

Wiltshire Council
Local Plan
Heritage Impact Assessments



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A handwritten signature in black ink, appearing to read 'A. Croft', is written over a horizontal line.

Project Director Name: Andrew Croft
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Introduction

Wiltshire Council are currently producing a draft Local Plan review that includes allocations for housing and employment uses. A formal pre-submission Regulation 19 consultation drew to a close on the draft Plan on the 22nd of November 2023. Following that consultation and responses to that, further work to build on the existing evidence is now being carried out in preparation for the proposed submission of the draft Wiltshire Local Plan in quarter 4 of 2024.

As part of the site selection process carried out by Wiltshire Council a high level heritage assessment fed into the Sustainability Appraisal and informed the selection of the draft site allocations. Heritage expertise also fed in later in the site selection process to inform the developable area, the site concept plans, and policy requirements found in the Regulation 19 draft plan.

Representations to the Regulation 19 consultation included one from Historic England. In this response they commented on various proposed allocations and in some cases sought further Heritage Impact Assessment (HIA) evidence. In response to this Wiltshire Council identified 7 sites that are known to be sensitive from a heritage perspective where further detailed HIA work is considered beneficial in order to bolster the existing evidence to support the submission of the draft Local Plan. This work is necessary to demonstrate that great weight has been given to the conservation and where possible enhancement of heritage assets in or near these proposed sites and to ensure that the capacity, layout and requirements for the proposals are deliverable from a heritage perspective.

The HIAs will inform development of policy and recommendations for sites which are likely to be allocated within the Local Plan to enable the historic environment to play a positive role in how growth can be sensitively accommodated, to ensure the sites are deliverable and harm to heritage assets can be mitigated.

A robust methodology has been produced in consultation with relevant officers within Wiltshire Council. The HIAs will consider heritage assets including historic buildings, buried archaeological remains, monuments, structures, parks and gardens (where they have a degree of heritage significance). These can include both designated heritage assets recognised at national level (i.e. Listed Buildings, Conservation Areas, World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens) and non-designated heritage assets which have a degree of significance at a more local level of importance.

The methodology has been developed in line with national policy and best practice guidance to enable a robust and consistent process of assessment across the sites where a HIA is required.

These HIAs were undertaken as independent assessments by heritage professionals. The results of the HIAs will feed into Local Plan evidence base alongside other studies and considerations. It is understood that some of the heritage recommendations within the HIAs may conflict with those generated by other disciplines, and so may not be taken forward.

Scope and Purpose

The purpose of the assessments is to:

- Identify sensitivities associated with heritage assets, including buried archaeological remains on the sites and within suitable study areas;
- Identify opportunities for enhancement or constraints to sites where mitigation may be required to minimise impacts;
- where possible and relevant, identify high level parameters or constraints for development that can form part of a suite of future mitigation or design considerations; and
- report, on an agreed scale, the risk of harm to the historic environment arising from allocating each of the individual sites.

In total, 7 sites were identified for assessment:

- Policy 7 - Land South of Chippenham and East of Showell Farm
- Policy 23 - Land North East of Old Sarum, Salisbury
- Policy 25 - Land North of the Beehive Park and Ride, Old Sarum
- Policy 26 - Land North of Downton Road
- Policy 27 - Land South of Harnham
- Policy 28 - Land West of Coombe Road, Harnham
- Policy 61 - Land West of Mane Way

Policy and Guidance

The methodology takes into account the following policy and guidance:

- National Planning Policy Framework¹
- National Planning Practise Guidance
- Historic England's Good Practice Advice Note 1: The Historic Environment in Local Plans²
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets³
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans⁴

As set out in NPPF para 199 '*Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible*'.

The methodology used will help ensure that the risk of potential impacts can be identified during the development process and corresponding weight given to them in decision-making when identifying strategic sites for development.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

³ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

⁴ <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

Methodology and Risk Categorisation

The aim of the assessments is to support the evidence base that will be examined alongside the draft Local Plan, including the specific proposed allocations. The HIAs identify likely risks associated with any particular allocation site so that they can be reviewed in a focussed and transparent manner during the Local Plan process and appropriate policy developed in consultation with key stakeholders e.g. Historic England.

The level of detail in any assessment and confidence in the risk of harm is directly proportionate to the level of detail accompanying a specific site allocation. Where there is more information about the site in terms of known assets, understanding of significance and wider context and likely archaeological potential, then there can be more certainty about the risks and better articulation of recommendations, potential for enhancements and ways of minimising harm.

HIA step process

The following steps have been employed for each allocation site and the results reported in a structured format developed in line with guidance from Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans.

- Step 1: Provide a baseline overview of the site and the proposed allocation.
- Step 2: Identify designated heritage assets and significant non-designated assets in and around the allocation site, briefly describe their significance and describe the potential impact on their significance.
- Step 3: Identify potential need for mitigation and opportunities for enhancement.
- Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome with supporting figures.

The following sections provide more detail on each Step.

Step 1: Provide a baseline overview of the site and the proposed allocation.

Concise statements were set out to describe the site's size, location, topography, and its current usage/occupation. The details of the proposed allocation were also summarised, including the relevant Policy, the proposed site use (housing / employment / mixed), and draft policies and concept plans, including area, type, height and density of development.

The level of detail provided in this section depended on the scale of the site (i.e. more information for larger sites) and the amount and depth of historic environment data/information available for the site and study area.

The aim of Step 1 was to provide a baseline to be used later in the assessment to identify potential impacts that would be in clear conflict with national and local policy relating to the historic environment.

Step 2: Identify designated heritage assets, non-designated assets, and historic landscape elements in and around the allocation site. Describe their significance and the potential impact on this significance

Designated heritage assets and significant non-designated assets within a defined study area around each allocation site were identified and mapped.

The significance and setting of heritage assets was considered. Significance and setting are defined in the NPPF Glossary⁵:

Significance: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Setting: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

The extent of the study area for identifying heritage assets was 500 metres from each site, however, in some cases heritage assets beyond this area were also assessed appropriate to their level of significance and should their settings be particularly sensitive. In cases where assets beyond the study area were considered, this was clearly stated in the assessment.

Where assets had group value this was considered in the narrative report. Similarly, in cases where there were multiple non-designated assets these were grouped to aid assessment. The assessment also identified additional site-specific key views which relate to the significance of heritage assets.

Site specific studies, such as archaeological desk-based assessment and fieldwork, were also necessary to provide adequate information, particularly for large allocated strategic sites or those in potentially sensitive locations (in accordance with guidance in Historic England's Advice Note 3 – The Historic Environment and Site Allocations in Local Plans). Where these may be necessary in future, this was noted.

Brief statements about the significance of designated and non-designated assets were outlined, particularly in terms of describing the contribution of setting to their significance.

The contribution of the site to the significance of these assets was also described.

⁵ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Additionally, a 'value' was ascribed to the assets. This 'value' was determined through reference to National Planning Policy Guidance⁶, English Heritage's Conservation Principles⁷ and professional judgement.

The levels of 'value' are only a high-level indication at this early stage of assessment, but were identified as follows:

- **High** – assets likely to be of high importance, rarity, condition and survival; likely to be nationally designated or of demonstrable equivalence
- **Medium** – assets of medium importance, rarity, condition and survival; or assets of high importance whose survival and/ or condition have been reduced; unlikely to be nationally designated but could be recognised at a more regional or local level
- **Low** – assets of low importance, rarity, condition and survival; or assets of high or medium importance whose survival and / or condition may have been considerably reduced; unlikely to be nationally designated

A description of the historic landscape character was included to provide context to the wider area, alongside identification of legibility and survival of historic elements within the site and study area. Designated historic landscape assets were identified (e.g. Ancient Woodland and Registered Parks and Gardens). These character types were assigned a level of sensitivity (as above-low, medium, high). Character types and elements or features which are considered particularly 'highly sensitive' include rare survivals and evidence of ancient land usage, including:

- Any surviving or partially surviving evidence of ancient (i.e. pre-1600) historic landscape usage e.g. Ancient Woodland, prehistoric/Roman land use, deer parks, historic agricultural use.
- Water meadows, meadows or other historic water management features
- Ridge and furrow earthworks
- Historic use of land for recreation purposes
- Earthwork evidence of Pre-enclosure land management
- Common land / village greens
- Designated estates, or well surviving historic designed parkland estates
- Historic burial grounds
- Extant medieval settlements

In terms of a wider context and understanding historic landscape stability, where a site forms part of a relatively unchanged pattern of historic landscape, this was assessed as 'strong continuity'. Where a Site forms part of a relatively altered pattern of historic landscape, this was assessed as 'weak continuity'.

Concise simple statements were set out to describe the potential impact on the significance of identified assets / groups of assets (focussing on those affected). The level of detail depended on the scale of the site and the level of detail available for the likely development of the site and historic environment data. The aim was to identify where significant impacts may occur.

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

Step 3: Identify sensitivities and related need for potential mitigation and opportunities for enhancement, considering (where applicable) the effect on key characteristics of the wider settlement and its setting.

Based on the impact assessment carried out in Step 2, development constraints and enhancement opportunities were considered for each site.

Constraints could for example include areas of no development due to the presence of designated heritage assets, key views from heritage assets, areas sensitive to the setting of heritage assets, areas with known significant archaeology, areas of high archaeological potential, sensitive historic character, key historic route. The HIAs also identified where additional works should be undertaken that might result in further constraints being identified.

Opportunities for enhancement were also identified (where possible) e.g. tackling heritage at risk, enhancing legibility of historic features or assets, improved access across or to features, interpretation of heritage assets or features, or improved land management regimes.

Finally, requirements for further work were also highlighted in order to provide more detailed information on likely impacts or remove a degree of uncertainty at the next stage of assessment or during the development management phase rather than Local Plan making.

All of the above takes the form of standardised statements. Where relevant constraints and opportunities have been included in figures accompanying the individual HIAs.

Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome.

Taking into account the recommendations from Step 3, the risk of harm was identified in relation to potentially significant impacts on the historic environment. Here the historic environment refers to heritage assets. The following definitions were used to describe that residual risk, following the application of viable mitigation:

- **high risk** – Allocation is likely to affect the historic environment to a degree that results in significant conflict with national and local policy, and which is unlikely to be fully addressable through design-based mitigation measures.
- **moderate risk** – Allocation is likely to affect the historic environment to a degree that results in some conflict with national and local policy, but which may be wholly or partially addressed through design-based mitigation measures.
- **low risk** - Allocation is unlikely to affect the historic environment to a degree that results in notable conflict with national and local policy, and any impacts are likely to be wholly or partially addressed through design-based mitigation measures.

These categories essentially form a Red, Amber, Green (RAG) system of categorisation. Where sites were identified as **moderate** (Amber) or **high** (Red) Risk, further refinement of the site / proposals and further assessment may enable a change in risk category.

Data and information to be used in the assessment

The following sources of data and information were used to inform the Heritage Impact Assessment in terms of identifying assets, analysing impact and identifying opportunities for enhancement, mitigation and setting parameters for future development (note: the sources below are not available for all sites):

- Listing and other designation data (Historic England)
- Historic Environment Record (HER) data from sites and study areas
- Historic Landscape Characterisation data⁸
- Natural England's Ancient Woodland Inventory⁹
- Wiltshire Local Plan evidence base and other planning documents (draft report and previous local plan policy for previous allocated strategic sites)
- Conservation Area Appraisals or Character Statements
- Site Allocations background information (draft reports) and draft policy
- Site selection process evidence, background data, and draft policy requirements (Local Plan Pre-Submission Plan September 2023)
- Previous planning application information
- Historic Ordnance Survey Plans
- Historic Landscape Characterisation reports
- Aerial Photographs maintained by Historic England
- Consultant site visits

Further information on designated heritage assets can be found on Historic England's national heritage list¹⁰, and further information on non-designated assets recorded within the Wiltshire Historic Environment Record can be found on the Wiltshire Council website¹¹.

Consultants visited the sites in April 2024. Brief assessments of the sites were undertaken, these considered the heritage assets within and around the sites as well as their setting. However, in many cases these assessments were limited due to site access restrictions and the need for further investigation for select features e.g. archaeological works.

⁸ https://archaeologydataservice.ac.uk/archives/view/wiltshire_hlc_2017/index.cfm

⁹ <https://www.data.gov.uk/dataset/9461f463-c363-4309-ae77-fdcd7e9df7d3/ancient-woodland-england>

¹⁰ <https://historicengland.org.uk/listing/the-list/>

¹¹ <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>

Managing Risks

Levels of risk to the historic environment ascribed in these HIAs may change through the development management process as new information and more detailed assessment is undertaken that can both manage and reduce risk and / or identify new or greater sensitivities than was anticipated in earlier stages of assessment. Therefore, the risks set out within the HIAs are not fixed and could be subject to change as proposals and assessments progress. Therefore, as a site moves through the development management process towards planning application stage, further assessment and design activities will enable greater confidence when reporting the level of impact to the historic environment than is currently possible within the HIAs.

Risks, and potential harm could be lowered or avoided through mitigation measures. Mitigation measures could be implemented at outline or detailed design stage or at post-consent stage through conditions applied within a planning consent. Risks, and potential harms may also be increased or newly identified through more detailed assessment. This could include for example, undertaking archaeological fieldwork and identifying important archaeological remains on a site. When risks are elevated, the measures described above should be considered to minimise or avoid harms where possible. As discussed in the methodology section, these HIAs have identified constraints on development based on risks to heritage assets. Additionally, these HIAs have identified any opportunities that development could offer to enhance the setting or significance of heritage assets.

It is anticipated that the identified constraints and opportunities could lead to development design considerations that might include areas for avoidance, screening or planting, limitations on density or heights of development, geographic spread, retention of heritage assets or sensitive historic elements, enhancing legibility of historic features or assets, and improved access given the known geography and likely boundaries of a site. As such, the residual risk scores in these HIAs assume that there will be a level of mitigation put in place as part of any considered design for a site, taking account the identified constraints and suggested opportunities.

In cases where, despite recommended mitigation, development of a site poses a clear high risk of conflict with national historic environment policy, this does not necessarily preclude development on the site. It is possible that the risk of conflict with historic environment policy may reduce or be avoided when further work is undertaken. Just as risks may be increased following further detailed assessment of the site, they may also be reduced, e.g. archaeological fieldwork may not find remains of significance where they were anticipated and so the residual risk may be scored lower. Additionally, detailed design work may produce designs that sufficiently mitigate risks to allow the overall residual risk to be downgraded thus reducing or removing the risk of conflicting with historic environment policy.

Any additional works recommended e.g. design work, archaeological fieldwork, settings assessments, visual analysis should be undertaken at the development management stage i.e. at application stage or part of pre-application works to inform development of an application.

Report Structure

The reports were produced with subheadings and accompanied by supporting figures. The reports were brief summaries of 2 – 3 pages outlining the current baseline of information known about the site, likely impact, and recommendations for site allocations.

The report will comprise:

Summary

A paragraph summarising the results of the HIA.

Site description and development

A description of the site covering site boundaries, location, geology, topography, and physical elements that contribute to the context and character. Description including details on the site's current use / condition and immediate surrounding context.

General historical background of the site and wider area to provide further context.

Known Assets on the Site

List of heritage assets identified on the site, whether these are designated / non-designated, their relative Grade (if applicable), and their value. A description of the historic landscape elements within the study area, and sensitivity of these features, and a description of their value as well as the wider historic landscape context where this is relevant. A description of the contribution made (if any) by the site to the significance of these assets.

Assets within the Study Area

List of heritage assets identified within the study area, whether these are designated / non-designated, their relative Grade (if applicable), and their value. A description of the historic landscape elements within the study area, and sensitivity of these features, and a description of their value. A description of the contribution made (if any) by the site to the significance of these assets.

Potential Impacts

Brief description of the potential impacts on assets on the site and within the study area, as well as outline of the potential for archaeological remains where relevant. Cumulative impacts will also be discussed.

Opportunities and Recommendations for Enhancement or Mitigation

This section outlines potential for enhancement and mitigation through design-based measures. This section also highlights the potential for further archaeological investigation of the site. Advice on the type of archaeological investigation is high level at this stage of assessment. Previous archaeological investigations (if any) on the site and their location are used to help inform this.

This section also identifies areas of sensitivity and provide a description of areas of the site which may require avoidance of development, landscape buffering, or other aspects of design-based mitigation such as limiting development in terms of scale, heights, massing etc.

Residual Risk and Summary

This section outlines the residual risk of harm to the historic environment i.e. **high risk / moderate risk / low risk**. These three categories correspond to a Red, Amber, Green (RAG) system of risk categorisation.

Figures

Supporting figures which show the site boundaries, heritage assets on the site, heritage assets within the study area. For sites where spatial recommendations have been made, a further figure illustrating these is provided. Where possible, sites were divided into zones based on their assessed suitability for development. Detailed description of constraints and recommendations for each zone are included within the figures. Where appropriate, zones are ordered from more suitable for development to least suitable for development within the text of the figures, although in some cases, smaller sites only have a single zone.

Heritage Impact Assessments Summary

The results of the Heritage Impact Assessments are summarised below, inclusive of their assigned risk score (**LOW / MODERATE / HIGH**).

- Policy 7 - Land South of Chippenham and East of Showell Farm **MODERATE**
- Policy 23 - Land North East of Old Sarum, Salisbury **HIGH**
- Policy 25 - Land North of the Beehive Park and Ride, Old Sarum **HIGH**
- Policy 26 - Land North of Downton Road **LOW**
- Policy 27 - Land South of Harnham **HIGH**
- Policy 28 - Land West of Coombe Road, Harnham **LOW**
- Policy 61 - Land West of Mane Way **HIGH**

7. Policy 7 - Land South of Chippenham and East of Showell Farm

7.1 Summary

The site currently contributes to the setting and significance of designated heritage assets and non-designated assets within the site and surrounding area. By developing within their historic setting, the development poses a **high risk** of impacting the significance of assets associated with the Rowden estate (including the Scheduled Monument, Conservation Area, and Listed Buildings), the Lackham estate comprising Listed Buildings, and the Listed farm buildings associated with Showell Farm. Development poses a **moderate risk** of impacting the Avenue La Fleche section of the Chippenham Conservation Area, and Listed Buildings to the east of the site. Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, as there is potential for archaeological remains to be identified on the site, archaeological mitigation will be required.

