



Sainsbury's Supermarkets Ltd & Grafton Merchandising GB Ltd

Proposed mixed-use development comprising a
foodstore, relocated builder's merchants and
employment floorspace (B1 and B2 use
classes)

Archaeology and Heritage Desk-Based Assessment

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Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ

Tel: 0113 219 7109

Email: kirsten.holland@wyg.com



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Prepared by:	Kirsten Holland Principal Archaeologist	Signed:	
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Checked by:	Emily Jones Principal Landscape Architect	Signed:	
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Verified by:	Peter Harrison Regional Director	Signed:	
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1.0 Introduction

This Archaeological and Heritage Desk-Based Assessment has been prepared by Louise Brown, Consultant Archaeologist and Kirsten Holland, Principal Archaeologist, WYG on behalf of Sainsbury's Supermarkets Ltd and Grafton Merchandising GB Ltd to inform a proposed mixed-use development comprising a foodstore, relocated builder's merchants and employment floorspace (B1 and B2 Use Classes) at the Malmesbury Garden Centre site, Crudwell Road, Malmesbury.

1.1 Aims and Objectives

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area. In accordance with the Institute for Archaeologists (IfA) Standards definition of a Desk-Based Assessment (IfA, 1994 rev 2010), this report seeks to identify and assess the known and potential historic resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely nature and extent of previous impacts on the site, in order to identify the likely character, extent, quantity and worth of that resource in a local, regional and national context as appropriate.

2.0 Site and Development Description

The development site is located to the north-east of Malmesbury, North Wiltshire. The site is centred on ST 94000 88375 (394000, 188375) and lies approximately 90m above the Ordnance Datum. The underlying geology is Kellaway Clays. Kellaway Clays comprise pale to medium grey, sandy or silty mudstone with thin



muddy sandstone beds and cementstone nodules including large septaria (Stats, 2009). A site location plan can be seen in Appendix A.

The site that is the subject of this assessment extends to 3.63 hectares. The site is primarily in use as a garden centre, parking for vehicles and storage of garden centre and building materials. There is also an area of vacant undeveloped pasture in the east of the development site. The development site is bounded to the north and east by farmland, to the south by Marsh Farm and to the west by the A429 (Crudwell Road). The boundary of the site is illustrated on Figure 2, Appendix E. Photographs of the site can be seen in Appendix B.

The planning application is submitted in the form of a hybrid application which seeks detailed planning permission for a new Sainsbury's foodstore, associated customer car park and petrol filling station and outline consent, with all matters reserved except for 'access', for a relocated builders merchants (Buildbase) and a new employment and industrial unit. The proposed development is shown on drawing 31086_PL003-_A included at Appendix A.

3.0 Methodology

3.1 Assessment of Value

No standard method of assessing the value of heritage assets has been developed therefore the following assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the assessment of the value of heritage assets. The full assessment methodology can be seen in Appendix C.

3.2 Sources Consulted

A study area of 0.75km radius centred around the centre of the development site (ST 94000 88375) has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.



This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Wiltshire and Swindon Historic Environment Record (HER);
- National Monuments Record;
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- National Mapping Programme;
- Wiltshire and Swindon History Centre, incorporating the Local Studies Library and Record Office; and
- Appropriate documentary sources and archaeological journals.

A site walkover survey was undertaken on 22nd November 2011 to assess the site for previously unrecorded heritage remains and suitability for potential evaluation and mitigation measures.

4.0 Consultation

Consultation was undertaken with the Wiltshire and Swindon Historic Environment Record, English Heritage, and Wiltshire and Swindon History Centre for the provision of data for this report. Pre-application discussions were held with Melanie Pomeroy-Kellinger, Wiltshire Council Archaeologist to agree the scope of this assessment.

5.0 Legislation and Planning Policy Context

5.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining



permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

5.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

5.3 Planning Policy Statement 5: Planning for the Historic Environment – 2010

Planning Policy Statement 5 (PPS5) sets out the Government's national planning policies on the conservation of the historic environment. The PPS covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The PPS identifies that consideration of the historic environment and the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their value and the effect of proposals on their significance. The PPS sets out the approach regional and local authorities should adopt in identifying and making provision for conservation of heritage within the plan making process (HE1-HE5) and in assessing development proposals within the context of applications for development (HE6-HE12).

The PPS states that the significance of heritage assets (including their settings) should be identified and the effect of the proposal on the significance of the asset should be assessed. Prior to validation the planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required (HE6). The PPS includes policy principles to guide the determination of applications relating to heritage assets (HE7 and HE8) and additional principles to be considered for designated assets (HE9 and HE10).

Whilst the PPS reflects the Governments overarching aim that "the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations" it



recognises that there are occasions where loss of significance is justified on the merits of new development. The more significant the asset and the greater the harm to the significance, the greater the justification needed. Policy HE11 outlines a number of principles for enabling development that should be considered in assessing the benefits and disbenefits. Where loss of significance as a result of development is considered justified, the PPS includes provision to allow for the recording and advancing understanding of the asset before it is lost using planning conditions or obligations (e.g. S106) as appropriate (HE12). The results of these investigations should be made available and the archive deposited in a suitable repository. A Planning Practice Guide (English Heritage, March 2010) provides further information and guidance on the interpretation and implementation of the PPS.

5.4 Regional and Local Policy and Guidance

The Wiltshire and Swindon Structure Plan, 2016 was adopted in 2006 and a number of policies were “saved” by the Secretary of State in 2009 in lieu of the forthcoming publication of the Local Development Framework for Wiltshire. The plan contains three policies relevant to heritage and this development:

- HE2 Other Sites of Archaeological or Historic Interest;
- HE6 Landscape Settings; and
- HE7 Conservation Areas and Listed Buildings.

The full text of the relevant policies can be seen in Appendix D. There are an additional four policies relevant to heritage in this plan but are not relevant to this development: HE1 (World Heritage Site – Stonehenge/Avebury); HE3 (Parks and Gardens); HE4 (Historic Battlefields); and HE5 (Use of Historic Monuments and Sites).

The North Wiltshire Local Plan, 2011 was adopted in 2006 and a number of policies were “saved” by the Secretary of State in 2009 in lieu of the forthcoming publication of the Local Development Framework for Wiltshire. The plan contains four policies relevant to heritage and this development:

- HE4 Development, Demolition of Alterations Involving Listed Buildings;
- HE5 Scheduled Monuments and Nationally Important Archaeological Features;
- HE6 Locally Important Archaeological Sites; and



- HE8 Archaeological Evaluation.

The full text of the relevant policies can be seen in Appendix D. There are an additional four policies relevant to heritage in this plan but are not relevant to this development: HE1 (Development in Conservation Areas); HE2 (Demolition in Conservation Areas); HE3 (Historic Parks and Gardens); and HE7 (Enabling Development – Historic Environment).

It should also be noted that the application site is specifically allocated in the adopted North Wiltshire Local Plan under 'saved' Policy BD1 for employment proposals. This policy identifies the Malmesbury Garden Centre as a site where development shall be permitted for business development (Use Classes B1, B2 and B8).

