features to a degree of accuracy previously only possible through detailed field survey or photogrammetry (HE 2018).

3.3.2 The Environment Agency (EA) regularly collects Lidar data for England to help model flood risk, and has made this data publicly available. The EA has also completed a programme to map the whole of England using lidar to a resolution of 1m to help them better plan for the future and also so that this data can assist in other environmental studies. As such it should be possible to use lidar to help understand the archaeological potential of most rural sites across England.

3.3.3 Digital Terrain Models (DTM) are a surface model generated from lidar data, which shows the ground surface with buildings and trees filtered out to create a 'bare earth' effect. DTM data is regularly used to detect archaeological features, as the 'bare earth' model can assist in the detection of archaeological earthworks remains and even subtle depressions associated with ancient ditches. DTM models can also sometimes detect archaeological features which would be obscured by tree cover in aerial photographs. Therefore lidar assessments will make use of DTM data unless otherwise stated.

3.3.4 Generally the assessment will make use of the highest resolution data available from the EA for the study site and surrounding area, although regard will also be had to the date of the available data; some data is up to 10 years old and may not reflect the current condition of the site under assessment. The date and resolution of the data used will be noted in the assessment. Where two different datasets have been used, for instance where coverage for higher 0.5m resolution data does not cover the whole of the assessment site and 1m data is also used, the different datasets will be analysed separately and this will be clearly stated and referenced in the assessment.

3.3.5 EA lidar data is processed using standard settings in the Relief Visualisation Toolkit (RVT) version 2.4 and reviewed using QGIS. The results of the analysis are then reviewed for evidence of remains, in conjunction with other available evidence. The lidar data will only be illustrated where clear evidence of archaeological features is detected.

3.4 Methodology for Assessment of the Setting of Heritage Assets

3.4.1 The setting of heritage assets will be assessed in line with Historic England's Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets. This sets out a five-step process for the assessment of the setting of a heritage asset:

- Step 1. Identify which heritage assets and their settings are affected.
- Step 2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- Step 4. Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5. Make and document the decision and monitor outcomes.

3.4.2 This assessment will consider Steps 1 through 4; Step 5 is beyond the remit of the assessment. To ensure the setting of any heritage assets which may be affected is thorough and robust, this assessment is informed by a site visit to the study site and any assets which may be affected, access permitting. The assessment of the setting of a heritage asset will be undertaken in conjunction with the assessment of the asset's significance, as the setting of an asset may play a central role in its significance. Also, a full understanding of the significance of an asset is required in order to understand what role its setting plays in its significance.

3.4.3 The guidance also provides an important clarification in the assessment of views. It states that when assessing the contribution a view makes to the significance of a heritage asset, what matters is not the significance of the asset visible in the view, but rather how the view allows that significance to be appreciated.

3.5 Photography

3.5.1 Photographs taken to illustrate the scale of a heritage asset from a particular viewpoint have been taken with a Canon EOS 6D camera with a 24-105mm lens. The camera has a 20.2 megapixel full-frame CMOS sensor.

3.5.2 Research has found that images taken with a focal length of between 70mm and 80mm provide the most realistic representation of landscape features in terms of their scale within the photograph, with shorter focal lengths (i.e. 50mm or 60mm) found to exaggerate the distance of the object (Hunter 2012). While this chapter does not consider landscape impacts, it does consider views of heritage assets within their setting, including distant key views, in which similar considerations to those studied by Hunter's research

apply (for instance, one of the receptors considered in the 2012 study was Urquhart Castle, a scheduled monument in Scotland).

3.5.3 Therefore, photographs of heritage assets within this assessment, such as a church tower seen from a specific viewpoint, will be taken at focal lengths of between 70mm to 80mm, to provide an accurate representation of the scale of the heritage asset within any view presented. Lower focal lengths (which provide a more wide-angle view) may be used in certain circumstances, for example in urban contexts or for general site or location photographs, to provide better context for a view, or understanding of the setting of a heritage asset, if appropriate. The focal length of the image will be provided with all photographs.

3.5.4 Care has also been taken to ensure that the images presented are of a good quality. Photographs are taken in clear weather wherever possible. Finally, photographs within the body of this assessment are provided for illustrative purposes only and are not sized within the assessment for viewing to scale as is done in Landscape and Visual Impact Assessment (LVIA). If it is necessary to provide such a scaled view, it will be clearly labelled with specific viewing instructions.

3.6 Methodology for Assessment of Significance of Heritage Assets

3.6.1 Ultimately the assessment of the significance of archaeological remains and other heritage assets is a matter of professional judgement, having regard to the available evidence, including research priorities, guidance, as well as any designation the asset may have. However, assessments of significance should follow Historic England's Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment. This sets out that, when assessing the significance of a heritage asset, the nature, extent and level of the significance should be considered.

3.6.2 The **nature** of the significance refers to a heritage asset's archaeological, architectural, historic or artistic interest (NPPF annex 2), and to what extent its significance is derived from one or more of these. For example, a buried archaeological site may have high archaeological interest, but limited artistic interest.

3.6.3 The **extent** of the significance refers to the area in which the significance resides, which may include the setting of a heritage asset.

3.6.4 The **level** of significance refers to the heritage asset's importance; for example scheduled archaeological remains are considered to be of the national significance. For the purposes of this assessment, the significance of the heritage assets will be assessed to determine whether they are of the highest national, national, regional, local or limited significance. The distinction between heritage assets of national, as opposed to those of the highest national significance has been made to reflect the distinction made in paragraph 200 of the NPPF.

3.6.5 The assessment will be made with reference to the Principles of Selection for Scheduled Monuments provided in Annex 1 of the DCMS policy statement on Scheduled Monuments, Historic England designation guidance and research priorities set out in the relevant regional and local archaeological research frameworks, as appropriate.

3.6.6 The levels of significance used in this assessment are briefly defined below.

- **National (highest significance)** - Scheduled monuments (and archaeological remains of demonstrably equivalent significance), protected wreck sites, registered battlefields,

grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites.

- **National** - Grade II listed buildings, grade II registered parks or gardens and conservation areas.
- **Regional** - Archaeological remains which have considerable archaeological interest, but which do not meet the criteria for designation. Remains which contain evidence that would make a substantive contribution to regional research objectives. A historic building with considerable architectural and historic special interest, but which does not meet the criteria for listing.
- **Local** - Archaeological remains which have clear archaeological interest, and which preserve evidence that would contribute to local research priorities. Such remains would make a limited contribution to regional research objectives. Locally listed historic buildings identified by the LPA, for example in a conservation area appraisal.
- **Limited** - Archaeological remains which have limited evidence that would not meaningfully contribute to local or regional research objectives. A historic building which retains limited original fabric, and/or whose historic interest has been largely compromised.

3.7 Assessment of Impacts

3.7.1 The assessment of the overall impacts of the proposed development on the significance of heritage assets is evaluated by taking into account both the significance of the heritage asset, and the nature and extent of the predicted effect on that significance. The NPPF identifies only three levels of harm, substantial harm, less than substantial harm and no harm in the wording of the policies set out in paragraphs 200-202. However, as is noted above, the PPG states that substantial harm is a “high test” (PPG Paragraph 18a-018). This means that less than substantial harm can encompass effects that range from just below substantial harm, down to just above negligible, which is a considerable range of effect.

3.7.2 Furthermore, in paragraph 18a-018 the PPG also clarifies that:

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

3.7.3 Therefore, to ensure the effects are clearly articulated, where a finding of less than substantial harm is identified it will be categorised as either medium or low depending on the degree of harm. This results in a spectrum of potential effects on the significance of heritage assets which ranges from no impact up to substantial harm. This spectrum of effects is summarised in Table 1, below, along with brief descriptions of the terms used.

Table 1: Criteria for determining the degree of harm on the significance of heritage assets

Level of effect	Description
Substantial harm	<ul style="list-style-type: none">- Total or substantial loss of the significance of a heritage asset.- Harm to a heritage asset through effects to its setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).

Table 1: Criteria for determining the degree of harm on the significance of heritage assets

Level of effect	Description
Less than substantial harm - medium	<ul style="list-style-type: none"> - Moderate harm to a heritage asset, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial harm - low	<ul style="list-style-type: none"> - Low level of harm to the significance of a heritage asset. - This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value). - Low level of harm to the heritage asset's significance through effects to its setting.
Negligible	<ul style="list-style-type: none"> - A change to a heritage asset or its setting that involves no loss of significance or harm.
No Impact	<ul style="list-style-type: none"> - No change to a heritage asset or its setting.

3.7.4 Assessments of the degree of harm on the significance of heritage assets are based on the extent to which the proposed development would affect the nature, extent and level of significance of the asset. By nature this process is not quantitative but relies on professional judgement. However, this judgment is informed by accepted, observable facts, such as spatial relationships and designations.

3.8 Assessment of Heritage Benefits

3.8.1 There are no criteria within the NPPF or in the PPG for the assessment of beneficial effects to the significance of heritage assets. However the NPPF does make it clear that enhancements to the significance of heritage assets are desirable (paragraph 197) and that developments that enhance the significance of heritage assets should be treated favourably (paragraph 206).

3.8.2 The National Planning Policy Guidance defines public benefits, and also provides examples of heritage benefits in Paragraph 18a-020:

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

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

Examples of heritage benefits may include:

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

3.8.3 Furthermore, there are often instances where the effects of a development on the significance of a heritage asset are multifaceted, with both harmful and beneficial effects. In these instances it is necessary to come to an overall understanding of the impact of a proposed development, which considers both positive and negative effects. To inform such a judgment, it is not sufficient to understand that an effect is beneficial, it is also necessary to understand the scale of the benefit in order to understand how a harmful effect compares to a beneficial one.

3.8.4 Therefore, where a beneficial effect to a heritage asset is identified it will categorised as either substantial, moderate or low, mirroring the degrees of harm set out in table 1. Where a benefit is categorised, this will be justified within the assessment. The categorisation of a benefit will follow the broad criteria set out below in table 2.

Table 2: Scale of heritage benefits	
Level of effect	Description
Substantial benefit	<ul style="list-style-type: none"> - Benefits that enhance key elements of a heritage asset's significance to a substantive degree. This would include effects such as substantial repairs or restoration of original fabric of a listed building which is at risk, or works that allow a central part of an asset's special interest to be appreciated or understood where this was not previously possible.
Moderate benefit	<ul style="list-style-type: none"> - Benefits that provide a moderate enhancement to important elements of a heritage asset's significance. Examples would be realising the research value of remains of archaeological interest through archaeological investigation, modest repairs and restoration of key parts of the fabric of a heritage asset, and works that better reveal key elements of the significance of a listed building, either by removing unsympathetic extensions or by sympathetically modifying the building's setting.
Low benefit	<ul style="list-style-type: none"> - Benefits that either provide minor enhancements to important elements of a heritage asset's significance, or which benefit more peripheral elements of the asset's significance. Examples would include removing unsympathetic elements from the setting of a heritage asset which allow for generally enhanced appreciation of the asset's significance, or minor repairs and restoration of a historic building's fabric.

3.8.5 It is important to note that the descriptions and categories above are for guidance, and that assessments of benefits must ultimately be based on professional judgment which is informed by a thorough understanding of the heritage asset's significance, and of the effects of the proposed development.

4.0 Archaeological and Heritage Baseline

4.1 Built Heritage Baseline

Introduction and scope of assessment

4.1.1 As is noted above in Section 3, this assessment also considers the setting of designated heritage assets in the area around the study site, to determine whether the development of the study site would affect their setting. There are a total of 32 listed buildings, two conservation areas and one scheduled ancient monument within 1km of the study site. These designated heritage assets are listed below in Table 3 for ease of reference, and their location in relation to the study site can be seen in Figure 2.

Table 3: Designated heritage assets within 1km of study site		
List Entry	Name	Grade
1185526	PARISH CHURCH OF ST ANDREW	I
-	Lower Wanborough Conservation Area	CA
1023419	17, CHURCH ROAD	II
1023420	8, CHURCH ROAD	II
1023421	THE WHITEHOUSE	II
1023422	SOMERSET FARMHOUSE	II
1023423	THE COTTAGE	II
1023424	COURT CLOSE	II
1023425	MAGDALEN COTTAGE	II
1023426	THE COTTAGE	II
1023427	WRIGHTSBIDGE HOUSE FARMHOUSE AND COACHHOUSE TO EAST	II
1023428	MOAT COTTAGE	II
1023429	LAKE COTTAGE	II
1023431	FOXBRIDGE FARMHOUSE	II
1023454	K6 TELEPHONE KIOSK, CHURCH ROAD	II
1185539	THE LYNCH HOUSE	II
1185545	GATES AND GATE PIERS SOUTH EAST OF NO 8	II
1185564	THE PLOUGH INN	II
1185565	SOUTH VIEW FARMHOUSE AND OUTHOUSE TO SOUTH	II
1185567	SUNNYDALE	II
1299600	VILLAGE PUMP	II
1299604	SLATE FARMHOUSE	II
1299635	DISNEY COTTAGE	II
1299637	"BRYER COTTAGE SHEARS FARMHOUSE"	II
1322059	KNOWLE HOUSE	II
1355886	CALLAS HILL FARMHOUSE INCLUDING GARDEN AREA RAILINGS, PIERS AND GATE ADJOINING SOUTH WEST	II
1355908	GATEWAYS	II

Table 3: Designated heritage assets within 1km of study site

List Entry	Name	Grade
1355909	12, CHURCH ROAD	II
1355910	CALLEY ARMS	II
1355911	THE HARROW INN	II
1355912	LITTLE HARPIT	II
1355924	YEW TREE COTTAGE	II
1395209	K6 TELEPHONE KIOSK	II
1016325	Hall Place	SAM

4.1.2 The potential for the development of the study site to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit and walkover of the study site and the surrounding area. The site visit confirmed that most of the listed buildings and other designated heritage assets in the surrounding area are sufficiently screened by intervening trees, hedgerows, topography and buildings that the residential scale development of the study site would not materially affect their significance, or require a design response.

4.1.3 Specifically, the conservation area and listed buildings in Upper Wanborough were found to be well screened by intervening topography, and modern development such that residential scale development within the study site would not affect their setting or significance. As such it is not necessary to assess them further. Likewise, the listed buildings to the northwest, north of Burycroft Road, and to the northeast in Horpit, were found to be completely screened by intervening mature woodland and buildings, again such that residential scale development would not affect their setting or significance. It is therefore not necessary to assess them further.

4.1.4 The site visit also confirmed that most of the listed buildings within the Wanborough Conservation Area (CA) are sufficiently screened by intervening buildings and vegetation, that the residential scale development of the study site would not materially affect their individual setting or significance. For example, the listed buildings south of the grade II listed Harrow Inn, including the inn itself, are completely screened by intervening buildings (see plate 3, overleaf). It is therefore clear that the residential scale development of the study site would not materially affect their setting or significance and it is not necessary to assess them further individually.

4.1.5 Similarly, the scheduled monument at Hall Place, located to the east of the CA, is completely screened from the study site by the intervening settlement of Wanborough. It is therefore clear that residential scale development of the study site would not affect its setting or significance.

4.1.6 The listed buildings located to the west of the study site, to the south of Rotten Row, Magdalen Cottage, Sunnydale and Court Close, were visited during the site visit. This confirmed that, despite their relative proximity to the study site, in practice their setting is well-screened from the study site by a substantial hedgerow, and other mature vegetation (see plate 4, overleaf). Given this, and also the fact that the southernmost part of the study site is not proposed for new buildings, it is clear that the residential scale development of the study site would not materially affect their setting or significance. It is therefore not necessary to assess them further.

4.1.7 The Lower Wanborough CA occupies the southern half of the study site, and the grade II listed Slate Farmhouse is located opposite to the southern boundary of the study site. These heritage assets are therefore considered in more detail below.



Plate 3 Looking N along High Street from The Harrow Inn towards study site, which is not visible (24mm)



Plate 4 Looking E along Rotten Row towards study site from Magdalen Cottage; study site is not visible (24mm)

Lower Wanborough Conservation Area

4.1.8 The Lower Wanborough Conservation Area covers the historic core of the settlement, and comprises a 16.2ha area (see Figure 2). The southern part of the study site is located within the conservation area, and is highlighted within the conservation area appraisal as an

“important green space” (Swindon Borough Council, 2009, p. 33). An extract from the appraisal’s townscape analysis map is provided in plate 5, below, showing the study site in relation to the key elements within the conservation area.

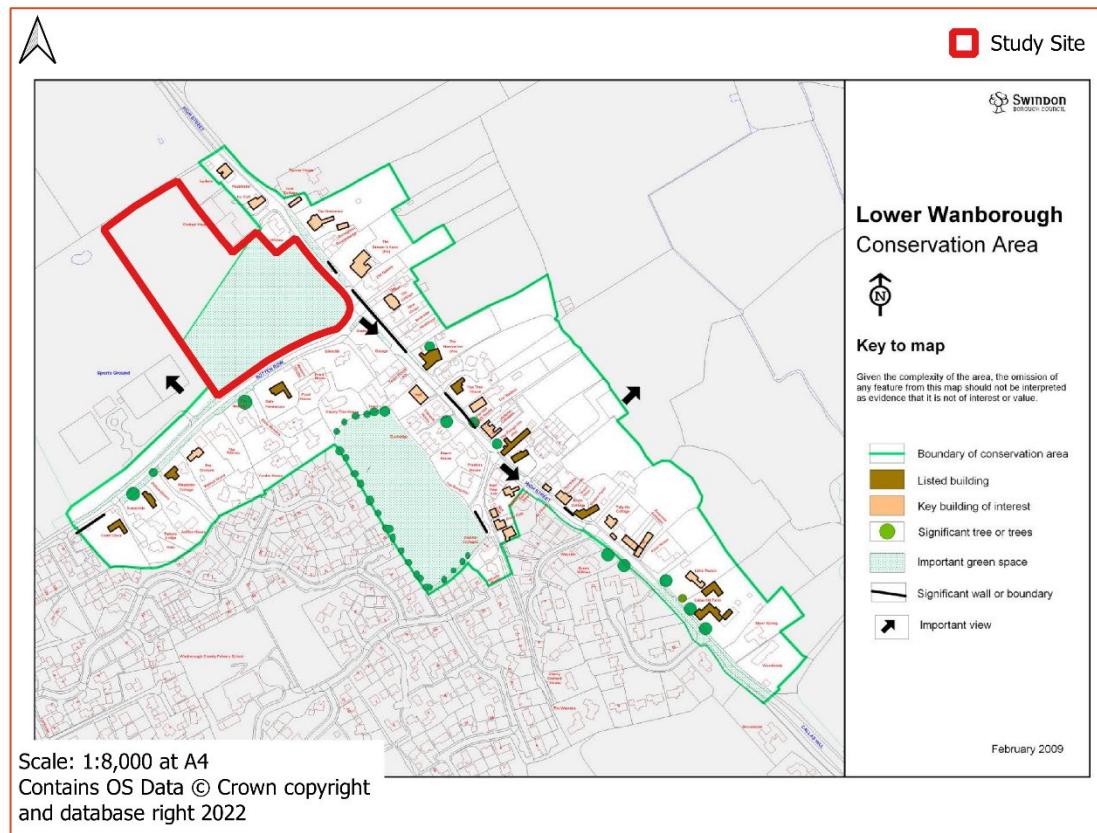


Plate 5 Study site shown in relation to the Lower Wanborough conservation area townscape analysis map

4.1.9 The conservation area appraisal has a detailed summary of the special interest and significance of the conservation area, which is reproduced below for ease of reference (Swindon Borough Council, 2009, p. 4).

1. Summary of Lower Wanborough Conservation Area

The special interest that justifies designation of Lower Wanborough Conservation Area derives from a number of architectural, historic and environmental factors including:

- *The historic linear street pattern of the village;*
- *High Street which follows the course of Ermin Street, a former Roman Road;*
- *Rotten Row, a possibly medieval route bordering what was once ‘common land’;*
- *Rural setting of the village below chalk scarp and on the edge of the Upper Thames Valley plain;*
- *Close relationship with Upper Wanborough (also a conservation area);*
- *Architectural and historic interest of the village’s buildings and other structures including 10 listed buildings;*
- *Variety and mix of buildings which reflect the historical development of the village from the 16/17th century onwards including some notable late 19th century dwellings (e.g. Victoria Cottages, The Chestnuts);*
- *Wide grass verges, a remnant of former drove road;*

- *Area identified by County Archaeologist as site of medieval settlement or pottery works;*
- *Recreational area (Lower Recreation Field) whose boundary follows the course of old field boundaries and contains a stone wall, apparently a remnant of the village pound, stands in the south east corner;*
- *Prevalent use of local materials, notably thatch and local stone with the introduction of slate and red brick from the mid 19th century onwards;*
- *Trees and other vegetation especially where this bounds a road or footpath.*

4.1.10 The approach to the conservation from the north along the High Street is also lined with historic buildings identified as being key buildings within the conservation area appraisal townscape analysis, and many of these are visible from the southern part of the study site (see plates 6 and 7 overleaf).

Level of significance

4.1.11 Given its designation as a conservation area, the Lower Wanborough Conservation Area is a heritage asset of national significance as defined in section 3.6.6 of this assessment.

Nature of significance

4.1.12 As is noted in the summary of the special interest provided in the conservation area appraisal, the significance of the Lower Wanborough Conservation Area is derived from its architectural and historic interest, as well as potential archaeological interest.

Extent of significance, including setting

4.1.13 The conservation area contains a rich ensemble of historic buildings and areas with potential archaeological remains of archaeological interest. The conservation area appraisal has a section which describes the landscape setting of the conservation area (Swindon Borough Council, 2009, pp. 12-13). This provides a summary of the setting of the conservation area and the role it plays in its significance, part of which is reproduced below for ease of reference:

Whilst the Wanboroughs can be said to lie in open countryside, modern suburban-type housing built on the sloping land between Upper and Lower Wanborough has begun to physically link the two historic settlements and, in a limited way, affect their landscape setting. However, within the Lower Wanborough Conservation Area, the visual impact of the new development is limited by the local topography and, to the west of the High Street, by a buffer of earlier 20th century development and open space dedicated for recreation.