However, with the application of mitigation as advised, the risk of significant residual harm, thus potential conflict with policy, is considered **moderate**.

7.2 Site description and development

The site is located to the southeast of Chippenham and south of Pewsham. It comprises almost exclusively open agricultural land associated with four farms located within the site. The site includes Westmead Open Space, part of the Riverside Country Park. The topography of the site is relatively flat at approximately 50 metres above Ordnance Datum. Chippenham rises to around 80 metres above Ordnance Datum to the northwest and the site is surrounded by tall hills reaching 110-180 metres above Ordnance Datum to the southeast and southwest. The site is divided into two parcels of land separated by the River Avon.

The site covers two parcels of land; a small parcel on the west bank of the River Avon and a larger parcel on the eastern bank. The total area is approximately 340 hectares in size and is allocated for mixed use. The majority of this site is allocated for residential usage, with plans for approximately 2525 dwellings. Additionally, 15 hectares is allocated for employment. Plans also include education provision as well as vehicular, pedestrian, and cycling infrastructure. The existing Riverside Country Park, located in the central northern part of the site will be extended to provide green space within the site¹².

There is noted evidence of prehistoric and Roman occupation of the areas in and around Chippenham; Mesolithic and Neolithic flint working sites are recorded within the town, and the wider Roman landscape is well documented along with Romano-British buildings identified during excavations within the town. The early history of the

¹² Wiltshire Council (2023) Wiltshire Council Local Plan: Planning For Chippenham. Available at: https://www.wiltshire.gov.uk/media/11443/Planning-for-Chippenham-July-2023/pdf/Planning_for_Chippenham_July2023.pdf?m=638241436602930000

town is well recorded; there are records of 'Cippanhamme' as a settlement, royal hunting lodge, and Danish stronghold during the Viking invasion between the 9th and 10th centuries, and the Domesday Book recorded a substantial early medieval settlement 'Cepen' in 1086. The Saxon town core is located less than 1 kilometre north of the site and is defensibly located, surrounded by a meander of the River Avon. Following the Norman invasion, the area was separated into manors, including at Rowden to the west of the site. Historic maps of the site indicate that much of the site was covered by Pewsham Forest and record Lower Lodge (recorded as Little Lodge on historic maps), and Middle Lodge (Great Lodge). These sites are recorded as 19th century farms but may have earlier origins as hunting lodges associated with Rowden Manor, or previous usage of the site as a pre-Norman royal forest with hunting lodges. Chippenham is known to have been a prosperous medieval market town and later a feature of the flourishing cloth trade between London and Bristol.

The post medieval period saw the introduction of a dedicated Chippenham canal branch, which ran through the site, and then railway line which further increased business and trade opportunities within Chippenham. The railway engineering industry thrived during the 19th century following the arrival of the Great Western Railways, and still remains a key employer in the area in the present day. The town still hosts weekly and fortnightly markets. During the post medieval period, the site remained a part of Pewsham Forest until it was cleared in the 19th century for agriculture.

Historic map regression indicates substantial expansion of the town from the early 20th century to the present day, particularly on the west side of the railway line. Additionally, the historically small village of Pewsham located to the north of the site, is now dominated by late 20th century housing developments to the south.

7.3 Known Heritage Assets within the Site

The following heritage assets have been identified within the site itself. Therefore development of the site could affect them and may require mitigation to minimise or avoid harm to their significance.

Designated Heritage Assets

Conservation Areas

Part of the Rowden Conservation Area is located in the west of the site. This Conservation Area covers an area of parkland between Pewsham and Rowden Hill. The asset comprises a series of enclosed fields and is bisected by a north/south running stretch of the River Avon in the east. A series of brooks criss-cross the Conservation Area, and it covers the historic estate of Rowden Manor Scheduled Monument, a medieval moated site with fishponds. A manor house is recorded on this site as early as 1208 and was under siege during the English Civil War. The Conservation Area forms part of the setting of the Scheduled Monument, and the associated Listed Buildings at Rowden Manor. The land has been used for agriculture during the medieval period, evidenced by relic ridge and furrow identified through aerial survey. This nationally designated asset is of *high value*. The site forms part of the Conservation Area that covers the eastern bank of the river and an

area of woodland that is part of Westmead Open Space. The site forms part of the historic manorial estate of Rowden, and forms part of the supporting meadowland and agricultural character related to the manor.

Non-Designated Heritage Assets

Historic Environment Record

The majority of the site has been subject to geophysical survey undertaken for Chippenham Development, and the whole site has been surveyed as part of the National Mapping Programme. This has revealed the sub-surface features discussed below.

Historic Environment Record features include a series prehistoric features represented by ring ditches in the west and centre of the site, and findspots of Mesolithic and Neolithic flint items in the north and south of the site (MWI3653, MWI3648). Evidence of surviving prehistoric activity is of *low to medium value*.

Evidence of a Romano-British settlement and associated field system covers a large area in the western part of the site (MWI77445, MWI78454, MWI78455, MWI78456, MWI5224), additional Romano-British enclosures and field system features are located in the centre (MWI77442) and northeast of the site (MWI74746, MWI74748) – these are likely to be of *low to medium value*.

Medieval to post medieval agricultural features are recorded in the east and west of the site, mostly in the form of relic ridge and furrow (MWI74013, MWI74014, MWI74015, MWI74016, MWI74019, MWI74020, MWI74021, MWI74035) – these are likely to be of *low value*.

The medieval Pewsham forest deer park (MWI5236) is located in the east of the site and is likely to be of *medium value*. A single medieval find of a pottery sherd (MWI5250) was recorded in the centre of the site and is of *low value*.

Additional post medieval features include the 19th century Lower Lodge and Middle Lodge, and Forest Farm farmsteads (MWI66146, MWI66170, MWI66323, MWI66322). Historic buildings are present at these sites; these are farm buildings and cottages, recorded on 19th century OS maps. Some of these buildings are fairly visible in the landscape and have far reaching views across the site. As discussed above, these ‘Lodges’ may have earlier origins as hunting lodges associated with Rowden Manor, or previous usage of the site as a pre-Norman royal forest with hunting lodges. These assets are of *low to moderate value*.

The remnants of the canal that ran to the south of Pewsham and its associated towpath and locks runs through the northeast of the site. The route of the canal is still legible as a footpath, and some sections are still filled with water. This asset are of *low value*.

A series of undated features including pits, post holes, ditches, trackways, and enclosures are also present across the site, these could represent prehistoric or historic occupation phases of site. These are likely to be of *medium value*.

Extensive Urban Survey

The Extensive Urban Survey of Chippenham records a long history of occupation represented by archaeological remains identified within the town. It also tracks the growth of the town across time; an area of post medieval/modern expansion is recorded in the north of the site. The Survey links this area of expansion with the Industrial Revolution which brought first a canal and then a railway to Chippenham, resulting in the footprint of the town doubling in size across the 19th century to 1945. The Survey concludes that there is potential for archaeological remains from all periods within Chippenham, noting in particular that remains of Saxon, and later Viking occupation may be present around the historic core of the town.

Historic Landscape

Historic Landscape Characterisation

The site is characterised primarily as 21st century fields. However, former piecemeal enclosure character areas do remain partially legible via field patterns in aerial photographs. An area in the southeast of the site is characterised as post medieval to 21st century planned enclosure character, no former characters are legible. A small area of meadow adjacent to the river has been previously developed (sewage plant), but since reverted back to meadow character in the 21st century. These character types are considered not highly sensitive.

The western edge of the site is characterised as post medieval meadows, and a potential former deer park recorded in the Historic Environment Record is located in the northeast of the site. These character types are considered highly sensitive.

Ancient Woodland

No ancient woodlands are recorded within the site.

7.4 Known Heritage Assets within the Study Area

The following heritage assets have been identified outside of the site itself, but within the study area. They may not be physically affected by development of the site, but their setting could be affected thus altering their significance. Additionally, known archaeological remains within the study area give an indication of the archaeological context of the surrounding area and the archaeological potential within the site itself.

Designated Heritage Assets

Conservation Areas

The northern boundary of the site abuts the southern boundary of the Chippenham Conservation Area. This Conservation Area is subdivided into character areas; the site abuts 'Avenue La Fleche' which is characterised by the river valley. This nationally designated asset is of *high value*. The site covers the adjacent river valley, within close proximity of the Conservation Area's boundary. Given its proximity and intervisibility, the site contributes to the setting by providing wider rural and riverine context and, therefore, the significance of the Conservation Area.

Scheduled Monuments

The Moated Site and Fishponds East of Rowden Manor is located 145 metres west of the site. This asset is the original site of Rowden Manor, recorded as early as 1208. It was bought by the Hungerford family in the 15th century, confiscated by the Crown in the 16th century due to the execution of the then owner, Thomas Hungerford. During the English Civil War, the manor was set on fire and dismantled during the following a series of Royalist attacks due to the support Edward Hungerford gave to the Parliamentarians. There are earthworks labelled as 'entrenchments' on early maps likely associated with the Civil War siege. A new manor site being built in the mid-16th century adjacent to the older moated site. The foundations of the original are traceable, although the moat has silted up. Moated sites are rare within Wiltshire, as such this site is particularly significant in form, and has good survival. The asset is on the Heritage at Risk register; noted to be in generally satisfactory condition but with significant localised problems. It draws its significance from its role in the English Civil War and holds group value with the associated Listed Buildings to the immediate northwest. The site forms part of the historically rural setting of this asset, as a previous forest with potential historic hunting lodges which may have previously been part of this manorial estate.

This nationally designated asset is of *high value*.

Listed Buildings

The complex of Listed Buildings at Rowden Manor, including the Grade II* Listed Rowden Farmhouse, and Grade II Listed stable and barn are located approximately 150 metres to the west of the site. Rowden Farmhouse is a 16th – 17th century farmhouse built on a possibly earlier core with 18th century alterations. The house was built as a lodging range for the original Rowden Manor, located just to the southeast. It is a barn connected by a continuous roof to a two storey house. The house has a potentially designed garden to the south. The stable range is 18th century in date, opposite a medieval barn altered in the 17th century, forming a farm courtyard to the west of Rowden Farmhouse. These assets have glimpsed views into the site, specifically the Westmead Open space. These buildings draw part of their significance from their historically agricultural and rural environs and views, which the site contributes to despite being located across the river. These buildings have historically belonged to the manorial estate, it is likely that areas of the site were historically part of this estate too.

The Showell Farm complex, including the Grade II Listed Showell Farmhouse and associated barn and granary are located 30 metres to the west of the site. Showell Farmhouse is a late 17th to early 18th century two storey Georgian farmhouse with a formal façade with an ashlar plinth, flush quoins, moulded cornices, a parapet, and large 20-pane windows. This building's large windows take in long-range (at least 5km) easterly views, encompassing the site. As such, the site, particularly the field to the immediate east of the Showell Farm complex (in the northwest corner of the smaller, western parcel of the site) contributes greatly to the historically agricultural and rural setting of this building. Additionally, the land's functional relationship with the complex contributes to the experience of its special interest as a historic Georgian farmhouse. The granary is a late 18th century weatherboarded timber

framed structure facing north, away from the site. The Listed barn is an 18th century rubble-stone timber framed structure facing north towards the farmyard, and away from the site. The site forms part of the historic agricultural function and context of the barn.

The Grade II Listed Buildings of Front Lodge, “26 and 27, Notton”, and Home Park are located to the south of the site; these are shielded from views of the site by dense woodland. The site offers minor indirect contributions to its setting as part of the wider agricultural setting of these assets.

The Lackham estate is beyond the southern boundary of the site. Although the designated assets on the estate date to the 18th century, there is likely to be evidence of earlier occupation of this area which could survive as archaeological remains within the site; the Domesday book records a sizeable estate of 40 households in 1086, and Lackham is consistently marked on historic maps from at least the 17th century onwards. The estate comprises:

- Lackham House: a Grade II 18th century formal, three-storey, Palladian style country house, now agricultural college. This building has a southerly primary façade which includes a Roman Doric loggia with balustrade balcony, and large windows to which take in designed views to the south, away from the site. The rear façade (facing north towards the site) is plainer and has a Baroque style enclosed porch with moulded cornicing and parapets and large windows. This façade enjoys designed elevated views to the north across the site beyond the river, and therefore, the site contributes to the asset’s historic rural setting. The ability to appreciate the house within this setting contributes to its significance as a good example an 18th century country house.
- Garden Balustrading to south of Lackham House: Grade II balustrading in the 20th century formal terraced gardens immediately south of Lackham House. The site contributes little to the significance of these due to the intervening country house.
- Entrance Screen, Lodge, east side wall and south end building in stable yard at Lackham House: Grade II 20th century complex associated with Lackham House including a red brick and half timber lodge and stable yard, with an entrance screen wall. This complex also includes a walled garden and other buildings now associated with the agricultural college. The complex is surrounded by dense treescape with few views into the site, although the site forms part of the wider agricultural context of the asset.
- Home Park: the Grade II mid-19th century estate farmhouse to the Lackham Estate. It is a two storey, two gabled, painted stucco building with minimal views due to the surrounding treescape and farm buildings. The site forms part of the historic agricultural context of this asset.
- Front Lodge: the Grade II mid-19th century lodge to the Lackham Estate on the junction of the A350 and approach to Lackham House. This is a 1.5 storey building with a thatched, pyramid hipped roof. It has no views into the site due to intervening dense woodland, although the site contributes to dynamic views associated with this building along the driveway to Lackham House.

The Grade II Listed Forest Gate Farmhouse and Barn is located 330 metres to the east of the site, this mid-19th century farmstead looks west, towards the site but due to intervening treescape, it does not have long range views into the site. However, given the farms historic agricultural function, the site does indirectly contribute to the wider historically agricultural and rural setting of this asset.

The Grade II Listed Hill View is located 380 metres to the east of the site, this mid-19th century house looks south, away from the site. Due to its proximity within the rural landscape, the site does indirectly contribute to the wider historic agricultural and rural setting of this asset.

The Grade II Listed Jeroans Upper Cottage is located 500 metres to the east of the site, this mid-19th century pair of houses look southwest, slightly towards from the site, although the intervening distance and tree cover do not provide clear views across the site. Due to its proximity within the rural landscape, the site does indirectly contribute to the wider historic agricultural and rural setting of this asset.

There is a density of Grade II and Grade II* Listed Building in the core of Chippenham, and Pewsham to the north of the site. These are predominantly early 18th to 19th century in date and represent part of the historic urban core of Chippenham. These buildings have an urban setting with no intervisibility with the site, as such the site does not contribute to the significance or setting of these assets.

These nationally designated assets are of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

Prehistoric artefacts are recorded across the study area, predominantly Mesolithic and Neolithic flint finds. Evidence of Bronze Age to Iron Age settlement in the form of roundhouses, gullies, post holes, and ring ditches is recorded in the west, with a nearby contemporaneous finds. Additionally, beyond the study area, an Iron Age hillfort is located to the southeast, and Iron Age to Romano-British settlements area located to the southwest. These remains indicate that the area was well settled during the prehistoric periods. Roman remains are fairly common; artefacts and buildings are recorded to the north of the site. These assets are considered of *low, medium, or high value* depending on the nature, complexity, and rarity of the remains.

Similarly to the site itself, the wider landscape is covered by relic medieval to post medieval ridge and furrow and other evidence of agriculture, further reinforcing the historic agrarian character of the wider landscape. These assets are considered of *low value*.

Medieval and post medieval buildings are also recorded within the historic core of Chippenham to the north of the site. These assets are considered of *low to medium value*. A series of Second World War pillboxes are located along the River Avon to the west and south of the site, positioned to defend the waterway in the instance of German invasion of the UK. These assets are considered of *low value*.

Historic Landscape Evidence

Historic Landscape Characterisation

The site comprises part of a wider network of weak continuity, where landscape character has been subject to change.

Ancient Woodland

Ancient Woodlands associated with the Lackham estate are recorded in the south of the study area. These include ancient and semi natural woodland, including replanted woodland. These assets are considered highly sensitive.

The Tacklemore Wood/Hazel copse is located on the southern boundary of the study area, this is described as an ancient and semi-natural woodland. This asset is considered highly sensitive.

7.5 Potential Impacts

Designated Heritage Assets

Conservation Areas

Development of the site within the Rowden Conservation Area would result in risk of impact on the significance of this asset; any alteration of the existing parkland would significantly diminish the quality and character of the Conservation Area as it would remove historic woodland from the east bank of the river and affect the peaceful and rural nature of the Conservation Area. Additionally, development adjacent to the Rowden Conservation Area would diminish the historic wider rural setting of the Conservation Area and its relationship with the historic Rowden estate, and thus result in **high risk** of impact.

Development of the northern part of the site would also create a risk of impact to the character of the Avenue La Fleche character area of the Chippenham Conservation Area, as it has the potential to erode the historically rural setting of the Conservation Area and thus its historical significance. Development would also affect the dynamic experience of Avon river valley that constitutes the Conservation Area. As such, development could result in a **moderate risk** of impact.

Scheduled Monuments

Development of the site would affect the historic setting of the Moated Site and Fishponds east of Rowden Manor Scheduled Monument, and views from the monument, and thus its significance as an historic manor site. Development would also risk affecting the relationship between this site and the River Avon, resulting in **high risk** of impact to this asset.

Listed Buildings

Development of the site would affect the rural setting of the Rowden Manor Listed Buildings and views from these assets, as well as the relationship between the assets and the river Avon, thus eroding their significance. Development would result in **high risk** of impact to these assets.

Development of the site would affect the rural setting and agricultural character of the Listed Buildings associated with Showell Farm; the setting and significance of

these assets relies on their immediate and long-range rural environs and approaches along the B4528, which includes the site. Development of the site would remove this immediate setting, urbanise the approaches, and diminish long range rural views from these assets that contribute to the setting and thus significance of the assets, resulting in **high risk** of impact.

