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# Wiltshire Housing Site Allocations Plan

## Heritage impact assessment

Final Report  
Prepared by LUC  
March 2018

**Project Title:** Heritage impact assessment of draft Housing Sites Plan

**Client:** Wiltshire Council

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## Historic environment assessment

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# **1**

# **Introduction**

# 1 Introduction

## Background

- 1.1 LUC was commissioned by Wiltshire Council to conduct a heritage impact assessment (HIA) for six sites that have been identified as potential housing allocations in the draft Wiltshire Housing Site Allocations Plan.
- 1.2 Wiltshire Council is currently producing a draft Wiltshire Housing Sites Allocations Plan, which proposes new sites for housing to ensure that the authority can plan effectively to meet Wiltshire's housing needs in the most sustainable way. Where necessary, it also reviews settlement boundaries for the principal settlements of Trowbridge and Salisbury, market towns, local service centres and large villages, as identified in the Wiltshire Core Strategy (2015).
- 1.3 A formal pre-submission public consultation concluded in September 2017 and further work, including this study, is being conducted in preparation for submission of the draft Wiltshire Housing Site Allocations Plan in Spring 2018.

## Aim and objectives

- 1.4 The purpose of this study is to provide evidence to Wiltshire Council on: the significance of heritage assets within the potential allocation sites, and those with the potential to experience effects as a consequence of setting change in the wider landscape; the risk of harm to heritage assets from development on site; and any options available to avoid or minimise adverse effects and deliver enhancement.
- 1.5 The study objectives were to:
  - Undertake a desk-based assessment, to accepted industry standards<sup>1</sup>, to:
    - Identify heritage assets with the potential to be affected by the proposed land allocation;
    - Understand their significance, including any contribution made by setting;
    - Assess the likely effect on heritage significance arising from development in the study area – including those arising from setting change and cumulative/in-combination effects;
    - Undertake site visits to confirm and, if necessary, amend assessment results;
  - Provide commentary on the wider relationships between heritage assets and the historic landscapes of the area, including potential for effects as a consequence of development; and
  - Provide advice on options for sustainable development, where appropriate.

## Scope

### Geographical study area

- 1.6 A study area of 1km was defined around each potential allocation site in which heritage assets would be assessed for potential for setting change, although this has been extended as required where assets at greater distance have identified susceptibility to setting change.
- 1.7 The 1km study area was selected in consultation with the Wiltshire Historic Environment Record (HER).

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<sup>1</sup> Chartered Institute for Archaeologists (CIfA) (2017; 2014) *Standard and guidance for historic environment desk-based assessment*, Reading: CIfA.

## Approach

- 1.8 The study has been conducted in line with recognised practice, as set out in the Chartered Institute for Archaeologists (CIfA) Standards and Guidance<sup>2</sup> - noting that this is a strategic study, whereas the standards are targeted towards project-specific assessment.
- 1.9 In addition, Historic England guidance *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* ('GPA3') has been followed in understanding the contribution of setting to the significance of assets and impacts thereon. Similarly, *The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3* ('HEAN3') has informed the methodology.
- 1.10 A full description of the methodology used to undertake the study is set out in **Chapter 2**.

## Limitations

- 1.11 The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and Conservation Area documentation). It has been assumed that this information is reasonably accurate unless otherwise stated.
- 1.12 The study provides a strategic assessment of the risk of harm to heritage assets arising from development within the study area. As detailed proposals for the sites are not available, the study cannot draw conclusive statements regarding the significance of the potential impacts or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).
- 1.13 The assessment of potential effects was based upon a series of assumptions to provide a 'maximum case' scenario, in line with the required precautionary approach. The assumptions applied to the assessment are set out in **Chapter 2: Methodology**.

## Legislative and policy context

- 1.14 The following section sets out the relevant legislative and policy context for the study.

### Historic environment legislation

- 1.15 Legislation relating to archaeology and Scheduled Monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended.
- 1.16 Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas.

### National planning policy

- 1.17 National planning policy is laid out in the National Planning Policy Framework (NPPF). Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment*, provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking to:
- deliver sustainable development;
  - understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;

---

<sup>2</sup> CIfA (2014; 2017) *Standard and guidance for historic environment desk-based assessment*. Reading: CIfA



- conserve England's heritage assets in a manner appropriate to their significance; and,
- recognise the contribution that the historic environment makes to our knowledge and understanding of the past.

1.18 When considering development proposals, paragraph 129 of the NPPF states that:

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*

1.19 In determining the significance of an impact on a heritage asset, paragraph 132 states that:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

1.20 Non-designated assets are also recognised in the NPPF with paragraph 139 stating that:

*"Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."*

#### *Definitions*

- **Heritage Assets** are defined in Annex 2 of the NPPF as: 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest** is defined as: 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** comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- **Significance** is defined as: 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. A fuller understanding of the concept of heritage significance, and the process required to understand the contribution made by relevant heritage values, is established in English Heritage (2008) 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment'.
- **Setting** is defined as: 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.

## Report structure

1.21 The report is structured as follows:

**Chapter 2:** sets out the methodology used to undertake the study.

**Chapter 3:** provides information on the sites considered in the study, including a summary of the historic environment resource.

**Chapter 4:** sets out the findings of the Heritage Impact Assessment.



# 2

## Methodology



## 2 Methodology

### Introduction

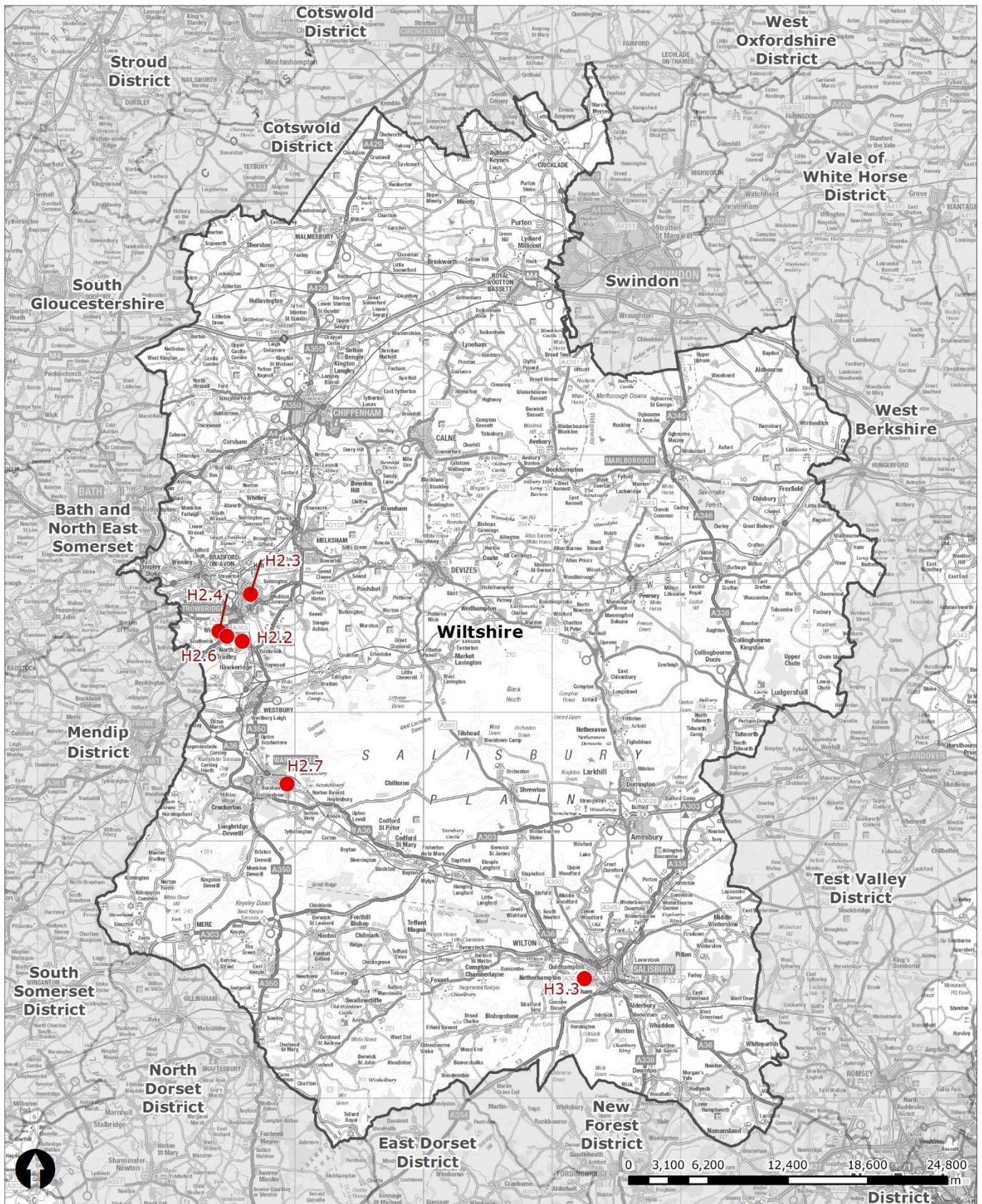
- 2.1 This section outlines the methodology that was used in the study on a task-by-task basis. Key data sources are also outlined.
- 2.2 The study entailed undertaking the following discrete tasks:
1. Data Collection.
  2. Desk-based Assessment (DBA).
  3. Spatial Analysis.
  4. Asset Significance.
  5. Initial Effect Appraisal.
  6. Initial Cumulative Effect Appraisal.
  7. Site Visits and Appraisal Moderation.
  8. Reporting.

### Task 1: Data Collection

- 2.3 Supporting data and information was collected and collated for the study area. The extent of the study area is shown in Error! Reference source not found. below. Sources consulted comprise:
- GIS data for the proposed land allocation.
  - Historic England (HE) designated heritage asset data.
  - HER data.
  - Conservation Areas – GIS data and supporting documents (e.g. Conservation Area Appraisals).
  - Modern Ordnance Survey (OS) base mapping.
  - LiDAR-derived Digital Terrain Model (DTM) and Digital Surface Model (DSM).
  - Historic OS and other appropriate mapping.
  - Recent digital aerial photos.
  - Historic Landscape Characterisation data.



Figure 2.1: Draft allocations sites



**Draft allocation sites**



Code	Name
H2.2	Land off the A363 at White Horse Business Park
H2.3	Elizabeth Way
H2.4	Church Lane
H2.6	Southwick Court
H2.7	East of the Dene, Warminster
H3.3	North of Netherhampton Road, Salisbury

**Wiltshire Housing Sites Allocations Plan**

**Location of draft allocation sites**

**LUC**

Map Scale @ A4: 1:420,000



## Task 2: Desk-based Assessment

- 2.4 A desk-based assessment (DBA) was undertaken focusing on the proposed allocation sites. Work was carried out following the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment* (2017; 2014). Due to the nature of the study, namely responding to the potential for development, rather than a specific development proposal, the DBA work omits some aspects to be expected in a full CIfA S&G<sup>3</sup>-compliant DBA.
- 2.5 Hedgerows were subject to a high-level appraisal, based on map evidence and considering only criteria 1-3 of Part II Schedule I of the Hedgerow Regulations 1997<sup>4</sup>, i.e. whether the hedgerow:
1. Marks the boundary of at least one historic [pre-1850] parish or township.
  2. Incorporates an archaeological feature which is Scheduled or recorded on an HER at the relevant date.
  3. Is fully or partly within an archaeological site covered by 2 above, or adjacent to or associated with it.
- 2.6 The DBA provides an understanding of the historic environment of the study area and identification of heritage assets in the study area which may be susceptible to effects due to setting change. This underpins the subsequent appraisal of issues associated with development of the site.
- 2.7 Judgements on archaeological potential are provided, based on available HER data and discussions with Wiltshire Council archaeological officers.

## Task 3: Asset Significance

- 2.8 Following identification of the heritage assets susceptible to potential development of the site, an appraisal of their heritage significance was prepared. This is articulated in accordance with Conservation Principles (English Heritage, 2008) and NPPF and includes a consideration of the role of setting in this significance. Assets are ascribed a level of significance, in line with EIA practice. Levels are as follows:
- **High** – assets of national or international importance or demonstrable equivalence;
  - **Medium** – assets of importance to regional understanding; and
  - **Low** – assets of importance to local understanding.

## Task 4: Initial Risk Appraisal

- 2.9 The risk of harm to the significance of heritage assets, should the site be developed, was then appraised. This focused on effects to the significance of the asset in line with NPPF and considers:
- a. The significance of the asset.
  - b. The likely effect of the potential development upon the asset.
- 2.10 Assessment of effects related to setting change follows the stages set out in HE guidance (GPA3), taking cognisance of recent planning case law.
- 2.11 A summary of how risk is defined is provided in

---

<sup>3</sup> Standard and Guidance.

<sup>4</sup> Detailed historical analysis as described in criteria 4 and 5 is not feasible due to the constraints of the study.

2.12 **Table 2.1.** Professional judgement has been used to inform the final decision regarding the degree of harm.

**Table 2.1: Definition of Potential Effect**

Potential Effect	Definition
<b>High</b>	Asset is of high or medium significance and the magnitude of the impact is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.
<b>Medium-high</b>	Asset is of high or medium significance and the magnitude of the potential impact will be of such a scale that the significance of the asset would be harmed but not substantially.
<b>Medium</b>	Asset is of low significance and the impact will be of such a scale that the significance of the asset would be substantially harmed.
<b>Low-medium</b>	Asset is of low significance but the scale of the impact will be of such a scale that the significance of the asset would be harmed but not substantially.
<b>Low</b>	Asset is of high, medium or low significance and the potential impact will be of such a minimal scale that the significance of the asset will not be harmed.

## Task 5: Initial Cumulative Effect Appraisal

2.13 In addition to assessing the potential effect to individual heritage assets, an assessment has also been undertaken of the potential cumulative effect of proposed development on the local historic environment. This considers:

- Potential effect on group value of assets.
- Combined impact of individual effects from one proposed development on a particular asset.
- Effects from several developments – including committed development – which when considered together could give rise to significant cumulative effects.

2.14 The potential cumulative effects are reported using a similar scale as per

2.15 **Table 2.1.** This judgement is based on professional opinion.

## Task 6: Site Visits and Appraisal Moderation

2.16 Initial impressions on likely potential impacts on known archaeological remains, archaeological potential and effects related to the setting change were tested in the field. This included assessing how the development site can be viewed from key assets. It also included photography to illustrate any key points.

2.17 The initial appraisal of individual and cumulative effects was moderated, as required, following the site visits.

## Task 7: Reporting

- 2.18 The findings of the report should be considered in relation to the NPPF, the Wiltshire Core Strategy and other strategic studies produced by the Council in support of the draft Wiltshire Housing Sites Plan.

# 3

## The sites



## 3 The sites

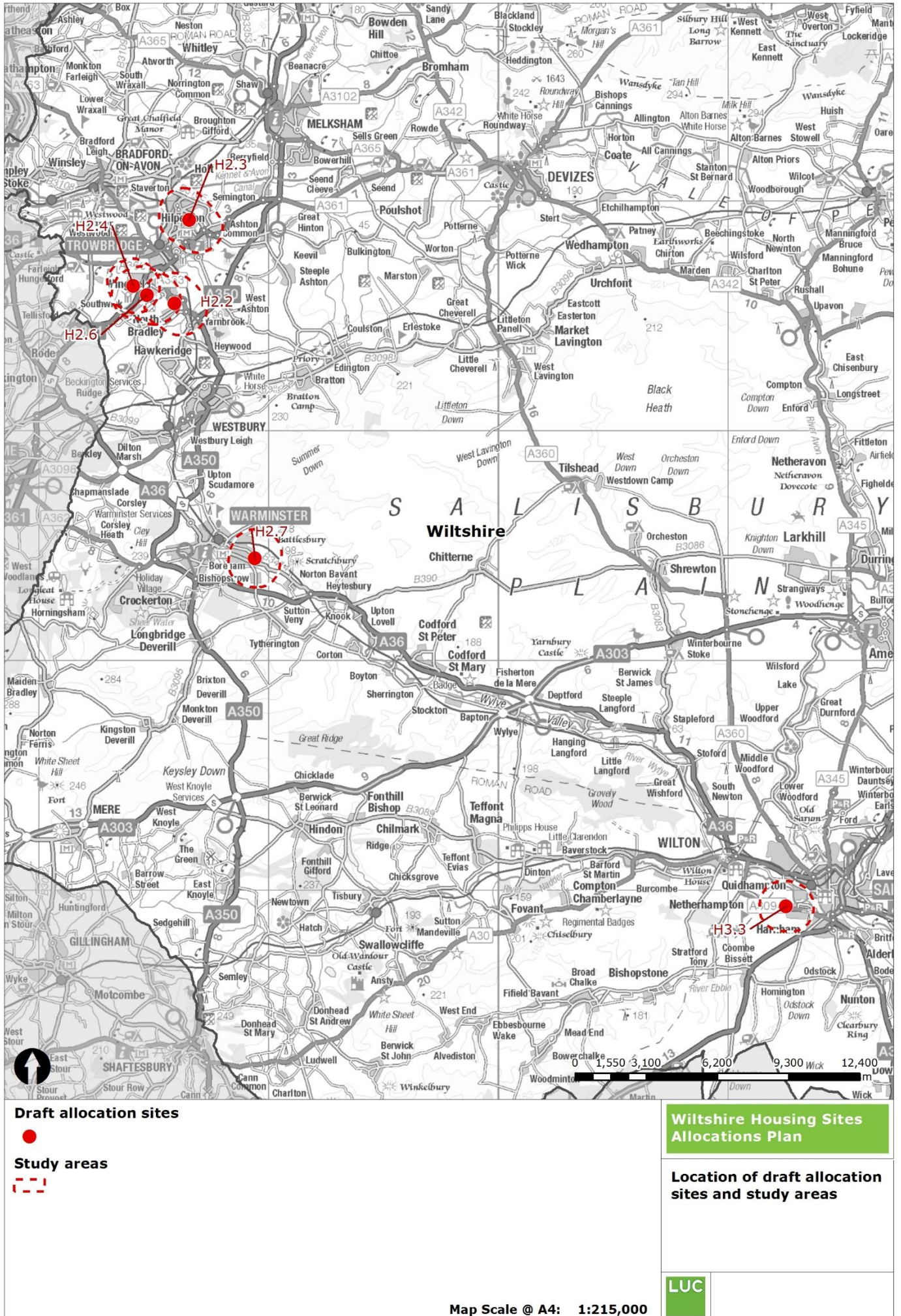
### Introduction

- 3.1 The six sites assessed are greenfield sites, located adjacent to existing development at three of Wiltshire's major settlements: Trowbridge, Warminster and Salisbury. Their locations are shown in Figure 3.1 below.
- 3.2 The indicative scenarios assessed for their development are indicated in **Table 3.1** below:

**Table 3.1: Sites, locations and indicative development scenarios**

Draft allocation	Site name and location	Number of dwellings proposed	Area (ha)
H2.2	Land off the A363 at White Horse Business Park, Trowbridge	150	24.6
H2.3	Elizabeth Way, Trowbridge	205	16.7
H2.4	Church Lane, Trowbridge	45	4.2
H2.6	Southwick Court, Trowbridge	180	18.2
H2.7	East of the Dene, Warminster	100	7.2
H3.3	North of Netherhampton Road, Salisbury	100	5.6

**Figure 3.1: Location map and study areas**



## Trowbridge

### H2.4: Land off the A363 at White Horse Business Park

#### Description

- 3.3 The site lies to the south of Trowbridge, between the existing White Horse Business Park and the village of North Bradley. It is separated from suburban Trowbridge by a narrow strip of open land and currently provides an undeveloped buffer between North Bradley, which retains a strong historic character, and the business park. This effect is somewhat diminished by the Hitachi building and associated ancillary development (built in ~2013) that occupies the southeastern end of the site.
- 3.4 The majority of the site is in agricultural use, but also includes much of the Little Common farmstead and Woodmarsh Farm. A small area of the site includes a Baptist cemetery, connected with the North Bradley Baptist Church on Westbury Road (which is a relatively recent building, on a different site to the original 18<sup>th</sup> century chapel).

#### Summary of historic environment resource

- 3.5 Lying within a historically agricultural landscape, the land within the site comprises the holdings of a number of historic farmsteads. The farm houses and some ancillary buildings survive and may be susceptible to setting change as a consequence of development.
- 3.6 Archaeological potential is likely to be high.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
Baptist Chapel burial ground; Gateway (GdII); Two monuments (GdII)	Willow Grove (GdII) - surrounded on three sides by allocated land  Kings Farmhouse (GdII), C16/17 farmhouse;  Manor Farmhouse (GdII), late C17 farmhouse with C19 additions/alterations	Ridge and Furrow (MWI73525; MWI73531); Field boundaries (MWI73532); Woodmarsh Farm (MWI70118) C19 farmsteading; Little Common Farm (MWI71211)	King's Farm (MWI70116) potentially medieval farmstead; Willow Grove Farm (MWI70117) C17 farmstead

### H2.3: Elizabeth Way, Trowbridge

#### Description

- 3.7 The site lies parallel with and to the southwest of Elizabeth Way, a recently-constructed relief road taking through traffic away from the core of the village of Hilperton. The site comprises a substantial area of open agricultural land, crossed by an extensive network of rights of way. The land falls away from southeast to northwest, affording relatively extensive views across the site and the adjacent area of Trowbridge.
- 3.8 The site is enclosed by development on three sides, and has an approximate 65m offset<sup>5</sup> from Elizabeth Way.

#### Summary of the historic environment resource

- 3.9 Within the site a suite of historic field boundaries, recorded from aerial photography, are the main known heritage assets. However, the area is understood to have relatively high archaeological potential – based on studies undertaken in advance of the construction of Elizabeth Way. This identified a range of features, including through geophysical survey, dating from at least the Bronze Age (barrow, MWI1360), a Romano-British farmstead was evaluated as part of

<sup>5</sup> This varies somewhat from east to west, narrowing down to ~20m at the western end of the site.



archaeological investigations supporting the scheme, and a number of post-medieval agricultural and drainage features were noted, along with finds of later prehistoric pottery from approximately within the present site. It should be assumed that archaeological potential is high.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
None	Hilperton Conservation Area; Trowbridge (Hilperton Road) Conservation Area; Church of St. Michael and All Angels, Hilperton (GdII); Fieldways, Highfield (GdII*); GdII residential properties on Victoria Road (15 &17, 1 & 3, Rock Villa)	Ridge and Furrow (MWI73791; MWI73792); Field boundaries (MWI73774)	Ring ditch (MWI1348); Barrow (MWI1360);

## H2.4: Church Lane, Trowbridge

### *Description*

- 3.10 The site is located on the southwestern edge of Trowbridge, on land sloping down from Church Lane to the Lambrok Stream. It is enclosed on three sides by development: on its southeastern edge by a row of historic cottages with some modern infill development, and on the northern and northwestern sides by modern development – along with the historic church, former church school and churchyard in the northeastern corner. It lies adjacent to Southwick Country Park.

### *Summary of the historic environment resource*

- 3.11 The site appears to have been part of a relatively extensive network of post-medieval water meadows – recorded from 1940s RAF aerial photography – although this appears to have been largely levelled. Vestigial traces are visible on modern aerial photography, but are challenging to discern on the ground due to vegetation. Archaeological potential relating to earlier periods may have been compromised by the creation of water meadow mains/drains, but site is otherwise undeveloped and should be considered to have moderate archaeological potential.
- 3.12 The eastern end of the site lies adjacent to the Church of St. John (GdII listed) and associated former Church School and schoolmaster’s house (also GdII listed), and is enclosed from the road by two discrete rows of buildings to White Row Hill/Frome Road – both with historic origins, but with substantial modern alterations/additions. The northernmost – potentially weavers’ or farm cottages – is Grade II listed.
- 3.13 The undisturbed nature of the site suggests that there may be potential for previously unrecognised archaeological assets, although there are comparatively few HER records (not relating to post-medieval cultivation remains) in the vicinity to suggest the nature or extent of assets. Similarly, the creation of watermeadow bedwork across part of the site is likely to have partially truncated remains in the vicinity. Archaeological potential is therefore assumed to be moderate.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
None	<p>Rose Villa (GdII) - site access likely to be directly adjacent to property;</p> <p>Church of St. John (GdII) and St John's Church School, hall and Schoolmasters house</p> <p>344 Frome Road, Grade II-listed 'farm/weavers' cottages altered to form single property on corner of Frome Road and Church Lane - depicted on 1st edition OS and likely of C18 date. (Altered, but setting well preserved.)</p>	No. 356 Frome Road could be considered to be a non-designated heritage asset. However, it has been subdivided into four dwellings and heavily altered compromising its heritage values and significance. Nevertheless	Site of post-medieval water meadows (MWI73579) - line of ditches faintly visible on modern APs (not depicted on historic OS, therefore likely out of use before the 19th century)

## H2.6: Southwick Court, Trowbridge

### *Description*

- 3.14 The site comprises a large area of gently rolling agricultural land on the southern edge of Trowbridge. It is bounded on much of its northern edge by modern residential development. It forms part of the relatively narrow green corridor separating suburban Trowbridge from the outlying settlements of Southwick and North Bradley.

### *Summary of the historic environment resource*

- 3.15 Much of the site lies within an extensive suite of former water meadows<sup>6</sup>, connected to the watercourse to the north by a series of silted-up and/or ploughed-down 'mains and drains'. These features, along with the subtle changes in level denoting the 'panes' (water-washed fields) of the meadows are visible on modern aerial photography and are, in places, still discernible on the ground – although this appears to have been much-reduced between 1995 and 2009 photographic iterations.
- 3.16 The site lies immediately adjacent to Southwick Court Farm; a non-designated medieval moated site containing a large 16<sup>th</sup> and 17<sup>th</sup> century farmhouse (GdII\* listed), with a late 15<sup>th</sup> century (with later alterations) gatehouse to the moat, spanned by a likely 18<sup>th</sup> century bridge. The moated site and various iterations of building have been owned by a number of prominent local figures from the 14<sup>th</sup> century onwards. The moated site is arguably of equivalent significance to a Scheduled Monument and, taking a precautionary approach, will be treated as such, in line with paragraph 139 of NPPF.
- 3.17 Later post-medieval farm buildings, now converted to residential and business use, lie outside the moat and are considered to be covered by curtilage listing derived from the above assets. With the moat and earlier buildings, they form a significant group of assets spanning around 800 years of continuous occupation and evolution of a manorial centre. The creation and use of the water meadow bedwork may have somewhat compromised archaeological remains relating to earlier periods, but potential should be considered to be at least moderate-high given the close association of the site with a medieval and later manorial centre.

<sup>6</sup> The purpose of water meadows was often to ward off frosts through a constant, but very low level, through-flow of water from the 'top main' or feeder channels, over the pasture 'panes' and into drains that carried away excess water. This ensured an early and lush crop of grass that could be used as forage for livestock. The network could also be used for irrigation during dry periods – provided the parent watercourse carried sufficient water – to provide larger hay crops for overwintering stock.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
n/a	<p>Southwick Court farmhouse (GdII*); Gatehouse and bridge over moat at Southwick Court (GdII*).</p> <p>It is considered that the Southwick Court farmstead buildings (MWI70093) are covered by curtilage listing derived from the above.</p> <p>Southwick Court moated site is arguably of equivalent importance to a Scheduled Monument and should be treated as such for the purposes of NPPF.</p>	<p>Extensive network of water meadow bedwork. Not depicted on 1st edition OS, therefore likely long out of use by C19 - connection with moated site potentially increasing level of significance (MWI73577)</p>	<p>Southwick Court moat and farmstead (MWI70093). Provides the context and immediate setting of GdII* LBs.</p>

## Warminster

### H2.7: Land East of the Dene, Warminster

#### *Description*

- 3.18 The site is located at the eastern end of Warminster, partly within the historic village of Boreham and adjacent to the designed landscape connected with Bishopstrow House (the core of the landscape is included within the Bishopstrow Conservation Area).
- 3.19 It comprises fields in agricultural use, enveloping part of the existing developed edge of Boreham.

#### *Summary of historic environment resource*

- 3.20 Within the site, a range of non-designated archaeological assets have been identified through fieldwalking (1977), geophysical survey (1998 & 2014) and trenched evaluation (1998 and 2017). Recent field evaluation in support of an outline planning application on the site demonstrated that, contrary to the results of geophysical survey, that very extensive multi-period remains are preserved. These range from Mesolithic/early Neolithic worked flints to extensive prehistoric and medieval/post-medieval cut features, potentially relating to the medieval settlement of Boreham.
- 3.21 The site lies in relatively close proximity to the Scheduled Neolithic long barrow (King Barrow) and two Bronze Age bowl barrows in the grounds of Bishopstrow House, one of which is identified as a Heritage Asset at Risk. A number of historic buildings lie in close proximity to the site, creating the potential for setting change – in addition to effects to the character of the Conservation Area that encloses the site on two sides. This includes Bishopstrow House (GdII-listed) and its designed landscape, included within the Conservation Area, and buildings to Boreham Road.
- 3.22 Archaeological potential has been demonstrated to be high, due to the range of assets in the vicinity and the prehistoric and medieval/post-medieval remains identified on site.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
n/a	<p>15 &amp; 17 Grange Lane (GdII) C17 timber-framed house; Pavilion east of Grange Farmhouse (GdII).</p> <p>The Cotes (GdII); C19 villa on Boreham Road.</p> <p>Potential for setting change to Bishopstrow CA and extensive suite of designated assets therein, including: Bishopstrow House (GdII) and ancillary designed landscape features (enclosing walls and tunnel under the A36 Listed separately at GdII)</p> <p>Scheduled long barrow (King Barrow) and two bowl barrows adjacent to GdII-listed Bishopstrow House (all set in woodland)</p> <p>Potential for setting change to Battlesbury Camp hillfort (SM) as a consequence of expansion of modern development in vistas to the south from the monument</p>	<p>Boreham medieval settlement (MWI1137) - Extensive suite of prehistoric and medieval/post-medieval cut features confirmed during 2017 field evaluation.</p>	<p>Bishopstrow Home Farm; substantial three-bay C19 brick-built farmhouse. Should be treated as a heritage asset of at least local significance.</p> <p>Grange Farm C19 farmstead. Should be considered to be a heritage asset of at least local importance.</p> <p>196/198 Boreham Road: fine house of cruciform plan; date uncertain (depicted on 1<sup>st</sup> edition OS 25-inch map of 1886). Coursed, squared rubble with dressed ashlar quoins and crow-step gables;</p>

## Salisbury

### H3.3: North of Netherhampton Road, Salisbury

#### *Description*

- 3.23 The site comprises a single large field on the western edge of Harnham, enclosed on two sides by development and adjacent to Netherhampton Road – a key approach to Salisbury.

#### *Summary of the historic environment resource*

- 3.24 Within the site, remains relating to later prehistoric activity were identified during investigations in 1996 related to a proposed relief road; including late Bronze Age cut features and potential metalworking/industrial remains. Undated field boundaries were also identified. There is an extensive complex of multi-period cropmarks to the west and south of the site, including the remains of potential later prehistoric settlement and associated field systems (potential Bronze Age / Iron Age ring ditch houses and coaxial field systems). Archaeological potential has been demonstrated to be high, as a number of Bronze Age features – including putative metalworking remains – have been identified on site through field evaluation.
- 3.25 Long views to the spire of Salisbury Cathedral are available across the site from the A3094, and at closer range from within the site itself.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
None	Spire of Salisbury Cathedral (GdI) clearly visible in approach along Netherhampton Road/A3094 from the west.	Bronze Age features identified during investigations connected with proposed relief road (MWI19889). Evaluation results could be interpreted as being indicative of Bronze Age settlement and industrial (metalworking) activity; undated field boundaries (MWI10026)	Site lies adjacent to extensive potentially later prehistoric cropmark complex.

# **Appraisal of effects on heritage assets**



# Appraisal of effects on heritage assets

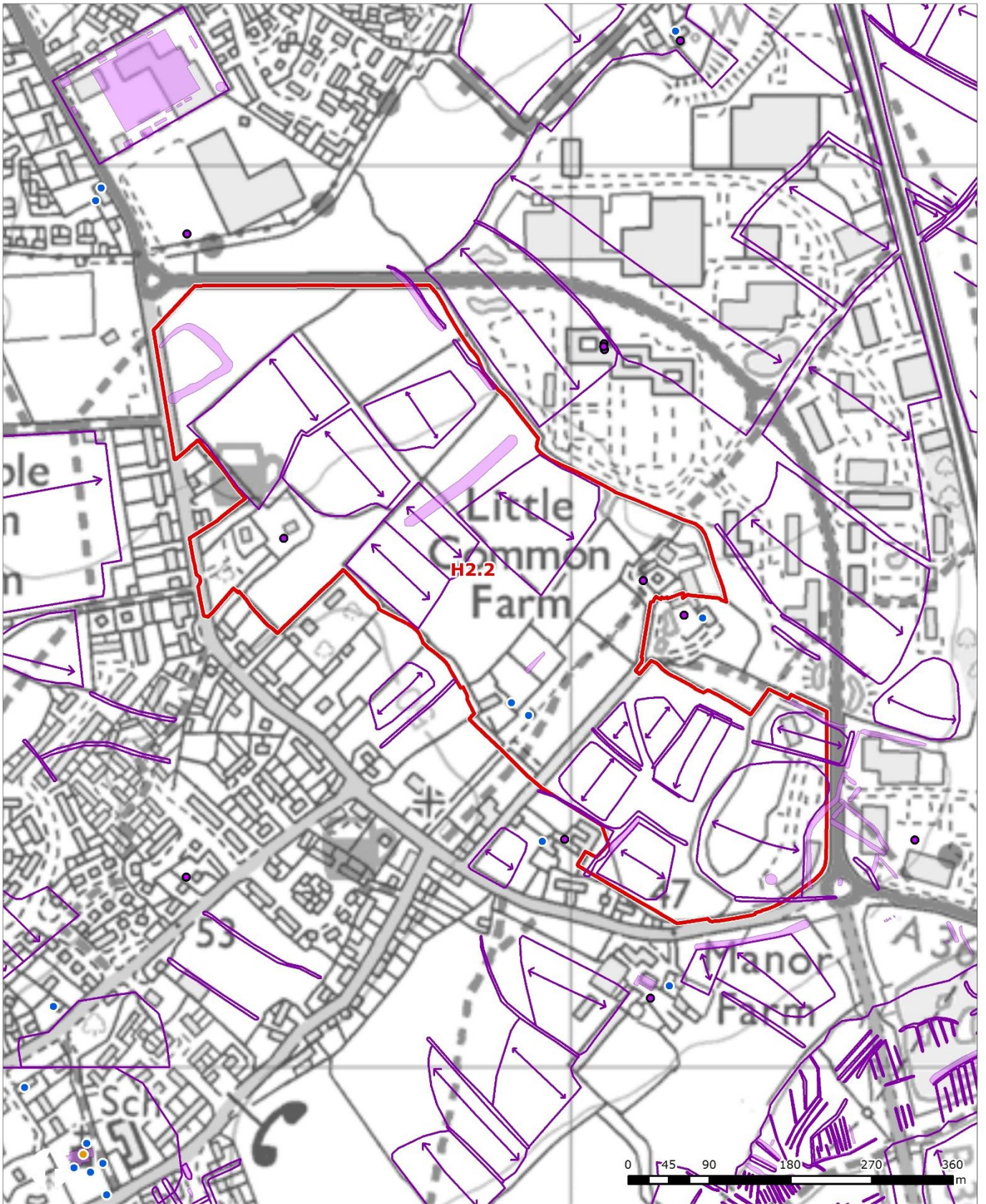
## Introduction

The following section of the report sets out a systematic appraisal of:

- the heritage significance – including the contribution of setting of heritage assets within the study area for each site and those in the wider landscape with the potential to experience effects;
- changes to that significance likely to arise as a consequence of development;
- likely risk of harm to heritage significance; and
- options for avoidance and minimisation of harm.

The chapter is structured by potential allocation site, separating potential effects to designated and non-designated assets.





<p><b>Draft Allocation Sites</b></p> <p><b>Listed Building</b></p> <p><i>Grade</i></p> <ul style="list-style-type: none"> <li><span style="color: red;">●</span> I</li> <li><span style="color: orange;">●</span> II*</li> <li><span style="color: blue;">●</span> II</li> </ul> <p><b>Scheduled Monument</b></p>	<p><b>Registered Park &amp; Garden</b></p> <p><i>Grade</i></p> <ul style="list-style-type: none"> <li><span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> I</li> <li><span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> II*</li> <li><span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> II</li> </ul> <p><b>Conservation Area</b></p>	<p><b>Historic Environment Record</b></p> <ul style="list-style-type: none"> <li><span style="color: purple;">●</span> Monuments(point)</li> <li><span style="background-color: #DDA0DD; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Monuments(poly)</li> <li><span style="border-bottom: 1px solid purple; display: inline-block; width: 15px;"></span> Monuments(line)</li> <li><span style="color: green;">●</span> Additional non-designated assets</li> </ul>	<p><b>Wiltshire Housing Sites Allocations Plan</b></p> <p><b>H2.2: Land off the A363 at White Horse Business Park</b></p> <p><b>LUC</b></p>
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Map Scale @ A4: 1:6,000

## 4 H2.2: Land off the A363 at White Horse Business Park

### Designated heritage assets on site

#### Gateway to Baptist burial ground (NHLE: 1181647)

##### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	High	Medium
Listed at GdII	Within proposed allocation site; potential for physical effects/loss	Relationship principally with burial ground and open land to the east. Wider burial ground more susceptible to loss/change of rural setting.

- 4.1 The asset is an ornamental gateway structure marking the entrance to the North Bradley Baptist burial ground. It is associated with a now-demolished 18<sup>th</sup> century Baptist chapel originally located adjacent to the graveyard on the southwest side.
- 4.2 The arch is of likely 19<sup>th</sup> century date and comprises: limestone ashlar piers with moulded weather cappings; double cast-iron gates with spearhead finials; and, a cast iron overthrow with scrolled decoration and an empty lantern-holder.
- 4.3 Curtilage listing could be held to apply to the whole of the burial ground wall, as the structure is physically fixed to the gateway and is clearly ancillary to it. Burials adjacent to the extended area (i.e. greater than the extent depicted on the 1<sup>st</sup> edition of the Ordnance Survey map) of the burial ground pre-date 1<sup>st</sup> July 1948.

##### Significance

- 4.4 The asset's significance derives from its evidential and aesthetic value, as a fine example of 19<sup>th</sup> century funerary architecture. The ironwork is of particular interest.
- 4.5 There is clearly an active Baptist community in North Bradley, as a modern (1970s) well-used Baptist Church is located to the southwest of the asset facing on to Westbury Road. The burial ground and the other assets therein likely have strong communal value for this community in particular.
- 4.6 Setting makes an important contribution to the significance of the asset. While this derives principally from its close association with the burial ground itself and other assets therein, the wider landscape makes a contribution to understanding its context as a small, rural cemetery for a specific non-conformist community. It was, and remains, outside the core of the village, in contrast to the (altered) 15<sup>th</sup> century St. Nicholas' Church (Church of England) that is located at the heart of the historic settlement. As such, its connection with the surrounding open fieldscape is an important consideration.
- 4.7 The asset will be treated as being of **high importance**.

##### Susceptibility to change

- 4.8 The asset, along with the entire burial ground, is located within the proposed allocation. For the purposes of this assessment and the precautionary approach required, it cannot be assumed that the asset and burial ground will be retained. **Susceptibility to physical change is therefore high.**

- 4.9 Practically, as the burial ground contains a number of burials considerably less than 100 years old (including at least one war grave), development of the area is likely to be strongly constrained – although not impossible – particularly as many of the recent burials will have family connections in the community. It is assumed that the burial ground is in use, as there are relatively recent burials and evidence of both maintenance and visiting of graves.
- 4.10 The setting of the asset has been slightly compromised by the extensive sub-division of the neighbouring fields for (presumably) equestrian use, but this has more effect on the experience of visiting the burial ground than the significance of the asset per se. Insensitive extensions to the adjacent property slightly erode the historic character of the wider burial ground, although the gateway is less affected. The immediate setting of the asset is considered to be the burial ground itself, and would be **highly susceptible** to any change in this area as this could divorce the asset from associated features that both give it meaning and make it possible to understand its purpose. The wider setting is considered to be of **medium susceptibility** to setting change; this could reduce the ability to understand the asset in its context of a small, non-conformist burial ground located outside the main village.

#### *Risk of harm*

- 4.11 Development of the whole proposed allocation would inherently result in **total loss** of a designated asset; a **high level of effect** for the purposes of this assessment.
- 4.12 In NPPF terms, loss of a Grade II-listed building should be 'exceptional' and would need to be justified by significant public benefits and by meeting at least one of the tests set out in paragraph 133. As the asset, with the associated burial ground, is still in use this is unlikely to apply.
- 4.13 Development in the setting of the asset would likely give rise to a degree of harm to the significance of the asset. This would relate principally to eroding the open, rural context within which the asset was placed. While this would be unlikely to prevent understanding of the asset or damage functional relationships, development of the whole allocation would divorce the graveyard walls from their rural context. This would likely be **less than substantial harm; a medium-high effect** for the purposes of this assessment.

#### *Options for sustainable development*

- 4.14 Retention of the asset, along with the whole burial ground, should be prioritised as a means of minimising harm.
- 4.15 In line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, special regard should be had to the desirability of preserving both the building and its setting. In practical terms, this could be translated as ensuring that the elements of the setting that make the strongest contribution to significance are conserved and, where appropriate, enhanced. Retention of open land around the burial ground, preserving the integrity of the asset's rural setting could potentially avoid or help to mitigate harm. This could perhaps be delivered through an integrated green infrastructure scheme that retains rights of way, hedgerows and field trees and enhances the setting of the new development through effective landscape integration.

### **Two monuments in burial ground of former Baptist chapel (NHLE: 1021513)**

#### *Description*

<b>Importance</b>	<b>Susceptibility to physical change</b>	<b>Susceptibility to setting change</b>
High	High	Medium
Listed at GdII	Within proposed allocation site; potential for physical effects/loss	Relationship principally with burial ground and listed gateway/walls

- 4.16 Two limestone chest tombs; one late 18<sup>th</sup> century, the other early 19<sup>th</sup> century, located in the southern corner of the burial ground associated with the former Baptist chapel on site.

4.17 Eastern tomb has two panels with grooved borders, quarter balusters and pilasters, carved drapery to centre panels, fluted coved cornice to moulded flat top, inscription to James Francis died 1795. Western tomb has two panels to main sides, centre panel with carved drapery, fluted pilasters to corners, fluted frieze to flat top, east side has large central panel surrounded by carved drapery, inscription to Ann Frowd died 1812.

4.18 Both assets appear to have been affected by subsidence; all the burial monuments in the oldest corner of the burial ground are listing to the east to varying degrees. They are, nevertheless, in reasonable condition.

#### *Significance*

4.19 Both monuments are good examples of Georgian chest tombs, featuring the polite, restrained neo-classical styles and motifs popularised in contemporaneous high-status architecture and furniture design. Their significance therefore relates principally to their aesthetic value.

4.20 As is the case for the gateway, the communal value of the burial ground to the Baptist (and indeed wider) community of North Bradley is also likely to apply to these monuments, demonstrating a continuity of religious congregation over a considerable period.

4.21 Setting makes an important contribution to the significance of the assets. This relates mainly to the relationship of the tombs with the wider burial ground, as the spatial disposition of gravestones and tombs allows visitors to understand the role that the assets play as some of the oldest monuments in the graveyard – providing strong indications for the visitor of where the chapel once stood.

4.22 As listed buildings, the assets will be treated as being of **high importance**.

#### *Susceptibility to change*

4.23 The asset, along with the entire burial ground, is located within the proposed allocation. For the purposes of this assessment and the precautionary approach required, it cannot be assumed that the asset and burial ground will be retained. **Susceptibility to physical change is therefore high.**

4.24 The practical considerations likely affecting development of the burial ground noted above also hold for these assets.

4.25 The immediate setting of the asset is considered to be the burial ground itself, and would be **highly susceptible** to any change in this area, potentially reducing the ability to understand their role as the oldest graves within a multi-phase burial ground. Similarly, development would result in a loss of the ability to understand the spatial and temporal patterning of graves that provide a cue to the location of the former chapel.

4.26 The wider setting is considered to be of **medium susceptibility** to setting change; this could reduce the ability to understand the asset in its context of a small, non-conformist burial ground located outside the main village.

#### *Risk of harm*

4.27 Development of the whole proposed allocation would result in **total loss** of a designated asset; a **high level of effect** for the purposes of this assessment.

4.28 In NPPF terms, loss of a Grade II-listed building should be 'exceptional' and would need to be justified by significant public benefits and by meeting at least one of the tests set out in paragraph 133. As the associated burial ground is still in use this is unlikely to apply.

4.29 Development within the immediate setting of the asset – for example within the historical burial ground – would likely give rise to a major change, potentially divorcing the assets from their context and eliminating their value as part of a wider narrative of religious and funerary use of the site. This could equate to substantial harm; a high effect for the purposes of this assessment. (It is, however, assumed that the burial ground will not be developed.)

4.30 Development in the wider setting of the asset would likely give rise to a degree of harm to its significance. This would relate to eroding the open, rural context within which the asset was placed and is currently understood. However, as this would be unlikely to prevent understanding

of the asset or damage functional relationships, this would likely be **less than substantial harm**; a **medium-high effect** for the purposes of this assessment.

*Options for sustainable development*

- 4.31 Retention of the asset, along with the whole burial ground, should be prioritised as a means of minimising harm.
- 4.32 Retention of open land around the burial ground, preserving the integrity of the asset’s rural setting could potentially avoid or help to mitigate harm by conserving the wider setting of the asset and the ability to appreciate it in its rural context.

## Non-designated heritage assets on site

### Little Common Farm (MWI71211)

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Medium
Of local importance	Within proposed allocation site; potential for physical effects/loss	Significance partly drawn from legible relationships to historic field pattern and landholding.

- 4.33 Little Common Farm is a 19<sup>th</sup> century dispersed farmstead, of which the farmhouse appears to be the only surviving historic structure. The name ‘Little Common’ is only explicitly attached to the farmhouse in question on the 3<sup>rd</sup> edition of the Ordnance Survey map, when ‘Willow Grove’ (GdII listed, 17<sup>th</sup>-19<sup>th</sup> century farmhouse to the southeast) is named separately.
- 4.34 The house appears to be in residential use, with business uses in converted modern agricultural buildings to the rear.

*Significance*

- 4.35 The asset is a plain, but well-proportioned, three-bay farmhouse likely of brick construction<sup>7</sup>, rendered with a tile roof and a glazed outshot porch (potentially an addition). Close visual inspection was not undertaken, but the house appears to have been altered with at least two phases of extension to the rear, and has uPVC windows. The significance of the asset is mainly derived from its architectural value.
- 4.36 Setting makes a contribution to significance in two ways. Firstly, through legible spatial and hierarchical relationships with the adjacent ‘Willow Grove’ – with Little Common farmhouse being clearly subservient to the larger and older farmhouse set within its small designed landscape. Secondly, through a legible relationship with the agricultural landscape that would once have supported the farm. Although likely older than the farmstead itself, the piecemeal enclosures surrounding it are largely intact and, with extant hedgerows and field trees, create a valuable sense of time depth.
- 4.37 It is considered to be of no more than local importance – **low importance** for the purposes of this assessment.

*Susceptibility to change*

- 4.38 The asset is located within the proposed allocation. For the purposes of this assessment and the precautionary approach required, it cannot be assumed that the asset will be retained. **Susceptibility to physical change is therefore high.**
- 4.39 The asset is susceptible to change in its setting that would lead to a loss of relationships with Willow Grove, or that which would divorce it from the comparatively intact post-medieval

<sup>7</sup> Chimney stacks are unrendered red brick.

agricultural landscape it is derived from. Susceptibility to setting change is judged to be **medium**.

*Risk of harm*

- 4.40 Development of the entire proposed allocation would lead to total loss of the asset; a **medium** effect for the purposes of this assessment.
- 4.41 Development within the setting of the asset would likely result in less than substantial harm; a **low-medium effect** for the purposes of this assessment

*Options for sustainable development*

- 4.42 Retention of the asset would obviously avoid the risk of total loss.
- 4.43 Development options could be planned in a way that preserves relationships with 'Willow Grove' and the immediate historic field pattern – potentially linked to green infrastructure-led mitigation related to safeguarding the setting of the Baptist burial ground and associated listed structures.

**Woodmarsh Farm (MWI70118)**

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Medium
Of local importance	Within proposed allocation site; potential for physical effects/loss	Significance partly drawn from legible relationships to historic field pattern and landholding.

- 4.44 Woodmarsh Farm is a 19<sup>th</sup> century one-and-a-half storey thatched linear farmhouse, with a likely later angled extension and small outshot with a shiplap timber-clad porch in the return. It appears to have been recently restored and refurbished – although close inspection was not possible.

*Significance*

- 4.45 The asset's significance derives from its architectural/aesthetic value as an example of rural vernacular architecture and the continuation of thatching traditions into the 19<sup>th</sup> century.
- 4.46 While the rest of the linear range depicted on the 1<sup>st</sup> edition of the Ordnance Survey map (likely a barn) has been lost, the farmhouse stands in a well-preserved setting of post-medieval piecemeal enclosure fields. This setting contributes to the significance of the asset by rooting it firmly in its historic landscape context, aiding understanding of the origins of the building.
- 4.47 The asset is considered to be of at least local importance – **low importance** for the purposes of this assessment.

*Susceptibility to change*

- 4.48 As the asset is located within the proposed allocation, for the purposes of the assessment retention cannot be assumed. The asset is therefore of **high susceptibility to physical change**.
- 4.49 The asset is susceptible to change in its setting that would divorce it from the comparatively intact post-medieval agricultural landscape in which it was built. Susceptibility to setting change is judged to be **medium**.

*Risk of harm*

- 4.50 Development of the entire proposed allocation would result in **total loss** of the asset; a **medium effect** for the purposes of this assessment.
- 4.51 Development with its setting is likely to remove, or at least significantly alter, the relationship of the farmhouse to its associated former landholding. This is likely to remove, or significantly reduce, the ability to understand the asset as a farmhouse. This would result in harm, albeit less than substantial, to the significance of the asset; a **low-medium effect** for the purposes of this assessment.

### *Options for sustainable development*

- 4.52 Retention of the asset should be prioritised to prevent total loss.
- 4.53 Development in the setting of the asset would be challenging to accommodate within the existing landscape structure without giving rise to some measure of harm – in that traditional planting/screening measures could potentially be equally intrusive if at odds with the grain of the agricultural landscape.

### **Ridge and furrow (MWI73525; MWI73531); Field boundaries (MWI73532)**

#### *Description*

<b>Importance</b>	<b>Susceptibility to physical change</b>	<b>Susceptibility to setting change</b>
Low / Negligible	Low	Low
Of local importance, but largely lost	Asset largely lost to agricultural activity	The asset is, to all practical extents, lost. Change in its setting would not therefore affect its significance.

- 4.54 This group of assets relate to the remains of medieval/post-medieval cultivation and land division remains, mainly recorded from historic aerial photographs<sup>8</sup>. Consultation of Environment Agency LiDAR data (DSM<sup>9</sup> 0.5m resolution; composite dataset) suggests that the majority of the cultivation ridges have been lost, presumably through the action of ploughing. Fragmentary field banks are visible on LiDAR but cannot readily be discerned on the ground.

#### *Significance*

- 4.55 Post-medieval open field systems, characterised by ridge and furrow cultivation remains, are typical of much of lowland Britain. To all intents and purposes, the assets have been lost across the extent of the site through the erosive effects of agricultural activity. They have some evidential value, in that they contribute to knowledge of the nature, scale and extent of medieval agriculture in the vicinity, but this derives principally from the mapped data rather than truncated remains on the ground.
- 4.56 The assets should therefore be considered to be of **low/negligible importance**. Fortunately, the records contained in the HER and in the historic aerial photography allow for future research and reinterpretation.

#### *Susceptibility to change*

- 4.57 As noted above, the assets have been truncated by ploughing to the extent that they are no longer visible on the ground and are imperceptible to LiDAR across the majority of the site. With the exception of sections of field bank, the assets have been lost and are not therefore sensitive to further physical change. Similarly, they are not sensitive to setting change.

#### *Risk of harm*

- 4.58 As the assets are essentially lost, the risk of harm is negligible; a **negligible effect** for the purposes of this assessment.

#### *Options for sustainable development*

- 4.59 In itself, the asset is not a constraint to development. An appropriate archaeological mitigation strategy for any eventual development, secured by condition and agreed with the Council archaeological adviser, would adequately record any extant remains.

<sup>8</sup> OS/63084 036 02-JUN-1963

<sup>9</sup> DSM: Digital Surface Model (first return measurements, including landcover)

## Designated assets outside the site likely to be susceptible to setting change

### Kings Farmhouse (NHLE: 1181656)

#### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Listed at GdII	Not in allocated area	

- 4.60 Kings Farmhouse is a large 17<sup>th</sup> century timber-framed farmhouse, with later 17<sup>th</sup> century alterations and 19<sup>th</sup> century fenestration, built on a traditional L-plan. It is associated with a courtyard of later, brick-built ancillary buildings now converted to residential use. The ancillary structures are considered to be covered by curtilage listing.

#### Significance

- 4.61 The asset's significance derives from its architectural / aesthetic value as a fine, very well-preserved and maintained example of higher status (but sub-manorial) early 17<sup>th</sup> century vernacular architecture. The phasing of the building, its detailing and narrative of development of a substantial farmstead over a considerable period adds to its interest. It has very extensive and well-preserved historic interior features<sup>10</sup>.
- 4.62 Setting contributes to the asset's significance by maintaining the link between the farmhouse and ancillary buildings and the landholding that would once have supported it. This enables an understanding of the function and relationships of the asset.

#### Susceptibility to change

- 4.63 The setting of the asset has changed significantly in recent years, through the introduction of the large Hitachi office complex and associated development to the east. While the maturing landscaping associated with this development provides some screening, it does mean that the setting of the asset is somewhat pressurised – making it sensitive to further change.

#### Risk of harm

- 4.64 Development of the whole allocation would completely cut off the farmstead from its rural hinterland, significantly affecting the ability of the casual viewer to understand its role in the local landscape.
- 4.65 This would likely equate to less than substantial harm, albeit toward the upper end of the scale; a **medium-high effect** for the purposes of this assessment.

#### Options for sustainable development

- 4.66 Given the location of the asset – being partly enclosed by the proposed allocation – it would be challenging to develop the whole area without giving rise to fairly extensive harm, particularly as the asset's setting is relatively open at present.
- 4.67 Masterplan options could seek to conserve the setting of the asset through concentrating development to the west of the site.

<sup>10</sup> The building is currently for sale <http://www.rightmove.co.uk/property-for-sale/property-60414733.html> , affording access to imagery of interiors



## Manor Farmhouse (NHLE: 1021514)

### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Low
Listed at GdII	Not in allocated area	Partially screened by intervening development and vegetation; setting more strongly related to landscape to south of farmstead

- 4.68 Manor Farmhouse is a substantial 17<sup>th</sup> century farmhouse with a 19<sup>th</sup> century wing. It has a limestone rubble ground floor<sup>11</sup>, with brick first floor to the south front. It appears to have been recently renovated (2010<sup>12</sup>), with replacement windows and rooflights installed.

### Significance

- 4.69 The asset's significance stems largely from its architectural / aesthetic value as an example of 17<sup>th</sup> century vernacular. The building has a number of interesting elements, including a battlemented parapet to the north front, its distinctive and characterful construction and the presence of some 19<sup>th</sup> century fittings internally and exposed roof structure in the converted attic.
- 4.70 Although located within a (now separately-owned) complex of farm buildings, the setting of the asset is relatively well preserved to the south of Westbury Road – albeit somewhat compromised by adjacent modern farm/industrial buildings to the immediate west.

### Susceptibility to change

- 4.71 The principal extant relationships of the farmhouse extend to the south, across what was likely the asset's main landholding. To the north of Westbury Road, the asset has little in the way of visual relationships as intervening development and vegetation serve to screen the site from view. Similarly, landscaping associated with the recently constructed Hitachi complex further reduces open views to the north.

### Risk of harm

- 4.72 Development of the proposed allocation would likely give rise to a degree of setting change, as a consequence of the conversion of agricultural land to modern housing. While this would sever the relationship between the farmstead and farmland to the north of Westbury Road, this does not make a critical contribution to the significance of the asset. This would equate to a very small degree of harm; a **low effect** for the purposes of this assessment.

### Opportunities for sustainable development

- 4.73 Enhancement of existing screening could help to minimise effects to the asset.

<sup>11</sup> Rendered in list description, but appears to have been stripped off and rubble facing restored. From rental particulars: <https://www.zoopla.co.uk/property-history/manor-farm-house/westbury-road/north-bradley/trowbridge/ba14-0tw/39348895> (accessed 20/12/2017, 17:01)

<sup>12</sup> <http://unidoc.wiltshire.gov.uk/UniDoc/Document/Search/DSA,830722>

## Willow Grove (NHLE: 1364234)

### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Listed at GdII	Not in allocated area	Partially screened by intervening development and vegetation

- 4.74 Willow Grove is a 17<sup>th</sup> century farmhouse, with 19<sup>th</sup> century additions, set in a small designed landscape. The range of farm buildings that accompanied the house appear to have been demolished in the late 19<sup>th</sup>/early 20<sup>th</sup> century, leaving the farmhouse and court as a substantial, standalone L-plan house with the reduced walls of the ancillary range surviving as a garden court.
- 4.75 Although the house itself is not visible until the visitor is inside the designed landscape (external rights of way used during field inspection) the mature specimen trees surrounding the house are a prominent feature of the local landscape.

### Significance

- 4.76 The asset is a fine example of a 17<sup>th</sup> century linear farmhouse, with high quality 19<sup>th</sup> century additions and a suite of well-preserved historic architectural features. The Wiltshire Farmsteads Survey highlights the relative rarity of surviving farm buildings – including houses – from this period (Lake & Edwards, 2014). The significance of the asset therefore derives in part from its aesthetic value as a fine example of 17<sup>th</sup> century higher-status vernacular, and from the evidential value provided by the structure and its historical development.
- 4.77 Setting makes an important contribution to the significance of the asset in that the immediate setting – in the form of the small designed landscape – is critical to the historical narrative of the place, as it evolved from functional farm centre to a higher status residence. Its wider setting, within reorganised piecemeal enclosures, helps place it within its original context and contributes to the understanding of the asset as a farmhouse and former farm centre. As indicated above, its spatial and hierarchical relationship with Little Common farmhouse also makes a mutual contribution to significance.
- 4.78 As a listed building, it is considered to be an asset of **high importance**.

### Susceptibility to change

- 4.79 The house itself is well screened within its designed landscape; however, the spatial and functional relationship between the asset (including its designed landscape and built features potentially covered by curtilage listing) and the surrounding farmland is important in the legibility of the asset's agricultural origins.

### Risk of harm

- 4.80 Development of the entire proposed allocation would completely encircle the asset in modern development, severing the functional and spatial relationships between the asset and the land that may have supported it<sup>13</sup>. Similarly, development would potentially remove Little Common farmhouse, which has an intimate spatial and historical relationship with the asset – being later and clearly subservient to the older house. Further research would be required to clarify this relationship. However, it could reasonably be surmised that, given the 19<sup>th</sup> century date of the Little Common farmhouse and that it was attached to Willow Grove by a shared enclosing wall, it represents the shift in use of Willow Grove to residential use; the demolition of the ancillary range and enhancement of the designed landscape appearing to post-date this shift.

<sup>13</sup> Further research is required to determine whether the fields to the south formed part of Willow Grove's landholding; but nevertheless this area of landscape provides context for the asset.

- 4.81 Development would therefore result in harm to the significance of the asset, by dint of removal of its wider setting and functional relationships with the neighbouring agricultural land. The asset, within its designed landscape, would be entirely enclosed by development eliminating its legibility as a rural farm centre. It would also potentially remove physical and historical relationships with Little Common Farm through loss of that asset – deleting this element of the asset’s story and making it impossible to understand this element of its significance on the ground.
- 4.82 It is likely that this would give rise to less than substantial harm, albeit towards the upper end of that spectrum. A **medium-high effect** for the purposes of this assessment.

#### *Options for sustainable development*

- 4.83 It is unlikely that the southeastern end of the proposed allocation could be developed without giving rise to some level of harm to the asset.
- 4.84 It may therefore be appropriate to consider a site-wide approach to minimising the effect on the significance of the most important heritage assets, while making room for some development with appropriate landscape design interventions.

### Non-designated assets outside the site likely to be susceptible to setting change

- 4.85 There are no non-designated assets (beyond duplicate HER records for designated assets) in close proximity to the site that are judged likely to be susceptible to setting change.

### Archaeological potential

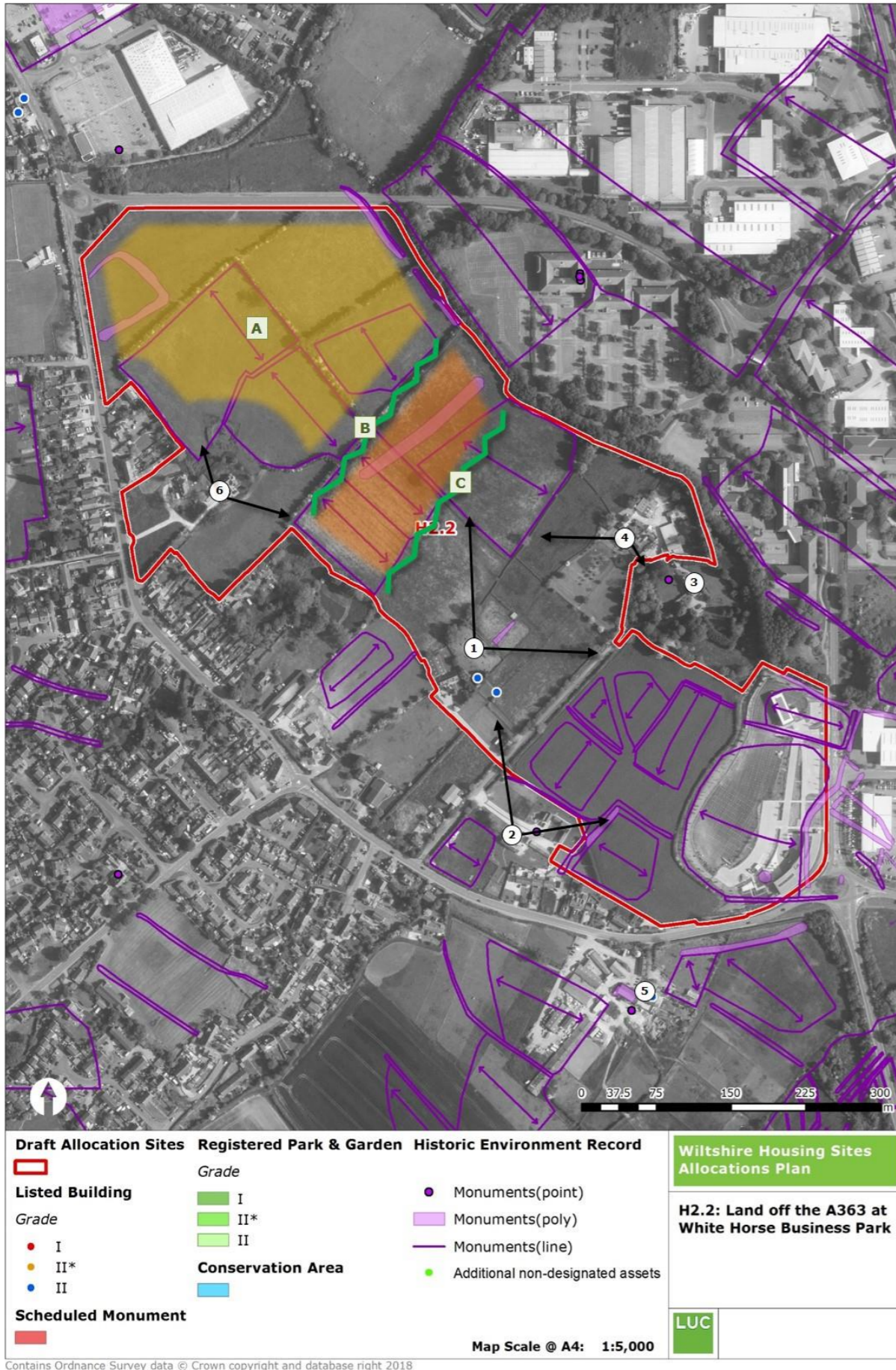
- 4.86 As noted above, the site is considered to have a relatively high level of archaeological potential – as an undeveloped greenfield site in relatively close proximity to historic settlement locations. While there are relatively few HER records (not relating to post-medieval cultivation remains) within the site, or in the immediate vicinity, that provides additional detail as to the nature or extent of likely archaeological assets on site.
- 4.87 Post-medieval and recent agricultural activity may have truncated any in situ remains. Nevertheless, it is likely that appropriate pre-consent evaluation would be required, informing a mitigation strategy to be submitted in support of any planning application and secured by condition.

### Cumulative effects

- 4.88 Development of the whole allocation would result in less than substantial harm to four designated heritage assets and – as a maximum case – total loss of two non-designated historic farm buildings of at least local importance. (It is acknowledged that total loss is unlikely to occur, as these are occupied dwellings, but is included as part of the maximum case assessment.) The level of change to designated assets adds up to a potentially significant change in the significance and legibility of a relatively intact post-medieval agricultural landscape, which informs the character and value of North Bradley.
- 4.89 If developed with site H2.6, this would further pressurise North Bradley, increasing visual enclosure of the settlement by modern suburban development.

## Options for sustainable development

- 4.90 The current landscape structure of relatively large fields enclosed by hedgerows and sporadic field trees offers few easy options for mitigation of harm to heritage assets. This is chiefly because the introduction of new structure planting and/or screening (even within the existing framework) is likely to give rise to similar levels of change to the setting and significance of affected assets.
- 4.91 As the designated assets are clustered in the southeastern half of the site – and any development would be difficult to accommodate without giving rise to harm – a more sustainable option may be to concentrate development at the northwestern end of the site. Conserving the relationships between Kings Farmhouse, Willow Grove, Little Common Farm and the Baptist burial ground could reasonably be prioritised to secure both the settings of the assets and a representative section of the historic agricultural landscape that provides the context for North Bradley more generally.
- 4.92 While harm to the setting of Woodmarsh Farm (non-designated 19<sup>th</sup> century farmhouse) would likely occur, this may offer a lower level of policy conflict.

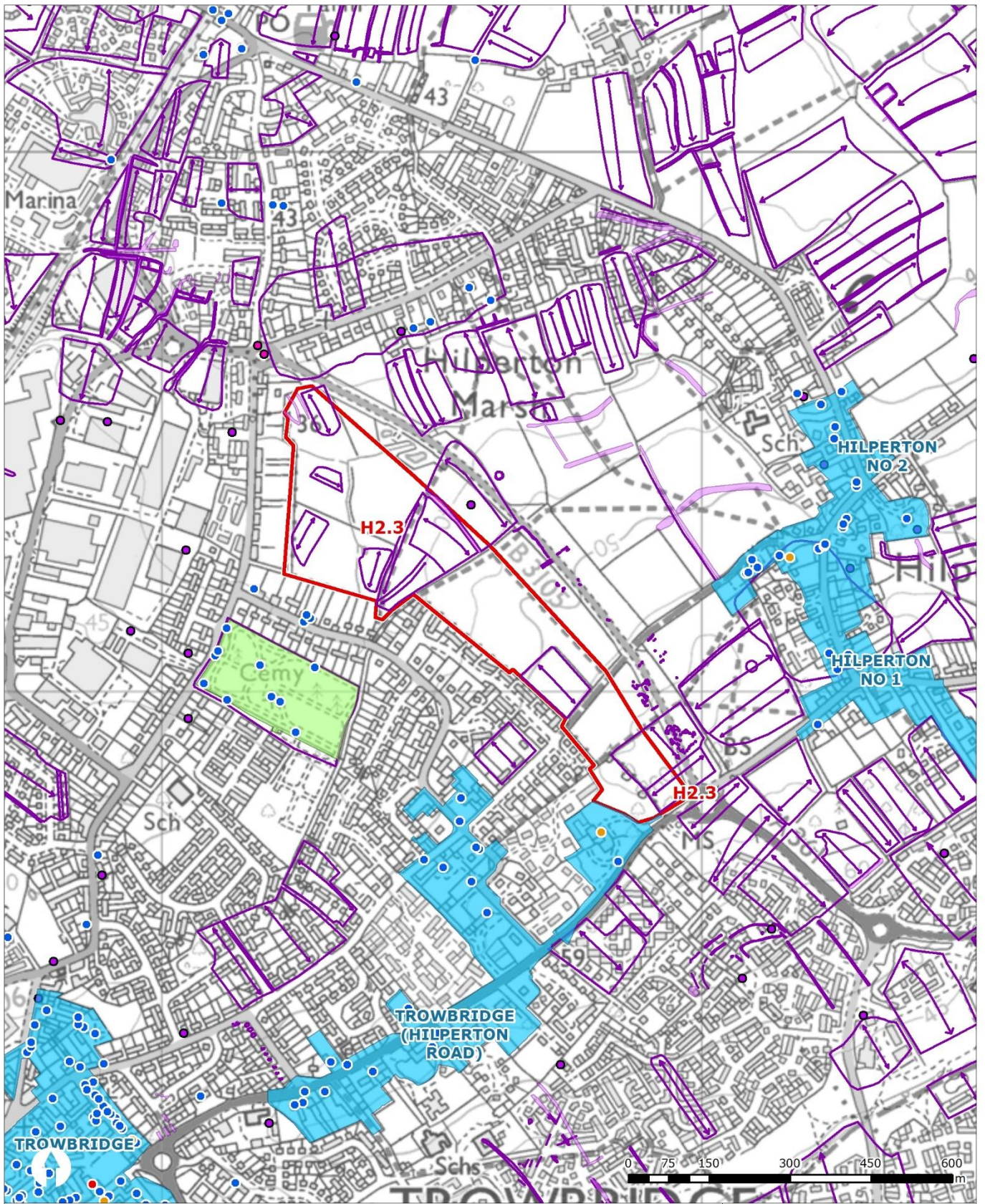


**Predicted effects**

- 1** Setting change to **Baptist burial ground** gateway (GdII Listed) and perimeter walls (curtilage listed). Potential for total loss of assets as within proposed allocation – but unlikely in practice.
- 2** Setting change to **Kings Farmhouse** (GdII Listed); development would result in loss of agricultural context and reduce the ability to understand the asset as a farmhouse.
- 3** Setting change to **Willow Grove** (GdII Listed); development would result in loss of agricultural context and reduce the ability to understand the asset as a farmhouse, and removal of functional and historical relationships between the asset and its landholdings and neighbouring farms.
- 4** Setting change to **Little Common Farm** (non-designated); loss of functional and historical relationships with landholding and neighbouring farms (Willow Grove). Potential for total loss as within proposed allocation – but unlikely in practice.
- 5** Potential for setting change to **Manor Farm** (GdII Listed); loss of wider agricultural setting
- 6** Setting change to Woodmarsh Farm (non-designated); loss of agricultural setting contributing to understanding and appreciation of the asset as a farmhouse. Potential for total loss as within proposed allocation – but unlikely in practice.

**Options for sustainable development**

- A** Development could potentially be accommodated at the northwestern end of the allocation – albeit that this would still give rise to harm to Woodmarsh Farm. This would, however, avoid or significantly reduce effects to more important designated assets.
- B** Existing landscape structure could be strengthened to further reduce effects
- C** Further option to increase the area of development, with appropriate landscape design to reduce visual effects – but greater risk of harm to the setting of the Baptist burial ground.



Draft Allocation Sites	Registered Park & Garden	Historic Environment Record	Wiltshire Housing Sites Allocations Plan
<p><b>Listed Building</b></p> <p>Grade</p> <ul style="list-style-type: none"> <li>● I</li> <li>● II*</li> <li>● II</li> </ul> <p><b>Scheduled Monument</b></p>	<p>Grade</p> <ul style="list-style-type: none"> <li>I</li> <li>II*</li> <li>II</li> </ul> <p><b>Conservation Area</b></p>	<ul style="list-style-type: none"> <li>● Monuments(point)</li> <li>■ Monuments(poly)</li> <li>— Monuments(line)</li> <li>● Additional non-designated assets</li> </ul>	<p><b>H2.3: Elizabeth Way</b></p>
<p><b>Map Scale @ A4: 1:10,000</b></p>			<p><b>LUC</b></p>

## 5 H2.3: Elizabeth Way, Trowbridge

### Designated assets on site

- 5.1 There are no designated assets within the proposed allocation area.

### Non-designated assets on site

#### Ridge and furrow (MWI73791; MWI73792)

##### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
Low / Negligible	Low	Low
Of local importance, but largely lost	The assets have been extensively damaged by agricultural activity, but are already preserved by record.	Setting makes comparatively little contribution to the assets' significance, which is derived principally from evidential value.

- 5.2 Extensive cropmarks relating to medieval/post-medieval open fields, with associated field boundaries, were noted on 1940s RAF aerial photography<sup>14</sup>. However, the majority of the asset has been ploughed down in the intervening period and few intact areas are discernible on Environment Agency LiDAR plots (2005). The overlying field boundaries do not generally relate to the historic open field pattern.

##### Significance

- 5.3 Post-medieval open field systems, characterised by ridge and furrow cultivation remains, are typical of much of lowland Britain. To all intents and purposes, the assets have been lost across the extent of the site through the erosive effects of agricultural activity. They have some evidential value, in that they contribute to knowledge of the nature, scale and extent of post-medieval agriculture in the vicinity, but this derives principally from the mapped data rather than truncated remains on the ground. (There are better-preserved examples adjacent to Hilperton (e.g. MWI73769).
- 5.4 The assets should therefore be considered to be of **low importance**. Fortunately, the records contained in the HER and in the historic aerial photography allow for future research and reinterpretation.

##### Susceptibility to change

- 5.5 As noted above, the assets have been truncated by ploughing to the extent that they are no longer visible on the ground and are imperceptible to LiDAR across the majority of the site. With the exception of sections of field bank, the assets have been lost and are not therefore sensitive to further physical change. Similarly, they are not sensitive to setting change.
- 5.6 Where assets do survive, they are sensitive to further erosion.

##### Risk of harm

- 5.7 As the assets are essentially lost across most of the site, the risk of harm is generally very low; a **negligible-low effect** overall for the purposes of this assessment.

<sup>14</sup> RAF/106G/UK/1415 4468 14-APR-1946  
**Wiltshire Housing Sites Allocations Plan:**  
 Historic environment assessment

## Designated assets outside the study area likely to be susceptible to setting change

### Trowbridge (Hilperton Road) Conservation Area

#### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Conservation Area	Outside proposed allocation	Setting makes an important, but not critical, contribution to significance.

- 5.8 There is no current Conservation Area Appraisal and/or Management Plan in place that sets out the reasons for designation / special architectural and/or historic interest. It is, however, assumed that, for the relevant section of the CA at least, this relates principally to the character and appearance of 'Highfield' (GdII\* listed mid-19<sup>th</sup> century country house, now Fieldways Hotel and Health Club – hereinafter 'Fieldways') and the small designed landscape in which it sits. The wider CA appears to take in the suite of 19<sup>th</sup> century residential properties to Hilperton Road and other, larger villas in extensive grounds to the north; it is therefore assumed that the significance of the CA as a whole relates to the aesthetic value of this group of high quality, high status buildings and their contribution to local character.
- 5.9 Although the house/hotel itself has been subject to a number of alterations, it remains a fine example of eclectic Victorian country house architecture. Similarly, the landscape within which it sits is an important local feature; fine estate walls to Hilperton Road and prominent woodland with specimen trees make an important contribution to local character.

#### Significance

- 5.10 The significance of the CA is judged as being derived principally from the aesthetic value of Fieldways, and the unusual stylistic approach and composition of the Victorian/Edwardian architecture and the designed landscape in which it sits.
- 5.11 Setting is judged as making a material contribution to the setting of the Conservation Area. The Fieldways designed landscape is an important feature in the local landscape and was presumably designed to be an impressive, prominent asset. Like many designed landscapes, it is in many ways a 'closed' asset; ringed by estate walls and enclosed by substantial plantings. Nevertheless, it has a clear relationship with the wider landscape. Designed views appear to have been part of the original design, as a tree-lined avenue is depicted on the first edition of the Ordnance Survey 25" map, running northeast from the principal elevation of the building. These trees have largely been lost, however a series of three 'eyecatcher' planting clumps – also depicted on the first edition OS map – remain extant. (A fourth, further to the northeast, appears to have been lost during the construction of Elizabeth Way.)
- 5.12 It could be argued that, for the CA as a whole, setting makes a lesser contribution to the overall significance of the designated area. The vast majority of the designated area is surrounded by later development, and the affected section is the only part with a relationship to open landscape.
- 5.13 As a Conservation Area – a statutory designation – the asset is treated as being of **high importance**.

#### Susceptibility to change

- 5.14 In some respects, the affected section of the CA is relatively resilient to external change, as the nature of the landscape design provides significant screening to external visual intrusion – meaning that the special architectural interest provided by Fieldways is conserved. However, the asset is somewhat susceptible to change that could damage or remove functional, design and visual relationships with designed landscape features that lie outside the designated area. This type of change could readily change the character and appearance of the CA – and therefore constitute harm.



*Risk of harm*

- 5.15 Development of the entire proposed allocation area would likely result in the destruction of relict designed landscape features in fields to the northeast of the CA boundary. These features have a functional and design relationship with the portion of the designed landscape within the CA, and are integral to its significance. Similarly, this would potentially change the character of the CA, resulting in a degree of harm through the loss of visual and perceptual links to the adjacent agricultural landscape.
- 5.16 This is likely to equate to less than substantial harm to a designated asset; a **medium-high effect** for the purposes of this assessment.

*Options for sustainable development*

- 5.17 As the area of the proposed allocation that could be considered to contribute to the setting of the asset is comparatively small, masterplanning of development could readily incorporate appropriate greenspace and landscape design to conserve and enhance extant features and prevent visual intrusion.

**Fieldways Highfield, including boundary walls (NHLE: 1197993; 1021613)**

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Grade II* Listed	Outside proposed allocation	

- 5.18 Fieldways is a highly decorative country house (now hotel), built c.1859 with several phases of additions, including stables of 1892, set in a small designed landscape. It is listed at Grade II\*, with separately-listed Grade II boundary walls to Hilperton Road.
- 5.19 It is stylistically highly unusual and combines elements from a range of architectural influences (for example neoclassical columns; Gothick porch, arches and crenellations; Venetian-style tracery); its cast iron conservatory is a particularly elegant feature and is the principal reason for the II\* grading.

*Significance*

- 5.20 The asset is an interesting example of eclectic Victorian and Edwardian decorative country house architecture, drawing on a wide range of influences across a number of phases to create a unique and highly distinctive building. As noted above, the aisled, triple barrel roofed conservatory is a particularly important feature, echoing the design of celebrated mid-19<sup>th</sup> century glasshouses (for example the Kew and Edinburgh Botanic Gardens palm houses of 1844 and 1858 respectively).
- 5.21 Setting makes an important contribution to the significance of the asset, in that it is set in a small designed landscape that appears to have been laid out more or less contemporaneously; the house, formal gardens and wider landscape are in place on the 1890 revision of the Ordnance Survey map (Wiltshire, Sheet XXXVIII; surveyed 1884-86, published 1890). The most important element of its setting is therefore the relationship with the immediate grounds in the core area of the surviving designed landscape. There are, however, extant designed landscape features outside this core area, extending into adjacent fields. Structured views appear to have been part of the original design, as a tree-lined avenue is depicted on the first edition of the Ordnance Survey 25" map, running northeast from the principal elevation of the building. These trees have largely been lost, however a series of three 'eyecatcher' planting clumps – also depicted on the first edition OS map – remain extant. (A fourth, further to the northeast, appears to have been lost during the construction of Elizabeth Way.)
- 5.22 The asset therefore has functional, design and aesthetic links to this element of the wider landscape, which makes a material contribution to its significance.

- 5.23 The significance of the asset therefore derives mainly from its design and aesthetic value as an eclectic piece of Victorian and Edwardian design, and an excellent example of 19<sup>th</sup> century cast iron engineering, set within a contemporary – if somewhat fragmented – designed landscape.
- 5.24 It is an asset of **high importance**.
- Susceptibility to change*
- 5.25 The immediate setting of the asset – the core of the surviving designed landscape – provides a coherent context that is relatively resilient to external change and that provides extensive screening to the asset. Consequently, the asset is highly susceptible to any change within this immediate setting – but this would not arise from the proposed development.
- 5.26 The wider setting and relationships with relict designed landscape features within the allocation site are vulnerable to change as a consequence of development.
- Risk of harm*
- 5.27 Development of the entire allocation site would result in the loss of relict designed landscape features relating to Fieldways' original design. This would erase the remaining evidence of the extent and nature of the wider designed landscape, thus giving rise to setting change.
- 5.28 It is likely that this would constitute less than substantial harm, as the key elements that afford the asset its significance would remain unchanged, but would nevertheless change the ability to understand the asset as part of a wider landscape and townscape.
- 5.29 This is considered a **medium-high effect** for the purposes of this assessment.
- Options for sustainable development*
- 5.30 As the area of the proposed allocation that could be considered to contribute to the setting of the asset is comparatively small, masterplanning of development could readily incorporate appropriate greenspace and landscape design to conserve and enhance extant features and prevent visual intrusion.

## Other designated assets

- 5.31 While there are a number of designated assets in relatively close proximity including:
- Hilperton Conservation Area.
  - Church of St. Michael and All Angels, Hilperton (GdII).
  - Seven funerary monuments in the churchyard of St. Michael and All Angels (GdII).
  - Rock Villa, Victoria Road (GdII); walls and gatepiers listed separately (GdII).
  - 1 and 3 Victoria Road (GdII).
  - 15 and 17 Victoria Road (GdII).
- 5.32 It is not considered that development on the proposed allocation site would give rise to meaningful setting change to these assets. There is no intervisibility with the church or monuments in the graveyard, and no functional or symbolic relationships would be affected.
- 5.33 While development is likely to be visible from the rear of properties to Victoria Road, this could not be held to affect the significance of the assets (derived from their architectural / aesthetic value) to any significant degree.

## Archaeological potential

- 5.34 Given that the site is greenfield land, and that remains relating to Bronze Age (barrow, MWI1360; stray finds of worked flint) and putative later prehistoric activity (ring ditch<sup>15</sup>, MWI1348), along with undated enclosures identified as part of the Hilperton Relief Road works, the site should be considered to have **medium-high archaeological potential**.
- 5.35 It may therefore be necessary to require any development coming forward within the allocation to conduct field-based pre-consent investigations to more accurately characterise the extent, date and significance of in situ remains and inform an appropriate mitigation strategy to be secured by condition.

## Cumulative effects

- 5.36 It is anticipated that the proposed allocation will not have significant cumulative effects.

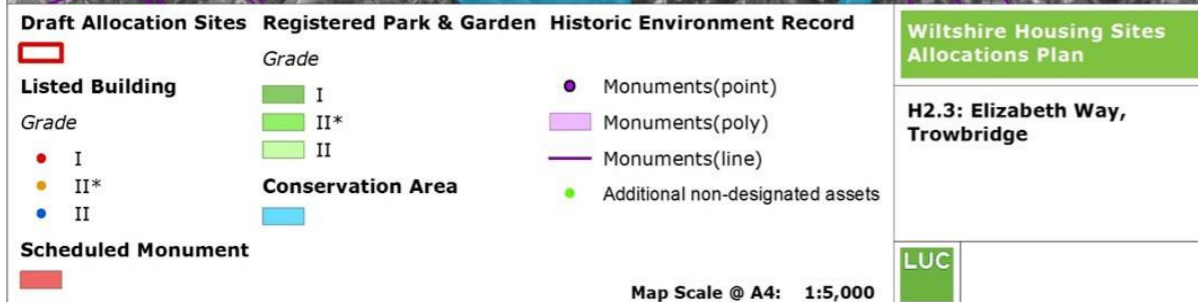
## Options for sustainable development

- 5.37 Conservation of the setting of Fieldways Hotel and the Trowbridge (Hilperton Road) Conservation Area could be secured by design – potentially through the maintenance of open greenspace at the southeastern end of the site.

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<sup>15</sup> Appears, based on LiDAR evidence, to be overlain by post-medieval ridge and furrow necessitating an earlier date.  
**Wiltshire Housing Sites Allocations Plan:**  
Historic environment assessment

## H2.3: Elizabeth Way, Trowbridge



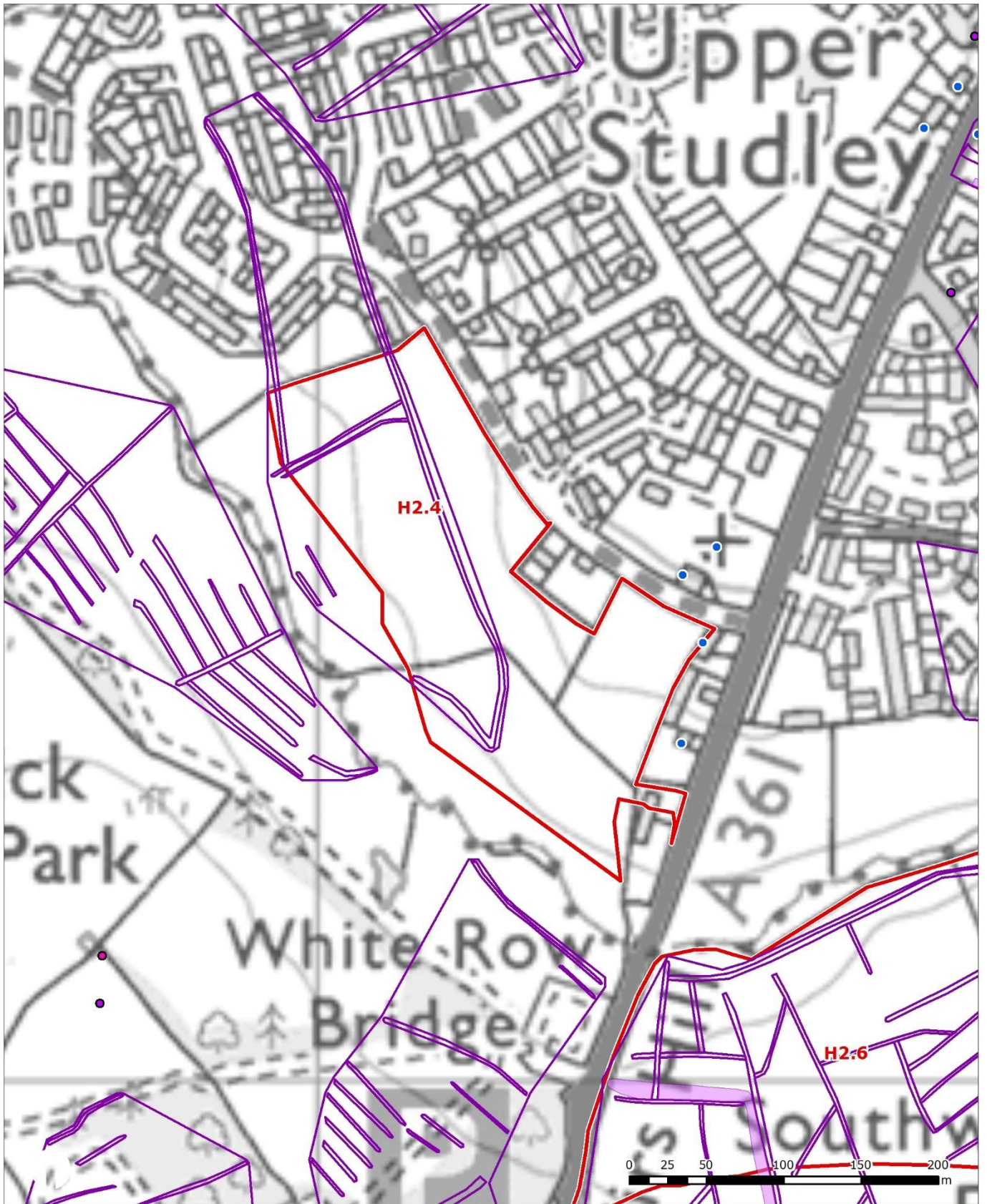
Contains Ordnance Survey data © Crown copyright and database right 2018

### Predicted effects

- 1 Setting change to **'Fieldways'** hotel (GdII Listed); development sever the asset from its rural setting, and removing relict designed landscape features preserved within the site
- 2 Setting change to **Trowbridge (Hilperton Road) Conservation Area**: the section of the site adjacent to, and containing relict designed landscape features relating to 'Fieldways' is the last remaining section of open countryside setting that would have formed the original context of the villas within the CA.
- 3 Area of likely high archaeological potential, given the density of remains identified during construction of adjacent road.  
Also contains extant relict designed landscape features that form part of 'Fieldways' and the Conservation Area's setting.

### Options for sustainable development

- A Reinforcement of existing landscape structure will conserve and enhance the setting of 'Fieldways' and the Conservation Area.



<b>Draft Allocation Sites</b> 		<b>Registered Park &amp; Garden</b> <i>Grade</i> I II* II <b>Conservation Area</b> 		<b>Historic Environment Record</b> Monuments(point) Monuments(poly) Monuments(line) Additional non-designated assets		<b>Wiltshire Housing Sites Allocations Plan</b> <b>H2.4: Church Lane, Trowbridge</b>	
<b>Listed Building</b> <i>Grade</i> I II* II		<b>Scheduled Monument</b> 		LUC			
<b>Map Scale @ A4: 1:3,500</b>							

## 6 H2.4: Church Lane, Trowbridge

### Designated assets on site

- 6.1 There are no designated assets within the proposed allocation site boundary.

### Non-designated assets on site

#### Water meadow, West of Upper Studley (MWI73579)

##### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	Low	Low
Poorly-preserved example of very common asset type in Wilts.	Asset is already very heavily degraded / lost in places	Significance of asset is not derived from its setting to any significant degree.

- 6.2 The asset comprises the fragmentary remains of a post-medieval water meadow system, located on the southern edge of suburban Trowbridge. Noted from 1940s RAF aerial photography<sup>16</sup>, the asset appears to have largely been levelled since this period, as only the main channels remain faintly visible on recent aerial photography and LiDAR scans.

##### Significance

- 6.3 Water meadows are a strongly characteristic element of Wiltshire's agricultural landscapes from around the 17<sup>th</sup> century – by the late 18<sup>th</sup> century, there were an estimated 15,000 to 20,000 acres of water meadow in Wiltshire alone (English Heritage, 2013). They are, therefore, a commonplace asset type in this area.
- 6.4 This example appears to be heavily reduced with likely only the main carriers/drains that may originally have defined the perimeter of the system, remaining extant. The asset has some evidential value, but is considered to be of **low importance** due to relative abundance of the asset type and its poor preservation / partial loss.

##### Susceptibility to change

- 6.5 A proportion of the asset has already been lost, and the remainder is in poor condition and is not generally perceptible on the ground. Arguably, the evidential value of the asset has been captured through aerial photograph transcription. What significance the asset retains could readily be lost through physical change.
- 6.6 It is not considered that setting makes a meaningful contribution to the asset's significance.

##### Risk of harm

- 6.7 Development of the proposed allocation would likely result in **total loss of the asset**. This would constitute a **medium effect** for the purposes of this assessment.

##### Options for sustainable development

- 6.8 The presence of the heavily degraded water meadow remains is unlikely to be considered a significant constraint to development. The asset is essentially already partially preserved by

<sup>16</sup> RAF/CPE/UK/1821 2203 04-NOV-1946

record in the form of aerial photograph transcriptions, and is unlikely to yield useful archaeological information as water meadows rarely contain stratified remains.

## Designated assets outside the site likely to be susceptible to setting change

### Rose Villa (NHLE: 1021594)

#### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
GdII listed	Outside proposed allocation	

- 6.9 Rose Villa is an early to mid-19<sup>th</sup> century two-storey brick-built house, located in what was once a small hamlet on White Row Hill.

#### Significance

- 6.10 The asset's significance is derived principally from its aesthetic value as an interesting and quirky example of mid-19<sup>th</sup> century domestic architecture. The asset's fenestration is the main feature of interest, with (for the time) fashionable Gothic Revival ogee-headed windows, with drip courses.
- 6.11 Setting makes a contribution to the significance of the asset, in that it benefits from a relatively large garden which provides part of the asset's more polite character (in contrast to the historic cottages at the junction of Church Lane and Frome Road). The rural setting to the rear of the property retains some of the rural character and context in which the house was built – but this has been somewhat compromised by the subdivision of land for paddocks and introduction of ancillary 'horsiculture' development.
- 6.12 As a listed building, the asset is considered to be of **high importance**.

#### Susceptibility to change

- 6.13 The asset appears to be well screened by mature vegetation within the property boundary to the rear, although the garden is fairly open to the south and southeast.
- 6.14 As setting does not make a critical contribution to the significance of the asset, the susceptibility to the proposed change is rated as being medium.

#### Risk of harm

- 6.15 Development of the proposed allocation would give rise to a degree of change to the setting of the asset. The level of harm would likely be relatively low, as setting is not fundamental to its significance.
- 6.16 Where more extensive issues could arise is through the insertion of access to the site via the salient strip of land to the south of the asset, to Frome Road. It is likely that significant upgrading of the currently informal junction would be required – likely in the form of visibility splays, more extensive dropped kerbs and signage. This could require a degree of land-take from the asset's garden, in addition to new traffic movements and disturbance.
- 6.17 It is judged that these effects would equate to less than substantial harm; a **medium-high** effect for the purposes of this assessment.

## St. John's Church School, Hall and Schoolmaster's dwelling

### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
GdII listed	Outside proposed allocation	

- 6.18 The asset is a mid-19<sup>th</sup> century Church of England school complex, now in residential and community use, located on Church Lane, and immediately adjacent to St. John's Church.
- 6.19 The asset and associated grounds have been subjected to some alterations as part of the conversion, including the insertion of a tall grey brick boundary wall between the churchyard and the school complex.

### Significance

- 6.20 The asset is a good example of good quality 19<sup>th</sup> century ancillary ecclesiastical architecture, designed by local architect W.H. Wilkins – apparently the designer of St. John's church (he died before the building was completed, and a stained-glass window in the nave is dedicated to him) – but presumably completed by a different architect, possibly Charles E. Giles that oversaw the church after Wilkins' death.
- 6.21 Its significance derives principally from its aesthetic value, as a good example of integrated and harmonious high-quality church vernacular. It has some historical value as, with the church, the sole built work of local architect W.H. Wilkins, and the link to the benefactor believed to have provided the anonymous donation for its construction.
- 6.22 Setting makes a contribution to the significance of the asset, most notably in terms of the intimate design, spatial, temporal and historical relationship with St. John's Church. While this has been somewhat compromised by the introduction of an insensitive boundary wall between the church and the school/residence complex, the relationship remains legible. Facing on to Church Lane, the principal elevation of the schoolmaster's house looks over part of the site. As a rural church school, this relationship with open, agricultural land plays a role in aiding understanding of the asset's context; as does the quiet, rural character of Church Lane - to which the trees to the south side make an important contribution.
- 6.23 The asset is considered to be of **high importance**.

### Susceptibility to change

- 6.24 The asset is relatively well screened from the site by intervening vegetation (trees on the boundary of the site). While this element of the asset's setting is not critical to its significance, it cannot be assumed that the trees along the boundary would be retained, creating the potential for setting change.

### Risk of harm

- 6.25 Development of the site would result in a degree of setting change to the asset; if this involved the removal of some or all of the trees on the northern boundary of the site / southern side of Church Lane, this would represent a relatively significant change in character.
- 6.26 This would likely equate to less than substantial harm; a **medium-high effect** for the purposes of this assessment.

### Options for sustainable development

- 6.27 Retention of trees and shrubs on the boundary of the site adjacent to Church Lane, coupled with a sensitive layout and design principles, could help to conserve the character and setting of the asset.



## Church of St. John (NHLE: 1364192)

### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
GdII listed	Outside proposed allocation	

- 6.28 The Church of St. John is a simple Victorian two-cell church, in local limestone, with a steeply-pitched roof and bellcote over the west gable. Substantial brick transepts were added in 1979, along with revised interior fittings.

### Significance

- 6.29 The asset is a fine example of a simple Victorian rural church, which remains clearly legible despite major alterations in a bold – if somewhat uncompromising – modern style. It therefore has some aesthetic value, in addition to the considerable communal value it has to the local community. It also has some historical value in terms of associations with local figures.
- 6.30 In terms of setting, the relationship between the church, its churchyard and the associated school complex is fundamental – as the group was designed and executed as a unified scheme. Views of the church are available from across the site, and are likely to have some local communal value as they are available from rights of way and are therefore widely experienced. Similarly, these views are important in terms of experience and understanding of the asset in its rural context – which cannot readily be appreciated from other locations.
- 6.31 The asset is considered to be of **high importance**.

### Susceptibility to change

- 6.32 The asset is highly susceptible to change that would affect the key relationships between the church, churchyard and school – however, this is not a risk for the proposed development.
- 6.33 Incidental longer views of the church provide a degree of understanding of the church in its rural context. This element of the asset's setting is vulnerable to development. Although this is not critical to the asset's significance, change could result in a degree of harm.

### Risk of harm

- 6.34 Development of the site could change the immediate character of the church's setting, potentially through the loss of trees along Church Lane, reducing the rural feel of this part of its setting. Similarly, development affecting incidental views to the church from the site would likely change the ability to perceive and understand the asset as an originally rural church – albeit one that has been subsumed into the urban edge – as it would be entirely surrounded by development.
- 6.35 Such change would likely give rise to less than substantial harm to the asset's setting; a **medium-high effect** for the purposes of this assessment.

### Options for sustainable development

- 6.36 It is likely that development of the eastern half of the site – affecting sight lines to the church spire and roof from rights of way in Southwick Country Park – would result in a degree of harm to the setting and experience of St. John's Church. Effects could potentially be avoided through careful masterplanning and restricting development to the western portion of the site.

### 344 Frome Road

#### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
GdII listed	Outside proposed allocation	

- 6.37 A much-altered possibly 18<sup>th</sup> or early 19<sup>th</sup> century brick-built cottages, on a limestone rubble base depicted on the 1<sup>st</sup> edition of the Ordnance Survey map.

#### Significance

- 6.38 The asset, while somewhat altered by amalgamation of three cottages into a single dwelling, draws its significance chiefly from its architectural interest as an example of late C18/19<sup>th</sup> century rural vernacular. It remains legible as originally separate properties through the preservation of different roof heights/pitches and fenestration between the two parts of the asset. The asset also has evidential value, demonstrating traditional building techniques of stone foundation plinth/base course supporting brick structure.
- 6.39 It is possible, although not confirmed, that the asset is constructed from bricks made at the brickworks that was situated on the opposite side of Frome Road (depicted on the 1<sup>st</sup> edition of the Ordnance Survey 25-inch map, 1887, surveyed 1884)
- 6.40 Setting makes an important contribution to the significance of the asset, in that the relationship to open agricultural land to the rear informs the reading of the buildings as explicitly rural dwelling – located, as they were, in hamlet well outside the boundaries of contemporary Trowbridge. Similarly, the asset forms an attractive and valuable group with the Church of St. John and the church school, preserving the heart of this 19<sup>th</sup> century hamlet.
- 6.41 The asset is considered to be of **high importance**.

#### Susceptibility to change

- 6.42 The asset is susceptible to change within its undeveloped rural setting to the rear (west) that could erode understanding and appreciation of the cottages as originally rural settlement. Any development that severed or diminished the relationship between the asset and St. Johns Church and school would be harmful.

#### Risk of harm

- 6.43 As currently drawn, the allocation would remove all of the asset's rural setting. While the structure itself would remain unharmed, preserving its architectural interest and much of its significance, its legibility as an example of rural vernacular would be entirely removed. This would likely translate to less than substantial harm – a **medium-high effect** for the purposes of this assessment.
- 6.44 In addition, depending on access options deployed to develop the site, significant increases in traffic volumes on Church Lane would undoubtedly affect the relatively quiet, rural quality of the lane and, with it, the relationship between the assets in the group. Any suburbanisation through the introduction of 'street clutter' would similarly change the character of the place, reducing its rural feel.

#### Options for sustainable development

- 6.45 Development of the eastern portion of the site would inevitably harm the setting, and hence the significance, of the asset. If development could be restricted to the western end of the site, and access secured from the south-west, harm could potentially be avoided through sensitive layout and design.

## Non-designated assets outside the site likely to be susceptible to setting change

- 6.46 There are no non-designated assets considered to be susceptible to setting change. Number 354 Frome Road has been so heavily altered (division of single house into four dwellings with extensions to rear) that it has little surviving heritage value, particularly to the rear.

## H2.4: Church Lane, Trowbridge

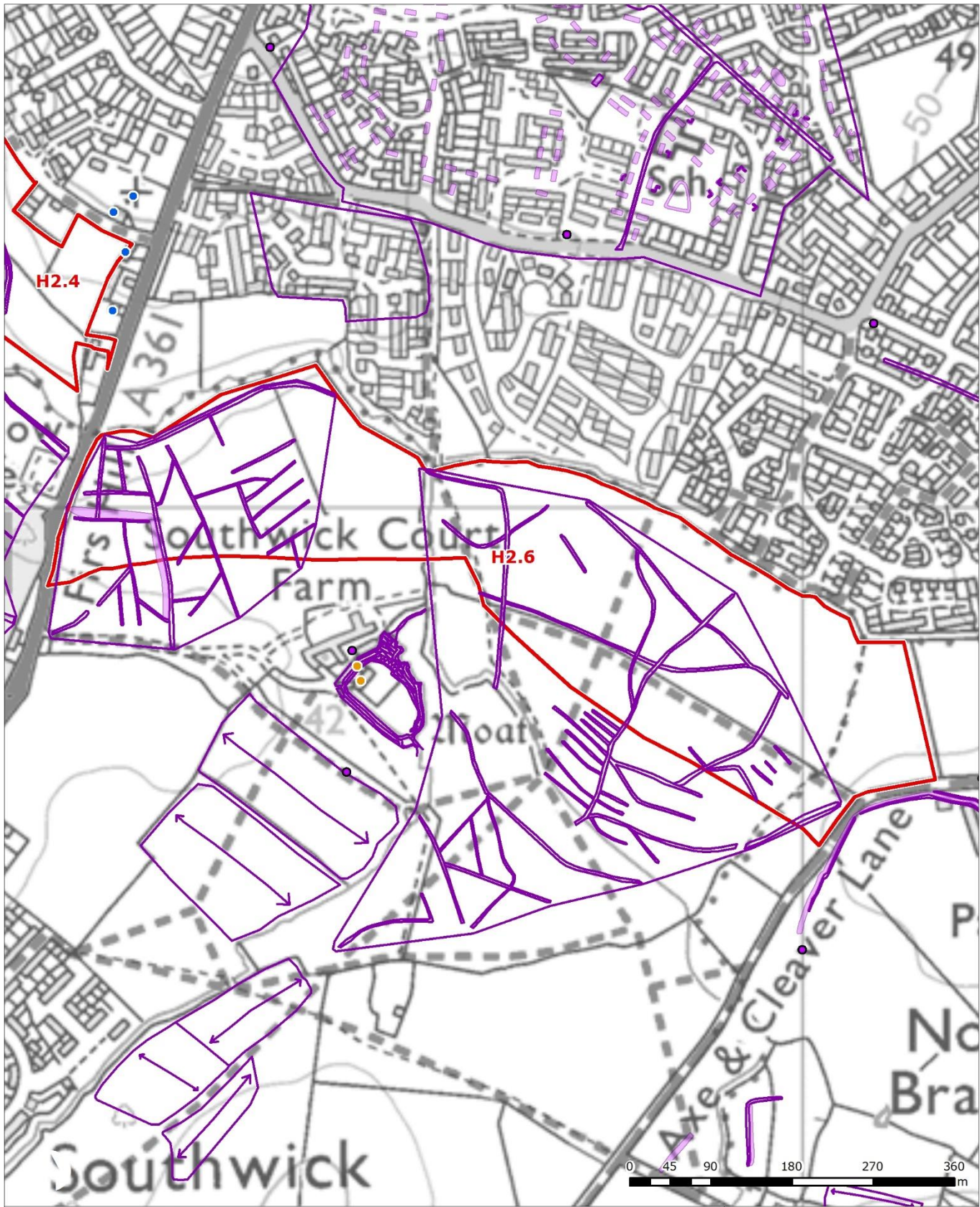


### Predicted effects

- Setting change to **St. John's Church** (GdII Listed): potential loss of immediate rural setting; loss of or harm to views to the asset from Southwick Country Park (6) – only remaining opportunity to appreciate church and its relationship to the hamlet in which it was built.
- Setting change to **344 Frome Road** (Gd II Listed): potential loss of immediate setting in the form of associated paddocks to rear; loss of wider rural setting that allows appreciation of the asset as a rural vernacular cottage, and the group value with St. John's Church and the church school
- Setting change to **Rose Villa** (Gd II Listed) through loss of immediate rural setting and harm as a consequence of potential access route from Frome Road (4)
- If access is taken from Frome Road to the south of Rose Villa this would result in harm to the asset as a consequence of setting change, and would affect the wider character of the hamlet by severing the groups of buildings through the introduction of a large, modern junction with attendant street furniture and lighting.
- Potential access to site via Church Lane. This would affect the setting of St John's Church, the church school and schoolhouse (also GdII Listed) and 344 Frome Road, and affect their value as a group. Junction and carriageway upgrading would likely result in a change in character and potential loss of verges and vegetation that contributes to the rural, tranquil nature of the area at present.
- Key views across the site to St. John's spire from Southwick Country Park

### Options for sustainable development

- A**
- Development could be accommodated in the north of the site. This would conserve the setting of key assets and prevent intrusion into key views to and from the church.
- Development would need to be carefully integrated through sensitive landscape design and boundary treatment. Reliance on screening would not be appropriate.
- B**
- If access to the site could be secured from the north/west, the character and contribution to assets' setting made by Church Lane could be secured.



<b>Draft Allocation Sites</b> 		<b>Registered Park &amp; Garden</b> Grade 		<b>Historic Environment Record</b> Monuments(point) Monuments(poly) Monuments(line) Additional non-designated assets		<b>Wiltshire Housing Sites Allocations Plan</b>	
<b>Listed Building</b> Grade I II* II		<b>Conservation Area</b> 				<b>H2.6: Southwick Court, Trowbridge</b>	
<b>Scheduled Monument</b> 							
<b>Map Scale @ A4: 1:6,000</b>							

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## 7 H2.6: Southwick Court, Trowbridge

### Designated assets on site

- 7.1 There are no designated assets within the site boundary.

### Non-designated assets on site

#### Water Meadow, Southwick (MWI73590; MWI73577; MWI73576)

##### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
Low-Medium	High	Medium
Individually, fairly typical degraded post-medieval bedwork water meadow system; interaction with Southwick Court moated site adds to significance.	Asset is already degraded, but extant. Loss of part of the system would affect its integrity and legibility (albeit that the asset is not generally visible on the ground)	Elevated from 'low' due to extant relationship with Southwick Court complex.

- 7.2 The asset is an extensive, if degraded, bedwork water meadow system of uncertain, but likely late 16<sup>th</sup> or early 17<sup>th</sup> century onwards, date. It appears to have two discrete sections, the western being c.7ha in area, the eastern c.17ha. They occupy a significant majority of the site.
- 7.3 The physical components of the asset are not readily discernible on the ground; although at the time of the site visit the area was wet and quantities of standing water in lower-lying areas may have obscured extant features. Bedwork features are visible on historic (OS 1995) and contemporary aerial photography and in Environment Agency LiDAR scans of the site. These sources reveal a system fed by mains connected to the Lambrok Stream, with angled carriers taking water into the fields.
- 7.4 The western section appears to be slightly better-preserved, with greater integrity and legibility of bedwork features – although not clearly visible on the ground.

##### Significance

- 7.5 Water meadows are common features of Wiltshire's historic agricultural landscapes, and are characteristic of the region. Ordinarily, due to the relatively standard configuration and poor level of preservation, this would be considered to be an asset of low importance. However, the close physical and historical relationship to Southwick Court moated site adds to the evidential and historical value of the asset, and also contributes to the setting of Southwick Court. The system can reasonably be assumed to relate to the later (extant) phase of development in the moated site – namely the 17<sup>th</sup> century farmhouse – reflecting the economic boost afforded to local agrarian economies by the increased productivity supported by water meadows.
- 7.6 The asset is therefore judged to be of **low-medium importance**.

##### Susceptibility to change

- 7.7 As noted above, the asset – particularly the eastern section – is already heavily degraded and is not generally tangible on the ground.
- 7.8 As an essentially archaeological asset, the integrity of which relies principally on the preservation of historic infrastructure in the form of earthworks and ditches, it is highly susceptible to physical change.

7.9 Generally, water meadows would not be considered to be particularly susceptible to setting change – but in this instance the visual, spatial, functional and historical relationship between the asset and Southwick Court moated site adds an element of sensitivity to any change that might result in severance of these relationships.

*Risk of harm*

7.10 It is likely that development of the entire proposed allocation would result in total loss of the asset; equating to a **medium effect** for the purposes of this assessment.

*Options for sustainable development*

7.11 Any development on site will destroy all or part of the asset, likely resulting in either total loss or substantial harm to a non-designated asset. In terms of preserving the functional, visual and historical link between Southwick Court and its water meadow system, while the western portion is better preserved, the eastern portion appears to potentially have a direct hydrological link with the moat.

7.12 Options for preservation in situ of part of the system (also discussed below in terms of the setting of Southwick Court) may usefully be informed by hydrological studies and any planned flood attenuation measures. When visited, much of the site was heavily waterlogged and this, along with the risk of flooding from the Lambrok Stream, may require innovative design interventions that could also prioritise conservation of heritage assets (or equally, represent a further threat).

## Designated assets outside the site likely to be susceptible to setting change

### Southwick Court Farmhouse (NHLE: 1194718); Gatehouse and bridge over moat at Southwick Court (NHLE: 1021847)

For completeness and integration, the non-designated moat itself (MWI1388) and suite of later (19<sup>th</sup> century<sup>17</sup>) farm buildings outside the moat, which are integral to the significance of the designated assets, will be considered together.

*Description*

Component	Importance	Susceptibility to physical change	Susceptibility to setting change
Southwick Court farmhouse; Gatehouse	High Grade II* listed assets	n/a Outside proposed allocation	Medium-High Set within an intrinsically insular asset, albeit one designed at least in part to convey status and defensibility (at least in its early phases).  Extant relationship with wider archaeological landscape elevates susceptibility from 'medium'
Moat <i>NB. Non-designated, but treated as being of Schedulable quality per para. 139 of NPPF.</i>	High The moat itself is a not-uncommon asset, but the intact water management infrastructure, continuity of use, integrity of relationships with high status farm buildings and	n/a	Medium-High While an intrinsically insular asset type, the relationships of the asset to on site and adjacent historic buildings, and a wider agricultural setting,

<sup>17</sup> Majority of buildings appear to be early-mid-19<sup>th</sup> century, appearing on the 1843 North Bradley tithe map (only a small cot or outbuilding on the 1805 equivalent).

Component	Importance	Susceptibility to physical change	Susceptibility to setting change
	likely in situ preservation of ~13 <sup>th</sup> -14 <sup>th</sup> century archaeological remains add to its importance.		increase its susceptibility to change.
U-plan range of farm buildings, converted to residential and office use	<b>High</b> Range is curtilage listed	n/a	<b>Medium</b> Setting of the assets relates, in the first instance, to the moated site and later dwellings. Range likely post-dates the water meadow system, but this makes a contribution to significance in terms of placing the asset in both its spatial and temporal setting.

7.13 Southwick Court Farmhouse is a late 16<sup>th</sup> and 17<sup>th</sup> century L-plan farmhouse, with later additions/alterations, set within a medieval moated site with manorial origins. Although not mentioned in the Domesday survey of 1086, Southwick is recorded as a manor in the mid-13<sup>th</sup> century, in the ownership of the de Grenville family. It passed through numerous hands until the Longs of Whaddon assumed ownership in 1556, to whose activities the 'new' farmhouse relates. The gatehouse is a much-altered 15<sup>th</sup> century feature (17<sup>th</sup> and 18<sup>th</sup> century additions), reflecting the defensive – or at least symbolic insularity – of the moated site.

#### *Significance*

7.14 Moated sites are not uncommon survivals across southern Britain, particularly in areas with heavier soils, and are characteristic of 13<sup>th</sup> and 14<sup>th</sup> century isolated settlement and agricultural centres. While the majority are abandoned during the 15<sup>th</sup> and 16<sup>th</sup> century, some examples – like Southwick – display remarkable continuity, evolving into substantial estate centres.

7.15 The farmhouse and gatehouse individually are nationally important as comparatively rare survivals of legible, high quality early modern manorial buildings that largely escaped later demolition or remodelling that often obscures the age and significance of such assets. The chapel that once accompanied the residence was demolished in the 19<sup>th</sup> century.

7.16 Setting makes a critical contribution to the significance of both assets, relating in the first instance to their immediate setting within the earlier – intact and functional – moated enclosure. The relationship to the later farm buildings outside the moat adds to the historical value in supplying the most recent agricultural chapter in the narrative of a site continuously occupied for around 600 years. The relationship to the wider landscape also contributes to the significance of the assets. The functional and historical relationship between the farmhouse and its economic driver – in the form of a truncated but nonetheless extant water meadow systems – provides clear illustration of the boom in the 'sheep and corn' agricultural economy that financed the development of the assets' impressive architecture. Where moated and other manorial sites often lose this relationship to their working landscape through the development of larger houses and parkland in later centuries, Southwick provides a relatively rare and valuable illustration of a 16<sup>th</sup> and 17<sup>th</sup> century estate centre in its agricultural context.

7.17 Similarly, the relationship of the asset group to the wider agricultural hinterland is important, as currently it stands in 'splendid isolation' as the one prominent feature – delineated in part by the trees following the moat boundary – in a sizeable tract of open agricultural landscape. The asset and its wider setting should therefore be considered to be an archaeological landscape of considerable importance. For example, the open space around the asset allows a clear understanding of the hierarchy of the 16<sup>th</sup>/17<sup>th</sup> century farmsteads in the immediate vicinity. The buildings at Southwick are larger than the broadly contemporaneous components of farmsteads at Kings Farmhouse (GdII) and Manor Farmhouse (GdII) in North Bradley, underlining their higher status.



- 7.18 Tithe maps of 1843 depicted in sales particulars for Southwick Court illustrate the extent of landholdings associated with the asset, extending a considerable distance to the east and south of the asset. A functional and historical connection with this agricultural landscape can therefore be established which elevates its importance in terms of contribution to these values and the assets' setting.
- 7.19 The significance of the designated assets therefore derives from: the aesthetic value of the buildings as multi-period, high status manor farm; the evidential value provided by the links between built heritage, manorial archaeology and wider landscape archaeological evidence; and, the historical links between the site and a number of locally important families through the late medieval and early modern periods.
- 7.20 The designated assets are of **high importance**, reflecting their national significance. The moat itself should be viewed as being indivisible from the significance of the designated features and, in its own right, likely to be of equivalent significance to a Scheduled Monument<sup>18</sup>.
- 7.21 Further research would be required to understand the regional nature, distribution and preservation of moated sites and their later use and development. Given the long continuity of use, and integrity of the wider archaeological landscape, this could be helpful in determining the precise level of significance of the moat itself.

#### *Susceptibility to change*

- 7.22 Any change within the immediate setting of the designated assets (i.e. within the moated enclosure or immediate vicinity) would likely have a major effect on the significance of the asset. Such change would not occur as a consequence of development on the proposed allocation.
- 7.23 Change in the wider landscape of the proposed site is likely to have two main effects. Firstly, it has the potential to sever the functional and historical links between the moated site and particularly the farmhouse with the contemporary water meadows that were likely integral to the 16<sup>th</sup> century enhancement of the place, and with the later enclosure landscape that forms its agricultural hinterland. Secondly, development has the potential to change the ability to appreciate the assets' relatively prominent position in the local landscape. It stands on a small area of slightly elevated ground, in 'splendid isolation' from the surrounding historic villages – reflecting its origins as an isolated farm centre.

#### *Risk of harm*

- 7.24 Development of the entire proposed allocation would completely sever the assets from their landscape and economic/historical context. This would result in harm to the significance of the asset. Similarly, development would be likely to reduce the legibility of the asset as an isolated manorial farm, and change its prominence in the local landscape. The historical landholdings of the assets have already been harmed by development, particularly the large-scale intrusion created by the nearby solar farm.
- 7.25 While the core of the assets' relationships and setting – i.e. between the individual built elements and the archaeological heritage – would remain intact, the potential extent of losses of demonstrably functionally, historically and visually connected landscape comprising the wider setting of the asset represents a major impact. This **would likely approach substantial harm**, given the cumulative effect of interacting layers of asset's significance in forming a large-scale and relatively intact historic landscape.
- 7.26 Taking a precautionary approach, this is considered to be a **high effect** for the purposes of this assessment.
- 7.27 The same assertions hold for the non-designated elements of the place.

#### *Options for sustainable development*

- 7.28 Development anywhere within the proposed allocation area will result in loss of functional and historical relationships between the asset and the area of water meadow or enclosures affected.

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<sup>18</sup> It must be noted that detailed inspection of the site was not undertaken for this piece of work. Engagement with Wiltshire Council archaeology staff confirmed that the moat is considered to be of high importance and of Schedulable quality (Foster 2018, *pers. comm*)

Mitigation by design is not considered to be a realistic option if delivery of significant numbers of houses on site is required. While a small number of units could be accommodated in the extreme eastern extent of the site, this would need to be very carefully designed to 'sit down' into the landscape – but the comparatively flat site and open landscape does not lend itself to this type of intervention.

## Non-designated assets outside the site likely to be susceptible to setting change

- 7.29 None of the non-designated assets in the vicinity are considered to be susceptible to setting change arising from development on site.

## Archaeological potential

- 7.30 As a greenfield site with close associations to a medieval and later manorial centre, the archaeological potential of the site is likely to be moderate-high. While the creation of the water meadow infrastructure and later agricultural activity may have compromised shallowly-buried archaeological remains, there is good potential for cut features to remain across much of the site.
- 7.31 Because of the close associations with an asset group of high importance, particularly in relation to the manorial site, as well as forming part of a large-scale historical and archaeological landscape, the proposed allocation needs to be treated with caution. Pre-consent investigations would be required to more accurately characterise the extent, date and significance of any in situ remains and inform an appropriate mitigation strategy to be secured by planning condition.
- 7.32 While the water meadow system would be unlikely to constrain development in its own right, its historical and functional association with the manorial site elevates its importance. If this asset was to be lost to development, in addition to the harm to the setting of the designated assets, its evidential value should be captured through appropriate recording.

## Cumulative effects

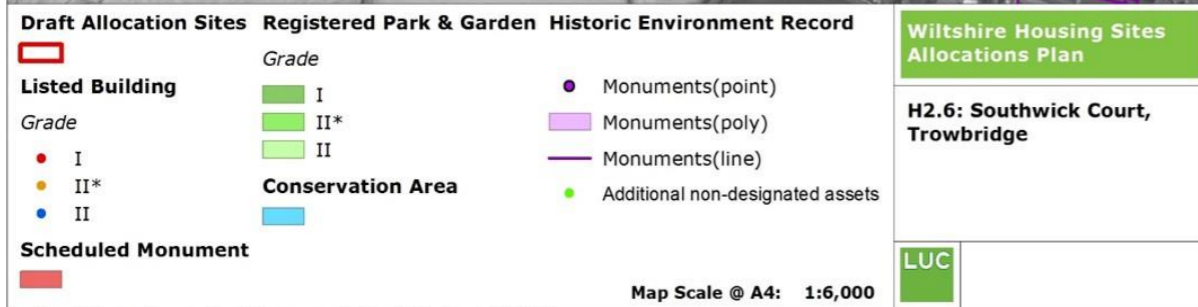
- 7.33 The effects described in relation to the asset group above are, to some extent, cumulative in nature given the interacting values and significance of the assets and the concomitant multiplying effect of the proposed to that significance.
- 7.34 When considered in combination with other proposed allocations (H2.2 and H2.4) H2.6 could result in significant urbanisation of the southern edge of Trowbridge. This would substantially reduce the current separation between the historic settlements of Southwick and North Bradley from suburban Trowbridge, in addition to eroding the significant and legible historic character of the landscape.

## Options for sustainable development

- 7.35 The nature and extent of the contribution of setting to the heritage values and ability to appreciate and understand the assets' relationships makes the proposed allocation area particularly sensitivity to change. Consequently, larger-scale development within the allocation area is very likely to impinge on these relationships, giving rise to harm to the significance of the assets. Development of the full extent of the allocation is likely to give rise to substantial harm.

- 7.36 As indicated above, archaeological investigation to understand the extent, date and significance of in situ remains would be required; the results should inform an appropriate mitigation strategy in support of any planning application. This would be secured by condition.
- 7.37 Mitigation by design is not considered to be a realistic option if delivery of significant numbers of houses on site is required. Insertion of a small area of development in the eastern extremity of the site could potentially avoid the majority of effects, but may not be either viable or feasible on other grounds.

## H2.6: Southwick Court, Trowbridge



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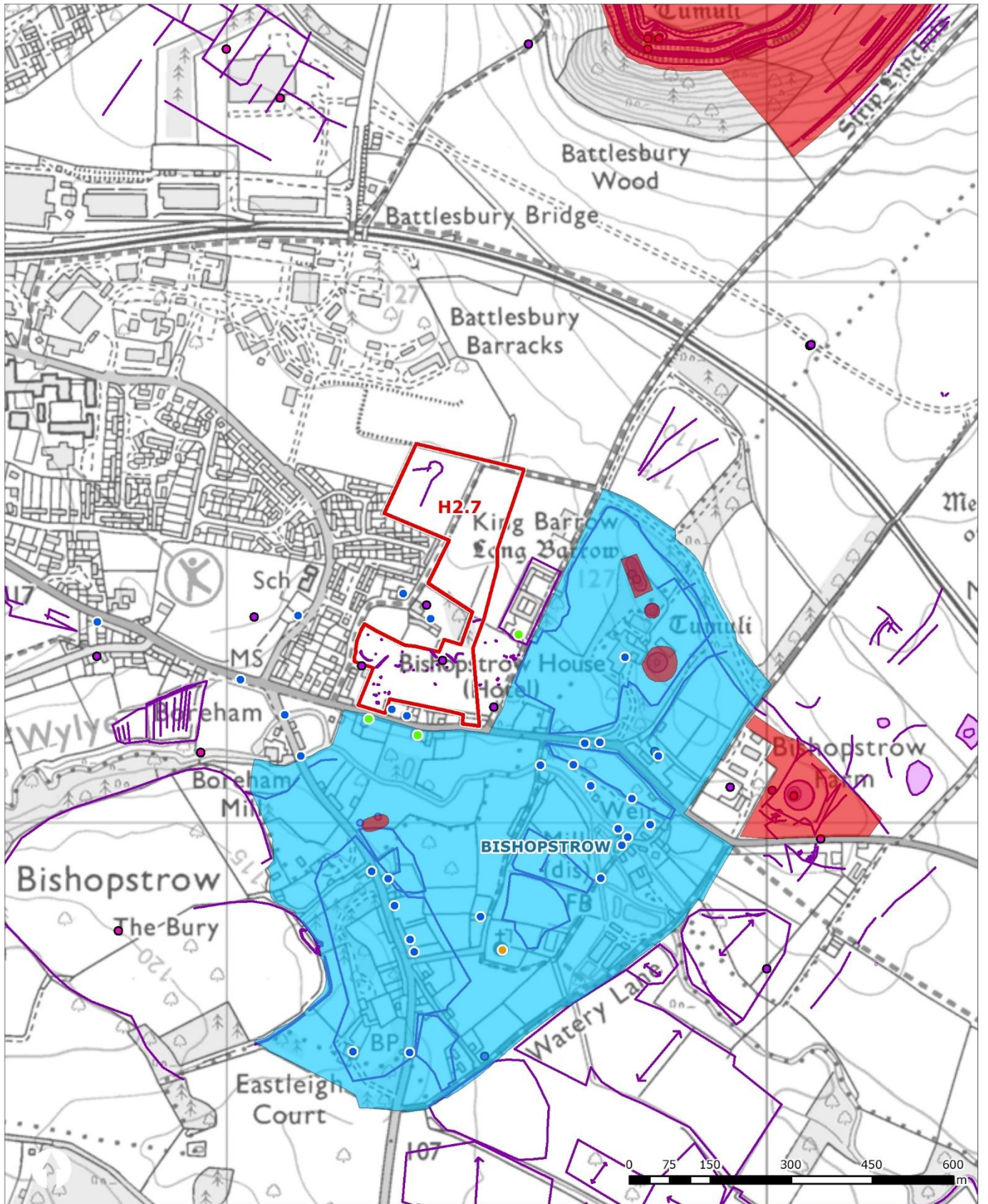
### Predicted effects

- Setting change to **Southwick Court farmhouse** (GdII\* Listed), **gatehouse** (GdII\* Listed), range of ancillary farm buildings (curtilage listed) and **medieval moated site** (of likely Schedulable quality).
- 1** Effects comprise loss of functionally and historically connected agricultural land and water meadows that give context and meaning to the development of the manorial centre and, together, form an extensive historic landscape of high importance. Development within the most sensitive parts of the site (shaded in red) would result in extensive harm to this landscape that could not readily be mitigated.
  - 2** While development at the eastern end of the site would potentially be less harmful overall (A), this would need to be accessed from the north to avoid more extensive effects.
  - 3** The Southwick Court group of assets – visible principally through the trees delineating the boundary of the moat – is prominent within both its immediate setting and the wider landscape. Development would be likely to reduce this prominence, reducing the ability to understand the assets as a high status farm, set apart from contemporaneous settlement and modern settlement.

### Options for sustainable development

While development anywhere within the proposed allocation has the potential to harm the significance of the assets identified, the eastern extremity of the site is potentially less sensitive overall.

- A** Any development would need to be strongly visually contained and set well down into the landscape to ensure the visual prominence of the assets remains unchanged. Sensitive landscape design would be required to ensure this could be achieved in a way that maintains the character and quality of the local landscape.



- |                               |                                     |                                    |
|-------------------------------|-------------------------------------|------------------------------------|
| <b>Draft Allocation Sites</b> | <b>Registered Park &amp; Garden</b> | <b>Historic Environment Record</b> |
| Draft Allocation Sites        | <b>Grade</b>                        | Monuments(point)                   |
| <b>Listed Building</b>        | Grade I                             | Monuments(poly)                    |
| <b>Grade</b>                  | Grade II*                           | Monuments(line)                    |
| Grade I                       | Grade II                            | Additional non-designated assets   |
| Grade II*                     | <b>Conservation Area</b>            |                                    |
| Grade II                      | Conservation Area                   |                                    |
| <b>Scheduled Monument</b>     |                                     |                                    |
| Scheduled Monument            |                                     |                                    |

**Wiltshire Housing Sites Allocations Plan**

**H2.7: Land East of The Dene, Warminster**

**LUC**

Map Scale @ A4: 1:10,000

## 8 H2.7: East of the Dene, Warminster

### Designated assets on site

- 8.1 There are no designated assets within the site boundary.

### Non-designated assets on site

#### The Dene, undated amorphous cropmark feature (MWI1188)

##### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
Low / uncertain	High	Low / uncertain
Non-diagnostic cropmark feature	Archaeological feature, therefore highly susceptible to damage/loss	

- 8.2 An undated, amorphous cropmark feature recorded from aerial photography (WCC 1971, A8/215176).

##### Significance

- 8.3 The feature cannot be positively identified or assigned to any particular period or activity. It is therefore assumed to be of **low / uncertain importance** in its own right – although it does confirm the archaeological potential of this part of the site.

##### Susceptibility to change

- 8.4 As an archaeological feature, the asset is inherently sensitive to physical damage as a consequence of development.

##### Risk of harm

- 8.5 Development of the site would likely result in total loss of the feature. This would give rise to an **uncertain effect** – due to the lack of information on the feature, more meaningful conclusions cannot be drawn. It is therefore recommended that, if the site is taken forward, archaeological supervision of topsoiling works be specified in conditions as a minimum.

#### Boreham, medieval village earthworks (MWI1137)

##### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
Low / uncertain	High	Low
Linear ditches and pit features, likely relating to the medieval settlement of Boreham.  Assets have been subject to intrusive evaluation (1998) and have clearly been truncated by agricultural activity since first noted in 1971	Archaeological feature, therefore highly susceptible to damage/loss	

- 8.6 While noted in the HER as being visible earthworks during fieldwalking in 1975-79, no remains are currently visible on the ground or on Environment Agency LiDAR scans.
- 8.7 Linear ditches and pit features, likely of medieval origin but with frequent recutting, were noted during an evaluation in 1998 (CgMs, 1998; Cat. Number 1998.124). This suggests that medieval/post-medieval archaeology remains in situ across much of the southern portion of the site.

*Significance*

- 8.8 From the outputs of the evaluation, the precise nature and significance of the assets in situ are not clear. However, their likely association with the medieval village of Boreham (despite evidence of post-medieval reworking) means that that are likely to be of at least local importance.
- 8.9 For the purposes of this assessment they will be treated as being of **low importance**.

*Susceptibility to change*

- 8.10 As relatively shallowly-buried archaeological assets, they are inherently highly sensitive to physical harm / loss as a consequence of development.

*Risk of harm*

- 8.11 Development of the site would likely result in total loss of the asset; a **medium effect** for the purposes of this assessment. There is a measure of uncertainty, given that only a proportion of the field was stripped and mapped. The archaeological potential of the area remains relatively high and should be treated with caution.

*Options for sustainable development*

- 8.12 Any development of the site is likely to result in substantial harm/total loss of the asset. While it is not anticipated to represent a major constraint to development, there is a measure of uncertainty as to the nature and extent of remains on the remainder of the site.

**Boreham, prehistoric cut features identified by field evaluation**

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
Medium / uncertain	High	Low
Archaeological features confirmed by 2017 field evaluation, comprising:  Middle-Late Bronze Age/Early-Middle Iron Age ditch (dated from pottery);  Cluster of pits/post-holes of likely early prehistoric date, with potentially extensive sequence of activity from the Late Mesolithic/Early Neolithic flints and Early Bronze Age pottery (coincident with findspots of Late Mesolithic-Early Neolithic flints during previous work);  Late Bronze Age/Early-Middle Iron Age activity, including putative industrial activity;  Medieval/post-medieval agricultural remains	Archaeological features, therefore highly susceptible to damage/loss	

- 8.13 Field evaluation in 2017 uncovered a wide range of remains concentrated in the central and southern portions of the site. This work significantly expanded the understanding of the

archaeological interest of the site and confirmed the presence of extensive multi-period assets – contrary to the findings of the recent geophysical survey.

*Significance*

- 8.14 The significance of the assets is drawn from their evidential value, and their potential to add to the understanding of early prehistoric activity in the area, including the transitions between the Mesolithic and Neolithic, and the Late Neolithic and Early Bronze Age. This could add valuable context to the rich record of ritual and funerary monuments in the immediate vicinity. The potential for Late Bronze Age/Early-Middle Iron Age activity – in the form of heat-affected clays and extensive charcoal-rich deposits – further adds to the value of the assets.
- 8.15 The precise level of significance of in situ remains is difficult to ascribe definitively, given the deliberately small proportion of the assets uncovered (in order to limit physical harm to in situ remains). However, it is considered likely that the early prehistoric remains are of regional significance. They will be treated as assets of **medium importance** for the purposes of this assessment.

*Susceptibility to change*

- 8.16 As archaeological assets, the features are inherently highly sensitive to physical change. They are not, however, assumed to be particularly sensitive to setting change as they do not, at present, appear to relate to definitive domestic or other structural remains that may have relationships to other assets in the vicinity.

*Risk of harm*

- 8.17 Development of the whole site would likely result in total loss of the asset, giving rise to at least a **medium-high** effect for the purposes of this assessment.

## Designated assets outside the site likely to be susceptible to setting change

### Bishopstrow House, country house (NHLE: 1364375)

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Grade II Listed Building	Outside site	

- 8.18 Bishopstrow House, now the Bishopstrow House Hotel, is an early 19<sup>th</sup> century (1817) country house in the Regency style with a series of later 19<sup>th</sup> and 20<sup>th</sup> century additions, and alterations to facilitate use as a hotel (converted in mid-1980s).
- 8.19 The house was built to replace its 17<sup>th</sup> century predecessor, which was located to the south of Boreham Road, lost to fire c.1800. Set within an extensive, pre-existing designed landscape, the house appears to have been placed to take advantage of gently rising ground to provide both a dramatic backdrop – in the form of Battlesbury Hill, Middle Hill and Scratchbury Hill – and to set the house and gardens apart from the working elements of the estate and from Boreham Road.

*Significance*

- 8.20 The significance of Bishopstrow House is derived partly from its aesthetic value as a good example of Regency country house architecture (a comparatively short-lived stylistic period) and historical/associative value as the work of John Pinch the Elder, a noted Bath architect.
- 8.21 The setting of the asset makes an important contribution to its significance. It is set within an extensive designed landscape that pre-dates the current house, straddling Boreham Road, which forms the immediate setting of the asset. A physical link to the southern extent of the designed landscape is maintained by an underpass tunnel. A range of designed landscape and estate



features are preserved in this southern portion (including the rotunda/temple, Coach House and orchard walls, all Listed at GdII). This places the house in its wider historic context as part of the narrative of the estate's development and evolution, in addition to making a key contribution to the aesthetic value of the asset.

8.22 The house and designed landscape is also part of a wider group of estate assets that include the Home Farm farmhouse (MWI1105) and farmsteading (now converted to residential use) that represent a key part of the asset's wider setting. The functional and historical relationships between these assets, as part of the narrative of the estate's development and role in local history, is a mutually important element of their significance. Views from the south front of the house, out across the parkland to the development site, are also important in linking the estate centre to its working landscape. Longer views to Cley Hill (to the west of Warminster) are also available, helping to place the house in its wider landscape context. Like Battlesbury Hill and Scratchbury Hill to the north, Cley Hill is topped by a later prehistoric hillfort, and the house itself was located so as to respect the fabric of two Bronze Age bowl barrows and a Neolithic long barrow within the pleasure grounds. While the precise design motivations of the architect and client are unknown in terms of designed views and backdrops, the close association of the asset with the wider historic landscapes of the area adds to the asset's aesthetic value.

8.23 The asset is considered to be of **high importance** for the purposes of this assessment.

#### *Susceptibility to change*

8.24 The asset is judged to be of medium susceptibility to setting change from development in the proposed allocation. As noted above, setting makes an important contribution to the asset's significance, both in terms of the visual relationship between the asset, its designed landscape and the surrounding landscape, and the functional and historical relationships between the asset and the wider built heritage of the estate.

8.25 Change that would alter the ability to read and understand the relationships between the asset and other elements of the wider estate landscape would be considered harmful. (For example, affecting the ability to appreciate the relationship between the Home Farm complex through severance, removing intervisibility or changing the relative prominence of features in the local landscape.)

8.26 Similarly, the setting is sensitive to changes in character that could erode the tangible sense of history apparent in travelling east along Boreham Road east of Grange Lane, where the historic settlement pattern remains largely intact. The asset within its designed landscape was specifically designed to sit apart from Boreham, a transition which remains legible today. Change that resulted in coalescence – essentially drawing Bishopstrow House and parkland into the settlement – could remove that element of its character and significance.

#### *Risk of harm*

8.27 Development of the whole of the proposed allocation would result in a significant change in character, from open agricultural land to suburban development. This would remove the remaining open land separating Bishopstrow House's designed landscape and immediate setting from settlement, negating the deliberate design decision to physically, visually and conceptually separate the estate centre from the neighbouring hamlet.

8.28 Currently, the relationship between the immediate setting of the house, delineated by the designed landscape planting, and its home farm complex – most notably Home Farm farmhouse – is readily apparent in the landscape and in views from Boreham Road. The farmhouse, while an impressive dwelling in its own right, can readily be appreciated as connected with, but subservient to, the adjacent parkland. Development of the proposed allocation would reduce the ability to appreciate this relationship through the introduction of modern suburban development in the foreground. Development would erase the legible hierarchical relationship between the parkland and working agricultural landscapes that illustrate the function and history of the assets.

8.29 Development of the allocation as currently delineated would be visible in views from the south front of Bishopstrow House. This would likely introduce extensive modern and potentially incongruous residential development in the middle distance of views out to the east and south

east, severing the ability to appreciate the house in its relatively isolated position in relation to the historic hamlet of Boreham. It would bring the developed edge significantly closer and potentially introduce a 'harder' edge compared to the current view in which very few properties are visible. This effect would be particularly significant in views to the east from the sinuous drive to Bishopstrow House. At present, uninterrupted in-combination views of Bishopstrow House and Home Farm are available across open parkland and against a wooded backdrop (being the tree-lined boundaries of historic properties to Grange Lane). This would be replaced by modern development, removing an important opportunity to appreciate both assets in a largely intact setting.

- 8.30 The coalescing effect of development on the site would also serve to potentially reduce the ability of viewers to understand Bishopstrow House's park and woodlands (its immediate setting) as being a designed landscape. The transition from open agricultural land, through the Home Farm complex to the woodland belt and parkland is currently finely balanced and allows the viewer to understand the origins and relationships of the section of historic landscape in view. That balance and visual narrative could be lost through development.
- 8.31 The interaction of effects on Bishopstrow House are judged to add up to a significant effect on the character and contribution to the asset's significance of its wider setting. While the immediate setting of the asset – in the form of its parkland – will remain intact, somewhat reducing the magnitude of the likely change, this is considered to constitute harm to the heritage significance of the asset. It is judged that this would amount to less than substantial harm for the purposes of NPPF; a **medium-high effect** for the purposes of this assessment.

*Options for sustainable development*

- 8.32 It is unlikely that the southern portion of the site could be developed without giving rise to a degree of harm to the asset's significance. Policy H2.7 already requires the retention of 2ha of '...undeveloped land to be located in the south west part of the site'. However, this could potentially be extended to prioritise conservation of the relationships between Bishopstrow House and its Home Farm complex.

**Bishopstrow Conservation Area**

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Conservation Area; statutory designation		

- 8.33 The CA is delineated to broadly reflect the historic village of Bishopstrow and to take in the extent of the Bishopstrow House designed landscape.
- 8.34 The section of the CA adjacent to the site is formed respectively by the southern edge of Boreham Road and the drive to Bishopstrow Home Farm – forming the western edge of the Bishopstrow House designed landscape.
- 8.35 It is of somewhat mixed character, but in the sections adjacent to the site the key characteristics relate to: the historic designed landscape of Bishopstrow House, which becomes a prominent feature when leaving the village heading east; and, to the substantial properties that punctuate the walled woodland edge of the CA (most notably the Victorian Boreham Manor and 196/198 Boreham Road).
- 8.36 No current Conservation Area Appraisal is in place.

*Significance*

- 8.37 The overall significance of the asset is held to derive principally from the strong and diverse historic character across the village and the architectural interest of buildings therein, along with the major contribution of Bishopstrow House designed landscape (detailed above).

- 8.38 The affected area of the CA is well outside the historic core of the village and its character is strongly linear – shared with listed buildings to the north not included in the CA – and reinforced by the presence of extensive, historic limestone and limestone/brick mix walls, which make an important contribution to character.
- 8.39 The Bishopstrow House designed landscape is a strongly apparent element of the CA, making a key contribution to the character and appearance of the asset, with extensive belts of mature and specimen trees indicating the presence of an estate centre. In turn, these features largely prevent views to the house from the road. However, views are available across the southern portion of the site. As outlined above, the designed landscape of Bishopstrow House provides rural context, and the relationship between the house, designed landscape and its home farm sitting within open agricultural land is perhaps the most significant element of this section of the CA.
- 8.40 Setting makes a further contribution to the significance of the affected area of the CA in that the walls and properties lining Boreham Road on the north side, although not in the CA, mirror the character of the area and make a strong positive contribution through architectural quality and a sense of time depth.
- 8.41 As a statutory designation, the CA is considered an asset of **high importance** for the purposes of this assessment.

*Susceptibility to change*

- 8.42 As setting is understood to make an important contribution to the significance of the CA it is assessed as being of medium-high sensitivity to setting change – on the grounds that the setting to Boreham Road is largely provided by the historic properties and walling on the north side that may be affected by the proposed change; and, Bishopstrow House designed landscape has strong external visual and functional/historical relationships that may be affected or lost.

*Risk of harm*

- 8.43 Risk of harm to the Conservation Area arises from two separate, but interacting, issues.
- 8.44 Firstly, the potential need for access from Boreham Road<sup>19</sup> would necessitate breaking through historic walling that makes an important contribution to the character and appearance of the CA and forms part of its setting. Similarly, the form of access – including the potential need for visibility splays, additional lighting and associated street furniture – could have a strongly suburbanising effect and a parallel change in character through the loss and alteration of attractive, high quality historic fabric.
- 8.45 Secondly, the Bishopstrow House designed landscape component of the CA is vulnerable to change on a similar basis to that outlined for the Listed Building above, namely:
- Loss of open agricultural land that separates the designed landscape from the settlement edge, reducing its legibility and the ability to understand the history and character of that section of the CA;
  - Diminution of the relationships between the Bishopstrow House section of the CA and the functionally, historically and visually connected Home Farm complex;
  - Impact on in-combination views from the Bishopstrow House section of the CA of the house, its Home Farm, its historic landholding and the hamlet of Boreham;
  - The wider erosion of historic character that would result from coalescence of Boreham and the Bishopstrow House section of the CA.
- 8.46 These changes are judged to add up to a significant change in the setting of the affected section of the CA. It also, arguably, has a direct effect on its character and appearance through loss of / change to historic fabric of the walls lining Boreham Road. While much of the CA (e.g. the Bishopstrow Village section) would remain unaffected, this is held to constitute a degree of harm to the significance of the asset – albeit less than substantial for the purposes of the NPPF. This is

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<sup>19</sup> As currently draw, the allocation does not reach the drive of Home Farm therefore new access in some form will be required.

judged to equate to a **medium-high effect** for the purposes of this assessment but at the lower end of this scale, in recognition of the fact that the area affected by development is not the sole focus of the CA's value and significance.

*Options for sustainable development*

- 8.47 It is unlikely that the southern portion of the site could be developed without giving rise to a degree of harm to the CA. Policy H2.7 already requires the retention of 2ha of ‘...undeveloped land to be located in the south west part of the site’. As noted above, this could potentially be extended and explicitly linked to the conservation of the setting of designated heritage assets.

**The Cotes (NHLE: 1364455); Stable building to the east of No. 207 (NHLE: 1286102)**

- 8.48 Listed separately, but likely to have been related – stylistically similar and within the same garden enclosure wall.

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Listed, GdII		Setting relates principally to relationship with Boreham Road; open land to rear serves to emphasise higher status and provide incidental views to property – in addition to view out.

- 8.49 Early 19<sup>th</sup> century, possibly a re-fronting of an 18<sup>th</sup> century house; principal elevation to road in stone with brick gables. Low wall with cast-iron railings and gatepiers in front, with taller hedge-topped coursed rubble wall linking the house to the stables.
- 8.50 The stable (now in residential use) is an attractive single storey rubble building with brick quoins and brick bullseye window to the road.

*Significance*

- 8.51 The assets are a good example of provincial late Georgian architecture – possibly representing the refurbishment of an earlier higher status house with a more fashionable exterior. The house is an imposing presence on Boreham Road, and its garden walls make an important contribution to local character.
- 8.52 Its value is therefore principally aesthetic, for its design quality and contribution to character. Setting makes a contribution to its significance, principally in terms of how it addresses the road (and is designed to do so) and relates to the other large properties on Boreham Road and the wider CA to the south. Similarly, the semi-rural setting and separation from other dwellings – and the differentiation in scale between The Cotes and properties to the east and west - emphasises the assets’ higher status. The assets are currently backclothed by woodland in views from Boreham Road, further enhancing this perception.
- 8.53 It is considered an asset of **high importance** for the purposes of this assessment.
- 8.54 It should be noted that the assets, although apparently outside the boundary of the Bishopstrow Conservation Area, make an important contribution to the character and appearance of that asset.

*Susceptibility to change*

- 8.55 The setting of the asset relates mainly to its relationship with the road, as a deliberately imposing residence with high garden walls. Change that could alter the sense of scale or reduce its prominence could give rise to harm.

*Risk of harm*

- 8.56 If access were taken to the site via the section of the proposed allocation to the west of the asset, this could give rise to harm to the asset – breaking through the boundary wall, changing the visual hierarchy of the street and introducing new and potentially incongruous elements to the setting of the asset. This is judged to relate to less than substantial harm, as the main elements of the asset’s significance would remain unchanged. (Were access taken from the east end of the site, the stables would likely be unaffected).
- 8.57 Introduction of new housing to the frontage of Boreham Road could also give rise to harm, approaching substantial harm depending on the design details, form, massing and height – if this were to reduce the prominence or legibility of the asset on the road, as this relationship is central to the contribution of setting to the asset’s significance.
- 8.58 Development in the fields behind the assets may have an impact on the fleeting views available of the assets from Grange Lane, one of the few locations where the garden enclosure of the assets can be appreciated. Similarly, this could change the sense of scale and separateness that the assets currently enjoy; this could harm the understanding of the asset as a higher status dwelling – although not substantially.
- 8.59 Provided residential development to Boreham Road can be avoided, it is judged that development of the allocation is likely to give rise to less than substantial harm to the assets. Their setting will be changed, but the key relationships between the assets and with Boreham Road will not be affected. This equates to a **medium-high effect** for the purposes of this assessment, but at the lower end of the scale.

**15 and 17 Grange Lane (NHLE: 1285912)**

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
High	n/a	Medium
Listed, GdII		Sensitive to change affecting relationship with Grange Lane or effects on tranquillity of setting

- 8.60 15 and 17 Grange Lane is a pair of mid-17<sup>th</sup> century two-storey timber-framed cottages, set in a modern garden off Grange Lane.

*Significance*

- 8.61 The significance of the asset is held to derive principally from its architectural interest as a relatively rare survival of 17<sup>th</sup> century rural vernacular architecture. The setting of the asset has been heavily altered through the insertion of extensive modern development (Corner Ground and The Dene) to the west and north. Its relationship to the lane itself and the neighbouring historic buildings is considered to be the most important elements of its immediate setting. The relative tranquillity of the asset’s location on Grange Lane contributes to its aesthetic value and adds to the experience of visiting the asset. Existing vegetation is an important element of this quality.
- 8.62 The site appears to be relatively well screened from the asset by intervening development (in the form of Grange Farm and associated structures) and vegetation lining the field boundaries and Grange Lane. (It should be noted that access to the house itself and its private garden was not available during fieldwork.) While the site provides rural context to the asset, and can be considered to be part of its wider setting, this is not held to make a major contribution to its significance.
- 8.63 As a Grade II-Listed building, the asset is treated as being of **high importance** for the purposes of this assessment

### *Susceptibility to change*

- 8.64 The asset is susceptible to change in its immediate setting – that is, change affecting Grange Lane and its relationship to neighbouring assets – which could affect the ability to understand the historic nature of the asset and reduce the tranquillity of its setting.
- 8.65 Due to its lower order of contribution to significance, the asset is judged to be less susceptible to change in its wider setting.

### *Risk of harm*

- 8.66 If the allocation is developed, the asset would experience change in its wider setting – although the extent to which this is perceptible will depend on whether existing boundary treatments (i.e. existing tree belts) are retained and/or enhanced. It is anticipated that, if existing boundaries remain intact, a very small degree of harm to the asset’s significance is likely – equating to a **low effect** for the purposes of this assessment.

### **Pavilion to East of Grange Farmhouse (NHLE: 1036209)**

- 8.67 Pavilion in the grounds of Grange Farmhouse.
- 8.68 It is not anticipated that this asset will experience adverse setting change. It is entirely screened from the site by intervening development. As a garden pavilion, its immediate setting will remain unchanged. **No effect anticipated.**

## Non-designated assets outside the site likely to be susceptible to setting change

### **Bishopstrow Home Farm farmhouse**

#### *Description*

<b>Importance</b>	<b>Susceptibility to physical change</b>	<b>Susceptibility to setting change</b>
Low	n/a	Medium
The asset is of at least local significance, principally due to its historical connection to the Bishopstrow estate and role in the setting and significance of Bishopstrow House.		

- 8.69 Home Farm is a fine three-bay brick-built 19<sup>th</sup> century farmhouse of the model farm complex of the Bishopstrow estate. It is located to the south of a quadrangle of ancillary farm buildings at the end of a track perpendicular to Boreham Road. As the principal farm of the 19<sup>th</sup> century estate, it was clearly intended as part of the wider designed landscape incorporating Bishopstrow House, its pleasure grounds, parkland and estate buildings. The north-south orientation of the farmstead was potentially designed to present a minimal silhouette in views from Boreham Road – with the farmhouse perpendicular to the main axis obscuring the working farm to the north. These views are set against the backdrop of Battlesbury Hill.

#### *Significance*

- 8.70 The asset is a handsome, well-proportioned mid-19<sup>th</sup> century farmhouse that remains legible within its original context as part of a model farm complex set within a wider estate landscape.
- 8.71 While has been extended and it appears to lack some original features (e.g. the windows on the principal elevation appear to be replacements – although they are all of sash and case design), it retains its historic character. Its date, alterations (although not inspected in detail) and comparatively utilitarian – but well-executed – design mean that it is unlikely to warrant designation.

8.72 However, its intact relationships to the model farm complex remain entirely legible, despite the conversion of most elements to residential development, as does its relationship with Bishopstrow House and its parkland. Setting therefore makes an important contribution to its significance. The site itself contributes to this in terms of providing an open, agricultural setting for the house and farm complex. The backcloth provided by Battlesbury Hill makes a contribution to aesthetic values in terms of a deliberate design decision to locate the house in a prominent position in views to the hill from Boreham Road, framed on either side by woodland.

8.73 The asset is of local importance in its own right; **low importance** for the purposes of this assessment.

*Susceptibility to change*

8.74 The setting of the asset, in terms of its agricultural context, is important in aiding understanding of the house as both part of a planned model farm, and part of the wider Bishopstrow estate. Change that would reduce this legibility could be considered harmful. Similarly, change that severed the functional and visual relationship between the house and the estate centre at Bishopstrow House would be particularly harmful – although it is not anticipated that the proposed allocation would give rise to such a change.

8.75 Similarly, change that would intrude on views of the asset from the road, or with views of the asset in combination with Battlesbury Hill, would also be harmful.

*Risk of harm*

8.76 Development of the proposed allocation would remove the majority of the asset’s agricultural setting, significantly reducing the legibility of the asset as a farmhouse – and impinging on views of the asset with Battlesbury Hill from the road. Relationships with the farm buildings and Bishopstrow House parkland would remain intact, albeit within the context of wider effects on the physical and spatial hierarchy of extant estate features.

8.77 It is therefore anticipated that the significance of the asset would be harmed by development of the proposed allocation, but not substantially. This would likely equate to a **low effect** for the purposes of this assessment.

**196/198 Boreham Road**

*Description*

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	n/a	Medium
The asset is of at least local importance due to its architectural interest and positive contribution to the character and appearance of the Bishopstrow Conservation Area		Relationship to Boreham Road key element of setting

8.78 196/198 Boreham Road is a cruciform plan house of early 19<sup>th</sup> century date (absent from 1773 Andrew’s and Davy’s map of Wiltshire and the 1783 enclosure map). Built in a broad Gothic revival style of coursed, squared limestone rubble with ashlar quoins and crow-stepped gables.

*Significance*

8.79 The asset has architectural value in terms of its design quality and interest, although the sub-division of the house into two separate dwellings and unfortunate insertion of uPVC windows has given rise to a small degree of harm.

8.80 Setting makes a contribution to the asset’s significance in terms of its relationship to Boreham Road, as the property fronts directly onto the road and faces the historic walling lining the same.

8.81 The asset is considered to be of **low importance** for the purposes of this assessment.

8.82 It also makes a positive contribution to the character and appearance of the Bishopstrow Conservation Area.

### *Susceptibility to change*

- 8.83 The asset is susceptible to change in its setting to the extent that this would result in change to or loss of historic character.

### *Risk of harm*

- 8.84 Development of the proposed allocation is likely to result in loss of historic walling to Boreham Road, changing the character of the asset's setting. This would result in a degree of harm to the asset's significance. This would be less than substantial; a **low effect** for the purposes of this assessment.

## **Boreham Manor**

### *Description*

- 8.85 Boreham Manor is a large, three-storey mid-19<sup>th</sup> century dwelling backing onto Boreham Road. With Arts and Crafts elements to the design, the asset is of some architectural interest.

### *Significance*

- 8.86 The asset's significance derives principally from its architectural value. While setting makes an important contribution to the asset's significance, this relates most strongly to the large gardens to the south of the asset.

### *Susceptibility to change*

- 8.87 While the asset is susceptible to change within its setting, change to the rear (Boreham Road side) of the property is unlikely to have a meaningful effect on its significance.

### *Risk of harm*

- 8.88 Development within the proposed allocation would not materially alter the asset's significance. While the character of its wider context will change, this is not held to affect its setting or significance – a **neutral effect** for the purposes of this assessment.

## Archaeological potential

- 8.89 Recent field evaluation work has demonstrated that the site has high archaeological potential, with a range of assets extant. While these are not anticipated to be of a level of significance likely to constrain development in themselves, appropriate excavation, recording and publication of remains affected by any proposed development will be secured by condition.

## Cumulative effects

- 8.90 The effects of development within the proposed allocation described above have a strong cumulative element. While individual effects on elements of the Bishopstrow House designed landscape and wider ancillary agricultural assets could potentially be mitigated, the totality of the suite of effects is potentially more significant.
- 8.91 While it is unlikely that the effect of the impacts described will cross the threshold into substantial harm to any one asset, the cumulative effect on the historic landscape created by Bishopstrow House, the core of its designed landscape and the historical, functional and aesthetic connections to the Home Farm and associated agricultural land forming part of the setting of all of the assets, is significant. In turn, this historic landscape creates a key part of the landscape setting of the Bishopstrow Conservation Area. It is unfortunate that no Conservation Area Appraisal is in place to offer a detailed, accepted exposition of the CA's significance. However, it can reasonably be assumed that, as the current and relict components of the Bishopstrow House designed landscape comprise a significant proportion of the designated area, its setting should be considered to be of value.



8.92 This is considered to be a **high effect** for the purposes of this assessment.

## Options for sustainable development

8.93 As the greatest contribution to the setting of important and sensitive assets is made by the southern and eastern portions of the site, re-drawing the allocation boundaries could enable the delivery of some development on site.

8.94 The field in the northwest extremity of the site offers this potential as it could be screened through the enhancement of existing landscape structure and access could be secured from The Dene, or a different option from the north, obviating the need for harmful new access from Boreham Road.

8.95 While access could be taken via the Home Farm drive, substantial widening, lighting and additional visibility splays at the junction with the public road would likely be required to meet the requirements of potential traffic volumes generated by new housing. This would be likely to make the complete avoidance of harm challenging. Retention of the alignment, planting and a semi-rural character of the drive would be required to minimise change to the setting of Bishopstrow House and Conservation Area, in addition to the Home Farm and assets lining Boreham Road. New planting to screen any such access should be resisted as this would give rise to similarly harmful effects on assets' setting due to severance of relationships and intervisibility. A sensitive solution to bypassing the Home Farm farmhouse and steading would also be required.

## H2.7: Land East of the Dene, Warminster

### Predicted effects

1

Setting change to **Bishopstrow House** (GdII LB); severing link with functionally-connected farmland (part of the Home Farm) and suburbanising the wider setting of the asset. Although allocation does not abut the parkland edge, this would constitute a significant change in its setting – from open agricultural land, with views to historic properties to potentially dense suburban development.

Loss of surviving landscape structure will erase the legibility of the wider estate historic landscape, making it difficult – if not impossible – to read/understand the transition from parkland to functionally and historically connected working agricultural landscape.

2

Setting change to **Bishopstrow Home Farm** (non-designated); development would sever, or at best severely erode, the relationship between the farmhouse and the land comprising its former holdings. Likely to reduce both the ability of the house to be read as an impressive, standalone dwelling and to impinge on the asset's relationship with Boreham Road in terms of key views to the NNE along approach drive. This would also constitute setting change to the **Bishopstrow Conservation Area**.

Setting change to Home Farm 'model farm' complex (now converted to residential); development would remove much of the assets' open agricultural setting, reducing the ability of the complex to be read as farm buildings and largely severing the functional relationship with the fieldscape.

Loss of surviving open land and landscape structure will further erode relationship between assets and their immediate setting.

3

Area of proven **high archaeological potential**; Mesolithic/Early Neolithic material culture, early prehistoric pits/post-holes, Middle Bronze Age-Early/Middle Iron Age ditch feature, Late Bronze Age/Early-Middle Iron Age industrial activity.

Development of this area of site would result in total loss. Access to site from Boreham Road likely to result in some level of harm, depending on routing and construction.

4

If access is taken from Boreham Road, development will result in loss of at least one section of historic walling. This would result in setting change to the **Bishopstrow Conservation Area** as the wall currently provides a strong visual and historic boundary for the CA – in addition to making a strong positive contribution to the character and appearance of the CA.

5

Setting change to **196/198 Boreham Road** (non-designated); if development extends into adjacent portion of the site – and particularly if access is taken through the wall opposite – character of setting, currently defined by high, vegetation-topped historic walls to Boreham Road, will be fundamentally changed.

6

Development of the whole site would result in effective coalescence of Warminster with Bishopstrow/Boreham, effectively removing the agricultural setting of Bishopstrow House and home farm complex in this section of the historic estate

7

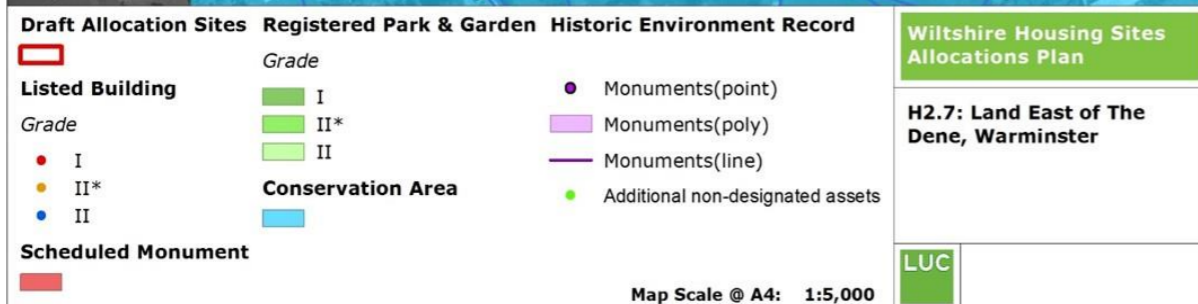
Change to the character, appearance and experience of Boreham Road and Bishopstrow CA; introduction of new access, visibility splays and additional suburbanising street furniture would represent a potentially significant change

### Options for sustainable development

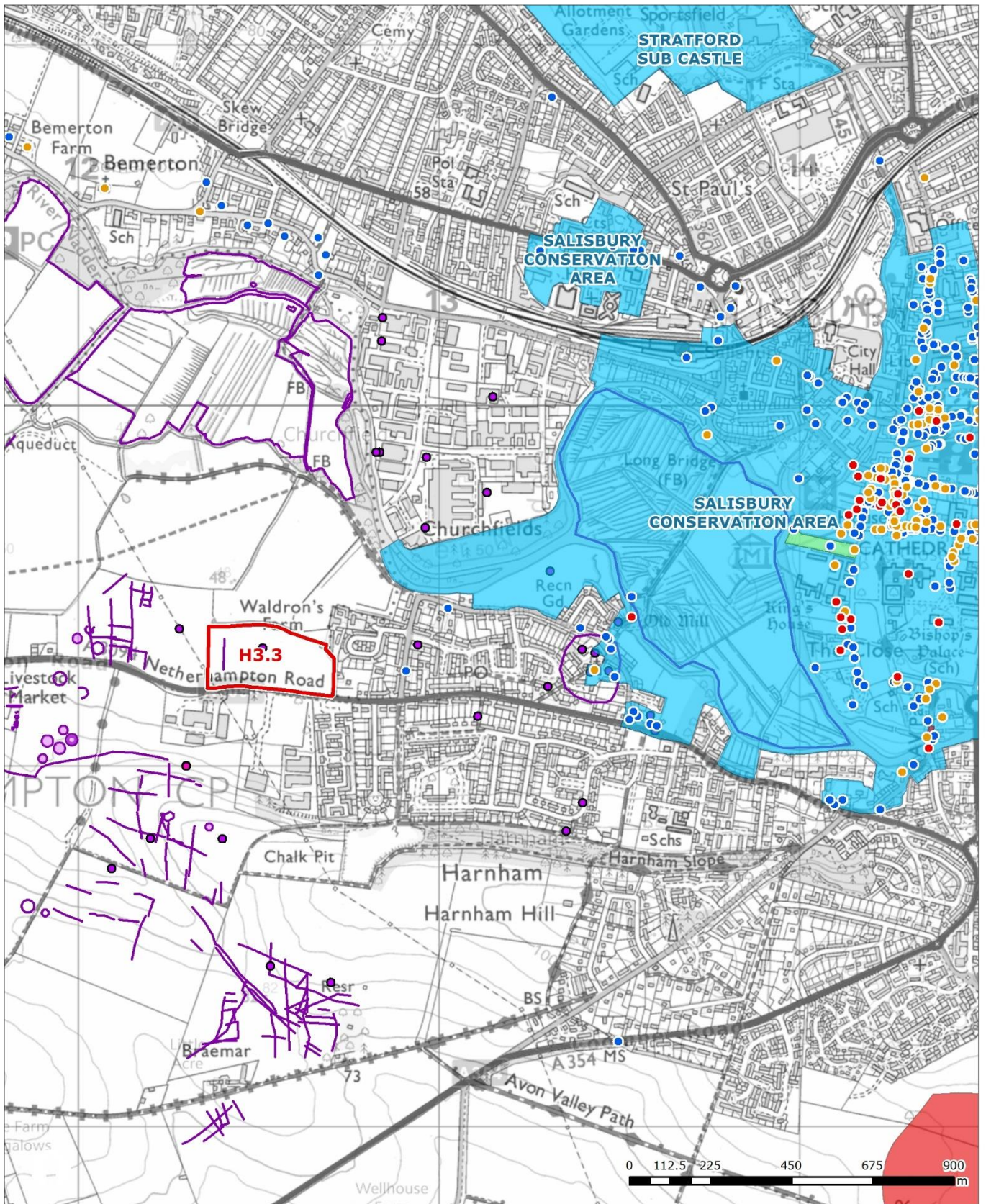
A

Limited development could be accommodated in northwest corner of the site. This, in parallel with strengthening existing landscape structure, would avoid adverse setting change to key heritage assets.

Access would need to be secured from the existing road network in The Dene, or via other means of access to the north, to avoid issues set out in point 4 above.



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Draft Allocation Sites	Registered Park & Garden	Historic Environment Record	Wiltshire Housing Sites Allocations Plan
<b>Listed Building</b>	<b>Grade</b>	Monuments(point)	<b>H3.3: North of Netherhampton Road, Salisbury</b>
<b>Grade</b>	I	Monuments(poly)	
I	II*	Monuments(line)	<b>LUC</b>
II*	II	Additional non-designated assets	
II	<b>Conservation Area</b>		
<b>Scheduled Monument</b>			

**Map Scale @ A4: 1:15,000**

## 9 H3.3: North of Netherhampton Road, Salisbury

### Designated assets on site

- 9.1 There are no designated heritage assets on site.

### Non-designated heritage assets on site

#### Watermeadows, North of Netherhampton Road; Bronze Age features (MWI9889)

##### Description

Importance	Susceptibility to physical change	Susceptibility to setting change
Low / uncertain	High	Low
Uncertainty as to nature and full extent of assets; Metalworking evidence may increase level of significance.	Archaeological features, therefore vulnerable to physical change	Uncertain contribution of setting to significance of assets

- 9.2 An archaeological evaluation in 1996 revealed three features of Late Bronze Age date, one of which related to a possible metalworking site in the vicinity. A substantial ditch feature identified could be interpreted as being a settlement boundary or substantial stock enclosure, implying domestic activity either on site or in the immediate area.
- 9.3 The presence of a very extensive archaeological landscape to the south of Netherhampton Road, comprising a Bronze Age barrow cemetery, likely later prehistoric ring ditches and enclosures and an extensive – but undated – potential coaxial field system. This suggests that the local area has a very extensive settlement history, therefore the association of the Bronze Age features on site may well be indicative of an additional focus of activity.

##### Significance

- 9.4 There is some uncertainty with regard to the nature and extent of features on site, but the remains are likely to be of at least local significance. While direct evidence of metalworking was not uncovered, the potential for such remains in the vicinity could substantially increase the significance of remains, given the relative rarity of Bronze Age metalworking sites.
- 9.5 The asset is treated as being of **low / uncertain importance** for the purposes of this assessment.

##### Susceptibility to change

- 9.6 As archaeological assets, the features are inherently highly sensitive to physical change. To the extent that they are currently understood, they are not assumed not to be particularly sensitive to setting change – but this could change in light of any further investigations on site.

##### Risk of harm

- 9.7 Development of the site would likely result in total loss of the asset, giving rise to at least a **medium effect** for the purposes of this assessment; the uncertainty with regard to the extent and overall significance of the asset should be considered.

##### Options for sustainable development

- 9.8 It is likely that any development of the site would result in substantial harm to / loss of archaeological remains on site. As currently understood, it is unlikely that this would constitute a

major constraint to development – but the potential for Late Bronze Age metalworking remains should trigger a precautionary approach. Depending on underlying geology, geophysical survey may be a useful means of characterising the extent of potential remains prior to planning consent being granted. Similarly, field evaluation is likely to be required to both confirm geophysical results in the event of uncertainty, and/or to characterise the nature, extent and significance of remains on site. Such works will be necessary both to inform an appropriate mitigation strategy and understand the risk that archaeological remains may pose to the development of the site (in terms of time, costs and planning risk).

## Designated assets outside the site likely to be susceptible to setting change.

### Salisbury Cathedral (NHLE: 1023581); City of Salisbury Conservation Area

#### Description

Asset	Importance	Susceptibility to physical change	Susceptibility to setting change
Salisbury Cathedral	High	n/a	High
	Grade I Listed		Longer views to spire a key element of significance.
City of Salisbury Conservation area	High	n/a	High
	Conservation Area		View across the site specifically identified as being a 'strategic approach view'

- 9.9 The Cathedral Church of St. Mary, Salisbury is world-famous – both in its own right as one of the finest medieval cathedrals in England, and also through its inclusion in the works of renowned artists, not least John Constable (who had personal links to Bishop Fraser) and J.M.W. Turner.

#### Significance

- 9.10 In this context, it is not necessary to rehearse the full significance of Salisbury Cathedral. In terms of its interaction with the proposed allocation, the contribution of setting to the asset's significance is paramount. As a city at the confluence of five rivers, the cathedral sits in a topographic bowl – meaning that the spire is highly visible in approaches to the city, and makes an important contribution to its significance. The view of the cathedral spire in its landscape context is available for a considerable distance out to the west of the city, but the site is considered to make a valuable contribution to this both as the closest point at which such views can be taken, and as one of the few sections of the view largely unencumbered by electricity transmission infrastructure.

- 9.11 The cathedral is internationally significant, and is an asset of **high importance** for the purposes of this assessment.

#### Susceptibility to change

- 9.12 Views to the spire are highly sensitive in terms of development that could reduce the ability to appreciate and understand the cathedral in its setting, or compromise the sense of scale and isolation – as the sole visible building in key approaches. Similarly, views of the cathedral that have been immortalised in works of art are particularly significant and could readily be harmed by ill-planned development – although no such known views would be affected by development on this site. The contribution of views to the Cathedral to the overall experience of visiting Salisbury, and approaching it in the landscape, is significant.
- 9.13 The site in question benefits from long views of the cathedral from the west; the spire is visible for a considerable distance along the A3094. Views across the site from the road are valuable as they are unencumbered by power lines (which cut across the views from further west). This

approach to the city is comparatively unaltered. It is one of the few remaining rural views, from any direction, of the spire in its wider landscape context. This helps the viewer understand both the city's position in the landscape, and how widely visible and impressive the spire would have been to travellers in the past.

- 9.14 Views to the Cathedral from the west are identified in the City of Salisbury Conservation Area Appraisal and Management Plan (2014), with the view across the site from the west identified as a 'strategic approach view' (Figure 3, p.15).
- 9.15 No visualisations have been prepared as part of this assessment. The need to employ indicative block plans, building heights and quantum of development would not necessarily have provided the necessary certainty, therefore a precautionary approach has been applied.

#### *Risk of harm*

- 9.16 Development of the site could potentially reduce or remove visibility of the cathedral spire from last section of open landscape before entering Salisbury (Harnham). The extent to which this effect could be considered to be harmful to the heritage significance of the cathedral itself is debatable, as longer views from further west would remain available and would not fundamentally change the asset's relationship with the surrounding landscape. It would, however, represent a local erosion of this element of setting, and hence give rise to some harm. In terms of views from the road and the experience of arriving in Salisbury, this is concerned principally with visual receptors (i.e. people) rather than the asset per se.
- 9.17 Taking a more holistic approach to the significance and sensitivity of the view in relation to the Conservation Area, rather than just the heritage significance of the cathedral, the effect of development in this location would be wider-ranging. The sensitivity of the view is increased significantly by the fact that it is, arguably, the one remaining good quality long view of the spire in a rural setting. It facilitates a sequential experience of approaching Salisbury from the west, with the spire becoming increasingly prominent as the viewer moves eastward through the landscape. At longer distances, the topography of the surrounding landscape is readily apparent, emphasising the bowl in which Salisbury sits. As distance decreases, the spire moves steadily southward towards the axis of the road, becoming a more impressive and prominent feature. It is these closer quarters views that will be particularly susceptible to change on site.
- 9.18 The effect of development on site would therefore likely conflict with the objective to conserve the key characteristics of the Conservation Area<sup>20</sup> set out in the City of Salisbury Conservation Area Appraisal and Management Plan (2014), and would be contrary to the conservation of Strategic Views which contribute to the character and appearance of the Conservation Area (*ibid*, p.15, 18)
- 9.19 The nature, scale (particularly height and massing) and location of any development proposed on the site will be critical in determining precise levels of impact. Nevertheless, it is likely that harm will occur as a consequence, interacting with the aesthetic value of the Cathedral and potentially reducing the ability to appreciate the asset (and Salisbury) in its rural landscape and topographical setting. The communal values of the asset may also be affected, although the extent to which the view is valued by the public is not clear. With regard to the Conservation Area, impact on this strategic view could be held to directly conflict with the requirements of the Conservation Area Appraisal. Taking a precautionary approach, it is likely that the effect would be at least **medium-high** given the importance of the asset and the sensitivity of this element of its setting to change.

## Archaeological potential

- 9.20 The archaeological potential of the site has been demonstrated to be high, through previous phases of development-related investigation.

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<sup>20</sup> The spectacular setting of Salisbury, and views to the Cathedral are both identified as 'key characteristics' of the Conservation Area – and are therefore held to be inextricable from its significance.

- 9.21 While the significance of the on-site archaeological assets is not anticipated to be of an order likely to completely constrain development, the presence of at least regionally significant later prehistoric industrial activity in close association with putative settlement suggests that a precautionary approach is advisable.
- 9.22 It is therefore likely that additional pre-consent evaluation would be required to more effectively characterise the extent, nature and significance on in situ remains. This will be necessary to both inform an appropriate mitigation strategy and to understand the likely risks to the development project posed by the level of mitigation required.

## Cumulative effects

- 9.23 Development on the site is not expected to have significant cumulative effects, beyond contributing to incremental erosion of the Cathedral and city's setting and key views, as indicated above.

## Options for sustainable development

- 9.24 It is unlikely that the effects of development could be entirely avoided or satisfactorily mitigated with regard to impacts on strategic views. Development would therefore be very likely to conflict with the requirement to conserve strategic views set out in the City of Salisbury Conservation Area Appraisal and Management Plan (2014).
- 9.25 Preparation of visualisations of views across the site, including indicative block heights as a 'wireframes', may help to provide additional certainty in terms of the extent and severity of effects.



**Predicted effects**

1

Development on the site would adversely affect a 'strategic approach view' identified in the Salisbury Conservation Area Appraisal and Management Plan. This view forms a key part of the setting of Salisbury Cathedral, and is one of the few remaining views of the spire in which it can be understood and appreciated in a relatively unmodified rural context.

Any development on the site is likely to give rise to a degree of harm to this aspect of the Cathedral's setting, and conflict with a key object of the Conservation Area – namely to conserve the setting of the Cathedral and its landscape and townscape context.

2

Area of high archaeological potential. This would likely require extensive pre-consent evaluation to inform an appropriate mitigation strategy, and to understand the extent of risk posed to development.

**Options for sustainable development**

It is unlikely that the effects of development could be entirely avoided or satisfactorily mitigated with regard to impacts on strategic views. Development would therefore be very likely to conflict with the requirement to conserve strategic views set out in the City of Salisbury Conservation Area Appraisal and Management Plan (2014).