To the north of Rotten Row the impression of a rural background has been retained due to the large depth of plot and, although this apparently rural backdrop has been jeopardised by uncharacteristic developments such as Orchard Close, Rotten Row retains an overall rural character.

Views from within the conservation area to the wider landscape testify to the area's setting in the landscape and thereby make a significant contribution to its overall rural character.

The area's rural character would most likely be spoiled by the introduction of street lighting.

4.1.14 The conservation area appraisal therefore highlights the importance of both key views within the conservation area, mostly along the High Street, but also out from within the conservation area to the surrounding area. This is reflected in the townscape analysis plan reproduced in plate 5 above.



Plate 6 Looking NE towards the non-designated building, The Chestnuts, from within the study site (70mm)



Plate 7 Looking E towards the non-designated Brewers Arms from within the study site (70mm)

Relationship with the study site

4.1.15 The southern part of the study site is within the conservation area, and includes an area of green space which is highlighted by the townscape assessment within the area's appraisal.

4.1.16 The hedge along the southern and eastern boundaries of the study site form part of key views within the conservation area, including views along the High Street, and also from Rotten Row. The southern part of the study site also contains earthworks which may be of archaeological interest, and which are discussed further below in section 4.2.

4.1.17 On this basis, the southern part of the study site makes a positive contribution to the significance of the conservation area, by providing an “important green space”, forming part of the rural landscape setting of the area, and by preserving buried remains of potential archaeological interest, which could further understanding of the historic interest of the area. The northern part of the study site has lower archaeological interest, and is also not part of the important green space, nor of key views along the High Street. It does, however, form a small part of the rural setting of the conservation area and so makes a minor contribution to this element of its significance.

Slate Farmhouse

4.1.18 Slate Farmhouse is located approximately 20m to the south of the southern boundary of the study site (see plate 8, below).



Plate 8 Looking S from southern boundary of study site towards Slate Farmhouse (24mm)

4.1.19 According to the NHLE, the farmhouse dates to the 19th century (Historic England, n.d.), however the HER record for the farmhouse suggests it may date to the 18th century (HER MWI32608). The NHLE has the following description of the farmhouse:

Main part early C19. Two and a half storeys painted rubble with brick quoins and dressings. Stone tile roof. Gable end brick chimneys. Two hipped 2 light dormers. Three windows, casements, outer 3 light. Later central half glazed door with plain hood. Thatched lower extension to right. Two storey 'L' plan thatched extension to rear.

Level of significance

4.1.20 As a grade II listed building, Slate Farmhouse is a heritage asset of national significance as defined in section 3.6.6 of this assessment.

Nature of significance

4.1.21 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

4.1.22 The farmhouse is situated within a small plot, set back from Rotten Row. The plot consists of gardens to the south and west, a lawn and drive to the north, and a lawn to the south. A former agricultural building is located to the east of the farmhouse, which formerly formed part of the farmstead at Slate Farm (see plate 9, below). The wall along the southern boundary of the plot may also be historic, and a remnant of the farmstead (see plate 8).

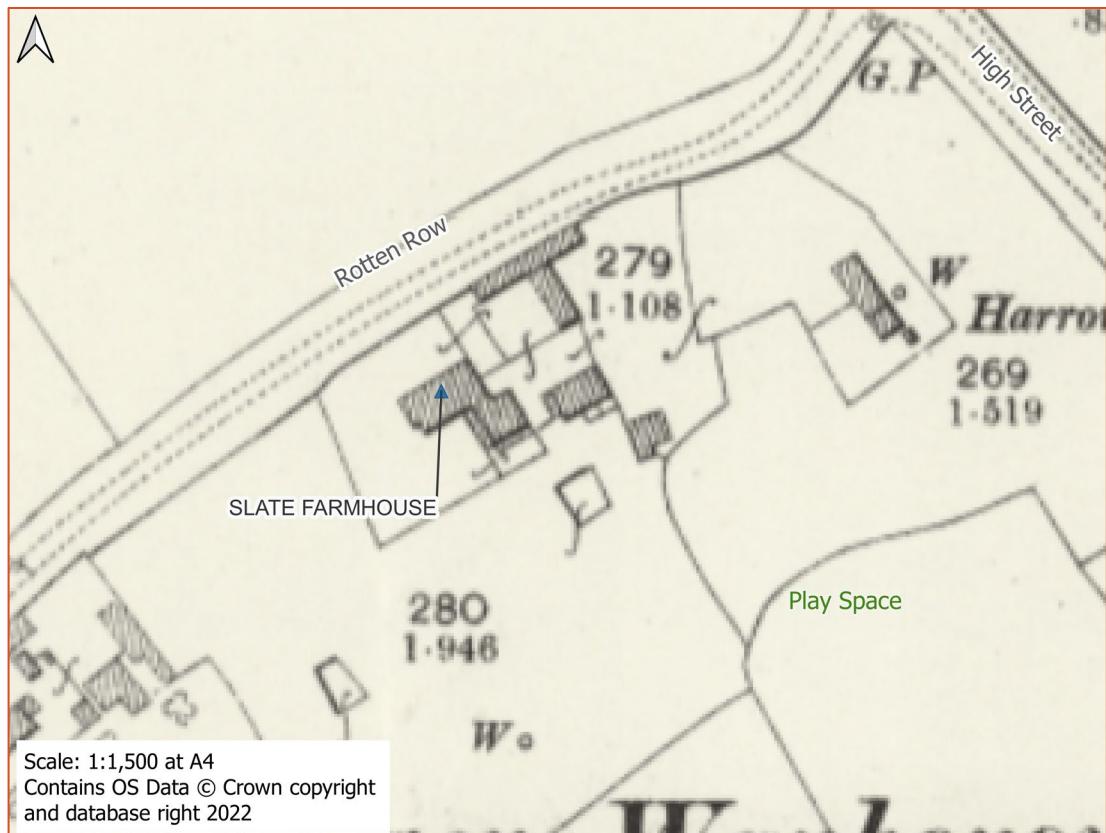


Plate 9 1898 1:2,500 scale OS map showing historic farmstead Slate Farmhouse was formally part of

4.1.23 The former barn has been modified and much of the original fabric lost, however some historic form and fabric remain (see plate 10, overleaf). The setting of the farmhouse consists primarily of the experience provided from within the small plot in which it is situated, and on the approach along Rotten Row, from the north (see plate 8). This area provides a good appreciation of the architectural interest of the building. While the land to the south of the farmhouse has been developed in the modern period, the rural character of Rotten Row, and also the hedge and open space opposite to the farmhouse provide some rural character to its setting, consistent with the historic role of the house.

4.1.24 Longer views of the building are provided from the southern field of the study site, providing views of the upper elevation of the farmhouse. These views provide some appreciation of the historic and architectural interest of the house, and of its rural context, but this is more limited than what is provided by its immediate setting (see plate 11, overleaf).



Plate 10 Looking E along Rotten Row; Slate Farmhouse is on the right, former barn is visible in the centre of the image; the southern boundary of the study site is on the left (24mm)



Plate 11 Looking S from centre of southern part of study site towards Slate Farmhouse (70mm)

4.1.25 Therefore, the plot in which the building is located, together with the experience from, and character of Rotten Row, both make a strong contribution to the significance of the farmhouse, by preserving associated historic fabric, such as the boundary wall, and providing the best appreciation of the architectural and historic interest of the building. The rural setting of the house, provided by views out from the plot to the surrounding fields, also make a positive contribution by reinforcing understanding of the historic role

and interest of the house. The partial views from the wider area provide a limited appreciation of the architectural interest of the building.

Relationship with the study site

4.1.26 As can be seen from plates 10 and 11, above, the study site forms part of the rural context immediately to the north of the farmhouse, and also provides views of the farmhouse. As such it is clear that the study site forms part of the setting of the farmhouse. The southern boundary of the study site, and adjacent land provide part of the rural character of this part of the farmhouse's setting, and is considered to make a positive contribution to its significance. The views of the farmhouse provided from within the study site provide a modest appreciation of the farmhouse's architectural and historic interest.

4.2 Archaeological Evidence, Potential and Significance

4.2.1 The archaeological evidence considered in this assessment comprises evidence from:

- The Wiltshire Council Historic Environment Record;
- Previous archaeological investigations in the vicinity;
- Lidar data from the Environment Agency;
- Aerial imagery available from Google Earth; and
- Historic mapping, including OS maps and earlier tithe and estate maps.

4.2.2 The evidence provided by each of these sources is described below, together with a consideration of the reliability of the information provided by each source, and its relevance to the assessment of the archaeological potential of the study site. This will be followed by an assessment of the archaeological potential of the study site by period. Finally, an assessment of the likely significance of the potential buried archaeology within the study site will be provided.

Previous archaeological investigations

Geophysical survey of the study site

4.2.3 Magnitude Surveys conducted a magnetometer survey of the study site in 2018 (HER EWI9216). A full report on the findings of the survey is provided under a separate cover. A summary of the findings is provided below (Fortuny, 2018):

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 2.75ha area of land at High Street, Wanborough, Wiltshire. A fluxgate magnetometer survey was successfully completed. Earthworks are known to extend across the site, which are visible in remote sensing images and were partially extant at the time of survey. Weak, negative anomalies have been detected which correlate with many of these features, though there is no indication for occupation or settlement activity in the magnetic results. These are likely to be associated to trackways or agricultural/animal management purposes. No other anomalies have been classified as archaeological in origin, there is also no indication for any underlying features. Overall the results are relatively quiet, except for areas of ferrous disturbance around the edges of the field.

4.2.4 The geophysics shapefiles, and the classifications associated with anomalies can be seen in plate 12, below. The features identified by the survey (HER EWI9216) are classified by the HER as Medieval features (HER MWI19387, discussed below). The results of the

geophysical survey suggest that they are unlikely to be the remains of settlement activity, due to the low magnetic enhancements detected.

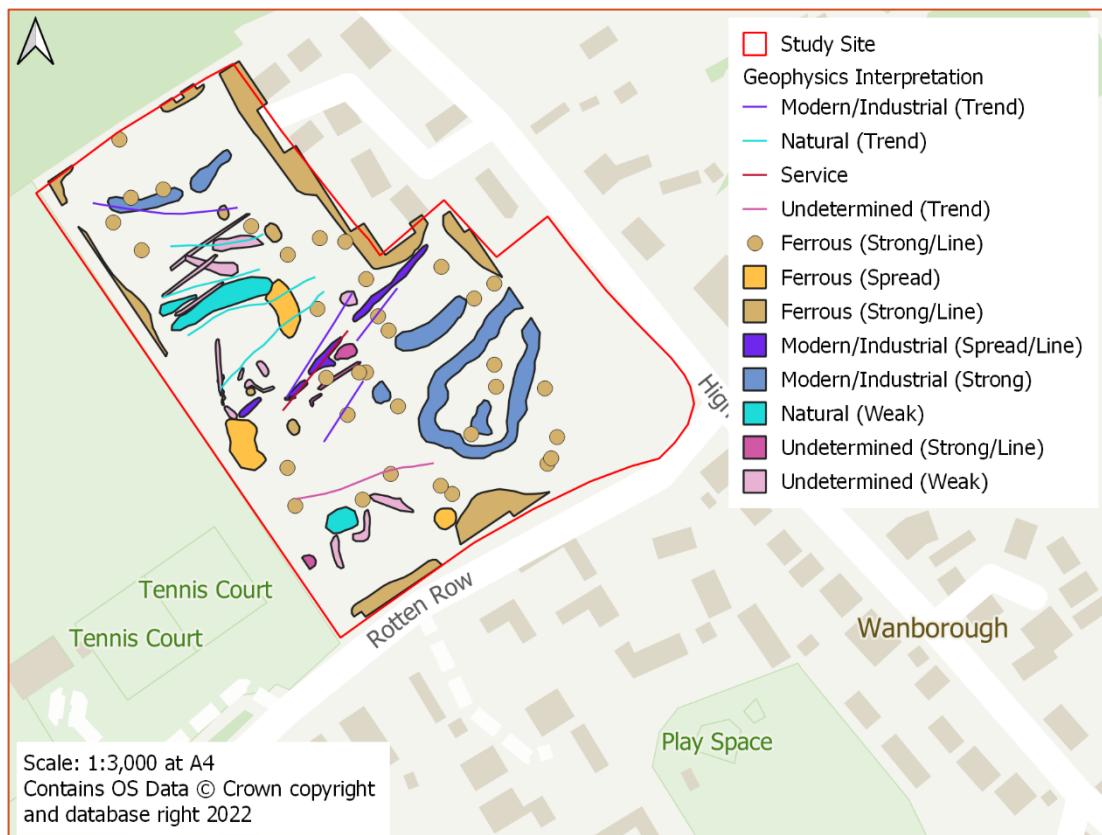


Plate 12 Geophysics Interpretation

Trial trenching at Hewers Close

4.2.5 Cotswold Archaeology undertook a trial trenched archaeological evaluation on land immediately to the east of the study site, on Hewers Close (HER EWI6895). This work identified a single possible Prehistoric ditch, which contained a single piece of struck flint. The ditch was interpreted as a possible boundary or water management ditch.

Other relevant archaeological investigations

4.2.6 A number of archaeological investigations are recorded in the wider search area, associated with gas pipelines (HER EWI5944 and HER EWI6018), and large road schemes (HER EWI8618 and HER EWI9185).

4.2.7 The pipeline work involved a desk-based assessment of potential with an archaeological watching brief in key areas, including an area 200m to the north of the study site where a ditch thought to be associated with the Roman road of Ermin Street was recorded, and which was aligned with the Wanborough Road (HER EWI6018). The HER monument for this feature (HER MWI20169) follows the route of the Wanborough Road, which forms the eastern boundary of the study site.

4.2.8 The geophysical survey and trial trenching work associated with the Southern Connector Road development also covered a significant area, approximately 1km to the southwest of the study site. The geophysical survey highlighted a number of features thought to associate with the Roman settlement known as Durocornovium (scheduled ancient monument number: 1004684).

4.2.9 The majority of the evidence encountered by both investigations is a significant distance from the study site (more than 1km away), with two areas covered close to Wanborough Road (Ermin Street) 800m north of the study site. The geophysical survey within the areas close to Ermin Street (HER EWI8618) highlighted areas of dense enclosure ditches and cut features of archaeological potential which are interpreted as Roman/Romano-British in date and to relate to a continuation of the settlement of Durocornovium and activity along Ermin Street; the report notes:

The enclosures are more complex towards the Roman Road, indicating a zone of occupation extending 50m from the Roman road with a series of larger paddocks to the rear.

4.2.10 These areas were not heavily evaluated during the trenching (HER EWI9185) which was undertaken following the geophysical survey. The trenched evaluation which did take place in the areas around Ermin Street highlighted a two intercutting Romano-British ditches of 2nd century date. Other trenches adjacent to the Roman Road of Ermin Street did not reveal significant amounts of archaeology.

4.2.11 This series of evaluations inform the potential of the study site as it immediately borders Ermin Street. This will be discussed in the relevant section below.

4.2.12 Archaeological works were also undertaken 400m to south of the study site at Stanley Close, a housing development. The works included a geophysical survey, followed by an archaeological excavation (HER EWI7429 and HER EWI8311). A summary of the results of the excavation is provided in the report on the findings of the investigation (McNicoll-Norbury, Pine and Taylor, 2016):

The excavation has examined an area containing archaeological deposits, most of which date to the later Roman period. The full extent of this settlement has not been exposed but it includes occupied areas and enclosures defined by ditches and gullies. The deposits also include a decapitation burial, perhaps that of an old soldier.

The economic evidence suggests a typical mixed agricultural settlement with the usual domesticated species being raised and consumed on the site. There was, however, an unexpectedly high incidence of horse present, perhaps also being raised for consumption. Charred plant remains were unusually well represented with cereals, mostly of wheat but with some barley and oats, being grown and processed on the site. In a wider context, the site adds to the picture of dense Roman settlement in the hinterland of Wanborough well into later Roman times.

A few Neolithic or Bronze Age flint flakes along with a small amount of Iron Age pottery and possibly pits suggest some earlier activity in the area. Similarly a few sherds of Saxon and medieval pottery probably reflect use of the site as arable farmland well after the Roman site has gone out of use.

4.2.13 A geophysical survey and subsequent trial trenching were undertaken 600m to the south of the study site, at Pond farm in 2010 (HER EWI7429 and HER EWI8687). The report on the results of the trial trenching work provides the following summary of the results (McNicoll-Norbury and Weale, 2010):

The trenching has demonstrated that the site has good archaeological potential, with features present dating for the early and late Roman periods, the Saxon and the Medieval periods. The features are likely to represent both occupation and agricultural landscape features.

4.2.14 The evaluations at Stanley Close (HER EWI8311) and at Pond Farm (HER EWI8687) demonstrate that the surrounding landscape around the study site was relatively densely populated during the Roman period, likely consisting of satellite settlements to the larger settlement at Durocornovium.

4.2.15 There are also, however, instances where archaeological evaluation work found no evidence of interest, even in areas close to known areas of archaeological potential. Such as the evaluation undertaken at Somerset Farm 200m southeast of the study site, which was located adjacent to Ermin Street, wherein only a single undated ditch was identified. It was argued that this was the result of modern truncation (HER EWI6322).

4.2.16 Reports from the evaluations and watching briefs which have taken place immediately south of the study site on Rotten Row are similar in that the earliest features identified dated to the Medieval period, and consisted of boundary ditches and undated pits (HER EWI7640; HER EWI7664; HER EWI7665).

4.2.17 The distribution of the archaeological investigations recorded in the HER in the vicinity of the study site is shown in plate 13, below. The investigations noted above will be considered alongside other evidence in the period based review, below.

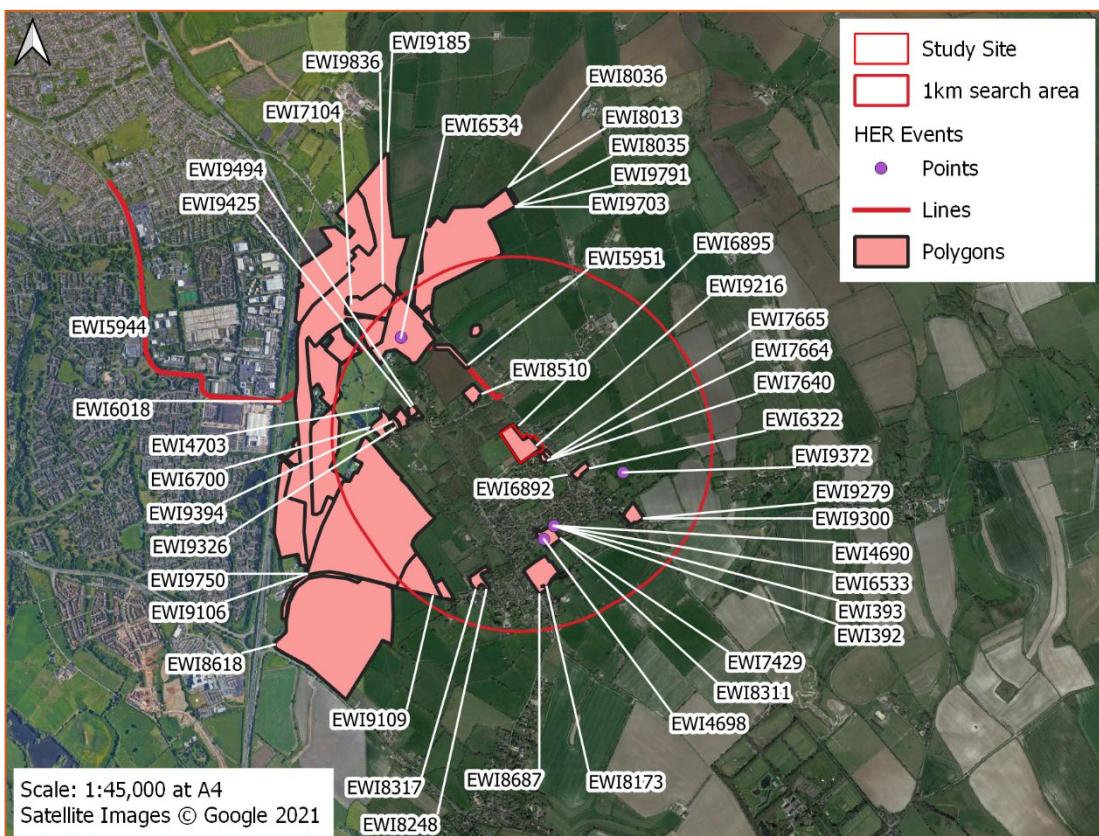


Plate 13 HER Events

Lidar data

4.2.18 Lidar analysis has demonstrated the presence of several known archaeological banked features thought to date to the Medieval period (HER MWI19387).

4.2.19 These are concentrated across the southern part of the study site, with an additional feature identified in the northern part of the study site during the geophysical survey (HER EWI9216) which cannot be seen in Lidar analysis. The lidar data for the study site is illustrated in plates 14 and 15, overleaf.