Development of the site is likely to have an urbanising effect on Lackham House and associated structures. The house currently enjoys its historically designed rural views to the north, to which the site contributes. The current backdrop of the house's rearview is rural in nature, predominantly riverside treescape and open agricultural fields. Development would urbanise this backdrop and significantly change these designed views of the house and its grounds from the south. The house itself is also designed to take in southerly views which do not include the site, however, development may be visible in dynamic views moving around the Lackham estate towards the associated gardens to the east, and Home Park farmstead to the west. Additionally, development of the site may affect the long, rural, east/west approach to this historic country house from the A350, this may also affect understanding of the setting and function of Front Lodge. In summary, development poses a **high risk** to the character, significance, and views of the assets within the Lackham Estate.

The site does not form a key part of the setting of 26 and 27, Notton, but does appear in long-range views from these assets; development may have an urbanising effect on these previously rural views. Development is unlikely to affect the wider significance of these buildings as agricultural cottages. Development of the site poses **low risk** to these assets.

Development of the site is likely to diminish the wider agricultural setting of the Listed Buildings Forest Gate Farmhouse and Barn, Jeroans Upper Cottage, and Hill View to the east of the site. The historic rural setting of these assets is highly influenced by medium-to-long range agricultural views, to which the site contributes. However, the site does not form the immediate rural context for these assets, as such, there is a **moderate risk** of impact on these assets.

Development of the site is unlikely to result in changes to the significance or setting of the large number of Listed Buildings within Chippenham and Pewsham to the north of the site. The setting of these assets relies on their urban setting, to which the site bears little relation. As such, there is **no risk** of impact on these assets.

Non-Designated Heritage Assets

Historic Environment Record

Development of the site is likely to encounter archaeological remains. Aerial mapping survey has identified multi-period sub-surface remains. Prehistoric and Roman remains have been identified within the site, suggesting that there is **moderate potential** for archaeological remains of significance to be identified during development.

The settings of post medieval non-designated farmsteads including Lower Lodge, Middle Lodge, and Forest Farm rely on the historically open agricultural setting and views they currently enjoy. Removal of these assets would result in **high risk** of

impact through the loss of historic fabric, and development of the surrounding area would remove the immediate and wider rural setting of these assets, also resulting in **high risk** of impact.

The Chippenham Branch of Wiltshire and Berkshire Canal runs through the northeast of the site, now represented by a canal ditch, towpath, and associated lock; this non-designated asset hold significance due to the strong industrial history of Chippenham. Development on the site of these assets risks affecting the legibility of the route of the canal, and its relationship with the lock and towpath, resulting in a **high risk** of impact.

Historic Landscape

Historic Landscape Characterisation

Due to the limited sensitivity of post medieval to 21st century landscape character, development of the site poses a **very low risk** of impact.

Development of the site poses a **very low risk** of impact on the continuity of surrounding network of landscape character.

Due to the rarity of surviving medieval/post medieval meadow, development of the site poses a **high risk** of impact on this landscape character type.

There is limited understanding of the survival of the medieval deer park, further investigation is required to determine the level of risk associated with development on this historic landscape feature.

Overall, development of the site would pose a **moderate to high risk** of impact on historic landscape components due to the sensitivity of the medieval/post medieval meadows, and the potential sensitivity of the medieval deer park.

Ancient Woodland

Development poses **no risk** to the ancient woodland in the south of the study area as these are located outside the development area.

Cumulative Impacts

Given the allocation of *CSAP Policy CH1*¹³ immediately to the west of the site, allocated for up to 1,400 dwellings, 18 hectares of employment, there is potential for cumulative impacts on heritage assets, particularly the Rowden Conservation Area and Rowden Manor designated assets. Development of both sites would result in cumulative impacts on these assets including urbanisation of the wider rural and agricultural environs and views associated with the assets, eroding their historic setting and significance. However, mitigation (described below) can be applied to reduce the impact of development on the Rowden designated assets. Following mitigation, there is unlikely to be a cumulative impact arising on the Rowden designated assets as a result of the combined development of the CSAP Policy CH1 and Policy 7 sites when design mitigation has been applied.

¹³ https://cms.wiltshire.gov.uk/documents/s216972/Planning_for_Chippenham_July2023.pdf

7.6 Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets. To reduce the risk of harm to heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

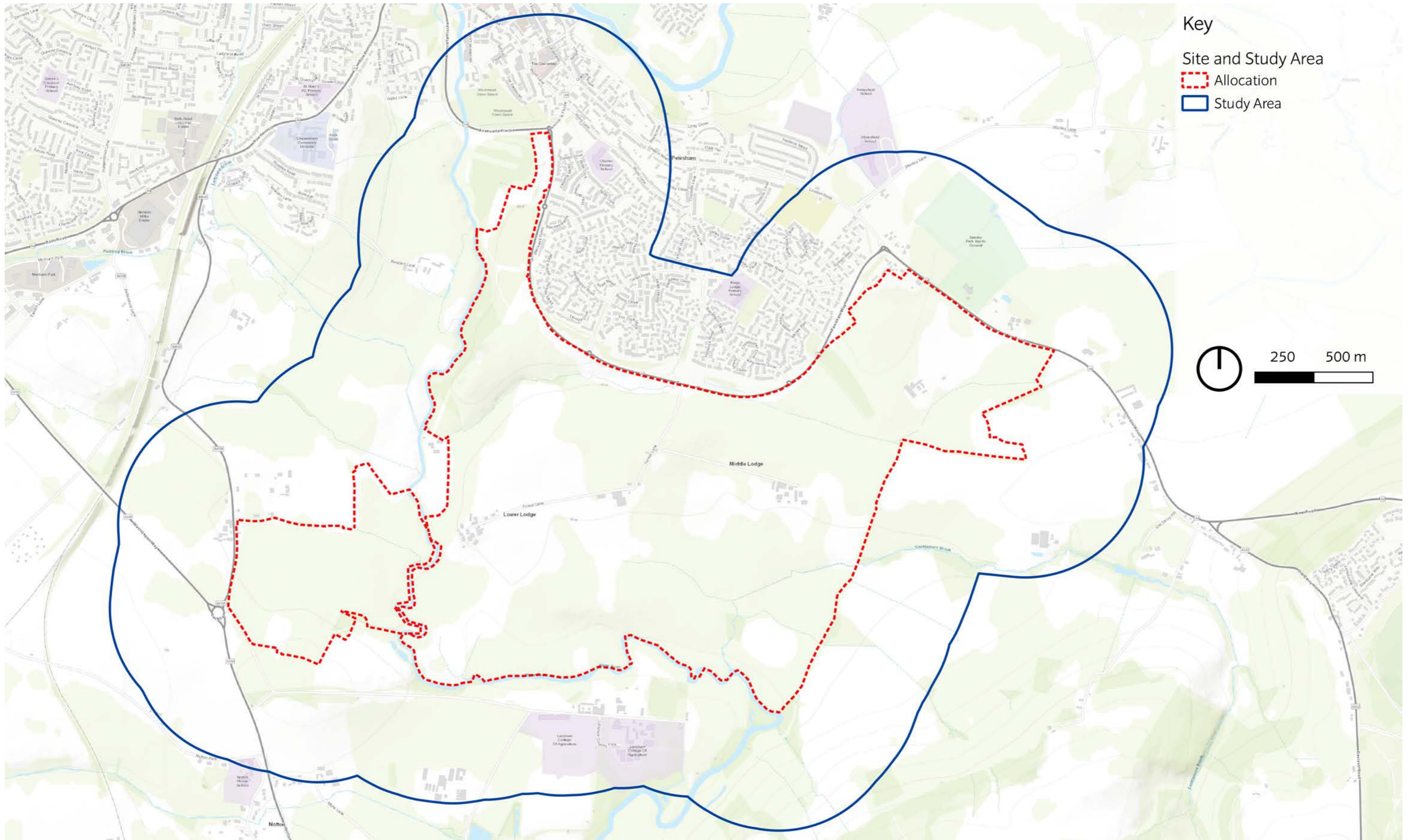
- Development within the Rowden Conservation Area should generally be avoided. However, limited development associated with park infrastructure may be appropriate.
- Extension of the Riverside Country Park along the River Avon in the northwest of the site in order to:
 - Avoid impact on the rural and peaceful setting of the Rowden Conservation Area.
 - Avoid impact on the on the river valley character of the 'Avenue La Fleche' character area of the Chippenham Conservation Area.
 - Minimise visual changes and urbanising impacts on the Scheduled Monument and three Listed Buildings at the Rowden Manor site. This will preserve the immediate rural setting of these designated assets and preserve the relationship between them and the River Avon and wooded landscape beyond.
- No development of areas of highly sensitive surviving historic landscape character, e.g. meadows along the west and northwest edge of the site.
- Retention of surviving historic landscape features such as field patterns, hedgerows and mature trees, particularly to the northeast.
- Retention of the agricultural landscape in the western part of the site in order to preserve the agricultural setting of the Listed Buildings at Showell Farm. Further work, including views testing, should be undertaken to ensure that sufficient landscape is retained. Development design beyond the retained agricultural setting should consider the easterly views from the Listed Buildings. Development design should consider the need to retain the rural approaches to the farm via the B4528, and the long distance rural views from these assets to the east. This development could be designed to be in-keeping with the scale and proportion of nearby buildings.
- Design development should seek to safeguard elements of the Lackham Estate, specifically;
 - the rural backdrop in views to and from the Lackham Estate, in particular the designed views to and from Lackham House.
 - the wider rural and peaceful setting of the assets within the estate
 - the historically rural approach to Lackham House from Front Lodge on the A350.
- Development design should consider the rise in topography moving northwards from the Lackham estate. The density of development should be less intensive on the southern edge to minimise the urbanising effects on the views from the Lackham estate. The edges of development should be informed by a Visual Impact Assessment.
- The route of the Chippenham Branch of Wiltshire and Berkshire Canal and associated non designated assets including the locks and towpath should remain legible in the landscape. The route could be enhanced, and better public access should be provided.

- Retention of historic buildings with a good degree of significance within the Lower Lodge, Middle Lodge, and Forest Farm complexes. Further investigation is necessary to determine the relationship between these sites and the Rowden Manorial complex and the significance of the buildings within these farm complexes.
- The agricultural setting of the non-designated post medieval farmsteads within the site, including Lower Lodge, Middle Lodge, and Forest Farm should be preserved. This may include retaining part of the surrounding agricultural fields to preserve immediate rural views and introducing tree screening to minimise the urbanising impact of development in surrounding areas. Further work is required to establish appropriate areas for retention.
- Further investigation could be to better understand the role and surviving historic landscape elements within the site associated with the former deer park.
- Archaeological evaluation and assessment investigation prior to any planning application will be required. Previous geophysical investigations have been undertaken across the majority of the site which has identified multi-period sub-surface remains. Archaeological assessment and evaluation will involve further survey and trial trenching. The type and extent of evaluation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor as required. Following an archaeological mitigation strategy may be required as a condition at application stage. The type and extent of archaeological mitigation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor. Archaeological mitigation may include preservation of areas in situ, or excavation. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Wiltshire Council's Archaeological Advisor.
- Any further heritage impact assessment work following proposals for the CSAP Policy CH1 and Policy 7 sites should consider the cumulative impacts of development of both sites on heritage assets.

7.7 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **moderate**.

Development poses a potential high risk of harm to the significance of heritage assets. However, through proposed mitigation strategies including preservation of landscape character, retention of key views to and from of heritage assets, and the preservation of the setting of assets, the risk of impact can be reduced. While some risk remains due to the potential for significant archaeological remains to be revealed through the course of development, and risks of impact on specific landscape features, this risk can be managed through further investigation and careful planning. Further assessment, research, and investigation of the assets within and around the site, and their views and settings, will be required at the planning application stage, the results of which may better inform the assessment of residual risk and overall design principles, including quantum and mitigation measures.



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August 2024

Land South of Chippenham and East of Showell Farm.indd

STRATEGIC ALLOCATIONS
HERITAGE IMPACT ASSESSMENTS
WILTSHIRE COUNCIL

POLICY 7: LAND SOUTH OF CHIPPENHAM AND EAST OF SHOWELL FARM

FIGURE 1
ALLOCATION AND STUDY AREA
BOUNDARY



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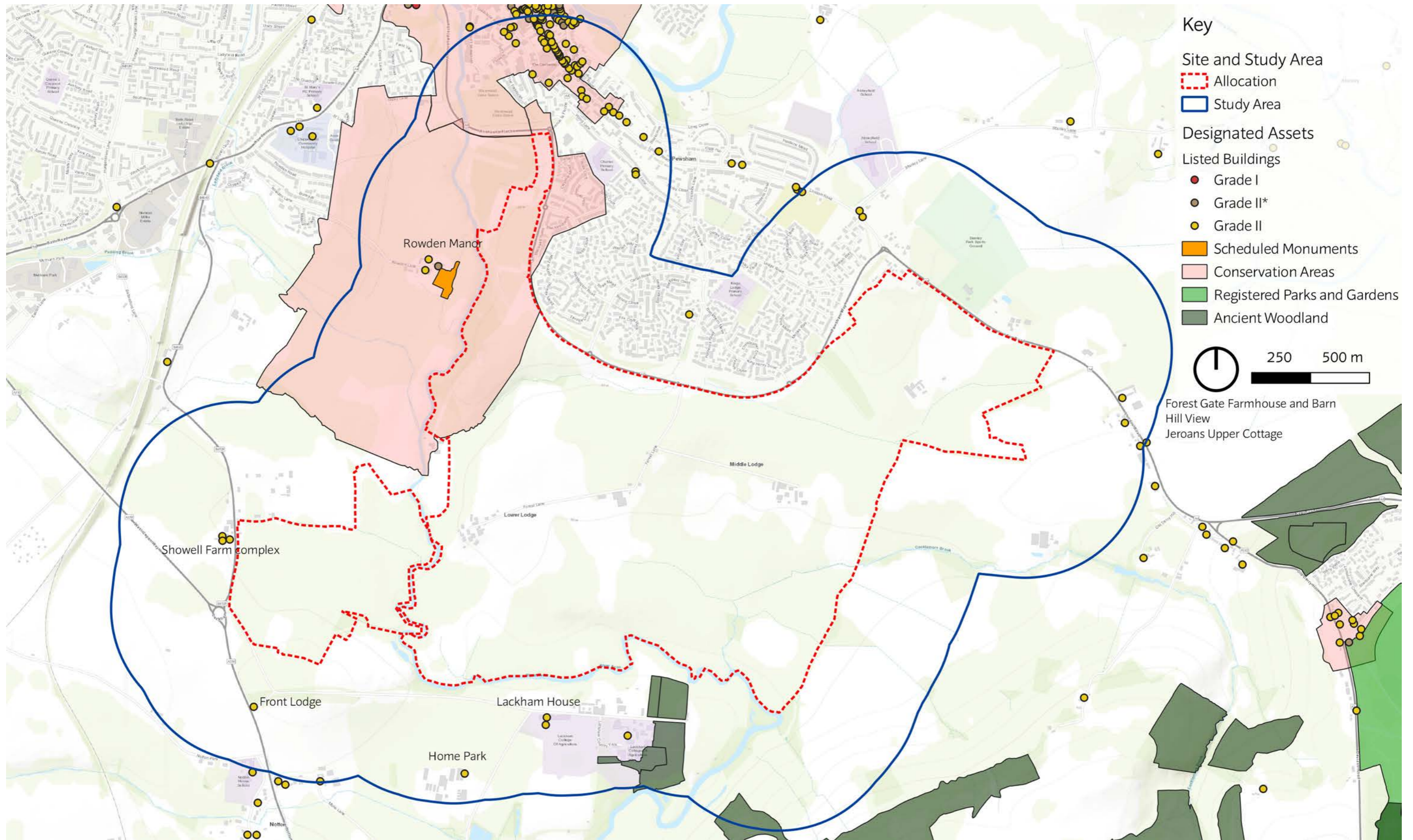
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STRATEGIC ALLOCATIONS
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POLICY 7: LAND SOUTH OF CHIPPENHAM AND EAST OF SHOWELL FARM

FIGURE 2
PHOTOGRAPHS FROM SITE



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FIGURE 4
DESIGNATED ASSETS WITHIN THE SITE AND
STUDY AREA

Key

- Proposed Site Allocation
- Area of no development
- Heritage feature to consider
- Key view
- Key route
- Boundary treatment

Recommendations

No development within the Rowden Conservation Area to preserve the character of the asset.

No development within the historic water meadows to retain this high value historic landscape feature.

Zone A

Development should retain historic buildings and their agricultural setting at historic lodge sites where they are significant.

Ensure canal branch and associated features remains legible.

Development should have softened edges where they interface with the Rowden Conservation Area.

Development design should preserve long range views from the Rowden Scheduled Monument and Listed Buildings.

Although some archaeological works have been undertaken within this zone, archaeological investigation will be required in areas that have not previously been investigated. Archaeological mitigation may be required thereafter.

Zone B

Development may risk impacting rural views from the Rowden Conservation Area. Development design should include softened edges to the north of this zone to reduce the prominence of new built development in these views

Although some archaeological works have been undertaken within this zone, archaeological investigation will be required in areas that have not previously been investigated. Archaeological mitigation may be required thereafter.

Zone C

Development may risk impacting the agricultural setting of designated assets on Showell Farm.

Development design should include retention of some of the surrounding agricultural landscape to preserve the setting of these assets. Additionally, development should be designed to reflect the scale and proportion of nearby buildings.

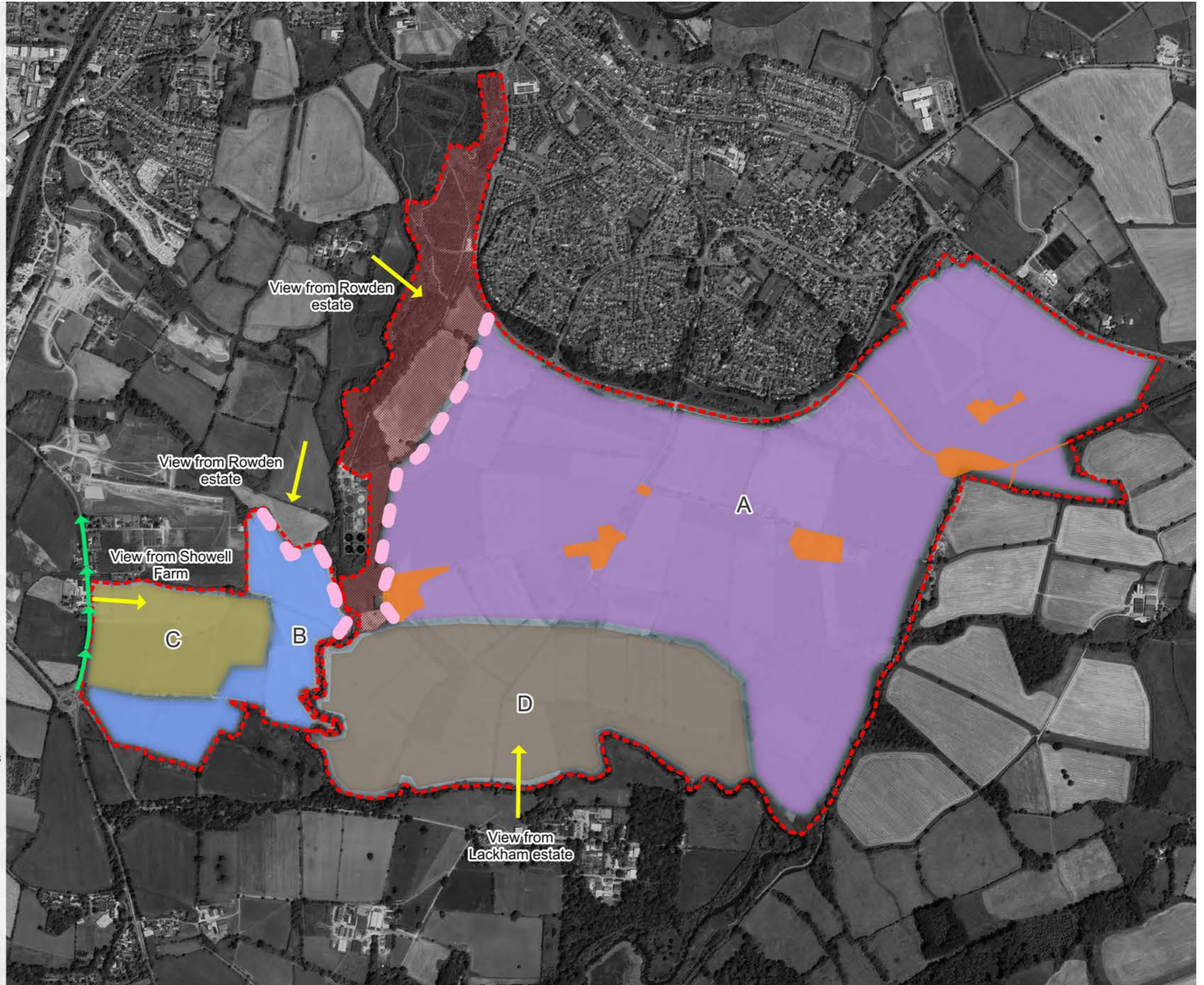
Development design should also avoid urbanising the rural approaches to Showell Farm on the B4528.

Although some archaeological works have been undertaken within this zone, archaeological investigation will be required in areas that have not previously been investigated. Archaeological mitigation may be required thereafter.

Zone D

Development may risk impacts on designated assets on the Lackham estate. Development design should seek to preserve the setting and long range views north from the Lackham estate.

Although some archaeological works have been undertaken within this zone, archaeological investigation will be required in areas that have not previously been investigated. Archaeological mitigation may be required thereafter.



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FIGURE 5
RECOMMENDATIONS

23. Policy 23 - Land Northeast of Old Sarum, Salisbury

23.1 Summary

The site currently contributes to the setting and significance of designated heritage assets and non-designated assets within the site and surrounding area.

Development on the site may result in a **high risk** of impact on the setting and significance of the Ende Burgh Scheduled Monument adjacent to the site, as well as the Figsbury Ring and Old Sarum Scheduled Monuments in the wider area.

Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, there is strong potential for archaeological remains to be identified on the site; as such, archaeological mitigation will be required.

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **high**.

23.2 Site description and development

The site is located to the northeast of Old Sarum, a small modern village north of Salisbury. It comprises a single agricultural field bound by low hedges and trees. The site abuts modern housing estates to the west and south, and the Portway road to the east. The topography of the site is relatively flat at approximately 80 metres above Ordnance Datum. The site is surrounded by tall hills reaching 130-150 metres above Ordnance Datum to the east and west. The total area is approximately 16 hectares in size and is allocated for housing, up to 350 dwellings, and up to 7 hectares of green space.

There is significant evidence of prehistoric and Roman occupation within and immediately adjacent to the site. The site is located on the Salisbury Plain, landscape well-known for its abundant prehistoric archaeological features and sites. The site is approximately 10 kilometres south of the Stonehenge World Heritage Site, a landscape of interconnected Neolithic monuments and archaeological sites centred on the eponymous megalithic stone circle. An Iron Age hillfort 'Old Sarum', a Scheduled Monument, is located 2 kilometres to the southwest of the site, likely built to control the intersection of two trade routes as well as the nearby river Avon. The monument has far reaching views across the landscape, including the site. There are multiple other prehistoric monuments placed in strategic locations around the local landscape, including Figsbury Ring to the east, creating a strong network of barrows, henges, ring ditches, and mounds such as those identified within and around the site.

Old Sarum was in continuous use as a Roman and Saxon fort, a Norman castle, a royal palace, and Plantagenet castle before falling to ruin in the 13th century. There is evidence of all phases of this surrounding occupation in the landscape around the fort, including within and around the site. The trade routes became roads during the Roman period, now Old Malthouse Road running towards Winchester, and Portway

which runs next to the site towards Silchester. Following abandonment and subsequent sale of the castle during Henry VIII's reign, the land remained a parliamentary constituency despite being largely uninhabited throughout the medieval and post medieval periods. Despite this historic occupation of the nearby hillfort, there is no recorded occupation of the site during this period. Post medieval farms are recorded around the site and a water meadow is recorded to the east; historic map regression indicates that the site was an agricultural field during the 19th century. During the First World War, an airfield was established just to the south of the site which remains operational. The modern village of Old Sarum, adjacent to the site, began in 2008 and is currently being expanded to the east.

23.3 Known Heritage Assets within the Site

The following heritage assets have been identified within the site itself. Therefore development of the site could affect them and may require mitigation to minimise or avoid harm to their significance.

Designated Heritage Assets

No designated heritage assets are located within the site.

Non-Designated Heritage Assets

Historic Environment Record

A series of prehistoric and undated earthworks are located within the site, including Bronze Age barrows/ring ditches in the west (MWI11029), centre (MWI10948), and south (MWI10949). These may be related to the Ende Burgh monument to the east of the site. These features are of *high value*.

Enclosures and ring ditches, and pottery are also recorded in the east (MWI10980, MWI10983, MWI10950, MWI10951, MWI10889), likely Romano-British in origin. These are of *medium to low value*.

The crash site of a P-51 Mustang aircraft is located in the west of the site (MWI75922). This is of *low value*.

Historic Landscape Evidence

Historic Landscape Characterisation

The site is characterised as post medieval to modern fields. This character type is considered *not highly sensitive*.

Ancient Woodland

There is no Ancient Woodland within the site or study area.

23.4 Known Heritage Assets within the Study Area

The following heritage assets have been identified outside of the site itself, but within the study area. They may not be physically affected by development of the site, but their setting could be affected thus altering their significance. Additionally, known archaeological remains within the study area give an indication of the archaeological context of the surrounding area and the archaeological potential within the site itself.

Designated Heritage Assets

Conservation Areas

The site abuts the Old Sarum Airfield Conservation Area. This covers the modern Old Sarum airfield which was requisitioned by the War Office in 1917 and was used as a base for flying and fighter training. It was later also used during the Second World War and continues to be operated as an airfield into the present day. Within the Conservation Area are a series of First World War Listed Buildings, as well as other military buildings including Throgmorton Hall, a former RAF Officers Mess, now apartments. This building is non-designated building dating to the mid-1930s. It has designed views to the northwest which include the site, although these are obscured by intervening heavy tree cover. The significance of the Conservation Area relies on its history and internal layout and relies minimally on its surrounding rural character. The landscape's openness was likely a key factor in the airfield's siting and remains important for understanding the area's aviation activities. The site's open setting, between the modern Old Sarum village and Ford village to the south does, therefore, contribute to the character and significance of the asset. The site forms part of the wider setting of the Conservation Area, and features in glimpsed views from the non-designated Throgmorton Hall through a dense treeline.

This nationally designated asset is of *high value*.

Scheduled Monuments

The Ende Burgh long barrow is located approximately 100 metres east of the site. It is believed to be a Roman funerary barrow on the summit of a small hill overlooking the valley of the River Bourne. It also overlooks Portway, the Roman road, to the west. It is an oval platform approximately 45 metres long, 22 metres wide, and up to 1 metre high with two steep sided circular mounds. Anglo-Saxon intrusive burials were identified during partial excavation of the barrow in 1941. Part of the significance of this site relates to its belonging to the wider prehistoric landscape of Salisbury Plain. The site is highly visible from the monument. The site contributes to the rural setting of this monument. Archaeological remains within the site may form part of the contextual archaeological landscape of the barrow; an undated enclosure seemingly incorporating the barrow, and a series of undated ditches and barrows have been identified in aerial photography around the monument. As such, the site contributes to the archaeological significance of the monument.

The Old Sarum Scheduled Monument is located 2 kilometres southwest of the site. This multivallate Iron Age hillfort was in almost constant use from its construction until the medieval period when it was abandoned. As discussed above, the monument has a long and illustrious history, defending and controlling the surrounding landscape, travel routes, and a section of the River Avon. The monument has far reaching views across the wider landscape in all directions, and as such, there are views of the site beyond the modern settlement of Old Sarum. The site would have formed part of the defended landscape controlled by the hillfort, and so contributes to the views from the monument, as well as the significance of the asset.

The Figsbury Ring is located approximately 2.75 kilometres east of the site. It is a henge within a slight univallate hillfort situated on the summit of a prominent hill overlooking the wide valley of the River Bourne which runs between Figsbury Ring and the site. The monument has been tentatively dated to the Bronze Age or Early Iron Age. The monument enjoys long range views west towards the site which currently forms a rural edge of the new Old Sarum town expansion, although development currently in progress just beyond the site to the west is eroding this effect. As previously mentioned, the site is located in a rich prehistoric landscape with connected monuments and features; the Figsbury ring may have connections with Old Sarum Scheduled Monument to the southwest, and the Ende Burgh monument to the east, the site forms part of this connected landscape.

These nationally designated assets are of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

As previously discussed, the site is surrounded by a rich archaeological landscape. Prehistoric features dating from the Neolithic to the Iron Age are located to the north, west, and south of the site and include enclosures, ditches, field systems, barrows, pits, and burials. The significant prehistoric monuments in the wider area e.g. Ende Burgh, Figsbury Ring, and Old Sarum are evidence of well-preserved features of this prehistoric landscape. These features are likely of *high value*.

The Roman road, Portway (MWI10890), is located immediately east of the site, and is of *medium value*. Saxon burials (MWI10909) were identified within the Ende Burgh Scheduled Monument during excavation in 1941, these are of *medium value*.

The 19th century Hudcott Field Barn (MWI70869) is located in the north of the study area, 490 metres from site. This farmstead has been significantly redeveloped in the 20th century. This is of *low value*.

A series of Second World War practice trenches (MWI74544) are located 50 to 200 metres west of the site. Evidence of these features have been removed during works associated with the adjacent Land to the East of A345 and West of Old Sarum development. These are of *low value*.

A large number of undated features are present across the study area including a series of lynchets, pits, ditches, and evidence of quarrying to the south and west of the site. Barrows to the southeast and north of the site. These features contribute to the wider archaeological landscape and may be prehistoric in origin. These may be of *high value*.

Historic Landscape Evidence

Historic Landscape Characterisation

There are 21st century re-organised fields to the west, north, and east of the site. There is no recorded former character, and this character type is considered *not highly sensitive*.

Additionally, modern semi-detached housing, and a business park are recorded to the southwest of the site; these have no former character, and these character types are considered *not highly sensitive*.

The military airfield and residences at Old Sarum Airfield and Throgmorton Hall are recorded to the south of the site. These character types have some continuity as the historic RAF base is still used as an airfield today, although Throgmorton Hall is no longer used to house airfield personnel. These character types are considered *somewhat sensitive* and are considered as part of the Old Sarum Airfield Conservation Area.

23.5 Potential Impacts

Designated Heritage Assets

Conservation Areas

Development of the site would diminish rural glimpsed views from Throgmorton Hall and would reduce the partially rural setting of the Conservation Area. However, the significance of the Conservation Area relies on its functionality, continuity, history and internal layout, as such development of the site poses a **low risk** to the setting and significance of this asset.

Scheduled Monuments

Development of the site would affect the immediate rural setting of the Ende Burgh Scheduled Monument. Additionally, development of the site would affect any archaeological remains within the site that may form part of the contextual archaeological landscape and significance of the monument. Development may also affect the visual and spatial relationships of this monument with others in the wider area. As such, development of the site poses a **high risk** to the setting and context of this asset.

Development of the site would appear in views from the Old Sarum Scheduled Monument and would diminish the rural setting of this hillfort which has already been eroded by the modern Old Sarum housing development. Although development would appear as an extension to the already visible development, it would still be a noticeable new built element within a previously rural context. As such, development of the site poses a **high risk** to the setting and context of this asset.

Development of the site would appear in long range views from the Figsbury Ring and would appear as an extension to the already visible modern development of Old Sarum. Development may also affect the visual and spatial relationships of this monument with others in the wider area. As such, development of the site poses a **high risk** to the views, relationship with other monuments, and wider context of this asset.

Non-Designated Heritage Assets

Historic Environment Record

Development of the site is likely to encounter archaeological remains. Aerial mapping survey has identified likely prehistoric and undated remains within the site. Additionally, prehistoric and undated features, a Roman road, and the multi-phase

Old Sarum hill fort are recorded in the wider area. As such, this suggests that there is **moderate potential** for archaeological remains of significance to be identified during development.

Historic Landscape Evidence

Historic Landscape Characterisation

Due to the limited sensitivity of the post medieval to modern field character type, development of the site poses a **very low risk** of impact but see Old Sarum Airfield Conservation Area for consideration of the airfield.

Cumulative Impacts

Given the allocation of *Policy 25 Land North of the Beehive Park and Ride, Old Sarum* to the southwest of the site, allocated for up to 100 dwellings, there is potential for cumulative impacts on heritage assets, particularly the Old Sarum Scheduled Monument. Development of both sites would increase the visual footprint of the modern village of Old Sarum in views from the Old Sarum Scheduled Monument. As such, there is likely to be a cumulative impact arising on the monument as a result of the combined development of the Policy 23 and Policy 25 sites.

23.6 Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets and surviving archaeological remains. To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

- Design development to safeguard the immediate rural setting of the Ende Burgh Scheduled Monument and its wider archaeological context. No built development within the setting of the Ende Burgh Monument and over potentially associated remains, this area may be suitable for green space provision, heritage interpretation, and possibly carefully managed access.
- Design development to conserve the glimpsed rural views from Throgmorton House on the northern edges of the Old Sarum Airfield Conservation Area.
- Avoidance of high value archaeological features within the site, likely to the south and west, in order to preserve highly significant features. Archaeological work will be required to determine the extent of any such features, and thus the extent of avoidance. Areas of avoidance may be suitable for green space provision and heritage interpretation.
- Utilise opportunities for furthering the understanding of the setting and context of the Ende Burgh Scheduled Monument and wider prehistoric landscape through fieldwork.
- Utilise opportunities for enhancing the public understanding and appreciation perception of the site through heritage interpretation. This may improve the sense of place of Old Sarum as a modern development within an historic landscape. Areas of open space created to avoid impacts on high value archaeological remains within the site may provide the opportunities for this interpretation, public art etc and link to adjacent site to south where archaeology may continue. Additionally, there are opportunities for providing

heritage interpretation for the prehistoric landscape as well as the Mustang crash site.

- Design development to have soft edges on the northeastern boundary and blend with the open rural countryside to the north- this will improve the view of the Old Sarum modern development in wider views from the Old Sarum and the Figsbury Ring Scheduled Monuments.
- Archaeological evaluation and assessment investigation prior to any planning application will be required. Archaeological assessment and evaluation will involve further survey and trial trenching. The type and extent of evaluation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor as required. Following evaluation, an archaeological mitigation strategy may be required as a condition at application stage. The type and extent of archaeological mitigation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor. Archaeological mitigation may include preservation of areas in situ, or excavation. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Wiltshire Council's Archaeological Advisor.

23.7 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **high**.

Development may affect the significance of heritage assets in the immediate vicinity and wider area. Development poses a risk of harm to the significance of the Ende Burgh, Figsbury Ring, and Old Sarum monuments by affecting their setting and views. Additionally, there is potential for undiscovered archaeological remains associated with these assets, and so development may affect potentially significant remains. While design based mitigation strategies have been recommended to reduce the risk of harm to heritage assets, these cannot sufficiently reduce the risks posed. Further assessment, research, and investigation of the assets within and around the site, and their views and settings, will be required at the planning application stage, the results of which may better inform the assessment of residual risk and overall design principles, including quantum and mitigation measures.