6.0 Baseline Data

6.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area.

There are ten Grade II Listed Buildings within the study area. These are detailed in Appendix E and their locations can be seen on Figure 2. These buildings include several farmhouses (315786, 460876, 460875, 315787), houses (460676, 160677), Lodges to Charlton Park (315642), a bridge (315648) and two milestones (315770, 315767). The closest Listed Buildings to the development site are the two milestones, but their setting is related to the roads on which they are sited and this will not be affected by the development.

The Conservation Area for Malmesbury just encroaches into the south of the study area. The open space between the Conservation Area and the development site provides a suitable buffer for the setting and views into and out of the area. The Conservation Area will not be affected by the development.

6.2 Archaeological and Historic Background

The Historic Environment Record and National Monuments Record hold details for seventeen recorded heritage sites within the study area (excluding designated sites). Details of the sites can be seen in Appendix E and their locations can be seen on Figure 2. Bracketed numbers within the text refer to the



identifier in the Appendix E table and Figure 2. National Mapping Programme transcriptions can be seen on Figure 3, Appendix E.

Background information on the area has also been drawn from documentary sources including the Malmesbury Extensive Urban Survey (WCC, 2004) and South-West Regional Research Framework (Webster, 2007).

6.2.1 Prehistoric (up to 43AD)

Palaeolithic activity in the region is not well characterised due to the paucity of data. Typically, 'sites' are recognised from lithic scatters, often found within river gravels and terraces and the open landscape findspots of the Avon valley, although the density drops in the Upper Avon and north of Salisbury (Hosfield *et al.* 2007, 30-31). Upper Palaeolithic activity in the region is focussed on the cave sites of Devon and central Somerset. Mesolithic activity in Wiltshire is focussed around the south, north-east and north-west of the county with a focus on riverine environments (Hosfield *et al.* 2007, 57).

Research on Neolithic and Bronze Age archaeological evidence has been focussed on the extensive landscapes of the Wessex chalkland to the south of the study area which may partially account for a bias in the recorded evidence. There was a shift to enclosed, settled agricultural communities in the middle to late Bronze Age in Wiltshire (Fitzpatrick, 2007, 117). A flint point of Bronze Age date was discovered in Malmesbury (WCC, 2004). Malmesbury was originally the focus of an Iron Age promontory hillfort with substantial defences recorded in the north-east quadrant of the town. The defences of the fort appeared to be a stone wall which was burnt and subsequently robbed in the early medieval period for renewed defences (WCC, 2004, Fitzpatrick, 2007, 136).

Whilst there are no confirmed sites of prehistoric date within the study area there are a number of undated sites, primarily identified from cropmarks that may be prehistoric in origin. These include a potential ring ditch in Charlton Park (MWI5461) which may represent a Bronze Age barrow or post-medieval tree ring. Similarly a series of linear features of field boundaries, trackways and a number of extractive pits to the south of this in Charlton Park (MWI5462) may be of Iron Age date onwards. In addition a number of lithics of Neolithic and Bronze Age date were identified during pipeline excavations to the south-east of the development site (MWI5360). There is a potential that further previously unrecorded archaeological remains may be present within the study area. These are most likely to be of later prehistoric date and be related to small scale agricultural settlements.



6.2.2 Roman/Romano British (43AD to c.450AD)

The focus of studies on rural Roman settlements in the region has been on high status buildings such as villas, although there are also some studies of farmsteads and smaller settlements (Holbrook, 2007, 151). The discovery of a new high status building to the south-east of the development site in the early 21st century added a new villa to this study (Cotswold Archaeology, 2004). The site is located approximately 5km from the Fosse Way between Cirencester and Bath and the roadside settlement at White Walls (OS, 1994).

The site was first detected by geophysical survey when evidence of tiles, tesserae and a brooch were also recorded on the surface of the field. The focus of activity was to the centre of the field with weaker linear anomalies to the west. The pipeline was subsequently relocated to the west of the field to avoid the area with the greatest density of features (Barratt-Clark, 2001).

The site was partially excavated during the pipeline construction (Cotswold Archaeology, 2004 and Hart *et al.* 2005). The area to the south of the field and adjacent to the road (Area 2) yielded a row of small ditched paddocks approximately 11-15m which were cut by a ditch forming part of a playing card shaped enclosure visible on the geophysical survey. The upper fills of these contained demolition material related to the villa including stone and ceramic roof tiles, box flue tiles, brick and tesserae. Three crescent shaped ditches were identified to the west of the paddocks which were considered most likely to be the drip gullies for agricultural buildings.

To the north of this site and in the west of the site (Area 3) three trackways, two phases of field systems and a four pit structure were recorded, of which only one trackway had been identified on the geophysical survey. The main trackway ran along a slight gravel ridge towards the surveyed buildings, the two smaller trackways were also defined by paired ditches. The field system consisted of an irregular network of ditches defining and draining plots on the clay. This field system was replaced by a ditched enclosure which was anticipated to mirror the southern playing card enclosure, although the full extent lay outside the area of excavation. The four post structure to the north-west of the main trackway was undated, but is of a similar form to features interpreted as raised floor granaries on other Romano-British sites.

The pottery recovered from the excavation dated primarily to the 2nd-4th centuries. Although the main villa was not excavated it has been suggested that the site originated as a small farmstead of timber and stone and was rebuilt as a stone villa in the 3rd-4th centuries. The trackway leading to the south-west towards the River Avon indicates arable cultivation on the better drained gravels with seasonal grazing in the valley.



The place name “Ceasterbroke” meaning “the brook of the Roman fort or station” with ceaster applied to mean a brick or stone fortification, was mentioned in a Saxon charter of AD681 (212659). The brook is considered to be the stream along the southern edge of Charlton Park and therefore the brick or stone fortification may well have applied to the villa. There are a number of undated cropmarks within the study area that may also date to the Roman period which include trackways and field boundaries (MWI54625, MWI5462).

Within Malmesbury there is limited evidence for Roman occupation although a hypocaust floor has been recorded and numerous finds of pottery and coins (WCC, 2004). It is probable that there was a limited continuation of occupation in this area from the Iron Age, but it was not a commercial or military centre.

Within the development site there is a potential that there may be previously unrecorded archaeological remains associated with the villa site. Based upon the nature of features recorded during the pipeline excavations the development site is considered most likely to be in the outlying agricultural area of the villa as the main villa buildings are located to the east. The types of sites are therefore most likely to be field boundaries, agricultural buildings or animal shelters.

6.2.3 Early Medieval (450AD to 1066AD)

The origins of the modern town date to the 7th century when a religious school was founded on the site of a fortified settlement with a Saxon garrison by an Irish teacher Maildulph. It is unclear whether the fortifications were pre- or post-Roman, however it was common in this period for Saxon settlements to reoccupy Iron Age hillforts. The foundation of the Abbey is credited to one of Maildulph’s students, Aldhelm, who had royal connections and the royal patronage of the Abbey ensured it became wealthy and the town grew up around it (WCC, 2004). The 7th and 8th century annals in the Anglo-Saxon chronicle cluster around north Wiltshire and it is possible that they were written at Malmesbury and the writings of Aldhelm are also important documentary sources for the region (Webster, 2007, p.170).

The town was sacked by the Danes in 878AD and soon after this it was further fortified by King Alfred becoming one of his burghs. The town remained important through this period with a mint established in the early 10th century and the Abbey rebuilt in the late 10th century (WCC, 2004).

The only recorded site of early medieval date within the study area is the place name of Ceasterbroke in a Saxon charter of AD681 (212659). The study area lay just outside of the early medieval town and is therefore anticipated to have formed the agricultural hinterland. It is probable that there was settlement in



some of the locations that grew into medieval villages and farmsteads and there is the potential that the Roman villa continued in use beyond the nominal end of the Roman period and into the early medieval period.

6.2.4 Medieval Period (1066AD-c.1540AD)

Malmesbury remained important throughout the medieval period. It was the first Wiltshire borough discussed in the county in the Domesday Book. In the early 12th century a castle was built, however the town was still sacked in 1139 during the War between Stephen and Matilda. With the permission of King John the castle was pulled down and the manor returned to the Abbey in the 13th century. It received a charter in 1381 and permission to hold an annual five day fair. There was a second monastery, nunnery and several smaller chapels within the town, although by 1539 the abbey had been dissolved (WCC, 2004).

The study area lay largely outside of the medieval town and formed part of the agricultural hinterland. A number of the farms in this area had their origins in the medieval period such as Filands which was documented in 1194 (MWI5387) and means “newly cultivated land” or miry, muddy place” depending on the derivation (Glover *et. al.*, 1939). Whychurch or Whitchurch Farm is on the site of the medieval chapel of St James prior to the farmhouse being constructed (MWI5375). Bede noted that the original name of Whitechurch was from “a time when there was not a stone church in all the land but the custom was to build them all of wood and therefore when a church was built of stone it was such a rarity and unusual thing among the Britons that they called the place ‘candida casa’ or which church” (Bird, 1876, 93).

The extensive areas of ridge and furrow remains identified from aerial photographs are part of the National Mapping Programme project also attests to the agricultural dominance of this area. Ridge and furrow remains, now levelled, are recorded within the development site as well as much of the surrounding area (1519038).

Remains of medieval date have also been identified during limited excavations and watching briefs on utilities pipelines. These remains include linear ditches and evidence of ridge and furrow remains. There has been some pottery found in association with these that date it to the medieval period (MWI5405, MWI5406). The undated cropmarks mentioned above may also date to the medieval period (MWI5462).

6.2.5 Post-Medieval Period (c.1540AD to 1900AD) and Modern (1900AD to present)

Malmesbury suffered in the Civil War changing hands six times before being fortified and held by the Parliamentarians. The defences were dismantled in 1646. The weaving and woollen trade remained the



main stay of the towns economy through the post-medieval period, until the 19th century when silk and lace-making grew (WCC, 2004). The study area would have remained as agricultural land serving the town much as it had been through the medieval period. Some of the ridge and furrow remains shown on the National Mapping Programme data transcriptions are likely to date from the post-medieval period.

There are a number of potential linear features that have been identified in pipeline trenches (MWI3667) which are likely to be former field boundaries. Several cropmarks may also be of post-medieval date including trackways (MWI8983) and ring ditches which may be tree enclosures within Charlton Park (MWI5461, 1518987).

The built heritage of the study area also dates from the post-medieval and modern periods. This includes the Listed Buildings, non-Listed farmhouses (1442939) and pillboxes (1421309, 1421310, 1421552). The study area would have remained largely agricultural until the post-war period when Malmesbury began to grow with outlying residential and industrial development.

7.0 Historic Mapping Survey

A selection of historic maps is presented in Appendix F. Other maps not described here were examined at the Wiltshire and Swindon archives but they did not cover the development site and therefore are not discussed. The earliest mapping examined for the site was Andrew's and Drury's map of 1773. The map showed the location of the development lying outside of Charlton Park, opposite Filands and bisected by a curvilinear field boundary. No detail of the interior of the site is visible.

The Enclosure maps for Malmesbury (1832) and Little Somerford including Whychurch and Milbourne Within (1792) did not show the majority development site directly, indicating that it may not have formed part of the Parliamentary enclosures. The Enclosure map for Little Somerford (1792) did however show the extreme west of the site adjacent to the road with an indication that further fields lay within the development site.

The tithe map for Malmesbury (1842) showed the development site sub-divided into a number of fields. The curvilinear narrow field boundary was still present and Marsh Farm was depicted to the south of the development site. The apportionment indicates that these fields were all under pasture with names of Lower Longlands, Whychurch Marsh Ground and Long Marsh.



The Ordnance Survey first edition map (1889) showed that several of the fields had been amalgamated and the development site was covered by a single field. A small pond was present in the central area of the field. The subsequent Ordnance Survey editions (1900, 1921) showed no changes to the development site and few to the surrounding area. On the 1921 map Marsh Farm was called Filands Farm. The pond was subsequently filled in during the 1950s and the garden centre was built by 1989 (Stats, 2009), following the granting of planning permission in 1983.

8.0 Site Walkover Survey

A site walkover survey was undertaken on 22nd November 2011. The weather was overcast and dry. Photographs of the site can be seen in Appendix B. The ground level rises slightly from west to east and then drops down in the north-east corner of the site. No features of heritage interest were noted during the walkover survey.

The western half of the site is occupied by the publically accessible retail and café areas of the garden centre. There is a delivery area and hard standing car parking to the south and rear of the main garden centre. Storage for garden centre and building materials is located in the north-west corner of the site. These areas are covered in mixed hard standing materials including concrete, paving slabs, gravel and tarmac which are anticipated to have been laid on a limited depth of sub-base material.

The east of the site is primarily undeveloped pasture bisected by a north-south access track. There are several bunds of material bounding this area. The exit road for the garden centre runs along the southern boundary before turning through 90° and heading south to the public highway (B4040). The eastern boundary and part of the southern boundary is formed by a mature hedgerow. The remaining southern boundary has mature trees and the wall to Marsh Farm. The northern and western boundaries are bounded by conifer trees and the garden centre entrance is also located to the west.

9.0 Heritage Potential and Impact Assessment

The only recorded heritage site within the development site is of levelled ridge and furrow remains identified from aerial photography (Figure 3, Appendix E). If any buried remains of this ridge and furrow are present within the site they are considered to be of negligible heritage value.

There is a potential that previously unrecorded archaeological remains may be present within the development site. These remains are most likely to be associated with the Roman villa to the south-east of



the development site and represent the agricultural holdings of the villa. The potential for remains is greatest in the east of the development site closest to the other recorded remains and where no recent development has occurred. The potential decreases to the west of the development site where there may also have been disturbance or partial truncation of remains as a result of the construction of the garden centre. There is also a potential that there may be archaeological remains from the prehistoric period, or agricultural remains from the medieval period onwards, although the potential for these is lower. If discovered these remains are likely to be of medium or low heritage value depending on the nature of their survival and form. The impact of the proposed mixed use development will be dependent upon the location of the archaeological remains in relation to the development layout.

10.0 Proposed Evaluation and Mitigation Measures

Due to the potential for previously unrecorded archaeological remains to be identified within the development site it is proposed that a programme of archaeological evaluation excavation is undertaken in the first instance. The aims of the evaluation will be to characterise the nature, form, extent, survival and significance of any archaeological remains. This evaluation strategy will enable a final appropriate mitigation strategy to be devised for the site based on the results of the evaluations.

The development site is in active commercial use and therefore it is proposed that the evaluation excavations are undertaken post-consent, once the existing businesses on site have relocated and the demolition of existing buildings is complete, or underway. This should allow sufficient time for any archaeological remains to be evaluated and an appropriate mitigation strategy devised. Where appropriate this may include developing a rolling programme of mitigation which expands the evaluation trenches into excavation of selected areas in advance of development if required.

11.0 Residual Effects and Conclusions

The implementation of a programme of evaluation excavations as identified above, leading to an appropriate programme of archaeological mitigation is considered likely to reduce the magnitude of impact from the development on any previously unrecorded buried archaeological remains associated with the villa. It is considered that the implementation of mitigation will minimise the impact of the development on the significance of any heritage assets which may be found as a result of the excavations.



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Historic Mapping

Andrews and Drury Map of Wiltshire, 1773

Little Somerford and Whychurch and Milbourne Within Enclosure Award, 1792, Ref: EA34

Malmesbury Enclosure Award, 1832, Ref: EA142

Malmesbury Tithe Award and Map, 1842. Ref: Malmesbury TA

Ordnance Survey 6" to 1mile 1889 Sheet 8SW

Ordnance Survey 25" to 1mile 1900 Sheet 8-11

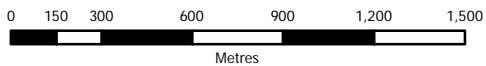
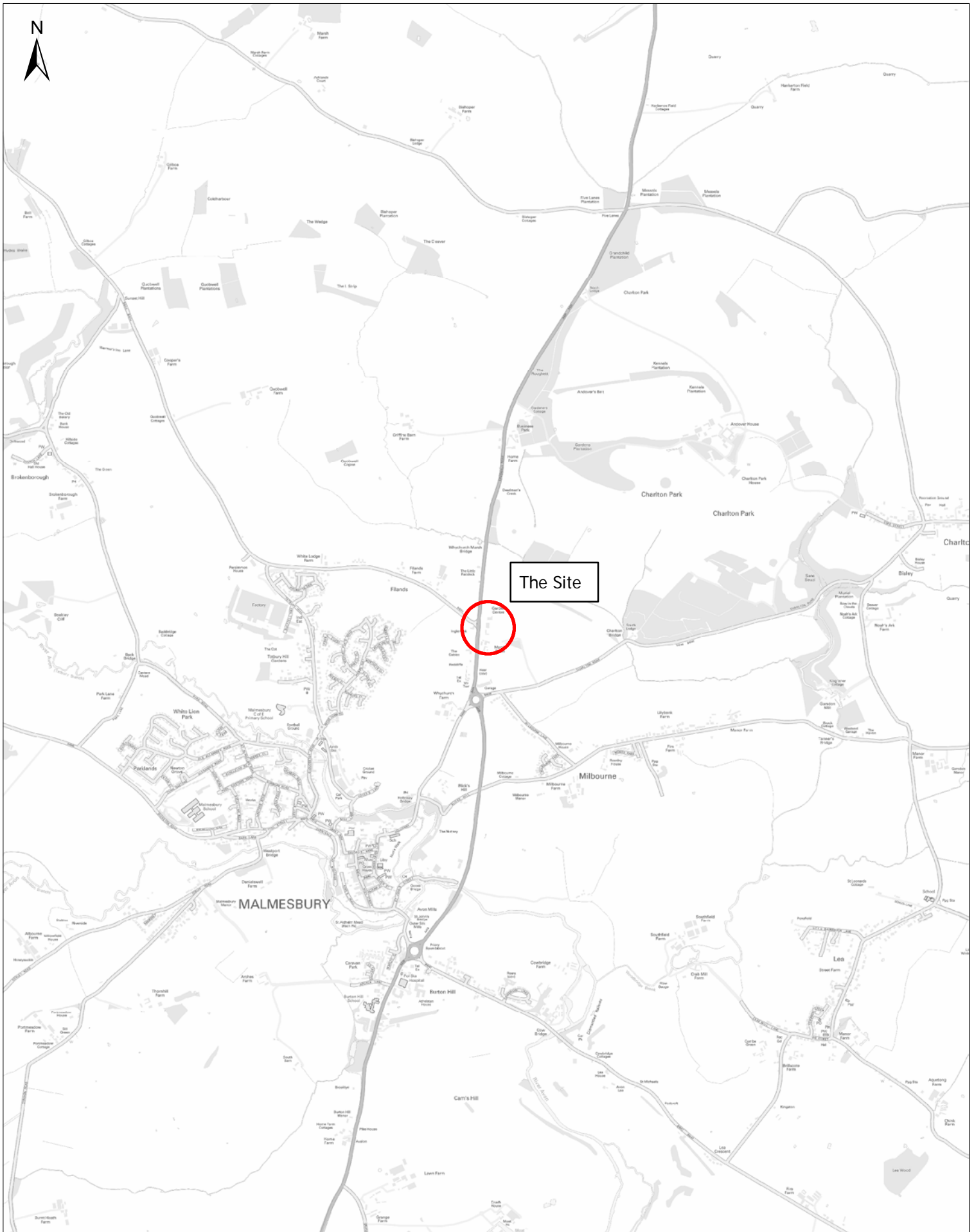
Ordnance survey 25" to 1mile 1921 Sheet 8-11



Appendices



Appendix A – Site Location Plan & Proposed Development Plan



Arndale Court
 Headingley
 Leeds
 LS6 2UJ

TEL: +44 (0)113 2787111
 FAX: +44 (0)113 2750623
 e-mail: enviro@wyg.com



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Sheet Size: A4 Scale of Original: 1:25,000

Client: Sainsbury's Supermarkets Ltd and Grafton Merchandising GB Ltd

Project: Mixed use development comprising a foodstore, relocated builders merchants and employment floorspace (B1 & B2 classes)

PMC Created:	KRH Checked:	November 2011 Date:	V1 Version:
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Title:

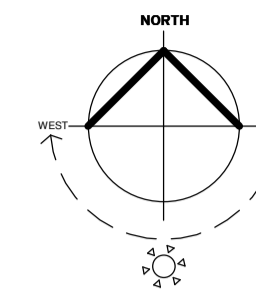
Site Location Plan

Office: 4154	Project No: A034223	Figure No: 1
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Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm 100mm

A1 Original Sheet Size



KEY TO PROPOSED USES

- 1. Foodstore
- 2. BuildBase
- 3. Employment Use

TREE KEY

- Tree
- Removed Tree

To be read in conjunction with landscape drawings



date	rev	name	chk	note
05.12.11	A	RD	GM	PFS Layout updated

Stride Treglown

Architecture Town Planning Interior Design Building Surveying Landscape Design Graphic Design
 Promenade House, The Promenade, Clifton Down, Bristol, BS8 3NE
 T 0117 974 3271 F 0117 974 5207 www.stride-treglown.co.uk

PROJECT
Mixed-use development comprising foodstore, relocated Builder's Merchants and employment floorspace (B1 and B2), Malmesbury

DRAWING TITLE
Proposed Masterplan

STATUS
PLANNING ISSUE

DATE	SCALE	DRAWN BY	CHECKED BY
25/11/11	1 : 500	RD	GM

DRAWING NUMBER	REVISION NO.
31086 PL003	A



Appendix B – Site Photographs



Photograph 1: Garden Centre entrance and car park, facing south-east.



Photograph 2: Interior of publically accessible garden centre area.



Photograph 3: Rear vehicle parking area, facing east.



Photograph 4: Storage area for building materials, facing north.



Photograph 5: Garden centre storage area in north-west of site, facing north-west.



Photograph 6: Pasture to the rear of the garden centre with the access track in the foreground.



Photograph 7: Undeveloped pasture to the east of the site, facing south-west.



Appendix C – Value of Heritage Assets



Value of Heritage Assets

No standard method of assessing the value of heritage assets has been developed therefore the following assessment criteria have been developed using a combination of the Secretary of State’s criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the assessment of the value of heritage assets.

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
High	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or



Value	Examples
	recreational purposes.
Low	<p>Undesignated assets of local importance.</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association.</p> <p>Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p> <p>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</p>
Negligible	<p>Assets with very little or no surviving cultural heritage interest.</p> <p>Buildings of no architectural or historical note.</p> <p>Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.</p>



Appendix D – Planning Policies



Wiltshire and Swindon Structure Plan, 2016

HE2 Other Sites of Archaeological or Historic Interest

Features of archaeological or historic interest and their settings should be protected from inappropriate development. Where nationally important archaeological or historic remains, whether scheduled sites or not, are affected by proposed development there should be a presumption in favour of their physical preservation "in situ".

HE6 Landscape Settings

Proposals for development should not adversely affect the landscape setting of the following historic towns: Bradford on Avon, Devizes, Highworth, Malmesbury, Marlborough, Salisbury, Warminster, Wilton and Wootton Bassett.

HE7 Conservation Areas and Listed Buildings

The architectural and historic heritage of the plan area will be safeguarded from inappropriate development.

Development proposals should preserve or enhance the character of conservation areas.

Development involving listed buildings should have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.

North Wiltshire Local Plan, 2011

HE4 Development, Demolition of Alterations Involving Listed Buildings

Development or alteration affecting a listed building will only be permitted where it preserves or enhances the building, its setting and any features of special architectural or historic interest that it possesses.

HE5 Scheduled Monuments and Nationally Important Archaeological Features

Permission will not be granted where a proposal would have an adverse effect on a scheduled ancient monument or other nationally important feature of archaeological or historic interest or their setting.

There will be a presumption in favour of the physical preservation in situ of nationally important archaeological remains and their settings, whether the site is scheduled or not.

HE6 Locally Important Archaeological Sites

Development in defined areas of special archaeological significance, or in other locally important archaeological sites, will only be permitted where:

- i) Any archaeological remains would be unaffected by the proposals; or
- ii) Satisfactory measures are taken to ensure the physical preservation of any archaeological remains in situ; or



iii) In cases where the significance of any archaeological remains is outweighed by the need for and benefits of the development, satisfactory measures are taken to excavate and record the site and its remains.

HE8 Archaeological Evaluation

Where any nationally or locally important archaeological site or historic building is likely to be affected, applicants will be requested to submit an archaeological evaluation before planning permission is granted.

Where necessary, adequate archaeological investigation and recording will be required before, and / or during, building or other operations, in order to safeguard important evidence which might otherwise be destroyed without record.



Appendix E – Recorded Heritage Sites



Recorded Heritage Sites (English Heritage, National Monuments Record and Wiltshire Historic Environment Record)

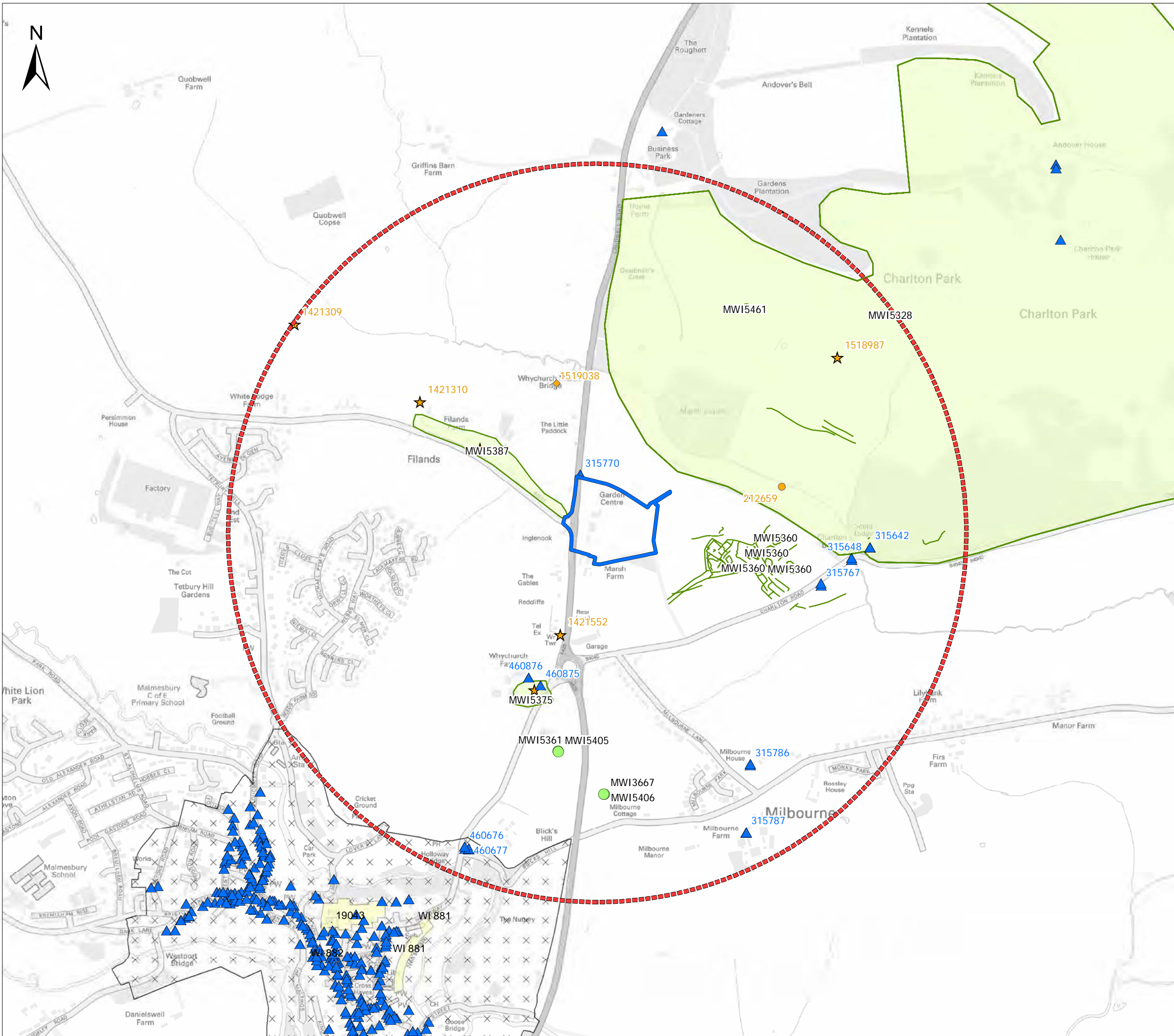
Identifier	Grid Reference	Period	Name	Grade
315648	ST 94689 88307	Post-Medieval	Charlton Bridge. Built c. 1835 in conjunction with the south driver to Charlton Park.	II
315786	ST 84415 87749	Post-Medieval	Milbourne House. Detached house c.1600 with mid 17 th century addition and late 18 th and 20 th century alterations Rubble with dressed stone quoins and a stone slate roof. Retains some interior features.	II
315770	ST 93955 88532	Post-Medieval	Milestone at NGR 935889. Built 1755-6 of limestone with early 20 th century mileplate.	II
315767	ST 94608 88238	Post-Medieval	Milestone at NGR 842886. Built 1755-6 of limestone with a 19 th century mileplate.	II
460876; 315810	ST 93814 87986	Post-Medieval	Outbuilding to west north west of Whychurch Farmhouse. Dated 1798 on leadwork. Incorporates a dovecote/store.	II
315642	ST 94739 88337	Post-Medieval	South Lodges, gate piers and walls. Circa 1835 Ashlar lodges with stone slate roofs in neo-Jacobean style. Curving quadrant walls.	II
460875; 315809	ST 93845 87961	Post-Medieval	Whychurch Farmhouse. Built c. 1675 by William Ivey on site of early church. 18 th century rear extension and porch. Coursed limestone rubble with pantile roofs and rendered ridge end stacks. Retains some interior features.	II
315787	ST 94404 87565	Post-Medieval	Milbourne Farmhouse. Farmhouse with a 17 th century core and 18 th century refronting. L-shaped plan with a long service ring to the rear. Built of coursed rubble with a rendered front.	II
460676	ST 93652 87521	Post-Medieval	33 and 25 Blicks Hill. Pair of houses of early 19 th century date. Coursed, squared limestone rubble with brick gable stacks and interlocking tile roof.	II
460677	ST 93651 87526	Post-Medieval	37 Blicks Hill. Mid-late 18 th century house. Coursed limestone rubble, formerly limewashed, with brick gable stacks and a stone slate roof.	II
MWI5361	ST 9389 8778	Roman	A small quantity of Romano-British pottery fragments were found during a watching brief in 2004 north of Whychurch House.	
MWI5405	ST 9389 8778	Medieval	A small quantity of medieval pottery was obtained north of Whychurch House during a watching brief in 2004. The remains of five ridge and furrows were noted in the easement.	



Identifier	Grid Reference	Period	Name	Grade
MWI5406	ST 9401 8766	Medieval	A shallow curvilinear feature was found during a watching brief in 2004 at Blick's Hill. A small quantity of animal bone and pottery sherds were recovered from this feature.	
MWI3667	ST 9401 8766	Post-Medieval	Two linear features were excavated during a watching brief on a sewerage main in 2004. Post-medieval pottery sherds were recovered.	
MWI5461, 1518994	ST 9440 8898	Undated	A possible Bronze Age barrow or a post-medieval tree enclosure ring visible as a cropmark on aerial photographs. A single unbroken ring ditch over 14m in diameter with a 3m diameter central pit.	
MWI5360	ST 9456 8828	Roman	East of Marsh Farm an extensive settlement site was revealed by geophysical survey in 2001. The features indicated by magnetic anomalies could be pits, postholes and ditched enclosures. Surface finds included tile fragments and tesserae indicating it could be a villa with associated outbuildings and adjoining settlement. A bronze brooch was also found. Other features include a potential field system, linear anomaly which may be the side ditches of a road and other pits.	
MWI5328	ST 9505 8930	Modern	Charlton Park. Large parkland with specimen trees, an ice house, a lily pond in the walled garden, a ha-ha, Georgian pavilions with convex colonnade making long borders and an arboretum with woodland ride and belts of trees.	
MWI5375; 212653	ST 9382 8793	Medieval	The site of the medieval chapel of St James at Whitchurch Farm. It was documented in the Valor Ecclesiae of 1535 but had been converted to a farmhouse by 1675.	
MWI5387	ST 9371 8855	Medieval	Filands is a settlement of medieval origins. It was recorded as Fulinge in AD1194.	
MWI5462, 1518983	ST 9457 8866	Undated	Pair of field boundaries, four possible trackways and seven extractive pits are visible as cropmarks on aerial photographs. The pits were probably dug to extract clay. These may be of Iron Age, Roman, medieval or post-medieval date.	
212659	ST 942 880	Roman	Ceasterbroke "the brook of the Roman fort or station" was mentioned in a Saxon land charter of AD681. The brook is almost certainly the brook along the south edge of Charlton Park. "Ceaster" is always applied to a brick or stone fortification of Roman origin and therefore may indicate the Roman villa.	



Identifier	Grid Reference	Period	Name	Grade
1421309	ST 9318 8894	Modern	Second World War reinforced concrete Type 26 pillbox. The site is not visible on aerial photographs.	
1421310	ST 9352 8873	Modern	Second World War reinforced concrete Type 26 pillbox. The site is not visible on aerial photographs.	
1421552	ST 939 881	Modern	Second World War reinforced concrete Type 26 pillbox demolished to build a petrol station.	
1442939	ST 93682 88603	Post-Medieval	Orchard Farm House. A much altered 18th century farmhouse with considerable 20th century interventions and extensions. Western most range dates from 16th or 17th century.	
1518987	ST 9465 8885	Undated	A possible Bronze Age barrow or a post-medieval tree enclosure ring visible as a cropmark on aerial photographs. A single unbroken ring ditch over 12m in diameter and 1.5m wide.	
1519038	ST 9389 8878	Medieval / Post-Medieval	An area of medieval and post-medieval ridge and furrow visible as earthworks on aerial photographs taken in 1946 or 1948 and some levelled on photographs from 1999.	



Legend

- Site Boundary
- Study Area
- Listed Building
- Conservation Areas
- Scheduled Monuments
- Recorded Heritage Sites (HER)
- Recorded Heritage Sites (HER)
- Recorded Heritage Sites (NMR)
- Recorded Heritage Sites (NMR)

0 62.5 125 250 375 500 625
Metres

PMC Created:	KRH Checked:	November 2011 Date:	V1 Version:
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Arndale Court
Headingley
Leeds
LS6 2UJ

TEL: +44 (0)113 2787111
FAX: +44 (0)113 2750623
e-mail: enviro@wyg.com

Sheet Size: A3 Scale of Original: 1:10,000

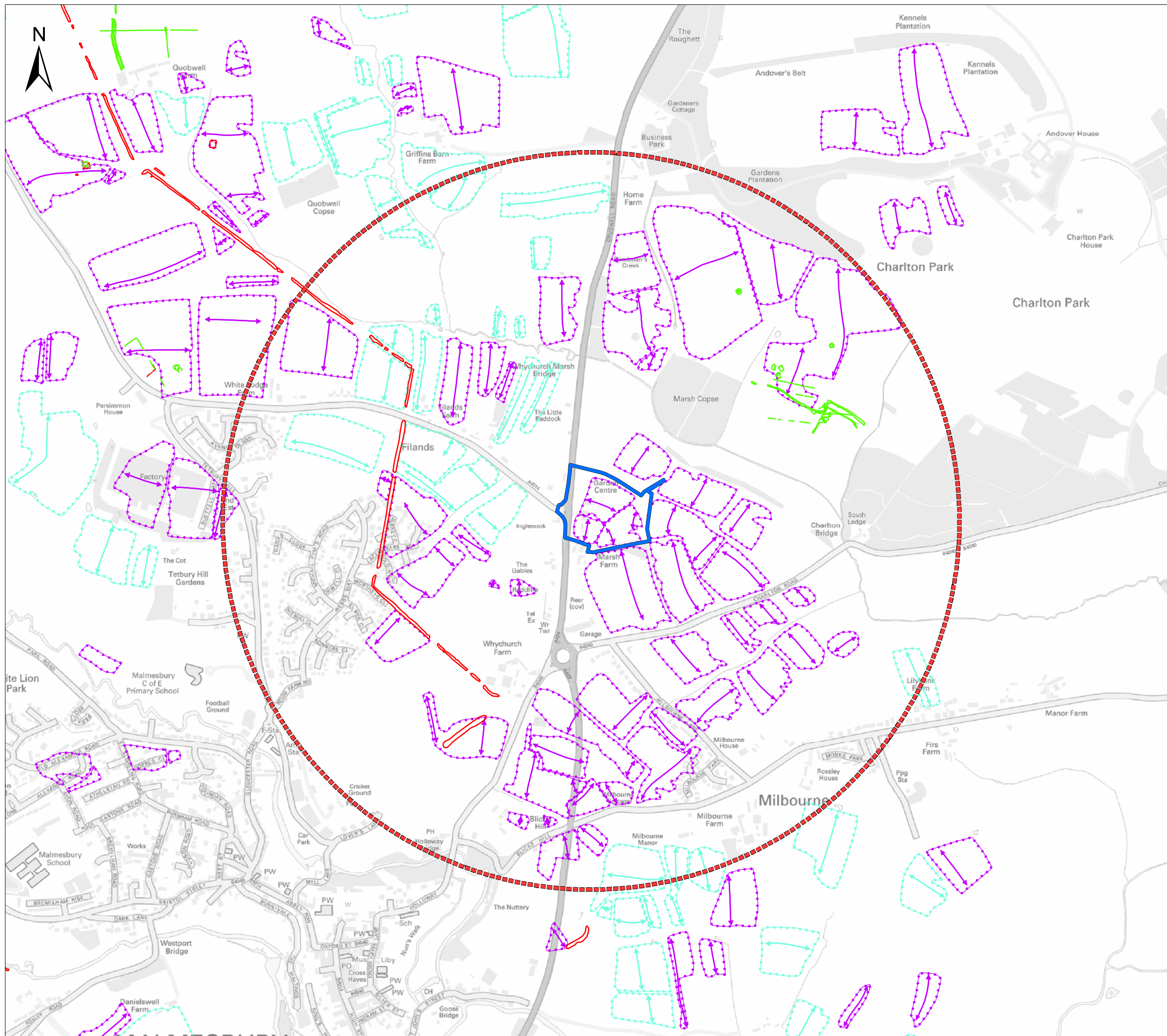
Client:
**Sainsbury's Supermarkets Ltd
and Grafton Merchandising GB Ltd**

Project:
Mixed use development comprising a foodstore, relocated builders merchants and employment floorspace (B1 & B2 use classes)



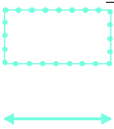
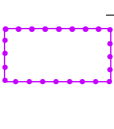


Title:
Recorded Heritage Sites

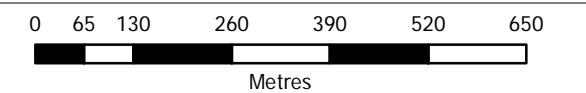
Office: 4154	Project No: A034223	Figure No: 2
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Legend

-  Site Boundary
-  Study Area
-  Ridge and Furrow - Earthwork
-  Ridge and Furrow - Level
-  Bank
-  Ditch



PMC Created:	KRH Checked:	November 2011 Date:	V1 Version:
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Arndale Court
 Headingley
 Leeds
 LS6 2UJ
 TEL: +44 (0)113 2787111
 FAX: +44 (0)113 2750623
 e-mail: enviro@wyg.com



Sheet Size: A3 Scale of Original: 1:10,000

Client:
**Sainsbury's Supermarkets Ltd
 and Grafton Merchandising GB Ltd**

Project:
 Mixed use development comprising a
 foodstore, relocated builders merchants and
 employment floorspace (B1 & B2 use classes)

Title:
National Mapping Programme Data

Office: 4154	Project No: A034223	Figure No: 3
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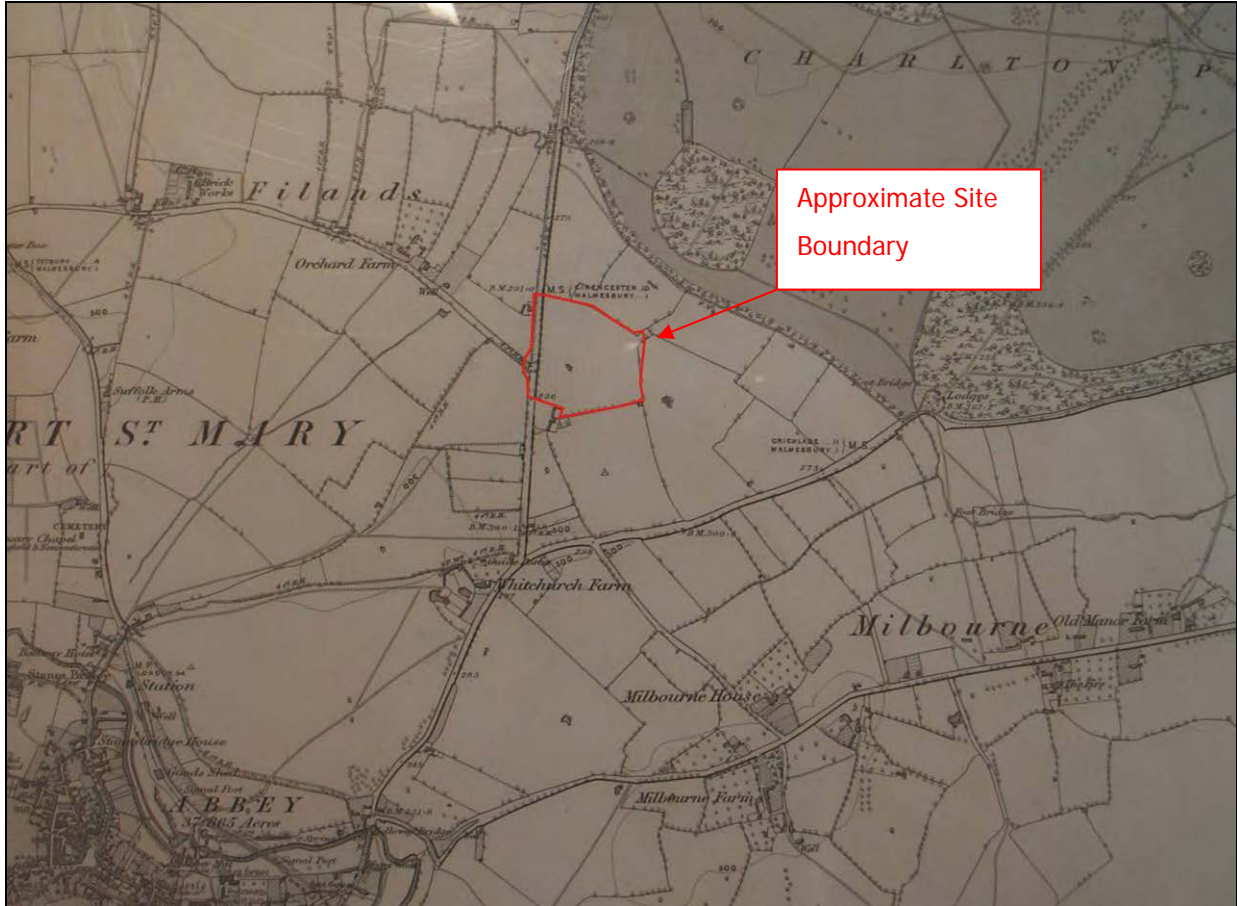
Appendix F – Historic Mapping



Andrew's and Drury's Map of Wiltshire, 1773



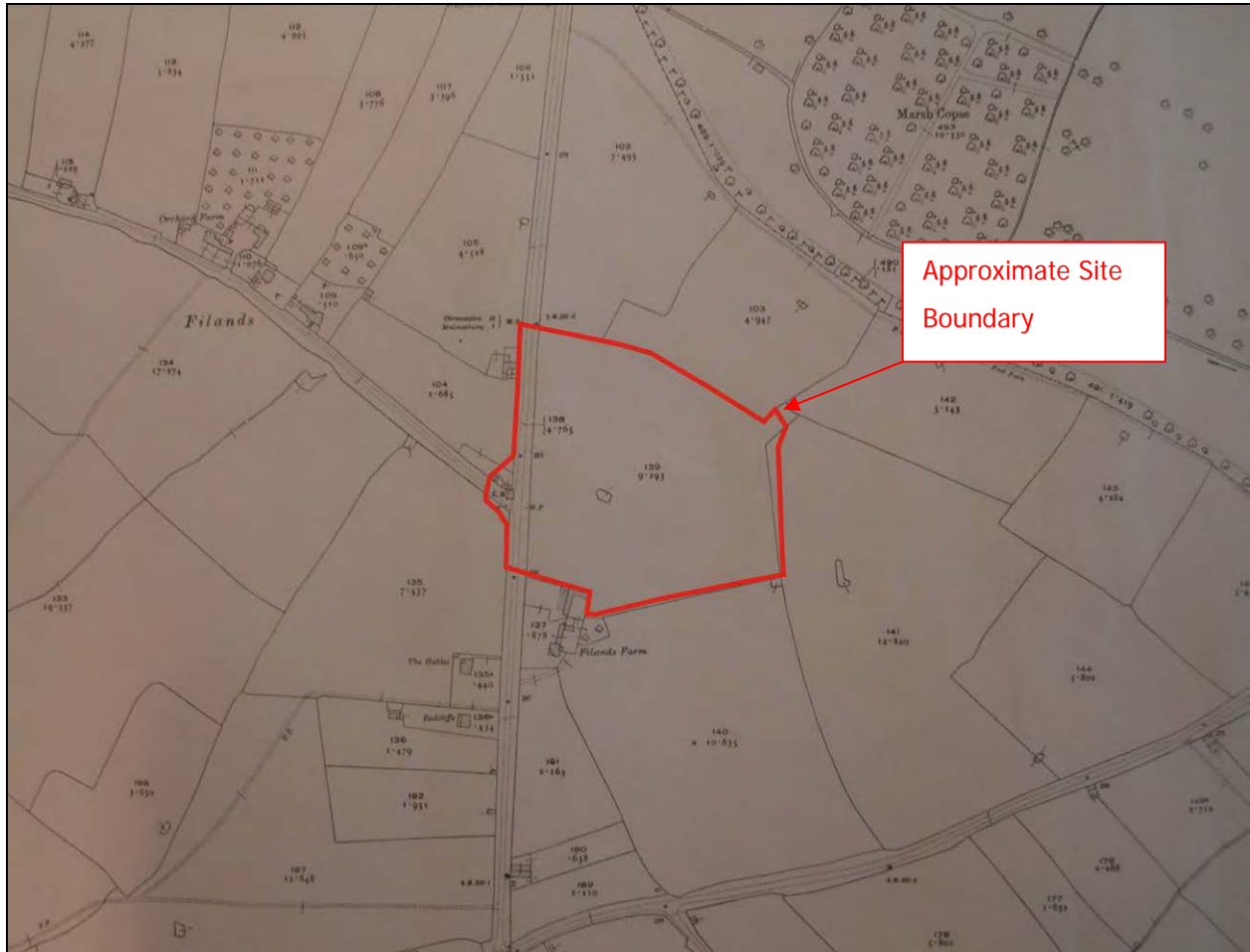
Malmesbury Tithe Map, 1842



Ordnance Survey Mapping, 1889



Ordnance Survey Mapping, 1909



Ordnance Survey Mapping, 1921



Appendix G – Report Conditions



Archaeology and Heritage Assessment, Mixed-use development comprising a foodstore, relocated Builder's Merchants and employment floorspace (B1 and B2 use classes)

This report is produced solely for the benefit of **Sainsbury's Supermarkets Ltd and Grafton Merchandising GB Ltd** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

November 2008
WYG Environment Planning Transport Ltd