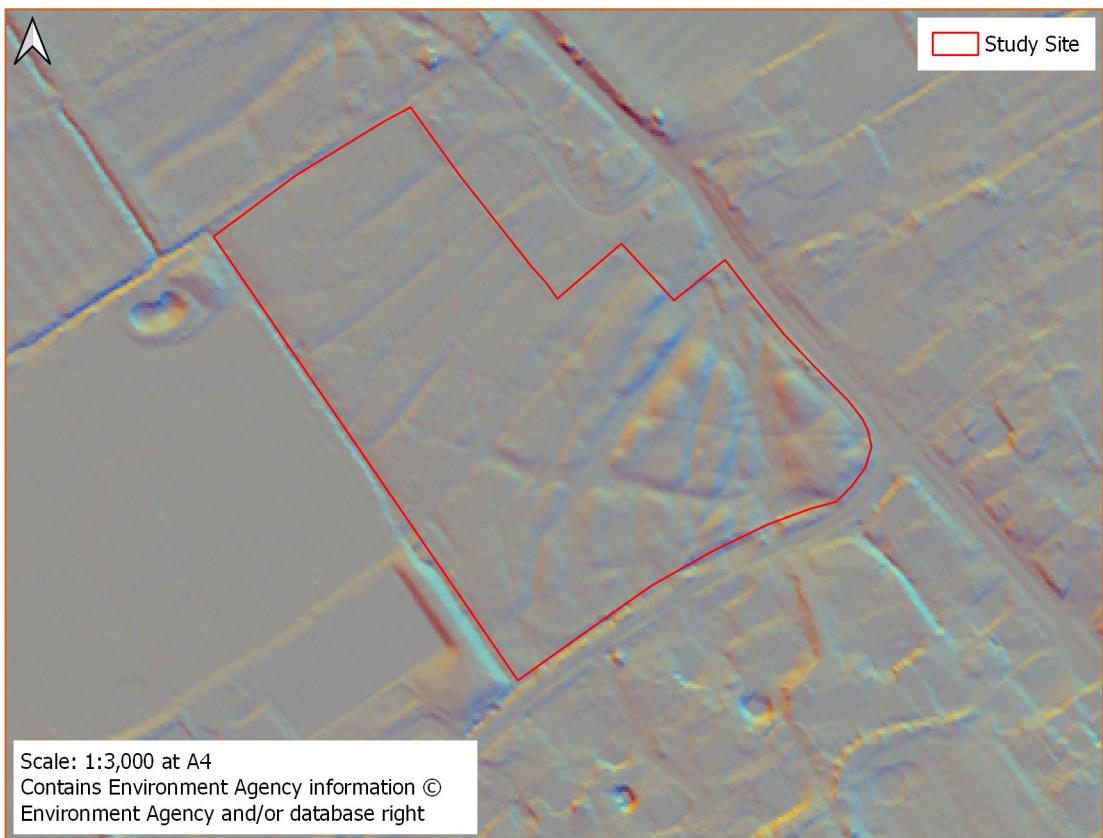


Plate 14 Multidirectional Hillshade Analysis

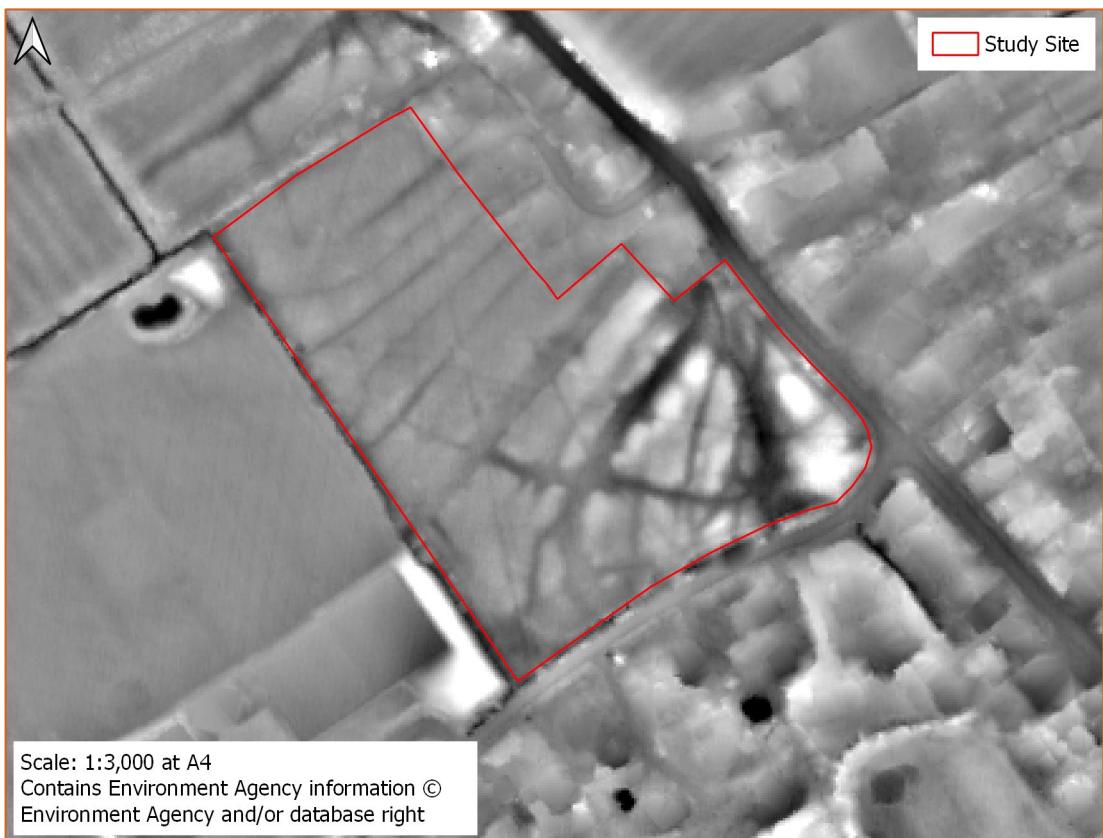


Plate 15 Simple Local Relief Model Analysis

4.2.20 Possible drainage channels/ditches are visible in the northern part of the study site, which were also detected by the geophysical survey (HER EWI9216, Fortuny, 2018):

...a number of parallel linear anomalies, negative in magnetic response. It is most likely there are related to the site's agricultural usage although an alternative anthropogenic response cannot be entirely ruled out.

4.2.21 The HER suggests that a Neolithic long barrow is present within the study site (HER MWI73199), however, this is not distinguishable from the Medieval features either within the lidar data or within the geophysical survey. The HER description is based on aerial photography, and is described as a N-S aligned bank measuring 60m by 20m wide.

Review of archaeological evidence by period

Prehistoric

4.2.22 The HER records a Neolithic long barrow as being present within the study site, identified by aerial photography in the 1970s (HER MWI73199). As previously discussed, it is not clearly distinguishable from the Medieval earthworks also located in the southern aspect of the study site, either in the geophysical survey or the lidar data. A prehistoric ditch is also located less than 10m to the east of the study site (HER EWI6895). More features of potential prehistoric date were identified by aerial photographs in the fields to the east and west of the study site. A large curvilinear enclosure is located to the east of the study site, measuring 85m x 60m, and aligned NW to SE (HER MWI73202). To the west, the HER records a possible round barrow, also identified during aerial photography work, which consists of a single ring ditch 18m in diameter (HER MWI73232). Neither of these features are visible in simple local relief models of lidar data.

4.2.23 The features discussed above, HER MWI73202 and HER MWI73232, and the potential Neolithic barrow within study site, HER MWI73199, are aligned east to west. The distribution of prehistoric features recorded by the HER in relation to the study site is illustrated in plate 16, below.

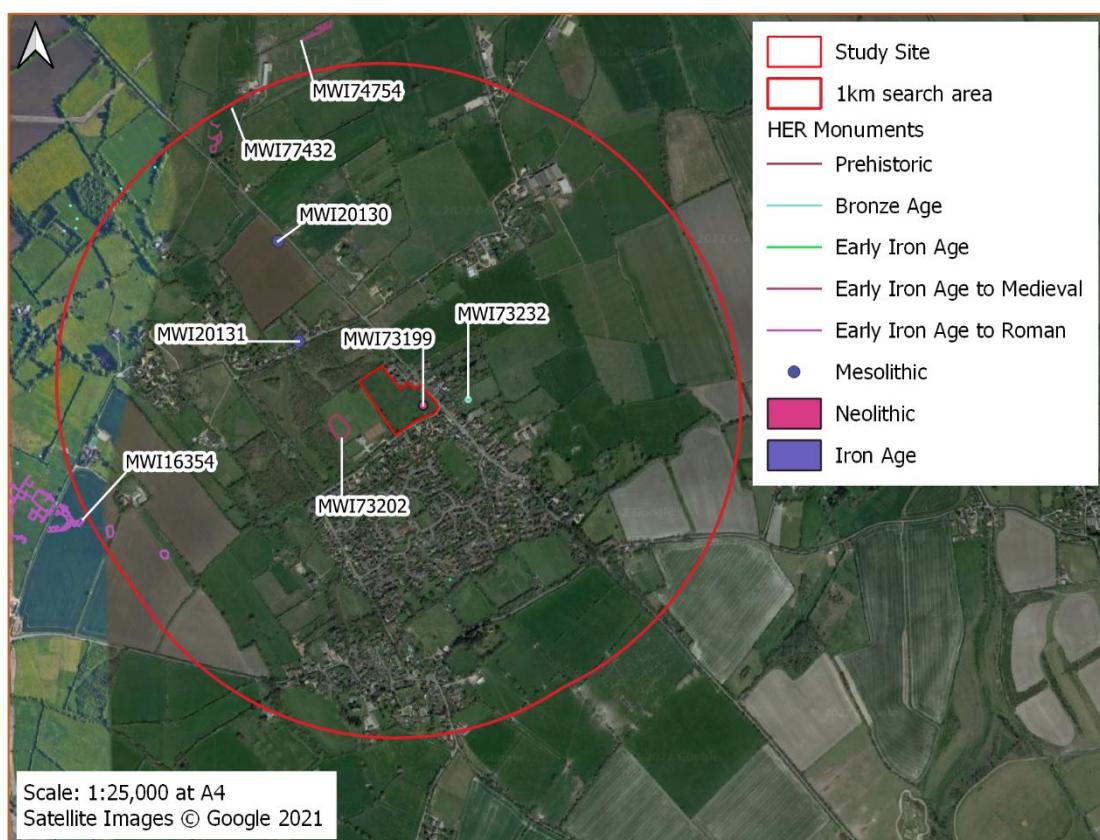


Plate 16 Prehistoric HER Records

4.2.24 The wider study area contains evidence from a number of Prehistoric periods: a Mesolithic pit 500m north of the study site (HER MWI20130) and a Mesolithic scraper also 250m north of the study site (HER MWI20131); a series of Neolithic pits are located 500m south of the study site on the upland area surrounding the modern settlement of Upper Wanborough (HER MWI75048). A series of Bronze Age ditches was identified by pottery finds 1km north of the study site (HER MWI77535), as were a series of Iron Age to Medieval ditches (HER MWI74754).

4.2.25 Based on the available evidence it is considered that the study site has a moderate potential to contain buried remains from the prehistoric period, based on the proximity of recorded evidence in the form of cropmarks, as well as the prehistoric ditch discovered in the land to the east of the study site. The evidence does not suggest that the study site is likely to contain significant remains of settlement activity, however the presence of additional funerary remains cannot be discounted. The potential Neolithic barrow has not yet been confirmed by archaeological field investigations, and so its presence is not certain on present evidence.

Roman

4.2.26 The geophysical survey within the study site (HER EWI9216), did not detect any features of clear Roman date. It is possible that the Medieval features (HER MWI19387) which are prominent within the southern part of the study site have covered or damaged any significant Roman archaeological features within the study site.

4.2.27 The Roman era is well represented in the wider study area, primarily through Ermin Street (associated HER monument HER MWI20169), located immediately east of the study site and the scheduled monument of the Roman town of Wanborough – also known as Durocornovium – located 1.5km northwest of the study site (SAM 1004684) and activity associated with these features present throughout the search area.

4.2.28 A large geophysical survey undertaken approximately 1km to the north of the study site (HER EWI8618) argued that there was a 50m zone of occupation bordering the Roman road with the more intensely utilised areas closer to Ermin Street with larger paddocks and enclosures further from the Roman road. There is also a wealth of Roman evidence throughout the wider study area encountered during archaeological investigations and evaluations, discussed above (HER EWI5944, HER EWI6018, HER EWI8618, HER EWI9185, HER EWI7429, HER EWI8311, HER EWI7429, and HER EWI8687). This evidence ranges from a deviant burial (HER MWI75051) and mixed agricultural settlements (HER EWI8311) to a possible ancillary ditch associated with the Roman road of Ermin Street (HER EWI6018 and HER MWI20169).

4.2.29 Despite the wealth of evidence dating from the Roman period, apart from the projected route of the ancillary ditch (HER MWI20169), there are no recorded Roman features recorded within 300m of the study site, despite a number of archaeological investigations taking place nearby.

4.2.30 As discussed above in section 4.1, the Roman evidence relating to Durocornovium is spread across the landscape around Wanborough (HER EWI8311 and HER EWI8687) and demonstrates significant amounts of Roman era activity. It is reasonable to argue that the study site occupied an agricultural landscape around the settlement of Durocornovium and Ermin Street. Therefore, there is a moderate potential for artefactual evidence from the Roman period; with a lesser general potential for the presence of archaeological evidence relating to Roman agricultural practices. It is considered that the study site has a low

potential to contain settlement remains, based on the results of the geophysical survey. Plate 17, below, shows the distribution of Roman evidence recorded by the HER in relation to the study site.

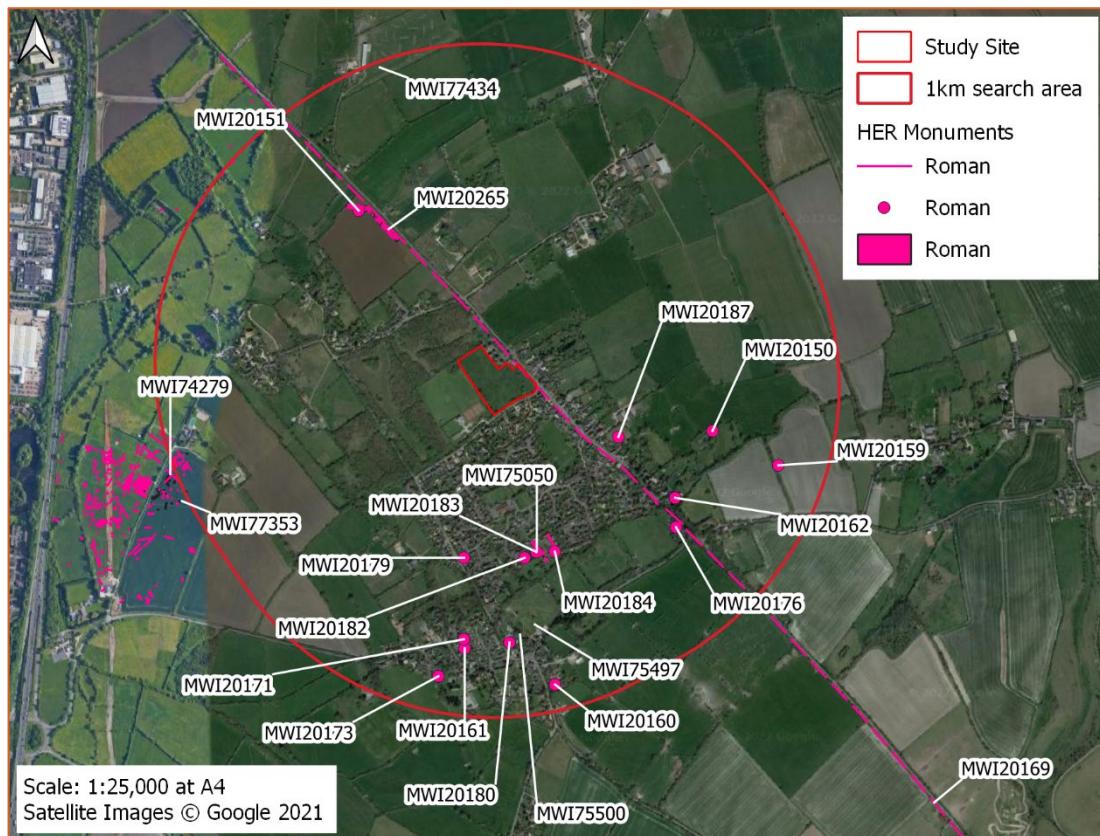


Plate 17 Roman HER Records

Saxon/Medieval

4.2.31 The settlement of Wanborough is known to have Saxon origins, and the conservation area appraisal for Lower Wanborough Conservation Area suggests that the settlement at Lower Wanborough during the Saxon period may have been a successor town to Durocornovium (Swindon Borough Council, 2009). The HER records the location of the likely extent of the Saxon settlement at Wanborough, and suggests this is focussed between 500m and 1km to the SSW of the study site (see plate 18, overleaf). This is consistent with the evidence from nearby archaeological investigations, which have found no evidence of Saxon activity in the vicinity of the study site (HER EWI6895).

4.2.32 The study site contains a series of earthworks, within the southern part of the study site, which have been attributed to Medieval era and explained as land management or agricultural practices (HER MWI19387 and HER EWI9216). These are visible as above ground earthworks and have been discussed in the lidar analysis earlier.

4.2.33 Immediately south of the study site, the HER has a record of a possible Medieval settlement at Slate Farm. This is based on a quote taken from a field notebook of R.A. Canham (HER MWI20233):

Sherds and a small fragment of animal bone found in soil disturbed by test pits at SU 21008348. Earthworks slightly to the north show house platforms and a Holloway on a different alignment to the main settlement of Wanborough.

- 4.2.34 The earthworks to the north described by Canham are likely the earthworks within the study site (HER MWI19387). However, as discussed earlier, the interpretation of earthworks as house platforms is not supported by the recent geophysical survey (Fortuny, 2018).
- 4.2.35 The wider study area is characterised by areas of Medieval agricultural land management spaced between settlements at Wanborough (350m southwest of the study site, HER MWI20202) and West Hinton Farm (1km west of the study site HER MWI20225), such as ridge and furrow farming in all directions around the study site (HER MWI73213; HER MWI73214; HER MWI73215; HER MWI73216; HER MWI73217; HER MWI73218; HER MWI73220).
- 4.2.36 This would suggest that the study site was located in the rural hinterland surrounding settlement during this period. This conclusion is consistent with the evidence from the geophysical survey, which does not suggest that the study site is likely to contain the buried remains of settlement activity.
- 4.2.37 On this basis it is considered that the study site has a moderate potential to contain archaeological remains of Medieval land management practices as highlighted by the geophysical survey (HER EWI9216 HER MWI19387). There is also a moderate potential for artefactual evidence relating to the Medieval period due to the number of settlements in the surrounding area and the land management practices which have taken place within the wider study area. It is considered that the study site has a low potential for the presence of Medieval settlement remains or Saxon evidence.

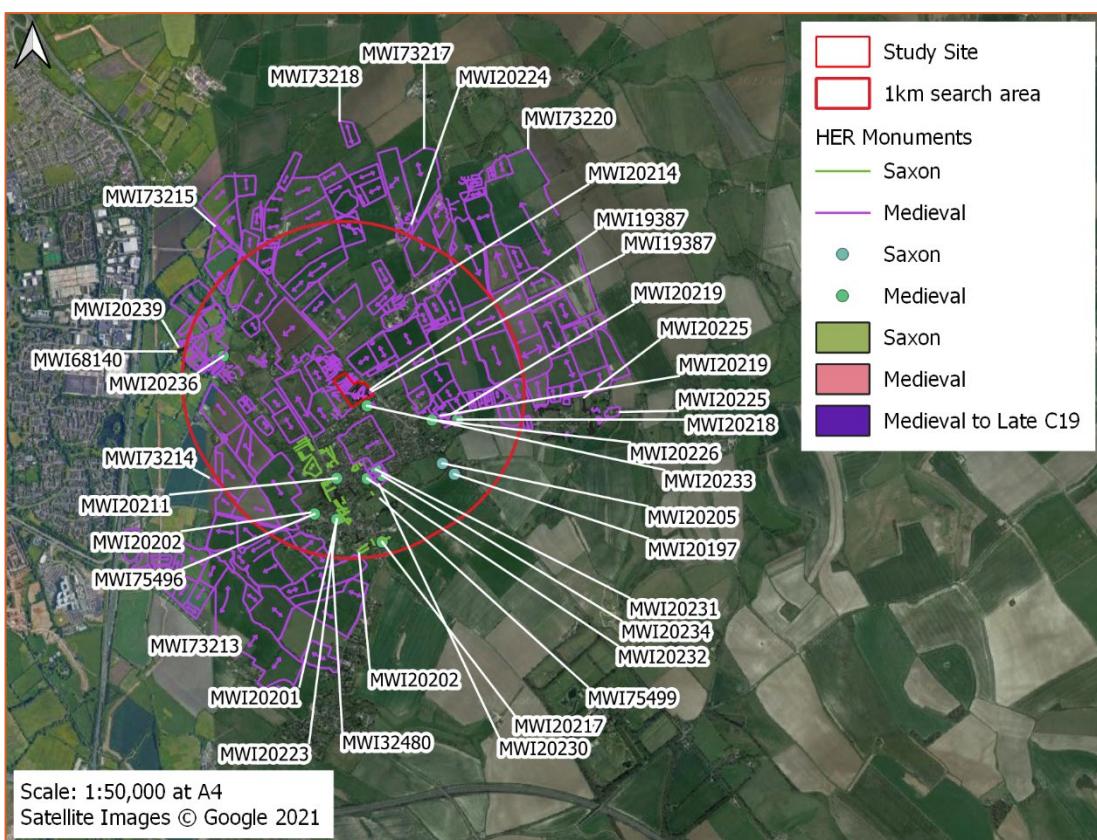


Plate 18 Saxon and Medieval HER Records

Post-Medieval/Modern

4.2.38 The study site occupies the landscape around the scheduled monument of Hall Place (SAM:1016325); a Tudor Era Country house likely constructed after the dissolution of the

monasteries 1530s-1540s, which is located 400m southeast of the study site. While there are no substantive extant structural features remaining, the scheduled monument consists of a series of terraced platforms which are visible in lidar data and aerial imagery. The HER records a chapel located on the site of the monument, as part of the Hall Place settlement (HER MWI20219). The study site will have likely occupied the rural surroundings of this settlement and contributed to the views from Hall Place.

4.2.39 A review of historic mapping for the study site and the surrounding area shows the study site as forming part of the rural landscape surrounding settlement in Wanborough throughout the Post-Medieval period (see Figures 5 through 12). Furthermore, the HER records no features dating from the Post-Medieval period within the study site. HER records for this period for the wider search area largely relate to buildings within Upper Wanborough and Wanborough; or farms in the rural landscapes around these towns; or the locations of WWII era airfields (HER MWI20246 and HER MWI20247 situated 1km south of the study site). The cartographic evidence therefore suggests that the study site formed part of the rural landscape surrounding settlement during this time. This is consistent with the evidence from the geophysical survey, which found no evidence consistent with the presence of settlement activity within the study site.

4.2.40 Therefore, based on the available evidence, it is considered that the study site has a moderate potential for artefactual evidence relating to the Post-Medieval and Modern agricultural use of the study site, with a low potential for evidence of settlement activity from this period.

4.2.41 The distribution of Post-Medieval evidence recorded in the HER in the wider search area in relation to the study site is shown in plates 19 through 21, below and overleaf.

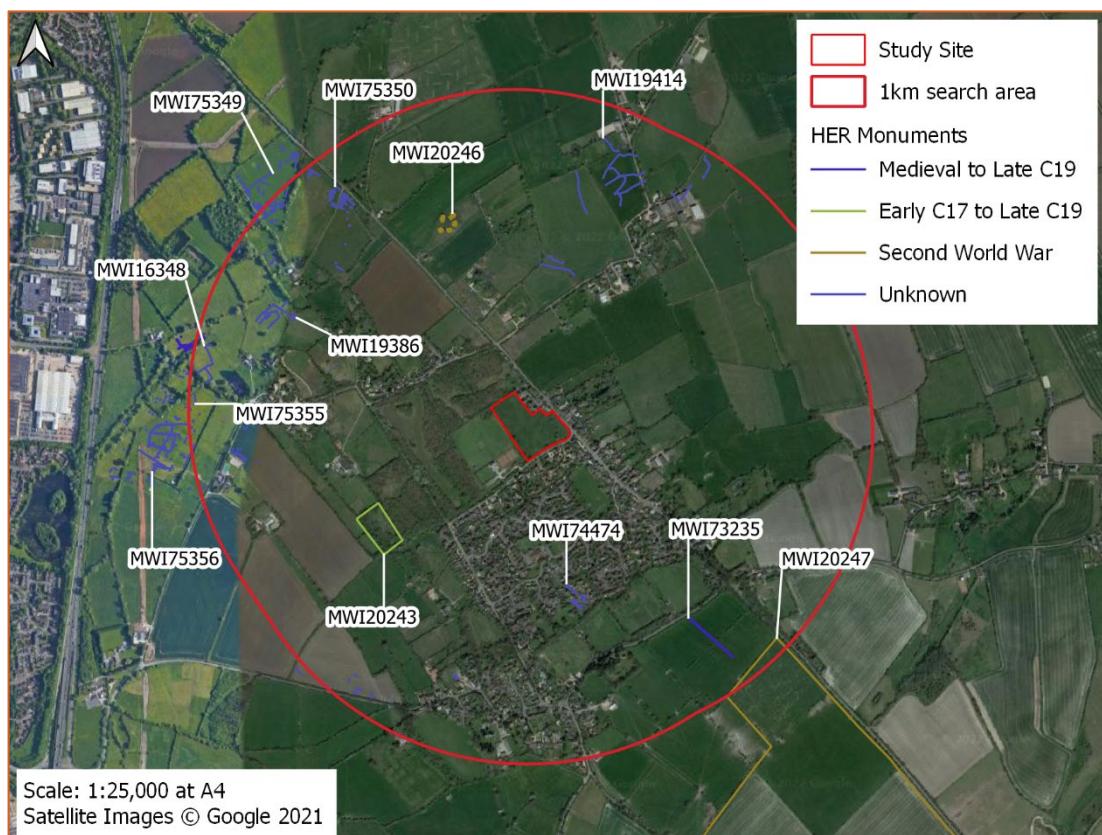


Plate 19 Post-Medieval HER Records

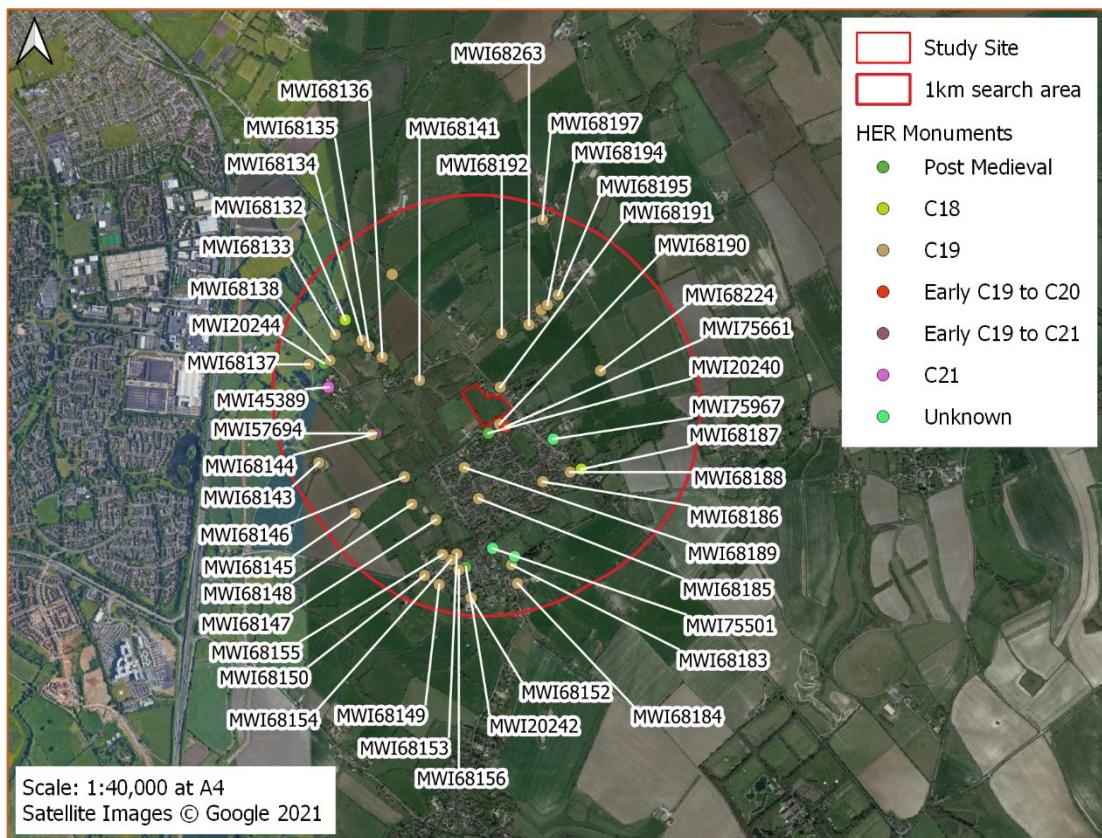


Plate 20 Post-Medieval HER Records

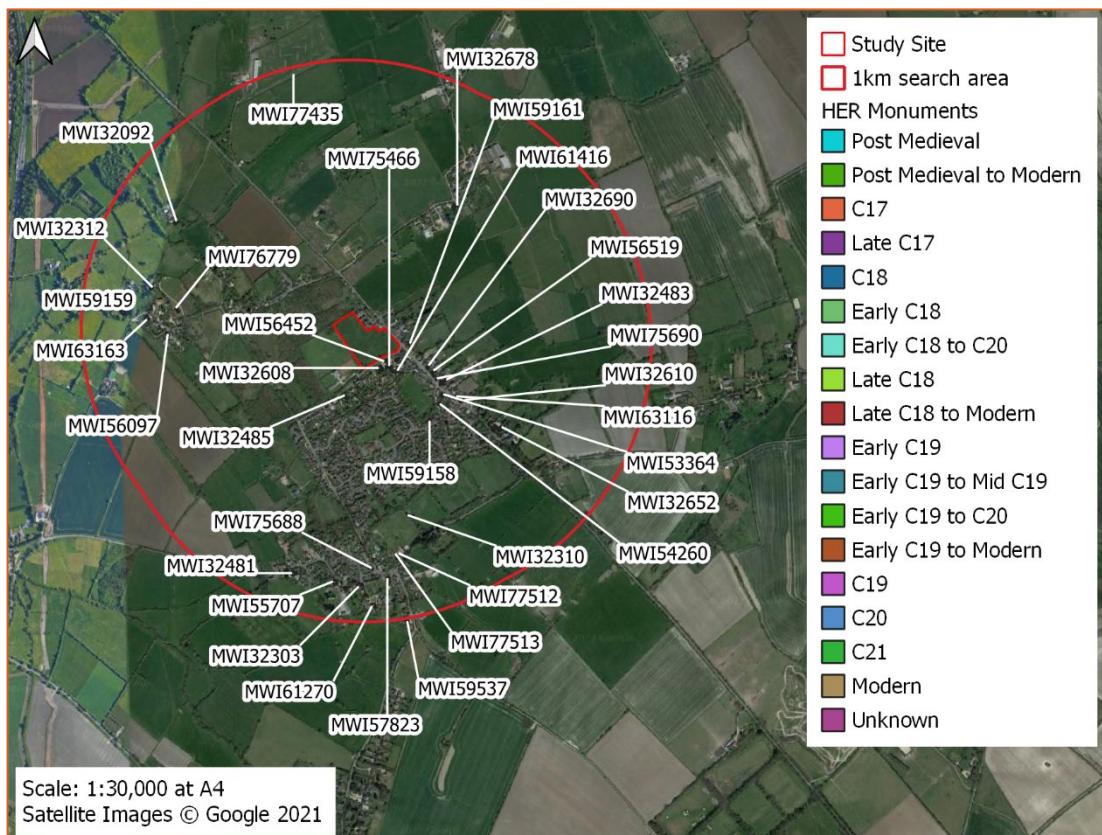


Plate 21 Post-Medieval HER Records

Summary of archaeological potential and assessment of significance

4.2.42 This assessment has reviewed the available archaeological evidence both within the study site, and from the surrounding area. This has included the results of a geophysical survey of the study site, the results of archaeological investigations undertaken nearby, lidar data and data from the Wiltshire HER. This assessment has found that the southern part of the study site is known to contain earthworks, which is evidenced by a site visit, lidar data and aerial imagery of the study site. The geophysical survey of the study site found that the earthworks are unlikely to comprise the remains of settlement activity due to the relatively low level of magnetic enhancement detected by that survey (Fortuny, 2018). It is therefore likely that the earthworks comprise the remains of trackways and other agricultural management practices, and which are most likely to date to the Medieval period.

4.2.43 This assessment has also concluded that the study site has a moderate potential to contain buried remains from the prehistoric period, based on the proximity of recorded evidence in the form of cropmarks, as well as the prehistoric ditch discovered in the land to the east of the study site. The presence of a potential Neolithic barrow which the HER suggests is present in the southern part of the study site has not yet been confirmed by archaeological field investigations, and so its presence is not certain on present evidence.

4.2.44 This assessment has also found that the study site has a moderate potential for the presence of Roman artefacts, due to the proximity of the Roman road along the eastern boundary of the study site. The study site also has a moderate potential for the presence of evidence associated with agricultural practices in the Post-Medieval period.

4.2.45 There is a low potential for the present of the remains of settlement from any period, based on the results of the geophysical survey of the study site.

4.2.46 Given the absence of evidence for any settlement remains, or other activity suggestive of buried remains of interest, it is considered that the archaeological remains within the study site are of local interest, as defined in section 3.6.6. of this assessment.

5.0 Proposed Development and Predicted Effects

5.1 The Proposed Development

5.1.1 The proposed development consists of an application for outline planning permission for the erection of up to 20 dwellings, formation of vehicular access, open space, landscaping and associated works. The illustrative masterplan for the proposed development is provided in plate 22, below.

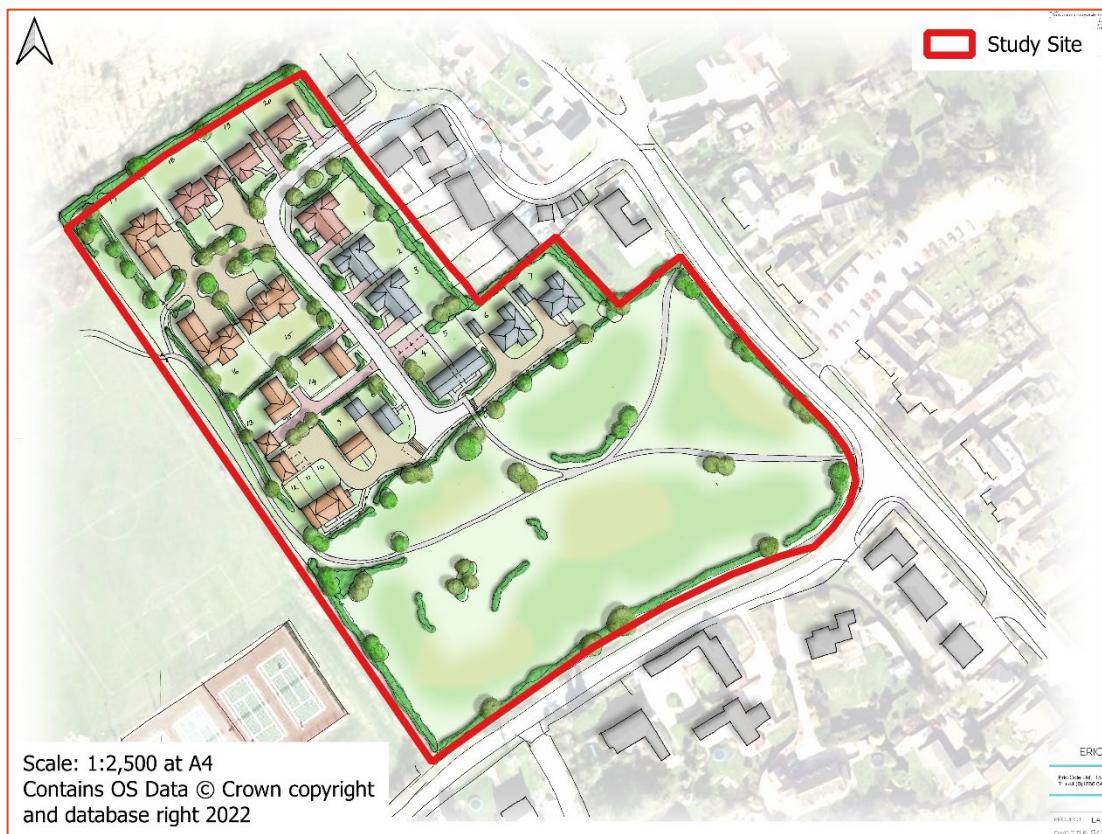


Plate 22 Illustrative masterplan for proposed development

5.2 Potential Impacts

Indirect impacts through effects to the setting of heritage assets

Lower Wanborough Conservation Area

5.2.1 The proposed development would retain the southern part of the study site, which contains the known archaeological earthworks identified by the conservation area appraisal. This area would be used as an informal open space, much as it is used currently by members of the public who make use of a public footpath which runs across the study site. The hedge along the southern and south-eastern boundary of the study site would also be retained, and maintained. As a result, the experience on the approach into the conservation area along the Wanborough Road from the north, and also along the High Street, would be preserved.

5.2.2 A new hedgerow would be planted across the study site, providing some screening of the proposed houses, and which would also provide screening of modern homes present to the east of the study site, which currently bring a sub-urban character to this part of the conservation area (see plate 23, overleaf). Finally, the proposed development would not affect any other key views out from the conservation area, or appreciation of the rural context of the settlement of Wanborough.



Plate 23 Looking NE from southern part of study site towards modern housing immediately to the northeast (24mm)

5.2.3 Therefore, the proposed development would potentially encroach on the important open space within the conservation area. It would not, however, affect any of the key approaches, buildings, or wider landscape setting of the conservation area. On this basis, it is considered that the proposed development would be likely to result in no more than a low level of less than substantial harm to the significance of the conservation area.

Slate Farmhouse

5.2.4 The proposed development would not affect the immediate roadside setting of the farmhouse, nor would it affect views of the farmhouse which are currently afforded from within the study site. Views from the upper windows would change, however these views already include modern development, which is already part of the wider setting of the farmhouse. On this basis it is considered that the proposed development would have a negligible effect on the significance of the farmhouse, comprising a change to its wider setting, but not a change that would result in any harm or loss of significance.

Physical impacts

Nature of likely impacts

5.2.5 The construction of houses and associated roads, drainage and other utilities within the study site would involve the mechanical excavation of foundations and trenches, which would result in widespread impacts where these are planned. The depth of these impacts are likely to be between 500mm and 1m deep, and would be likely to severely truncate or entirely remove any archaeological remains which may be present within areas that are developed.

Effect on identified archaeological remains

5.2.6 As can be seen from the location of the proposed new dwellings in the study site, the southern part of the study site would be unaffected by the proposed development. As

such, the earthworks identified, as well as the location of the potential Neolithic barrow, would be unaffected by the proposed development.

5.2.7 Any buried remains located in the northern part of the study site would be removed, but this assessment has found that these remains would be of no more than local interest.

5.3 Mitigation Measures

For potential effects due to changes to setting

5.3.1 Much of the potential for harm to the significance of the conservation area as a result of the proposed development would depend on the detailed design of the proposed development, in particular with regard to landscaping and materials. A well-designed scheme, with high quality materials and an intentional relationship with the open space to the south could provide a positive enclosure to that space, and improve the character from the current situation, as seen in plate 23 above.

5.3.2 A well-designed scheme, developed in consultation with the local planning authority's design and conservation officer, could preserve the significance, character and appearance of the conservation area, and could improve some elements.

For the loss of archaeological remains

5.3.3 The loss the archaeological remains of local interest can be adequately mitigated by a programme of archaeological works. This would comprise an initial phase of archaeological evaluation, to confirm the nature and extent of the remains, followed by archaeological excavation and recording of any remains of interest. This would realise the research potential of the buried remains, and would provide information on the past use of the study site. As such these works would provide a small public benefit.

5.3.4 This benefit is considered sufficient to compensate for the loss of archaeological remains of local interest, and would be an appropriate response for the anticipated Prehistoric, Roman, Medieval, and Post-Medieval remains which may be present within the northern part of the study site. Therefore, provided a suitable programme of archaeological works is secured, the loss of the archaeological remains within the study site would be acceptable.

6.0 Summary and Conclusions

- 6.1.1 This historic environment desk-based assessment considers land off Hewers Close, Wanborough which is proposed for residential development.
- 6.1.2 This assessment has considered designated heritage assets both within the study site, and in the surrounding area, and has found that the proposed development of the study site would result in no more than a low level of less than substantial harm to the significance of the Lower Wanborough Conservation Area. The proposed development would not affect the setting or significance of any other designated heritage assets in the wider search area.
- 6.1.3 This assessment has also found that much of the potential for harm to the significance of the conservation area as a result of the proposed development would depend on the detailed design of the proposed development, in particular with regard to landscaping and materials. A well-designed scheme, with high quality materials and an intentional relationship with the open space to the south could provide a positive enclosure to that space, and improve the character from the current situation.
- 6.1.4 A well-designed scheme, developed in consultation with the local planning authority's design and conservation officer, could preserve the significance, character and appearance of the conservation area, and could improve some elements.
- 6.1.5 This assessment has reviewed the available archaeological evidence both within the study site, and from the surrounding area. This has included the results of a geophysical survey of the study site, the results of archaeological investigations undertaken nearby, lidar data and data from the Wiltshire HER. This assessment has found that the southern part of the study site is known to contain earthworks, which is evidenced by a site visit, lidar data and aerial imagery of the study site.
- 6.1.6 The geophysical survey of the study site found that the earthworks are unlikely to comprise the remains of settlement activity due to the relatively low level of magnetic enhancement detected by that survey (Fortuny, 2018). It is therefore likely that the earthworks comprise the remains of trackways and other agricultural management practices, and which are most likely to date to the Medieval period. This assessment has also concluded that the study site has a moderate potential to contain buried remains from the prehistoric period, Roman artefacts and for the presence of evidence associated with agricultural practices in the Post-Medieval period. There is a low potential for the present of the remains of settlement from any period, based on the results of the geophysical survey of the study site. Given the absence of evidence for any settlement remains, or other activity suggestive of buried remains of interest, it is considered that the archaeological remains within the study site are of local interest, as defined in section 3.6.6. of this assessment.
- 6.1.7 The southern part of the study site would be unaffected by the proposed development, as it would be retained as open space. As such, the earthworks identified, as well as the location of a potential Neolithic barrow suggested by the HER, would be unaffected by the proposed development. Any buried remains located in the northern part of the study site would be removed, but this assessment has found that these remains would be of no more than local interest.
- 6.1.8 The loss the archaeological remains of local interest can be adequately mitigated by a programme of archaeological works. This would comprise an initial phase of archaeological evaluation, to confirm the nature and extent of the remains, followed by archaeological excavation and recording of any remains of interest. This would realise the research

potential of the buried remains, and would provide information on the past use of the study site. As such these works would provide a small public benefit.

- 6.1.9 This benefit is considered sufficient to compensate for the loss of archaeological remains of local interest, and would be an appropriate response for the anticipated Prehistoric, Roman, Medieval, and Post-Medieval remains which may be present within the northern part of the study site. Therefore, provided a suitable programme of archaeological works is secured, the loss of the archaeological remains within the study site would be acceptable.
- 6.1.10 On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraphs 202 and 203 of the NPPF and policy EN10 of the Swindon Borough Council's Local Plan.

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Cartographic

1773 J. Andrews & A. Dury. Topographical map of Wiltshire.

1818 Ordnance Survey Drawing, Swindon BL

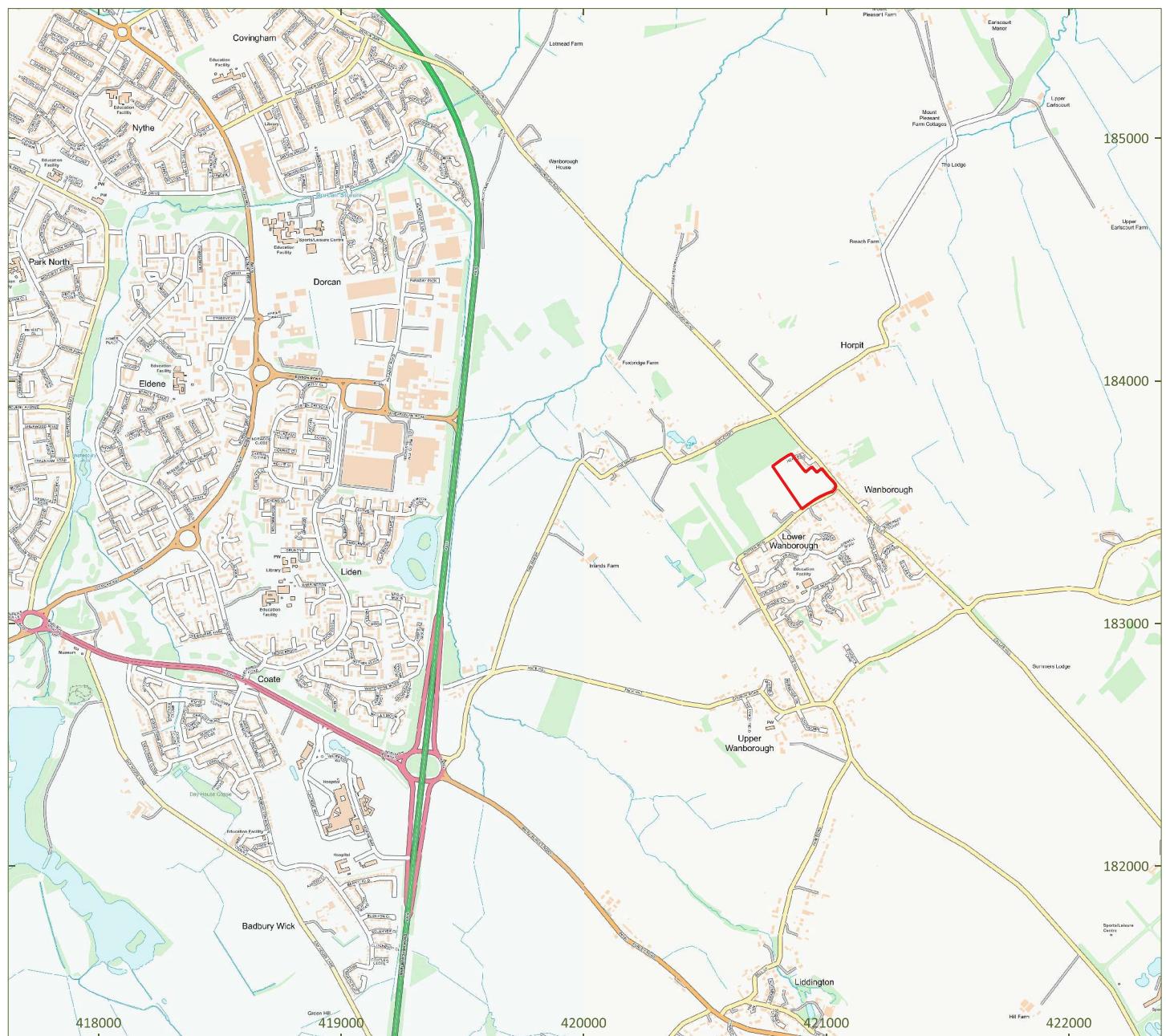
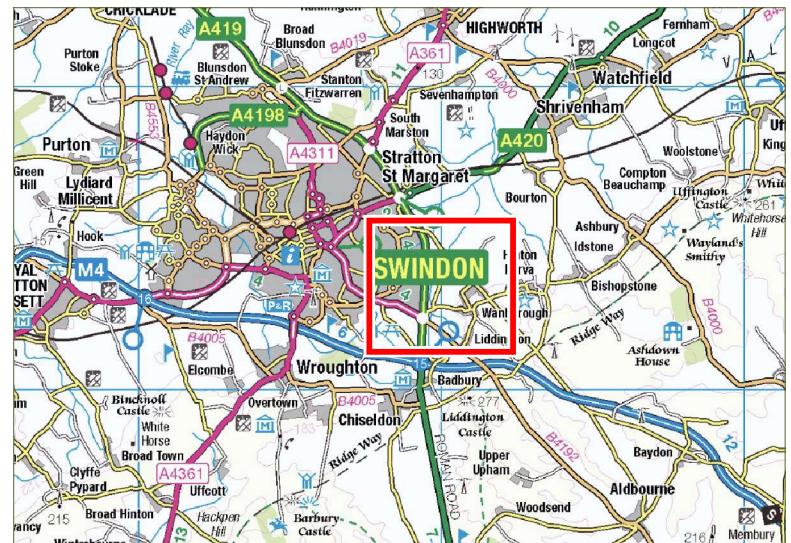
1828 OS First Series Sheet 34

1878 to 2021 OS Maps 1:10,560 and 1:10,000 scale

Lidar

Lidar data were downloaded from the Environment Agency website in April 2022 - <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
SU28SW	2020	1



Legend

Study Site



Address:
Land off Hewers Close, Swindon

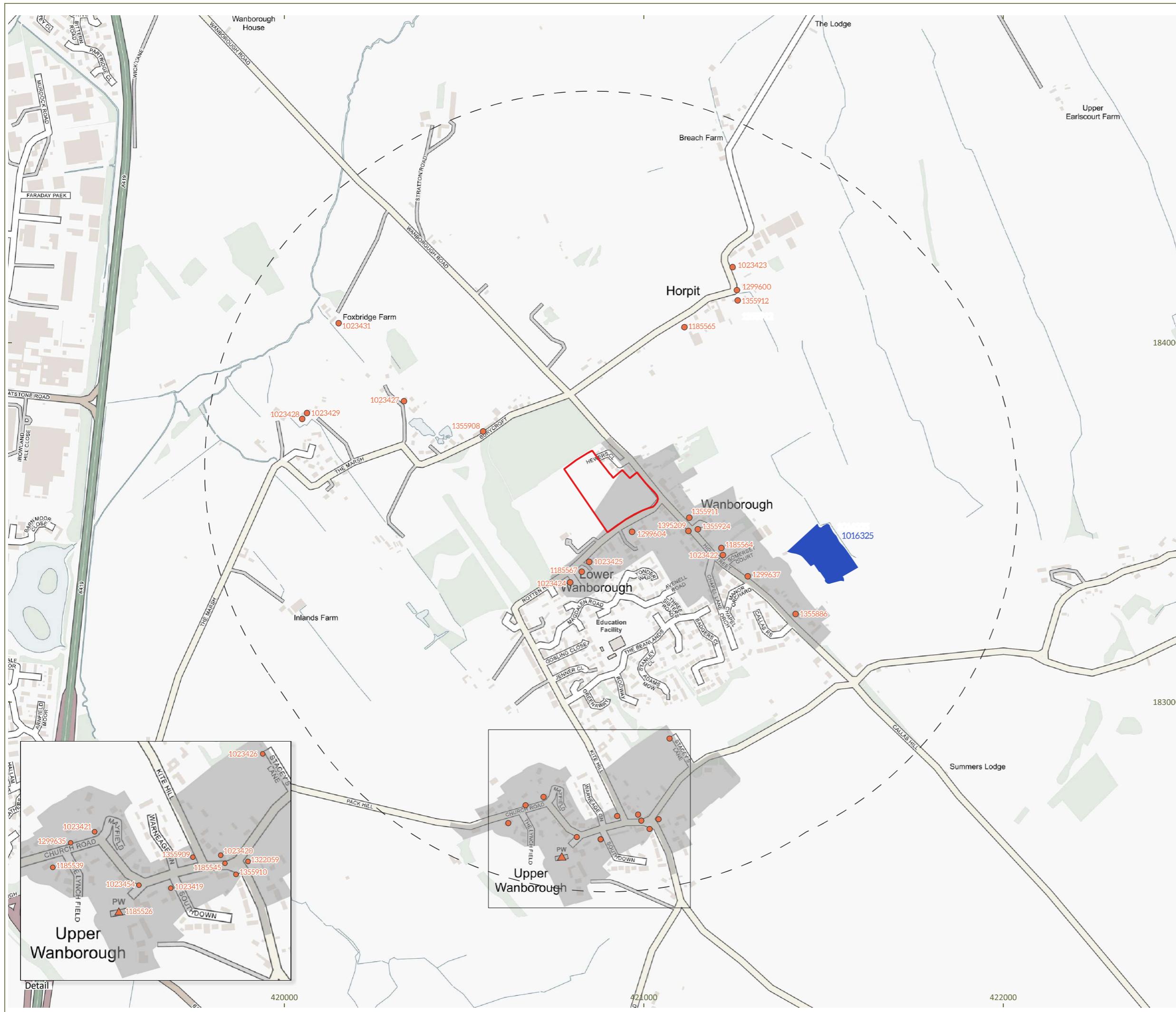
Title:

Figure 1: Site Location

Project No: PR0102 Date: 25/04/2022

Drawing No: PR0102_01

Scale 1:25,000@A4



Legend

- Study Site
- 1km Study Area

Designated Heritage Assets

- Scheduled Monument
- ▲ Grade I Listed Building
- Grade II Listed Building
- Conservation Area

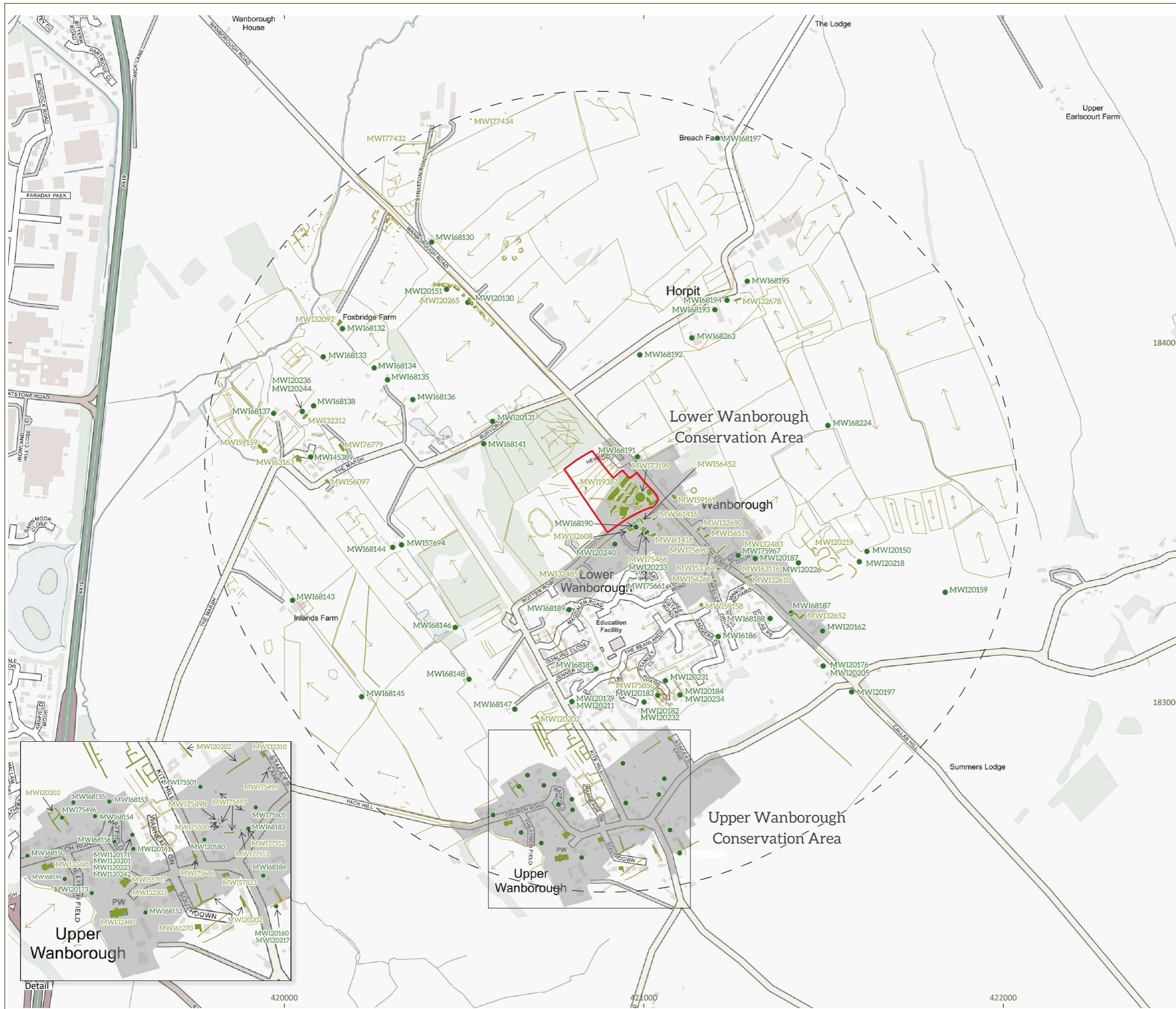
landgage
 HERITAGE

Project No: PR0102 Date: 24/04/2022

Drawing No: PR0102_02

Address:
 Land off Hewers Close, Swindon

Title:
 Figure 2: Designated heritage assets
 within 1km of the study site



Legend

- Study Site
- 1km Study Area

Non-designated Heritage Assets

- Monument - Points
- Monument - Polygons
- Monument - Lines

landgage
HERITAGE

Project No: PR0102 Date: 24/04/2022

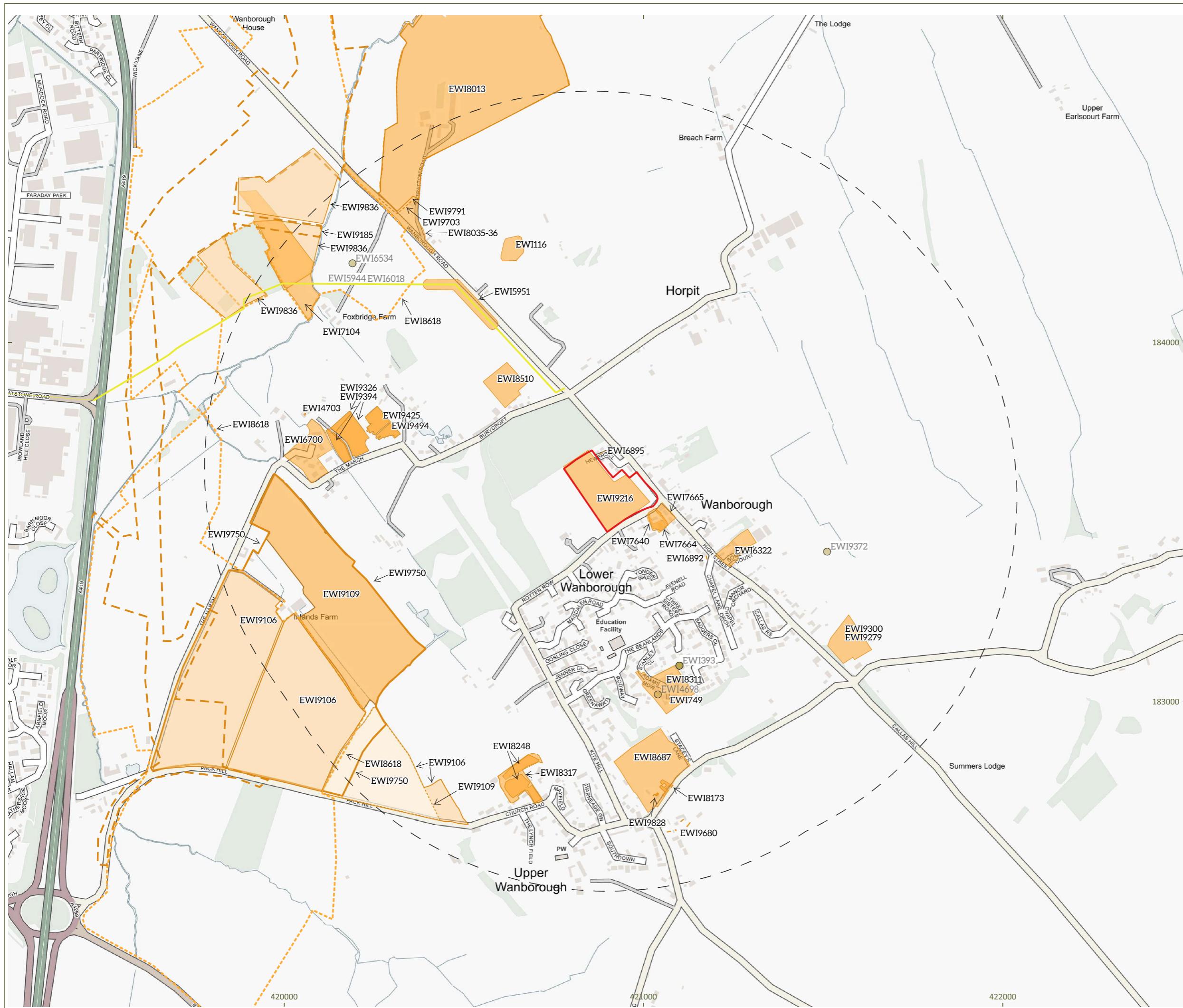
Drawing No: PR0102_03

Address:

Land off Hewers Close, Swindon

Title:

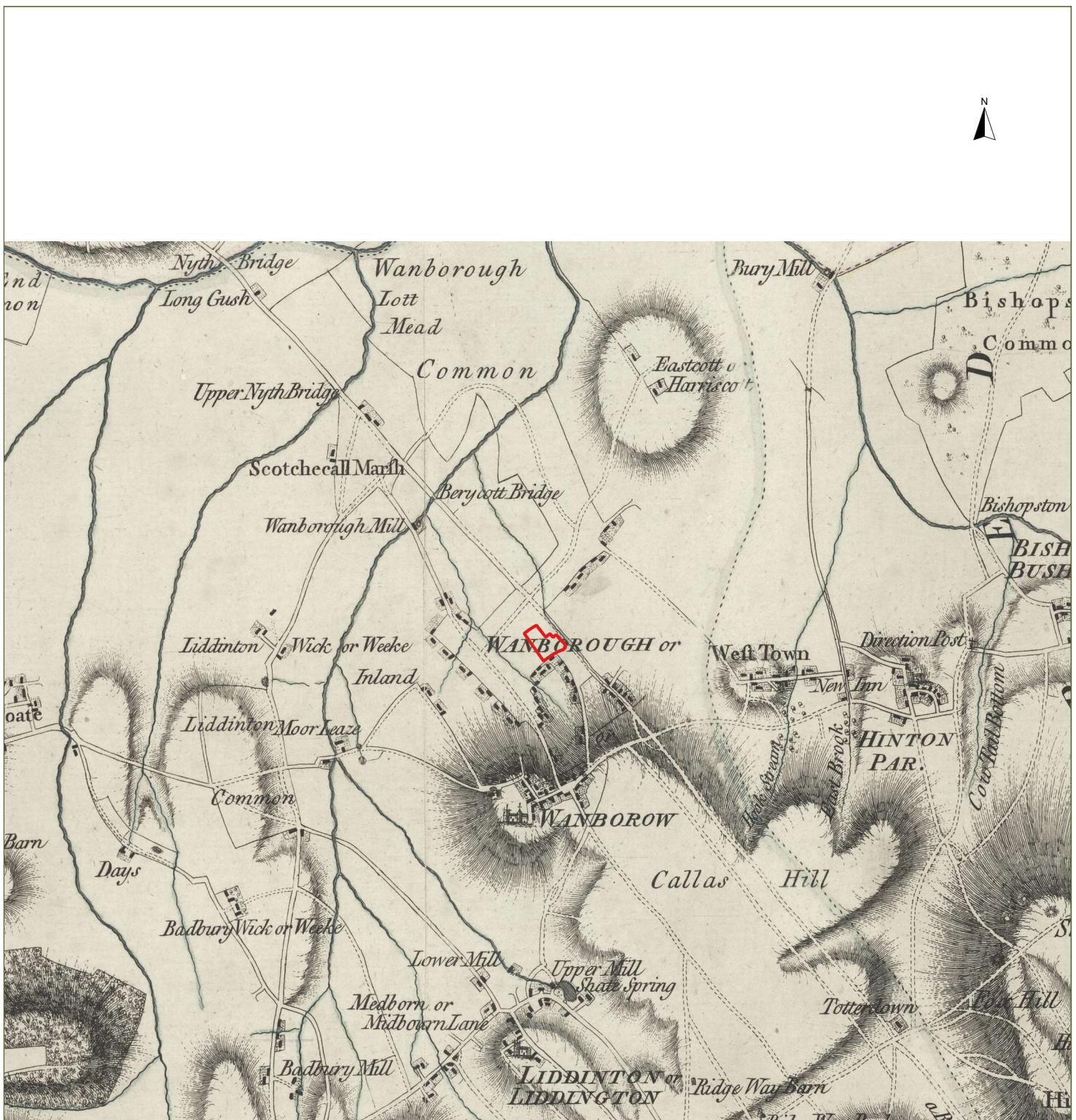
Figure 3: HER Data – Monuments

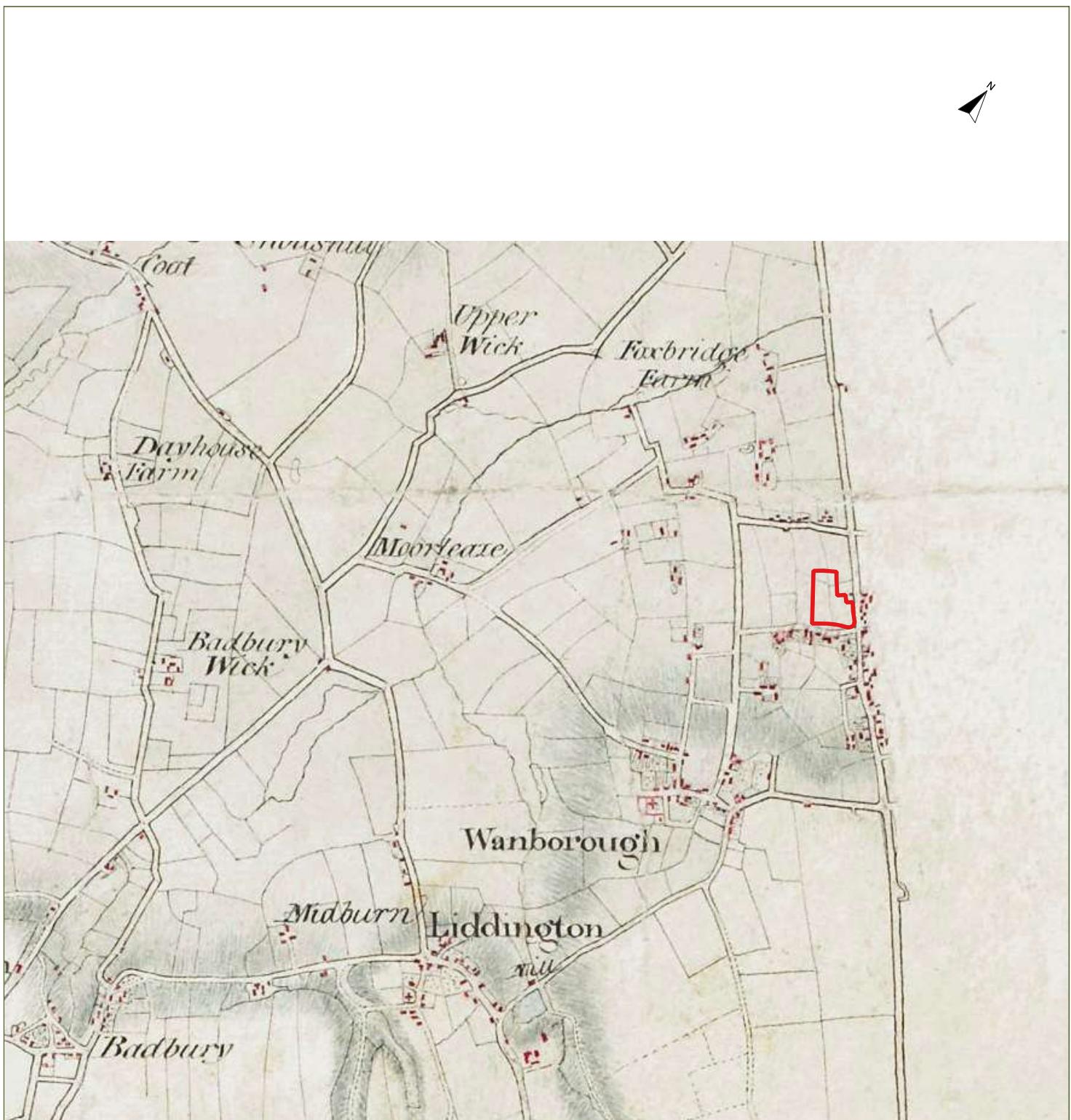


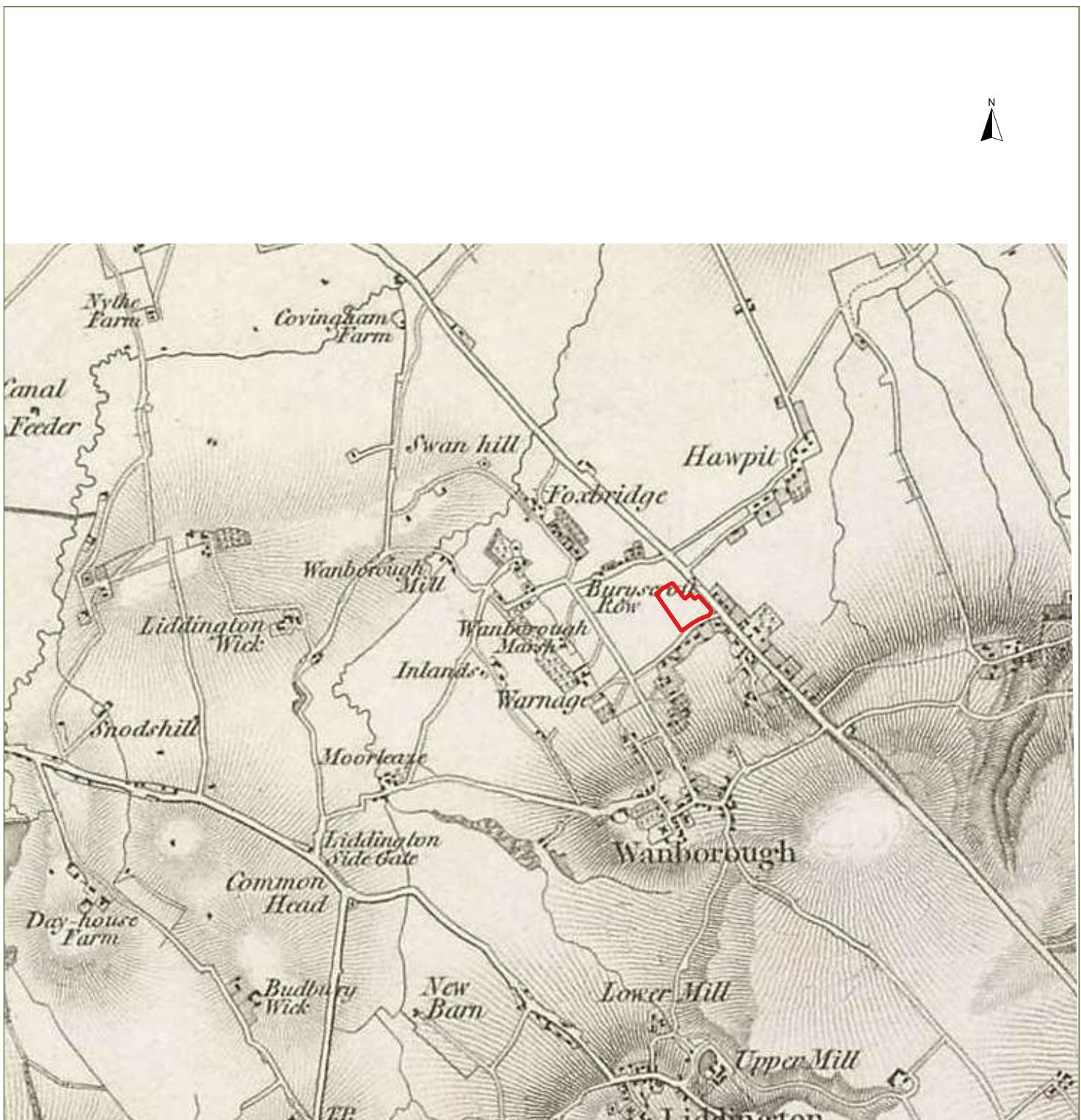
Project No: PR0102 Date: 24/04/2022
 Drawing No: PR0102_04
 Address:
 Land off Hewers Close, Swindon
 Title:
Figure 4: HER Data – Events

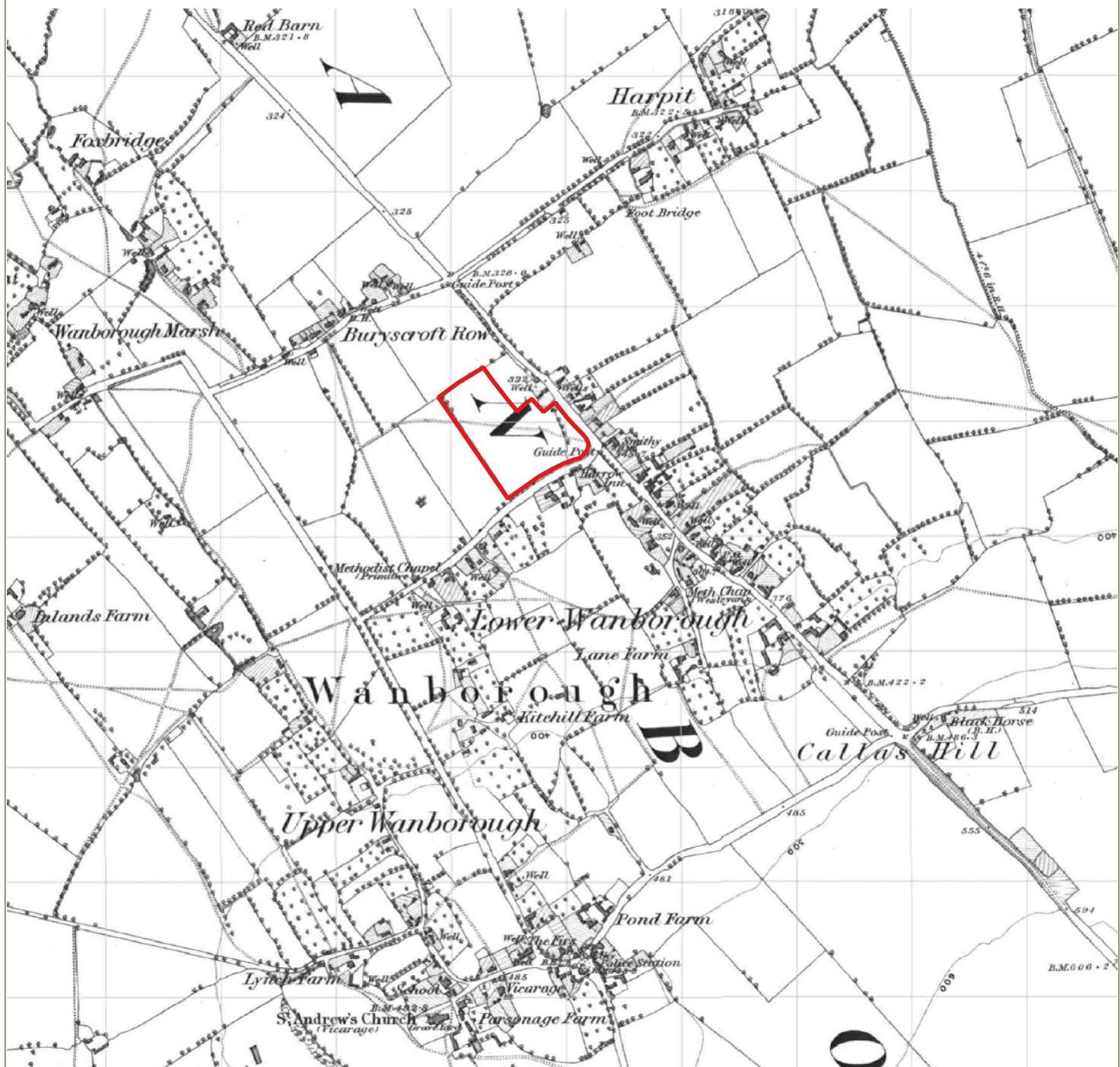
landgage
 HERITAGE

Scale 1:10,000@A3









Legend

■ Study Site

0 500m
Scale 1:10,000@A4

Project No: PR0102 Date: 26/04/2022

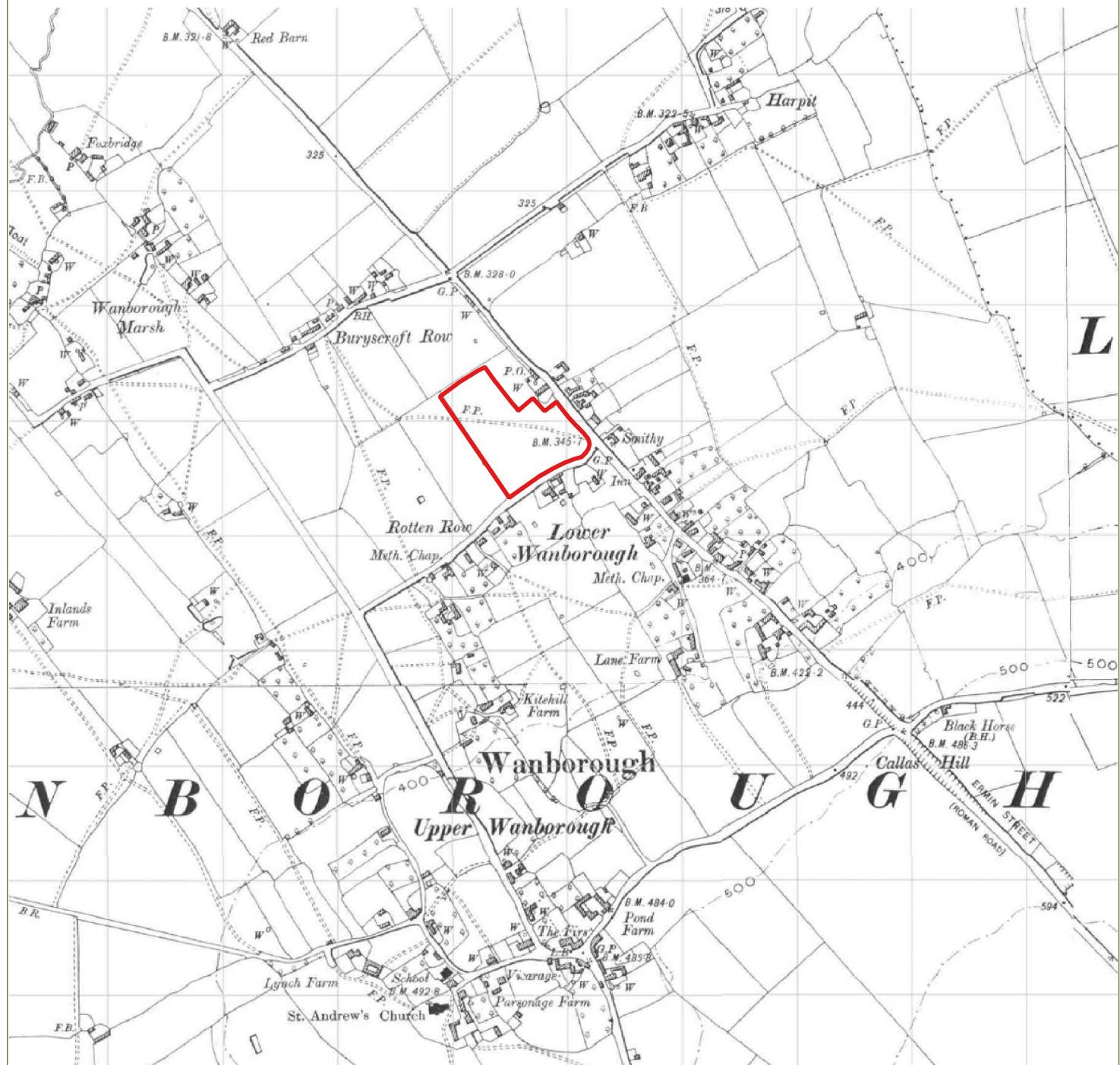
Drawing No: PR0102_08

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Address:
Land off Hewers Close, Swindon

Title:

Figure 8: 1878 OS Map 1:10,560



Legend

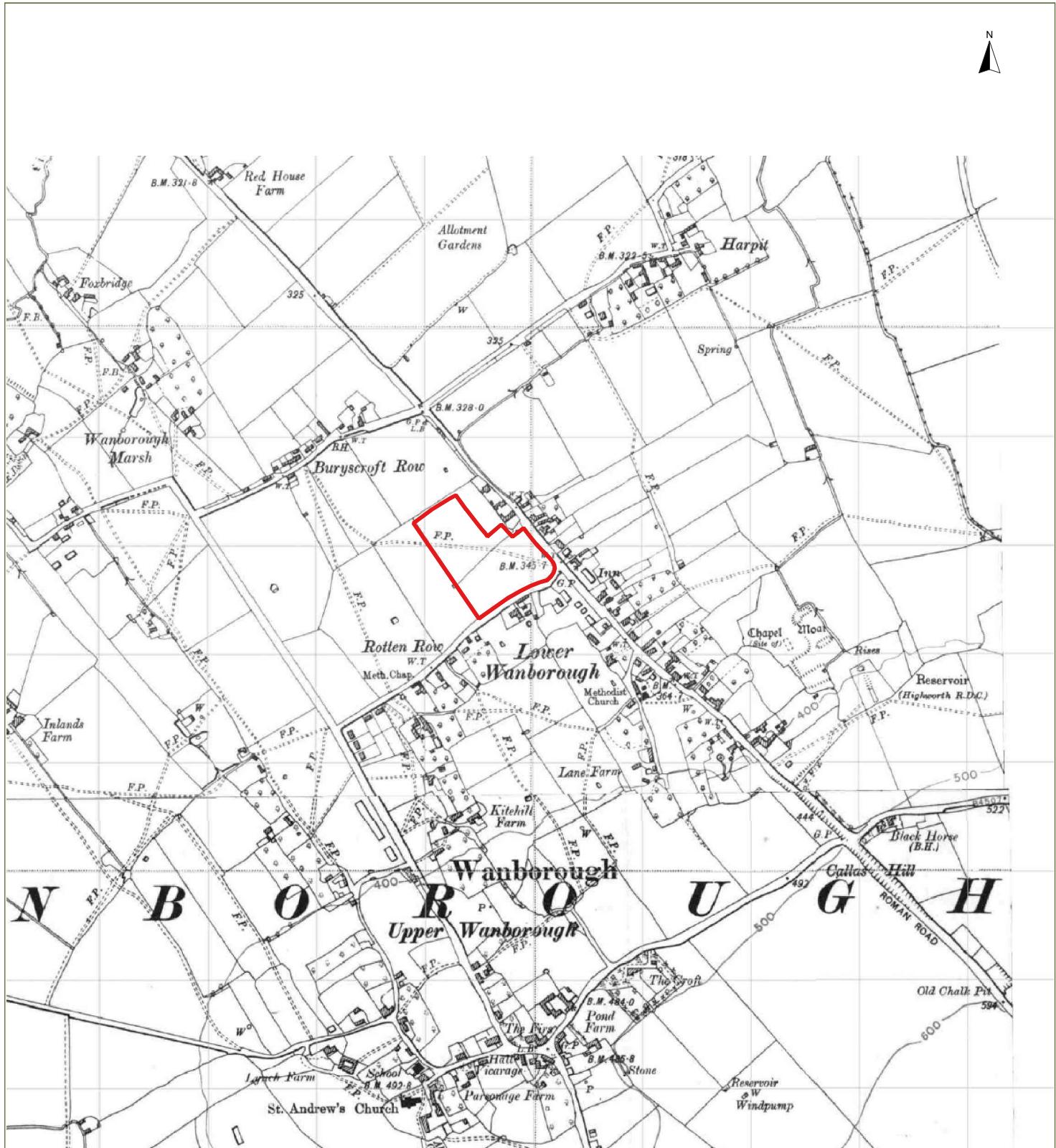
 Study Site

0 500m
Scale 1:10,000@A4

Address:
Land off Hewers Close, Swindon

Title:

Figure 9: 1898 OS Map 1:10,560



Legend

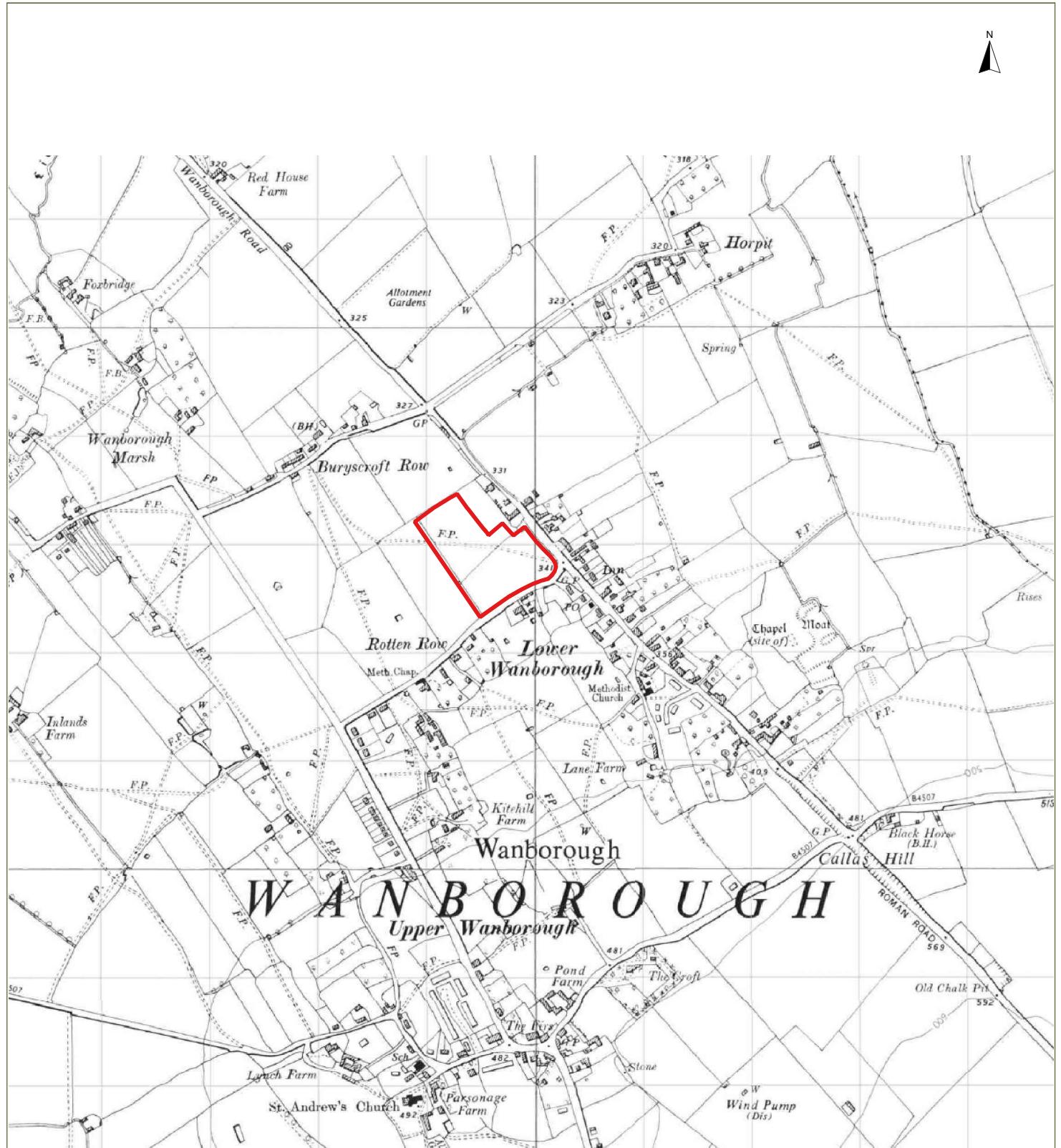
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Scale 1:10,000@A4

Address:
Land off Hewers Close, Swindon

Title:

Figure 10: 1938 OS Map 1:10,560



Legend

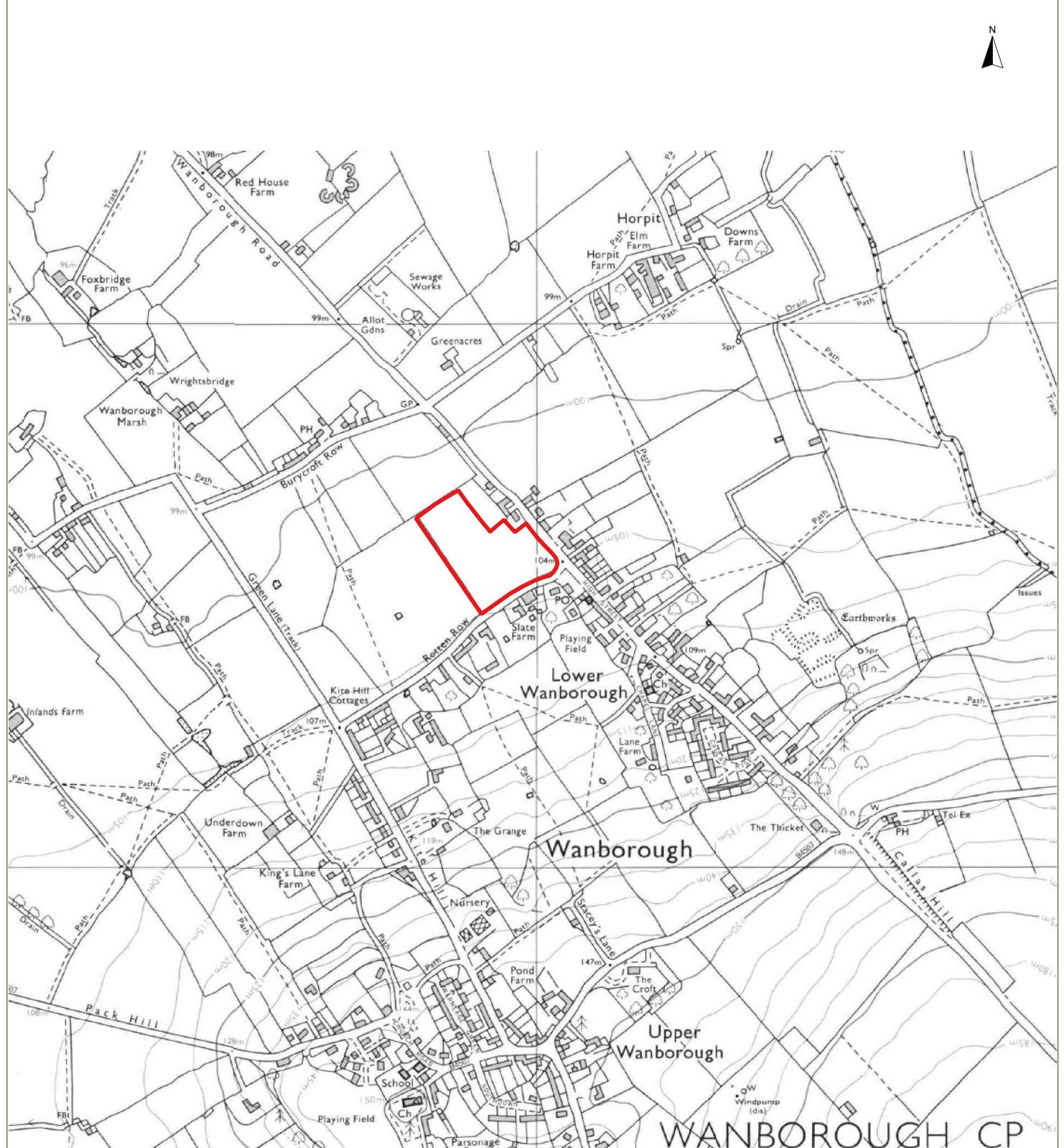
 Study Site

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Scale 1:10,000@A4

Address:
Land off Hewers Close, Swindon

Title:

Figure 11: 1956 OS Map 1:10,560



Project No: PR0102 Date: 26/04/2022
 Drawing No: PR0102_12

Legend
■ Study Site

0 500m
 Scale 1:10,000@A4

Address:
 Land off Hewers Close, Swindon

Title:
 Figure 12: 1978 OS Map 1:10,000

Appendix B4. Magnitude Surveys Geophysical Report (2018)



**magnitude
surveys**

Geophysical Survey Report

of

Land at High Street, Wanborough, Wiltshire

For

Orion Heritage

On Behalf Of

Hannick Homes

Magnitude Surveys Ref: MSSU340

July 2018



magnitude surveys

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BD4 8NW

01274 926020

info@magnitudesurveys.co.uk

Version	Purpose/Revision	Author/ Revisions by	Figures by	Approved By	Date Issued
Draft 1.0	Initial draft to line manager	Chrys Harris, BA MSc PhD, Marta Fortuny, BA MA	Chrys Harris, BA MSc, PhD, Marta Fortuny BA MA	Graeme Attwood, MSc MCIfA	13 July 2018
Draft 1.1	Final draft to client	Chrys Harris, BA MSc PhD, Marta Fortuny, BA MA	Chrys Harris, BA MSc, PhD, Marta Fortuny BA MA	Graeme Attwood, MSc MCIfA	13 July 2018
Final 2.0	Report amendments from client	Marta Fortuny BA MA	N/A	Graeme Attwood, MSc MCIfA	24 July 2018

Abstract

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 2.75ha area of land at High Street, Wanborough, Wiltshire. A fluxgate magnetometer survey was successfully completed. Earthworks are known to extend across the site, which are visible in remote sensing images and were partially extant at the time of survey. Weak, negative anomalies have been detected which correlate with many of these features, though there is no indication for occupation or settlement activity in the magnetic results. These are likely to be associated to trackways or agricultural/animal management purposes. No other anomalies have been classified as archaeological in origin, there is also no indication for any underlying features. Overall the results are relatively quiet, except for areas of ferrous disturbance around the edges of the field.

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1. Introduction

- 1.1. Magnitude Surveys Ltd (MS) was commissioned by Orion Heritage on behalf of Hannick Homes to undertake a geophysical survey on a c.2.75ha area of land at High Street, Wanborough, Wiltshire (SU 2090 8358).
- 1.2. The geophysical survey comprised a hand-carried GNSS-positioned fluxgate magnetometer survey.
- 1.3. The survey was conducted in line with the current best practice guidelines produced by Historic England (David et al., 2008), the Chartered Institute for Archaeologists (ClfA, 2014) and the European Archaeological Council (Schmidt et al., 2015).
- 1.4. The survey commenced on 04/07/2017 and took one day to complete.

2. Quality Assurance

- 2.1. Magnitude Surveys is a Registered Organisation of the Chartered Institute for Archaeologists (ClfA), the chartered UK body for archaeologists, and a corporate member of ISAP (International Society of Archaeological Prospection).
- 2.2. Director Graeme Attwood is a Member of ClfA, as well as the Secretary of GeoSIG, the ClfA Geophysics Special Interest Group. Director Finnegan Pope-Carter is a Fellow of the London Geological Society, the chartered UK body for geophysicists and geologists, as well as a member of GeoSIG, the ClfA Geophysics Special Interest Group. Director Chrys Harris has a PhD in archaeological geophysics from the University of Bradford and is the Vice-Chair of the International Society for Archaeological Prospection.
- 2.3. All MS managers have relevant degree qualifications to archaeology or geophysics. All MS field and office staff have relevant archaeology or geophysics degrees and/or field experience.

3. Objectives

- 3.1. The geophysical survey aimed to assess the subsurface archaeological potential of the survey area.

4. Geographic Background

4.1. The site is located in the northern edge of Wanborough village in Wiltshire, which is located c. 6km northwest from Swindon town centre (Figure 1). Survey was undertaken over a single pasture field, bounded by Rotten Row to the south, Wanborough Tennis Club to the west, further fields to the north and High street and housing buildings to the west (Figure 2).

4.2. Survey considerations:

Survey Area	Ground Conditions	Further Notes
1	Short grass. Generally flat, although earthworks are noticeable across the eastern corner. The very eastern end was unsurveyable due to overgrown vegetation.	Site bounded by wooden fences and hedges on all sides.

4.3. Site photo of extant earthworks:



4.4. The underlying geology comprises sedimentary bedrock of mudstone from Gault formation. There are no superficial deposits recorded for this area (British Geological Survey, 2018).

4.5. The soils consist of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Soilscapes, 2018).

5. Archaeological Background

- 5.1. The following section summarises the results of a search of records on Heritage Gateway (2018), within a 1km radius of NGR: SU 2090 8358, and a map regression.
- 5.2. No designated heritage assets or previous archaeological works have been recorded within the site's boundaries. A series of earthworks have been recorded within the site's boundaries (Monument No. 225650). One of the earthworks was interpreted as being a Neolithic long barrow; however, subsequent interpretations suggest that the earthworks either represent a series of undated, interlocking trackways with the spoil forming mounds along their extent, or the mounds and ditches are the result of surface quarrying.
- 5.3. Prehistoric activity includes a Mesolithic pit with microlith, recorded at Foxbridge Farm, c.500m northwest of the site (Monument No. 225735); a Mesolithic scrapper discovered c.250m northeast of site (Monument No. 867782); a possible prehistoric curvilinear enclosure, measuring 85m by 60m located c.150 west of site (Monument No. 1345898); and a possible round barrow situated c.85m to the east of site.
- 5.4. Romano-British activity includes findspots (Monument No. 225651, 225714, 225739, 225741, 867780, 867788) comprised of coins, pottery and roof tiles, the site of a Roman Villa c.750m to the southeast and another potential villa site is located c.570m to the northwest close to Foxbridge Farm (Monument No. 225740).
- 5.5. A Saxon burial with associated grave goods was found in 1927 at Callas Hill c.720m southeast of the site (Monument No. 225657).
- 5.6. Evidence for medieval activity includes the site of a medieval house and associated ponds c. 450m to the east of site (Monument No. 225689); pottery and animal bones recorded c.800m south of the site (Monument No. 867775); an inhumation was found in 1976 at Callas Hill, cut into the debris of a Roman villa (Monument No. 867777). Earthworks located c.600m east of site have been interpreted as a possible medieval shrunken village (Monument No. 867785). A complex system of agricultural drains and settlement earthworks has been recorded c650m to the south (Monument No. 1346952). Several areas of medieval ridge and furrow and associated drainage have been recorded across the area (Monument No. 1346242, 1346279, 1346263, 1346293, 1346301). A moated manor complex is located c. 800m northeast of site, this includes the site of a 13th century chapel (Monument No. 222016).
- 5.7. The map regression shows a general continuity in the use of the land. A footpath crossing the field diagonally and the hedge in the eastern corner of the field can be seen from satellite imagery and is recorded in OS maps from 1882. In 1923 the field gets divided in half in a northeast- southwest axis, this division endures until an unspecified moment between 1973 and 1977 when the field recovers its original extension.

6. Methodology

6.1. Data Collection

6.1.1. Geophysical prospection comprised the magnetic method as described in the following table.

6.1.2. Table of survey strategies:

Method	Instrument	Traverse Interval	Sample Interval
Magnetic	Bartington Instruments Grad-13 Digital Three-Axis Gradiometer	1m	200Hz reprojected to 0.125m

6.1.3. The magnetic data were collected using MS' bespoke hand-carried GNSS-positioned system.

6.1.3.1. MS' hand-carried system was comprised of Bartington Instruments Grad 13 Digital Three-Axis Gradiometers. Positional referencing was through a multi-channel, multi-constellation GNSS Smart Antenna RTK GPS outputting in NMEA mode to ensure high positional accuracy of collected measurements. The RTK GPS is accurate to 0.008m + 1ppm in the horizontal and 0.015m + 1ppm in the vertical.

6.1.3.2. Magnetic and GPS data were stored on an SD card within MS' bespoke datalogger. The datalogger was continuously synced, via an in-field Wi-Fi unit, to servers within MS' offices. This allowed for data collection, processing and visualisation to be monitored in real-time as fieldwork was ongoing.

6.1.3.3. A navigation system was integrated with the RTK GPS, which was used to guide the surveyor. Data were collected by traversing the survey area along the longest possible lines, ensuring efficient collection and processing.

6.2. Data Processing

6.2.1. Magnetic data were processed in bespoke in-house software produced by MS. Processing steps conform to Historic England's standards for "raw or minimally processed data" (see sect 4.2 in David et al., 2008: 11).

Sensor Calibration – The sensors were calibrated using a bespoke in-house algorithm, which conforms to Olsen et al. (2003).

Zero Median Traverse – The median of each sensor traverse is calculated within a specified range and subtracted from the collected data. This removes striping effects caused by small variations in sensor electronics.

Projection to a Regular Grid – Data collected using RTK GPS positioning requires a uniform grid projection to visualise data. Data are rotated to best fit an orthogonal grid projection and are resampled onto the grid using an inverse distance-weighting algorithm.

Interpolation to Square Pixels – Data are interpolated using a bicubic algorithm to increase the pixel density between sensor traverses. This produces images with square pixels for ease of visualisation.

6.3. Data Visualisation and Interpretation

6.3.1. This report presents the gradient of the sensors' total field data as greyscale images, as well as the total field data from the upper and/or lower sensors. The gradient of the sensors minimises external interferences and reduces the blown-out responses from ferrous and other high contrast material. However, the contrast of weak or ephemeral anomalies can be reduced through the process of calculating the gradient. Consequently, some features can be clearer in the respective gradient or total field datasets. Multiple greyscale images at different plotting ranges have been used for data interpretation. Greyscale images should be viewed alongside the XY trace plot (Figure 9). XY trace plots visualise the magnitude and form of the geophysical response, aiding in anomaly interpretation.

6.3.2. Geophysical results have been interpreted using greyscale images and XY traces in a layered environment, overlaid against open street maps, satellite imagery, historic maps, LiDAR data, and soil and geology maps. Google Earth (2018) was consulted as well, to compare the results with recent land usages.

7. Results

7.1 Qualification

7.1.1. Geophysical results are not a map of the ground and are instead a direct measurement of subsurface properties. Detecting and mapping features requires that said features have properties that can be measured by the chosen technique(s) and that these properties have sufficient contrast with the background to be identifiable. The interpretation of any identified anomalies is inherently subjective. While the scrutiny of the results is undertaken by qualified, experienced individuals and rigorously checked for quality and consistency, it is often not possible to classify all anomaly sources. Where possible an anomaly source will be identified along with the certainty of the interpretation. The only way to improve the interpretation of results is through a process of comparing excavated results with the geophysical reports. MS actively seek feedback on their reports as well as reports of further work in order to constantly improve our knowledge and service.

7.2 Discussion

7.2.1. The geophysical results are presented in consideration with LiDAR imagery (Figure 6), satellite imagery (Figure 7) and historic maps (Figure 8).

7.2.2. The fluxgate magnetometer survey has responded well to the survey area's environment. These are characterised by a rather weak magnetic background (hence a tight plotting range is used for Figure 4), with areas of strong, ferrous disturbance limited to the edges of the field. A linear alignment of ferrous and other highly magnetic material does extend through the centre of the field but falls between earthworks (Figure 6 and 7).

7.2.3. Aerial photographs, LiDAR and satellite imagery visualise the presence of earthworks across the site. This recorded mound (Monument No. 225650) has been subject to multiple interpretations (see 5. Archaeological Background). Whilst the aerial photographs and LiDAR imagery (1m DTM over hillshade, see Figure 6) have recorded in detail the earthwork's layout, they are less obvious in the magnetic results. This is to be expected as earthworks typically have low or no magnetic enhancement from the surrounding material due to the nature of their construction. However, the sensitivity of the instrument used, and the data collection strategy employed (see 6.1) has in this case facilitated the detection of many of these features. There is no indication in the magnetic results to suggest settlement or occupation activity under the earthworks; such activity characteristically produces significant magnetic enhancement which is not in evidence here. Further to this there is also no indication for any underlying archaeological features; again, the enhancement levels expected from the fill of such features would be greater than the very subtle responses produced by the earthworks and they would almost certainly be detected, and potentially mask the signal of the overlying earthworks in the bulk measurement taken by the magnetometer. Therefore, the magnetic results provide most support for the interpretation of earthworks as interlocking trackways. A similar agricultural or animal management function is also plausible.

7.2.4. Across the site, a number of anomalies categorised as undetermined in origin have been recorded. Given their linearity, negative magnitude and alignment with the earthworks recorded, it is feasible they are anthropogenic in origin and related to the earthworks. Bands of weak magnetic enhancement have been detected across the site and are likely to reflect natural changes in the soil's magnetic properties. Like the earthwork features these natural changes offer only a subtle variation from the background and are best discerned within the total field data plot.

7.3. Interpretation

7.3.1. General Statements

- 7.3.1.1. Geophysical anomalies will be discussed broadly as classification types across the survey area. Only anomalies that are distinctive or unusual will be discussed individually.
- 7.3.1.2. **Undetermined** – Anomalies are classified as Undetermined when the anomaly origin is ambiguous through the geophysical results and there is no supporting or correlative evidence to warrant a more certain classification. These anomalies are likely to be the result of geological, pedological or agricultural processes, although an archaeological origin cannot be entirely ruled out. Undetermined anomalies are generally not ferrous in nature.
- 7.3.1.3. **Ferrous (Discrete/Spread)** – Discrete ferrous-like, dipolar anomalies are likely to be the result of modern metallic disturbance on or near the ground surface. A ferrous spread refers to a concentrated deposition of these discrete, dipolar anomalies. Broad dipolar ferrous responses from modern metallic features, such as fences, gates, neighbouring buildings and services, may mask any weaker underlying archaeological anomalies should they be present.

7.3.2. Magnetic Results - Specific Anomalies

- 7.3.2.1. **Earthwork (Spread)** – A linear band of ferrous and other highly magnetic material has been detected through the centre of the site. As this band falls within the earthworks, it has been classified as 'Earthworks (Spread)'. While the signal is not representative of the earthwork material at this site, it could indicate an enhanced fill between two of the extant features; although it is not possible to tell if this material is contemporaneous with the earthworks.
- 7.3.2.2. **Earthworks (Weak and Trend)** – To the east and north-west of the survey area, a number of broad, elongated responses have been identified. These bands are negative in magnetic strength and are in correlation with the hollows recorded within the earthworks from the LiDAR imagery. The low magnetic enhancement indicates that these features have not been subject to any deliberate backfilling with magnetic material; further to this it suggests that the earthworks are separate from any contemporary prolonged occupation activity which tends to increase the magnetism of the surrounding soil.

7.3.2.3. **Undetermined** – Several straight negative anomalies have been recorded towards the north-west of the site. These are orientated NE-SW and occur in parallel to each other along a similar axis to the earthworks recorded on LiDAR imagery. It is feasible these are related to agricultural usage of the field; however, an alternative anthropogenic origin cannot be ruled out.

8. Conclusions

- 8.1. A magnetometer survey has been successfully undertaken across the site and is demonstrated by the detection of weak anomalies, both positive and negative in magnetic response. This has been possible thanks to the sensitivity of the instruments used and the data collection strategy applied.
- 8.2. The previously recorded earthworks have been detected by the survey, despite having a very low magnetic enhancement. The lack of significant magnetic enhancement within or around the earthworks suggest an agricultural or land/animal management function. There is no geophysical evidence for settlement or occupation activity on the site.
- 8.3. No further archaeological remains have been recorded on site. Human habitation generally produces magnetic enhancement of the soil, creating a contrast with the surrounding soil or sediment. As no such anomalous responses have been detected and considering the subtle nature of the magnetic anomalies caused by the earthworks if there had been any underlying archaeological features of sufficient magnetic contrast they would have been detected.
- 8.4. Anomalies of undetermined origin have been identified. The most characteristic are a number of parallel linear anomalies, negative in magnetic response. It is most likely there are related to the site's agricultural usage although an alternative anthropogenic response cannot be entirely ruled out.
- 8.5. Natural variation in the soil's and geology have also been detected, although, like the earthworks they demonstrate only a slight difference in magnetic enhancement.

9. Archiving

- 9.1. MS maintains an in-house digital archive, which is based on Schmidt and Ernenwein (2013). This stores the collected measurements, minimally processed data, georeferenced and un-georeferenced images, XY traces and a copy of the final report.
- 9.2. MS contributes reports to the ADS Grey Literature Library upon permission from the client, subject to the any dictated time embargoes.

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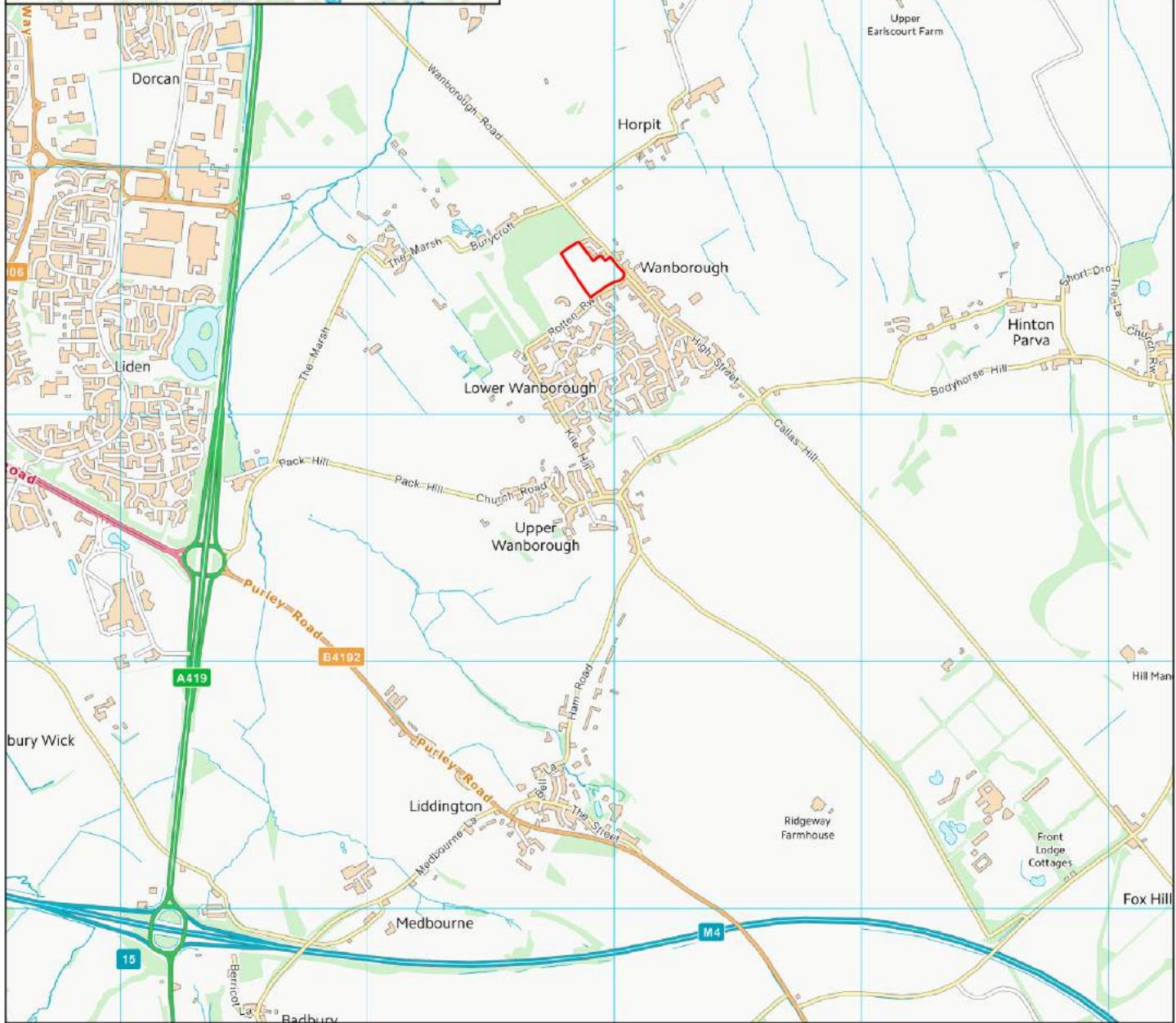
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MSSU340 - Land at High Street, Wanborough, Wiltshire

Figure 1 - Site Location

1:25,000 @ A4

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■ Site Boundary

0 0.5 1 km



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Figure 2 - Location of Survey Area

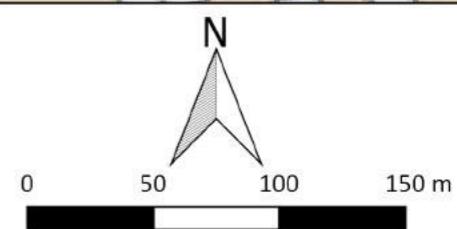
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Survey Extent



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Figure 3 - Magnetic Total Field (Lower Sensor)

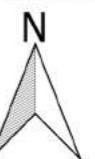
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48,998 nT 49,003

0 30 60 90 m



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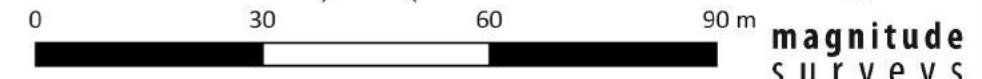
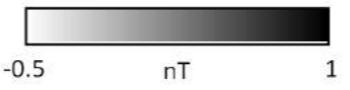
Figure 4 - Magnetic Gradient

1:1000 @ A3

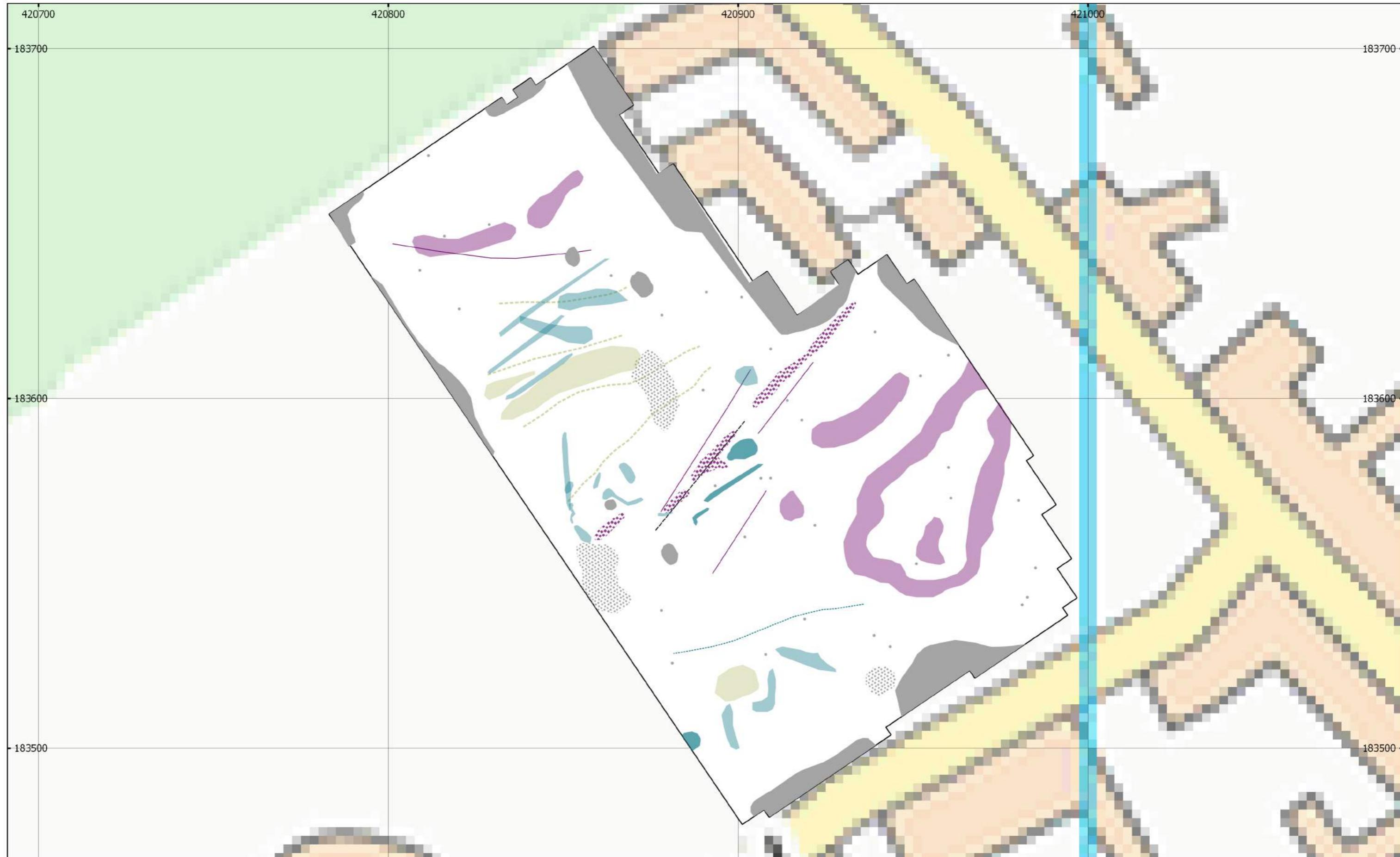
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Figure 5 - Magnetic Interpretation

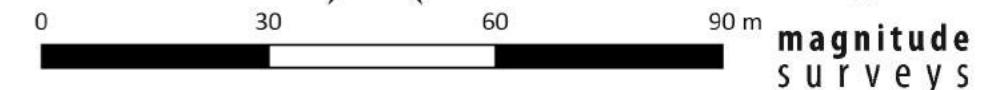
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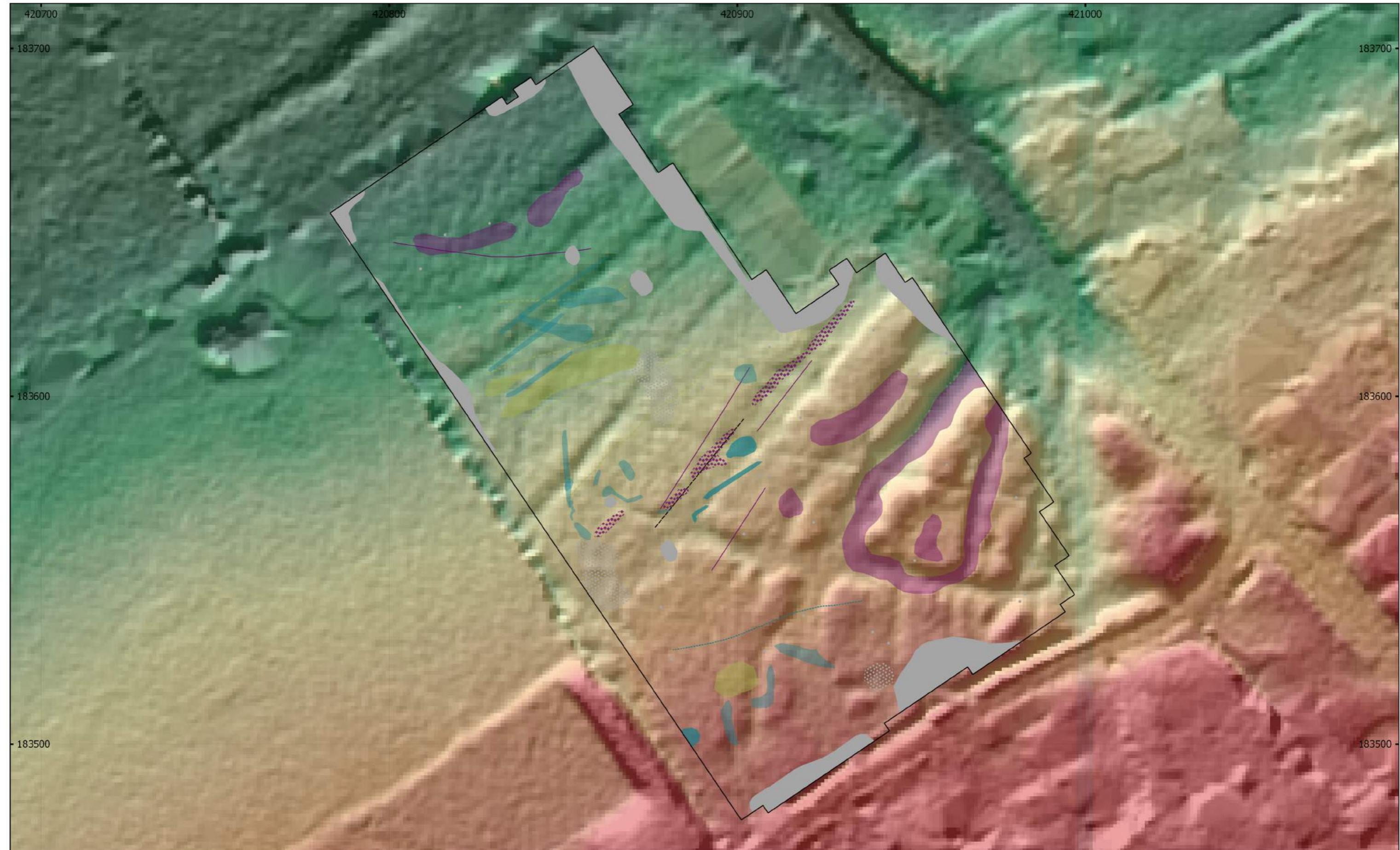
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- Earthwork (Weak)
- Earthwork (Spread)
- Earthwork (Trend)
- Natural (Weak)
- Natural (Trend)
- Ferrous (Dipolar)
- Ferrous (Spread)
- Undetermined (Strong)
- Undetermined (Weak)





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Figure 6 - Magnetic Interpretation Over DTM

1:1000 @ A3

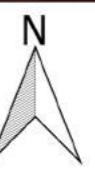
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Contains 1m DTM LiDAR data © Environment Agency copyright and/or database right 2018

- Earthwork (Weak)
- Earthwork (Spread)
- Earthwork (Trend)
- Natural (Weak)
- Natural (Trend)

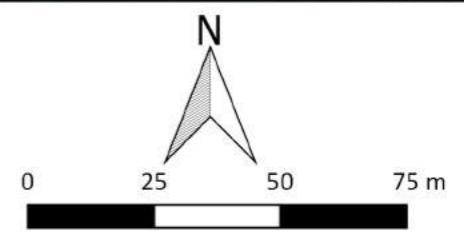
- Ferrous (Dipolar)
- Ferrous (Spread)
- Undetermined (Strong)
- Undetermined (Weak)

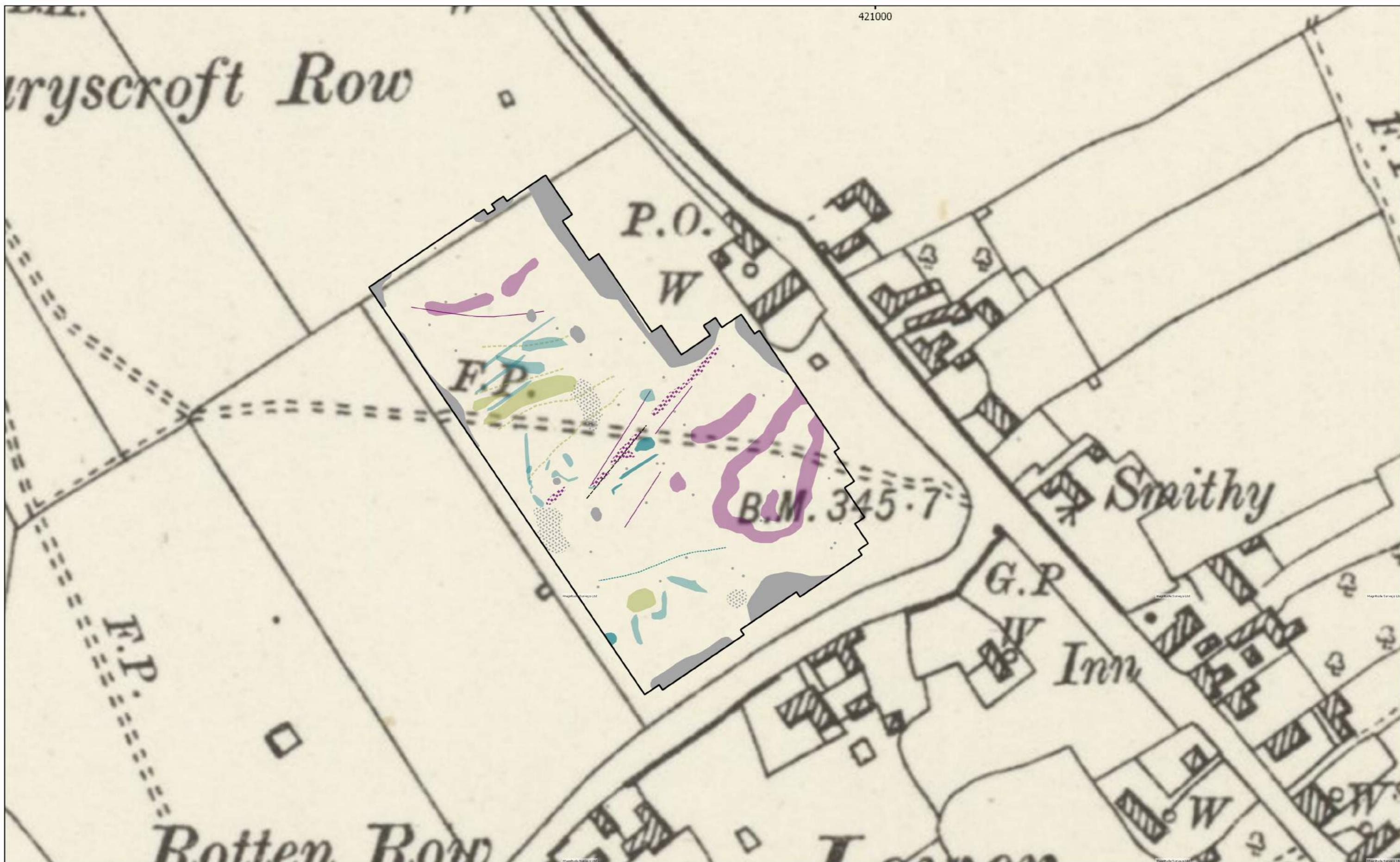
1m DTM over Hillshade
101.5 105
0





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Figure 7 - Magnetic Interpretation Over Satellite Imagery
1:1500 @ A3
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MSSU340 - Land at High Street, Wanborough, Wiltshire

Figure 8 - Magnetic Interpretation Over Historic Maps

1:1500 @ A3

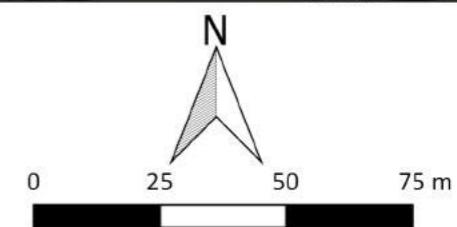
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Contains historic maps: Ordnance Survey, 6" 2nd edition c. 1882-1913 ©

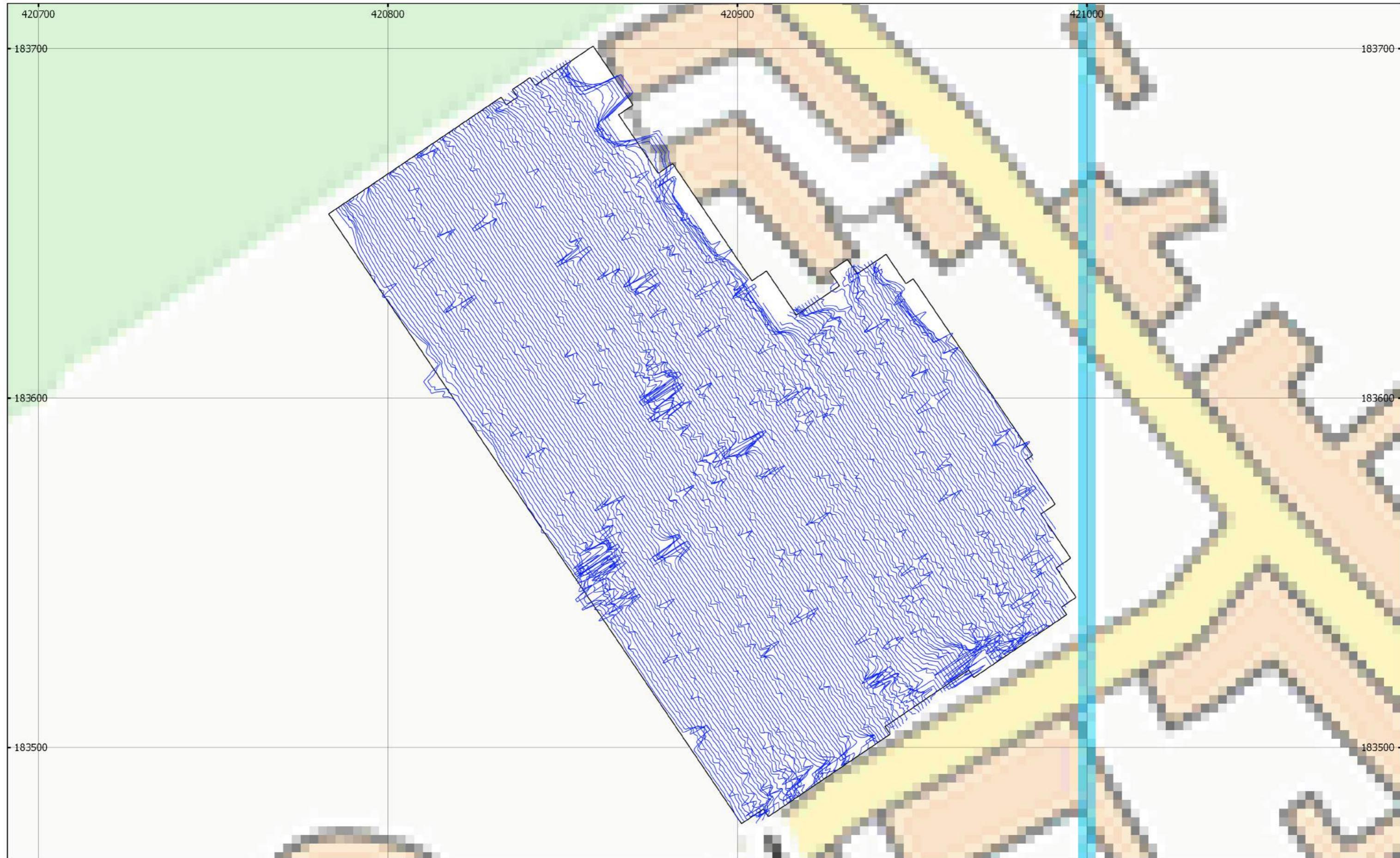
National Library of Scotland

■ Earthwork (Weak)	■ Ferrous (Dipolar)
■ Earthwork (Spread)	■ Ferrous (Spread)
■ Earthwork (Trend)	■ Undetermined (Strong)
■ Natural (Weak)	■ Undetermined (Weak)
■ Natural (Trend)	

421000



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Figure 9 - XY Trace Plot

20nT/cm at 1:1000 @ A3

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N

0 30 60 90 m



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