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FIGURE 1
ALLOCATION AND STUDY AREA
BOUNDARY



OLD SARUM MONUMENT
VIEWED FROM SITE



ENDE BURGH MONUMENT
VIEWED FROM SITE

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September 2024
Land north-east of Old Sarum, Salisbury.indd

STRATEGIC ALLOCATIONS
HERITAGE IMPACT ASSESSMENTS
WILTSHIRE COUNCIL

POLICY 23: LAND NORTH-EAST OF OLD SARUM, SALISBURY

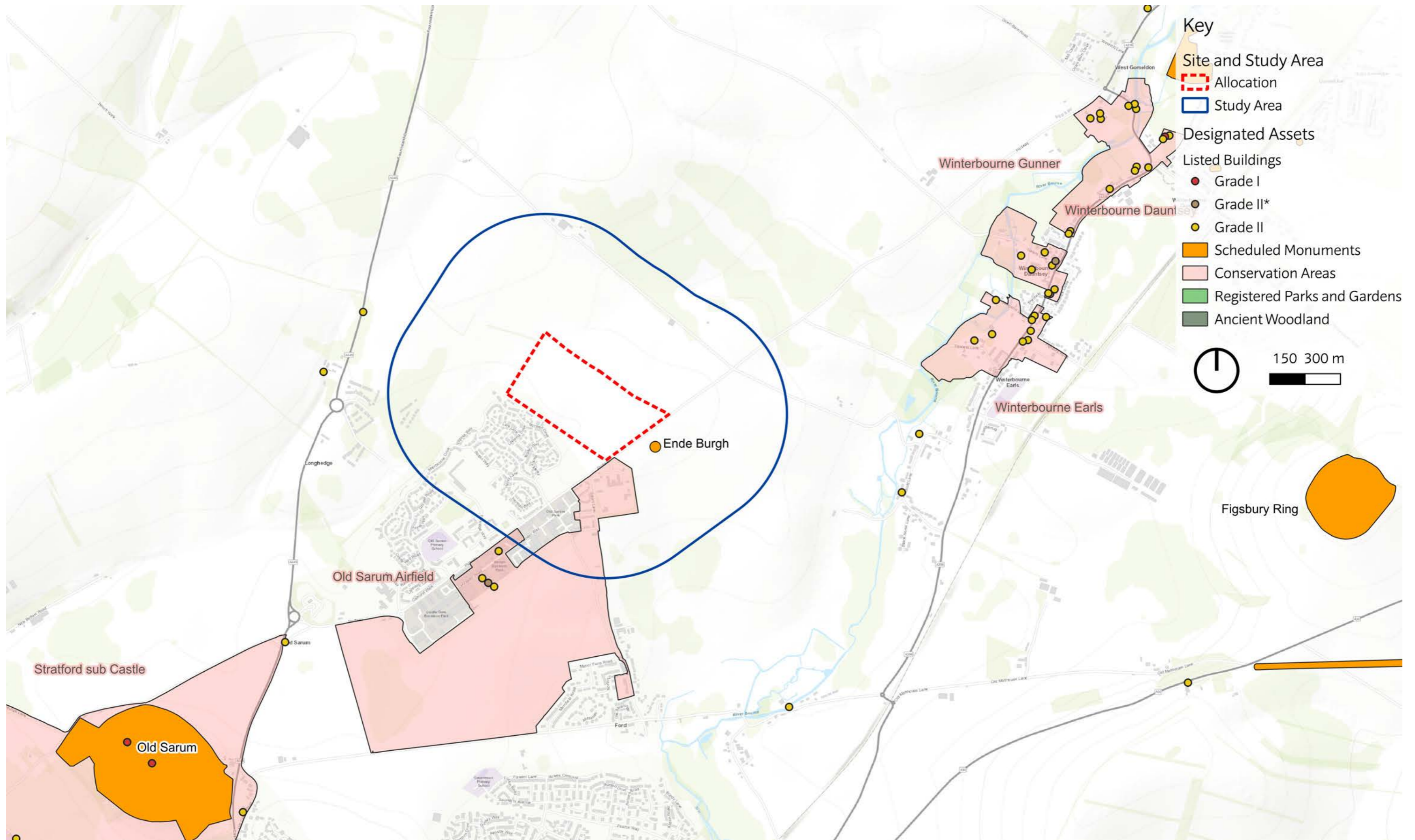
FIGURE 2
PHOTOGRAPHS FROM SITE OF KEY
HERITAGE ASSETS



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FIGURE 3
NON-DESIGNATED ASSETS WITHIN THE SITE
AND STUDY AREA



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Key

- Proposed Site Allocation
- Known archaeological feature
- Heritage feature to consider
- Key view
- Boundary treatment

Recommendations

Zone A

Development risks impacting long distance views from the Old Sarum Scheduled Monument. Development should break up built form through reduced densities, height management, and landscaping.

Development design should include softened edges via suitable landscaped elements to blend the northern edge of the site with rural landscape beyond.

The whole Zone may not be suitable for development; Zone A may be constrained if setting and visual impact assessments submitted at application stage indicate levels of harm that are unacceptable.

Provide opportunities to enhance understanding of Mustang crash site, for example through interpretation or public art.

There is high potential for high value archaeological features within the site, and as such archaeological investigation will be required. Archaeological mitigation may be required thereafter, likely in the form of avoidance of built development.

Zone B

No built development in Zone B due to the risk of impacting the setting and potential remains associated with Ende Burgh Scheduled Monument, long distance views to/from the Old Sarum Scheduled Monument, and potentially significant buried archaeology. Zone B may be suitable for green space provision, heritage interpretation, and carefully managed access to Zone A.

Maintain the long distance views from the Figsbury Ring Scheduled Monument.

Conserve the glimpsed rural views from Throgmorton House on the northern edges of the Old Sarum Airfield Conservation Area.

There is high potential for high value archaeological features within the site, and as such archaeological investigation will be required ahead of any works, including landscaping. Archaeological mitigation may be required thereafter, likely in the form of avoidance of development.

Provide opportunities to enhance understanding of surviving buried archaeological remains on site and in adjacent land parcels where they require preservation.



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FIGURE 5
RECOMMENDATIONS

25. Policy 25 - Land North of the Beehive Park and Ride, Old Sarum

25.1 Summary

The site currently contributes to the setting and significance of designated heritage assets and non-designated assets within the site and surrounding area.

Development on the site may result in a **high** risk of impact on the setting and significance of the Old Sarum Scheduled Monument. Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, there is potential for archaeological remains to be identified on the site; as such, archaeological mitigation will be required.

Following the application of mitigation as advised, the risk of significant residual harm, thus potential conflict with policy, is considered **high**.

25.2 Site description and development

The site is located in the west of Old Sarum, a small modern village north of Salisbury. It comprises a single agricultural field and an area of woodland to the north. The site abuts the Beehive Park and Ride to the south, a recent housing estate to the east and northeast, a garden centre to the southeast, and the A345 road to the west. The topography of the site is relatively flat at approximately 70 metres above Ordnance Datum, rising slightly to 80 metres above Ordnance Datum in the north and south of the site. The site is surrounded by tall hills reaching 130-150 metres above Ordnance Datum to the east and west. The total area is approximately 5.7 hectares in size and is allocated for housing, up to 100 dwellings, and up to 2.45 hectares of green space.

There is significant evidence of prehistoric and Roman occupation within and immediately adjacent to the site. The site is located on the Salisbury Plain, a landscape well-known for its abundant prehistoric archaeological features and sites. The site is approximately 10 kilometres south of the Stonehenge World Heritage Site, a landscape of interconnected Neolithic monuments and archaeological sites centred on the eponymous megalithic stone circle. An Iron Age hillfort 'Old Sarum', a Scheduled Monument, is located less than 1 kilometre to the southwest of the site, likely built to control the intersection of two trade routes as well as the nearby river Avon. The monument has far reaching views across the landscape, including the site. This was in continuous use as a Roman and Saxon fort, a Norman castle, a royal palace, and Plantagenet castle before falling to ruin in the 13th century. There is evidence of all phases of this occupation in the landscape around the fort, including within and around the site. The trade routes became roads during the Roman period, now Old Malthouse Road running towards Winchester, and Portway running towards Silchester. Following abandonment and subsequent sale of the castle during Henry VIII's reign, the land remained a parliamentary constituency despite being largely uninhabited throughout the medieval and post medieval periods. Despite this historic occupation of the nearby hillfort, there is no recorded occupation of the site during this period. Post medieval farms are recorded around

the site; historic map regression indicates that the site was an agricultural field during the 19th century. The area of woodland in the north of the site is marked as Rockshill Plantation and is noted on historic maps from as early as 1807. During the First World War, an airfield was established to the south of the site which remains operational. The modern village of Old Sarum, east of the site, began in 2008 and is currently being expanded to the east.

25.3 Known Heritage Assets within the Site

The following heritage assets have been identified within the site itself. Therefore development of the site could affect them and may require mitigation to minimise or avoid harm to their significance.

Designated Heritage Assets

No designated heritage assets are located within the site.

Non-Designated Heritage Assets

Historic Environment Record

Neolithic and Roman finds (MWI11104 and MWI11168) have been identified within the south of the site. Undated ditches, pits, and evidence of quarrying is also recorded in the south and east of the site (MWI78243, MWI78245, MWI78246). These features are likely to be of *low value* and the evidence of quarrying is likely to have removed archaeological remains in this location.

The site (excluding the wooded area to the north) has also been subject to geophysical survey, fieldwalking, and metal detecting, which identified the features discussed above.

Historic Landscape Evidence

Historic Landscape Characterisation

The site is characterised as 21st century re-organised fields. There is no recorded former character, and this character type is considered *not highly sensitive*.

A small, wooded area, known as Rockshill Plantation is located in the north of the site. This is recorded on historic maps as early as 1809. This plantation is an historic landscape feature and is of *medium value*.

Ancient Woodland

There is no Ancient Woodland within the site or study area.

25.4 Known Heritage Assets within the Study Area

The following heritage assets have been identified outside of the site itself, but within the study area. They may not be physically affected by development of the site, but their setting could be affected thus altering their significance. Additionally, known archaeological remains within the study area give an indication of the archaeological context of the surrounding area and the archaeological potential within the site itself.

Designated Heritage Assets

Conservation Areas

The northeastern edge Stratford Sub Castle Conservation area is located approximately 220 metres southeast of the site. This is a settlement to the west and south of Old Sarum Hillfort. The historic core of the Conservation Area is focussed along Stratford Road, with multiple Listed Buildings along this route. The Conservation Area encompasses a stretch of the River Avon, and Scheduled Monuments of Old Sarum and a Romano-British settlement at Stratford sub Castle. The site contributes to the wider rural context of this Conservation Area to the east, although this has been reduced by the development of the modern village of Old Sarum.

The Old Sarum Airfield Conservation Area is approximately 120 metres to the southeast of the site. This covers the modern Old Sarum airfield which was requisitioned by the War Office in 1917 and was used as a base for flying and fighter training. It was later also used during the Second World War and continues to be operated as an airfield into the present day. Within the Conservation Area are a series of First World War Listed Buildings, as well as other military buildings including Throgmorton Hall, a former RAF Officers Mess, now apartments. This building is non-designated building dating to the mid-1930s. The significance of the Conservation Area relies on its history and internal layout. Its partially rural setting, between the modern Old Sarum village and Ford village to the south does not contribute substantially to the character and significance of the asset. The site forms part of the wider setting of the Conservation Area.

These nationally designated asset is of *high value*.

Scheduled Monuments

No Scheduled Monuments are located within the study area; however, the Old Sarum Scheduled Monument is located 750 metres southeast of the site. This multivallate Iron Age hillfort was in almost constant use from its construction until the medieval period when it was abandoned. As discussed above, the monument has a long and illustrious history, defending and controlling the surrounding landscape, travel routes, and a section of the River Avon. The monument has far reached views across the wider landscape in all directions, and as such, there are glimpsed views of the site through the intervening trees. The site would have formed part of the defended landscape controlled by the hillfort, and so contributes to the views from the monument, as well as the setting of the asset.

This nationally designated asset is of *high value*.

Listed Buildings

The Grade II Listed Beehive Cottage is located 250 metres south of the site. This mid-19th century tollhouse occupies a prominent position at the junction of the Portway (of Roman origin), and the A345. There is no visibility of the site from this asset due to dense intervening treescape. The site does not contribute to the setting or significance of this asset.

The Grade II Listed Longhedge House is located 500 metres north of the site. This late 18th century to early 19th century farmhouse is located in a small active farm complex. There is no visibility of the site from this asset due to dense intervening treescape. The site does not contribute to the setting or significance of this asset.

These nationally designated assets are of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

As previously discussed, the site is surrounded by a rich archaeological landscape. Undated but likely prehistoric and dated prehistoric features from the Neolithic to the Iron Age are located to the north, west, and south of the site and include enclosures, ditches, field systems, barrows, pits, and burials. These features are likely of *high value*.

The Roman road, Portway (MWI11138), is located immediately east of the site, and is of *medium value*.

Medieval finds (MWI11230) have been identified near the site, evidence of the continued occupation of Old Sarum into the medieval period. This is of *low value*.

The post medieval farmstead Longhedge Farm (MWI70856 and MWI70857) is located to the north of the site, this has been redeveloped in the 21st century, and is now surrounded by the modern development of Old Sarum. This is of *low value*.

A modern pillbox (MWI77913) and magazine (MWI75621) are located to the southeast of the site, associated with the Old Sarum airfield. A series of Second World War practice trenches (MWI74544) are located west of the site. Evidence of these features have been removed during works associated with the adjacent Land to the East of A345 and West of Old Sarum development. These are of *low value*.

Historic Landscape Evidence

Historic Landscape Characterisation

Areas characterised as 21st century re-organised fields are located to the north, east, and west of the site. There is no recorded former character, and this character type is considered *not highly sensitive*.

The Beehive Park and Ride Terminal is located to the south of the site, and a garden centre is located to the southeast. These are modern features built on an area of land which was enclosed by act in 1820. However, the former character of this area appears to be open, probably grassy downland during the post medieval period. This character type is considered *not highly sensitive*.

A modern housing estate is located to the east of the site, along with a football ground, and business park. These modern features were built on land that was formerly arable fields set out in a planned fashion. This character type is considered *not highly sensitive*.

25.5 Potential Impacts

Designated Heritage Assets

Conservation Areas

The site currently contributes to the wider rural context of the Stratford sub Castle Conservation Area. This setting has been eroded to a small extent by the development of the modern village of Old Sarum, as such, development of the site would result in further erosion of this setting, resulting in a **moderate risk** of impact.

The site currently contributes to the wider rural context of the Old Sarum Airfield Conservation Area. However, the significance of the Conservation Area relies on its history and internal layout, as such development of the site poses a **low risk** to the setting and significance of this asset.

Scheduled Monuments

Development on the site, particularly in areas of raised topography in the north and south of the site, would appear in views from the Old Sarum Scheduled Monument and would diminish the rural setting of this hillfort which has already been significantly eroded by the modern Old Sarum housing development. Development would appear as an extension to the already sprawling village. The site forms part of the immediate defended landscape of the hillfort, as such development would result in **high risk** of impact on the setting of this monument.

Listed Buildings

The site does not contribute to the setting of the Beehive Cottage Listed Building and its relationship with the road being a tollhouse will remain unaffected, as such development of the site would pose **no risk** of impact on this asset.

Non-Designated Heritage Assets

Historic Environment Record

Development of the site is likely to encounter archaeological remains. Geophysical investigation and aerial mapping survey has identified prehistoric and undated remains within the site and wider area. Additionally, prehistoric and undated features, a Roman road, and the multi-phase Old Sarum hill fort are recorded in the wider area. As such, this suggests that there is **moderate potential** for archaeological remains of significance to be identified during development.

Historic Landscape Evidence

Historic Landscape Characterisation

Due to the limited sensitivity of the post medieval to modern field character type, development of the site poses a **very low risk** of impact.

Any development that removes the Rockshill Plantation would have a **high risk** of impact on this area of historic woodland.

Cumulative Impacts

Given the allocation of *Policy 23 Land northeast of Old Sarum, Salisbury*, to the southeast of the site, allocated for up to 350 dwellings, there is potential for

cumulative impacts on the Old Sarum Scheduled Monument. Development of both sites would increase the visual footprint of the modern village of Old Sarum in views from the Scheduled Monument reducing the sense of rurality in wider views. As such, there is likely to be a cumulative impact arising on the monument as a result of the combined development of the Policy 23 and Policy 25 sites.

25.6 Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets. To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

- Design development to minimise prominence of development within this site in views from Old Sarum Scheduled Monument and Stratford sub Castle Conservation Area. Views testing should be undertaken to ensure that the mitigation sufficiently avoids the risk of impact on the Scheduled Monument.
- Topography should be utilised to minimise the visual impacts of development on Old Sarum. Development should be focussed in areas of lower topography to minimise its visual prominence in views from Old Sarum.
- No development/changes to the character of the Rockshill Plantation.
- Archaeological evaluation and assessment investigation prior to any planning application will be required. Archaeological assessment and evaluation will involve further survey and trial trenching. The type and extent of evaluation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor as required. Following evaluation, an archaeological mitigation strategy may be required as a condition at application stage. The type and extent of archaeological mitigation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor. Archaeological mitigation may include preservation of areas in situ, or excavation. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Wiltshire Council's Archaeological Advisor.
- Any further heritage impact assessment work following proposals for the Policy 23 and 25 sites should consider the cumulative impacts of development of both sites on the Old Sarum Scheduled Monument.

25.7 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **high**.

Development may affect the significance of the Old Sarum monument by affecting its setting and views. Additionally, there is potential for undiscovered archaeological remains associated with this asset, and so development may affect potentially significant remains. While design based mitigation strategies have been recommended to reduce the risk of harm to heritage assets, these cannot sufficiently reduce the risks posed by development. Detailed and careful development design work, undertaken at the planning application stage, may better inform the assessment of residual risk.



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STRATEGIC ALLOCATIONS
HERITAGE IMPACT ASSESSMENTS
WILTSHIRE COUNCIL

POLICY 25: LAND NORTH OF THE BEEHIVE PARK & RIDE, SALISBURY

FIGURE 1
ALLOCATION AND STUDY AREA
BOUNDARY



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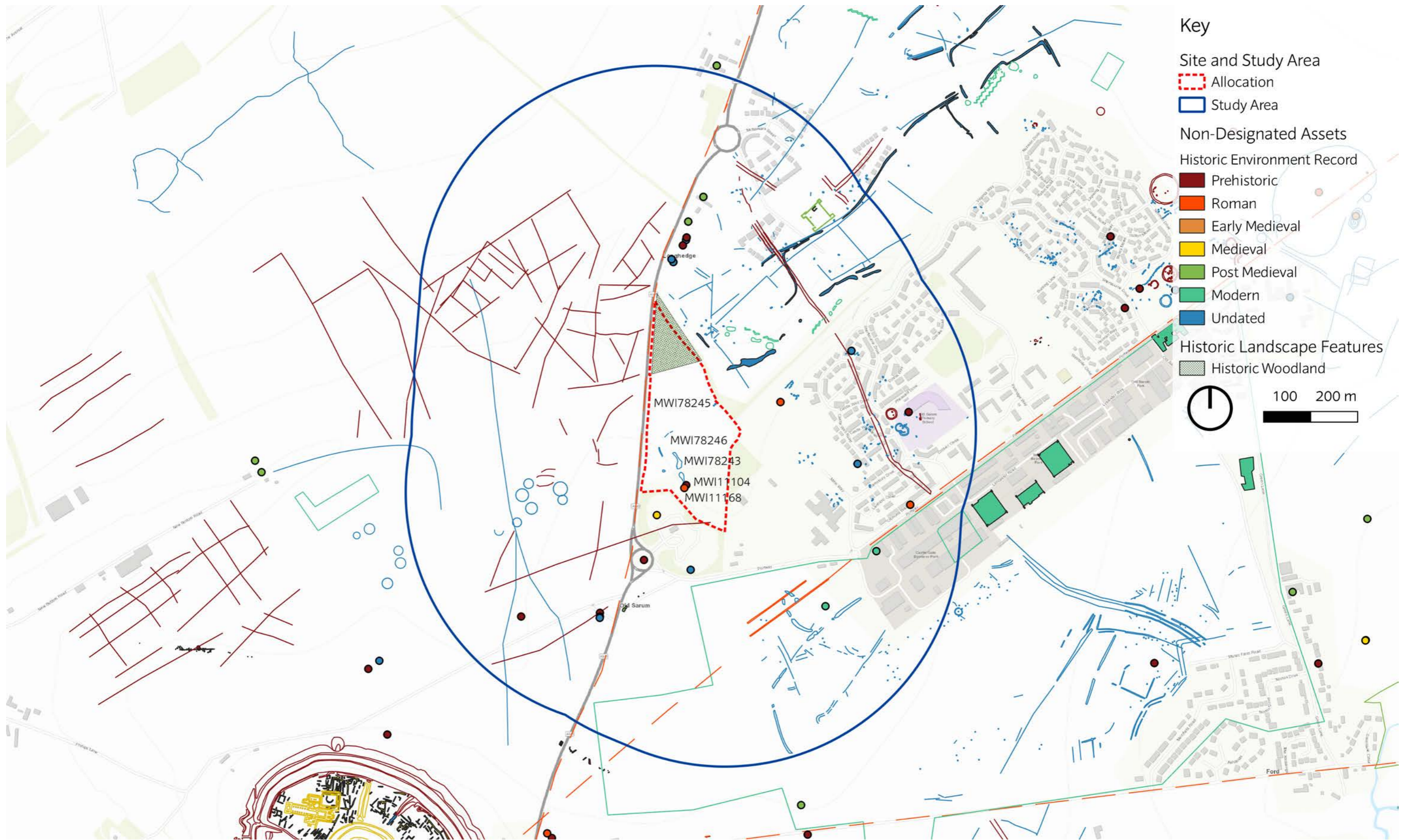
August 2024

Land north of the Beehive Park & Ride, Salisbury.indd

STRATEGIC ALLOCATIONS
HERITAGE IMPACT ASSESSMENTS
WILTSHIRE COUNCIL

POLICY 25: LAND NORTH OF THE BEEHIVE PARK & RIDE, SALISBURY

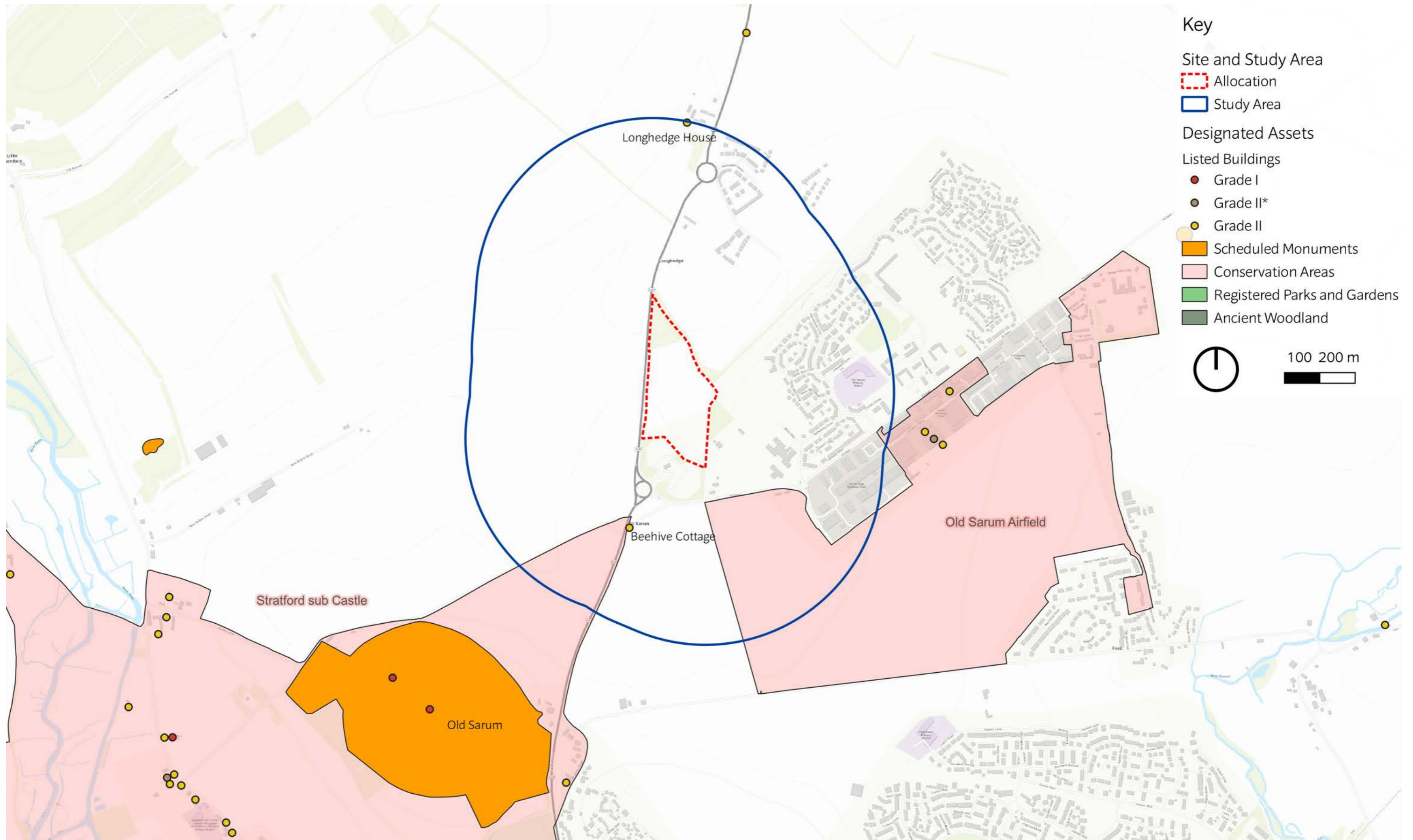
FIGURE 2
PHOTOGRAPH OF SITE FROM HIGH POINT ON
OLD SARUM SCHEDULED MONUMENT



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FIGURE 3
NON-DESIGNATED ASSETS WITHIN THE SITE
AND STUDY AREA



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Land north of the Beehive Park & Ride, Salisbury.indd

STRATEGIC ALLOCATIONS
HERITAGE IMPACT ASSESSMENTS
WILTSHIRE COUNCIL

POLICY 25: LAND NORTH OF THE BEEHIVE PARK & RIDE, SALISBURY

FIGURE 4
DESIGNATED ASSETS WITHIN THE SITE AND
STUDY AREA

Key

- Proposed Site Allocation
- Area of no development
- Key view
- Trees/landscape feature

Recommendations

No development within the Rockhill Plantation to retain this surviving piece of historic woodland

Zone A

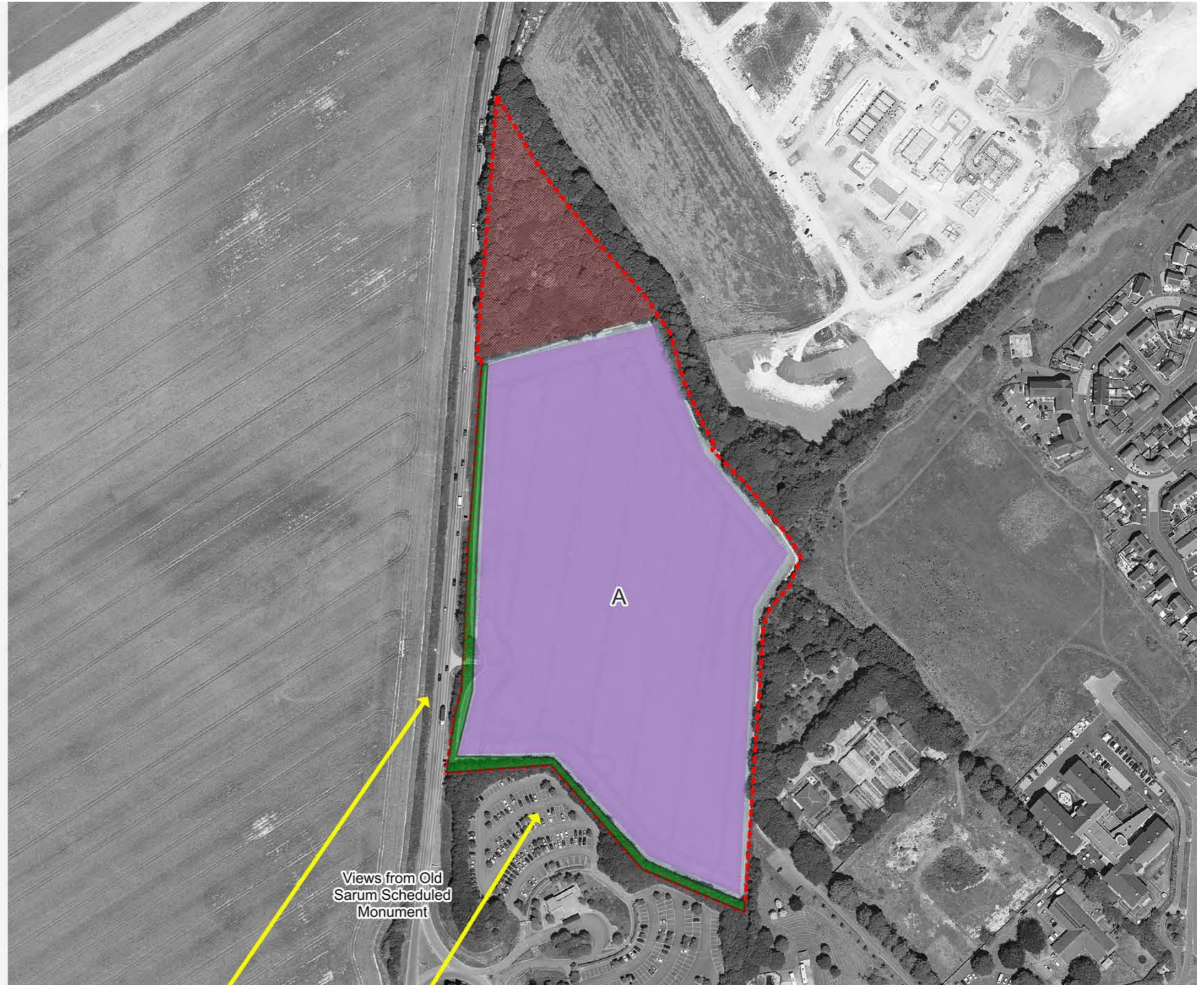
Development risks impacting views from the Old Sarum Scheduled Monument. Development should avoid urbanising this view by breaking up built form through reduced densities, height management, and landscaping.

The whole Zone may not be suitable for development; Zone A may be constrained if setting and visual impact assessments submitted at application stage indicate levels of harm that are unacceptable.

Development should utilise topography of the site to minimise prominence of new buildings in views from Old Sarum Scheduled Monument.

Development design should utilise and strengthen existing tree belts and introduce new tree belts to screen new buildings.

Although this site has been subject to geophysical survey, further archaeological investigation will be required. Archaeological mitigation may be required thereafter.



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Land north of the Beehive Park & Ride, Salisbury.indd

STRATEGIC ALLOCATIONS
HERITAGE IMPACT ASSESSMENTS
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POLICY 25: LAND NORTH OF THE BEEHIVE PARK & RIDE, SALISBURY

FIGURE 5
RECOMMENDATIONS

26. Policy 26 - Land North of Downton Road, Salisbury

26.1 Summary

The site currently partly contributes to the setting and significance of designated heritage assets and non-designated assets within the surrounding area. Development on the site may result in a **high risk** to the character of the water meadows in the east of the Salisbury Conservation Area, and a **moderate** risk of impact on the significance of the Bridge Farm Listed Buildings via development within their setting. Development may also affect views of Salisbury Cathedral on the approach to Salisbury via Downton Road. Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, there is potential for archaeological remains to be identified on the site; as such, archaeological mitigation will be required.

Following the application of mitigation as advised, the risk of significant residual harm, thus potential conflict with policy, is considered **low**.

26.2 Site description and development

The site is located to the southeast of the city of Salisbury and to the immediate east of the village of Britford, a civil parish of Salisbury. It comprises two contiguous agricultural fields bound by low hedges and trees. The site abuts Downton Road to the south, a recent housing estate to the west, and fields to the north and east. It is partly delineated by the Avon River to the north. The topography of the site is relatively flat at approximately 50 metres above Ordnance Datum. The total area is approximately 14.54 hectares in size and is allocated for housing, up to 220 dwellings and up to 7.2 hectares in green space.

The site is south of the Salisbury Plain, a landscape well-known for its abundant prehistoric archaeological features and sites. The site is approximately 14 kilometres south of the Stonehenge World Heritage Site, a landscape of interconnected Neolithic monuments and archaeological sites centred on the eponymous megalithic stone circle. There is evidence of prehistoric activity around Salisbury; the Iron Age archaeological site of Woodbury ancient villages, a Scheduled Monument, is just to the south of the site. There is extensive evidence of settlement and utilisation of the wider landscape from the Iron Age onwards. This is reflected in the nearby Britford village with 7th century origins, the 16th century Longford Castle (a country manor and Registered Park and Garden) and 17th century irrigation channels on Harnham water meadows. The settlement of Salisbury has expanded significantly since its founding in 13th century to form a sprawling city, and the adjacent Harnham villages now include modern housing development that extend to the western edge of the site.

Historic map regression shows that the site has been agricultural fields from at least the 19th century.

26.3 Known Heritage Assets within the Site

The following heritage assets have been identified within the site itself. Therefore development of the site could affect them and may require mitigation to minimise or avoid harm to their significance.

Designated Heritage Assets

Conservation Area

Part of the Salisbury Conservation Area is located in the north of the site. This is an extensive Conservation Area covering the historic centre of Salisbury and includes the historic Harnham water meadows. The site forms the periphery of this conservation area. Additionally, the Britford Conservation Area overlaps with the western boundary of the site. The site contributes to the significance of the water meadows, and rural fringes of the city, and provides a rural buffer between the isolated, tranquil Britford village and the city of Salisbury.

Non-Designated Heritage Assets

No non-designated heritage assets are located within the site.

Historic Landscape Evidence

Historic Landscape Characterisation

The site is characterised as 21st century re-organised fields. There is no recorded former character, and this character type is considered *not highly sensitive*.

26.4 Known Heritage Assets within the Study Area

The following heritage assets have been identified outside of the site itself, but within the study area. They may not be physically affected by development of the site, but their setting could be affected thus altering their significance. Additionally, known archaeological remains within the study area give an indication of the archaeological context of the surrounding area and the archaeological potential within the site itself.

Designated Heritage Assets

Scheduled Monuments

The Woodbury ancient villages are located 230 metres to the southwest of the site. This is an Iron Age archaeological site composed of two prehistoric settlements (Great and Little Woodbury further east). The monument includes an Iron Age hillfort and enclosed settlement, along with a variety of undated features. The site is separated from the asset by considerable distance and does not form part of its setting, but may form part of the wider archaeological landscape.

This nationally designated asset is of *high value*.

Listed Buildings

To the immediate east of the site there are three Grade II Listed Buildings associated with Bridge Farm. The significance of these assets relies on their agricultural context and function, and their rural setting separated from the city of Salisbury. The site provides a rural buffer between these assets and the city, and forms part of their agricultural setting. The southern part of the site is highly visible from these assets,

and during autumn and winter when the tree cover is sparser, it is likely that the whole site is visible. The site forms part of the agricultural context of these assets. Given the site's visibility within the assets' historically rural setting, it contributes to the setting and significance of these assets.

The Moat Cottage in Britford is located 400 metres east of the site. This 1760 detached cottage includes a late 19th-century rear wing. There is limited visibility to and from the site due to intervening trees and buildings located west of this asset. The site does not contribute to the setting or significance of this asset.

The Sluice House and Eel Trap North of Manor Ditch is located approximately 430 metres north of the site. This early 19th century, later partly rebuilt during the 19th century presents English and Flemish bond red brick and weatherboarding. There is limited intervisibility with the site due to tree screening. The site does not contribute to the setting or significance of this asset as its relationship is more clearly with the River Avon.

Several Grade II Listed buildings surround the site. Harnham Lodge is located approximately 480 metres west of the site. This early 19th century 2 storeys stucco faced house presents a thatched roof with flat eaves and flush framed sashes with intact glazing bars. It includes later additions to the north front. There is no visibility of the site from this asset due to the development of the housing estate west of the site. The site does not contribute to the setting or significance of this asset.

Although not within the study area, the Grade I Listed Salisbury Cathedral is a prominent feature in views from the site, located 1300 metres to the northeast. The cathedral is visible across the majority site and is a key feature of dynamic views moving northwest along Downton Road on the southern edge of the site. This asset has origins in the 13th century, enjoys far reaching views across Salisbury and its historically rural environs, and is highly visible within the wider landscape. Views of the cathedral also capture the aesthetic value of the asset. The site forms part of rural surrounds of the city and features in a strategic approach view as identified in the City of Salisbury Conservation Area Appraisal¹⁴. As such, the site contributes to the dynamic view of the cathedral in the approach along Downton Road.

These nationally designated assets are of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

As previously discussed, the site is surrounded by a rich archaeological landscape. Dated prehistoric features from the Neolithic to the Iron Age are located to the south of the site and include burials, field systems, findspots, and round barrows. They also include settlements, in particular Little Woodbury ancient villages. These features are of *high value*.

¹⁴ Wiltshire Council (2012) City of Salisbury Conservation Area Appraisal and Management Plan. Available at:

<https://cms.wiltshire.gov.uk/documents/s159922/HER09CityofSalisburyConservationAreaAppraisalandManagementPlanMay2012.pdf>

Medieval ridge and furrow (MWI77090) is also located to the south of the site, this is covered by a green field and bordered by a modern housing estate to the north. This is of *low value*.

An undated field system (MWI10036) overlaps with the medieval ridge and furrow modern (MWI77090) located to the southeast of the site. This is of *low value*.

An undated field system (MWI9800) and undated quarry (MWI76824) lie to the southeast of the site, east of Little Woodbury. Its proximity to the site suggests a similar historical period. These are potentially of *high value*.

Former post medieval water meadows (MWI9774) are located north and east of the site. These follow the course of River Avon. The site contributes to the setting of these assets. These assets are of *high value*.

Historic Landscape Evidence

Historic Landscape Characterisation

The Harnham water meadows are located to the north of the site. This character type is considered *highly sensitive*.

To the east of the site are water meadows related to Britford hamlet. This character type is considered *highly sensitive*.

Further character types in the study area include Bridge Farmstead, amalgamated fields, re-organised fields, a bus depot, sports field and modern housing estates. These character types are considered *not highly sensitive*.

26.5 Potential Impacts

Designated Heritage Assets

Conservation Areas

Development within the Conservation Area would negatively affect the surviving parts of the historic Harnham water meadows. Development of the rest of the site would affect the immediate rural setting of the Conservation Area and would remove the rural qualities of the approach to Britford village. The site forms part of the rural fringes of Salisbury. Additionally, development would affect the historically rural setting of Britford village and the designated assets within. Thus, development of the site would result in a **high risk** of impact.

Scheduled Monuments

Development on the site is unlikely to impact the setting of the Little Woodbury ancient village as the site is separated from the site by considerable distance. However, the site may form part of the wider archaeological landscape of this monument. As such, development would result in **low to moderate risk** of impact on the significance of this monument.

Listed Buildings

Development of the site would affect the historically agricultural setting of the Bridge Farm Listed Buildings, affecting their function and significance, and would be highly visible, thus posing a **high risk** of impact.

While the site does not directly contribute to the setting and significance of the Britford Listed Buildings, development of the site would reduce the rural separation of Britford village from the city of Salisbury, resulting in a **moderate risk** of impact given that the site represents a key rural interlude from the urban edges of Salisbury.

Views of the Salisbury Cathedral can be seen from Lower Road and the Downton Road over the site given its open and sloping nature. In developing the site, views may be lost. This will change the character of, or possibly remove, the key strategic approach view of Salisbury Cathedral along Downton Road. This would result in a **moderate risk** of impact on the significance this asset.

The site does not contribute to the setting of the Listed Buildings to the north or west of the site and as such, development poses **no risk** of impact on these assets.

Non-Designated Heritage Assets

Historic Environment Record

Due to the archaeological material identified in the wider area, and the lack of previous investigation of the site, there is **moderate potential** for archaeological remains of significance to be identified during development of the site.

Historic Landscape Evidence

Historic Landscape Characterisation

Development of the site will not alter the character of the water meadows or their relationship with the river, as such development poses **low risk** of impact.

26.6 Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets and important archaeological remains.

To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

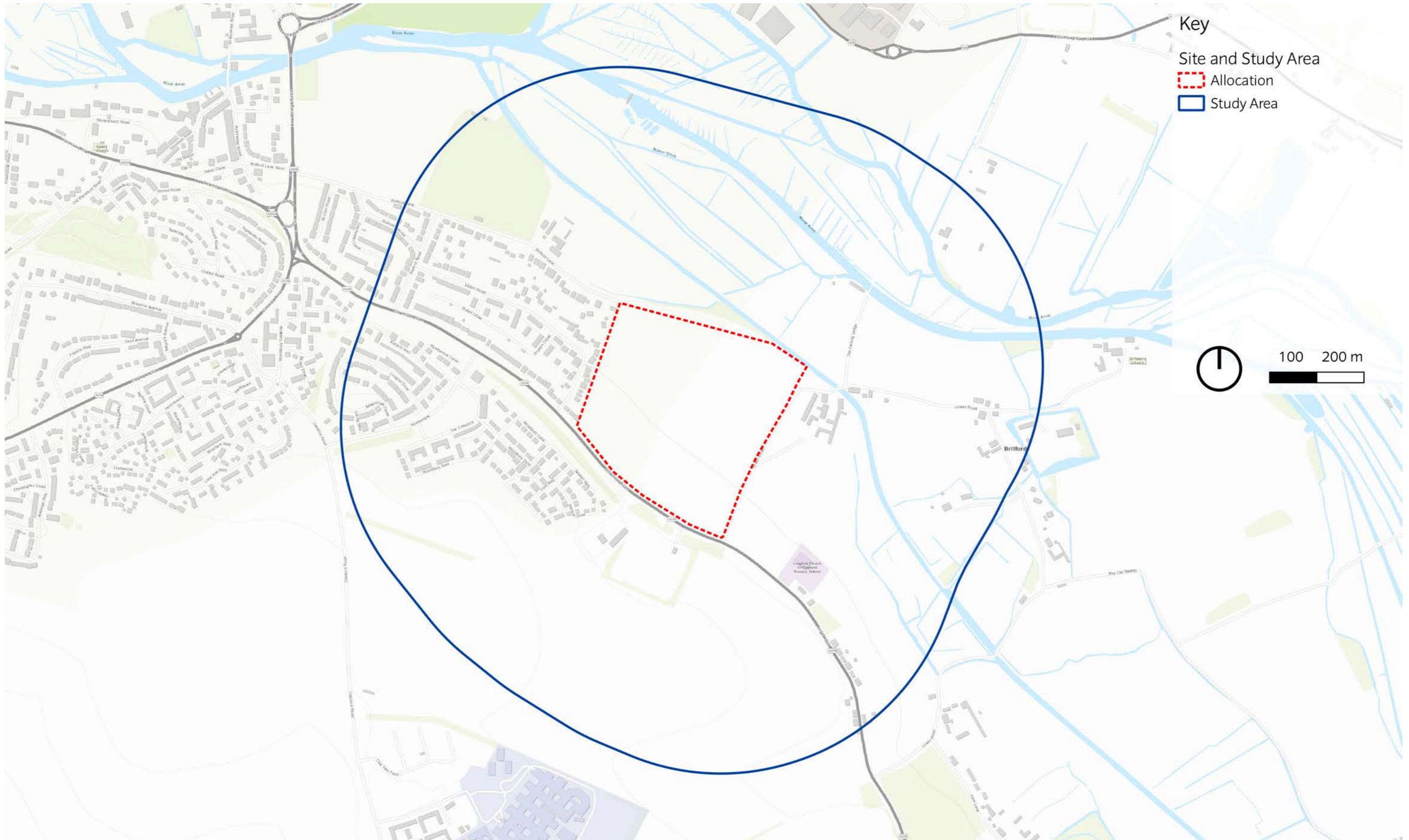
- No development in the Salisbury Conservation Area to retain the Harnham water meadows and ensure separation of the urbanised site from the historically rural Britford village.
- Design development to preserve the setting of the Conservation Area.
- Maintain existing agricultural character in the east of the site to preserve the agricultural setting of the Bridge Farm Listed Buildings.
- Design development to avoid urbanising the edge of Britford village and its approach via Lower Road.
- Step development back from Downton Road to enable appreciation of the Salisbury Cathedral as it comes into view at this location. Design work should be informed by views testing.
- Utilise opportunities to soften the eastern edges of development extending eastwards along Downton Road.
- Design development to include view corridors to retain vistas of Salisbury Cathedral, this will help retain a sense of place within Salisbury. Design work should be informed by views testing.

- Archaeological evaluation and assessment investigation prior to any planning application will be required. Archaeological assessment and evaluation will involve further survey and trial trenching. The type and extent of evaluation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor as required. Following evaluation, an archaeological mitigation strategy may be required as a condition at application stage. The type and extent of archaeological mitigation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor. Archaeological mitigation may include preservation of areas in situ, or excavation. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Wiltshire Council's Archaeological Advisor.

26.7 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **low**.

High risks of impact on the significance of heritage assets within the site including the Harnham water meadows and immediate environs including the Bridge Farm Listed Buildings have been identified. Moderate risks have been identified on heritage assets in the wider area, including Salisbury Cathedral. Despite these risks, the comprehensive mitigation strategies proposed should be sufficient to reduce the residual risk of harm on these assets to low. Additionally, a comprehensive archaeological mitigation strategy, alongside design works which are sensitive to archaeological fieldwork findings further reduces the risk to the historic environment. Detailed design work informed by views testing to mitigate the risks of impact on views to Salisbury Cathedral should be undertaken at the planning application stage, this may better inform the assessment of residual risk.



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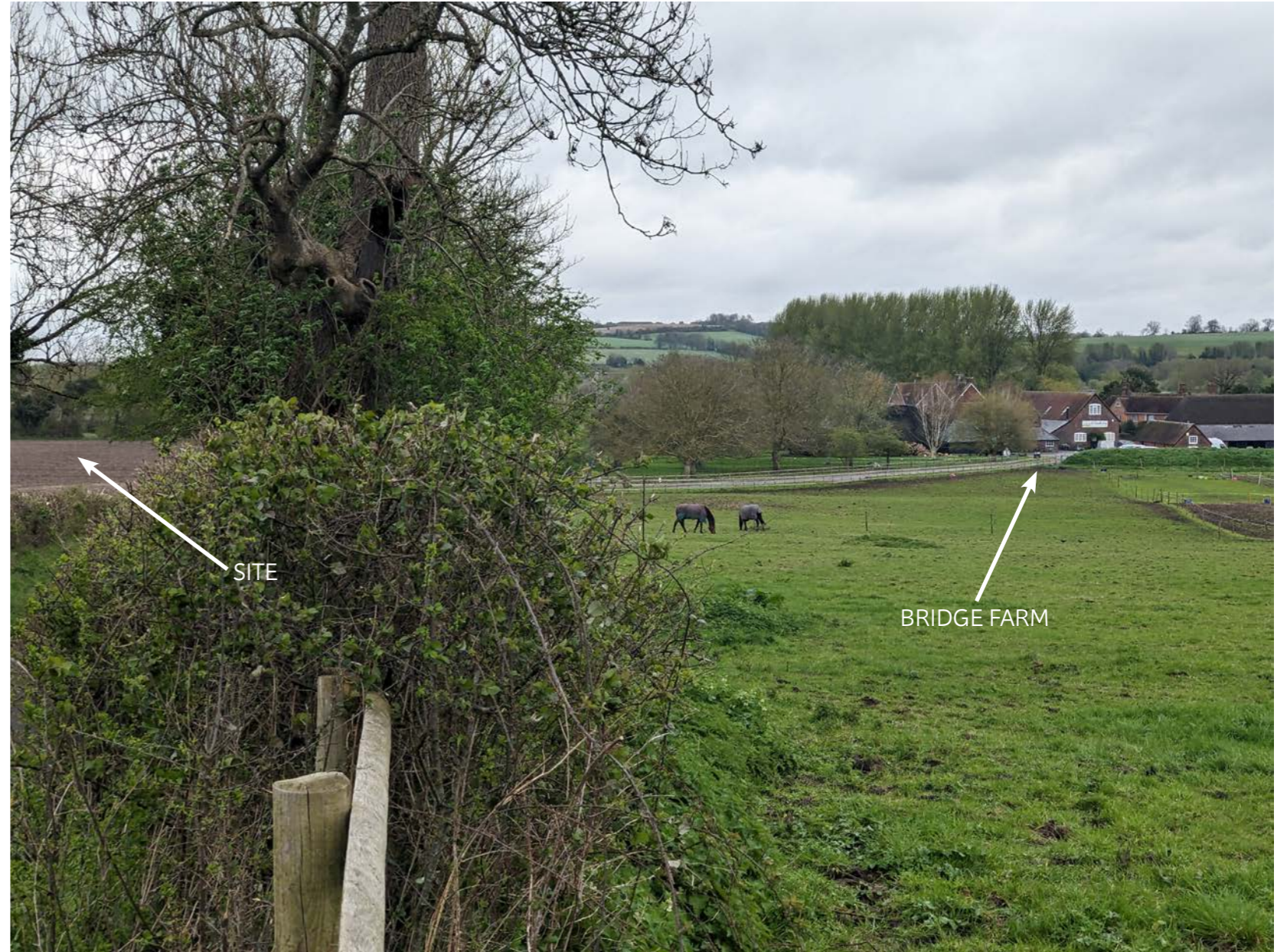
STRATEGIC ALLOCATIONS
HERITAGE IMPACT ASSESSMENTS
WILTSHIRE COUNCIL

POLICY 26: LAND NORTH OF DOWNTON ROAD, SALISBURY

FIGURE 1
ALLOCATION AND STUDY AREA
BOUNDARY



SALISBURY CATHEDRAL
VIEWED FROM SITE



SITE

BRIDGE FARM

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FIGURE 2
PHOTOGRAPHS FROM SITE OF KEY
HERITAGE ASSETS



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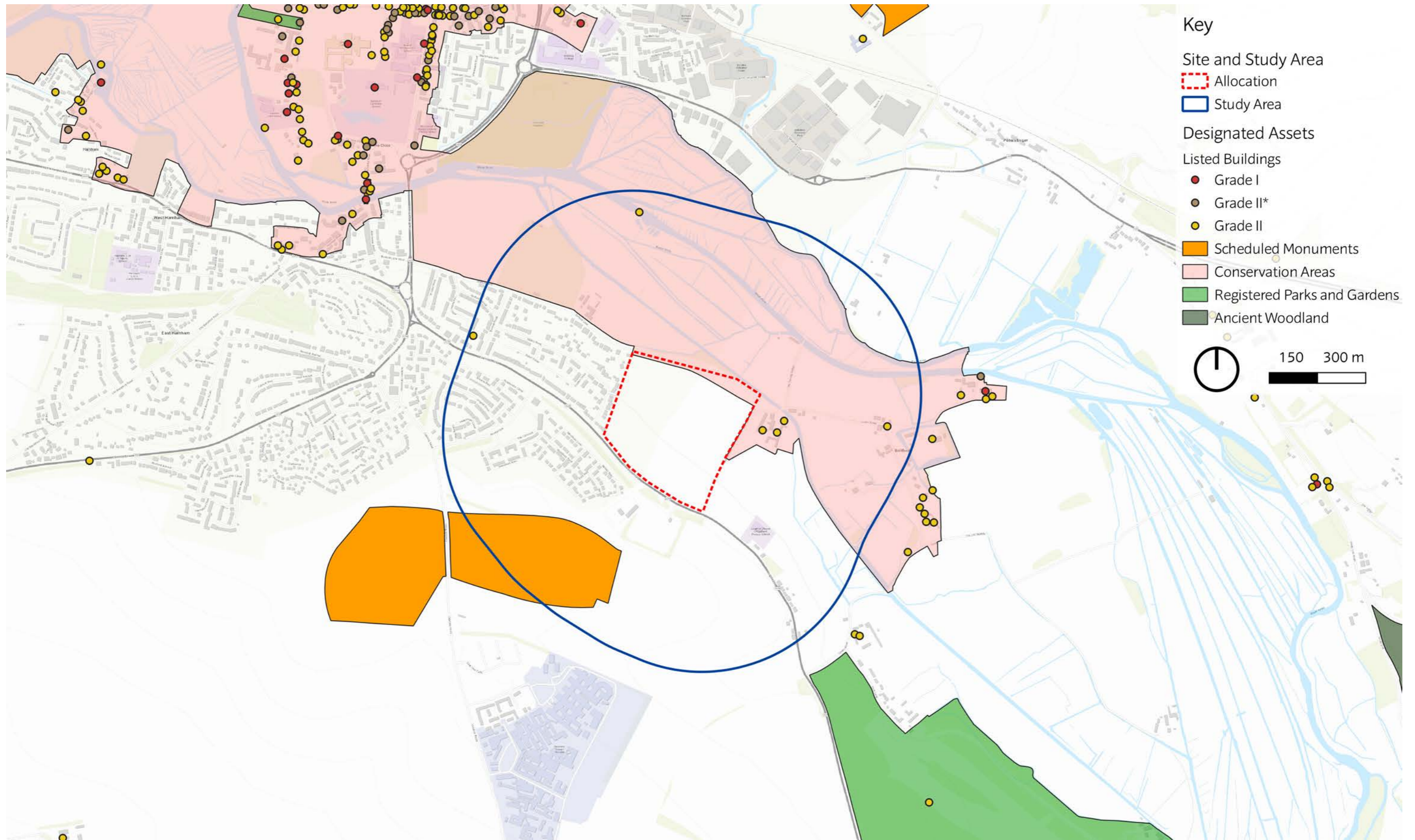


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FIGURE 3
NON-DESIGNATED ASSETS WITHIN THE SITE
AND STUDY AREA



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FIGURE 4
DESIGNATED ASSETS WITHIN THE SITE AND
STUDY AREA

Key

- Proposed Site Allocation
- Area of no development
- Key route
- Boundary treatment
- Key view

Recommendations

No development in the Salisbury Conservation Area to retain the historic Harnham water meadows as a high value historic landscape feature.

Zone A

Development risks affecting dynamic views of Salisbury Cathedral from Downton Road. Development should maintain these views through stepping back built form from the southern edge of the site. Additionally, designs should create new view corridors towards Salisbury Cathedral within the site itself.

Designs should soften the edge of built development to the north through suitable landscaped elements to blend edge of the site with watermeadow landscape beyond.

Development should preserve the quiet rural approach to Britford via Lower Road through stepping back built form and through reduced densities, height management, and landscaping.

Archaeological investigation will be required. Archaeological mitigation may be required thereafter.

Zone B

Development risks impacting the setting of the Bridge Farm Grade II Listed Buildings. Development should protect and enhance the agricultural setting and views from these assets.

Designs should soften the edge of built development to the north through suitable landscaped elements to blend edge of the site with watermeadow landscape beyond.

Development should preserve the quiet rural approach to Britford via Lower Road through stepping back built form and through reduced densities, height management, and landscaping.

Archaeological investigation will be required. Archaeological mitigation may be required thereafter.



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POLICY 26: LAND NORTH OF DOWNTON ROAD, SALISBURY

FIGURE 5
RECOMMENDATIONS

27. Policy 27 - Land South of Harnham, Salisbury

27.1 Summary

The site currently contributes to the setting and significance of designated heritage assets and non-designated assets within the site and surrounding area.

Development on the site may result in a **high risk** and of impact on the setting and significance of the Woodbury Ancient Villages Scheduled Monument.

There is **high potential** for archaeological remains to be identified on the site, associated with the Scheduled Monument; as such, archaeological mitigation will be required.

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **high**. However, archaeological investigation may reduce this risk.

27.2 Site description and development

The site is located to the immediate south of Harnham, 1.5 km south of the city centre of Salisbury. It comprises an agricultural field bound by trees on most edges. The site abuts the modern housing estates to the north, and the Scheduled Woodbury ancient villages to the east, and Coombe Road to the west. The topography of the site is relatively flat at approximately 80 metres above Ordnance Datum. The total area is approximately 22 hectares in size and is allocated for housing, up to 265 dwellings, 0.3 hectares for an Early Years' nursery, and up to 13 hectares of green space.

The site is located south of the Salisbury Plain, a landscape well-known for its abundant prehistoric archaeological features and sites. The site is approximately 14 kilometres south of the Stonehenge World Heritage Site, a landscape of interconnected Neolithic monuments and archaeological sites centred on the eponymous megalithic stone circle. There is evidence of prehistoric activity around Salisbury; the Iron Age archaeological site of Woodbury ancient villages, a Scheduled Monument, is just to the south of the site. There is extensive evidence of settlement and utilisation of the wider landscape from the Iron Age onwards. This is reflected in the nearby Britford village with 7th century origins, the 16th century Longford Castle (a country manor and Registered Park and Garden) and 17th century irrigation channels on Harnham water meadows. The settlement of Salisbury has expanded significantly since its founding in 13th century to form a sprawling city, and the adjacent Harnham villages now include modern housing development that extend to the western edge of the site.

Historic map regression shows that the site has been agricultural fields from at least the 19th century.

27.3 Known Heritage Assets within the Site

The following heritage assets have been identified within the site itself. Therefore development of the site could affect them and may require mitigation to minimise or avoid harm to their significance.

Designated Heritage Assets

No designated heritage assets are located within the site.

Non-Designated Heritage Assets

The prehistoric or Roman field system (MWI74665) of Great Woodbury comprise ditches and enclosures dating from the Lower Palaeolithic to the Roman period and are located within the eastern half of the site. These remains are probably related to the Woodbury ancient village. These features are likely of *high value*.

Undated pits (MWI74666) are located underneath the eastern half of the site and overlap with the field system mentioned above. These are also likely to be related to the Woodbury ancient villages. These features are likely of *high value*.

Additional finds (MWI9999) were also found in the site, dating to the medieval period. This feature is likely of *moderate value*.

Historic Landscape

Historic Landscape Characterisation

The site is characterised as re-organised fields with weak continuity. This character type is considered *not highly sensitive*.

Ancient Woodland

There is no Ancient Woodland within the site or study area.

27.4 Known Heritage Assets within the Study Area

The following heritage assets have been identified outside of the site itself, but within the study area. They may not be physically affected by development of the site, but their setting could be affected thus altering their significance. Additionally, known archaeological remains within the study area give an indication of the archaeological context of the surrounding area and the archaeological potential within the site itself.

Designated Heritage Assets

Scheduled Monuments

The Woodbury Ancient Villages are located immediately to the east of the site. This is an Iron Age archaeological site composed of two prehistoric settlements (Great and Little Woodbury). The archaeological features include postholes representing roundhouses and other buildings. The significance of this asset relies on its archaeological character and the site may form part of the wider archaeological landscape; archaeological evaluation and geophysical survey has been undertaken in the eastern part of the site which has revealed prehistoric or Roman field systems which likely relate to the Scheduled Monument, thus contributing to its significance. The site forms part of the open rural setting of the Scheduled Monument which would historically have formed part of its significance as a large settlement in an open landscape.

This nationally designated asset is of *high value*.

Listed Buildings

The Grade II Listed Milestone is located 230 metres east of the site. This late 18th century milestone is made with painted limestone. It has a weathered top and shows the following incised lettering: SARUM/1/ Blandford/21. The Salisbury - Blandford toll road was completed by 1775. The significance of the asset relates to its location on the Coombe Road and its function as a milestone. The site does not contribute to the setting or significance of this asset.

This nationally designated asset is of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

The Iron Age monument 'Woodbury Ancient Villages' is located to the immediate east of the site. It includes a domestic roundhouse (MW174663). Other undated finds include undated gullies, and undated rectangular structure, ditches, and field boundaries. These are very likely to be related to the Woodbury Ancient Villages monument. Romano-British pottery was also found in the area. These remains indicate that the area was well settled during the prehistoric periods. These assets can be considered of *high value*.

The wider landscape is covered by medieval finds evidence of agriculture, further reinforcing the historic agrarian character of the wider landscape. These assets are considered of *low value*.

Historic Landscape Evidence

Historic Landscape Characterisation

The site comprises part of a wider network of weak continuity, where landscape character has been subject to change.

27.5 Potential Impacts

Designated Heritage Assets

Scheduled Monuments

The significance of the Woodbury Ancient Villages Scheduled Monument relies on its archaeological character. The site may form part of the contextual archaeological landscape of the monument. Archaeological evaluation and geophysical survey has been undertaken in the eastern part of the site which has revealed prehistoric or Roman field systems which likely relate to the Scheduled Monument and may be of equivalent significance. Development of the site may identify further features associated with the monument which would affect its significance. Additionally, the site forms part of the open rural setting of the monument which has already been eroded by the sprawl of residential development south of Downton Road and the A354, and the siting of Salisbury Hospital. Development of the site would diminish the open setting of the monument. This would result in a **high risk** of impact on the monument.

Listed Buildings

The site does not contribute to the setting of the Milestone located 300 metres east of Junction with Old Blandford Road, as such development of the site would pose **no risk** of impact on this asset as long as it is retained in its current location and protected during construction works.

Non-Designated Heritage Assets

Historic Environment Record

Development of the site is highly likely to encounter archaeological remains. Geophysical survey and archaeological evaluation has identified multi-period sub-surface remains. Prehistoric and Roman remains have been identified within the site, probably linked to the Woodbury ancient villages, suggesting that there is **high potential** for archaeological remains of significance to be identified during development.

Historic Landscape

Historic Landscape Characterisation

Due to the limited sensitivity of the agricultural and housing character types, development of the site poses **no risk** of impact on these landscape character types.

Cumulative Impacts

Given the allocation of *Policy 28 Land west of Coombe Road, Salisbury*, to the west of the site, allocated for up to 45 dwellings, there is potential for cumulative impacts on heritage assets. However, due to the limited designated and non-designated heritage assets present in the area, development of both allocations would be unlikely to create cumulative impacts.

Additionally, developing the site would add to the existing modern developments south of Downton Road and the A354. As such, there is potential for cumulative impacts on heritage assets, particularly the Woodbury Ancient Villages Scheduled Monument. Developing the site would risk enveloping the monument with modern development.

27.6 Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets.

To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

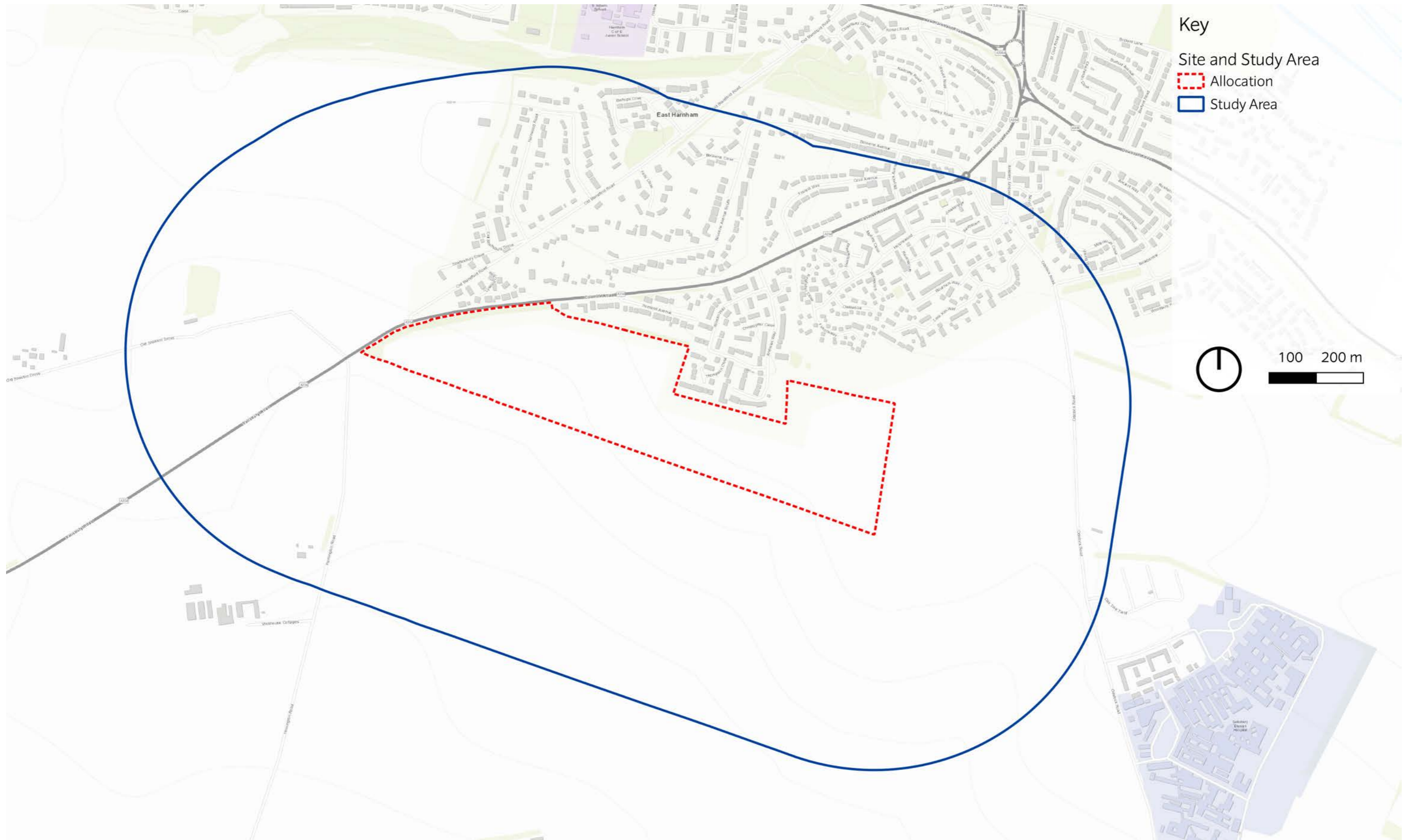
- Protection of listed milestone during construction and retention in its current location.
- No development which may affect the setting of the Woodbury Ancient Villages Scheduled Monument; a setting assessment (undertaken at the planning application stage) will be required to determine the extent of the setting, and archaeological assessment of the site may reveal further features that form part of the monument's archaeological context.

- Avoidance of high value archaeological features within the site, currently known in the east of the site in order to preserve highly significant features which are likely to be associated with the Scheduled Monument. Further archaeological work will be required to determine the extent of any such features, and thus the extent of avoidance. No development should be undertaken in areas with remains associated with the Scheduled Monument to preserve the setting and archaeological context of the asset.
- Archaeological evaluation and assessment investigation prior to any planning application will be required. Archaeological assessment and evaluation will involve further survey and trial trenching. The type and extent of evaluation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor as required. Following evaluation, an archaeological mitigation strategy may be required as a condition at application stage. The type and extent of archaeological mitigation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor. Archaeological mitigation may include preservation of areas in situ, or excavation. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Wiltshire Council's Archaeological Advisor.
- Development design should consider the cumulative impacts of developing this site alongside the existing modern development to the south of Downton Road and the A354 on the open rural setting of the Woodbury Ancient Villages Scheduled Monument.

27.7 Residual risk of harm

The site's proximity to the Woodbury Ancient Villages Scheduled Monument, its high archaeological potential, and the limitations of mitigation strategies all contribute to a **high risk** of residual harm and thus potential conflict with policy, even after mitigation. This is further compounded by the potential cumulative impacts of this and previous developments on the monument's setting. Should archaeological investigations reveal no remains of significance within areas of the site, the residual risk of harm may be reduced in those areas.

Further research, and investigation of the setting and archaeological context of the Scheduled Monument will be required at the planning application stage, the results of which may better inform the assessment of residual risk and overall design principles, including quantum and mitigation measures.



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STRATEGIC ALLOCATIONS
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POLICY 27: LAND SOUTH OF HARNHAM, SALISBURY

FIGURE 1
ALLOCATION AND STUDY AREA
BOUNDARY



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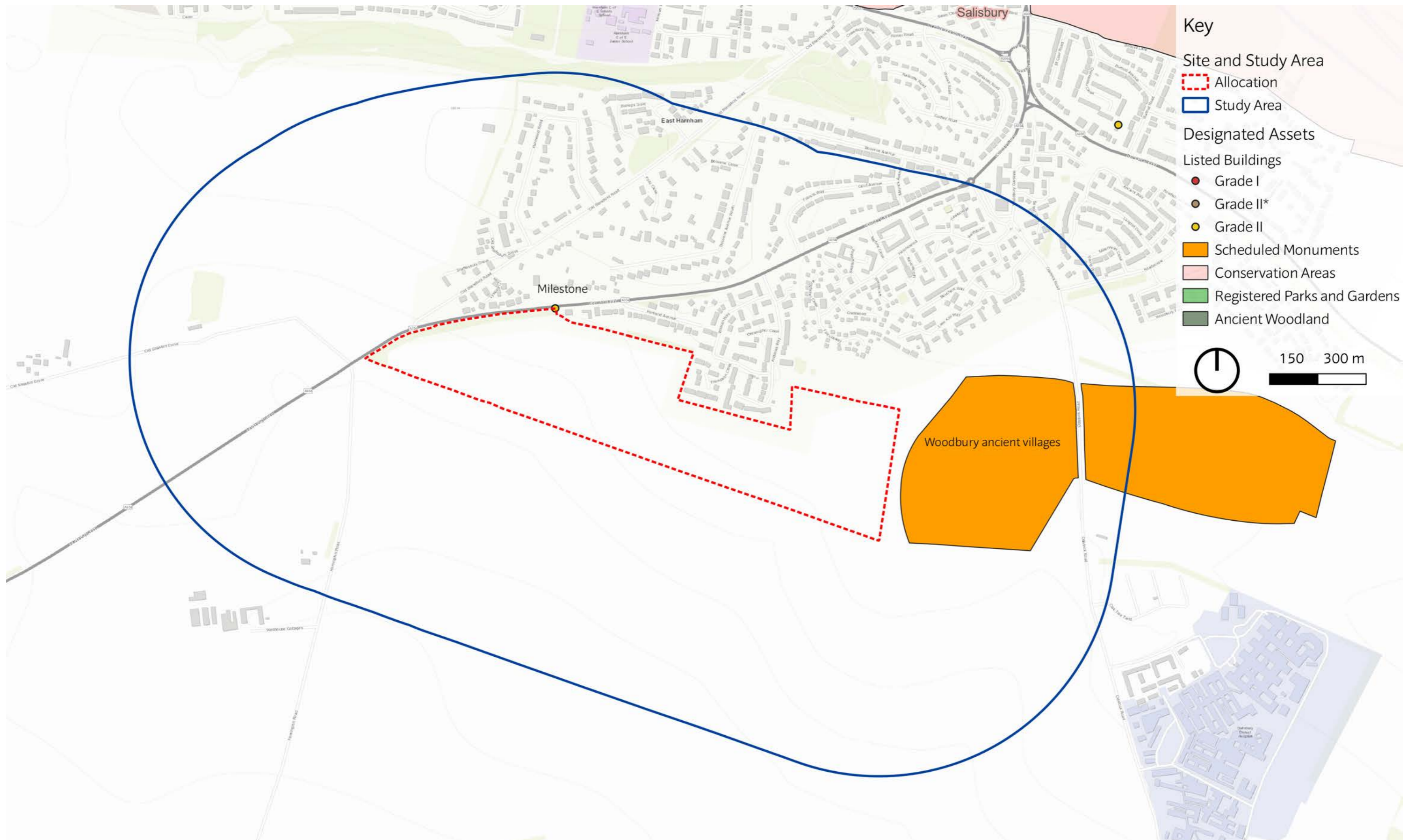
FIGURE 2
PHOTOGRAPH OF SITE FROM
ODSTOCK ROAD



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FIGURE 3
NON-DESIGNATED ASSETS WITHIN THE SITE
AND STUDY AREA



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FIGURE 4
DESIGNATED ASSETS WITHIN THE SITE AND
STUDY AREA

Key

- Proposed Site Allocation
- Heritage feature to consider
- