

AGENDA

Meeting: Northern Area Planning Committee

Place: Council Chamber - Council Offices, Monkton Park, Chippenham,
SN15 1ER

Date: Wednesday 12 October 2022

Time: 2.00 pm

Please direct any enquiries on this Agenda to Ben Fielding of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718656 or email benjamin.fielding@wiltshire.gov.uk

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Membership:

Cllr Tony Trotman (Chairman)
Cllr Howard Greenman (Vice-Chairman)
Cllr Chuck Berry
Cllr David Bowler
Cllr Steve Bucknell
Cllr Gavin Grant

Cllr Jacqui Lay
Cllr Dr Brian Mathew
Cllr Nic Puntis
Cllr Martin Smith
Cllr Elizabeth Threlfall

Substitutes:

Cllr Clare Cape
Cllr Ruth Hopkinson
Cllr Peter Hutton
Cllr Bob Jones MBE

Cllr Dr Nick Murry
Cllr Ashley O'Neill
Cllr Tom Rounds

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Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 14*)

To approve as a true and correct record the minutes of the previous meeting held on 3 August 2022.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register **no later than 10 minutes before the start of the meeting**. If it is on the day of the meeting registration should be done in person.

The rules on public participation in respect of planning applications are linked to in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application, and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular,

questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on 5 October 2022 in order to be guaranteed of a written response. In order to receive a verbal response, questions must be submitted no later than 5pm on 7 October 2022. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 15 - 16*)

To receive details of completed and pending appeals and other updates as appropriate.

7 **Planning Applications**

To consider and determine the following planning applications.

7a **PL/2022/00072 & PL/2022/02619 Mermaid Inn, Main Road, Christian Malford, Chippenham, Wilts, SN15 4BE** (*Pages 17 - 34*)

Proposed change of use from Café/Wine Bar (sui generis) to a dwelling (Class C3) and associated works.

7b **PL/2021/10793 Winkworth Gate, The Street, Lea, Malmesbury, SN16 9PQ** (*Pages 35 - 64*)

Proposed new dwelling and associated works.

8 **Conservation Area Statements**

To receive the following conservation area statements.

8a **Consultation Statement on the Pickwick Conservation Area** (*Pages 65 - 178*)

To receive a presentation on the Consultation Statement on the Pickwick Conservation Area.

9 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency.

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 3 AUGUST 2022 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Howard Greenman (Vice-Chairman), Cllr Steve Bucknell, Cllr Gavin Grant, Cllr Jacqui Lay, Cllr Dr Brian Mathew, Cllr Nic Puntis, Cllr Martin Smith, Cllr Elizabeth Threlfall and Cllr Bob Jones MBE (Substitute)

42 **Apologies**

Apologies for absence were received from Councillor David Bowler, who had arranged for Cllr Bob Jones MBE to attend in his absence.

Cllr Brian Matthew joined the meeting late at 14:11, but in time to partake in Item 7a.

43 **Minutes of the Previous Meeting**

The minutes of the meeting held on 25 May 2022 were presented for consideration, and it was;

Resolved:

To approve and sign as a true and correct record of the minutes of the meeting held on 25 May 2022.

44 **Declarations of Interest**

Cllr Elizabeth Threlfall declared that her husband was part of Brinkworth Parish Council and that he had written an objection letter regarding PL/2021/03928 - Poppy House, Barnes Green, Brinkworth. Cllr Threlfall stated that she would consider the application with an open mind.

Cllr Jacqui Lay declared that with regard to PL/2022/01974 - Key View, Common Lane, Purton Stoke, she knew the applicant's neighbour. Cllr Lay stated that she would consider the application with an open mind.

45 **Chairman's Announcements**

The Chairman informed those in attendance of the procedures in place if there was to be a fire alarm.

46 **Public Participation**

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

47 **Planning Appeals and Updates**

Councillor Tony Trotman moved that the Committee note the contents of the appeals report included within the agenda. It was seconded by Councillor Steve Bucknell.

Resolved:

To note the Planning Appeals Update Report for 3 August 2022.

48 **Planning Applications**

The Committee considered and determined the following planning applications:

48a PL/2021/03928 - Poppy House, Barnes Green, Brinkworth.

Public Participation

Martin Evans spoke in objection to the application.

Felicity Barnett spoke in support of the application.

Cllr Alison Parsons spoke on behalf of Brinkworth Parish Council.

Development Management Team Leader, Lee Burman presented a report which outlined the formation of an arena; erection of stables; vehicular access and parking area and change of use of land to equestrian use.

Details were provided of the site and issues raised by the proposals, including the principle of development, design and landscape impact, ecology, arboriculture, highways safety, public rights of way, drainage and impact on residential amenities.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on, but not limited to, whether floodlighting issues were a general problem elsewhere, whether it was normal to have Perspex panels for natural light and the up keep of the woodland which would have to be replaced as part of the proposal.

Additional technical questions were received in relation to whether there was a standard amount of land required to keep horses, whether the application should have been described as retrospective, whether the application could be conditioned to limit family member use and whether it would be possible to condition tying the land to the property.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Councillor Elizabeth Threlfall then spoke regarding the application. Cllr Threlfall raised the following points that this would be a large development within the countryside and that though there was concern, if granted it would be tucked behind trees with more to be planted. A situation could however arise in the future where the land could be overgrazed with other potential issues including pollution. Cllr Threlfall stressed the importance of tying the house to the land and that issues with outside lighting, the footpath and flood risk had been resolved and that though the proposal was not in line with the character of the village or building line it would be difficult to find a basis to object.

At the start of the debate a motion to accept the officer's recommendation was moved by Councillor Nic Puntis and seconded by Councillor Steve Bucknell. This motion included an additional conditional requirement to tie the proposed development to the applicant's adjacent residence. A further friendly amendment was suggested by Councillor Bucknell that the number of horses should be limited to 1 horse, 1 pony and 1 Shetland pony, however this was not accepted by Councillor Puntis and Councillor Bucknell therefore opted to withdraw support for the motion.

A new motion was then moved by Councillor Nic Puntis to accept the officer's recommendation, which was seconded by Councillor Howard Greenman. This motion included an additional conditional requirement to tie the proposed development to the applicant's adjacent residence and to limit the number of horses to be stabled on site to 4 in accord with the number of stables proposed.

During the debate, issues were raised, but not limited to, that in other communities a lot of stables and facilities had been established which had been overbearing to the countryside. Further support was added with the example of Dauntsey Vale, where it was suggested that land had been ruined by hobby horse riders and that it would be positive for policy makers and the local plan to control such developments. Additionally, that it could be worth including a track under the road in order to allow for Great Crested Newt migration.

At the conclusion of the debate, it was,

Resolved:

To approve in accord with the officer recommendation but subject to two additional conditional requirements tying the proposed development to the applicant's adjacent residence and limiting the number of horses to be stabled on site to 4 in accord with the number of stables proposed.

49 **PL/2021/10793 - Winkworth Gate, Lea.**

Public Participation

John Cull spoke in objection to the application.

Kevin Tibbs spoke in objection to the application.
Shaun Poulton spoke in objection to the application.
Charlotte Watkins spoke in support of the application.
Tom Newman spoke in support of the application.
Cllr Stuart Suter spoke on behalf of Lea and Cleverton Parish Council.

Development Management Team Leader, Lee Burman presented a report which outlined a proposed new dwelling and associated works.

Details were provided of the site and issues raised by the proposals, including the principle of development; impact on the character, appearance, visual amenity and openness of the locality; impact on the residential amenity and impact on archaeology interest. Additionally impact on drainage/flooding; impact on highways safety and other matters.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on, but not limited to, the finished floor level and the proposed height of the finished home as well as site surveys, drainage from the nearby stream and whether there was Rights of Way access to allow parking.

Additional technical questions were received in relation to whether any local properties had been flooded and regarding previous sewage issues, whether the application could have permitted development rights removed and whether the application would cause additional flooding impact to their neighbours.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Councillor Elizabeth Threlfall then spoke regarding the application. Cllr Threlfall raised the following points whilst acknowledging that the Planning Officers had completed a large amount of work, with the applicant also having withdrawn the previous submission before addressing concerns before resubmitting. Cllr Threlfall noted that it was difficult without a parish plan or framework boundary to identify whether the proposal would constitute as elongation or infill. In addition, Cllr Threlfall stated that regarding flooding a decision would have to be made as to whether flood modelling maps were to be believed or anecdotal evidence from local residents.

At the start of the debate a motion to accept the officer's recommendation was moved by Councillor Tony Trotman, however no seconder was found and the motion consequently fell.

A new motion was then moved by Councillor Martin Smith to reject the officer's recommendation, which was seconded by Councillor Nic Puntis. The reason for refusal was cited as being that the application conflicted with Wiltshire Core Strategy (Jan 2015) Core Policies 1, 2, 13 and 67. Following debate, this motion was then withdrawn by Councillor Martin Smith and seconder Councillor Nic Puntis.

A further motion was then moved by Councillor Howard Greenman to defer determination in order to seek additional information in respect of drainage matters. This was seconded by Councillor Steve Bucknell.

During the debate, issues were raised, but not limited to, what the specifications of the technical attenuation would be as well as how it would work. It was also suggested that the if accepted the property would not look in place with the rest of the village and that if a property was to be built on the land the owner might be concerned with sewage and flooding. In addition Members of the Committee stated that they did not feel as though they had enough information to grant consent and also questioned the technical competencies of the FRA author(s). Regarding flooding, previous example of applications in Malmesbury that went to appeal were cited, with it stated that though sometimes there is local knowledge it is difficult to go against expertise. It was acknowledged that in this case the Wiltshire Council Drainage Engineers had not raised objection, similarly to the Environment Agency.

Further issues that were debated included whether or not the application would constitute as being infill or elongation to the village, with it noted that opposite the land is the school which lies beyond the village settlement.

At the conclusion of the debate, it was,

Resolved:

To defer determination to enable the applicant to seek additional information in respect of drainage matters. That information to include the technical competencies of the FRA author(s); proposed finished floor levels of the dwelling to address Wessex Water issues and requirements concerning drainage and foul water; clarification of site survey levels; and to take into account evidence of the flooding events from the Parish Council and local residents in order to ensure that the proposed development is not at risk of flooding and does not increase off site flooding issues.

The meeting was adjourned at 16:23 for a break and then resumed at 16:30.

50 **PL/2022/01974 - Key View, Common Lane, Purton Stoke.**

Public Participation

Sandy Brimacombe spoke in objection to the application.

Janet Stares spoke in objection to the application.

Jon Bellamy spoke in objection to the application.

Development Management Team Leader, Lee Burman presented a report which outlined a proposed extensions to the property as a revision to a previous proposal that had been refused at a previous meeting of the Committee.

Details were provided of the site and issues raised by the proposals, including the principle of development; impact on the character and appearance of

nearby listed buildings; impact on the character, appearance, visual amenity of the locality. Additionally impact on the residential amenity and impact on highway safety.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on whether clear information had been provided regarding plate levels and what the extension constituted.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Councillor Jacqui Lay then spoke regarding the application. Cllr Lay read a statement on behalf of Purton Parish Council in objection to the application as representatives were unable to attend. From a personal viewpoint, Cllr Lay raised the following points, addressing the design of the application and that the current living room would be engulfed by new extensions with no windows. Additionally that if accepted the proposals would be overbearing to neighbours, with the house to the right potentially losing all afternoon sun.

At the start of the debate a motion to refuse the application contrary to the officer's recommendation for the same reason as the previous application had been refused as previously identified concerns had not been addressed and overcome was moved by Councillor Steve Bucknell and seconded by Councillor Bob Jones MBE.

At the conclusion of the debate, it was,

Resolved:

Contrary to the officer recommendation to refuse the application for the same reasons given by the Committee on 2 February 2022 for refusal of the previous application at this site.

Committee Members considered that the revisions from the previous proposals considered by the committee had not addressed their concerns and that the proposal continued to result in an overbearing impact and loss of residential amenity for neighbouring properties and an overdevelopment of this site.

The wording of the previous reasons for refusal was read out at and was as follows:-

The proposal constitutes an overdevelopment of a constrained site that does not achieve high quality design by virtue of its bulk, mass and positioning. The proposals thereby result in harm to the character, appearance and visual amenity of the locality and existing neighbouring residential amenities being both overbearing and resulting in loss of privacy. The proposals are thereby in conflict Wiltshire Core Strategy (Jan 2015) Core Policy CP57 (iii) & (vii).

51 **PL/2021/05209 - Land south of Filands, Malmesbury.**

Public Participation

Campbell Ritchie spoke on behalf of Kim Power in objection to the application.

Katherine Doodey spoke in objection to the application.

Jonathon Dodd spoke in support of the application.

Cllr Campbell Ritchie spoke on behalf of Malmesbury Town Council.

Development Management Team Leader, Lee Burman presented a report which outlined the erection of 70 dwellings with a public open space and associated infrastructure, approval of reserved matters (scale, layout, landscaping and external appearance) pursuant to outline application ref: 19/11569/OUT.

Details were provided of the site and issues raised by the proposals, including design quality, impact on the character appearance and visual amenity of the area – landscaping; residential amenity; access, highways and parking; drainage and ecology.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on, but not limited to, what the Officer thought about the letter which had been received from Osborne Clarke, whether there would be any PV panels on the roofs of the proposed homes as well as how the homes would be heated. It was also clarified that a Section 106 agreement was already attached to the outline permission.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Councillor Gavin Grant then spoke regarding the application. Cllr Grant raised the following points thanking the Planning Officer for his extensive efforts whilst there had been frustration from Malmesbury Town Council and residents. Cllr Grant cited content included within the report, specifically page 69 in respect to specific elements of the site layout, which he did not believe were in accord with the outline planning permission and were also against the Malmesbury Area Plan. Cllr Grant spoke in very strong terms in expressing frustration that developer had not designed a masterplan to include proposals both for this site and the adjoining land to the south which also benefits from outline planning permission and to also incorporate the nursery secured as part of the outline permission at appeal and was reminded by the Chair of the Committee to ensure his comments were professional and courteous when referring to the Applicant and the Applicant's representative. Cllr Grant noted that there had been a loss of 15% of land available within the development however this had only reduced the number of proposed homes by one and that had a masterplan been provided, Officer's could have addressed the proposals together to allow for greater continuity of layout and space.

The following further points were raised by Cllr Grant, who referred to Wiltshire Core Strategy (Jan 2015) Core Policy 57, which aims to ensure high quality of

design and place shaping, with the suggestion that the highest quality could not be achieved through this proposal. Cllr Grant stated that had it not been for the tilted balance, then this parcel of land would have remained a greenfield site. In addition, Cllr Grant stated that many people would lose out if the application was to be granted, specifically future generations of children who would have nowhere to play due to the 15% decrease in land including green space. Cllr Grant suggested that the application was substandard as the full aims and objectives of Wiltshire Core Strategy (Jan 2015) Core Policies 2, 13 and 57 as well as sections of the National Planning Policy Framework (July 2021) and the Malmesbury Community Plan had not been met.

At the start of the debate a motion to refuse the officer's recommendation was moved by Councillor Gavin Grant and seconded by Councillor Jacqui Lay. The reason for refusal was that the proposals do not achieve the highest design quality failing to address place making objectives by not taking into account and comprehensively master planning the application site alongside the adjoining site to the south. The proposals are thereby in conflict with Core Policy 57 (iii & xi) of the Wiltshire Core Strategy (Jan 2015); and Paragraph 130 (a, e & f) of the National Planning Policy Framework (July 2021).

During the debate, issues were raised, but not limited to, the need for Wiltshire Council to provide good quality homes for the future generations and that the developer could be missing an opportunity in Malmesbury to produce higher quality homes rather than going for a high volume in a small, dense area. It was also suggested that the developer had not acquitted themselves well to work with Wiltshire Council as previous developers had done. It was later stressed that Wiltshire Council want to collectively work alongside the developer in order to create a community the Committee could be proud of.

It was also however suggested that in relation to page 69 of the report, that though the highest quality of design had not been achieved, it could not be said that the proposals would result in significant harm. In addition, it was stated that 40% of the homes would be affordable housing and that if the proposal was to go ahead it would contribute towards the 5-year land supply.

At the conclusion of the debate, it was,

Resolved:

To refuse the application contrary to the officer recommendation on the basis that the proposals did not achieve the highest quality of design failing to take into consideration and integrate the development proposal with the neighbouring site which also benefits from outline planning permission. The application fails to address place making objectives contrary to the provisions of the plan and the framework.

Refused for the following reason:

The proposals do not achieve the highest design quality failing to address place making objectives by not taking into account and comprehensively

master planning the application site alongside the adjoining site to the south. The proposals are thereby in conflict with Core Policy 57 (iii & xi) of the Wiltshire Core Strategy (Jan 2015); and Paragraph 130 (a, e & f) of the National Planning Policy Framework (July 2021).

52 **Urgent Items**

There were no urgent items.

(Duration of meeting: 2.00 - 6.00 pm)

The Officer who has produced these minutes is Ben Fielding – Benjamin.fielding@wiltshire.gov.uk of Democratic Services, direct line , e-mail benjamin.fielding@wiltshire.gov.uk Press enquiries to Communications, direct line (01225) 713114 or email communications@wiltshire.gov.uk

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Wiltshire Council
Northern Area Planning Committee
12th October 2022

There are no Planning Appeals Received between 22/07/2022 and 30/09/2022

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
21/00125/ENF	Land Adj Old Park Farm Vastern, Royal Wootton Bassett, SN4 7PB	Royal Wootton Bassett	Alleged unauthorised use of land for storage/skip business	DEL	Hearing	-	21/09/2022	No
PL/2021/03235	Land at Rosehill Close, Bradenstoke, SN15 4LB	Lyneham and Bradenstoke	Construction of four dwellings and associated works	NAPC	Written Representations	Approve with Conditions	20/09/2022	Yes

Planning Appeals Decided between 22/07/2022 and 30/09/2022

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
19/07293/106	The Old Stables Hollyhouse Farm Bushton, Wiltshire SN4 7PX	Clyffe Pypard	Modification/Variation of Section 106 Agreement for 99/00220/FUL to allow Renting out of the Property	DEL	Written Reps	Refuse	Allowed	03/08/2022	None
20/01449/FUL	Land South of Bridge Paddocks, Leigh Swindon, Wiltshire SN6 6RQ	Purton	Creation of a 4 Pitch Gypsy/Traveller Site Comprising the Siting of 4 Mobile Homes, 4 Touring Caravans, and the Erection of 4 Dayrooms	DEL	Hearing	Refuse	Allowed with Conditions	08/09/2022	None
20/08187/FUL	Land adj. Bridge Paddocks, Leigh Swindon, SN6 6RQ	Purton	Creation of a 4 Pitch Gypsy/Traveller Site Comprising the Siting of 4 Mobile Homes, 4 Touring Caravans, and the Erection of 4 Dayrooms	DEL	Hearing	Refuse	Allowed with Conditions	08/09/2022	None
20/08255/FUL	Land to the North of Bath Road, Pickwick Corsham, Wiltshire SN13 0BT	Corsham	Construction of an 80 Bedroom Care Home (Use Class C2), with Associated Access, Parking, Landscaping and Site Infrastructure.	DEL	Inquiry	Refuse	Dismissed	04/08/2022	None
PL/2021/04295	The Grain Barn, The Hillocks, Lyneham, Chippenham, SN15 4DJ	Tockenham	Retrospective application for change of use from grain store to kennels for 50 greyhounds and provision of portaloo, 2 storage containers and 4 dog runs	DEL	Written Reps	Refuse	Allowed with Conditions	22/08/2022	None
PL/2021/05659	Rohil Lodge 10, Woodbridge Park Golf Club, Swindon Road, Brinkworth, SN15 5DG	Brinkworth	Variation/Removal of Condition 9 of N/10/04655/FUL (Erection of Five Holiday Lodges) to allow Rohil, Lodge 10 to be used as a main residence/sole dwelling.	DEL	Written Reps	Refuse	Dismissed	03/08/2022	None

PL/2021/07919	Golden Acres, Grittleton, Chippenham, SN14 6AF	Grittleton	Prior Notification under Class Q for a Change of Use of Existing Agricultural Building to Two Dwelling Houses with Associated Building Operations	DEL	Written Reps	Refuse	Dismissed	08/09/2022	Appellant applied for Costs - REFUSED
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REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	14th September 2022
Application Number	PL/2022/00072 & PL/2022/02619
Site Address	Mermaid Inn, Main Road, Christian Malford, Chippenham, Wilts, SN15 4BE
Proposal	Proposed change of use from Café/Wine Bar (sui generis) to a dwelling (Class C3) and associated works
Applicant	Bybrook Developments (Southern) LTD
Parish Council	Christian Malford
Division	Kington
Grid Ref	396186 179185
Type of application	Full Planning Permission & Listed Building Consent
Case Officer	Germaine Asabere

Reason for the application being considered by Committee

The application is called in for Committee determination by the Local Ward Member Cllr Howard Greenman as the development does not support the retention of accessible local and community services and is therefore contrary to relevant local and national policies.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved, Listed building consent be granted.

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Loss of community asset
- Impact on the character, appearance, visual amenity of the locality
- Impact on the character and appearance of the host Grade II Listed building
- Impact on the residential amenity
- Access and Parking
- Drainage

Christian Malford Parish Council objects to the development as it does not support the retention of accessible local services and community facilities contrary to relevant development plan policies.

10 representations from members of the public were received; 3 of these were direct objections to the development and the others were neutral comments requesting the developer makes contribution towards the local & community facilities.

3. Site Description

The application site is located within the defined framework boundary for the village of Christian Malford, with a small section to the east of the public house within the property boundary but outside the defined framework boundary. The property lies at the northern end of the village adjacent the principal through road to Royal Wotton Bassett and beyond. The Mermaid Inn is a Grade II Listed Building, formerly a farmhouse to Mermaid Farm; it was believed to have been converted to a public house in the 19th Century.

The structure has been subject to substantial internal alterations over the years to facilitate the public house use and has been subject to previous extension during the 20th century, including reconstructed wings to the rear which were erected following fire damage. There is also clear evidence that there were previous outbuildings (coach house and stable range) to the rear of the site which were destroyed by fire during 1979.

The site is located at the edge of the village; within walking distance of local amenities including the village shop, pub and primary school. Opposite the site is the Mermaid Farm complex; to the southeast beyond the former car park is agricultural land; and to the rear and south west, is a row of houses facing Station Road.

The site currently has a mixed commercial / residential use classification. It does not fall within a conservation area but as noted above, the building is Grade II Listed. The site is located in flood zone 1 – with the lowest risk of flooding. During an Officer site visit in August 2022, it was noted extensive construction works for the erection of approved new dwellings in the grounds of the site were underway.

Historic England's Entry Reference of the Mermaid Inn – 1022470

CHRISTIAN MALFORD MAIN ROAD ST 97 NE (south side) 5/147 The Mermaid Inn II Inn, formerly farmhouse, early C18, painted rubble stone with painted ashlar dressings and hipped stone slate roof with rear stacks. Two storeys and attic. Flush quoins and moulded eaves cornice. Three window front range of 2-light hollow-moulded recessed mullion-and transom windows with small-paned lights. Centre depressed-arched door in C19 ashlar gabled porch with depressed-arched entry and side buttresses. Dripcourse with pendant hoodmoulds to ground floor. C20 matching single storey additions each end. Large southeast rear wing with coped south gable. Low hipped south-west rear wing has west side 2 light each floor, upper window with cast-iron small-paned glazing. Old photographs show a large 2-storey stable range to south-west, now demolished.

4. Planning History

PL/2022/03901 T1 – Yew tree. Remove tree due to very close proximity to the listed building. This will be mitigated by planting a standard 12-14 Silver leaf Lime tree on the site. (Withdrawn 23 May 2022)

PL/2021/11836 Variation of Condition 1 of PL/2021/03926 to allow for amended plans to redesign plots 4-7 and site layout. (Approved 12 May 2022)

PL/2021/03926 Variation of condition 1 of 18/08318/VAR to allow for amended plans to re-design plots 4-7 and site layout. (Approved 13 August 2021).

18/08318/VAR Variation of condition 26 of planning permission N/11/01493/FUL to allow for a re-design to plots 4-7 and the site layout. (Approved 24 February 2019).

N/11/01494/LBC Redevelopment and Refurbishment Incorporating Retention of Part of Existing Use as a Café/Wine Bar (Class A4) with Ancillary Managers Accommodation Above, Change of Use of Remainder of Vacant Public House to 2 Dwellings (Class C3), Demolition of Ancillary Outbuildings and Erection of 4 Dwellings (Class C3) and Associated Works. (Approved 07 April 2015).

N/11/01493/FUL Redevelopment and Refurbishment Incorporating Retention of Part of Existing Use as a Café/Wine Bar (Class A4) with Ancillary Managers Accommodation Above, Change of Use of Remainder of Vacant Public House to 2 Dwellings (Class C3), Demolition of Ancillary Outbuildings and Erection of 4 Dwellings (Class C3) and Associated Works. (Approved – 07 April 2015).

5. The Proposal

The applications seek planning permission and listed building consent (as two separate applications) for change of use of the ground floor of the application premises from café / wine bar (Class Sui Generis) to residential (Class C3) with internal and external works and alterations to the listed building. The proposed change to residential will incorporate the upper floor area of the building which already has permission for residential use (previously as a 5-bedroom ancillary manager's accommodation).

The development would result in the creation of 3no. two bedroom residential units (net gain of 2 residential units when the former manager's accommodation is considered). These units will have kitchen and living areas on the ground floor and bedrooms on the first floor. Minor alterations are proposed to the exterior of the property with the majority of the works being internal structural changes.

The building would be finished partly in stone, bricks and render. The existing stone and pantile roof covering would be retained and all new and retained fenestration details are noted to be of timber construction.

Existing vehicular access from the B4069 (Main Road) to the site and pedestrian footpath as approved under previous planning consents would be retained, with 12 dedicated car parking spaces to be provided for the residents and visitors of the three new proposed dwellings.

6. Planning Policy

National Planning Policy Framework (2021):

Paragraphs 2, 8, 11, 14, 38, 47, 75, 112, 124, 130, 135, 167, 189 – 208.

Wiltshire Council Core Strategy 2015

Core Policy 1: Settlement strategy

Core Policy 2: Delivery strategy

Core Policy 3: Infrastructure requirements

Core Policy 10: Spatial Strategy for the Chippenham Community Area

Core Policy 35: Existing Employment Land

Core Policy 45: Meeting Wiltshire's housing needs

Core Policy 49: Protection of Rural Services and Community Facilities

Core Policy 50: Biodiversity and geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment
Core Policy 60: Sustainable transport
Core Policy 61: Transport and new development
Core Policy 62: Development impacts on the transport network
Core Policy 63: Transport strategies

The Wiltshire Housing Site Allocations Plan (WHSAP) adopted 25 February 2020 –
Settlement Boundary Review and site allocations

Christian Malford Neighbourhood Plan (Made March 2018).
Section 4.6 – Housing
Section 5.1 – Community and Recreational Facilities
Section 5.4 – Facilities
Section 7.1 – Business
Section 8.2 – The Historic Environment
Section 11.1 – Site Allocation

Supplementary Planning Guidance and Other Relevant Documentation

- Local Transport Plan 2011-2026 Car Parking Strategy (March 2011) – Minimum residential parking standards.
- Local Transport Plan 2011-2026 Cycling Strategy (March 2015) – Appendix 4
- Wiltshire Council Waste Collection Guidance for New Development
- Wiltshire Housing Land Supply Statement April 2019 (published December 2020)

7. Consultations

Wiltshire Council Estates Team –

No objection – the submitted marketing assessment confirms that the consented use as a wine bar is not viable and there is no proceedable interest.

Wiltshire Council Economic Development Team –

No objection

Wessex Water –

No objection

Wiltshire Council's Drainage Team –

Support

Landscape consultant –

No comment

Conservation Officer –

No objection subject to conditions

Wiltshire Council's Highways Officer –

No objection subject to conditions

Christian Malford Parish Council: OBJECTS to the development proposal:

Detailed comments received note that the development does not support the retention and development of accessible local services and community facilities and is therefore contrary to Para 84(d) of the NPPF, Core Policy 35 of the Wiltshire Core Strategy and the Christian Malford NDP S7.1.

8. Publicity

The application was advertised by neighbour letters, press advert and Parish Council notification. This generated 10 letters of representation; 3 of these were objecting the proposed development and the others were neutral comments requesting financial contributions for the upkeep of the Village Hall and other local facilities.

A summary of the representations is set out below, this is not intended to be a comprehensive verbatim recitation of submissions made:

Objections

The proposal is not in the interest of the local community;

The development is a change of use by stealth which is a manipulation of the planning system; and

The development represents a loss of community assets.

9. Planning Considerations

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); the Wiltshire Housing Sites Allocation Plan (WHSAP) (Feb 2020); and the Christian Malford Neighbourhood Plan (CMNP) (Made March 2018).

Core Policies 1 and 2 of the Wiltshire Core Strategy (WCS) alongside the relevant community area policy (in this instance CP10) set out the settlement strategy for Wiltshire and apply as the proposed site falls within the designated Christian Malford settlement boundary which is defined as a large village. Core Policy 10 in particular identifies Christian Malford as a larger village in the Chippenham Community Area as a location where planning permission would normally be granted for infill residential development subject to all other material planning considerations including site specific impacts.

On this basis the proposal for residential development in this location is broadly acceptable in principle subject to the consideration of site specific matters. In this case the consented use of the property as a public house/wine bar and its status as a designated heritage asset are of particular relevance and are addressed further below.

It is however also material to note here that the Council cannot currently demonstrate a framework compliant five year supply of land for housing including necessary buffers and as such the tilted balance is engaged. The consequence is that the policies most relevant for the determination of the application cannot be afforded full weight; and any harm that is identified as arising from the proposals must significantly and demonstrably outweigh the benefits of development if consent is to be refused. In making such assessments case law has established that decision takers can consider the scale of shortfall and measures being taken to address same.

In these respects, several of the most recent appeal decisions have considered the shortfall to be modest but in nearly all instances have still allowed those appeals, granting permission. Particularly those in this Housing Market Area. Two appeal decisions both allowed are noteworthy in this respect given their proximity to the site and location within this community area. Those being:-

APP/Y3940/W/21/3285458 / 20/03487/FUL – Land at Sutton Lane, Sutton Benger, Wiltshire SN15 4RR

APP/Y3940/W/22/3292118 / 20/03876/OUT - Land to the East of Church View, Sutton Benger, SN15 4FD

The overall planning balance is addressed in the conclusion below.

Loss of community asset / facility

Core Policy 49 of the WCS seeks to protect existing services and community facilities and notes that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. The policy also notes that the redevelopment of community facilities for non-community service / facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:

- i. be undertaken for at least six months*
- ii. be as open and as flexible as possible with respect to alternative community use*
- iii. establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site*
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above*
- v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification*
- vi. provide details of any advertisements including date of publication and periods of advertisement*
- vii. offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility*
- viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.*

In line with Core Policy 49, the application site is identified within the CMNP at Section 5.4 as a community facility and the commercial element of the ground floor part makes it an existing employment site. In relation to the latter, the Wiltshire Core Strategy presents at (paragraph 6.16) the considerable opportunity to encourage economic growth to maintain diversity and choice of sites for employers and allow for local business expansion. The CMNP at paragraph 7.1 also notes that the future economic well being of the village requires consideration of non-residential development. The potential loss of an existing site must therefore be well considered.

Core Policy 35 states that in demonstrating that a site has no long term and strategic requirement to remain in employment use, the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term.

An objective assessment must be made of the site's potential contribution to the economy, in line with other sites in the area; it must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let

for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.

Against this general support or resistance to the loss of the employment site, regard must be had to the specific constraints and limitations of the commercial use on the site. The applicant considers the café/bar is not a commercially viable enterprise for a number of reasons as explained in an accompanying Design and Access Statement and presented in the submitted 'Marketing Report'. The application site is currently vacant, and it is asserted by the applicant that between 2005 and 2010 the site was leased to a number of individuals/companies. Officers are informed that none of these arrangements worked and the site continued to decline.

It is crucial to acknowledge that some older employment areas may no longer be fit for purpose or that their role has changed; and the commercial element of the Mermaid Inn may well be in this position. Paragraph 5.4 of the CMNP indicates that the site is closed with no scheduled opening date. This is backed by the surveys submitted by the applicant. The supporting letter presented by the applicant which was produced by Smethurst Property Consultants which asserts that:

- They were instructed to market the property from February 2021 with online advertising, local press publications and a 'for sale' sign being displayed at the site property.
- The site was advertised as a commercial unit (Sui Generis classification) as well as for potential reuses as commercial and community uses.
- The site was marketed without a guide price to encourage more public enquiries.
- There were 26 enquiries with only 1 serious expression of interest.
- The current application was received by the Local Planning Authority in December 2021 which means the site was marketed for a period exceeding 6 months without a sale.

In light of the policy position above and to test the robustness of the submitted information; the Marketing Report submitted by the applicant was scrutinized by the Wiltshire Council's Economic Development and Estates & Development Teams. These Teams are the Council's specialist in this field. While the Economic Development Team raised no objection to the submitted information due to the reputation of the marketing consultants, the Estates & Development Team found several shortcomings and weaknesses with the document. These are detailed as the quality of the sales particulars, lack of detailed monthly marketing reports, the failure to offer the property as a leasehold and presentation of alternative uses.

The Team however concluded that although the application fails to satisfy all the requirements of Core Policy 49, this is not in itself an essential prerequisite, since the facility (proposed wine bar) is not in-situ, the loss is only that of a potential community service or facility, and one where viability was always uncertain. Officers are thereby satisfied with the supporting information which was deemed sufficient for the purpose and established that a wine bar/café is unmarketable and unviable.

Officers therefore consider the Marketing Report to be sound based on the responses from the inhouse experts. From an economic point of view the loss of the community facility is regrettable, it is however recognized that the planning considerations need to assess a wider range of issues, including the viability of the existing facility, and in this respect have no information to contradict the viability evidence submitted in this case. In addition, there are alternative facilities within the village in the form of 'The Rising Sun' so the development does not represent a total loss of this particular use in the local community.

The consultation response from the Christian Malford Parish Council, which reflects representations from the local community – that the loss of café/bar should be prevented –

are noted. But against the considered viability position, these do not provide grounds or reasoning to resist the loss of the ground floor commercial use in principle. Other matters raised by commentators including the impact of the development on the heritage significance of the listed building are considered below.

It is also acknowledged that historic planning permissions were granted for the conversion of the upper floor of The Mermaid Inn to ancillary residential, and indeed residential units around the site on the proviso that the ground floor area of the building remains in commercial use. That position now should not be relied upon as restricting the use/occupation of the building in the face of new evidence. Therefore, no objection is raised to the loss of the existing commercial use on the site for the reasons explained above.

Impact on the character, appearance, visual amenity of the locality

WCS Core Policy 57 states that a high standard of design is required in all new developments which must enhance local distinctiveness by relating positively to the existing pattern of development and townscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials and streetscape. Proposals must also take account of the characteristics of the site and local context to deliver appropriate development which relates effectively to the immediate setting and wider character of the area.

External changes proposed to facilitate the change of use development are minor in scale. These include the replacement of doorways with windows and the addition of windows on some elevations. It is also material to consider that development adjacent the former public house has been consented with all relevant conditions, including site landscaping, discharged and that development is now underway and will result in an improvement in the character and appearance of the site which had degraded over time.

Core Policy 58 encourages the sensitive re-use of redundant and underused historic buildings which are consistent with their conservation especially where that building positively contributes to the local character. The existing building although degraded and vacant clearly has a significant impact on the local area, as well as being Grade II listed and of some architectural merit it is also in a visually prominent location in the immediate locality. Its conversion and reuse (where it is demonstrated the commercial use is unviable) is therefore consistent with the objectives of Core Policy 58.

Therefore, the proposal is not considered to have a significantly adverse impact on the character, appearance, visual amenity and openness of this part of the village of Christian Malford and is in accordance with WCS Core Policy 57; alongside the guidance and principles of the NPPF, and the vision and principles of the CMNP.

Impact on the character and appearance of the host Grade II Listed building

The NPPF at Chapter 16 and policies CP57 and CP58 of the WCS give presumption in favour of the preservation and where possible enhancement of heritage assets and applications that directly or indirectly impact such assets require appropriate and proportionate justification. As part of the application, listed building consent is sought as external and internal changes are proposed.

The NPPF advises at paragraph 197 that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that the conservation of heritage assets can make to

sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF states “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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.” This, the document further reiterates include the setting of a heritage asset.

In this case, proposed external changes to the listed building and its curtilage are considered limited.

Proposed additions are subservient to the main building, sympathetic in form and proposed use of materials. Other external alterations of the insertion of new doors and windows are minor, and again sympathetically detailed and would not have more than a limited impact on the appearance of the building.

The Heritage Officer also advises that the building’s function as a public free house (given it was previously a farmhouse) is not considered a significant aspect of its special architectural character. The building does not display any historic features that can be considered to define its function either as a pub or as originally designed (as a residential unit) and therefore it is considered that there is no harm to the significance of the listed building as a result of the change of use. Subject to detailed of acoustic separation works and service runs, no objections or concerns were raised.

The NPPF at paragraph 208 states; ‘Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.’

The carving up and introduction of domestic accoutrements to reflect the proposed residential use is again considered to have a minor and limited impact upon the setting of the listed building. Therefore, with all aspect of the proposed development taken together, it is considered that the proposals would not cause harm to the significance of the heritage listed building.

On this basis it is considered that the proposals accord with the relevant policies of the plan and provisions of the framework.

Impact on residential amenity

Paragraph 130 of the NPPF and CP57 of the WCS seek to secure high quality design and a good standard of amenity for current and future land occupants. Given the site location and relationship to neighbouring development, it is not considered that harm to existing residential amenity arises from the proposals. The design and layout of the proposed residential units is considered to secure an acceptable level of residential amenity for future occupants of the proposed dwellings.

In terms of sustainability, the majority of the application site is within the defined limits of development of the village, walking distance of local services/amenities and with opportunities for the use of sustainable modes of travel. The site is considered a suitable location for the number of residential units that would be created. Each unit meets the space requirement of the nationally described space standards; would have a reasonably sized and private amenity area, as well as a suitable arrangement for the storage of refuse bins and cycles.

Therefore, due to the position, location and orientation, the proposal is in accordance with CP57 (vii) of the WCS and para 130 (f) of the NPPF

Impact on highway safety

The Highway Officer has indicated that the parking provision proposed for the conversion is greater than required in the current parking standards with the retention of the remaining parking that was proposed for the café/bar to be available for visitors. No objection is raised in respect of the access arrangements, traffic generation and / or highway safety. Given the above, there is no objection to the proposals in these respects.

A planning condition was suggested by the Highway Officer to address a legal agreement covering the provision of a footpath to the front of the site. Site application records however show that the footpath has been assessed and agreed as part of a previous application process (18/08318/VAR - plan ref MI/001 C) and does not form part of the main considerations of this current development proposal.

On this basis it is considered a condition is not required and that the proposals accord with the relevant policies of the plan and provisions of the framework.

Drainage

The Council's Drainage Team, having considered and assessed all submissions at the site raise no objection and it is therefore considered in drainage terms that the application proposal is acceptable, result in no conflict with the policies of the plan or provisions of the framework and related conditions attached to previous approvals. Similarly, Wessex Water raise no objection.

On this basis the proposals are considered to accord with the relevant policies of the local plan and provision of the framework.

10. Conclusion – The planning balance

To conclude, Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

In the context of the principle of development, the proposal is located within the larger village of Christain Malford in the Chippenham Community Area and is considered a sustainable location whereby small scale residential infill development is supported in principle. It is also material to note that the plan at policy CP49 makes provision for exceptions to the general strategy of the plan. In this instance where sufficient evidence as to unviability and site marketing is submitted the loss of community services and facilities to an alternate residential use may be acceptable as an exception.

The Council is currently unable to demonstrate a NPPF compliant supply of deliverable land for housing and as such the “tilted balance” is engaged. Full weight cannot be attributed to the policies of the plan most relevant for determination as a consequence. Although it is noted the contribution the proposal will make to the supply of housing is limited, the proposal would, however, make a modest contribution toward meeting the shortfall and addressing a local need. The proposals would result in some limited economic benefit in terms of construction and additional population spend in the locality. The proposal would also secure the long term use and maintenance of a designated heritage asset preventing it's further

deterioration. Sufficient evidence has been submitted to demonstrate that the established and permitted use of the ground floor of the property is unviable.

Whilst the loss of the ground floor commercial use of the Mermaid Inn would have some impact on local economic activity, the viability assessment evidence in the form of a Marketing Report is considered to provide sufficient justification (site specific reasons) to demonstrate that the site as an ongoing/future business enterprise is not viable and attempts to sell has proven futile. This satisfies the requirements of Core Policy 49 which aims to protect community facilities.

In such circumstances, Core Policy 35 encourages the reuse/conversion of existing buildings in general; and as a listed building Paragraph 197 of the Framework identifies the desirability of sustaining and enhancing the significance of a heritage asset, seeking a viable use consistent with its conservation.

The change and conversion of the ground floor part of the listed building from a commercial space to facilitate the creation of additional residential units dwellings is considered a viable use – one that will conserve its heritage significance (as a public benefit) as well as making effective use of previously developed land in a suitably sustainable location. The proposed works would cause no harm to the historic or architectural character or appearance of the listed building.

The application submissions demonstrate that subject to the use of conditions other site specific interests are satisfactorily and appropriately addressed and no significant harm arises such that consent ought to be refused. The applicant has confirmed agreement to all proposed conditions.

As such any conflict with the strategy and exceptions policies of the plan that may be considered to arise is at most limited and does not significantly and demonstrably outweigh the benefits of development. Approval is therefore recommended for both applications.

RECOMMENDATION

For PLANNING PERMISSION (PL/2022/00072)

That Planning Permission be APPROVED with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans submitted to the Local Planning Authority on the 30 March 2022:

Drg. no. 2244-001 – Site Location Plan
Drg. no. 2244-100 – Existing Site Plan
Drg. no. 2244-120 – Proposed Site Plan
Drg. no. 2244-125 – Proposed Ground & First Floor Plan
Drg. no. 2244-126 – Proposed Second Floor & Roof Plan
Drg. no. 2244-127 – Proposed Elevations
Drg. no. 2244-128 – Proposed Sections

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans shall be inserted in the roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

8. No part of the development shall be first occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

9. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

10. No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:
 1. the parking of vehicles of site operatives and visitors;
 2. Number and size of delivery vehicles/ construction vehicles
 3. loading and unloading of plant and materials;
 4. storage of plant and materials used in constructing the development;
 5. wheel washing facilities;
 6. measures to control the emission of dust and dirt during construction;
 7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
 8. measures for the protection of the natural environment.
 9. hours of construction, including deliveries;
 10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

INFORMATIVE TO APPLICANT

As the development access road is not intended to be adopted, the developer/applicant will be expected to enter into a S278 Agreement with the Highway Authority before the commencement of the access and footway works hereby approved.

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

FOR LISTED BUILDING CONSENT (PL/2022/02619)

That Listed Building Consent be GRANTED with the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans submitted to the Local Planning Authority on the 30 March 2022:

Drg. no. 2244-001 – Site Location Plan
Drg. no. 2244-100 – Existing Site Plan
Drg. no. 2244-120 – Proposed Site Plan
Drg. no. 2244-125 – Proposed Ground & First Floor Plan
Drg. no. 2244-126 – Proposed Second Floor & Roof Plan
Drg. no. 2244-127 – Proposed Elevations
Drg. no. 2244-128 – Proposed Sections

3. No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and staircases (including balusters, newel posts and handrails), have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and Listed Building Consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4. No works shall commence on site until a full schedule and specification of the internal works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and Listed Building Consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Background Documents Used in the Preparation of this Report:

Application plans and documents
N/11/01493/FUL & N/11/01494/LBC Reports and Plans
Wiltshire Core Strategy; Christian Malford Neighbourhood Plan
NPPF (2021)

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REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

Date of Meeting	14 September 2022
Application Number	PL/2021/10793
Site Address	Winkworth Gate, The Street, Lea, Malmesbury, SN16 9PQ
Proposal	Proposed new dwelling and associated works
Applicant	LP Planning Consultants
Town/Parish Council	Lea and Cleverton
Electoral Division	Councillor Elizabeth Threlfall
Grid Ref	396301 186958
Type of application	Full Planning
Case Officer	Michael Akinola

Reason for the application being reconsidered by Committee

The application was reported to the 3rd of August 2022 committee meeting following call in by Councillor Elizabeth Threlfall to consider the proposal's visual impact upon the surrounding area & environmental/highway impacts in particular drainage. Following the conclusion of the discussion by members at the cttee meeting, the application was deferred to enable the applicant to provide additional information in respect of drainage matters. The resolution was as follows:-

To defer determination to enable the applicant to seek additional information in respect of drainage matters. That information to include the technical competencies of the FRA author(s); proposed finished floor levels of the dwelling to address Wessex Water issues and requirements concerning drainage and foul water; clarification of site survey levels; and to take into account evidence of the flooding events from the Parish Council and local residents in order to ensure that the proposed development is not at risk of flooding and does not increase off site flooding issues.

1. Purpose of Report

The Council's reasoning and basis for recommending approval is explained and set out in the first committee report, which is reproduced at (**Appendix one**) and it is not intended to repeat those matters, the previous committee report should be relied upon in this instance.

The purpose of this committee report is to address the reason for deferral and the outstanding drainage issues/queries raised by the Committee, which are summarised as follows:

- Members required that the technical competencies of the Flood Risk Assessment (FRA) authors be confirmed.
- Members noted an apparent discrepancy between the site survey and FRA report in respect of identified site levels and required clarification.

- Members required confirmation of the proposed finished floor levels (FFL) for the dwelling and also the overall proposed height of the dwelling above that FFL.
- Members sought the advice of Wessex Water in respect of the proposed FFL.
- Members required that evidence provided by the Parish Council and interested third parties/neighbouring properties in respect of historic flooding within the locality should also be made available to Wessex Water for their consideration.

2. Report Summary

Following the deferral at the previous meeting, officers have liaised with the agent, their drainage engineer and Wessex Water to secure the requested information and consult in that respect. Following submissions made and their consideration by Wessex Water, approval subject to conditions is recommended.

3. **Technical competencies of the Flood Risk Assessment (FRA) report authors**

Although the report authors company was called Cotswold Transport Planning, the agent explains that the company has developed different services over time and as such, the company is not just transport related. Additionally, the company rebranded on Tuesday 5 April 2022, and this included a change of registry company name, which is now Rappor, an infrastructure and environmental consultancy. The company's brochure is reproduced at **Appendix Two** and this offers more detail on the company and services they provide.

In addition, in regard to the technical competencies of the FRA report authors, the agent confirms the following:

Ben Fleming, is a chartered member of the Chartered Institute of Water and Environmental Management (CIWEM), he has a BSc Hons degree in Geography and has worked in flood risk for both the public and private sectors since 2004. He is an Associate Flood Risk Consultant at Rappor.

Kris Tovey, is the Director of the Infrastructure and Flood Risk department at Rappor. He has a BEng in Civil Engineering, is a member of the Institution of Civil Engineers (ICE) and has worked in the private sector since 2006.

4. **Apparent discrepancy between the site survey and FRA report – site levels**

The agent confirms that the FRA report cites the correct survey levels – it is noted by the agent that the levels on the William Morris topographic survey contained within the FRA are related to the Ordnance Survey Datum which is stated on the drawing.

The levels on the topographic survey No.LPPC-P-05 are related to a temporary bench mark on the pumping station concrete slab (also stated on the drawing) of 50.00m.

Therefore, the common level to both surveys is the pumping station concrete slab with the William Morris level of 71.13 and the site survey of 50.00m. By adding 21.13 to all levels on drawing LPPC-P-05 these will then relate to Ordnance Survey Datum.

5. **Proposed finished floor levels and overall height of the dwelling**

The applicant's drainage engineers confirmed that they have currently proposed FFL of 71.49m AOD and external existing levels at 71.15m AOD which would result in at least 300mm

of freeboard to mitigate against the risk of sewer flooding to the property, in accordance with the recommendations within the drainage strategy (Ref: CTP-21-0414 C001 REV D).

Wessex Water advised that the proposed rising main must discharge at a point downstream of the existing NRV (manhole 2902) otherwise there is a risk of exacerbating flooding upstream due to intermittent pumped flows. They noted that once this was amended within the FRA/Drainage Strategy then Wessex Water would not object and would accept use of condition as previously advised.

In response the applicant team submitted a revised drainage strategy and Wessex Water were reconulted again. Following review and assessment Wessex Water advise that to mitigate the risk of foul sewer flooding and restricted toilet use at the property, the site is now planned to be served by a single property pumping station, with a saddle connection to the public sewer downstream of manhole 2902. The revised drainage layout (rev D) shows cover and invert levels at the rising main break chamber set at or above the minimum levels as they have advised and recommended as being necessary. Wessex Water confirms that the applicant has now demonstrated how they will address the risk of foul sewer flooding and restricted toilet use and they would now accept a condition to confirm full details of proposed drainage facilities and connections to WW infrastructure.

In addition, the proposed dwelling from ridge height would measure around 8020mm at the highest point / highest ridge level above the proposed finished floor level.

6. Interested Parties and Parish Council comments

Comments and photographs providing evidence of flooding around the application site were forwarded/copied to Wessex Water for them to consider alongside the additional drainage submissions from the applicant. This included the additional submission from the PC dated 26.08.2022.

Wessex Water have considered these submissions alongside the revised and additional drainage details and noted that the application site is at a low point of the village and floods as part of the local land drainage regime. This position and information has informed their responses to date and further advice. Wessex Water advise that both Building Regulations approval will be required for the dwelling and the drainage provision; and that Wiltshire drainage engineers must be satisfied that development of this site will not increase the risk of surface water flooding at the existing Wessex Water foul pumping station. As is confirmed in the previous report to Committee the Council's drainage engineer has been previously consulted with respect to the scheme and no objection has been raised. No objections were raised by the EA. Building Regulations approval is a separate consenting regime.

7. Conclusion

Following further submissions from the applicant in the form of an amended FRA and drainage strategy (CTP-21-0414 C001 REV) D, Wessex Water are fully satisfied that the proposal would not be at risk of flooding nor increase the risk of flooding off site and have suggested the use of condition. This advice provided taking into account local evidence of flooding at the site and in the locality.

In addition, the overall height of the dwelling informed by confirmed FFL has been proposed and it is considered that it would not appear out of character when viewed in the context of surrounding properties. Given that the drainage issues have been sufficiently addressed, it is recommended that the application should be approved subject to conditions listed below.

8. RECOMMENDATION:

That Planning Permission be APPROVED with conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: dwg no.969:001 (location plan), dwg no.969:P:02 & dwg no.969:P:03 (proposed ground/first floor plan), dwg no.969:P:04 (proposed elevations) [Received by the LPA on the 16th of November 2021] & dwg no.969-P-05A (proposed street elevation) & dwg no.969:P:01A (proposed site plan) [Received by the LPA on the 8th of August 2022]

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development above ground floor slab level shall commence on site until details and samples of the materials to be used for the external walls and roofs of the new dwellings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- " all hard and soft surfacing materials;
- " location and current canopy spread of all existing trees and hedgerows on the land;
- " full details of any to be retained, together with measures for their protection in the course of development;
- " a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
 - a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) wheel washing facilities;
 - e) measures to control the emission of dust and dirt during construction;
 - f) measures for the protection of the natural environment; and
 - g) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

7. The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

8. No development shall commence on site until full details of the scheme for the discharge of foul water from the site, including the finished floor levels, foul manhole cover levels and invert levels set at a level to avoid the risk of foul sewer flooding and mitigate restricted toilet use in accordance with the approved drainage strategy (CTP-21-0414 C001 REV D) and FRA (CTP-21-0414-FRA REV 05), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure the risk of foul sewer flooding has been mitigated and that the development can be adequately drained.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

11. INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

12. INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

13. INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land

outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

14. INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

15. INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Appendix one: Officer Committee Report 3rd August 2022

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

Date of Meeting	03 August 2022
Application Number	PL/2021/10793
Site Address	Winkworth Gate, The Street, Lea, Malmesbury, SN16 9PQ
Proposal	Proposed new dwelling and associated works
Applicant	LP Planning Consultants
Town/Parish Council	Lea and Cleverton
Electoral Division	Councillor Elizabeth Threlfall
Grid Ref	396301 186958
Type of application	Full Planning
Case Officer	Michael Akinola

Reason for the application being considered by Committee

The application is called in for committee determination by Councillor Elizabeth Threlfall to consider the proposal's visual impact upon the surrounding area & environmental/highway impacts in particular drainage.

9. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved subject to conditions.

10. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on the character, appearance, visual amenity and openness of the locality
- Impact on the residential amenity
- Impact on archaeology interest and potential
- Impact on drainage/flooding
- Impact on Highways safety
- Other matters

Lea and Cleverton Parish Council objects to the proposals. Of the eight representations received from interested third parties/neighbouring properties, six were of objections and two are of support.

11. Site Description

The application relates to land at Winkworth Gate, located within Lea which features no settlement boundary. The application site is located adjacent two roads with residential properties to the south of the application site, a primary school immediately to the west and a pumping station immediately abutting to the north. Further to the south-east is a development in use for agricultural and equestrian purposes and directly to the north and northeast is open land that is separated from the application site by mature trees and vegetation and a watercourse.

The site is a corner plot adjacent two roads and as such would be open to views from public vantage points. A watercourse is located adjacent the application site and the locality is susceptible to ground water flooding.

12. Planning History

16/11962/FUL – Erection of one dwelling & associated works (withdrawn)

13. The Proposal

The proposal is for the construction of a three-bedroom, two storey dwelling. In addition, the proposal includes planting and landscaping to the front (east) and south of the application site. Two parking spaces are created to the rear of the dwelling including a bin and cycling store. The access to the application site is off a public highway and the use of natural stone under clay double roman roof tiles materials are proposed.

14. Planning Policy

Wiltshire Core Strategy (WCS) (Adopted January 2015)

Core Policy 1: Settlement strategy

Core Policy 2: Delivery strategy

Core Policy 13: Spatial Strategy: Malmesbury Community Area

Core Policy 45: Meeting Wiltshire's housing needs

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 60: Sustainable transport

Core Policy 61: Transport and new development

Core Policy 62: Development impacts on the transport network

Core Policy 63: Transport strategies

Core Policy 67: Flood Risk

Saved policies of the North Wiltshire Local Plan (NWLPL) 2011 (adopted June 2006)

H4 Residential Development in the open countryside

Wiltshire Housing Site Allocation Plan (Adopted Feb 2020):

Settlement Boundary Review and site allocations

National Planning Policy Framework July 2021:

Paragraphs; 2, 7, 8, 11, 12, 14, 15, 38, 47, 59, 80, 104, 105, 110, 111, 112, 130, 134, 167 & 174

15. Summary of consultation responses

Lea and Cleverton Parish Council: OBJECT to the application due to multiple reasons which can be summarised as follows;-

- The proposal would elongate the village
- Question whether the development can be accommodated on the application site given the modest scale of the application site and existing Wessex Water foul water equipment
- The development would increase the flooding in the lower part of the village
- Increased risk to public health in Lea from additional discharges to already over-loaded foul sewers

The Environmental Agency:

No objection received

Wiltshire Council's Drainage Engineers:

No objections

Wessex Water:

Holding objection subject to revisions to the submitted FRA to address the risk of foul sewer flooding – measures/strategy to do so recommended. Subject to receipt, no objection subject to the use of condition.

Officer Note – Revised FRA addressing WW requirements and recommendations in full submitted and use of condition agreed.

Wiltshire Council's Highways officer:

An objection is raised on the grounds that the proposal is outside of any defined settlement and in an unsustainable location for new residential development, which would be reliant on access by the private motor vehicle, but defers to the case officer to determine whether or not there are material considerations that would support approval and overcome this concern.

No objections in respect of access and parking subject to use of condition.

Wiltshire Council's Archaeologist:

No objections

16. Publicity

The application was advertised by neighbour letters and Parish council notification. This generated **six** letters of objection and **two** letters of support. A summary of the representations is set out below:

Support

- Would not be detrimental to the village of Lea.
- Noted the expansion of Lea School is already an eyesore approaching the village
- The proposal is not visible and does little harm in terms of the village boundary.
- New dwelling would enhance the locality
- Noted the application site has never flooded
- It is located adjacent a school so would result in less commute during school runs

Objections

Flood –

- The locality has been subject to numerous flooding incidents.
- The proposal would increase the likelihood of flooding within the locality.

- The proposed development backs onto Wessex Water Pumping Station and a development in that location could impede access to the site.
- The scales of the plans are misleading in reference to the 15m exclusion zone from the associated Pumping Station.
- The FRA does not address the issues of flooding or foul water drainage.

Location –

- The proposed dwelling is outside of the village boundary

Visual & residential amenity Impact –

- The site, scale and plot would have an impact on the locality and adjacent residents

Highways safety –

- The proposal would increase congestion
- Parking cannot be accommodated on site due to the scale of development

17. Planning Considerations

Policy and principle of development

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLPL) 2011 (adopted June 2006) & Wiltshire Housing Site Allocation Plan (Adopted Feb 2020) WHSAP.

The application site is located within Lea which is identified in the Wiltshire Core Strategy as a small village that does not have a settlement boundary.

This proposal is a second submission following the previously withdrawn application (16/11962/FUL) on the application site. The difference between this proposal and the previous proposal is that this latest scheme excludes the single storey rear extension and roof lights and the total area of the proposed dwelling in this application now measure around 62sqm. In the previous application withdrawn, the total area of the proposed dwelling measured around 87.49sqm. In addition, it is noted that in this current application a flood risk assessment is submitted in support of the application.

Core Policy 1 of the WCS states that Small Villages have a low level of services and facilities, and few employment opportunities and development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

Core Policy 2 of the WCS sets out the delivery strategy for the Council and states that in small Villages development will be limited to infill within the existing built area. Proposals for development will be supported where they seek to meet local housing needs and/or employment, services and facilities provided that the development accords with all policies of the development plan and:

- i) respects the existing character and form of the settlement

- ii) the proposal does not elongate the village or impose development in sensitive landscape areas, and
- iii) does not consolidate an existing sporadic loose knit areas of development related to the settlement.

CP13 states that development in the Malmesbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Paragraph 4.25 of the WCS in support of CP2 identifies the exceptions to the restrictive approach and this includes:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

Saved policy H4 of the NWLP similarly allows for rural workers dwellings in the open countryside as an exceptions approach but the proposal is not a rural workers dwellings and as such, it does not accord with this element of the policy. Separately H4 allows for replacement dwellings subject to certain criteria but the proposal is for a new build dwelling, so this element is not engaged.

The Wiltshire Core Strategy defines infill development on page 32 as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. The application site and proposal are considered to broadly conform with this requirement as there is substantive development on at least two sides of the site, and with a clearly defined boundary formed by the stream and planting adjacent the remainder. Certainly, the site is well related to the built form of the village, and it is not considered that the development materially elongates the existing built form nor consolidates sporadic loose knit development.

With regards to criterion i) of CP2 of the WCS, the locality consist of properties that are varied in character, appearance, mass, scale and height and it is considered that in terms of the proposed dwelling's siting, form, scale, building layouts, building line, plot size, position, location, appearance and height, the proposed building would effectively integrate into its setting and as such considered to respect the form of the settlement.

In the context of criterion (ii) and (iii) of CP2 of the WCS, and as identified above, the proposal is not considered to erode the transition from open countryside to built form or further extend the built form of the village into the open countryside. The reason being is that the application site is clearly separated from the open countryside and beyond by trees/shrubs and the watercourse. As such, there is clear distinction between the open countryside and application site. As noted above, there is substantive built development directly adjacent much of the application site forming the context in which it is viewed. Additionally, the proposed development includes substantive planting and site landscaping that mitigate the visual impact of development and assist with integrating the site within the built form, whilst further delineating separation from the adjacent open countryside by augmenting the substantive existing mature vegetation at the site.

As noted, the application site would be located amongst other properties and as part of and well related to existing built form. There is a primary school immediately to the west of the application site, which is currently being expanded and extended, there are multiple residential properties to the south of the application site, and it shares a road with access with

neighbouring dwellings and a development in use for agricultural and equestrian purposes. The proposed development when viewed from public vantage points, is seen in this context.

On this basis, the erection of a dwelling in this location is not considered to result in a development upon land lying outside of the built envelope of the village and for this reason the proposal can reasonably be considered as 'infill development'. It is also material to note that the land proposed for development is not designated as a valued landscape or a protected green space, and it is not considered to contribute significantly to the openness of this part of the village and locality such that the loss of the undeveloped land would be significantly detrimental and should be refused on that basis.

However, it should also be noted that none of the exceptions provisions for new residential development in the open countryside set out in para 80 of the framework are met by the development proposal.

In the event that it was to be considered that the site does not constitute infill development and there is conflict with the strategy of the plan and the principle is not supported, it is also material to note that the Council currently cannot demonstrate an available and deliverable framework compliant supply of land for housing. The available supply is assessed at 4.72 years in the Council's Housing Land Supply Statement published April 2022 and although it is noted the contribution the proposal will make, being a single dwelling, to the supply is limited, the proposal would, however, make a modest contribution to the shortfall. The site is not remote or isolated and as noted above is well related to the built form of the village which does feature services and facilities. The proposed development is for members of the local community and so a local need is addressed. Other recent decisions at appeal in similar circumstances have also allowed development.

On balance, it is considered that the application site does constitute an infill site as defined by the development plan and so it is in accordance with the strategy of the plan as set out in WCS core policies CP1, CP2 & CP19. The proposed development is therefore considered acceptable in principle and subject to assessment and consideration of site-specific impacts and compliance with relevant policies of the plan and provisions of the framework in that regard can be supported. Site specific matters are addressed under issue specific headings below. The overall planning balance assessment is set out in the conclusion below.

Impact on the character, appearance, visual amenity and openness of the countryside

Core Policy 57, amongst other things, requires that applications for development should respect the local character and distinctiveness of the area with regard to the design, size, scale, density, massing, materials, siting and layout of the proposal. Core Policy 51 is also relevant as it requires that development should not cause harm to the locally distinctive character of settlements and their landscape setting.

Comments from the Parish Council, neighbouring properties/interested third parties have been received regarding the potential of the development impacting the locality/open countryside as result of its scale, design, bulk, siting, location and character.

However, as noted above, the proposal would be positioned amongst other properties and well related to the built form of the village, with significant additional site landscaping and planting proposed to mitigate impacts and assist with integration within the locality. Existing properties in the immediate vicinity vary in character and appearance and as such, the locality has no prevailing architectural style or local vernacular. However, it is considered that the proposal would draw upon the context formed by existing properties in terms of materials, scale, building layout, building line, plot size, position and location and would not be so out of character as to result in a discordant feature that generates significant harm.

As noted above, the proposal when viewed from public vantage points would be read in the context of the existing built form and setting and alongside the existing and proposed site landscaping and planting would not be visually prominent. On this basis, a proposal in that location would not be wholly uncharacteristic such that it ought to be refused on this basis.

The proposal is therefore not considered to be significantly harmful to the character, appearance, visual amenity and openness of the locality with regard to the form, scale, density, massing, siting and layout of the proposal is in accordance with Core Policy CP51 (ii, iii, vi), 57 (i) (ii) (iii) of the WCS, para 130 (b & c) & para 174 (b) of the Framework.

Impact upon the residential amenity

Paragraph 130 of the Framework (Jun 2021) and CP57 of the WCS (Jan 2015) seek to secure high quality design and a good standard of amenity for current and future land occupants.

Comments from the neighbouring properties/interested third parties have been received regarding the potential of the development for overlooking and resulting in loss of privacy for existing residents.

However, it is considered that the proposal would not result in harm to these existing properties south of the application site (St Giles Cottage and Lower Winkworth); the development is separated from neighbouring properties by a road/public realm and there is sufficient distance between the properties such that there would be no significant overlooking to habitable rooms or direct intervisibility such that the proposal ought to be refused on this basis. Furthermore, it is noted there is existing mature planting around the application site and further planting is proposed at the site boundary which would help soften views in and out the site and reduce intervisibility when mature.

Similarly given the orientation, position and location of the proposed property, the proposed dwelling would not be subject of being overlooked and there is adequate amenity for future occupants of the proposed dwelling.

Therefore, due to the position, location and orientation, the proposal is in accordance with CP57 (vii) of the WCS, criterion 5 & 7 of Policy H3 of the CNP and para 130 (f) of the NPPF.

Impact on archaeology interest and potential

The Council's Archaeologist was consulted. Officers raised no objection to the scheme proposal and sought no additional information nor recommended use of conditions.

Impact on Flooding

Comments received from the Parish Council and interested third parties/neighbouring properties have stated that the locality and application site is subject of significant flooding and that the foul sewers are already over-loaded and the proposed development would only worsen this issue. The Council has some limited records of flooding at this site and other drainage related constraints, whilst there is an existing watercourse directly adjacent.

The Council's Drainage Engineers were consulted with respect to the scheme proposals but raised no objection and did not seek additional information prior to determination or through the use of conditions on the basis that drainage requirements would be adequately and appropriately addressed through determination of Building Regulations compliance. Similarly, the Environmental Agency were consulted with respect to the scheme proposals but raised no objection. Wessex Water were also consulted with respect to the scheme proposals and in the context of surface water drainage their comments are reflective of the Council's Drainage Engineers whom noted that surface water must be disposed of via the SUDs Hierarchy but details of which is also subject to Building Regulations consenting procedures.

With respect to the risk of foul sewer flooding Wessex Water did raise a holding objection on the basis that the site would be at the low point in the locality and there was risk of surcharge, and such matters were not addressed fully in the submitted FRA. However, Wessex Water noted that should the applicant build up ground levels to a point where they can ensure that the private connection to the foul system is higher than the sewage pumping station design levels alongside raising the ground levels and setting the finished floor level and foul manhole cover levels at a higher level than those on the public sewer system then this would ensure that the proposed dwelling would avoid risk of surcharge in a storm event. Wessex Water recommended that the FRA be updated to address these matters and proposals and subject to receipt would be satisfied that the issue could safely be addressed by the use of condition.

The applicant has submitted a revised FRA that responds to the Wessex Water advice in full and has agreed use of the condition recommended by Wessex Water. As such this matter is now considered to be addressed in full and no conflict with the relevant policies of the plan or provisions of the framework arises.

The site is in close proximity to the Lea North sewage pumping station (SPS) site and interested third parties/neighbouring properties have stated that the dwelling would be constructed closer than 15m to the sewage pumping station. However, Wessex Water have been consulted with the respect to the scheme proposal in this context and they noted that the position of the proposed dwelling is at sufficient distance from the SPS. As such, it is considered that the application cannot be refused on this basis.

Impact on Highways safety

Comments received from interested third parties/neighbouring properties have raised concerns regarding the proposed development further increasing traffic around the application site, particularly as this area is already congested due to school drop-offs and pick-ups.

However, it is noted that two off street parking spaces will be provided as part of the proposed dwelling, and it is not considered that the erection of a single dwelling in this locality will result in significant additional traffic movements and congestion above the existing situation such that the application ought to be refused on this basis. Furthermore, the proposal has been subject of consultation with the Council's Highways Officers, and they have not raised an objection regarding congestion within the locality.

It should also be noted that the approved scheme for the expansion of the school has included substantive measures to address concerns regarding pupil drop off and pick up with a positive impact on existing congestion expected to result.

The Council's Highways Officers did, however, recommend that a condition be attached to the decision in the event that permission is granted. The condition to be inserted will secure necessary visibility splays to the junction of The Street and across the frontage of the site. As such, it is not considered that conflict with the policies of the plan or provisions of the framework or significant harm to highways conditions arises.

Other Matters

Comments received from interested third parties/neighbouring properties have raised concerns that the proposed dwelling will be rented out to wedding guests who attend Winkworth farm wedding venue. The proposal is for the erection of a dwelling for a family residence for existing members of the local community and can only be considered on that basis.

18. Conclusion (The Planning Balance)

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The proposed dwelling on Land at Winkworth Gate in Lea in the context of principle of development, is considered to constitute infill development and whilst it does not meet any of the exceptions criteria, the proposal accords with related policies that support some limited residential development within small villages. The application site is located within the built-up area and well related to the existing built form with built development on two of its site boundaries and a clear and defensible boundary for the remaining part of the site. As such, the proposal is well related to existing properties, and it would appear and be viewed as part of the built form and within that existing setting. The application site is not remote or isolated. As such, the proposal is in accord with the spatial strategy for Wiltshire as defined by policies CP1, CP2 and CP13 of the WCS and the relevant provisions of the framework.

In addition, of material relevance is the fact that the Council is not currently able to demonstrate a NPPF compliant supply of deliverable land for housing and the tilted balance is engaged. Full weight cannot be attributed to the policies of the plan most relevant for determination as a consequence. Although it is noted the contribution the proposal will make to the supply is limited, the proposal would, however, make a modest contribution toward meeting the shortfall and addressing a local need. Other benefits arising from the development include the economic benefits arising from construction and additional spending in the locality plus support for existing services and facilities in the village. As such any conflict with the strategy of the plan that could be considered to arise should the site not be deemed infill is considered to be outweighed by the benefits of development.

Additionally, harm is not identified to the character and appearance of the locality/open countryside in terms of scale, siting, location, position, materials, and design. Furthermore, it will not cause harm to the highway's safety, access and parking. The proposed dwelling will not cause further harm to the amenities enjoyed by the occupants of the adjacent properties through an overbearing or overshadowing impact, and nor would it result in an overlooking impact or as a result, loss of privacy to existing properties within the locality. In addition, the proposal would not impact the trees, drainage and archaeological area of interest and potential in accordance with CP51 (ii, iii, vi), CP57 (i, ii, iii & vii) & CP58 of the WCS and para 110, 111, 130 (b, c & f), 174 (b), 192 & 194 of the NPPF.

Given the principle of the proposal is considered to be acceptable, benefits arising from the construction of the development and no site-specific impact identified, the proposal is therefore in accordance with CP1, CP2 & CP13 of the WCS & paragraphs 7 & 11 of the NPPF.

11. RECOMMENDATION:

That Planning Permission be APPROVED with conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: dwg no.969:001 (location plan), dwg no.969:P:01 (proposed site plan),

dwg no.969:P:02 & dwg no.969:P:03 (proposed ground/first floor plan), dwg no.969:P:04 & dwg no.969:P:05 (proposed elevations) [Received by the LPA on the 16th of November 2021]

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development above ground floor slab level shall commence on site until details and samples of the materials to be used for the external walls and roofs of the new dwellings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-
 - " all hard and soft surfacing materials;
 - " location and current canopy spread of all existing trees and hedgerows on the land;
 - " full details of any to be retained, together with measures for their protection in the course of development;
 - " a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
 - h) the parking of vehicles of site operatives and visitors;
 - i) loading and unloading of plant and materials;
 - j) storage of plant and materials used in constructing the development;
 - k) wheel washing facilities;
 - l) measures to control the emission of dust and dirt during construction;
 - m) measures for the protection of the natural environment; and
 - n) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

7. The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

8. No development shall commence on site until full details of the scheme for the discharge of foul water from the site, including the finished floor levels, foul manhole cover levels and invert levels set at a level to avoid the risk of foul sewer flooding and mitigate restricted toilet use and including details of connections to the foul drainage infrastructure network in accordance with the approved drainage strategy (CTP-21-0414 C001 REV D) and FRA (CTP-21-0414-FRA REV 05, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure the risk of foul sewer flooding has been mitigated and that the development can be adequately drained

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

11. INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

12. INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

13. INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

14. INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

15. INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Appendix Two: Rappor's company's brochure

rappor

Infrastructure and environmental consultants



Welcome to Rappor

So here we are. Eight years on from our beginnings as Cotswold Strategic Planning, we are now Rappor - a multi-disciplinary infrastructure and environmental consultancy. A practice committed to sustainable development solutions that serve our clients' commercial needs but also the best interests of local authorities, communities and the world at large.

Our success and growth is an outcome of our commitment to our ambition: a desire to shape our industry by being inventive, progressive, responsive and environmentally aware.

But there is something more. Something that matters deeply to me, to every member of the Rappor team and to clients too, because it feeds directly into our approach.

It is the personal touch, or more precisely the personal touch, which has got us to where we are today - creating a culture where our people's professional development and wellbeing come before any other indicator of our success.

Personally, that culture has become our hallmark and it shapes who we are, how we act, what we do and how we do it. We hope you enjoy learning a little more about how we might be of service to you.


Adam Padmore
Managing Director





People. Partnership

The heart of our new company

Rappo is so much more than our name. It describes, we believe, our defining difference as a consultancy firm.

The dictionary definition of the word 'rapport' is this: a close and harmonious relationship in which people understand each other's ideas and feelings and communicate well. That's us in a nutshell.

Whatever your project, the natural rapport we build guarantees better outcomes from enjoyable working relationships that are formed from easy collaboration, supported by technique, thoughtful advice and clear reporting.

The four pillars below form the cornerstones of Rappo and we think tell you all you need to know about what you can expect from us and what we expect from ourselves.

Ambition

Adventurous, brave

We want to lead, to challenge, to change, to grow, to evolve and to be brave. What we do inspire, the environment things to happen, we embrace change and embrace evolution.

Attraction

Best people, best clients

We set out to engage to the very best in our field, to attract and bring to great people a whole constellation that distinguishes us in the industry and attracts international clients.

Attitude

Straightforward, friendly

We have things personal and do the right thing when others are less likely to do so. We are open and positive and we talk into who we are, making us the most inclusive relationship.

Authenticity

Trustworthy, wise

We are experts, but we wear our knowledge lightly. The products and services we deliver are industry leading. Even competitors give us work because they know we'll do it right.

02

03



Team. Work

It's not just this Rappo team, the only one in the world, that we're proud of. It's the fact that we're a team of people who are passionate about their work, who are committed to the success of our clients, and who are committed to each other. It's the fact that we're a team of people who are committed to the success of our clients, and who are committed to each other. It's the fact that we're a team of people who are committed to the success of our clients, and who are committed to each other.



From a singular task or a fully co-ordinated package of services, we have expertise to lend to any project in any sector

Water and environmental management

Drawn from industry and regulatory backgrounds, our team's expertise can add insight and professionalism to the management of flood risk, air quality and broader impacts of any development project, in any sector.

Transport planning

Our focus is very much on sustainable transport and actively managing travel demand and balancing a client's best interests alongside those of the project's community, local authorities, the environment and the wider world.

Infrastructure/ Civil engineering

From sustainable drainage solutions and infrastructure to complex highway design, through planning applications to technical approvals and on-site supervision, our technical knowledge and experience deliver where it matters most - on site and in the ground.

Landscape planning and design

We are specialists in all aspects of landscape architecture, seeking to create a harmonious balance. In our assessment and design work - between the environment, progressive development and a sustainable future.

07



Transport planning

10



From land acquisition and promotion to planning applications and sustainable travel planning, we are specialists in all aspects of transport planning. Our expertise and experience – gained by working throughout the UK with both public and private sector partners – is enhanced through real collaboration, rock-solid technical proficiency and our being culture regulators with local planning and highway authorities.

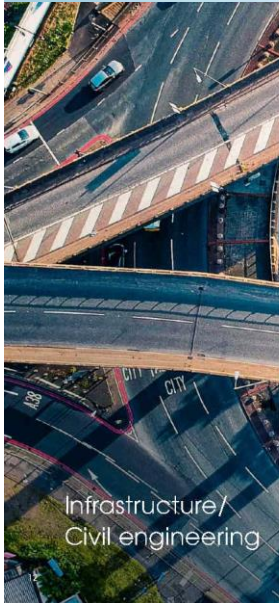
It's an approach that makes the difference between simply contributing to the process and genuinely helping to take it forward.



Transport planning services

- Transport Assessments and Transport Statements to support planning applications and local plan representations
- Travel Plans and Travel Plan Coordination, including implementation and monitoring
- Construction Traffic Management Plans (CTMTPs)
- A multi-disciplinary approach to supporting the development of masterplans, including streetscape and traffic management
- Planning appeals (production of evidence to expert witness services)
- Road Safety Audits, stages 1-4

11



Infrastructure/ Civil engineering

12



In a field as broad as infrastructure and civil engineering, our multi-disciplinary resources and expertise really do deliver on the ground.

We have a strong engineering capability to support schemes from pre-planning through to design and construction. And we can collaborate across drainage and infrastructure, highway design and road safety audits with equal authority and in all areas of development.



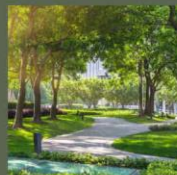
Infrastructure/Civil engineering services

- Feasibility assessments and constraints plans
- Drainage strategies and technical notes
- Sustainable drainage design (SuDS)
- Drainage section agreements (3104 & 3169)
- Highway section agreements (338 and 6278)



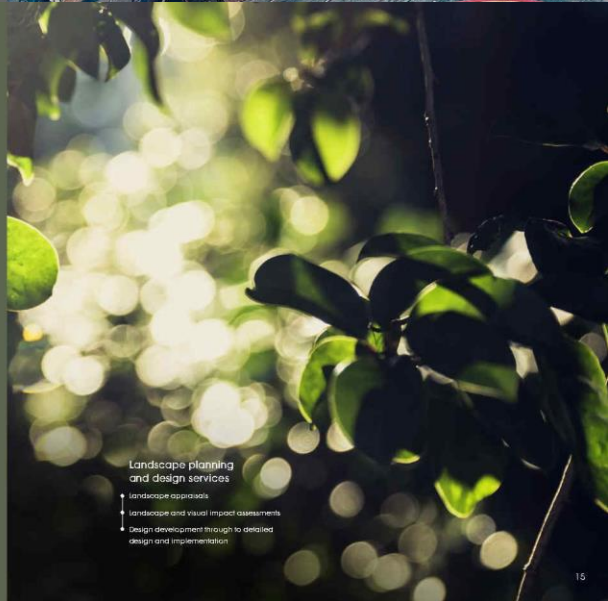
Landscape planning and design

14



Our approach to landscape design is an holistic one, ensuring that the natural environment is enhanced alongside the built one, and in harmony with our commitment to sustainable development. The aim is always to create spaces that are engaging, that bring benefits to the wider community, that promote biodiversity and that contribute to a sustainable future.

From site appraisals, a broad range of assessment services, design development, landscape management plans and overseeing work on site, we put the scope into landscape.



Landscape planning and design services

- Landscape appraisals
- Landscape and visual impact assessments
- Design development through to detailed design and implementation

15



Client partnerships

We worked to give you just a snapshot of the clients we work with - some local, some national, some new, some old, some long term. But each adding their trust in to consult, their report approval and generally fight fires comes to deliver evidenced projects and achieve successful outcomes.



17



Many projects One standard

Case studies

- 1 School and Self Farm Expansion, Rispaas Cleve
- 2 New Office Building, Astor West
- 3 The Quadrangle Mixed-use Scheme, Cheltenham
- 4 New Big Yellow Storage, Gloucestershire
- 5 Redevelopment of Old Bristol Royal Infirmary to Student Accommodation
- 6 New IFE Secondary School, Cheltenham
- 7 New Primary Care Hubs, Gloucester
- 8 New Mosque and Islamic School, Birmingham
- 9 Old Dwellings in Heathwest, Norfolk
- 10 Wickes and Travis Perkins Led Trade Park, Solihull

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Please do get in touch

Cheltenham
 01242 523 696
 cheltenham@rappot.co.uk
 CTF House, Knapp Road, Cheltenham
 Gloucestershire GL50 3AG

Bedford
 01234 836 098
 bedford@rappot.co.uk
 Bedford Hub, Starnard Way,
 Priory Business Park, Bedford
 Bedfordshire MK44 3RZ

Bristol
 01179 055 171
 bristol@rappot.co.uk
 13 Orchard Street
 Bristol BS1 1SH

London
 020 3835 8390
 london@rappot.co.uk
 20 Eastbourne Terrace
 London W2 4LG

Exeter
 01392 539 600
 exeter@rappot.co.uk
 Office 35, Queensgate House
 45 Queens Street, Exeter
 Devon EX4 3SR

Cirencester
 01285 707 150
 cirencester@rappot.co.uk
 Watermoor Point, Watermoor Road
 Cirencester, Gloucestershire GL7 1UF

rappor

Whether you use one of our services or a suite of them,
our commitment won't change. We'll help the project flow,
keep you in the loop and bring our expertise to bear.
It's about rigour and vigour.

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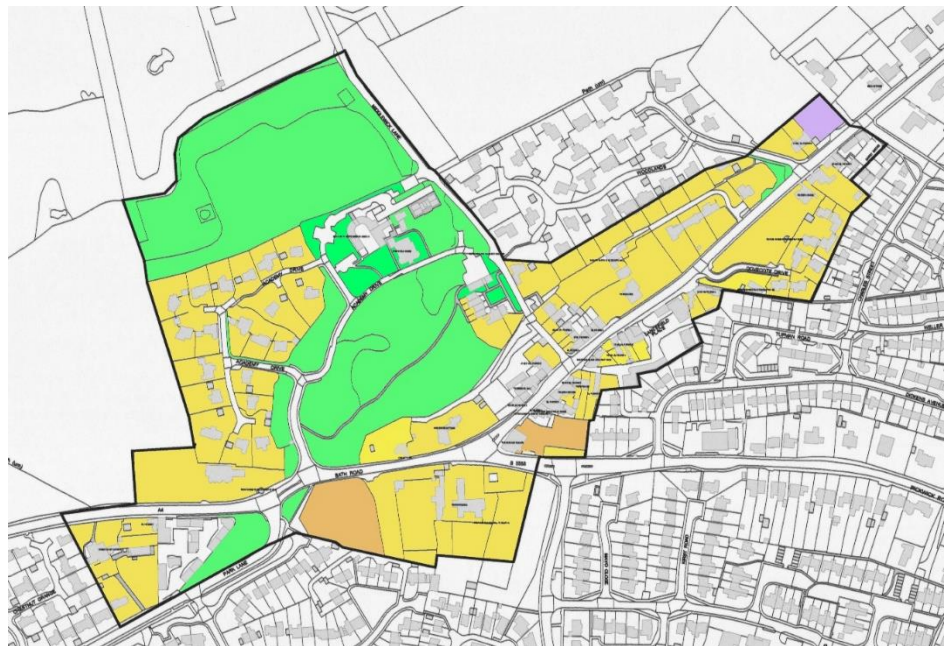


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Consultation Statement on the Pickwick Conservation Area Appraisal Document (Draft for consultation, January to February 2021)



Consultation statement prepared June 2022

Contents

1. Genesis of the need for an updated Appraisal of the Pickwick Conservation Area and the steps leading to public consultation
2. Overview of the consultation of the Pickwick Conservation Area Appraisal Document
3. Consultation Methodology
4. Main issues raised through the consultation exercise
5. Next steps

Annex A – List of media organisations contacted

Annex B – list of responses from members of the public

Annex C – list of responses from Professional Bodies

Annex D – Consultation with Public Bodies

Annex E – Presentation to Corsham Town Council and Area Board

Annex F - Consultation Notices

Annex G – Email document to Pickwick Association’s wider email list

Annex H - Press coverage

1 Genesis of the need for an updated Appraisal of the Pickwick Conservation Area and the steps leading to public consultation

1.1 In 2015 the Pickwick Association took a full part, as a 'Rule 6 Party,' in the planning inquiry convened to hear the appeal by Gladman Developments against Wiltshire Council's refusal of planning permission in respect of the development of 150 houses and two office blocks on farmland immediately adjacent to the Pickwick Conservation Area.

1.2 Gladman pointed out during the Inquiry that sole information in the public domain regarding the Conservation Area was a single sheet plan and half a page of descriptive text. In allowing the appeal, the Inspector specifically noted (paragraph 108 of the Planning Inspectorate Decision APP/Y3940/A/14/2222641) that 'there was no conservation area appraisal or character statement before the Inquiry'.

1.3 This shortfall was addressed intermittently by the Pickwick Association Committee over the next few years. Following discussion with Wiltshire Council the Pickwick Association decided in early 2019 that work to produce an updated Appraisal should be done in house but with local professional advice as to content and structure. Both Wiltshire Council and the Corsham Town Council were highly supportive with Wiltshire Council providing a facilitating role assisting the local community to take the initiative in updating the Conservation Area appraisal. Wiltshire Council's Principal Conservation Officer (Helen Garside) was particularly helpful in advising the scope, style and content of the document and the Town Council provided targeted advice, access to its mapping contractor and generous funding for initial research.

1.4 The authors of the report – John Maloney and Tony Clark – were assisted in the early stages by Mr. Paul Kefford who had formerly been the planning lead responsible for, inter alia, conservation areas within the Department of Culture, Media and Sport and Ms. Jill Channer formerly leader of English Heritage's South West Team (now known as Historic England).

1.5 The draft document went through a number of iterations interspersed with phases of local consultation with, for example the Corsham Civic Society and members of the Pickwick Association's Committee. The Civic Society, in particular, made many helpful suggestions for improvements. These were incorporated into the text before the final version emerged towards the end of 2020. By early January 2021, we were ready to seek views of the wider public as to the content and findings of the report. By this time, we had already discussed the content of a proposed consultation programme with Wiltshire Council officers to ensure that it was acceptable. In the event we were able to keep to the proposed programme to the extent that Corona Virus lockdown prevented us from holding the envisaged face-to-face meetings. Despite in person meetings not being able to take place because of the pandemic, steps were taken to ensure the consultation was well publicised and people had the opportunity to get involved.

2 Overview of the consultation of the Pickwick Conservation Area Appraisal Document

2.2 We conducted a formal, six week, public consultation period from 11 January 2021 (ending on 28 February 2021).

2.3 This paper, our 'Consultation Statement', sets out who was consulted, by what means, summarises the main issues raised and identifies how those issues have been addressed. It contains details of:-

- The consultation methodology;
- The organisations consulted;
- The representations received and how those representations were dealt with;
- A summary of the main issues from the consultation; and
- The next steps.

3 Consultation Methodology

3.1 Our proposed consultation scheme was run past Wiltshire Council beforehand and we took their advice as to a number of professional bodies we should also consult.

3.2 We conducted a public consultation exercise (in January and February 2021) - during lockdown so we were not able to hold face-to-face meetings.

3.3 That exercise comprised

- publicity via the local media (see Annex A for the full list of who we contacted) – together with the press release we issued to them (see Annex F);
- a leaflet drop to *every* dwelling in Pickwick. A copy of the leaflet is also at Annex F;
- direct mailing to Historic England and the Council for British Archaeology (the latter of which forwarded our paper to The Society for Ancient Buildings, The Georgian Group, The Victorian Society and the Ancient Monuments Society) and to the Pickwick Association’s wider mailing list (see Annex G) and on our website (again see Annex F).
- Links to the Appraisal document were included on our own website (see, for example, Annex G) and those of the Corsham Town Council and Corsham Civic Society.
- We set up a separate email address to receive comments. The full schedule of feedback – including that of Historic England – is at Annex B (Members of the public) and Annex D (Professional Bodies).

3.4 During the consultation, we attended meetings of the Corsham Town Council and Wiltshire Council’s Area Board for Corsham. Though both these meetings were held during lockdown and had to be held via Zoom, they were public meetings, duly advertised and minuted by the appropriate authority. Copies of the presentation and their minutes are at Annex D.

4 Main issues raised through the consultation exercise

4.1 We delivered individual notices to every one of the 190 or so dwellings in Pickwick. We also emailed everyone on our list of roughly 100 contacts both within Pickwick and elsewhere. We also directly contacted a number of professional bodies.

4.2 We received 21 responses. Of these 19 were from individuals – the others were from Historic England and the Council for British Archaeology.

4.3 Without exception, all comments were highly supportive of the document. This was not unexpected given that, on the one hand, we had consulted local expertise when drafting the document and, on the other, we were recommending the status quo. A single concern was expressed that the authors’ choice of ‘character areas’ was somewhat arbitrary. Also a suggestion was made that the Conservation Area should be expanded to include the whole of the Woodlands development. As regards the first point, it is our view that the ‘character areas’ defined do reflect the principal groupings of key assets though concede that alternative boundaries could well have

been chosen. As regards the second point – again made by a single respondent – expansion of the conservation area was outside the context of our review, though may well have merit. As such we do not consider either comment required amendment to the content of the report

4.4 We were delighted to read Historic England’s particularly supportive comments – see the full text of their views at Annex C; and equally delighted to read those of Mr. Julian Orbach, a nationally well-respected expert on historic buildings (see Annex B).

4.5 In sum, we adjudged that none of the comments required modification of the draft Appraisal. The reasons for this are summarised above and indicated alongside the comments at Annex B.

5 Next Steps

5.1 The representations received during the consultation process have indicated full support for the document from the local community and those professional bodies which have responded. The final version of the Pickwick Conservation Area Appraisal and this accompanying statement are now submitted to Wiltshire Council for adoption by the Northern Area Planning Committee as a document of material consideration with regard to planning applications.

Annex A – List of media organisations contacted

Gazette and Herald*

Corsham and Box Matters*

The Ocelot

Neston News

Spring Spirit (magazine of Corsham Churches)

The Town Crier (Advertiser for Calne, Chippenham, Corsham & Surrounding Villages)

The West Wilts Magazine

Melksham Independent News

Warminster Journal

Bristol Evening Post

Western Daily Press

West Wiltshire Advertiser

Bath Chronicle

BBC Wiltshire

Corsham TV

BBC Radio Bristol

Heart Wiltshire

Wiltshire Life

Wiltshire Magazine

-
- Only these two media used the material supplied. The Gazette coverage is at Annex H. Corsham and Box Matters used the press release at Annex G.

Annex B – list of responses from members of the public

Item	From	Comment	Pickwick Association Comment
11/1	Victoria Vaughan	<p>Thank you so much for this document complete with really beautiful photographs. I think the fact that the buildings along the road are not uniform in date, but nevertheless all historically interesting, makes a richer story over the development of time. I was particularly interested to learn that the porch on No 2 is of a later date which makes Priory Farmhouse, more interesting. I wonder if the drawings of the original interior can be seen?</p> <p>Thank you so much for doing this.</p>	Comment noted
12/1	Simon Clark	<p>I agree with the findings of the Pickwick – Conservation Area Appraisal, particularly with regards to traffic on the A4 potentially causing damage to surrounding buildings via air pollution. This will only increase due to the number of new housing developments happening in the adjacent areas and a lack of foresight into how current roads will cope, as new road infrastructure is lacking in the wider area.</p>	Comment noted
24/1	Clare Reid	<p>You clearly have a good eye for the detailing of Cotswold cottages and a keen interest in the rich architectural heritage and History of Pickwick. I found the explanation of the history of Pickwick and Corsham really interesting.</p> <p>Page 6 has a great example of stone tile roof valley done properly and not properly, which is a great visual guide to property owners on what to ask builders to construct. It would be useful to see examples of how properties have been altered to meet modern expectations (conservatories, roof lights, bathrooms, access) in an in-keeping way to the Cotswold cottages. Maybe a list of skilled stonemasons and builders, which know the construction requirements of the stone tile roofs and stonework would be useful to avoid any cowboys and poor construction.</p>	Comment noted. Excellent point about skilled stonemasons etc – but outside the context of this Appraisal. Perhaps something the Pickwick Association might consider?
25/1	Anthea White	<p>As a Corsham Town Councillor, I wish to add my comments to the Report as follows:</p>	Comment noted

		<ul style="list-style-type: none"> - Overall it is an excellent report, giving clear factual detail. - Easy to understand and well written - Excellent maps and concise coverage of the area. - Very informative and correct detail on the buildings in Pickwick. - Photographs are clear and lead very well into the history and relevance of the buildings when you click on the link. <p>Thanks go to those involved in what will be a very wonderful piece of work for the future.</p>	
30/1	Susan Woolley	<p>Thank you very much, that all looks so interesting and I will digest it in smaller pieces but it is much appreciated and good to try and preserve this special little area.</p>	Comment noted
30/1	John Place	<p>Thank you for this most professional and interesting document. Not only did I learn much about Pickwick but my mind was focussed on the future say looking back in twenty years' time- hence my observations.</p> <p>Looking at the plan on page 17 Of the current issue of Corsham and Box matters I believe that the conservation area should be expanded to take into account the whole of Woodlands and the two-acre field currently subject of a proposal to build a care home. My reasons for this proposal are, 1. the 2-acre site abuts the conservation area and should be part of it. as it has been to the eye for years. 2. Woodlands should be included. When the site was built 30 years ago the developers, I am told were awarded recognition for the layout and design of the housing scheme. Additionally, the builders were recognised for their build quality which is evident if one has any alterations to house done. The design was ahead of its time and up with then best practice. i.e. insulation between the concrete floor and the suspended floor boards etc.</p> <p>Including Woodlands in the Conservation area would be logical and beneficial. It would help to maintain standards into the future including house modifications. Maybe even control the parking of Caravans and camper vans etc.</p>	<p>Comment noted</p> <p>We have much sympathy with the suggestion that the Conservation Area should be expanded – but this is a matter outside the context of our present work.</p> <p>It is a matter which might best be undertaken separately.</p>

		If the Gladman site remains a field could this area be included in the conservation area as an important visual approach to Pickwick?	
3/2	Martin Cadwgan	<p>With reference to this document, here are my thoughts.</p> <p>The introduction by Tom Brakspear sets the scene and is both interesting and informative. The attention to detail is good and the highlighting of such features as the illustration of the swept stone tile valley (page 6) is made if only to bring to the attention of the planners to show that items such as this do matter. I think that the comment, also on page 6, “ facia boards should not be used for fixing gutters” speaks volumes. The detail on the general appearance of the houses and buildings in general, with reference to (page 8) lime washed walls and the “temptation to remove it should be resisted.” I could relate more examples but I think that the point has been made.</p> <p>The many fine features within the Pickwick Conservation Area are worth the effort of retaining and that this report clearly illustrates. The point that Pickwick is seen as a gateway to the town of Corsham and this must be preserved. I hope that the inspector of the current planning appeal with Gladman will take account of this.</p> <p>The report highlights the fact that Pickwick is an individual village with an identity which goes back several centuries and it is only in the early recent past that it has been encroached upon by the post war development of the land around it. Its identity is important and must be preserved by “Pickwickians.”</p> <p>This is an impressive piece of work and my thanks to John Maloney, Tony Clark and others involved in its compilation.</p>	The ‘Gladman’ case has now been resolved with the Inspector refusing Gladman’s appeal
3/2	Steve Wakley	Can I have a hard copy of the proposals please. I would like to assist in any way I can	Hard copies were not available at the time of publication. Mr. Wakley was sent a personal copy as a pdf which he said was suitable and he would print

			out and revert if any thoughts occurred. Nothing further heard
3/2	Oliver Skeates	<p>Thanks for a wonderful, interesting and detailed document.</p> <p>I only have one further comment - on page 52, three character areas are listed. It seems somewhat arbitrary (which may not be the case) and omits the eastern section of the Pickwick conservation area - the area around the entrance to Woodlands. My concern is that by only mentioning part of the Pickwick conservation area, this may negate the conservation area as a whole.</p>	<p>The character areas as defined are in our view representative of the groupings of the focal points – including a the relative number of listed buildings within - the Conservation Area. There are a number of references to premises in the eastern end of the Conservation Area, though not on page 52.</p>
8/2	Hugh Foreman	<p>Having read the documentation, my comments are as below:</p> <p>The document is great and found it very interesting. It should be printed in book form so all local people could get it in the local book shop.</p> <p>All the hard work should be recognised.</p>	<p>Agreed - we are planning an expanded, saleable, document drawing on much of the content of this draft</p>
21/2	Christine Burt	<p>My feedback on the Pickwick – Conservation Area Appraisal as requested.</p> <p>First of all I want to say what an excellent document this is. It is a great credit to the authors and also to the Pickwick Association. I would like to suggest that there is some public recognition awarded to the authors in thanks to all the hours and dedication that was required to provide such an interesting historical guide to the present Pickwick. The photos, both current and historical are also outstanding and really bring Pickwick to life.</p> <p>I feel that it may be worth printing copies for sale & distribution in the local area.</p> <p>With reference to the actual document, my only comment is on the structure. Whilst the introduction by Thomas Brakspear is excellent and a very valuable contribution, I feel that p10 titled <i>The Pickwick Association and the Pickwick Conservation Area Appraisal</i> may be better served to be before the introduction as it sets the scene before we get into the detail of the introduction. Possibly also p11 with the executive summary too might be better after the renumbered p10 & before the Introduction.</p>	<p>As above - we are planning an expanded, saleable, document drawing on much of the content of this draft.</p> <p>We experimented with various layouts and settled, in the end, for the published version. We acknowledge there may have been better.</p>

		<p>I also found it interesting in the comments that the downside of the through traffic is the factor that has so far preserved so much of Pickwick from redevelopment (p5) and yet it continues to play such an important part of its future too (p60).</p> <p>A first-rate document which is an asset to the Pickwick Association.</p> <p>Well done!</p>	Traffic is, indeed, as issue; but one over which we have little control.
26/2	Matt Whitelaw	<p>For the record , this is to confirm my wholehearted support for this appraisal as expressed in my discussion with John Maloney this morning.</p> <p>My congratulations and thanks to everyone who contributed to this impressive piece of work.</p>	Comment noted.
27/2	Helen Storey	<p>I was very impressed with the detailed contents of the document; particularly the management plan and it has made me look at familiar buildings in a new way.</p> <p>My only reservation is with the formatting i.e. the hyphenating of words at the end of a line to carry them over on to the next line, e.g. page 14 has quite a few examples. This may now be a recognised way of formatting but it didn't make the document an easy read for me.</p> <p>I wonder if John can tell me whether or not the wall that forms the boundary of my garden in Woodlands and Middlewick Lane lies within the conservation area? I have always thought that the boundary ran down the middle of the lane.</p> <p>Well done to everybody who has been involved for all their hard work.</p>	Agreed – this is a presentation matter which we found difficult to resolve. Hopefully the forthcoming book will resolve these issues.
27/2	Geoffrey Smith	<p>First of all we would like to congratulate the authors and contributors of the Pickwick conservation document for providing us with such a comprehensive and detailed report.</p> <p>We are of the opinion that the one item which can so easily break the visual delight of an area is the street furniture which can multiply almost overnight to detrimental effect .Directional signs, lamp posts, information signs, traffic signs, temporary signs etc. etc and all on separate supports. Not only do they look, at the least untidy, but are impossible to read and understand by passing traffic.</p>	Agree – the proliferation of road signs is a nightmare which is proving difficult to resolve.
28/2	Ali and Ade King	To The Pickwick Association and all contributors to the Pickwick Conservation Area Appraisal.	Comment noted

		<p>We totally agree with and fully support the views, opinions and values detailed in the excellent, informative and extremely comprehensive appraisal document.</p> <p>With our grateful thanks to everyone involved in producing this document.</p>	
20/2	Sylvia Goodfellow	Thanks for sharing this. An excellent effort by all concerned. I agree with its conclusions.	Comment noted
3/3	Julian Orbach	The Pickwick Conservation Area Appraisal draft is a model of its kind, a really expert piece, which is not surprising given your collective expertise.	Comment noted and much appreciated from such an expert.
6/3	Barbara Philpot	Well done – I completely agree with the conclusions.	
15/1	Wilts Principal Conservation Officer	Congratulations Tony – a mammoth task but it is looking very impressive. Good luck with the consultation.	

Annex C – list of responses from Professional Bodies

Item	From	Comment	Our response
14/1	Casework - Council for British Archaeology	<p>Thank you for getting in touch with us. I'm very impressed by the initiative your local group has taken!</p> <p>Since this is a shared email address, I've forwarded your email on to caseworkers at the CBA, SPAB, Georgian Group, Victorian Society and Ancient Monuments Society, who'll get back in touch with you individually with any comments they have on your work as it relates to their special area of interest. I do hope we'll be able to help.</p>	<p>Comment noted. We are grateful for CBA's onwards referrals, even though no further responses from them were forthcoming.</p>
19/3	Historic England	<p>Dear Mr Clark</p> <p>Thank you for sending us a copy of your draft Conservation Area Appraisal and Management Plan.</p> <p>Historic England does not need to be involved in or consulted upon the preparation and adoption of Appraisals and Management Plans outside of London. With over 10,000 Conservation Areas in existence we would not have the capacity to be involved in exercises associated with what is a locally designated heritage asset and its management. But we are happy for those locally responsible to exercise discretion and consult us where particularly significant, innovative or contentious issues affecting the Area may exist or we have agreed that there are pre-existing matters affecting our interests where our involvement would be helpful.</p> <p>In the case of Pickwick the main interest would seem to be the initiative which has been taken by your community to instigate and prepare the Appraisal in question, with the mandate and support from Wiltshire Council as local planning authority. Certainly since "austerity" measures were introduced some years ago adding to the difficulties local authorities already faced in managing their Conservation Areas it has become even more of a challenge for them to create and maintain a comprehensive regime of Appraisals and Management Plans and to review and update them every 5 years or so in accordance with good practice guidance.</p>	<p>We are grateful for the very positive and encouraging comments from Historic England.</p>

		<p>But many are finding an enthusiasm within their local communities to undertake such exercises, particularly since the Localism Act facilitated such activities as Neighbourhood Planning. In providing a brief and agreeing a management approach to the preparation of Appraisals local planning authorities are able to work from the outset with local communities and in doing so create a process which fosters an enriched understanding and appreciation of an Area's special and locally distinctive historic environment among stakeholders and a buy-in which in turn helps in the Area's protection and enhancement.</p> <p>The Appraisal which has been prepared for Pickwick is a most impressive document in its grasp and comprehensive display of the qualities which make the Conservation Area special and those matters which would benefit from attention in order that it should remain so. Much time, thought and effort has clearly gone into the content and design of the document and how its structure best suits its application and those who are likely to be its users.</p> <p>There are no specific issues concerning the Area that we would wish to raise and so I would wish only to congratulate and applaud your community on its achievement. Your success can provide a useful precedent to inspire other communities in the county.</p> <p>On this basis we would not anticipate being consulted at the formal consultation stage or having additional comments to offer at that time. Once again, our thanks for being given the opportunity to have sight of your Appraisal.</p> <p>Kind regards David David Stuart Historic Places Adviser</p>	
15/1	Wilts Principal Conservation Officer	<p>Congratulations Tony – a mammoth task but it is looking very impressive. Good luck with the consultation.</p>	<p>Comment noted.</p>

Annex D – Consultation with Public Bodies

24/2	Corsham Town Council	<p>Endorsed by Town Council’s Planning Committee on 24 February 2021 (virtual event)</p> <p>Extract from Minutes</p> <p>T Clark explained that the Pickwick Association had produced a Pickwick Conservation Area Appraisal. The appraisal included the historical development of Pickwick; a description of the Conservation Area and its three main character areas; details of features that made it special and worthy of protection; plotted all of the Listed Buildings and contained an annexe which suggested ideas for the future management of the Conservation Area. He thanked the Town Council for its support in the production of the document and asked that the Town Council endorse the Appraisal.</p> <p>Resolved:</p> <p><i>that the Town Council formally support the Pickwick Conservation Area Appraisal and the aims and proposals within it. The Chairman thanked Mr Clark for his interesting presentation and all of the work that had gone into producing the Appraisal.</i></p>	<p>Presentation at Annex F</p> <p>This was a public meeting held virtually by MS Teams.</p>
18/3	Wiltshire Council	<p>Corsham Area Board was briefed on 18 March 2021 (virtual event)</p> <p>Minutes:</p> <p>Tony Clark – Pickwick Association gave a short presentation outlining the Pickwick Conservation Area</p> <p>Points made included:</p> <p>That Wiltshire Council was very heavily committed elsewhere at the present time</p> <p>That planning applications continue to flood in and are judged, in part, by a substantially outdated Conservation Area Appraisal</p> <p>That the Pickwick Association had offered – and the Council has supported the offer to prepare an up-to-date and comprehensive Appraisal</p>	<p>Presentation at Annex F</p> <p>Another public meeting held virtually by MS Teams</p>

		<p>That the Town Council had been immensely helpful in providing funds for research and access to their mapping contractor</p> <p>Why the need for an Appraisal</p> <p>That It had been clear since Gladman that Pickwick was vulnerable to speculative planning applications unless our defences are in order</p> <p>That the key part was to have in place a systematic and properly argued plan which could be adopted by Wilts Council as a supplementary planning tool</p> <p>That an up to date Appraisal of the Pickwick Conservation Area was such a plan</p> <p>Decision <i>That the Area Board commended the Pickwick Conservation Area project</i> <i>Note: that a letter would be sent to Wiltshire Council advising this</i></p> <p>The Chairman thanked Tony Clark for his presentation and felt that Wiltshire Council needed to support the project, as did the Area Board</p>	

Annex E



Plan for presentation versior



Press Release

Pickwick Conservation Area review

Long associated with Charles Dickens and his 'Pickwick Papers', Pickwick is a small village you might drive through along the A4 on the way from Chippenham to Bath. But the core section of this 800-year-old historic village has been a Conservation Area for many years.

For over 30 years, the Pickwick Association has been dedicated to protect the village from increasing urbanisation, insensitive development and road traffic.

The core section of Pickwick has been a Conservation Area for many years. Normally, Local Authorities review each conservation area from time to time to update the content of the appraisal and to identify what is important and needs to be respected.

But with authorities such as Wiltshire Council increasingly strapped for cash and resources, such things are often not immediately possible. Fortunately, the Pickwick Association does contain some expert knowledge and skills through local residents John Maloney (author of *A history of Pickwick and its buildings*) and Tony Clark.

With the support of both Wiltshire Council and Corsham Town Council, John and Tony have produced their own appraisal of the Conservation Area on behalf of the association.

'Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms' explains the association's chairman David Taylor.

'This is particularly important during the present times when decisions are made regarding planning applications or any proposed future developments in Pickwick.' he added.

The association now needs people's input, comment and views to enable Wiltshire Council's adoption of the appraisal. This will give the Conservation Area the recognition it deserves, ensure it is appropriate for 2021 and beyond, and places it in the context for any future expansion.

The appraisal document has been published on the association's website: pickwickassociation.org.uk . Comments are requested by 28 February. They may be sent to pickwickappraisal@gmail.com .

Ends

Contact: Tony at tony.clark88@btinternet or 01249 715905.

Letter box flyer



Pickwick Conservation Area reviewed

We need your opinion

The Pickwick Association has just completed an appraisal of our Conservation Area.

Our aim in this is to get the document endorsed by Wiltshire Council as a supplementary planning tool so that it can be used as guidance by the Council when they come to determine Planning Applications.

In fact the Council itself is, in theory, obliged to review all Conservation Areas in Wiltshire from time to time. But we know they have not, for some years, had the readily available resources to do so. So, with the support and encouragement of both Wiltshire Council itself and Corsham Town Council - we offered our local knowledge to carry out the necessary research and prepare this draft on their behalf.

The Appraisal we have drafted sets Pickwick in its historical and physical context, examines the origin of the principal buildings and concludes that the area presently set aside as 'Pickwick Conservation Area' is fit for purpose.

But this is just the view of the Association. Before we can get Wiltshire Council's endorsement we have to consult our local public so that you can have your say.

This is where we would value any input, comment or views you may have on what we have drafted. So please have a look at the draft document and tell us what you think. The Appraisal and its supporting papers are available to view or download at ([Pickwick Association – Representing the Pickwick community](#)). The press release we have issued is attached for further reference.

The closing date for any comments is 28 February 2021. Please address your comments to pickwickappraisal@gmail.com.

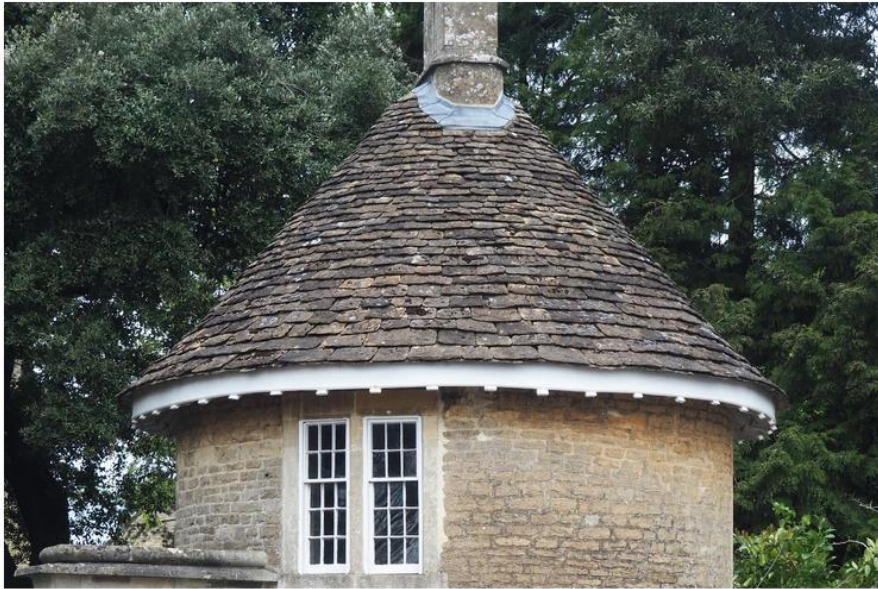
Ends

Note: The Appraisal has been drafted by John Maloney and Tony Clark – both local residents. John is author of *A history of Pickwick and its buildings* much of which has been incorporated in the paper. Tony dealt with regulations, landscape and open spaces, and other aspects.

For queries contact John at johnmaloney2003@aol.com or Tony at tony.clark88@btinternet.com or 01249 715905.

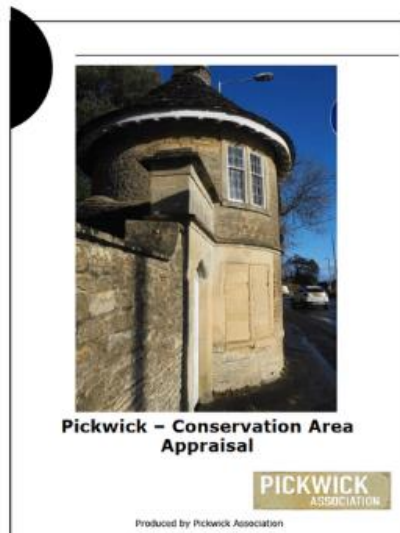
Conservation Area Appraisal

Updated: Jan 11



Pickwick's Conservation Area is being reviewed...
... and we want to hear **your views** on the appraisal document.

AI



Pickwick Conservation Area Appraisal draft forpdf
Download PDF • 6.12MB



The core section of Pickwick has been a Conservation Area for many years. Local authorities normally review each conservation area from time to time to update the content of the appraisal and to identify what is important and needs to be respected.



As Wiltshire Council does not presently have the resources to carry out such an appraisal, Pickwick Association – which does have available expert resources – has assisted by drafting its own appraisal of the Conservation Area. Both Wiltshire Council and Corsham Town Council have been supportive of this move.

Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms. This is particularly important when decisions are made regarding planning applications or any proposed future developments in Pickwick.



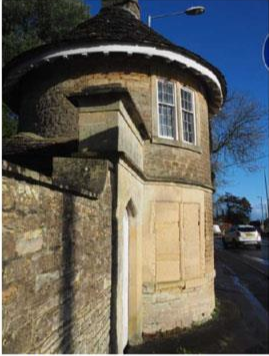
But this needs to be more than just the view of the Association. Before we can get Wiltshire Council's adoption of the appraisal we need to ensure that we carry local opinion with us.

This is why we need your input, comment and views to ensure the Conservation Area designation gets the recognition it deserves, is appropriate for 2021 and beyond, and places it in the context for any future expansion.


After you have looked through the document, please let us have your views by 28 February. Just email us at pickwickappraisal@gmail.com

Discover more about the buildings of Pickwick

PICKWICK ASSOCIATION WANT TO HEAR YOUR VIEWS



Pickwick – Conservation Area Appraisal



Produced by Pickwick Association



Pickwick's Conservation Area is being reviewed... and we need your views on the appraisal document.

Search

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- Pickwick, some aspects of life and times – Corsham Library display
- Decision to dismiss the appeals by Gladman concerning Bath Road proposals
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After you have looked through the document, please let us have your views by **28 February 2021**. We can also supply you with a hard copy of the appraisal document if you prefer. Just email us at pickwickappraisal@gmail.com or send to 12 Pickwick, SN13 0HZ (200 yds from Hare and Hounds towards Chippenham).



by admin | Jan 15, 2021 | News

You can view the document on our website: pickwickassociation.org.uk

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Annex G

Email document to Pickwick Association's wider email list

[View this email in your browser](#)



We want to hear your views...

**Pickwick's
Conservation Area is
being reviewed...**

... and we need your
views on the appraisal
document.

Click on the



Roundhouse to view the document:

The core section of Pickwick has been a Conservation Area for many years. Local authorities normally review each conservation area from time to time to update the content of the appraisal and to identify what is important and needs to be respected.



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After you have looked through the document, please let us have your views by **28 February**. Just email us at pickwickappraisal@gmail.com

Remember, you can also visit our website to discover more about the **Historic Buildings in Pickwick**

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Our mailing address is:

The Pickwick Association
9 Academy Drive
Corsham, Wiltshire SN13 0SA
United Kingdom

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Annex H

Press Coverage

From Gazette and associated newspapers 13 Jan 2021

Pickwick Conservation Area Appraisal in Corsham could influence planners

By [John Baker](#) [@JohnBakerNewsW1](#) Multi Media Journalist



[0](#) comment

RESIDENTS in the Pickwick Conservation Area of Corsham are to be consulted for a local appraisal that could influence planners.

The Pickwick Association is carrying out the consultation on behalf of Wiltshire Council. The appraisal could become part of planning policy when it is adopted.

It has been put together by local residents John Maloney, author of *A History of Pickwick and its Buildings*, and Tony Clark, the Association's vice-chairman.

Association chairman David Taylor said: "Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms.

"This is particularly important during the present times when decisions are made regarding planning applications or any proposed future developments in Pickwick."

The association now needs people's comments and views to enable Wiltshire Council's adoption of the appraisal.

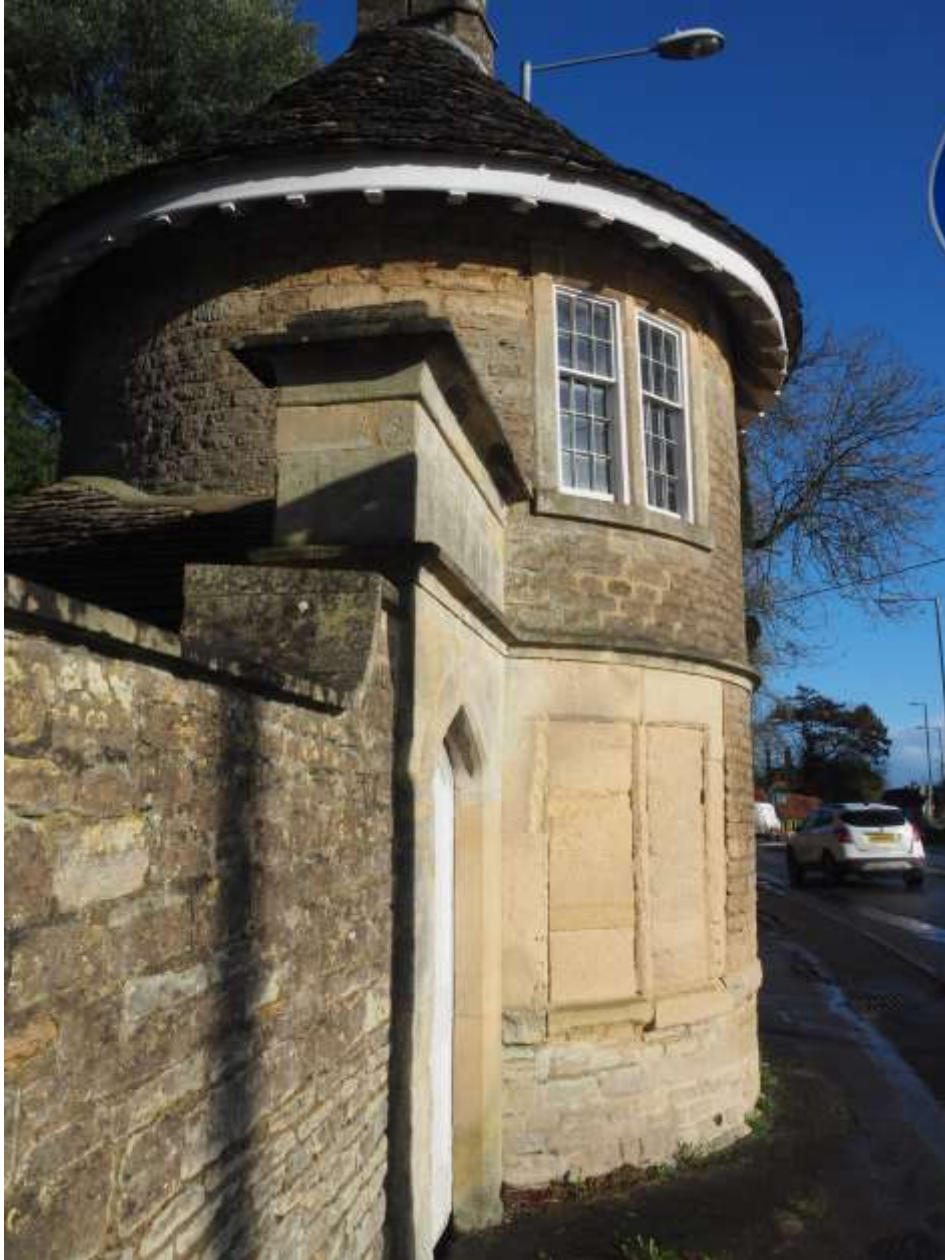
This will give the Conservation Area the recognition it deserves, ensure it is appropriate for 2021 and beyond, and places it in the context for any future expansion.

The appraisal can be found at: www.pickwickassociation.org.uk. The deadline for comments is February 28. Please send to pickwickappraisal@gmail.com

From Corsham and Box Matters

We did not retain a copy of the particular issue involved. Suffice to say that Corsham and Box matters published the press release at Annex G in full together with the photographs used by the Gazette.

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Pickwick – Conservation Area Appraisal



Produced by Pickwick Association



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As well as from the authors, images (maps, plans, photos., postcards, aerial views etc.) were sourced from Julian Carosi, Stephen Flavin, Larry St. Croix, Thomas Brakspear and David Rumble, to whom we are grateful: if there are any omissions we apologise sincerely.

Our thanks also to Cath Maloney (for her editing skills), to Tom Brakspear and Paul Kefford who contributed additional text, and Anne Lock and Melanie Pomeroy-Kellinger who read and helpfully advised.

Front Cover picture - The Roundhouse, Pickwick. Back Cover picture - The Hare and Hounds in the 1890's

Pickwick Conservation Area Appraisal

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What makes Pickwick special and provides a sense of place?

How could this specialness be enhanced/retained in the future ?



To the passing public the remarkable thing about Pickwick is the survival, almost unaltered, of what I will term Pickwick Street – that length of the A4 between the gate into the Hare and Hounds at the west end and the gateway into Lancefield Place at the east (see map). This is the only part of the entire length of the A4 when one has the impression of passing through a traditional Cotswold village – one is not, of course, as there is no established church or proper manor house.

Pickwick Street appears to have been built as a response to the increasing importance of the Turnpike road that ran through the centre of it. Development seems to have slowed between 1751 – 1803 when the Turnpike was moved north to pass through Middlewick. From 1803 until the arrival of the railway in Corsham in 1841, most of the development in Pickwick seems to have been the building or alteration of larger houses around the outskirts – doubtless this was because easy access to Bath and London via a reliable, fast coach service was much valued by the increasingly numerous and prosperous middle classes. These larger houses have large gardens and the trees and screening plants in them provide a pleasant leafy environment at both ends of Pickwick Street. These

houses rarely address the A4 directly but they, with their gardens, provide an essential and characterful setting to Pickwick Street.



From 1840 until 1940 development more or less ceased as the railway became the focal point in Corsham for development. Pickwick became an estate “village” – first acquired by the Poynders of Hartham Park and latterly by the Goldneys of Beechfield House. The Poynders (who adopted the 1751 – 1803 Turnpike route as their coach drive) left their mark in Pickwick with one or two new buildings and quite a few porch additions to the old buildings.



This house is thought to have been built by the Poynders to accommodate their Chaplain who took services at their (still standing) private chapel - Hartham Chapel.



Poynder porch added to older house

steep pitch (NOT usually 45 degrees – 52 degrees is more typical) this material requires in order to keep the rain out. Stone tiles would, with a little thatch, have been ubiquitous for roofs all along the A4 Bath road from Calne to the centre of Bath until about 1790 when Welsh Slate began to be imported along the Avon to Bath. Very little slate reached Corsham until the canal arrived at Lacock in 1810 where upon slate and clay pan tiles flowed in, stifling the indigenous stone tile industry so that when the railway arrived it was, in the Corsham area, probably already dead. The imported materials were, in every sense, more practical – stone tiles are very heavy, labour intensive to dress and lay, snow can blow through them and they have to be laid at a steep pitch. But they were, in the 17th and 18th century, cheap because they could be dug out of the ground. Now they are expensive, but they do provide a sense of place.

Here it is interesting to note that one of the first families to demonstrate their appreciation of the character of stone tiles were the Poynders of Hartham Park. They had made their fortune as London developers (and latterly as Pickwick quarry owners). In both Lower and Upper Pickwick (where they built their model farm) they went to the trouble of cladding both their new buildings and their alterations to old buildings with stone tiles so that they would harmonise with the buildings already there. This was in the second half of the nineteenth century - a period when practically all new building and alterations in Corsham were clad in clay or slate in spite of what one



Interwar artificial stone tiling at Hudswell

Since 1940 two factors have conspired to preserve Pickwick Street. The first is that the increasingly busy road has been a deterrent to development pressure – the noisy location is not very desirable. The second is the introduction of Listed Building legislation by Central Government – without that one can be fairly sure that the Local Authorities would have swept away the Hare and Hounds (just as they attempted to demolish the listed Osborne House in Corsham because it was “in the way”). Instead, Pickwick has the characterful phenomenon of articulated lorries swinging onto the wrong side of Pickwick Road as they wind their way to Leafield Trading Estate from Pickwick Street via Pickwick Road to Valley Road. Of such things a sense of place is made – rather than just an anonymous roundabout.

suspects must have been a glut of unwanted second-hand tiles (old photos reveal that Bath changed from a stone tile clad city to a clay and slate clad city in this period).

Now stone tiles are so sought after and expensive that it is not always reasonable to demand their use for new buildings. There are very good (and plenty of very bad) imitations which are surely preferable to slate (which is, and usually looks, alien and foreign to Corsham) and to clay. Corsham actually possesses a proud inheritance of pioneering and very good early imitation stone tiles (in and around Hudswell) on buildings erected by the MoD between the wars. Like many successful artificial materials, they are not well known because most on-lookers are deceived by them.

Looking at Pickwick Street in detail, perhaps the most obvious characteristic is that practically every roof is stone tiled at the

Many officials (planners, conservation officers, architects) consider such deceit immoral and unsupportable – often they have been trained to think so. I think that is simplistic – many of the buildings people love play such tricks – see the artificial stone quoins on Corsham High Street.



Above - Artificial stone quoins in Corsham



Slight eaves 'bell cast'

The danger with imitation tiles is that if they are badly detailed or a poor imitation they can look very disappointing. Whether roofs are of real or imitation stone tiles traditional details should be adopted. So pitched valleys should be swept, not cut.

Eaves and verges should project generously (200 and 150 mm respectively). The lowest courses of tiles should lie at a shallower pitch to achieve a slight bellcast. When old roofs are re-laid they are normally raised a couple of inches by modern battens and counter battens. Care should be taken to maintain the slight 'dish' or bellcast at the eaves by, for instance, installing an extra timber plate for the eaves course to sit on. Extra care should be taken at dormer windows and abutments under gable copes where thin battens and secret gutters respectively may be required. Eaves' gutters and down pipes



Swept stone tile valley, above; cut stone tile valley, below



'facia boards should not be used for fixing gutters'



only arrived after the railways but they are usually a practical and sensible addition. They should be placed and coloured discreetly. Grey (e.g. BS colour 4800 10 A 11) or off white (e.g. BS colour 4800 10 B 15), as used by Corsham estate) are both good. Black is bad, a black down pipe against a stone wall obtrudes. Facia boards should not be used for fixing gutters. Steel drive in brackets are available.

Another distinguishing characteristic of Pickwick Street is the depth of the average house. This was set by the length of available timber beams for spanning the rooms. Five metres was a maximum internal span and the roof ridge was set at the centre of this span. Humble houses might have an extra room at the back covered with a cat slide roof but it is the 4 ½ to 5 ½ metre external house depth that is characteristic in Pickwick Street. The average modern house is wider and looks alien.

Another distinctive characteristic of Pickwick are the plethora of freestone details to the buildings – gable copes, door cases,



Chimney stump—at far end



Missing window mullions above and below. There would have been two mullions per window in the building shown below (evidenced by the window head joints).



Rebuilt chimney stump (at left) but no shaft



door hoods, window cases, quoin stones, plinth courses and chimneys. Usually these are moulded and every effort should be made to follow the original mouldings when carrying out repairs or when restoring missing features such as window mullions (these latter have disappeared from houses in Pickwick and Middlewick – their restoration would be welcome). These details are a natural consequence of the excellent freestone that Pickwick is built on. Some of the later house fronts are entirely of freestone ashlar.

Tall freestone chimneys were a characteristic of Pickwick but a glance at old postcards indicates their tendency to reduce or disappear. This is understandable but aesthetically regrettable. Today chimneys are somewhat redundant and even if in use they tend to serve closed appliances such as wood burners which don't require a tall stack. Being built of 76mm thick freestone, exposed to all weathers and to flu gases, old chim-



Another rebuilt stump without shaft (on gable at right)

neys often become fragile and need to be rebuilt in new stone. The temptation to make the chimney safe by removing the stack and leaving the stump is often too much.

Occasionally only the upper stack is removed initially and later the lower stack is rebuilt but the vanished upper stack (probably through ignorance, rather than in an attempt to save money) is not.

The walls of all the houses in Pickwick Street are of some form of local stone jointed and pointed with lime mortar. Some have unfortunately been disfigured with cement rich pointing which not only looks bad but actually can promote the decay of the adjoining stone work. Where the stone consists of totally randomly laid rubble it would normally have been lime



Cement rich pointing c 1978. The south end of the Hare and Hounds was previously roughcast.



Cement rich ribbon pointing in Pickwick Street

rough cast and lime washed (as part of the Hare and Hounds still is) or at least flush pointed and lime washed. Old lime roughcast is important, special and well beyond the ability of most builders or plasterers to replicate. The temptation to remove it to make the building "tidy" should be resisted.

Mermaid Cottage in Middlewick owes its name to the beautiful old mermaid cast into its roughcast east gable wall by the roughcaster – alas, old roughcast and mermaid were stripped off circa 1999 in a destructive but probably well meaning attempt at maintenance. The wall is now smooth rendered – not a traditional finish for a cottage wall in Corsham.

A similar fate befell Westwood Manor a couple of decades earlier. The National Trust then sacked the architects who



Smooth modern render at Mermaid Cottage

were responsible for this.

Limewash has many benefits where a colour (or white) is to be applied. Unlike modern paints it usually looks better as it ages, it is cheap, easy to apply (especially if one of the premixed thicker grades are used), it allows the building to breath and it acts as a protective sacrificial layer to what it covers. There is today a reluctance to limewash free stone but an elevation usually looks better if it is all (except for painted wood work) lime washed – the builders did not intend the free stone details to read differently from the walls. It is clear that most of Pickwick was regularly ochre limewashed by the landlords prior to the war. Some people (Harold Brakspear, the architect/archaeologist, being one) take a delight in scraping off the limewash, hacking out the flush pointing and repointing with a recessed joint so that all the individual stones can be clearly seen. This is entirely counter to the builder's original intention that the wall should present as flat and homogenous a face as possible.



Recessed pointing at Pickwick Manor 1920

The fenestration of the houses, whilst unremarkable, is still an important element of the character of the buildings that make Pickwick so special. Traditional stone mullioned windows with leaded lights and iron casements (usually by now replaced with softwood casements and glazing bars) continued



Mullioned window—iron casement replaced by new softwood

throughout the 18th century and ran concurrently with the more expensive and larger timber vertically sliding sash windows of which the earliest dated (1711) examples were at the back of Pickwick Manor (sashes since restored).



Early sash window at Pickwick Manor (stonework 1711, sashes restored 1921

If leaded lights are in place the associated iron work and casements should be painted lead grey (BS 4800 10 A 11) not black or white. Without wishing to be prescriptive it is probably best if wooden windows are painted off white – as they generally are. All old windows incorporate a drip at the top or the bottom (sometimes formed by the roof eaves) which should be maintained. It is a credit to Pickwickians that there are few double glazed or plastic windows that have crept into public view. The virtues of secondary glazing are clearly understood by the occupants of this noisy environment.

The other important characteristic of Pickwick Street is how

the buildings relate to the street – this is varied and is a reflection of how the buildings were erected by different people at different times on different sites in an unplanned way. Some are set back behind low or high stone front garden walls, some are actually on the street with no front area at all. Although the development as a whole is unplanned, it is clear that within each site every effort was made to present a planned and considered elevation to public view. Coach houses/stables/garages were not generally required for the humbler houses – for the grander houses they were generally hidden away from view on Pickwick Street.

Lastly it should be added that modern technological bric-à-bac does detract from the characteristics that make Pickwick special. Technology is obviously required but it should be handled discretely or, if possible, placed out of public sight altogether. This applies to phone and electric cables and their poles, satellite dishes and TV aerials and their cables, streetlights and signs, rain covers to chimneys, horizontal boiler flue outlets, gas inlets and gas or water meter boxes. It is some comfort that most of these are to some extent ephemeral. Though only on the approach to Pickwick, the substation between Cross Keys and Hartham Lane is a prime candidate for some careful planting to act as a screen.



Sub station on the A4 - a candidate for screening?

Finally, I should like to offer apologies to any who are offended by the inclusion of their building amongst the photographs.



Thomas Brakspear, Architectural and Historic Buildings Consultant and lifelong Pickwickian

The Pickwick Association and the Pickwick Conservation Area Appraisal



Pickwick from a postcard dated 1907

The Pickwick Association is a voluntary group of local residents dedicated to protecting the character of this Wiltshire village by raising and maintaining awareness of its history and architecture.

Established in 1989 *“to promote and carry out any activities to the benefit of the community of Pickwick”*, the association is open to all residents aged over 18. Since it was formed 30 years ago, the association has worked hard to protect the village as far as possible from urbanisation, insensitive development and road traffic.

But its most important role in protecting Pickwick has never been greater as the village faces unprecedented development which would change its character forever.

We were encouraged by the recent adoption of the Corsham Neighbourhood Plan which now forms part of the Development Plan for Wiltshire. The Neighbourhood Plan has established general planning policies for the development and use of land in the district.

There are legal requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990 for local authorities to review from time to time conservation areas under their jurisdiction and to formulate and publish proposals for their preservation and enhancement.

Against that background, The Pickwick Association has drafted this document to better understand the attributes which make the Pickwick Conservation Area worthy of designation and to understand, cherish and, where possible, enhance that Area with the desire that it (endorsed as it must be by the local community) be adopted by Wiltshire Council as a supplementary planning tool.

The purpose of a conservation area is to protect and enhance areas of special architectural or historic interest and place additional development control on new works, as well as seeking to minimise the loss of the existing built and natural environment.

Conservation Area designation introduces control over the demolition of unlisted property in the area and affords protection to trees. It requires the Council to assess whether new development will enhance the character and appearance of the Area. The administration of Conservation Areas requires local authorities to undertake occasional appraisals, which involve a character appraisal and boundary review.

An appraisal of a designated conservation area is the proper vehicle for understanding the area’s significance holistically, drawing out what elements make that area special. Any management proposals for the preservation and enhancement of the area can only meaningfully be informed by understanding the positive features to preserve or enhance – alongside identifying the risks or opportunities in altering the area’s character or appearance.

Executive Summary



The Corsham Neighbourhood Plan was adopted following a referendum in November 2019.

The Plan reinforces Corsham Town Council's aim to preserve and enhance the heritage aspects of Corsham and includes specific references to Pickwick providing that

"Good design for Corsham means Establishing (a) Gateway into the town at Pickwick".

The Corsham Neighbourhood Plan is supported, inter alia, by The Corsham Design Guide and *"contains the vision, objectives and policies identified by the community and that are at the heart of future sustainable development in Corsham."*

It adds:- *The Corsham Design Guide provides necessary detail and best practice for individual Character Areas and is the vehicle for the Neighbourhood Plan policies to be effectively implemented on the ground."*

Against that background, we have produced this Appraisal of the Pickwick Conservation Area to fill the gap left by the Local Authority, Wiltshire Council, with the aim that it may be adopted by the Authority as a supplementary planning tool.

The Conservation Area is a distinct section of the village of Pickwick. Pickwick has been subsumed by the adjacent town of Corsham and is part and parcel of the area subject to the Neighbourhood Plan. As Pickwick, within its countryside setting, and Corsham developed quite separately we believe it important to identify the particular history of Pickwick itself and to examine in detail all those key features within the Conservation Area that make it worthy of special consideration.

We describe how Corsham has expanded, particularly in recent years, and show the geographical relationship between Pickwick and Corsham and the Corsham Conservation Area.

In Part 4 we describe the land use, the architecture, buildings and open spaces within the Conservation Area and conclude

that Pickwick comprises a unique collection of largely untouched 17th and 18th century buildings framed by traditional stone walls, foliage and trees. We concur with the Neighbourhood Plan that the idea of a 'Pickwick Gateway' to Corsham at the Hare and Hounds is appropriate – we believe it could and should be enhanced.

In Part 5 of the document we identify the key features of the Pickwick Conservation Area and suggest three 'character' areas, each of which we describe in some detail. We believe that the Pickwick Conservation Area has been well maintained but that its principal downside is the volume of traffic which passes through and the consequent adverse effects on air quality, noise and – ultimately – the structure of the adjacent buildings. We have concerns over the lack of consideration by the various authorities when installing road furniture, new lighting and pavement surfaces. But overall we are satisfied that Pickwick Conservation Area is appropriately designated but consideration should be given to it being extended.

In considering the management of the Conservation Area we have, at Appendix 1, suggested a possible way forward. Also annexed to this document is a short paper outlining the attributes of a selection of a number of particular buildings within Pickwick (Appendix 2) and an extract from the Corsham Neighbourhood Plan (Appendix 3). This Appraisal is supported by a separate publication 'A detailed description of all listed buildings in Pickwick' in which we have scheduled each listed building together with its location, its formal description and an illustration. That publication may be found on our website - www.pickwickassociation.org.uk.

Part 1: Background to this Review



Background

Pickwick is a small village on the A4 in Wiltshire between Chippenham and Bath. It is immediately adjacent to the town of Corsham. The central part of the village contains much of the original settlement, the earliest part of which dates from the 13th century. That central area is the major element of the Pickwick Conservation Area which was originally designated in 1973 and reviewed in 1992 and late 2005.

Local Authorities are required to review all Conservation Areas from time to time. Given the scant information available in support of either the 1992 or the 2005 review, the extent of local development (both in terms of built form and infrastructure) and the intervening period, we have felt it necessary to undertake a comprehensive background study on the history and development of Pickwick as a whole in order to set the Pickwick Conservation Area in its proper context.

The review

Wiltshire has over 225 conservation areas. Public opinion is typically in favour of protecting the familiar and valued local scene. Historic England notes that:-

Conservation area designation introduces some additional controls over the way owners can alter or develop their properties. However, owners of residential properties generally consider these controls to be beneficial because they also sustain, and/or enhance, the value of property within it.

A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

Conservation areas are designated by the local authority and designation is the recognition of an area’s special qualities, which the council intends to safeguard as an important part of the district’s heritage. It is the accumulation of an area’s positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; the present and former pattern of activities or land uses and historic associations.

Conservation area designation allows for strengthened planning controls, gives protection to trees, and provides control over the demolition of unlisted buildings.

Designated conservation areas are defined areas of “architectural quality or historic interest”¹: understanding what makes them special, alongside an active management plan (once an area is so designated), is key to their ongoing success. An appraisal of a conservation area is “the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. [An appraisal] will form part of the local authority’s Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions”.²

¹ 2018 National Planning Policy Framework, paragraph 127

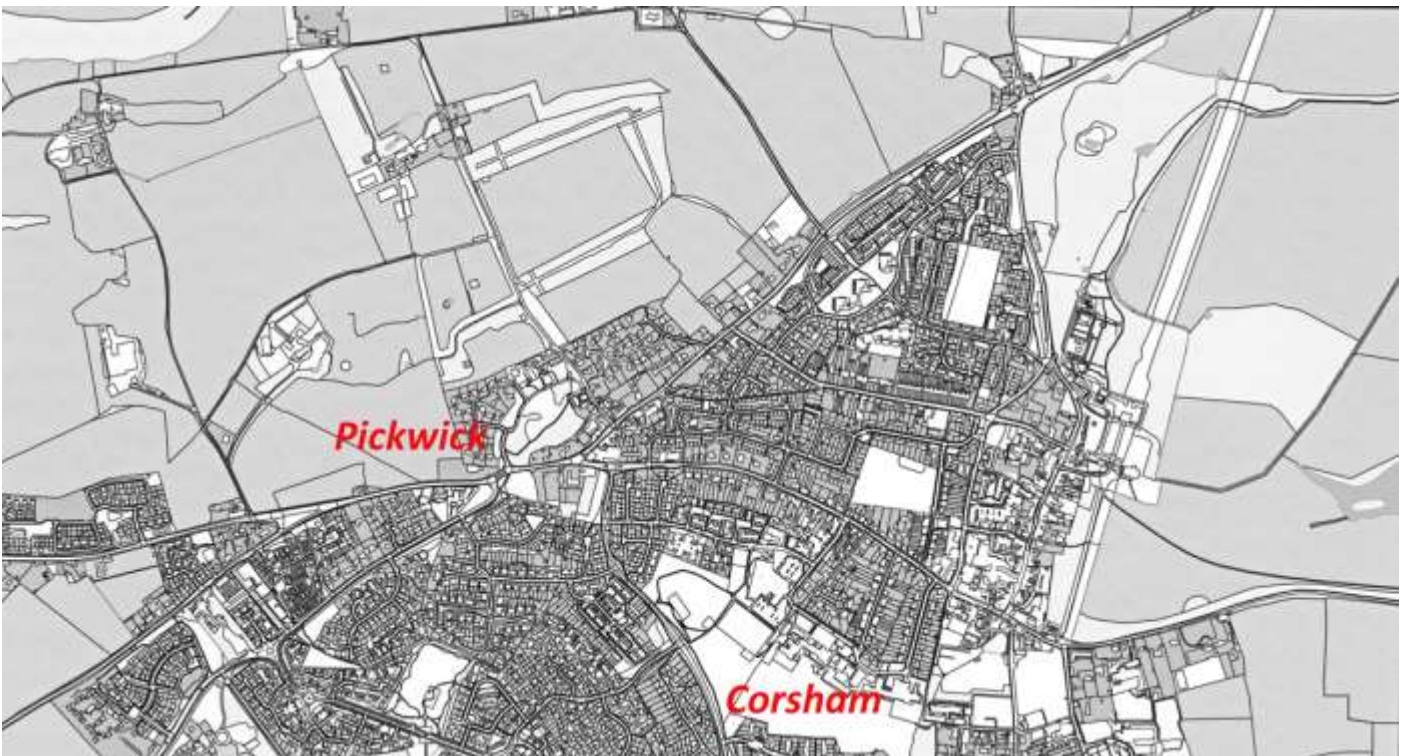
² Conservation area appraisal, designation and management: Historic England Advice Note 1 (second edition; 2019)

The town of Corsham has expanded right up to Pickwick's 'back doors' since the World War II. Much of the central area of the town, including the house and open fields of Corsham Court are within the Corsham conservation area which was last reviewed—and extended—in 1999.

- set out the context of Pickwick vis-a-vis the town of Corsham (Part 3);
- examine in some detail the contents of the Pickwick Conservation Area (Part 4); and
- suggest a number of character areas within the Pickwick Conservation Area (Part 5).

The quite separate Pickwick Conservation Area has not been systematically reviewed since 1992. In this paper :

- we rehearse the history and setting of Pickwick (Part 2);



The built area of Corsham has now extended up to Pickwick



The Pickwick Conservation Area, hatched blue, as designated by Wiltshire Council

Planning policy context

The Wiltshire Council is required by legislation to periodically review their existing conservation areas. An appraisal of each area is therefore required in order to identify the particular attributes that make each conservation area special. Guidance is provided to councils by Historic England in its publication *Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1* published in February 2019. By way of background the following extract from that publication is of importance:-

The advice in this document emphasises that evidence required to inform decisions affecting a conservation area, including both its designation and management, should be proportionate to the importance of the asset. It also follows the government's recommended approach to conserving and enhancing heritage assets, as set out in the NPPF. It gives particular attention to identifying opportunities where conservation can help to deliver wider social, cultural, economic and environmental benefits and where there may be opportunities to draw on the contribution made by the historic environment to the character of a place. These approaches conform with the statutory duty of local planning authorities with regards to conservation areas, and in particular with the requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

The contribution that historic areas make to our quality of life is widely recognised: around 10,000 conservation areas have been designated. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and



The northern flank wall of no. 18 Pickwick features a delightful decorated window frame and a blocked-up window

survive over time will be unique to the townscape of each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits valued by both local planning authorities and local communities.

Change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas. Conservation areas can contribute to sustainable development in all its three dimensions as outlined in the NPPF. However, 512 conservation areas were recorded as 'at risk' by local planning authorities in Historic England's national survey in 2017 through pressure for inappropriate new development, vacancy, decay or damage (the gathering of local authority information on conservation areas at risk has provided information on over 80% of conservation areas in England).

The National Planning Policy Framework (NPPF), first published in 2012³, sets out the Government's planning policies for England and how these should be applied by local planning authorities. The NPPF provides a framework within which locally-prepared plans (for housing and other development) should be produced; the NPPF also includes the context [Section 16; paragraph 184ff] for the protection and enhancement of the historic environment – including protecting the 'specialness' of a place which has been recognised through designation as a conservation area.

At local planning authority level, The Wiltshire Core Strategy Development Plan Document (adopted on 20 January 2015⁴) provides the overarching planning policy framework for Wiltshire (for the period up to 2026), supported by a range of other published detail planning guidance⁵. The Core Strategy recognises [Core Policy 57] that "good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing".

The Strategy also emphasises that, in order to ensure the character of Wiltshire's settlements are not harmed, development must be informed by a thorough understanding of the locality, maintain a strong sense of place, draw on local context and be complementary to the locality. To this end, any development proposals seeking approval must have regard to adopted supplementary guidance on design – including Corsham Neighbourhood Plan.

Further, to demonstrate any development proposal will be sympathetic to (and conserve) historic buildings, Wiltshire Council's Core Policy 58 [ensuring the conservation of the historic environment] requires that designated heritage assets and their settings [including conservation areas] will be conserved and (where appropriate) enhanced, specifically being mindful of the individual and distinctive character and appearance of Wiltshire's historic villages. There is a strong presumption that development will have the form, scale, design and use materials which are complementary to and in the historic context.

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

⁵ <https://www.wiltshire.gov.uk/planning-policy>

Designation of a conservation area or indeed of a listed building does not preclude the possibility of new development or adaptation to reflect modern living aspirations. However, such alterations “will only be acceptable where they are consistent with the conservation of a heritage asset’s significance. Consequently, it is expected that development will be of the highest standard to maintain and enhance the quality of the area or building and be sensitive to its character and appearance”.

While it was anticipated that additional planning guidance on heritage would be developed by Wiltshire Council to aid in the application of Core Policy 58 – including establishing a new local heritage list in line with Historic England’s Local Heritage Listing (Advice Note 7)⁶ – this has yet to be published. So although this appraisal of Pickwick conservation area does not constitute the development of a formal local list of non-designated heritage assets, it does seek to celebrate the breadth of the totality of the historic environment of Pickwick and reinforce that sense of local character and distinctiveness in the historic environment as part of the wider range of designation and protection.

Purpose and scope of this document

Conservation area appraisals and management plans are seen as the first steps in a dynamic process, the aim of which is to seek the preservation and enhancement of the character and appearance of conservation areas in the context of their setting and to provide a basis for making decisions about their future scope and management.

This background paper aims to:

- ◆ identify those elements both within the conservation area and the wider setting of Pickwick as a whole which contribute to the character of the area including historic associations;
- ◆ identify elements which detract from the character; and
- ◆ propose measures to maintain or improve the positive character, local distinctiveness and sense of place of the conservation area.

We have tried to take all reasonable steps to carry out a thorough appraisal of the conservation area and its setting. There are a small number of areas of private land which we have not entered. This appraisal is nonetheless comprehensive and representative of the area.



The A4 near its junction with Pickwick Road



The arch through the Stables at Beechfield

⁶ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Corsham's Neighbourhood Plan

The Corsham Neighbourhood Plan was 'made' (adopted) following a referendum in November 2019.

Neighbourhood Plans are planning powers which establish general planning policies for the development and use of land in a neighbourhood. They form part of the development plan for the local area and they have the same weight as the Core Strategy and its associated documents.

Whilst the Neighbourhood Plan cannot be in conflict with the Core Strategy it can amend or add to policy where a local variation is needed. It can also allocate additional land for development.

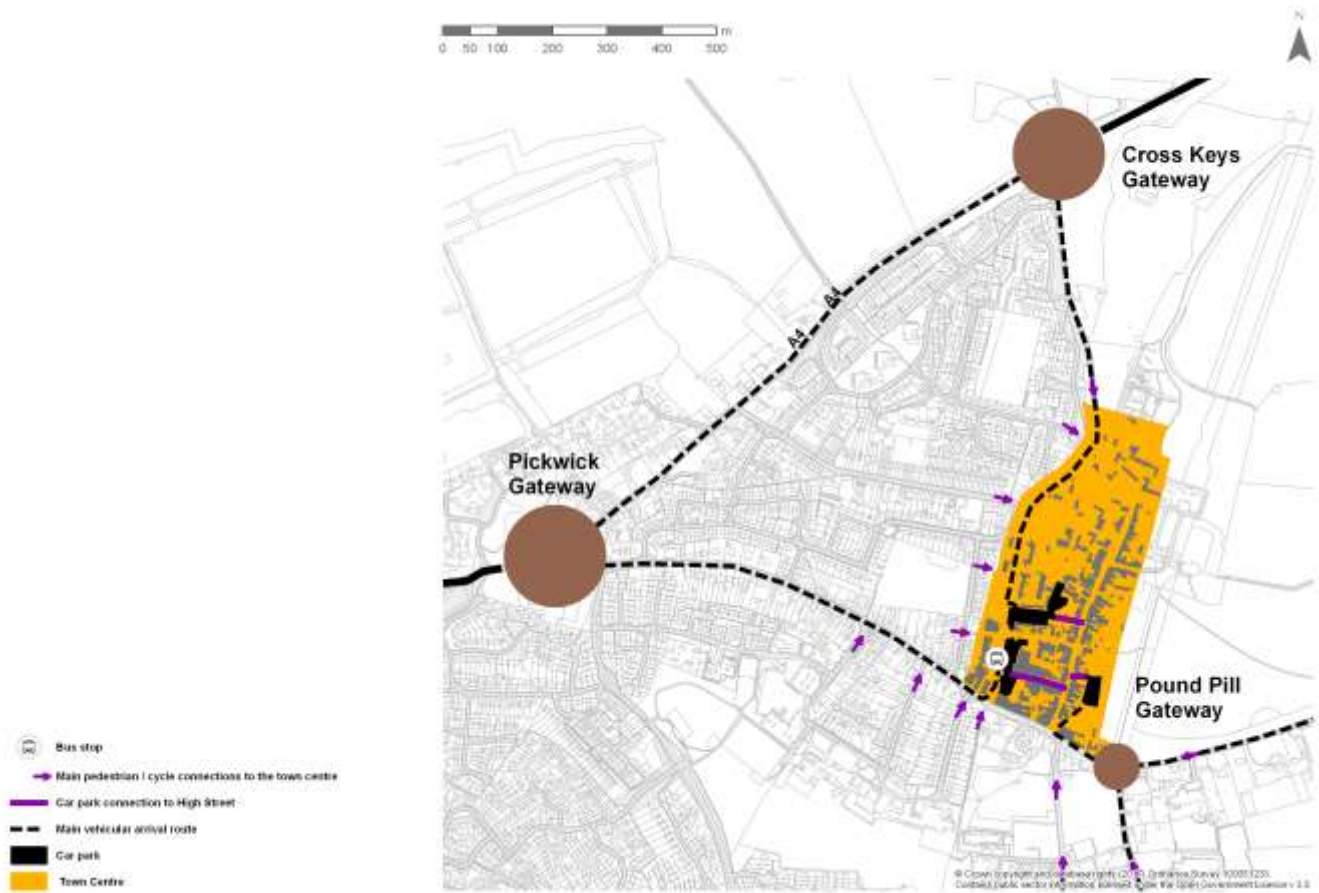
An extract from the Plan is at Appendix 2.

The Plan reinforces the Council's aim to preserve and enhance the heritage aspects of Corsham and acknowledges that:-

"Historic England would ideally like all conservation areas to have a Conservation Area Appraisal or a Conservation Management Plan. These documents have not been produced by the Local Authority to date, however, this Neighbourhood Plan is committed to supporting the Local Authority in the preparation of such documents in the future. In the meantime, the Corsham Design Guide provides a comprehensive basis for the protection and enhancement of both the natural and the built historic environments."

It goes on to say *"Good design for Corsham means Establishing (a) Gateway into the town at Pickwick".*

The diagram below, copied from the Plan, illustrates the 'gateway concept' - which falls within the Conservation Area. This paper has been drafted in the spirit of the above.



Part 2: Pickwick – its setting and history

Geology⁷

Geologically, Pickwick lies within the Great Oolite which is overlain by younger rocks of the Forest Marble Formation. Regionally, these strata are gently inclined in a generally south-easterly direction. The Corsham Fault follows the line of the Bradford Road, slips beneath the Hare and Hounds pub and thereafter follows the southern boundary of Pickwick⁸.

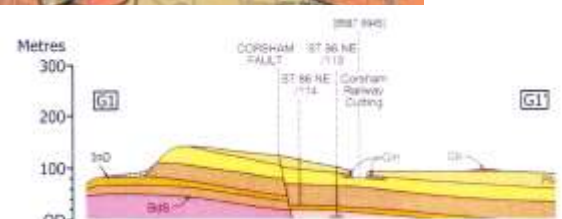
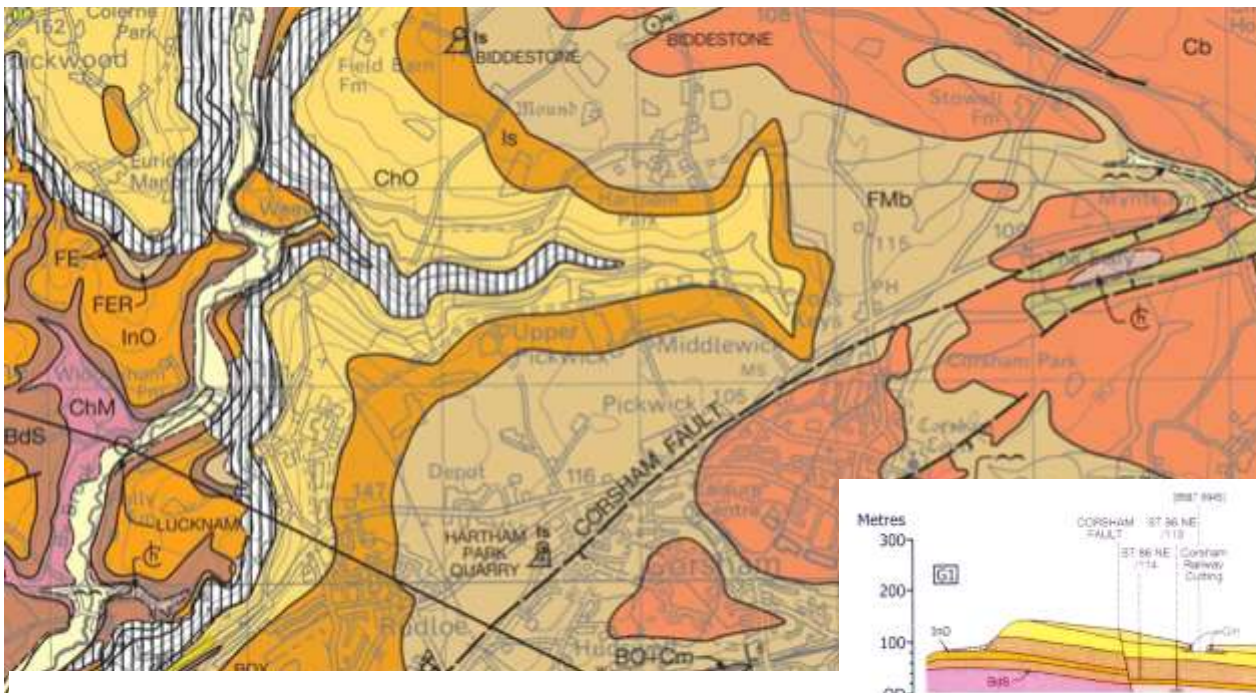
Great Oolite - Bath Stone - has been mined extensively in the area since Roman times. From the 18th century it has been sourced mostly by underground mining. In Pickwick underground extraction is licensed for a significant area from its western approaches as far north as Pickwick Lodge Farm. And as far east as the very boundary of the Conservation Area. The British Geological Survey advises that *“The best freestones in the Chalfield Oolite are found in the upper part of the Combe Down Oolite Member and within the Bath Oolite Member”*. That is to say that Pickwick stone is amongst the best.

Wiltshire Council policies are to safeguard the resource.

The actual mining is presently carried out by Hartham Park Bath Stone Limited. Whilst the entrance to their quarry lies outside the Pickwick boundary, their present workings extend beneath the western extremity of the village and incorporate centuries old workings which can be identified at ground level by the airshaft which can be seen in the field immediately east of Guyers Lane.



Below - British Geological survey map showing Corsham Fault



GENERALIZED VERTICAL SECTIONS

Scale 1:2500 (1 cm to 25 m)
Thicknesses are given in metres



⁸GWP Consultants for Pickwick Association, July 2017
⁷ See also 'Strategic Stone Study—a building stone atlas of Wiltshire' https://www.bgs.ac.uk/mineralsuk/buildingStones/StrategicStoneStudy/EH_atlases.html



Nos. 41 to 45 Pickwick

Location and setting

Pickwick (edged red in the plan, right) comprises a number of separate elements. The linear section of the village (formerly known as 'Lower Pickwick') sits astride and north of the Bath Road three miles west of Chippenham and eight miles east of Bath. Beyond and to the north sit the hamlets of Middlewick and Upper Pickwick.

Since the major housing boom immediately post-war, the open space south of Pickwick on the A4 has been replaced by new homes and Pickwick and the adjacent town of Corsham are now physically joined.

(Lower) Pickwick retains its character by virtue of its Georgian architecture fronting the length of the village core along the main road. The land to the north of the A4 – largely formerly part of the Beechfield Estate - remains undisturbed save where modern houses have been built on what had become brownfield elements of Beechfield.

Middlewick and Upper Pickwick remain much as they were in the 18th century.

The Pickwick Conservation Area itself is situated in Lower Pickwick and occupies the village core either side of the A4. It includes the residue of the Beechfield Estate.



Pickwick, outlined in red



The three elements of Pickwick; Conservation Area edged black



Nos. 25 to 31 Pickwick

The settlement of Pickwick alongside the A4 is small with individually designed mostly 17th or 18th century buildings lining either side of the through road. The eastern approach (from Chippenham) is characterised first by the open fields of the Corsham Estate, then (via the Cross Keys Gateway identified in the Neighbourhood Plan) by a group of 19th or early 20th century dwellings; the western approach (from Bath) enters Pickwick via the open fields south of Guyers House bounded by a typical dry stone wall (now partially demolished as a precursor to potential development) and the 18th century Guyers Cottages on the northern side of the A4 and the listed Catholic Church to the south. It proceeds via the Pickwick Gateway past the parkland of Beechfield on the one side and Pickwick Manor on the other.

Pickwick is highly distinctive, quite separate from Corsham and an early village settlement. It has some 48 listed buildings, a notable number for such a small settlement, with Pickwick Manor being Grade II*. The historic core of Pickwick is of a singular, distinguished appearance due to its Georgian aspect: it was a notable Quaker settlement⁷ and has an unusual number of buildings with datestones of the time i.e. 1708, 1730, 1739 and 1745. The Quaker settlers established their own Meeting House, Boarding School and burial ground which have given Pickwick its distinctive variety of historic buildings, notable character and unusual ground plans.

The landscape setting surrounding Pickwick is of significance both in relation to the structure of land holdings from at least the 17th century and to the major changes to its infrastructure apparent following World War II. Their aesthetic qualities provide an attractive rural backdrop to the built form.

Middlewick and Upper Pickwick form an integral part of the community being linked to the principal settlement by foot-path or country lane. Almost every building there is listed.

A more detailed look at some of Pickwick's more important buildings is at Appendix 1.



No. 3 Middlewick



Hillsgreen Lodge at Upper Pickwick

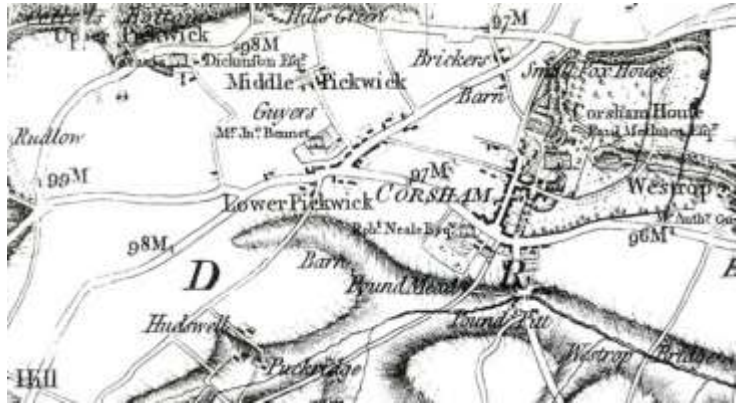
⁷ *The Quakers in Pickwick, A Documentary Study* by P Martin, L Purdy and D Treasure, *Wiltshire Buildings Record*, September 2019

Pickwick in maps

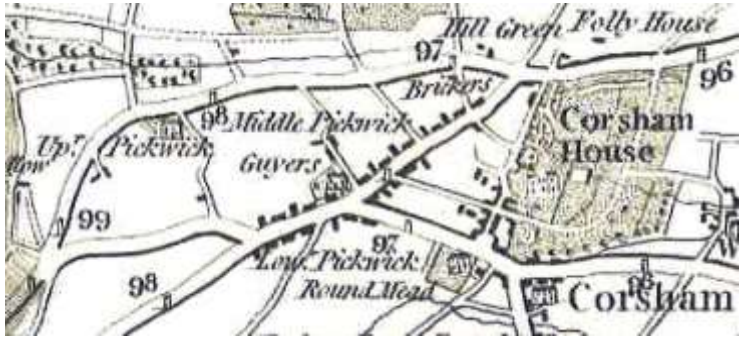
The three elements of Pickwick have been consistently shown as Lower, Upper and Middle Pickwick since the earliest maps were produced. See, for example the Andrews and Drury map of 1773 and the slightly later Archibald Robertson map of 1792. Robinson's map is particularly interesting since it is but a small section of one of the many plates produced to illustrate Part II of his publication 'A Topographical Survey of the Great Road from London to Bath and Bristol'.

Even as late as 1955, the Ordnance Survey map of Wiltshire still referred to 'Upper Pickwick', 'Middle Pickwick' and 'Lower Pickwick'. By 2019, the terms 'Middle' and 'Lower' had been dropped in relation to Pickwick.

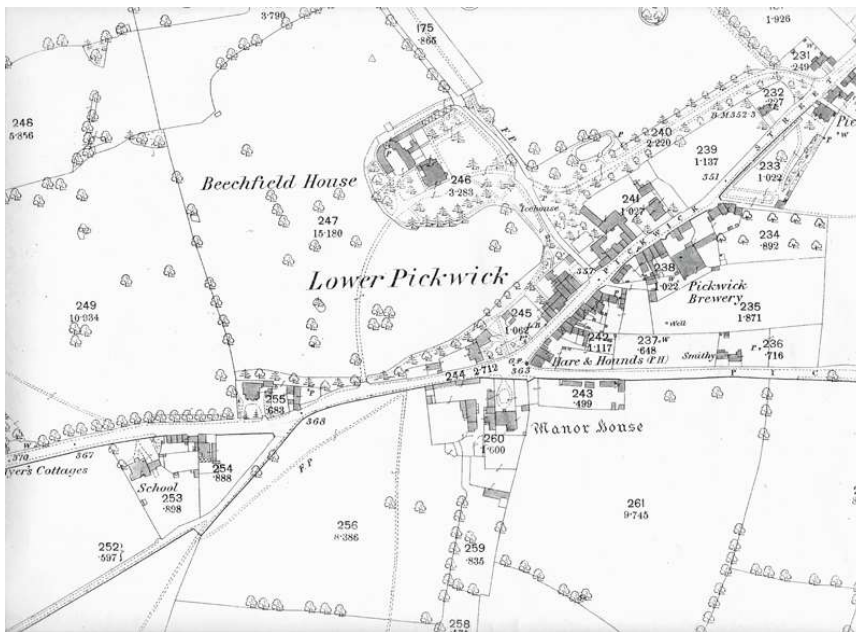
A number of other maps have been reproduced in Part 3 to illustrate the infill between Pickwick and Corsham.



Andrews & Drury 1773



Archibald Robertson 1792



Ordnance Survey 1886



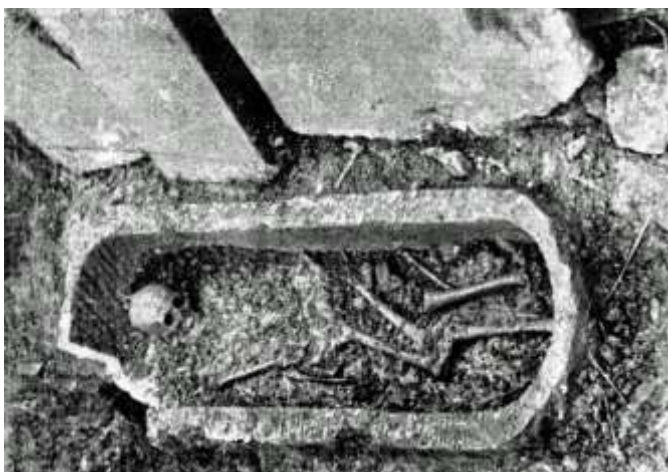
Ordnance Survey 2019

Archaeology^{8,9}

No significant prehistoric, Roman or Saxon settlement remains have been discovered in the wider area around Pickwick: there are no records of archaeological significance - <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>.

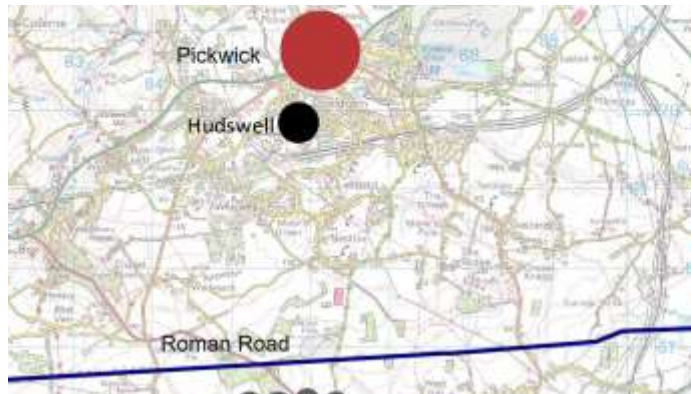
In the Roman period one of the great military roads, that from London to Silchester, by extension went to Bath by a route to the south of Lacock and Corsham via Chapel Knapp and Neston.

In spite of its proximity to the Roman road to Bath, no definite evidence is known of a Roman settlement in the Corsham area though in 1942 at Hudswell in an area called Black Acre, a quarter of a mile north/east of Pockeridge Farm, a stone coffin complete with a heavy stone lid – provisionally identified as Roman - was found during building work within War Department land. See map opposite. Inside was the skeleton of a young woman 16-20 years old. Other Roman items were previously found in the Hudswell area, such as a rubbish pit, a bronze coin of Julian II [AD 355-363], stone tiles, 2nd-3rd century pottery sherds and an Iron Age posthole. The discovery was written up by Colonel A H Burn in the *Wiltshire Archaeological and Natural History Magazine* No. CLXXX Vol. L of June 1944. The coffin is reported as being located in the low cellar under the Music Room of Corsham Court (pers. Comm. Julian Carosi).



The Hudswell coffin

In Box the remains have been excavated of a Roman villa¹⁰ that major rebuilding in the late 3rd or early 4th century transformed into the largest villa in the Bath area and with one of the richest collections of mosaic floors of any building in Roman Britain.



Pickwick in relation to the Roman Road

In post-Roman times, the stretch of Roman road in this area was apparently disused and a ditch was dug along its course which from that time has borne the name of Wansditch or Wansdyke, 'Ditch of Woden'. It has not been established whether this earthwork was erected by native Britons to ward off the Saxons or as a later boundary between the Saxon kingdoms of Mercia and Wessex.

There have been remarkably few archaeological investigations in the Pickwick area – despite some significant redevelopments - although a few tantalising discoveries have been made. For instance, Wessex Archaeology discovered a small pit containing prehistoric pottery [possibly early Neolithic] whilst trenching in the field north of the Bath Road opposite St Patrick's Church in April 2016⁸ and some Roman tiles were found in the garden of a local house off Middlewick Lane¹¹.

Historic development⁹

In terms of its general location, when John Leland visited in 1541, he described 'Cosham' as 'a good uplandish toun'. In 1927, Sir Harold Brakspear wrote¹² "..... the parish of Corsham is situated on the southernmost edge of the great oolitic range of the Cotswolds, its height above the river valleys rendering the site suitable for human habitation from earliest times".

There is very little known about the early history of Pickwick and no detailed studies have been made, for instance, there is no Victoria County History covering the area. Relatively little is known about the form and development of its buildings before the Georgian period and only two properties have Historic Building Reports written by Wiltshire Buildings Record¹³.

⁸ Fairhead, S., *Land to the north of Bath Road, Corsham: Archaeological Evaluation.*, 2016, Wessex Archaeology

⁹ Much of the following history and details of buildings is taken from 'A History of Pickwick and its buildings' by John Maloney (unpublished 2019)

¹⁰ Corney, M & the KOBRA Trust, *The Roman Villa at Box: the Study of the Extensive Romano-British Structures Buried Below the Village of Box*, Hobnob Press, August 2012

¹¹ Pers comm. Jane Browning

¹² 'Corsham' by Harold Brakspear, FSA, *The Wiltshire Archaeological and Natural History Magazine* 43 (1927, pps 511-539)

¹³ M Parrott, *Notes from a visit to Mead Cottage, 15 Pickwick, Corsham*, Wiltshire Buildings Report Record, 6th March 2014 and P Slocombe, *12 Pickwick Corsham—Historic Buildings Report*, Wiltshire Buildings Record

Saxon & Norman

The name 'Pickwick' derives from "Pic" - Anglo-Saxon meaning a peak or pointed hill - and "wic" meaning a village. Nearby Corsham was referred in the Domesday Book as *Cosseham*, thought to be derived from *Cosa's hām*, "ham" being Old English for homestead, or village, and "Cosa" being a personal name. Corsham is recorded as Coseham in 1001 and as Cosseha in 1086. The meaning is likely to have been the settlement of Cosa or Cossa. However, the history of the settlement begins before the Norman period. The area belonged to the Saxon kings in the 8th and 9th centuries. It is reported that King Aethelred (978-1017) stayed at his house in Corsham. William of Malmesbury wrote that the king 'had his Country Palace at Corsham and kept his Court there'. The Corsham area retained a strong royal connection under the Normans; it is recorded in the Domesday Book in 1086 "The king holds Cosseham. Earl Tosti held it in the time of King Edward" [the Confessor, the last Saxon King]. It was apparently quite a large settlement with two mills and two churches. Being in the vicinity, Pickwick will have been within Corsham's sphere of influence.

There is a Scheduled Ancient Monument, Number: 1011307, just behind Hartham House [less than a mile north of Pickwick]. The Schedule identifies a large mound as a 'motte castle' (i.e. not a prehistoric tumulus as older histories propose but a Norman earthwork).

Medieval

The crown retained possession of Corsham and in 1285 a charter granted a market there every week which would have supported the town's prosperity and development. From the latter part of the 14th century the Manor of Corsham formed part of the dowry of several Queens of England. In deeds of this period and afterwards it is often called 'Corsham Regus' (Royal Corsham) or 'Corsham Reginae' (Queen's Corsham).

Pickwick was one of the tithings of Corsham Manor within which a number of substantial houses had started to be built by the 13th century. In Pickwick, three such houses are known: Pickwick Farm (now called Pickwick Manor), Leyceters (demolished 1794 and replaced by Beechfield House) and Snellings (now incorporated in Guyers House). A settlement is recorded at Hillsgreen in 1523.

Post-Medieval

At least by the end of the 17th century, smaller scale residential development had begun on either side of the main road. This development continued into the 18th century and today the core of Pickwick village retains many of those early buildings, with the Manor, Beechfield and Guyers on the periphery.

Pickwick's position on the London to Bath coaching route – being the convenient last stop to change horses before the descent into Bath - led if not to the establishment, then certainly to the enhancement of the coaching inn, the Hare and Hounds. Inevitably, the adjacent property at No. 42 was the ostlers' premises and around the corner in what is now known as Pickwick Road was a *Smithy* [1884 OS map].

Existing 'roads' being in poor condition, in the period 1751 to

1758 in Wiltshire alone sixteen new turnpike trusts were set up for the maintenance and regulation of main routes. The new turnpike road was developed piecemeal and in 1743 the Chippenham Trust built a section from Chippenham to Pickwick, avoiding Corsham, and advertised it as the new Bath Road. A tollhouse and gate were built at the entrance to the village but this route still went via Chapel Plaister and Kingsdown into Bath. A more direct route was proposed from



'The Mail Coach' from a print attributed to Henry Alken (1785-1851)

Pickwick, cutting right through Hartham Park and down Box Hill. A new trust was formed to promote the road named *Bricker's Barn Trust*. The route from Chippenham to Bath was altered after 1751 such that it followed a more northerly route (via Hill Green etc - see map below left) through Upper Pickwick and that would have changed the frequency of passing trade through Pickwick. However, the road was once again diverted in 1803 from Cross Keys through Pickwick.



Cross Keys from Archibald Robinson's book of 1792: it was here that the coaching route was modified between 1751 and 1803 to avoid Pickwick.

The Devizes and Wiltshire Gazette of 1819 lists gates in the Corsham area and records the Pickwick Gate and Side Gate. As a result of recent research it is known that the Roundhouse in Pickwick [right], just west of the Hare and Hounds, which projects out into the existing Bath Road, features on the Corsham tithe award dated 1839 as a turnpike house occupied by Ezekiel Evans¹⁴. (See also Appendix 1 for more information about the Roundhouse)

Early maps featuring Pickwick apparently accord it at least equal significance with Corsham to travellers on the Bath Road - or perhaps greater in the case of the first survey of the roads of England and Wales in John Ogilvy's *Britannia*, 1675, on the strip map of the road from London to Bath and Wells [next page]. Emanuel Bowen's *AN IMPROVED MAP OF WILTSHIRE, 1780*, [below] also shows Pickwick and Corsham as being equally significant but apparently with their locations reversed!

After Charles Dickens's first novel, *The Pickwick Papers*, was published in 1837 and became a literary sensation, the name 'Pickwick' became famous world-wide. At some time in the latter part of the 18th century or the early part of the 19th century a baby boy was found on a doorstep in Pickwick and was given two names, Moses, after the Old Testament prophet found in the bulrushes, and secondly, Pickwick, after the village where he was found. Moses Pickwick later became landlord of the 'Hare & Hounds' and a coach proprietor. It is probable that Dickens saw the name of 'Pickwick' on coaches belonging to Eleazer and Moses Pickwick, and chose the surname for his lead character in 'Pickwick Papers', which also

satirised the social life in Bath.

Through all vicissitudes, the famous old coaching inn the Hare and Hounds remained and is Grade II listed.

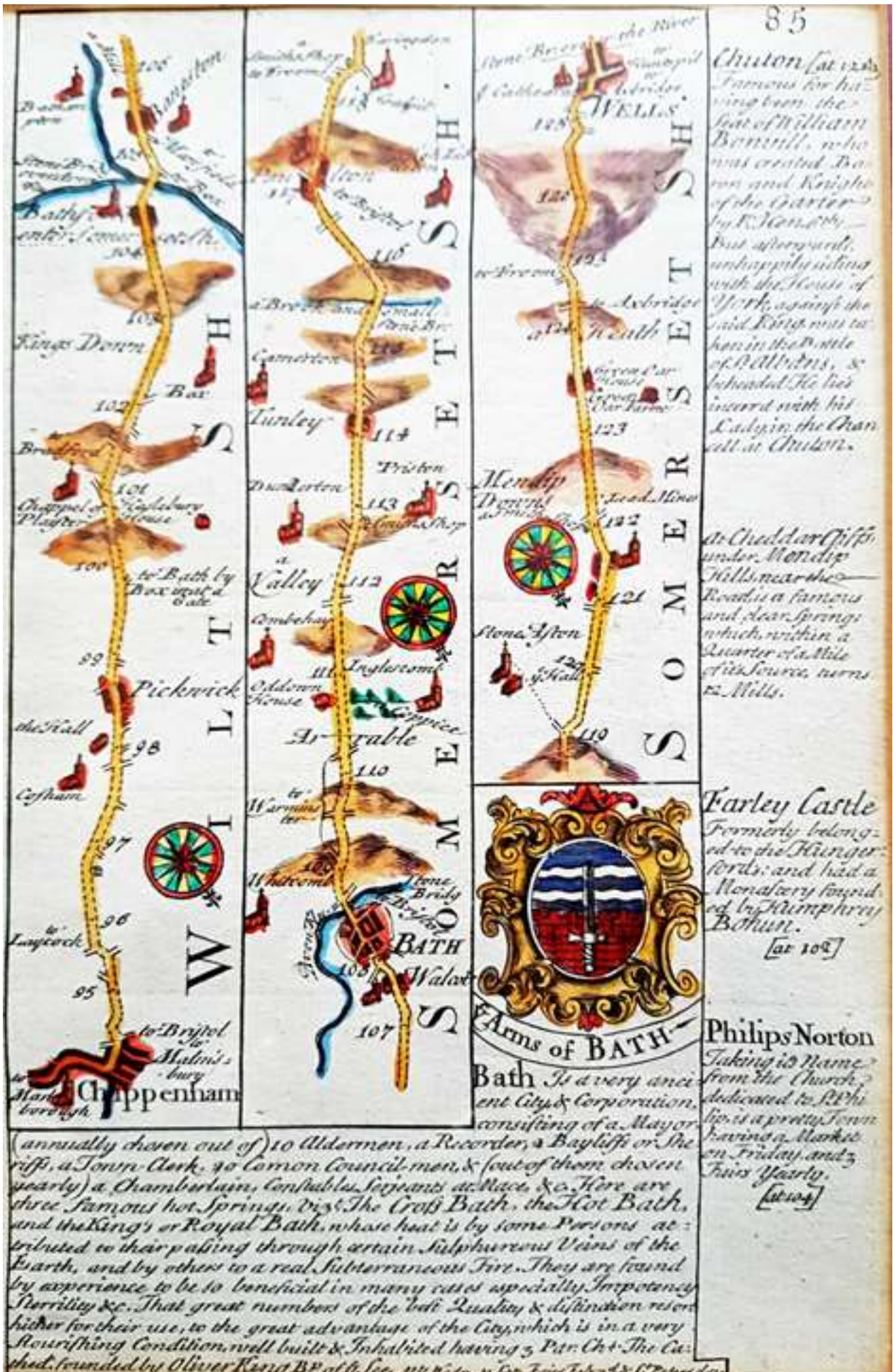


The Roundhouse



Emanuel Bowen's AN IMPROVED MAP OF WILTSHIRE, 1780

¹⁴ *The Round House, Pickwick, Corsham ~ A Historic Buildings Study, Report No. B15985* P Martin, L Purdy & D Treasure, Wiltshire Buildings Record, August 2019



The Society of Friends, otherwise known as Quakers, acquired a burial ground at Pickwick in 1659. By the early 18th century they had become an important part of the community, establishing a school and meeting house¹⁵.

From the mid-19th century Pickwick was owned by the Poynder family, who had established themselves at Hartham and owned land covering not only Pickwick but Biddestone as well. The history of the area has many family threads that are woven into the fabric of Pickwick life, going back centuries; families such as the Mitchells, Hulberts and Goldneys. These families can be found in the area in the 17th century and later.

The Mitchell family, who were Quakers, were involved in many aspects of local life over several generations. Another example was the Goldney family. Records show this Quaker family being part of Pickwick life in the mid-19th century, living at Beechfield House. However, in 1918 Frederick Goldney bought the Pickwick estate from the Dickson-Poynder family, who were not Quakers. This estate remained in their possession until all the buildings were sold in 1948.

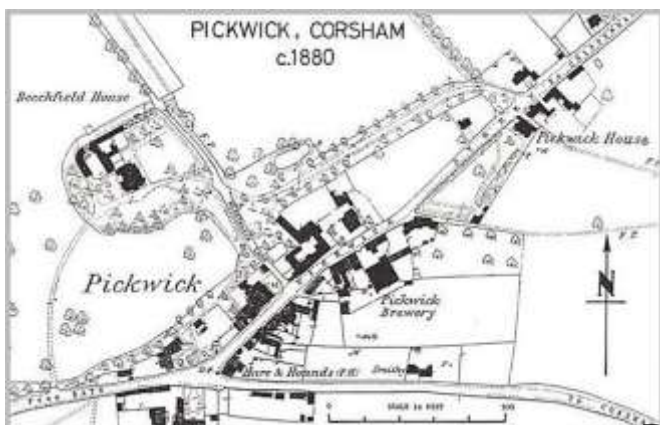
The Spread Eagle (later the Two Pigs and just recently converted into a private dwelling) is another inn, near to the Hare and Hounds. Its external appearance is considered to be early 19th century but it may be earlier having been 're-fronted'. In 1837 the Wiltshire Independent announced:

"To be sold by auction ... Lot 2. A MESSUAGE or PUBLIC HOUSE called "The Spread Eagle" situate at PICKWICK, at the side of the Turnpike-road from London to Bath, with all necessary and convenient attached and detached Offices, in the occupation of Mr. Wm. Rawlings. This lot is most desirably situate for business, more particularly during the progress of the works of the Great Western Railway".

At the end of the 19th century – when Pickwick did not have a mortuary – corpses were laid out on the bar of the pub until they could be transferred to Corsham mortuary. Until vaccination against smallpox became mandatory in England in 1853, dealing with the virus was problematic, hence the erection/designation of small pox houses one of which was in the Cross Keys hamlet on the London to Bath road just to the east of Pickwick.

In his novel Death and Mr Pickwick (2015), Stephen Jarvis writes ~

One learns next that the folk of Pickwick lived by the larger town of Corsham, but were not of Corsham.



Some distinguished their background by whether they were of Upper Pickwick, Middle Pickwick or Lower Pickwick. Amongst the village's population in the early nineteenth century were quarrymen and labourers. There was also a Jacobean manor, as well as two public houses, a few feet apart. From estimated figures of alcohol consumed, the Pickwickians – whether Upper, Middle or Lower – drank the produce of the local Pickwick Brewery as if St. Boniface himself had blessed it.

Another local family, with even deeper roots than the Goldneys or Mitchells was the Hulbert family. Their most successful role in the life of the community was establishing in 1804 a brewery next to 12 Pickwick. In 1841 the business and the copyhold was put up for sale. However, the Hulbert's retained ownership of the business until the 1860s.



The Spread Eagle; later The Two Pigs; now a private house
Sir John Dickson-Poynder bought the freehold of the brewery in the 1850s when he purchased the Hartham Estate.

In 1865 Thomas Hulbert went into the brewery business with Henry Padbury Manning and in 1870, local man Isaac Belcher, bought the business. In 1875 he formed a partnership with Samuel Hale Smith. Twelve years later the partnership was dissolved. In 1909 the premises were leased by the Dickson-Poynder Estate to Wilkins Bros & Hudson Ltd, originally of Bradford-on-Avon. Having acquired the lease, the new brewery owners set about modernising the place and in 1910 advertised the old plant for sale. The business in Pickwick closed in the 1920s and there ended over 100 years of the Pickwick Brewery. No. 12 Pickwick was connected to the brewery from about 1871 to the 1920s and was known as The Malthouse.

¹⁵ *The Quakers in Pickwick, A Documentary Study by P Martin, L Purdy and D Treasure, Wiltshire Buildings Record, September 2019 and DM Butler, the Quaker Meeting Houses of Britain, Friends Historical Society, 1999*

Pickwick District School was built in 1848 for up to 165 children on land gifted in 1846 by Lord Methuen and his tenants, Sir Gabriel Goldney and Arthur Knapp (*ref. History of the diocese of Clifton, Canon Harding, 1999*). The school is depicted on the 1903 stained glass window in the south wall of St Andrew's Church, Chippenham which is a memorial to Sir Gabriel Goldney, Bart., who was the Member of Parliament for Chippenham from 1865-85. A fall in the local population after the Great War prompted the closure of the school in 1922 and the sale of the building in 1928 as there were other established schools in Corsham to provide for Pickwick children. The old schoolhouse was used for a while as a glove factory during the 1930s, and later became a gas mask factory for a short while during WWII. It was purchased and converted into St. Patrick's Catholic Church and opened in 1945. It is Grade II Listed.



Pickwick District School—now St. Patrick's

Therefore, during the course of the 19th century Pickwick had undoubtedly become a significant settlement and was quite widely known.

Modern

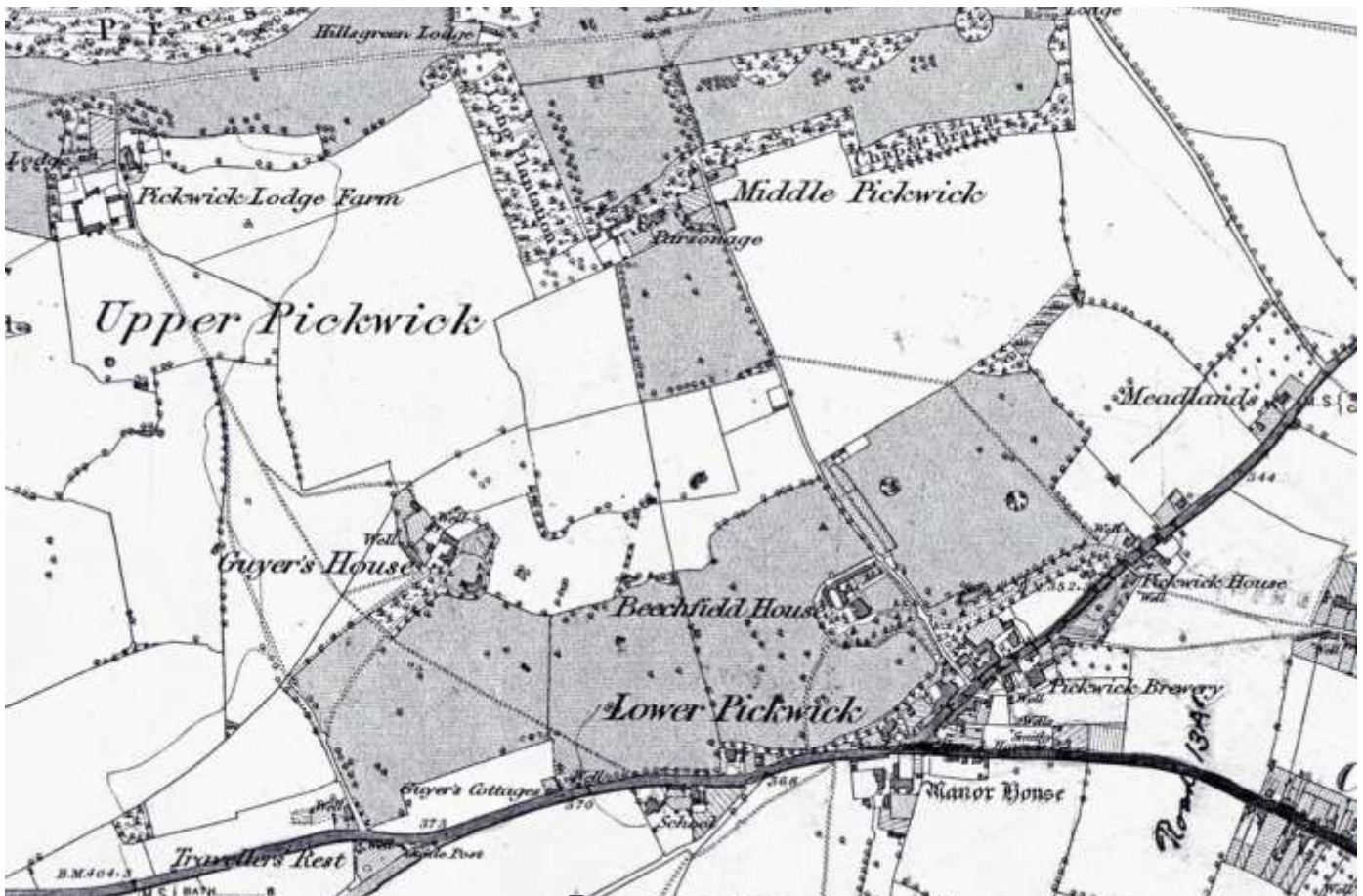
The various parts of Pickwick have long been an entity - Upper, Middle Pickwick [now Middlewick] and Lower - as shown on the 1884 Ordnance Survey map below where the stretch of the road to Bath through Pickwick is named *Pickwick Street*. In modern times it even had a shop, Pickwick Stores, No. 34. There are other buildings along the Bath Road with ironwork fittings for signs which suggest there may have been other commercial premises e.g. No. 27. In living memory the Pickwick core area was referred to as the ochre village, most buildings being of a similar limewash colour to the present



The village shop at No. 34 Pickwick as it was in 1948

Hare and Hounds and some buildings in Church Street, Corsham.

Ordnance Survey 1884



“On descending along the declivity of a steep hill, as we approach Box, we command prospects of a rich and well-cultivated valley, through which a rivulet flows: the high ground on the left becomes more lofty and in its face appear many quarries of beautiful white free-stone of the same quality with that generally known of the name Bath-stone.”

Thus wrote Archibald Robinson in 1792 when he observed the open quarries from the old coach road. But it was underground that the great expansion took place. Underground extraction of Bath stone - so prolific in this area that it is also known as Corsham stone - began in the Hartham Park quarry shortly after 1811, being formed from a combination of three originally separate quarries. The Bath Stone Firms began quarrying stone from Pickwick Quarry in 1899.

The Beechfield estate had been requisitioned for military use during the war. In 1946 the site was made available to the Bath Academy of Art (the BAA) which had been bombed out of its premises in Bath. The BAA occupied the site until 1984, after which it fell into disrepair until it was sold for development in the early 1990’s.

By the 1930s, the vast labyrinth of interconnecting tunnels and existing infrastructure created by the quarrying were considered an ideal setting to support the UK’s rearmament towards anticipated hostilities and, from 1935 on, huge areas underground were requisitioned by the War Office. Tunnels in and around Corsham were adapted by the Royal Engineers as part of the Central Ammunition Depot; others opened (in 1943) as the South West Signals Centre (one of three signal centres at the time); while a third section was brought into industrial production by the Bristol Aeroplane Company for manufacturing aircraft engines. A quarry near to Rudloe Manor (in the adjacent settlement) came into operation under the RAF as No 10 Group Fighter Command Centre.

Pickwick Quarry had also been requisitioned for the War-effort and by 1939 had become a Royal Navy ammunition store. By 1942 (after bombing raids elsewhere in the country), the stores were extended and officially opened as the Royal Navy Storage Depot, named RNSD Copenacre¹⁶. Following the end of conflict, the Fleet Arms storage was moved, but with the stable environment underground, Copenacre became home to storage of the expanding range of naval electronic equipment, including underwater SONAR equipment.

¹⁶See <http://corsham.thehumanjourney.net/maps.htm> alongside the November 2008 report commissioned by English Heritage and Oxford Archaeology from Joint Support Unity (JSU), *Corsham : A characterisation study of the quarries, their 20th century defence uses and related above-ground infrastructure*



Bath Academy of Art at Beechfield

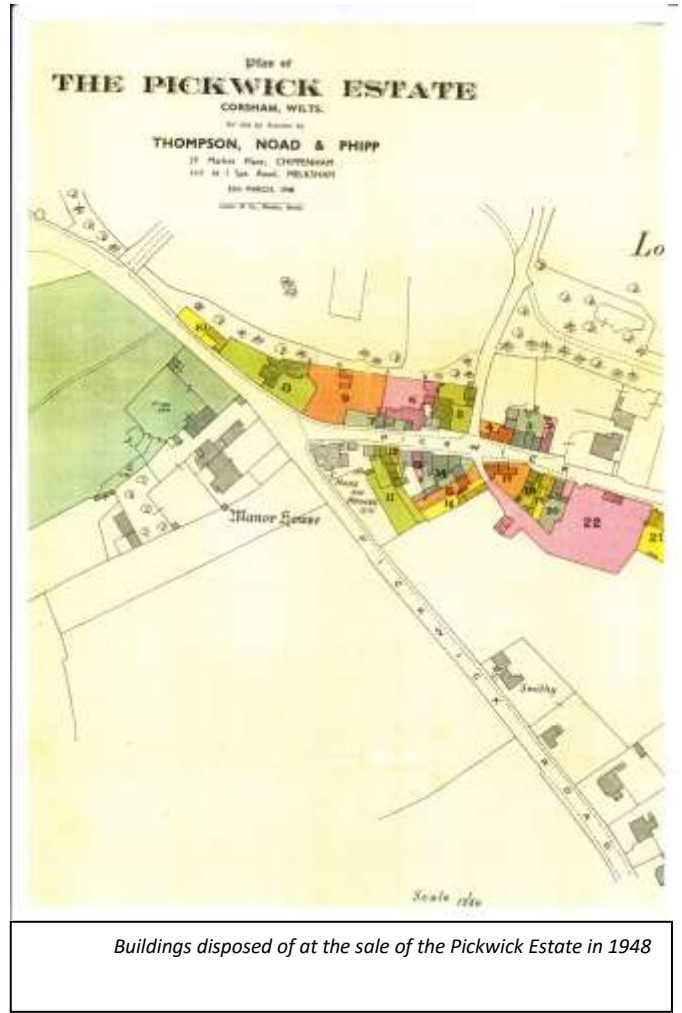
Below—right: the view from the Stables . left Bronze casting, at the Stables



In 1948 the Pickwick Estate - see below - being 24 properties comprising 'Accommodation, Pasture Lands & Buildings Walled Garden etc' in the Pickwick core area was sold at auction by the representatives of Sir Frederick Hastings Goldney, 3rd Baronet of Beechfield and Bradenstoke Priory. In the sales brochure it was described as 'Pickwick Estate comprising the greater part of the Delightful, Old World Cotswold Style Village of Pickwick'. See right.

Some buildings have had a complicated history: it was only in the early 1960's a Masonic Lodge was established in Pickwick within Nos. 41-41a (formerly known as *Norway House*). Prior to being purchased by Corsham Freemasons Lodge the building had been, variously, converted by the late Sir Frederick Goldney, Bart, to form a billiards room for Beechfield House (and was referred to in the Pickwick Estate sale brochure, 25th March 1948 as The Old Malthouse); a (Quaker?) school and a malthouse/brewery making beer for the two nearby public houses, The Hare & Hounds and The Spread Eagle (latterly, The Two Pigs)¹⁷.

¹⁷ P Martin & D Treasure, *The Masons in Corsham—a brief Documentary Study of Sources, Wiltshire Buildings Record, October 2019*



Buildings disposed of at the sale of the Pickwick Estate in 1948



Since then Pickwick has continued to thrive, for instance, Moonraker canoes were built and supplied in kit form in the 1960s by Lancefield & Jenkins, in conjunction with Brown's Woodworking on the site of the previous Pickwick Brewery and became very well known. Also, between 1956 and 1990, Robin Eden ran a successful antique business at No. 23 and was followed by his son, Matthew. In 2009 No. 23 was bought by a London antiques dealer, Geoffrey Harley, whose clients included the royal family, well known show business celebrities, stars of film and stage and major English and American dealers.



The Corsham Dairy was started in 1928¹⁸ by the Batley family at Priory Farm, on the corner of what is now Bath Road and Priory Street. The Batley's had farmed at Sheldon Manor before moving to Pockridge and subsequently opening the dairy in Pickwick.

The 1881 census shows the family still residing at the Duke of Cumberland public house in Priory Street. At this time John Batley's family numbered ten, the parents and eight children. Two more children were to follow, James in 1885 and Edith the following year. It was James who, having married in 1909, opened a dairy shop at the corner of High Street and Priory Street in about 1910. In 1928 James changed course to run the dairy at Priory Farm. 'Batley's Skilling' was the old milking parlour. 'Priory Farm House', separated by a yard and 'Snips' (formerly the hairdressers), was the farmhouse. The dairy eventually ceased trading but the family continued to run a B&B at the Old Parsonage, the new family home in Pickwick village, just along from the Farm.

In the mid-1990s the site was sold and has been developed into an attractive mixture of old and new housing.



the old Corsham dairy



Left—the Dairy site redeveloped

Below left—Priory Farm House and the Old Parsonage to the right

Below right—the date stone and entrance to Priory Farm House



¹⁸ Corsham Civic Society—<https://www.corshamcivicsociety.co.uk/the-batley-family/>

Pickwick Motor and Engineering Works on the Bath Road has been a going concern since the 1920s and, although under different ownership, is still in existence today.

Originally operated by a Mr. W Sperring, the garage provided vehicle maintenance and fuel services into the 21st century. Son Hugh took over the business when his father died, living in the bungalow next door. When he, too, passed on, the premises changed hands with the sale of petrol discontinued and motor sales commenced. An old MG which formerly occupied pride of place in the showroom window was sold on (to be reconditioned as one of the very few 1935 MG SA Charlesworth tourers in existence).

Situated just at the entrance to the Conservation Area coming from Chippenham, the site has always been a jumble of buildings, cars and advertising. But it remains one of the few commercial premises in Pickwick and on that account it is a welcome addition to the village.



L. to r Mr Hemmings (assistant to Mr W Sperring); Harry Batley; and W Sperring



Pickwick Motor Works

In the 1960s Pickwick even provided purpose-built accommodation in the 'Park Lane Motel', later renamed 'The Stagecoach Motel', established on the A4 on a site next to St. Patrick's Catholic Church! It was sold in 1990 and, eventually, the small Chestnut Grange housing estate was built on the site.

In 1989 the Pickwick Association was formed to promote and carry out activities for the benefit of the community in Pickwick and has since been active in a variety of capacities, including considering local planning applications.



The Stagecoach Motel

Due in part to the presence of the Ministry of Defence since World War II, the Corsham area has become a significant national digital hub including the splendid setting of historic Hartam Park, with the grounds providing a well-established centre for digital and other businesses, including the Corsham Institute (part of the Digital Corsham initiative).

Pickwick is well-served for transportation being on a major route of the road system – the A4 – and near to Chippenham railway station on the Great Western Main Line serving Swindon, Reading and London Paddington to the east and Bath Spa and Bristol the west. National Express has stops in the core area and there are local buses to Chippenham and Bath.



Beechfield House and The Stables

Settlement Pattern - where people live

The most significant changes to the settlement pattern - where people actually live in Pickwick - have occurred since the end of World War II during which Corsham became a major manufacturing centre for war-related equipment. Most of this took place in underground caverns gouged out by decades of mining for Bath stone. Manufacturing required more labour than was locally available so both men and materials were brought in. Many of the men were Irish—hence the establishment of St. Patrick’s Catholic Church in 1945. Their temporary accommodation turned permanent after 1946 – and in doing so, the space between Pickwick and Corsham became entirely residential.

These changes can be traced through the maps on the following pages.

Within Pickwick itself, there was little change. There was limited housing infill, and no residential development north of the Bath Road at all until the land occupied by the Beechfield Estate was released following the departure of the Bath Academy of Art.

The Beechfield Estate was sold on with the restriction that the then brownfield site could only be developed on a unit for unit basis—a principle faithfully adopted for land in the Conservation Area for many years. This left much needed open space, particularly in what subsequently became Woodlands and Academy Drive

Pickwick now comprises:-

- ◆ The historic core along the Bath Road;
- ◆ The residue of the Beechfield Estate – Academy Drive, Woodlands and the Beechfield Nature Area;
- ◆ The Pickwick Gateway centred on Pickwick Manor and the Hare and Hounds;
- ◆ Upper Pickwick, Guyers House and Pickwick Lodge Farm ; and
- ◆ Middlewick – Hillsgreen Lodge, Middlewick House, Mermaid Cottage and Nos. 3 and 4 Middlewick Lane

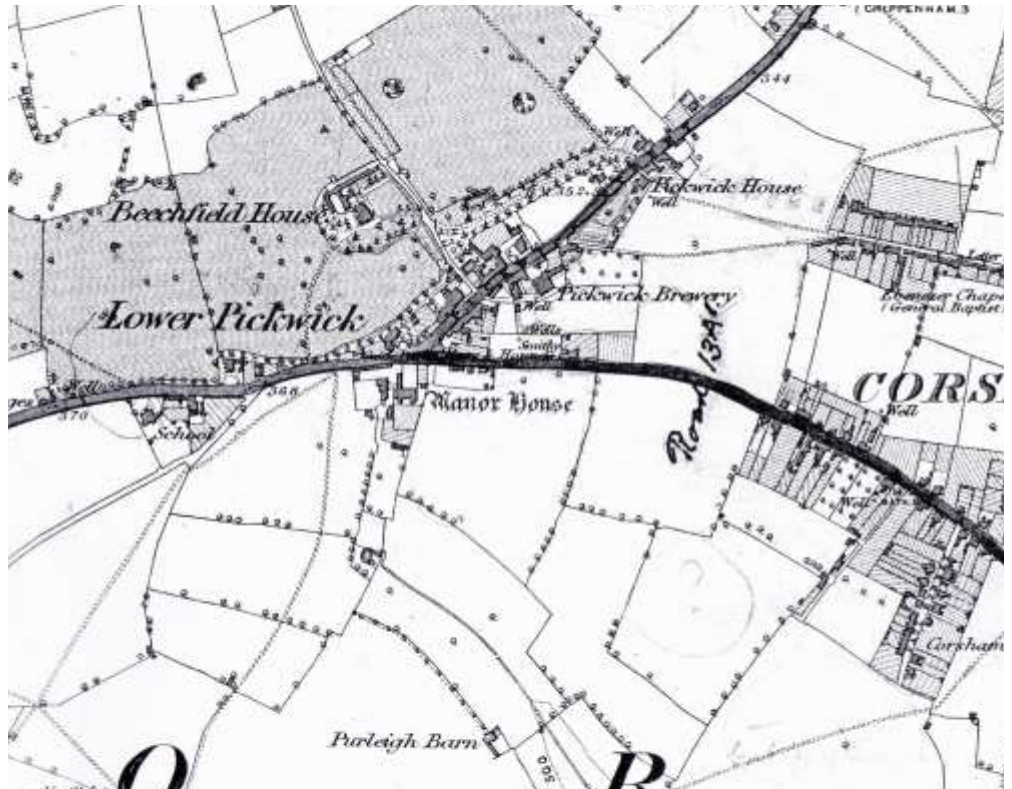
The first three of these components form the existing Conservation Area.

The Changing Face of Pickwick

Now abutted to the south by Corsham, Pickwick was quite a separate settlement until the Second World War.

At the time the 1886 map was drawn, open fields extended between the smithy (now the Co-op filling station) and Oliver Road.

Priory Street had yet to be extended to the A4, finishing at Number 69. From there the footpath to Number 8 Pickwick (Fig Tree Cottage) was the way to get into Pickwick



The footpath from the then end of Priory Street still emerges at Fig Tree Cottage on to what was then called 'Pickwick Street'. The footpath is colloquially known as 'Slug Alley', previously it was called 'the Drung' and, before that 'the Thrung'.

1886

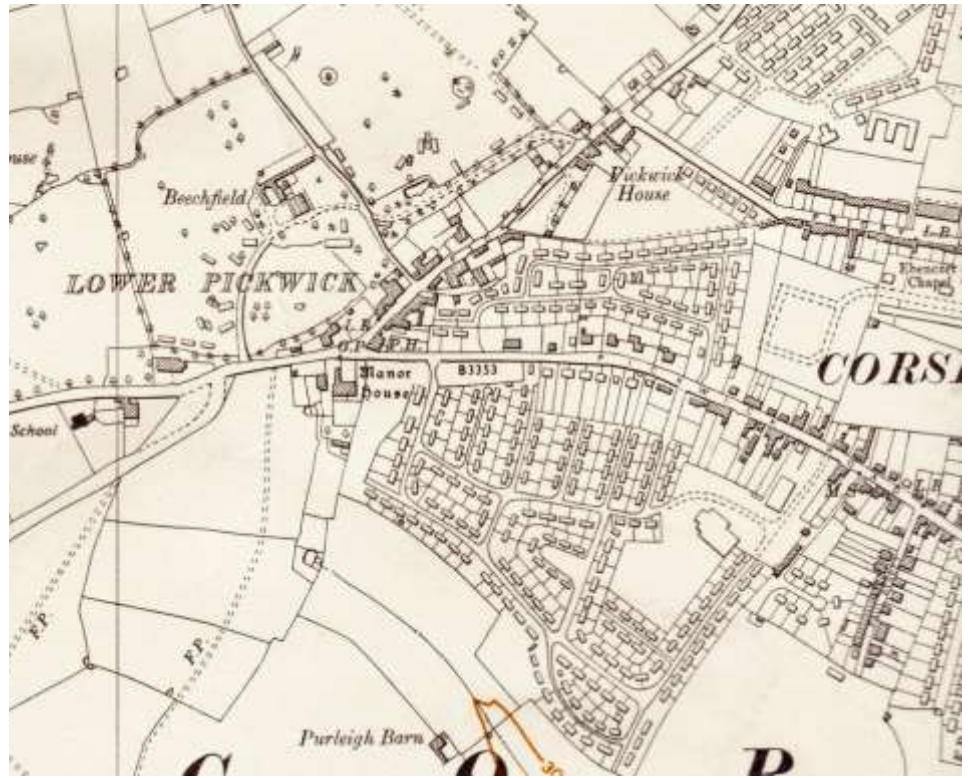
By 1921 Priory Street had been extended to the A4 in place of the original footpath and new houses had been built along Pickwick Road.



1921

By 1955, the infill was virtually complete, though Dickens Road still did not actually extend to Pickwick Road.

New housing had been built to replace the prefabs which had appeared on the site to accommodate the excess labour force needed to man Corsham's war effort.



1955

Between 1955 and now there has been massive development directly south and south-west of Pickwick. To the north the modern housing of Woodlands and Academy Drive has replaced the old military and Academy buildings—though, as noted on page 24, only on a one-for-one basis on what had become a derelict brownfield site.



2020

The Conservation Area

The existing Conservation Area only includes a rather small part of (Lower) Pickwick. It comprises solely the historic section of the Bath Road, Academy Drive and its associated parkland and nature reserve and a small section of the

Woodlands development. It does not extend to Guyers House, Upper Pickwick or Middlewick.

Its formal description was drafted in 1992 and updated by the Council's Design and Estates Team in October 2005 as follows:-

CONSERVATION AREA DESCRIPTION :

PICKWICK (Designated 15th September 1992)

October 2005

Pickwick, situated at the western end of the town of Corsham, consists mainly of cottages and the manor, dating chiefly from the 17th Century. No. 51 Bath Road is late Georgian and within its boundaries is a garden house known as the Round House.

Pickwick has developed in a linear fashion along the busy main A4, [Bath Road]. The street picture today presents an open form of mainly 2 storey development linked with dry stone walls, incorporating some large gardens with many attractive mature trees.

The fabric is substantially stone with some tiled roofs, but the architecture varies from simple random rubble built Cotswold cottages to the more formal Georgian dwellings in Bath stone.

Pickwick was a staging post on the London coach route, and immortalised by Dickens in his 'Pickwick Papers'. Whilst Pickwick now appears as a western extension of Corsham, it developed as a separate village, and would have been perceived as such until the largely post war development occurred to link them.

Whilst the village may have developed in a linear fashion along the A4, there is a focal group where Middlewick Lane joins the Bath Road. The existing Conservation Area boundary encompasses the central group, the dairy to the east, Middlewick Lane, (essentially Beechfield House and grounds) to the north and No. 51 Bath Road to the west. Beyond this the tendency is for small groups of cottages along with individual houses in large gardens, with stone walls fronting the road.

Pickwick was first designated a Conservation Area in 1973. It included the group of buildings of Special Architectural or Historic Interest to the north and south of the A4 from and including No.51 Bath Road to the west and including the junction of Priory Street to the east. The subsequent boundary changes in September 1992 encompassed most of the previous Pickwick Conservation Area and extended the area to include the grounds of Beechfield House, and the Roman Catholic Church.



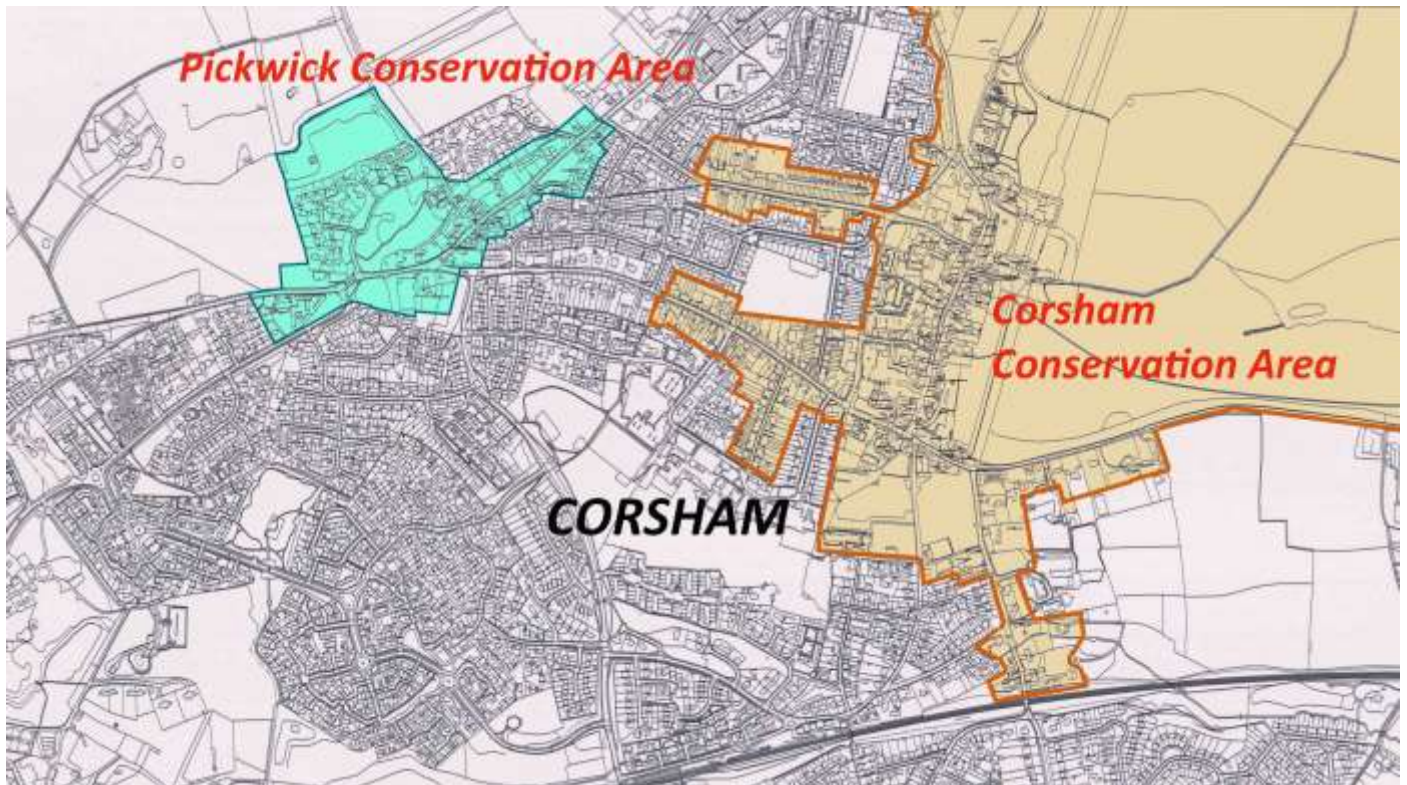
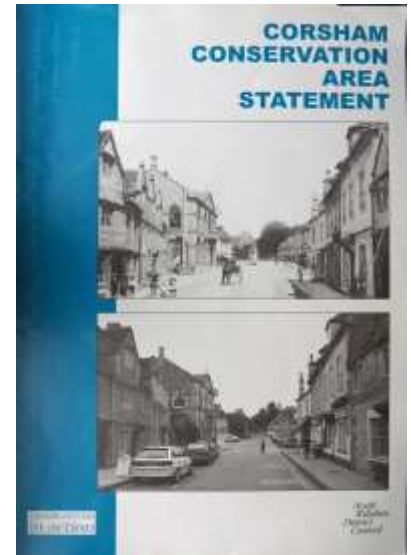
The Conservation Area—edged brown

The Conservation Area in relation to Corsham and the Corsham Conservation Area

The Pickwick Conservation Area occupies the north-western section of Corsham. It is separated from Corsham itself and the Corsham Conservation Area largely by post-war housing.

The Corsham Conservation Area was last reviewed in September 1998 by the then North Wiltshire District Council. A number of areas were added the largest of which ran from Newlands Road then along either side of Pickwick Road as far as Oliver Road.

There is easy access from the Pickwick Conservation Area into Corsham both on foot or by vehicle along Pickwick Road. Both are well used since there are now no retail facilities in Pickwick itself other than the Co-op petrol station (which occupies the site of the former smithy).



As regards the position of the Pickwick Conservation Area within Pickwick village, it can be seen from the plan to the right that the Conservation Area sits at the south east corner of the wider settlement. The rest of the area largely comprises open farmland and the hamlets of Middlewick and Upper Pickwick.



Part 4: Pickwick – its architecture, buildings and open spaces



The Masonic Hall with its fine painted glass window and clock extends behind Bellwood Cottage (left) No. 45 Pickwick.

Architectural and historical qualities of buildings

Overview

While there are some buildings possibly of late 17th century date – e.g. Nos. 17, 19, 30 and 32—and, as in the case of Pickwick Manor, have parts considered to be much earlier, i.e. 14th century, the majority of buildings in the core area of Pickwick, based on their external appearance, look to be of early-mid 18th century date. However, it must be pointed out that the external appearances in some instances are certainly the result of re-facing/new frontages during the Georgian period.

Georgian architecture is the name covering the set of architectural styles current between 1714 and 1830, covering the reigns of George I - George IV. The Georgian style is highly variable, but marked by symmetry and proportion based on the classical architecture of Greece and Rome. Ornament is also normally in the classical tradition, but typically restrained, and sometimes almost completely absent on the exterior. The period brought the vocabulary of classical architecture to smaller and more modest buildings than had been the case before, becoming the new norm for almost all new middle-class homes and public buildings by the end of the period. From the last quarter of the 18th century, the middle classes had begun to grow in power and confidence and land was no longer the only source of wealth: due to the Industrial Revolution, it was now possible to make fortunes from manufacturing and trading goods and there were all sorts of new manufacturing, professional and clerical roles that identified an aspiring middle class, even in the countryside.

With Georgian architecture, characterized by its proportion and balance, simple mathematical ratios were used to determine the height of a window in relation to its width or the shape of a room as a double cube. Regularity, as with ashlar stonework, was strongly approved, and the lack of symmetry, where Georgian additions were added to earlier structures

elements of which remained visible, was regarded by purists as a flaw and typical of vernacular 'adaption'.



Main entrance to Beechfield House featuring a decorated semi-circular fanlight typical of fine houses of the period



No. 40 Pickwick featuring an elaborate stone hood porch

¹⁶ This section incorporates 'A History of Pickwick and its buildings' by John Maloney (2019, unpublished)

The architectural aspects of Pickwick buildings



Irregular frontages along Bath Road

Regularity of house frontages along a street was also a desirable feature of Georgian town planning, but that is not the case in Pickwick. Indeed, most of the frontages are distinctly irregular in respect of appearance and their spatial layout as compared to, for instance, Corsham (i.e. the so called Flemish Weavers houses at the north end of the High Street, buildings in Church Street etc). Another notable feature is the concentration in a small village of early-mid 18th century datestones: 1708 (No. 45), 1730 (No.24), 1739 (Nos. 8-10) and 1745 (No. 37 Middlewick Lane) [below].



The '1745' datestone at no. 37, Pickwick, in Middlewick Lane

Most of the buildings are constructed of ragstone rubble - although a few have ashlar facing (e.g. No. 18) - and stone roofing slates. Most roofs are quite steeply sloped and some have dormer windows and paired chimneys: No. 12 has an M-roof consisting of two adjacent pitched roofs allowing a deeper breadth of building - at least two rooms deep - these valley roofs having been first used in the previous Baroque period. There are examples of more sophisticated mansard and parapet roofs (e.g. No. 23 has both, with dormers). Some of the buildings have cellars (e.g. Nos. 12 and 22).



No 22 Pickwick

Two storey buildings predominate although No. 22 has three stories.

Quoins at the corners of buildings are a feature of most buildings as are multi-paned sliding sash windows, often in a 6-light over 6-light pattern (e.g. Nos. 12-18, 23 etc.) and 6-paned casement windows. Sash windows are a 'polite' development ('polite' architecture is, broadly, the opposite of vernacular - less dependent on local tradition and more influenced by national or international architectural fashions ; that is not to say that polite buildings cannot be locally distinctive).

Many stone window frames have decorative moulded insets and, commonly, there are window drip moulds and, also, string courses along the length of frontages, mostly plain or, exceptionally - as at Nos. 12 and 14 - moulded. There are even small oval-shaped windows (Nos. 18 and 32) and a blind oval window (the Hare & Hounds, No. 48 ~ very similar to that of No.18). Also, a few buildings feature 'blind windows' or 'false windows' (e.g. No. 18 and, in particular, No. 16 at the side and back) which may appear to have been blocked up but actually mimic windows in order to maintain symmetry and balance on the facade of a building. Sometimes it can be difficult to discern between blocked up and false windows.



Blind oval window at the Hare and Hounds

There are 6-panelled painted front doors (some including a two-pane glazed fanlight - e.g. Nos 12, 14 and 23, the latter has a splendid moulded architrave with pediment) and with a variety of hooded canopies often carried on carved brackets, such features being typical of the Georgian period. Common interior features are 'inglenook' fireplaces, some of which appear quite large relative to the rooms in which they are situated.

In tandem with the irregularity of the appearance of the frontages (not just the frontages, whereas the frontages of Nos. 12 and 14 are identical, the backs could not be more different [below – middle], the ground plans of some of the buildings appear quite idiosyncratic. For instance, in a report by Wiltshire Buildings Record, it is speculated that Nos 12-18



were at an early stage linked by one original large plot, all occupied by weavers or other cloth workers. Nearby, Nos. 28 -32 are all set askew to the Bath Road and No. 24 (which includes what was No. 26) is set well back from the road but parallel to it.

Between No. 22 and No. 24 there is a former trackway, opposite Middlewick Lane. Similarly, Nos. 41, 41A, 43 and 45 have unusual ground plans and interactions. Also, some buildings appear to be awkward additions such as that to the left of No. 36 which cuts across an attic window of the main house and No. 25 which appears 'squashed in' beside No.27. The speculation about Nos. 12-18 and the highly irregular layout of Nos. 24 and 32-28, suggests the complications of land ownership and development in periods preceding that of the Georgian.

The juxtaposition of certain groups of buildings and their idiosyncratic ground plans gives them a 'community feel'. Quaker communities believed in communal living and remained tightly knit with strong internal support groups and, as 'dissenters', were independent by nature. Given the variety of the buildings of this period and the fact that Pickwick was a noted Quaker settlement at this time, it may be that the Quakers asserted their well known independence by selecting somewhat different styles of architecture perhaps from a buildings' pattern book.

The Pickwick Brewery buildings were late Georgian and a rather striking arched colonnade frontage survives facing the Bath Road [below].

In general, most of the Pickwick buildings, although having adopted some basic Georgian features, have an unsophisticated, somewhat homely appearance.



The colonnaded frontage of the former Pickwick Brewery



*Top – A variety of hooded canopies
Middle – Rear of No. 12 Pickwick
Bottom – Inglenook at No. 12*

Contribution made by non-designated heritage assets

There may be many features in a local planning authority's area that make a positive contribution to its local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection by the local planning authority identifying them on a formally adopted list of local heritage assets.¹⁹

In this context, No. 51 Bath Road is a prominent 19th century villa and is a signal structure defining the start of the western end of the Conservation Area.



51 Pickwick

Similarly, a former Pickwick Brewery building (see previous page) on the A4, with its impressive colonnade frontage which adds to the charm of this particular section of the main road, whilst the hedging along the verge of No. 6 Pickwick and the trees lining the other side of the road soften the hard landscaping of the building line.

Adjacent to Pickwick Manor sits the Manor Barn, long since converted to residential use. The barn was a typical tithe barn and was disposed of as part of the sale of Beechfield properties in 1948.



Manor Barn



Travellers Rest

At the same time, whilst not a building, Middlewick Lane itself (framed by its own gate pillars) draws the eye from the listed buildings on the main road to the upper reaches of the Lane and into Middlewick.



Middlewick lane - with its own gate pillars either side of the entrance



There are also a number of buildings outside the Conservation Area which contribute to the local heritage. These include Guyer's Cottages which lie alongside the A4. These undesignated assets (probably late 18th century in origin – they are first shown on a map of 1816) have historical and architectural value in their own right, and should be seen as part of the setting of the Conservation Area. They are prominent along the roadside approaching the Conservation Area, providing a hint of the historical character beyond its boundary²⁰.

They also include Travellers Rest which is said to have once been a pub and where vagabonds found in Corsham were required to stay at night²¹.

¹⁹<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/~ Paragraph 7, p7>

²⁰ Peter Cox's evidence to 2015 Planning Inquiry

²¹ Author's uncorroborated memory

Key views, vistas and panoramas



The linear aspect of the core area of the village does not lend itself well to key views or vistas. Nonetheless, there are unique views throughout the core area of a rare early 17th/18th century Wiltshire townscape. Notable, are the views of Georgian buildings lining the former 'Pickwick Street' [now the A4] with Pickwick End [No. 23 Bath Road] on the right and the Hare and Hounds to the left and the grandeur of Pickwick Manor ahead at a major roundabout.

From within the Conservation Area itself, and providing its setting, there are views over open countryside westwards from Beechfield and northwards opposite the Priory Street

junction. From within the Beechfield Trust property there are remarkable views of Beechfield House in its parkland setting. Also, there is the charming, rural aspect of Middlewick Lane leading to the fine countryside of the Cotswold Area of Outstanding Natural Beauty.

Immediately opposite No. 2 Pickwick is the only place within its core where the Conservation Area meets agricultural land. As such it presents a single opportunity to visually link the built form with Pickwick's open views. The retention of this element will be a challenge given development pressures.



Bath Road from the east

Despite the small footprint of the Conservation Area and the busy A4 road which bisects it, Pickwick hosts some remarkable pastoral scenes.

From the top right, we have Numbers 17 and 19 Pickwick to the east of the entrance to Woodlands. This entrance was once framed by the elegant pillars and the elaborate street lamps announcing the Drive to Beechfield House. To the left of the picture is a group of protected trees, including a sequoia.



Within the parkland of Beechfield there are open views to Beechfield House itself - the Drive to Woodlands starting from its front door, crossing Middlewick Lane and emerging on the A4.

The parkland itself contains about 100 individual trees many of which are at the very least some decades old. All are covered by Tree Protection Orders. It's managed by the Beechfield Trustees.



The only view directly to open farmland from the A4 from the Conservation Area is that from opposite Number 2 Pickwick. As such this open space remains important to the integrity of the Conservation Area since it contributes to the area's character by reinforcing its historic open setting. We are aware that a planning application has been lodged to develop a Care Home on this site.



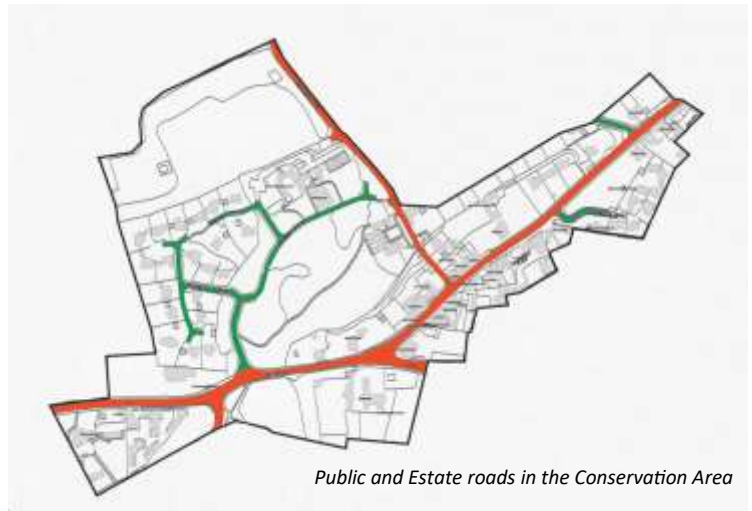
Numbers 25 to 33 Pickwick—the view only spoilt by the LED lamp by Number 33 and the different design sodium lamp by Number 25 (farthest).



The stone walls

Traditional stone walls line the greater part of the road system throughout Pickwick. They outline the majority of the southern and western boundaries of the Beechfield Estate and its northern extension, the Beechfield Nature Area. The Nature Area was originally part of the Beechfield Estate, became the Bath Academy of Art's sports ground and was taken over by the Town Council on completion of the Academy Drive development.

Much of the original wall around the northern and western boundaries has been allowed to fall into disrepair—only small segments remain in place, save for a section at the north-west of the site (see below).



Public and Estate roads in the Conservation Area



Stone walls within the Conservation Area coloured orange

We were encouraged by the statement in the Neighbourhood Plan that development should “Restore field boundaries around settlements where there is gapping or degradation wherever possible”. Now that the Nature Area is owned by the Council maybe they could consider restoration of the northern wall of the Nature Area should funds be found for such a worthwhile project.

Elsewhere, a number of the stone walls within the core of the Conservation Area are Grade II listed—the low wall fronting numbers 20 and 22 Pickwick and the wall and gate piers leading from Beechfield House to Middlewick Lane, for example.

The extensive stretches of traditional walling adds greatly to the quality of the built environment.



Wall to the north-west of the Nature Area—restoration should be considered for the sections which have fallen into disrepair

The walls within the Pickwick Conservation Area come in all shapes and sizes. Not all are particularly old.

The photograph, right, shows the wall between the listed Roundhouse and the 20-year-old 'new' wall surrounding the southern limit of the Beechfield Estate

A little further along the road the former railings in front of Vine Cottage (shown in the 1948 photograph) have been replaced by a 'new' wall behind which extensive planting has occurred. There are also railings at Nos. 12 and 14 Pickwick which may be Georgian or based on Georgian originals.



The wall from the Roundhouse to Beechfield



Vine cottage— now behind a wall



The 'new' Beechfield wall



The listed low boundary wall at 20 and 22 Pickwick

A number of the stone walls have gate or entrance pillars. As we have said above, those in Middlewick Lane which mark the former entrance to the Beechfield Estate are Grade II listed, whilst their rather more impressive cousins at the start of the lane are not.

Several recent developments - for instance at Beechfield and Dovecote Drive - are entered via new gate pillars.



Middlewick Lane gate pillar



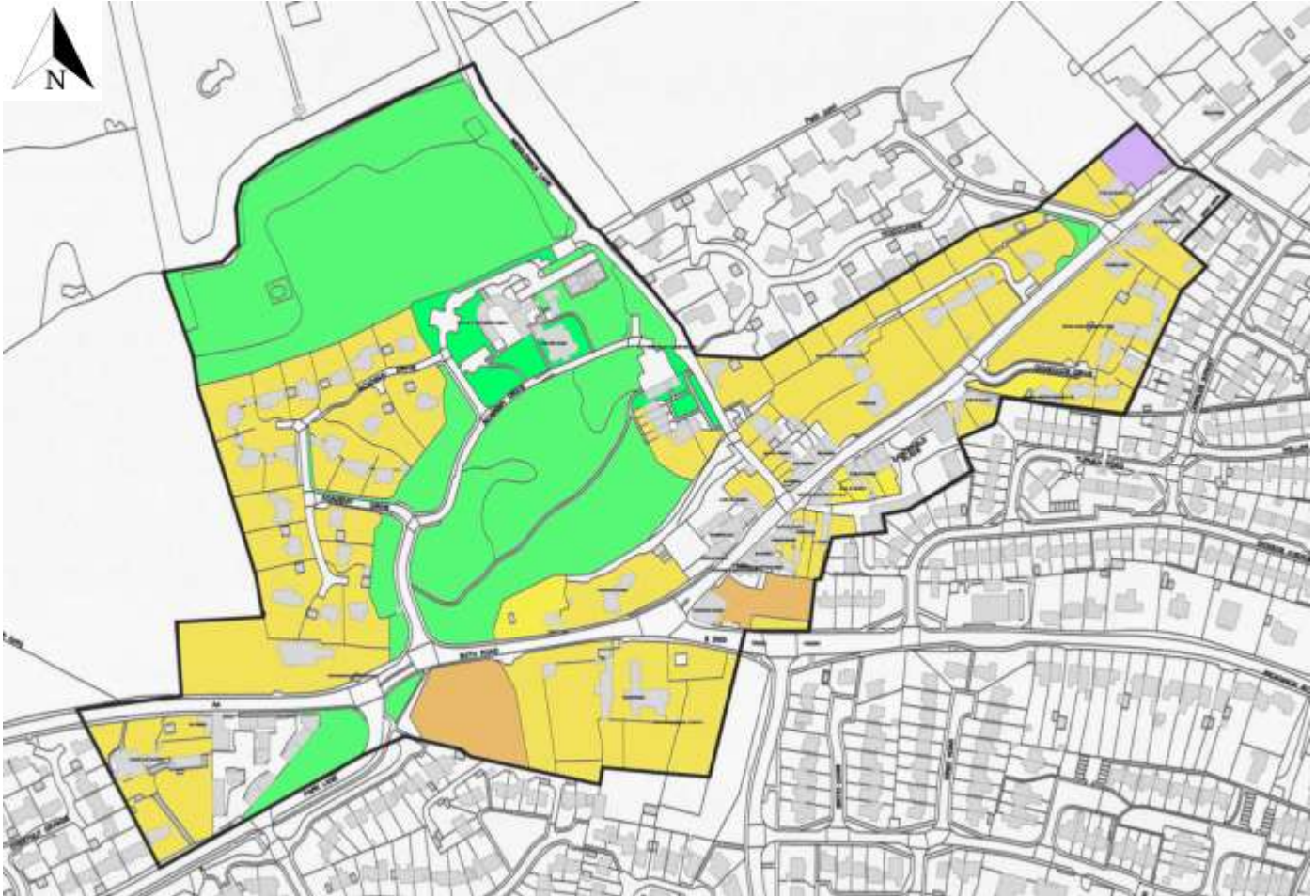
Beechfield Gate pillars and wall

Land use within the Conservation Area

Although the primary case for designation is the historic built environment, Pickwick has a number of important complementary features. In land use terms, the Conservation Area has a considerable amount of open parkland with its complement of significant trees.

The plan below shows how land within the Conservation Area is used.

Key: green—managed open space
yellow—private gardens
brown—private open space
purple—farmed land



The managed open space comprises the Beechfield Parkland (owned and managed by Beechfield Trustees), the Beechfield Nature Area (owned and managed by Corsham Town Council) and several roadside public amenity plots. Of the two sites marked private open space, the larger one is in the hands of an individual, whilst the smaller is the car park of the Hare and Hounds at the Pickwick Gateway.

The sole piece of farmed land is at the eastern limit of the Conservation Area and the only place within this section of the village from which there are open views of the countryside.

Greenery and Planting

Within the Conservation Area a substantial amount of land is devoted to greenery. Tree preservation orders are in force for the whole of the Beechfield Parkland, the back gardens of a number of properties in Woodlands (including the amenity plot owned by the Council at the junction with Bath Road)

At the junction of Woodlands there is a particularly impressive sequoia (matched by a similar one at No. 51 Pickwick)

We have not carried out an arboricultural survey of the full range of trees, but have access to the survey carried out by Beechfield Trustees for the trees within their estate. A summary of its findings follow.



and the garden at Pickwick House. Those areas are shown in brown on the plan above. Marked green are other areas comprising trees, shrubs or hedging much of which faces onto the Bath Road, thereby softening the landscape and providing some little relief from the noise, vibration and pollution from passing traffic.

Coming from the west, the Conservation Area is met on the left first by substantial trees fronting the garden of 51 Pickwick (above right) then immediately by the trees of Beechfield (bottom right).

Beyond Beechfield, either side is faced by stone walls backed by hedges or trees until one reaches the Pickwick Gateway at the Hare and Hounds.

The A4 then passes through the historic built fabric where most premises open directly onto the street. From 23 Pickwick onwards, the northern side of the road is again tree-lined almost to its full extent. On the southern side there is intermittent hedging until the garden of Pickwick House where hedges and trees are abundant.



Trees fronting 51 (above) and Beechfield (below)



Arboricultural Report on the Beechfield Estate

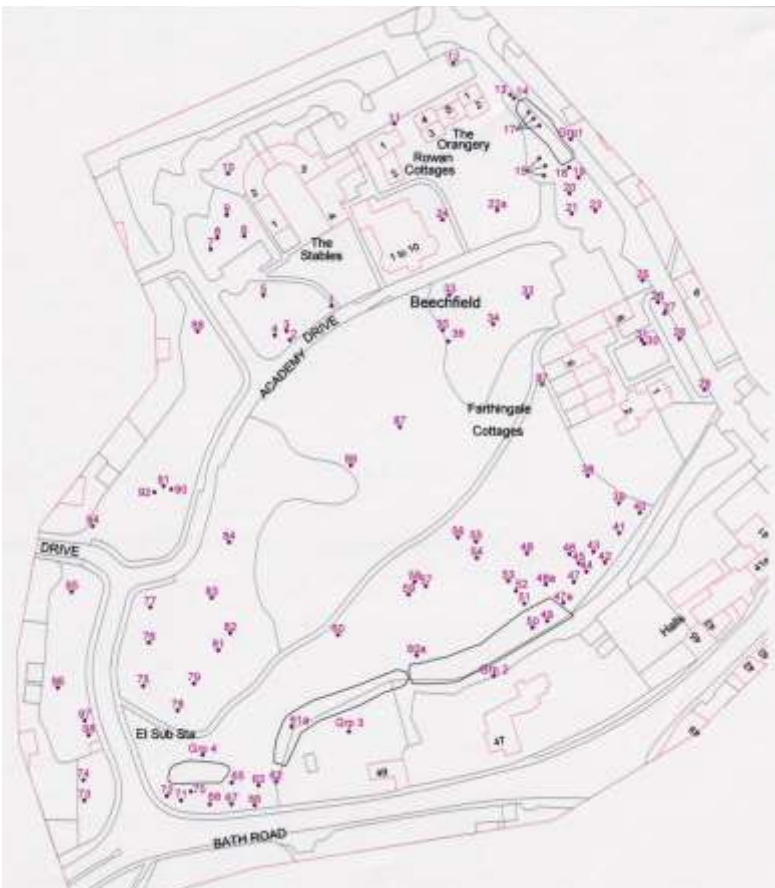
The Beechfield Estate is blessed with a great number and variety of trees. Some are several hundred years old; others quite recently planted. Management of the parkland is vested in the Beechfield Trustees.

To ensure the continuing health and condition of the trees and to advise on any tree works required, the Trustees commission regular arboricultural reviews. The aim is to maintain the parkland in the best possible condition whilst securing the safety of those who may use it.

An inventory of trees including their locations, species and condition at the time of survey is thus prepared and any recommended tree works undertaken.

Most of the mature 'specimen' trees are in the centre section of the parkland. As you enter Academy Drive, on the right hand side stand the great copper beech trees (trees 75, 77, 83 and 84) which would have lined Gabriel Goldney's carriage way to the Bath Road in the late 1880's.

Further towards Beechfield House are two signature trees—the holm oak and the huge cedar of Lebanon. Elsewhere there is a huge variety of trees—numbering about 100 in all.



Mature Beech trees at Beechfield



Holm Oak (foreground) and Cedar of Lebanon



Parkland at Beechfield

The Beechfield Nature Area²²

Beechfield Nature Area is situated along Middlewick Lane. The nature area was formerly part of the grounds of Beechfield House and the land – approximately two hectares in size - was transferred to the Council's ownership in 2002.

The Council's aim is to improve the amenity, recreational and nature conservation value of Beechfield, widening its appeal to the people of Corsham, while retaining its original character. In 2013, following advice from the Wiltshire Wildlife Trust, a wildlife pond was constructed at the western end of the site. The pond is now inhabited by a wide range of plants and small creatures among which are dragonflies.

There is rarely a moment when something is not happening at Beechfield, given the range of birds, animals and insects attracted to what is officially described as an

“open and wooded limestone upland”.

Plants present include Bee Orchid, Meadow Cranesbill, Birds Foot Trefoil, Herb Robert, Meadow Vetching, Red Bartsia, Common Fleabane and Cowslips. The mature and young trees on the site include birch, sycamore, maple, ash, elm, poplar, cherry, oak and beech. And bird and animal lovers may well spot Partridges, Green Woodpeckers, Deer, Foxes, Rabbits, Bullfinches, Chiffchaffs, Goldcrests, Lesser Spotted Woodpeckers, Tawny Owls, Long Tailed Tits and multiple species of bats. (Bird and bat boxes were made and fitted to mature trees by the British Trust for Conservation Volunteers.)

Beechfield is for everyone to enjoy - and is within a Conservation Area - so camping, bonfires and barbecues are not permitted.

²² This section based on Corsham Town Council's description



Degree of loss of architectural and/or historic elements

There has, thankfully, been little loss of architectural or historic elements since the remnants of military occupation at Beechfield have been confined to history. The core of Pickwick remains a notable and unusually intact survival of a 17th/18th century Wiltshire village and surrounding landscape. Sadly, the Gabriel Goldney's pillars which marked the entrance to his driveway into Beechfield House from the Bath Road opposite Pickwick House have been removed. In their place is merely the roadway leading into the Woodlands Estate. But much remains virtually unchanged.

of the damaged pavement into Woodlands by tarmacadam rather than replacing the damaged setts.



Above 1934 - below the same view in 2019



Negative elements

A negative element in the Conservation Area is the fact that the main road, the A4, runs directly through and has become increasingly busy – and hence noisy and polluting on the one hand and splitting the village in half with speeding traffic. The village is littered with road signs and directions to new housing developments. Without regard to the requirements of the Conservation Area, the local authority has recently replaced some - but not all - of the existing sodium lampposts with LED lights. This has led to there being at least three different styles of lighting columns within a short stretch of road. A similar proliferation of styles can be seen when only one of the two central crossing lights outside Woodland was replaced. At the same time, the Council has resurfaced part

Summary

The high townscape value of Pickwick is both desirable in itself and beneficial to the wider setting of Corsham. Its maintenance and improvement is thus of considerable importance to both Pickwick as a village and Corsham as a town. Whilst its character is separate from the town, it adds to the town's own identity as an historic gateway. In itself, its setting is enhanced by both its eastern and western approaches past open fields along the Bath Road.

It might one day be sensible to extend the Conservation Area to the west and to the north so as to incorporate Travellers Rest, Guyers House, Upper Pickwick and Middlewick. These areas are seen as being traditionally an integral part of Pickwick and it remains important to ensure the continued protection of the landscape setting in this area.

Generally the quality of the built form is very high and there has been limited loss of historic features.

Pickwick has a significant number of heritage assets and needs to be carefully monitored and managed to ensure its special quality is maintained. This is particularly the case for new

buildings and extensions to historic buildings, which in general terms have been fairly successful to date.



No. 17 and No. 19 Pickwick



No. 27 squeezed in alongside No. 25

Part 5: Pickwick Conservation Area – what’s so special?

Key features

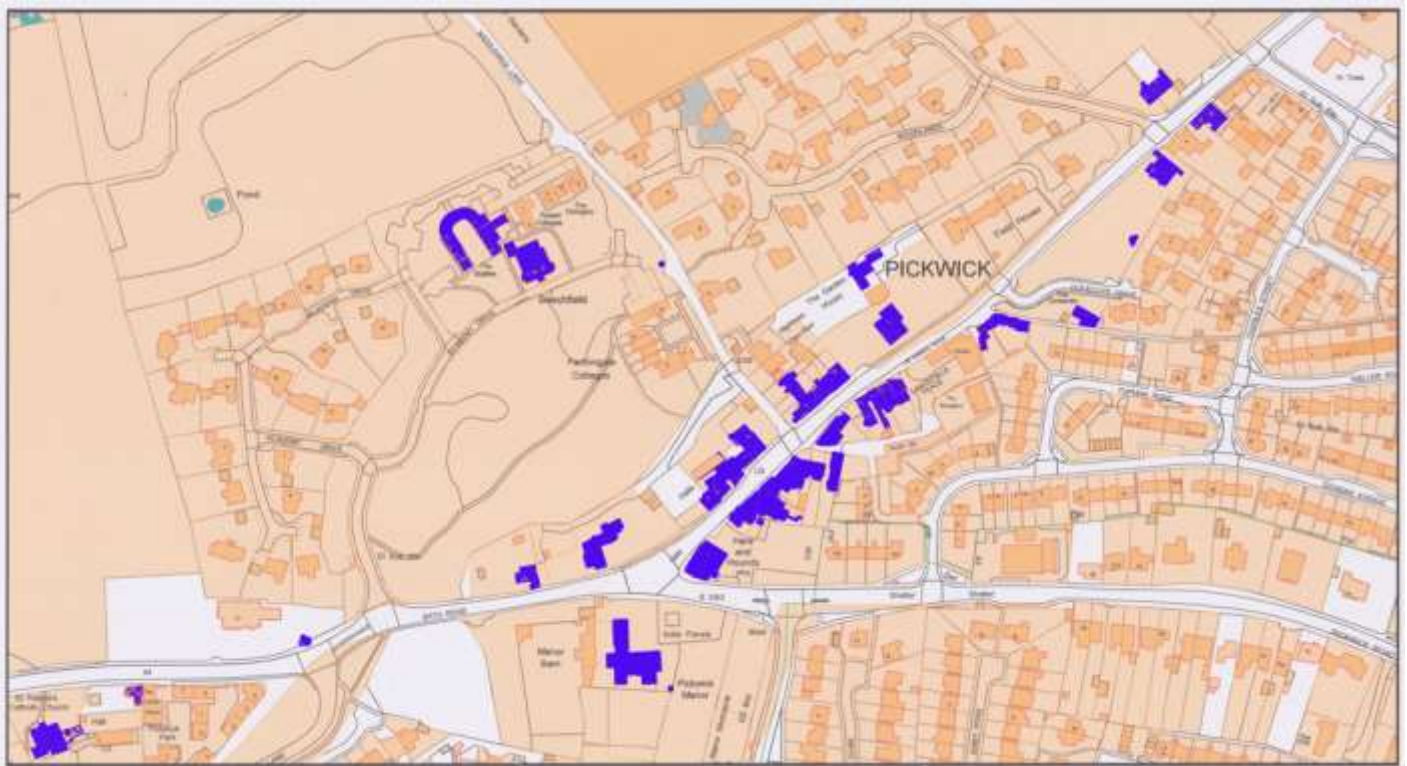
The Conservation Area includes a key block of some 17th and largely 18th century buildings, the great majority of which are Grade II listed.

Most either open directly on to the busy A4 road; a few have small front gardens or are linked by traditional stone walls or railings. Greenery and open space is often partly obscured behind stone walls but significant foliage overlooks much of the through road.

The parkland fronting Beechfield House retains a large number of mature trees, including two holm oaks, a cedar of Lebanon and a variety of other feature trees .

What makes Pickwick special is the combination of:-

- Buildings, including listed buildings, which have singular features and ground floor plans with many open to the street;
- The stone walls;
- Open spaces including the Beechfield Parkland and the wildlife area north of Beechfield.



Above: Plan showing listed buildings within the Pickwick Conservation Area Below: the Masonic Hall and Nos. 43 and 45 Pickwick



Character Areas and their buildings

Conservation areas are designated for their special character, but within the area there are zones which are varied but contribute to the whole. We think it's important to define these 'sub areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. We think this may lead to a more useful and comprehensive document in development control terms.

This paper identifies a number of specific 'character areas' within the Conservation Area.

Whilst accepting that our groupings are somewhat notional, we consider that the Conservation Area includes three principal Character Areas:-

1. The focal area on the Bath Road/A4 around Middlewick Lane;
2. Pickwick Manor and its environs; and
3. Beechfield.

1 – The focal area: Bath Road/A4



The historic core on the Bath Road/A4, either side of the entrance to Middlewick Lane, is the crucial element in the Pickwick Conservation Area. Virtually every dwelling in this section is Grade II listed; and virtually every one of those was once owned as part of the Beechfield Estate (confusingly sometimes referred to as the 'Pickwick Estate').

Listed buildings jostle for attention on either side of the road through Pickwick. There are more than 20 Grade II listed dwellings at this location alone.



As local historian Pat Whalley noted²³:-

Sir Frederick Goldney died in 1940 aged 94. In 1948 Frederick's daughter Katherine Long Goldney and her brother Henry undertook to sell at auction a great deal of the Pickwick Village Estate as it stood at that time. Mostly tenanted, some were able to buy their properties, but others may have been transferred to a new landlord. The eventual sale included 26 houses or cottages, the Old Malthouse, Village Stores, the Old Brewery, and Manor House Barn. Believed to have been owned by the family since 1857, the auction realised a value of £17,460.

²³ <https://www.corshamcivicsociety.co.uk/the-goldney-family-and-beechfield-house/>

A detailed analysis of some of the more prominent of Pickwick's key listed buildings is at Appendix 1. The following is a brief description of but a few of those buildings in this character area :-

- ◆ No. 6 Pickwick – Pickwick House is a grand, probably early 19th century house with 8-paned sash windows throughout, a Roman Doric pedimented doorcase and spacious grounds;
- ◆ No. 12 Pickwick (below right) – is an early-mid 18th century Georgian middle class house with re-used 16th century timbers throughout, some of which bear markings to guard against evil;
- ◆ No. 23 Pickwick – Pickwick End (right) is a stylish mid-18th century classic Georgian gentleman's town house whose spacious gardens once formed part of the Quaker burial ground; and
- ◆ Nos. 41 and 41a and their associated buildings (now incorporating the 'Masonic Hall' form a group of particularly interesting buildings constructed in about 1760.



No. 23 Pickwick



No. 12 Pickwick



Aerial view showing from No. 20 Pickwick on the left, to No. 42 on the right

2 - Pickwick Manor and its environs



This location is identified in the Corsham Neighbourhood Plan as 'The Pickwick Gateway to the town'. As such it commands a particularly important position. It is the principal entrance to Corsham from the west.

Coming from Bath as one enters Pickwick, past the entrance to the Beechfield Estate with its huge beech trees and open ground, the A4 is lined on either side by stretches of substantial stone walls. The eye is then drawn to the Hare and Hounds as Pickwick Road branches off towards Corsham. Pickwick Manor (formerly Pickwick Farm) stands back from the main A4 road on the right and 'Greystones' (47 Pickwick) and 'Vine Cottage' (49 Pickwick) are to the left. Buildings on both sides of the road are shielded not only by the walls but also by

trees and shrubbery.

As a result, the Hare and Hounds is a clear and obvious landmark.

Its prominence is enhanced by the backing of a line of rather small trees further along Pickwick Road thus emphasising the open space - which is presently the pub's car park - between the rear of the public house and the trees beyond.

It seems to us to be important to retain and enhance both the junction itself (perhaps along the lines of recent improvements to the Cross Keys junction—though without the use of traffic lights) and the open space so as to preserve this crucial visual contribution to the principal Gateway to Corsham.



The Hare and Hounds

Quite apart from being a key landmark at the 'gateway to Corsham', The Hare and Hounds is itself a historic building in local terms. Originally built in the late 17th century (and having 18th century and subsequent additions) it is grade II listed. As a former coaching inn on the London to Bath coach road its fortunes ebbed and flowed as passing trade fluctuated.

Its former importance can be judged by the presence of a separate ostlers house next door and a nearby former

smithy (now the site of the Co-op petrol station). In recent times, in common with other public houses, it has found business challenging. In recent years the landlord has created a garden down the length of its property in Pickwick Road and reinstated the old well on the site. This has had the effect of softening the landscape and much improving the 'gateway' aspect of this spot.

More planting—perhaps with some specimen trees—would further enhance this location.



The Hare and Hounds garden



Hare and Hounds - above left 1926; below left in the 1890's; above 2019



Pickwick Manor

By far the most significant building within the Conservation Area is Pickwick Manor. Originally called Pickwick Farm, the building has 14th to 15th century origins and was rebuilt around 1664 with additions in 1711. It was restored and altered in 1920 by Sir Harold Brakspear for himself. Sir Harold Brakspear KCVO (10 March 1870 – 20 November 1934) was an English restoration architect and archaeologist.

He restored a number of ancient and notable buildings, including Bath Abbey and St. George's Chapel at Windsor.

Pickwick Manor itself sits behind a substantial stone wall facing the Hare and Hounds and overlooks the proposed Pickwick Gateway giving it a special sense of antiquity and presence.



Above - Pickwick Manor from the Hare and Hounds

Below - Aerial view of Pickwick Manor



In his 1927 'History of Corsham' Harold Brakspear wrote:-

PICKWICK FARM. This holding contained one virgate of land, the house of which has for many years been called the "Manor House," and contains some work of the fourteenth century. In the early days of Queen Elizabeth [I] it was in the hands of one, or the branches of, the Keynes family; they seem to have got into financial difficulties and surrendered the house in 1639 to William Wastfield. His family came to Corsham in the latter years of Queen Elizabeth and gradually acquired a considerable estate in the manor.

The present house appears to have been built by the first William Wastfield, after the Restoration, and is on a more ambitious scale than most of the virgate houses (Plate VIII. 2). The second William built the dining room block in 1711. The property remained with the Wastfields until about 1774 when it was surrendered to Robert Neale, of Corsham, in whose family it remained until recent times, when after a series of short tenures it now belongs to Mrs. Harold Brakspear. There are remains of a square dove house in the garden, which was in existence in 1637.



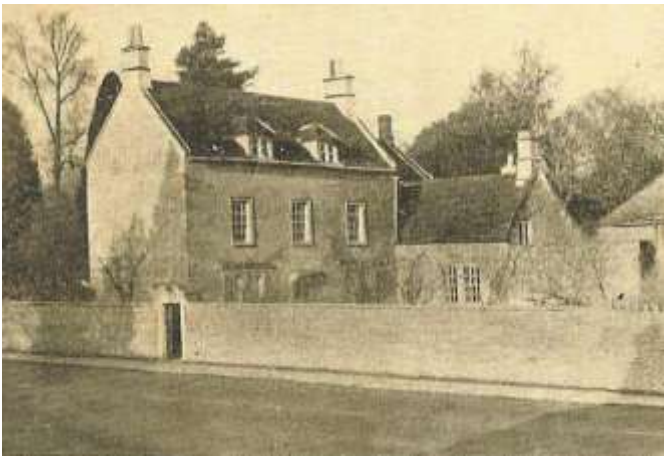
Of the other buildings within this character area:-

Vine Cottage – said to be early 18th century, but believed to be earlier;

Greystone Cottage - house, mid to later C18, coursed rubble with white lime pointing to east front, stone tiled roof, coped gables and end wall stacks. Two storeys and attic, 3-window range.



Vine Cottage - left 1948; right 2019



Greystone Cottage - left 1948; right 2019



The house was requisitioned by the military during World War II and a large number of workers' houses built in the grounds. Post war, the site was given over to the Bath Academy of Art (which had been bombed out of Bath). The BAA in turn constructed additional buildings on the site. The BAA used Beechfield for 'the main studios and workshops for Chief and Supporting Studies' (1972/73 Prospectus). The stables were the pottery centre and many of the then existing structures were used for studios or student accommodation.

The BAA occupied the site in 1946 and vacated in 1984, after which the site fell into disrepair until it was sold for development in the early 1990's.

The house was refurbished as flats; the number of new buildings permitted on site was restricted on the basis that each existing residence could only be replaced on a 'one-for-one' basis with a new house. This left the majority of original parkland open and the land to the north of the house available to the Town Council to develop as a nature reserve.

In terms of space and views the parkland within Beechfield is rather special. There is a mix of mature trees of various species – oaks, beeches, cedars – and new planting to maintain the site for future generations. The upkeep is the responsibility of the Beechfield Trust.



Above: Bath Academy of Arts - students at leisure

Below: Beechfield today



Beechfield - its modern houses at Academy Drive and managed parkland below



Conclusion

In this paper the location, setting and attributes of Pickwick and its Conservation Area has been reviewed in some detail.

It must be concluded that its designation fully meets the accepted criteria and remains appropriate. A high standard of upkeep as regards its listed buildings, its green spaces and use of traditional stone walls have been maintained.

Of concern is the volume of through traffic and the associated noise, pollution and general disruption caused by that traffic. For this reason it is important that traffic management measures take full account of the special status of the village.

The adoption of the Corsham Neighbourhood Plan and its designation of a 'Pickwick Gateway' to Corsham is to be welcomed.

The case for considering an extension of the Conservation Area, possibly to include Middlewick and Upper Pickwick, ought to be reviewed on another occasion - see page 50 and maps on page 18.

The Pickwick Association would like to thank the Town Council for its financial support and access to mapping provider, Mr. Paul Kefford for his invaluable advice in reviewing the document, the Wiltshire Council for the particularly useful guidance of Helen Garside and the use of its base maps and the British Geological Survey for its geological data.



Written for the Pickwick Association by Tony Clark and John Maloney with guidance from Helen Garside, Principal Conservation Officer, Wiltshire Council.

Reviewed by Paul Kefford with the support of Jill Channer MA FSA FRSA IHBC

The Pickwick Association acknowledges the generous logistic and financial support of the Corsham Town Council



Suggestions as to the management of the Conservation Area

It is not the role of a third party such as the Pickwick Association to determine or otherwise the management of the Conservation Area. That is a role for the Council.

Having thoroughly reviewed the Conservation Area, however, we have formulated our views as to how this might be framed.

In that context, we have developed specific, though in some cases generic, ideas as to how this might be achieved for each of our proposed character areas. We also have some thoughts as to the management of the Conservation Area as a whole.

The Character Areas

Noting that under S. 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities have a duty *“from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”*, we suggest such proposals for each of the character areas.

1 - The focal area: Bath Road/A4

- ◆ Seek to ensure that development, uses and other changes that require planning permission do not harm the character, significance or setting of the Conservation Area, or the significance and setting of architectural features and other heritage assets that surround it;
- ◆ Protect the historic townscape setting and important views of heritage assets;
- ◆ Seek to ensure any highway works, including street lighting and pavement works, are managed to safeguard adjoining historic buildings and important features.

2 - Pickwick Manor and its environs

- ◆ Seek to ensure that development, uses and other changes that require planning permission do not harm the character, significance or setting of the Conservation Area, or the significance and setting of architectural features and other heritage assets that surround it;
- ◆ Seek to ensure that any highway works, including street lighting and pavement works, are managed to safeguard adjoining historic buildings and important features.
- ◆ Seek to ensure that any improvements to the Hare and Hounds roundabout and associated pavements do not harm the setting of the conservation area;
- ◆ Encourage the enhancement of the area as ‘Pickwick Gateway’ to Corsham.

3 - Beechfield

- ◆ Protect the sense of enclosure by resisting removal of traditional boundary walls or the introduction or widening of vehicular accesses;
- ◆ Seek to preserve and enhance the Beechfield parkland that contributes to the character of the Conservation Area;
- ◆ Encourage new development and alterations requiring planning permission to respect and enhance the historic character of the area through the retention, repair or use of finishes complimentary to existing development.

Potential for Development

Now that Pickwick village has been physically joined by post-war development to Corsham, other than very minor infill – which would probably only come from ‘garden’ development – there is little opportunity for further development. South of the Bath Road none at all save for the car park at the Hare and Hounds. Given the prominence of this location there is scope to enhance this car park area by additional boundary planting to heighten its position as the Pickwick gateway to Corsham.

North of the Bath Road a couple of houses have gardens large enough for an additional infill building, though separate road access to such a building would be problematic in terms of highway safety. The only possible development site is that opposite No. 2 Pickwick (see page 39) though we believe such development should be resisted since that location offers the only open view from the key central section of the Conservation Area towards open countryside.

Further north towards Middlewick and Upper Pickwick access is only by single track lanes which become private after a matter of a few hundred metres. Again, development here should be resisted since these comparatively ancient tracks form part and parcel of the setting and fabric of the Conservation Area.

There are existing development proposals nearby – resisted by both the Wiltshire and Corsham Councils and the residents of Pickwick – for housing development on the field between Academy Drive and Guyers Lane. This site is licenced for underground mineral extraction (Bath stone) until 2042 and the promoter of the development has yet to demonstrate that the noise and vibration requirements specified in the conditional planning approval granted by the Planning Inspectorate in 2015 can be met.

In the preceding page a preservation and enhancement strategy has been proposed for each of the Character Areas. The following paragraphs suggest certain specific safeguards which might be applied throughout the Conservation Area.

Vulnerable buildings, buildings at risk, listed and unlisted buildings

The upkeep of buildings within Pickwick is very largely exceptional. Virtually all listed buildings are privately owned dwellings – and, importantly, inhabited. Care needs to be taken to ensure that standards do not fall, but at the time of writing no buildings appear to be at risk. Similarly, the great majority (if not all) unlisted buildings are well cared-for and maintained.

It is important that the design, scale and materials used for alterations and extensions to all buildings and boundary walls within an enlarged Conservation Area should be subject to detailed expert consideration.

New Buildings

All new buildings within the Conservation Area should be designed to be compatible with the style, disposition and materials of the local area and should protect and enhance the Conservation Area, its character, ecology and social structure.

Corsham Design Guide

Produced in concert with the Corsham Neighbourhood Plan, the Corsham Design Guide gives specific design guidance for refurbishment, extensions and new development in Pickwick. We endorse this guidance.

Open views

In its setting, the Pickwick Conservation Area, having been hemmed in by urban development to the south, only has access outwards to open countryside views from Beechfield to the west and from opposite No. 2 Pickwick to the north. We are conscious that approved development west of Beechfield is presently required to allow for a buffer zone of at least 25m. It is important that, should this development take place, mitigation planting agreed should be strictly monitored.

We recommend that any new development permitted within the arc of viewing from either location should seek not to detract from these views.

Managed Open Space

There are two substantial areas of managed open space within the Conservation Area - the privately-owned Beechfield Parkland and the publicly-owned Beechfield Nature Area—and two smaller publicly-owned areas. Within the Beechfield Parkland and the smaller site at the Woodlands entrance, there are substantial trees. At the Beechfield Nature Area there is a large number of common native trees.

Beechfield Trustees carry out regular arboricultural checks on its trees for amenity and safety reasons and plant replacement specimen trees as older or unhealthy trees succumb. (We assume that the Town Council does the same in respect of the trees under its purview).

Every assistance should be given by the appropriate authority to assure the continued benefit these managed areas bring to the community.

We recommend that full arboricultural survey be made to log all principal important trees within the Conservation Area and to make recommendations for their continued management and protection.

Stone Walls

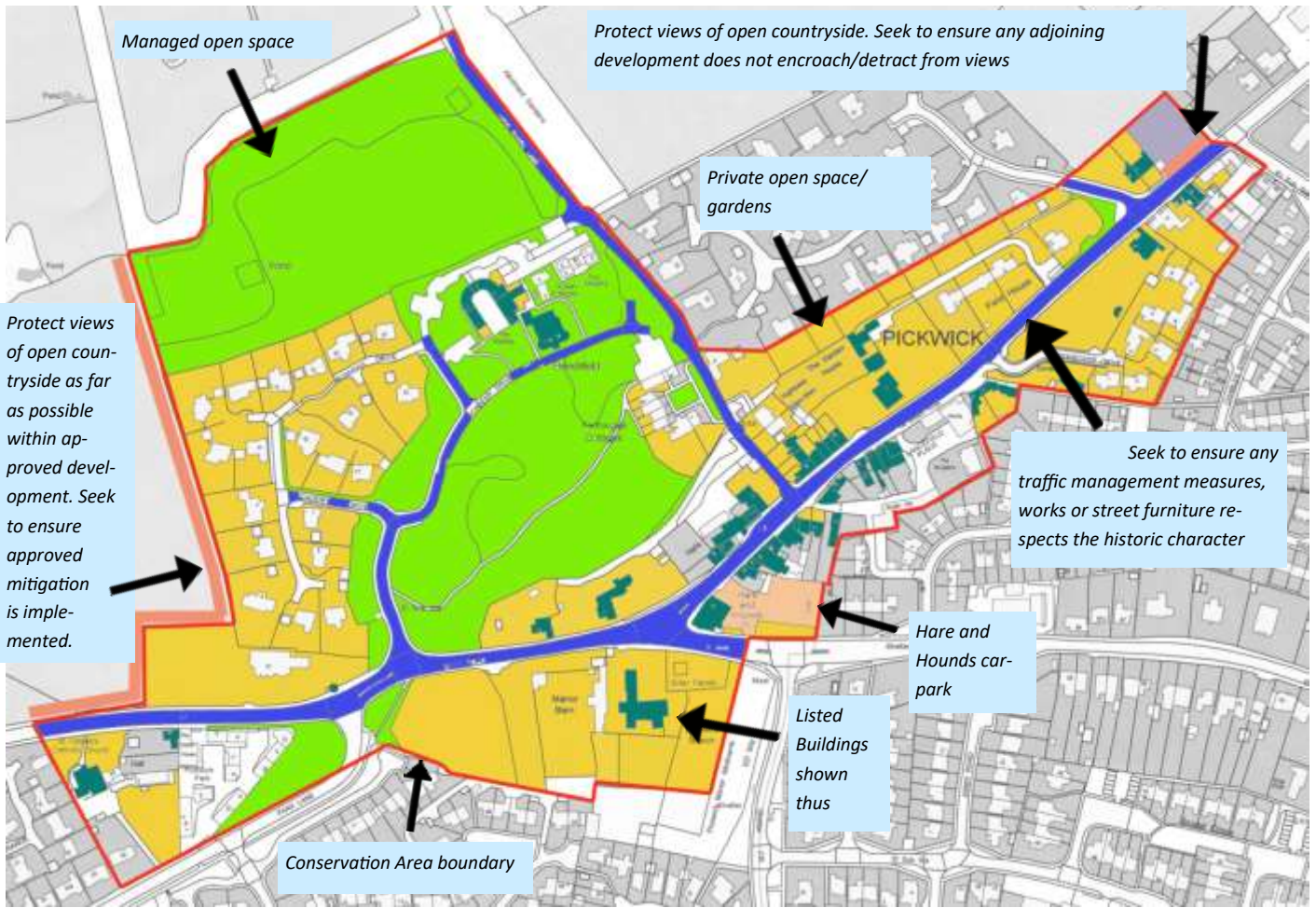
Given the prominence traditional stone walls have to marking the boundaries of dwellings, landholdings and roads it is important that they should be maintained. Most, save those skirting the Nature Area - where there is an extensive section of derelict stone wall - are in private hands.

Support and encouragement should be given to the Town Council regarding the maintenance and - where feasible - the restoration of walls in their ownership.



Note: the principal recommendations in this section are illustrated in the plan on the next page.

Preservation and Enhancement Strategy



The plan above illustrates some of the key aspects of the Pickwick Conservation Area. Our proposals are aimed at encouraging the appropriate management and enhancement of the Conservation Area as indicated on the previous page and opposite.



Seek to protect these views within the context of approved development and future proposals—top; from Beechfield to the west;



Bottom; view to the north from No. 2 Pickwick on the south side of the A4

Threats to Conservation Areas

For some years now, Historic England (and its predecessor body) has produced an annual report, *Heritage Counts*¹, which provides trends, insights and data about the heritage sector, highlighting changes and history in the making; alongside, Historic England maintains a *Heritage at Risk Register*² as well as The Heritage at Risk (HAR) programme to identify those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

In one of the first surveys of conservation areas at risk (in 2009), the top threats were assessed as: plastic windows and doors (83% of conservation areas affected); poorly maintained roads and pavements (60%); street clutter (45%); loss of front garden walls, fences and hedges (43%); unsightly satellite dishes (38%); the effects of traffic calming or traffic management (36%); alterations to the fronts, roofs and chimneys of buildings (34%); unsympathetic extensions (31%); impact of advertisements (23%); and neglected green spaces (18%). Ten years on, the 2019 Survey revealed one in seven conservation areas were considered to be at risk; and while the 2020 Survey saw a reduction in the number of conservation areas currently recorded on the Heritage at Risk Register (to 491, with nine areas removed for positive reasons), three were added to the register and the potential and real risks to conservation areas remain

While Pickwick is fortunate that many pressures which impact on other conservation areas in perhaps more urban settings do not pose such significant risks for Pickwick, though plastic windows and doors do of course remain a significant potential threat. More immediate detriment is however caused (as



identified elsewhere in the report) in the poor maintenance of the roads and street scene, the proliferation of street clutter (including the positive zoo of design) and in unsightly satellite dishes as well as a spaghetti of overhead wires.

While planning permission is required for the installation, alteration, or replacement of a satellite antenna on or within the

curtilage of a dwelling house if it meets a number of criteria³, in a designated area (including a conservation area) central guidance makes clear that planning permission will always be required where an antenna is installed on a chimney, wall or roof top which faces onto (and can be seen from) a road. Further, any antenna mounted on a listed property is likely to have a detrimental effect on the character and special interest of the building and even if planning permission were not required for the antenna, listed building consent may well be. If telecommunications equipment, including antenna, is installed without the necessary consent, the planning authority may require the householder to remove or relocate it at the householder's expense – which is very often the case in Wiltshire.

Sadly, while the satellite dish has become a fixed feature of daily life and encroached on many street scenes (being described by one architectural critic as “spreading something like a fungus of space-facing mushrooms”) the cumulative effect of such dishes can have a deeply eroding sense of place within a conservation area. Further the associated wiring for the telecommunication receiving devices are often rather poorly installed (from an aesthetic viewpoint) cutting across facades and notable architectural features of buildings.

Householders should be encouraged to think of alternative siting for antenna than the front or side elevation of a property (as seen from the road) to have a less detrimental impact on the street scene on individual designated and non-designated heritage assets.

¹<https://historicengland.org.uk/research/heritage-counts/>

²<https://historicengland.org.uk/advice/heritage-at-risk/>

³Under the Town and Country Planning (General Permitted Development) (England) Order 2015, a householder does not need permission (and on prop-

Traffic Management and Street Furniture

The volume and speed of traffic through Pickwick is the issue which impacts most significantly on the Conservation Area. This causes air and noise pollution and possible damage to structures alongside the road. There is no clear solution since a by-pass is unlikely to be forthcoming in the foreseeable future and diversion of traffic to the A420 is likely to be problematic.

It is also important that repairs to existing street furniture be promptly effected. One of the central bollards protecting the pedestrian refuge across the A4 at Woodlands, for example, remains unlit and unobservable at night despite its twin being replaced. At the same time, collisions have damaged road signs at the Academy Drive entrance and despite immediate safety work there remains no sign of replacement. Both incidents have been reported.

Along the length of the A4 there is a proliferation of signage which detracts from the ambiance of the Conservation Area. The Pickwick Association carried out a review of street signs along the A4 some years ago; this resulted in minimal improvements. The task should be repeated.

Whilst modern communications are welcomed by residents, it is clear that some of the rooftops display an unsightly network of wires, aerials and satellite dishes. There is a case to argue that this should be forbidden since these small elements have an eroding effect on a sense of place. We believe that this is a feature of life and that, as time goes by technology may resolve the problem. Pickwick must remain a living community.

To be welcomed is Wiltshire Council's programme of replacement street lights. It does appear, however, that more thought might have gone into whether newly replaced LED lights were of a design that either protects or enhances the Conservation Area. It is to be noted that the selective replacement of lights has resulted in three different designs now being used in a very short stretch of the A4.

Hence traffic management, road works and accompanying street furniture is likely to be fact of life for many years. So it is vital that these tasks are carried out in full respect of the historic character of Pickwick.

Hare and Hounds carpark

The car park at the public house was improved at the millennium by the creation of a garden along one side. This has vastly improved the aspect of the Pickwick Gateway to Corsham. We believe, however, that more needs to be done to better 'frame' the aspect of the 'gateway'.

This could be done by restricting infill development at this site and by planting more substantial trees at the southerly end of the car park.



Bollards at Woodlands—the far one not illuminated



Damaged street furniture at Academy Drive



Overhead wires and aerials



Three different design street lights in 100 yards

Appendix 2 – Notes about a selection of Pickwick Buildings

The Georgian buildings in the Pickwick area range from cottages and prosperous middle class houses and farm-houses to gentlemen's country houses/villas. Some, such as Pickwick Manor and No. 17, No. 23 and No. 49 (Vine Cottage), certainly have earlier 17th century elements.

Summaries of aspects of some of the more important buildings within Pickwick:-

Within the present Conservation Area:-

- ◆ **No. 6 (Pickwick House)** is a fully-fledged, grand, early 19th century house with a 3-bay west front with full height, canted bays each side of centre, moulded cornice and small centre pediment. There are 8-pane sash windows throughout and a central 6-panel door in a Roman Doric pedimented doorcase. It had quite spacious gardens and grounds including a garden house with a slate roof which was also early 19th century. It is single storey and semi-circular in plan and the front has a half-glazed door (9-pane glazed panel in upper section). Definitely part of the original grounds - some 80m to the SE - is a contemporary stable/dovecote probably altered in the mid-19th/20th century.



- ◆ **No. 12 Pickwick:** a great deal is known about this house¹ as it has been subject to a number of recent studies, in particular by Wiltshire Buildings Records. It is an early-mid 18th century Georgian middle class house – paired with No. 14 – with features of 'polite' architecture but with re-used 16th century timbers throughout, some of which have apotropaic markings [to guard against 'evil'], and demonstrating that external appearances can be deceptive when it comes to the actual dates of principal structural building features [that will undoubtedly be true of other buildings]. The earlier 'kitchen' block was probably originally a brewhouse/wash house or back kitchen, perhaps of late 17th century date: it features a timber mullion window and late 16th/early 17th century fittings, probably re-used. Also, there is what appears to be a wig cupboard: tenants, Dr. Daniel Ludlow MD and his wife Catherine, paid hair powder tax in 1796 and 1797. Amongst the benefits of detailed historical research is that it has provided details of owners and tenants throughout its history: in 1756 the owner was Edward Mitchell a clothier and a leading local Quaker and sometime elder of the Society. Also, in 1754 he was recorded as a bailiff of Corsham Court and in 1761 as coroner of Corsham. In his will of 1761 he was described as Edward Mitchell senior, gentleman. Mr. Ludlow was listed a physician in Corsham in 1793-8 and he was succeeded in 1800 by another medical man, William Saintsbury, surgeon. Therefore, just on the evidence of this one property, it is known that there were professional/middle class people living in Pickwick in the 18th century. Septimus Kinnear, the Warwickshire and England cricketer was born in No. 12 in May 1871.



¹ '12 Pickwick dendrochronology and apotropaic and other markings' by John Maloney, *Journal of the Corsham Civic Society* (Autumn 2018) which refers to earlier studies and also '12 Pickwick, Corsham—Historic Buildings Report by P.M. Slocombe (Wiltshire Building Record, 2019).

- ◆ **No. 15 (Mead Cottage)**² was originally a pair of cottages, considered to be early 18th century in origin and converted to picturesque estate cottages in 1858 for T.H.A. Poynder of Hartham Park. The building features stone mullion windows with iron lattice glazing, a projecting 2 storey gabled porch and a Tudor-arched doorway

² M Parrot, *Notes from a visit to Mead Cottage, 15 Pickwick, Corsham, Wiltshire Buildings Record*, 6th March 2014



- ◆ **Nos. 17 and 19 Pickwick:** No. 17 is considered to be late 17th century and No. 19 early 18th century but they could be earlier. Both have the appearance of 'workers/artisans' houses.



- ◆ **No. 23 (Pickwick End)**, is a stylish early 19th century classic Georgian gentleman's town house in the country, indicative of wealth and taste. Even so, the fine ashlar work of the front and roadside walls does not extend to the other two rubble stone main walls. It was surrounded by quite spacious garden and grounds on all but the roadside. In 1878 the grounds to the east were found to be 'full of human skulls and other [skeletal] remains' thought to be from a Quaker burial ground known to have been on the far east side of the property (beside what is now the turning for Woodlands). To the north and west, there was a barn (early 18th century) of rubble stone with stone tiled roof and coped gables. It has a projecting 2-storey south-west wing rendered with flush quoins, upper 12-pane window and fine decorated moulded doorcase with moulded cornice over (installed by Robin Eden in 1964). Running west from a south-west angle is a rubble stone coped garden wall with 2 ashlar gate piers, moulded caps and raised gate stops. There is also an open fronted stone tiled pyramid-roofed summerhouse.



- ◆ **Nos. 41, 41a and The Masonic Hall and Nos. 43 and 45:** these 18th century buildings are a particularly interesting group. The two houses are of one build c.1760, but No. 41a also includes one bay of a 3-bay house to the left, now a Masonic Hall which is later 18th century. The main range is ashlar fronted to the east with its south side to the road in coursed rubble, with a north gable with chimney stack and with a chimney stack on the rear wing between Nos. 41 and 41a. The east front has two hipped dormers. There is a range of three 12-pane sash windows in moulded architraves with a central door with architrave and a pediment on brackets. The Masonic Hall consists of 2 bays of a 3-bay late 18th century house (the third bay is part of No. 41a) with attached hall behind, possibly 18th century, altered in the early-mid 19th century. The building is ochre-washed rubble stone with a stone tiled roof, 2-storeys with a flush moulded 2-light window over a 6-panel door to the right of the former centre bay of house. There is a flush-panelled door in an architrave with a large open pedimented hood on brackets. The Masonic symbol is prominent under the pediment. The hall range runs west from the rear north-west angle and comprises rubble stone with stone tiles, one buttress, a moulded 19th century Gothic two-light window with pointed lights and circular-section mouldings.

The south wall of the hall features a large clock (by T Bullock who had a shop in Pickwick Road - see <https://pickwickassociation.org.uk/wp-content/uploads/2021/01/Thos.-Bullock-longcase-clock-at-No.-12-Pickwick.pdf>) and fine painted glass window showing a river or lake with rushes and fishes and herons which can be seen from the Bath Road. The hall is said to have been a billiard room for Beechfield House. No. 45 has a datestone of 1708 with the initials IHA on a lintel above a blocked up doorway. No. 45 and the later rear wing (No. 43) are of rubble stone (No. 43 is squared rubble) with stone tiled roofs. No. 45 faces west (away from the Bath Road) and has 2 storeys with coped gables and end wall chimney stacks. There were two first floor former 2-light recessed mullion windows with hood moulds but the mullions have been removed. The whole group of these buildings is notable for the irregularity of their ground plans and the singular way that they interact, which is suggestive of a communal enterprise.³

³ P Martin & D Treasure, *The Masons in Corsham - a Brief Documentary Study of Sources*, *Wiltshire Buildings Record* Oct 2019

Below: Nos 41,41a, the Masonic Hall, Nos 43 and 45



- ◆ **Beechfield House** was erected on the site of a 17th century house called Leyceters which was demolished c.1794. The present house was built c.1794-9 for Rev. J.L. Willis. It was latterly owned by Sir G. Goldney M.P. (1814-1900) and Sir F.H. Goldney (1846-1920). It has a claim to being considered the height of sophisticated Georgian architecture in the area, with a central projecting ashlar enclosed porch with Doric pilasters. There is a broad central arch with large traceried fanlight over a 6-panel door and sidelights, with pilasters between.



Each end wall has full-height bow windows. There was a separate orangery and inverted U-shaped stable block, plus accommodation for staff. Gate piers and walls are ashlar and date to the later 19th century. The two ashlar corniced piers are inscribed 'Beech' and 'Field' with a serpentine ashlar wall each side. There is a two-storey north-west service wing with a cornice. In its grounds was an ice house (noted on the 1884 OS map); Other substantial houses may have had their own, perhaps No. 23, Middlewick House etc.

- ◆ **Hare and Hounds PH.** Famous coaching Inn, late 17th/early 18th century and c. 1900, constructed of rubble stone with stone tiled roofs, a coped west gable and sundial. The central door is set in a chamfered and stopped surround with a hood on brackets. To the left of it are two ground floor 2-light recessed moulded windows and on the first floor a pair of early 18th century 12-pane sash windows. There is a large 19th century south-east rear wing, in painted rubble, of 2-storeys with a slate roof. Charles Dickens chose the surname of a Bath coach proprietor, Moses Pickwick, for his lead character in 'Pickwick Papers' and Moses later became landlord of the 'Hare & Hounds'.



- ◆ **Pickwick Manor** is a particularly significant building – Sir Nicholas Pevsner described it as an "unusually impressive example of a late 17th century manor house" - with all its connotations for the significance of the village of Pickwick from earlier times. The house has 14th to 15th century origins but was mostly rebuilt c.1664 with additions in 1711. Until the 1880s it was marked on maps as the 'Pickwick Farm'. It was restored and altered in 1920 by Sir H. Brakspear as his residence.



- ◆ **St. Patrick's Church.** Pickwick District School was built in 1858 for up to 165 children on land gifted in 1846 by Lord Methuen and his tenants, Sir Gabriel Goldney and Arthur Knapp. The school is depicted on the 1903 stained glass window in the south wall of St. Andrew's Church, Chippenham which is a memorial to Sir Gabriel Goldney, Bart., who was the Member of Parliament for Chippenham from 1865-85. A fall in the local population after the Great War prompted the closure of the school in 1922 and the sale of the building in 1928 as there were other established schools in Corsham to provide for Pickwick children. The old schoolhouse was used for a while as a glove factory during the 1930s, and later became a gas mask factory for a short while during WWII. It was purchased and converted into St. Patrick's Catholic Church and opened in 1945. It is Grade II listed



- ◆ **The Roundhouse** ~ ⁴the origins of the Roundhouse, SE of No. 51 Pickwick at the roadside, have not been established but there are references to it having been a former tollbooth and sweetshop. The Devizes and Wiltshire Gazette of 1819 lists gates in the Corsham area including the 'Pickwick Gate and Side Gate' but its precise location is not known. The Roundhouse may have been built for the Corsham Turnpike Trust and in 1840 a Toll House keeper in Pickwick was brought before the magistrates at Corsham for demanding 4½d for a metallic spring cart when the legal toll was 3d only. The Roundhouse is said to have been a sweetshop providing for children who attended the nearby Pickwick School [1858-1922]. It is a rather unusual small stone lodge set in a stone wall with a central stone chimney stack. It is in the form of a simple booth of two-storeys on a circular floor plan with a pyramidal stone tile roof and walls mainly of coursed rubble stone. It has square headed windows with casements, no porch but a pointed head doorway just back from the Bath Road. The windows once faced up and down the road but apparently have been blocked up.



⁴ P Martin, L Purdy & D Treasure, *The Round House, Pickwick, Corsham - a Historic Buildings Study*, Report No B15985, Aug 2019

- ◆ **Spread Eagle PH** - in more recent times the Two Pigs and now a private house - is of mid-18th century date and quite an imposing building being ashlar faced and taller than most other two-storey buildings.



Outside the present Conservation Area:-

- ◆ **Guyers House started** modestly as a farmhouse, one room thick built in c.1670 by a Mr. Snelling, who named it Snellings after himself. In c.1830 (by which time it had been renamed Guyers House), it was gentrified by attaching a completely new set of rooms with a smart Georgian facade to what had been the back of the house. At the same time another storey was added to the original house to make bedrooms for servants and the original front door was demoted to the tradesman's entrance. In late Victorian times a further extension was made and shortly after World War I the lively new owners created a ballroom by joining the house up with the barn. The front range is of 2-storeys with a projecting centre with a parapet. The central arched doorway has a Roman Doric columned porch. To the right is a 2-storey canted bay which was added in the late 19th century. The original building survives to the rear although its roof was altered in the 19th century. Attached at the east end is a wing, running north, of two parallel ranges, apparently a 17th century 'L'-plan house with paired barn ranges to the north. There is a stable block, coach house and walled kitchen garden. It is now a country house hotel and is surrounded by pleasant gardens. James Pycroft, chiefly known for writing *The Cricket Field*, one of the earliest books about cricket, published in 1851, was born at **Guyers House** in 1813. In an article he wrote for *London Society* in 1856 he wrote "I have as much as anyone alive the right to be called the founder of The Lansdowne, the principal cricket club in the West of Englandhaving taken the name of the far-famed Lansdowne Club⁵"



⁵ Lansdown CC in Bath, founded 1825, alive and well today and approaching their bi-centenary

- ◆ **Middlewick House** is a typical 18th century gentleman's country house (in 1884 it was called The Parsonage) at the centre of the Middle Pickwick hamlet: nearby buildings include Mermaid Cottage (within the grounds and probably 16th century) and Nos. 3 (Rose Cottage) and 4 Middlewick. Middlewick House has a later 18th century front range with earlier work in the west wing plus early and late 19th century additions. The front range is ashlar and of 2-storeys with a stone-tiled roof, end stack chimneys, moulded cornice and parapet and a 5-window range. There are 12-pane sash windows and a central 6-panel door in Roman Doric in a projecting porch. Wings are set back on each side of the main front range. The left range is later 19th century with a 20th century Hely-Hutchinson crest on the north end and the initials of T.H.A. Poynder of Hartham on the south end. It was the home of Camilla Shand (now Duchess of Cornwall) and Andrew Parker Bowles.



- ◆ **Pickwick Lodge Farmhouse** is considered to be of 17th century date. It was extended and altered in the later 19th century when most of its mullion windows were replaced. It is a typically prosperous farmer's house of the period with a barn (almost certainly 19th century and also listed Grade II) constructed of rubble stone with stone-tiled hipped roof and two projecting cart-entries with hipped roofs each side. The house appears to have been part of the Upper Pickwick hamlet, together with:



- ◆ **Hillsgreen Lodge** (site formerly known as Hills Green) appears to incorporate at least two former farmhouses/cottages which were in open countryside. The core was originally of 17th to early 18th century date.



53. The Heritage section of this Plan has an important role to play in establishing a positive framework for sustainable development. Corsham NP Area has a wealth of heritage assets, an attractive rural setting and a rich historic landscape. It has some excellent examples of re-use and refurbishment of historic buildings, monuments and green spaces. The Neighbourhood Plan offers a valuable opportunity to develop pro-active policies to help conserve and enhance the built and natural environment and to help ensure that the legacy of the past can continue to provide social, cultural, economic and environmental benefits for many more generations to come.

54. Our heritage shapes today’s environment, giving us a sense of continuity and place. The pattern of buildings, streets, hedgerows and fields have aggregated over centuries and is what makes our town distinctive. Respecting heritage is a fundamental part of the NP, ensuring the story of Corsham and its residents will be recorded into the future. Understanding the history of Corsham enables us to appropriately plan for its future growth in the knowledge of what has shaped it and makes it unique. This conservation of our heritage is an active process of maintenance and managing change.

55. Heritage is at the core of who we are and how we live. It conveys identity and purpose, providing the backdrop for everyday life. Including heritage in our Neighbourhood Plan can help protect those areas which we value locally and ensure that they remain in productive use where appropriate. This document will help to ensure that potential new development is properly integrated and doesn’t erode distinctiveness. It seeks to identify opportunities for improvement, encouraging innovation that is sensitive to our historic setting.

56. The DCLG Planning Practice Guidance (April 2014) sets out guidance on ‘Conserving and enhancing the historic environment’ (Reference ID: 18a-001-20140306). It states that neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale. In accordance with guidance, the designated heritage assets within the plan area have been clearly identified so they can be appropriately taken into account. Due to the rich historic environment of Corsham, there are also a considerable number of non-designated heritage assets that have been identified and taken into account within the plan making process. The local historic environment record and local lists have also been consulted to establish the priorities for conservation and enhancement in the plan area. **It is acknowledged that Historic England would ideally like all conservation areas to have a Conservation Area Ap-**

praisal or a Conservation Management Plan. These documents have not been produced by the Local Authority to date, however, this Neighbourhood Plan is committed to supporting the Local Authority in the preparation of such documents in the future. In the meantime, the Corsham Design Guide provides a comprehensive basis for the protection and enhancement of both the natural and the built historic environments.

57. The neighbourhood planning process has stimulated the community to explore what gives the town and the surrounding villages and settlements a distinctive sense of place; to find new ways to present and celebrate Corsham’s heritage; and to reflect on what goes into making an attractive environment and high quality design of buildings and open space. A volunteer led Character Area Assessment project has encouraged local residents in each of the 22 designated ‘character areas’ to identify what they value (both old and new) about their area and its setting, and to pick out features and views they want to see protected or enhanced.

58. Work on developing the Heritage Evidence Base has empowered the local community to scrutinise the make-up of Corsham’s heritage, and to consider how best to conserve and enhance key aspects such as the historic settlement pattern, the five designated Conservation Areas and other important ‘clusters’ of heritage assets.

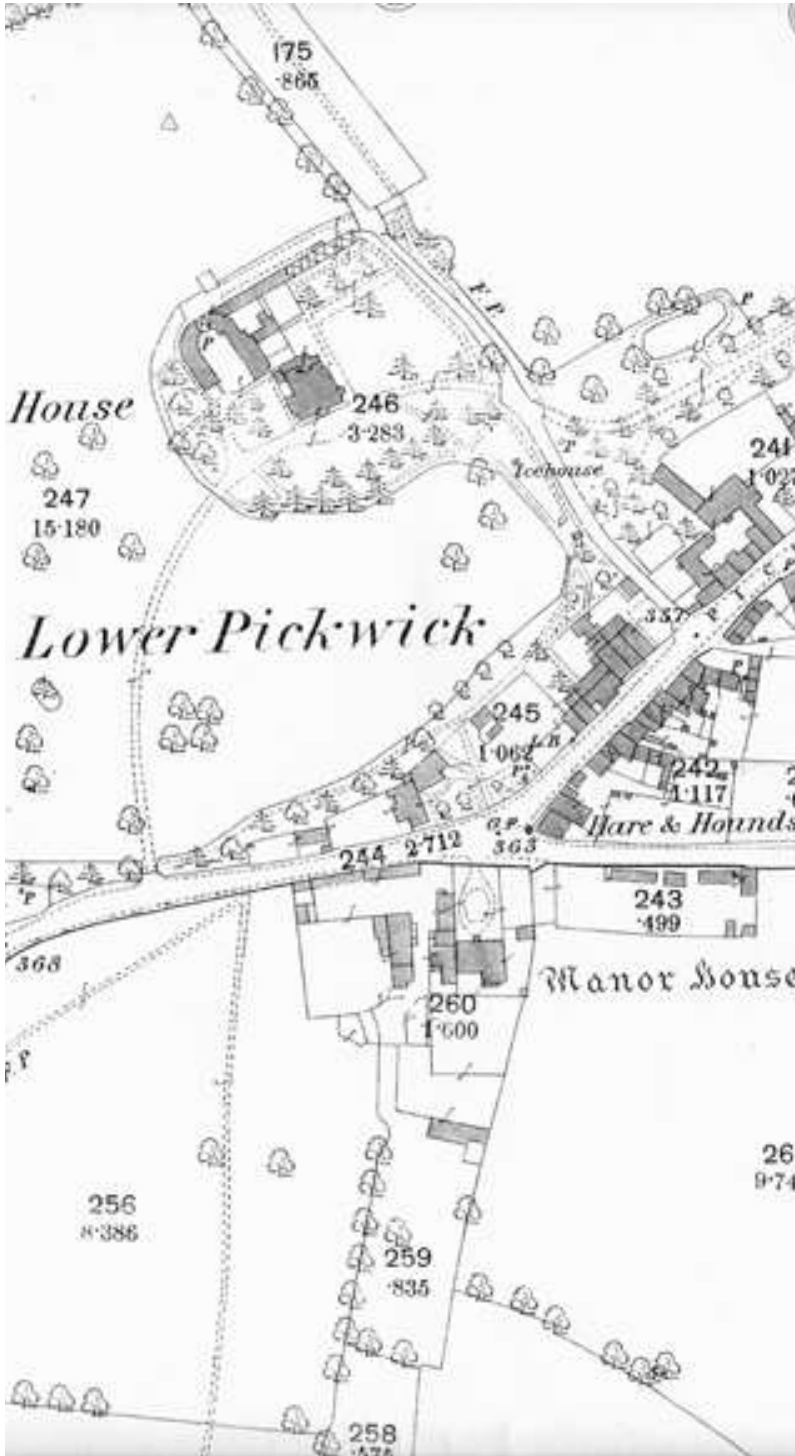
Policy CNP HE1—All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means:

- a) Achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings;
- b) Respecting established building plot arrangements, widths and architectural rhythm of the street scene including front gardens, railings, walls and hedges;
- c) **Establishing ‘gateways’ into the town at;**
 - (i) Cross Keys,
 - (ii) Pickwick,**
 - (iii) Pound Pill,

to reinforce the identity of the historic centre and enhance the visitor awareness and experience;

d) Using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal; and

e) Taking into account the key views identified in Figures 12 and 13 and ensuring that any development within these views respects the key features of the views.

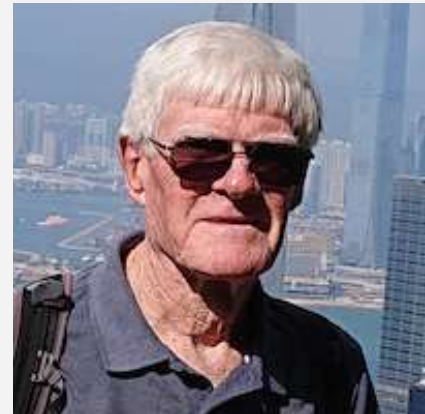


Research and text by:



John Maloney BA, formerly FSA and FRSA; From the mid-1970s, John worked for the Department of Urban Archaeology, Museum of London, latterly as Principal Excavations Officer in the City of London. In 1992, he left the Museum of London and established Archaeological Aspects, a successful heritage consultancy. John worked for English Heritage (2001-5) as Assistant Project Director (Stonehenge New Visitor Centre Project) principally dealing with archaeology and aspects of the planning application. He joined Halcrow Engineering Group (2005-9) as Principal & Team Leader, Archaeology & Cultural Heritage.

and



Tony Clark was born in Bristol but spent the greater part of his working life in Hong Kong where he served as Deputy Secretary for Economic Services responsible (at varying times) for agriculture and fisheries, conservation, and port and shipping matters. He has represented Hong Kong at the UN Economic and Social Commission for Asia and the Pacific and at the International Maritime Organisation.

About the reviewers

Paul Kefford—A former Civil Servant, Paul held posts in both the Cabinet Office and the Department of Culture, Media and Sport where he was responsible for liaison with English Heritage, the Government’s advisors on the historic environment. In that capacity, Paul was policy lead responsible for the drafting and production of the Department’s planning policy guidance (PPG15) on the historic environment, inclusive of conservation areas.

Jill Channer MA FSA FRSA IHBC—is an Independent Historic Building Consultant. A former colleague of Paul Kefford while she was at English Heritage, Jill was responsible for liaison with the Department on Listed Building Consent policy (outside London), and was onetime leader of EH’s South West Team.



Pickwick Conservation Area

An Appraisal

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Why an appraisal?

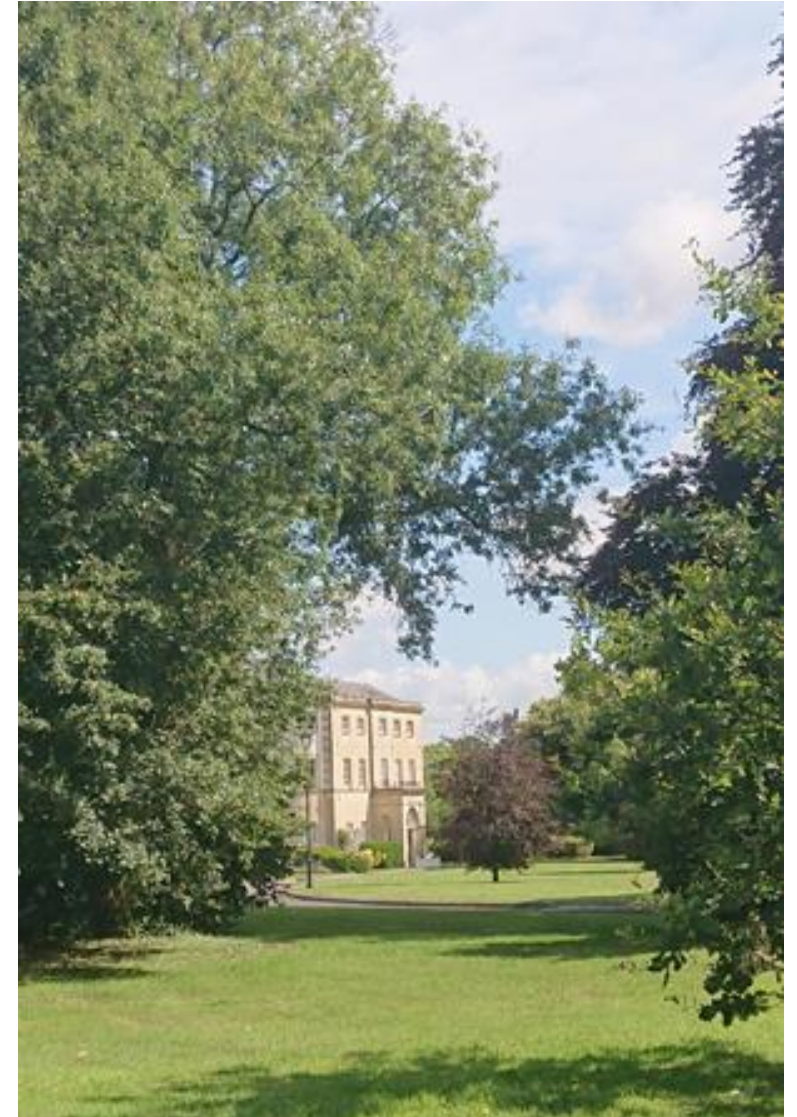
- It's been clear since Gladman that Pickwick is vulnerable to speculative planning applications unless our defences are in order.
- Key part is to have in place a systematic and properly argued plan which can be formally adopted by Wilts Council as a document of material consideration.
- An up-to-date Appraisal of the Pickwick Conservation Area is such a plan.



What's an Appraisal?

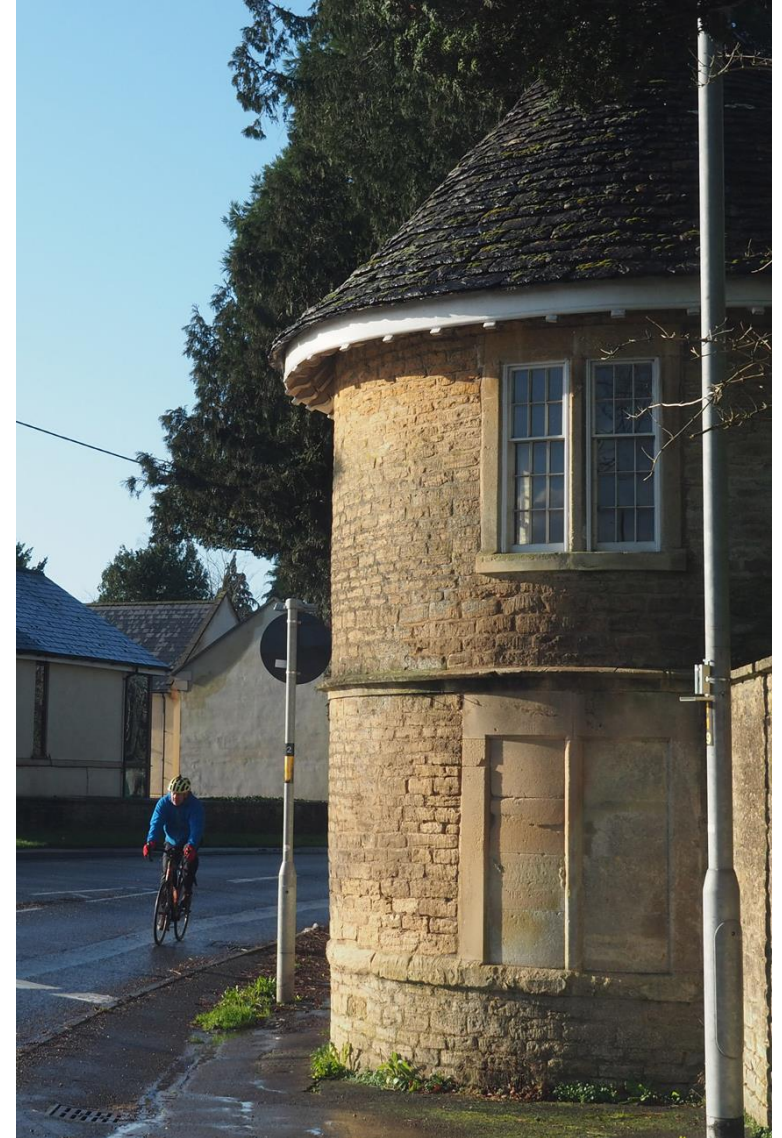
An appraisal is

- a definitive statement saying what's special about a Conservation Area; why it has local significance and why it's elements should be protected.
- Usually prepared by the local planning authority, published for consultation with the local community and, if agreed, adopted as a supplementary planning tool by the Council.



Why is the Pickwick Association involved?

- We know Wilts Council is very heavily committed elsewhere;
- We also know that planning applications continue to flood in and are judged, in part, by a substantially outdated Conservation Area Appraisal;
- We have offered – and the Council has supported - our offer to prepare an up-to-date and comprehensive Appraisal;
- The Town Council has been immensely helpful in providing funds for research and access to their mapping contractor



What we've done

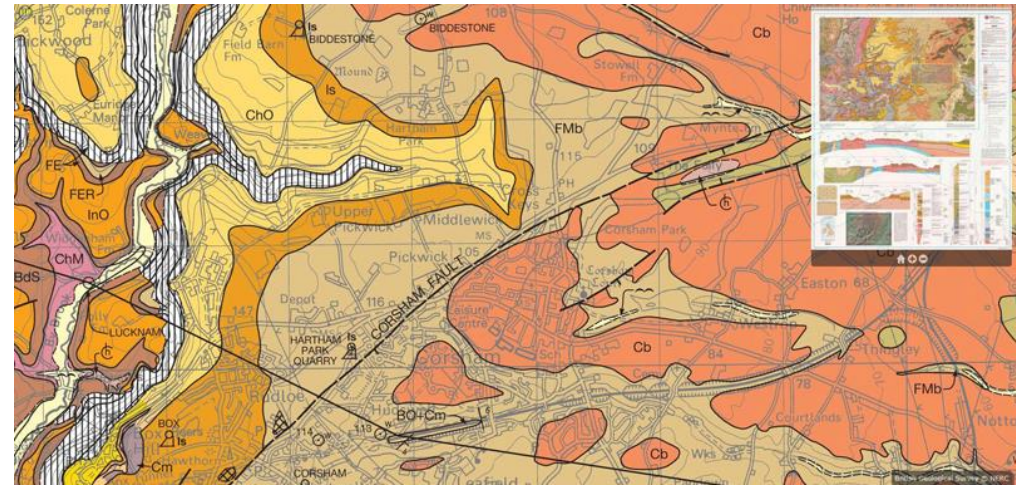
We thought the most recent appraisal – a single page map plus half a page of text – didn't give justice either to Pickwick or its Conservation Area.



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So we:

- Rehearsed the history of Pickwick from the earliest days as a settlement, though to the present day;
- Looked at its geological and physical setting;
- Identified each and every listed building;
- Examined the road structure, our green and open spaces and even our stone walls;
- Explained exactly what makes Pickwick, and its Conservation Area, special; and
- As an annex, suggested a detailed management plan.



As an introduction Tom Brakspear has outlined ‘what makes Pickwick special’



He has recorded

- The historical development of Pickwick
- The style of buildings and the materials they have used
- The architectural features of typical houses and
- Special characteristics of, for example, roofing, windows and stonework

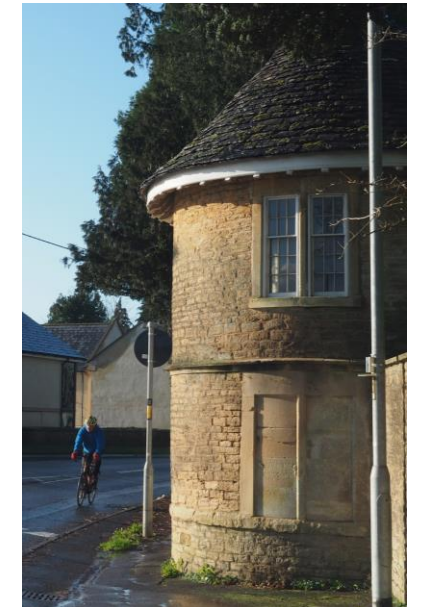
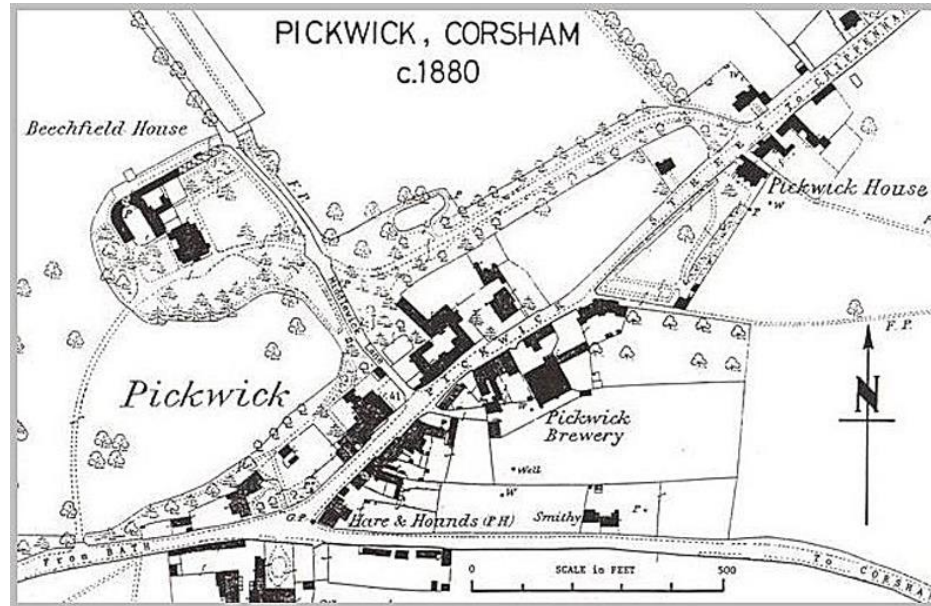


Pickwick – its history and setting

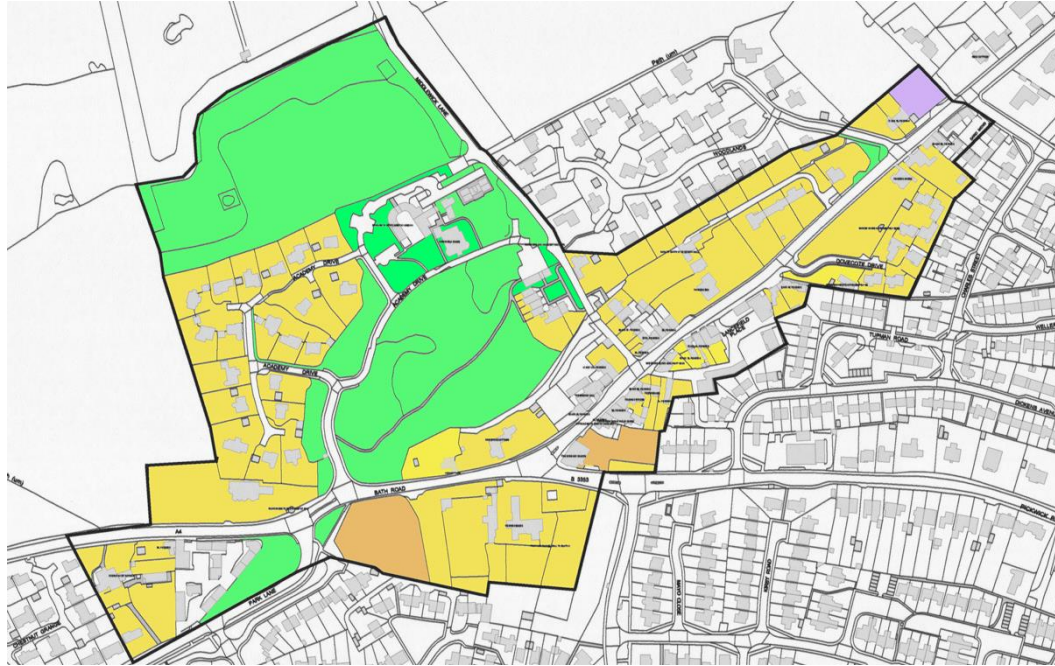


Having outlined the background to the need for a review we have then

- Explained the geographical and geological setting of Pickwick;
- Explored its archaeology and history from medieval through to modern times; and
- Described how Pickwick village has been subsumed into Corsham within living memory



Land use within the Conservation Area



Land use within the Conservation Area is important. So we took time to review

- What land is built on
- What is open space
- How extensive is the enclosure pattern – stone walls, hedges etc

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Character Areas

Character Areas are important facets of any Conservation Area

We identified three

- The area around Middlewick Lane/A4 junction
- Pickwick Manor and its neighbours
- Beechfield

And described each in some detail





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Future Management

Before we finished we made a number of suggestions as to how the Conservation Area should be managed in future. These are matters for Wiltshire Council to determine should they adopt our Appraisal

We have concluded

That the existing Conservation Area is, indeed fit for purpose.

An essential pre-requisite to our submission to the NAPC we undertook a public consultation exercise.

We circulated everyone in Pickwick, sought press coverage from all the local media and sent copies to the appropriate conservation and historical organisations.

Feedback, including that from Historic England, has been hugely supportive.

To take this one step further we now seek your adoption of our Appraisal as a document of material consideration with regard to planning.

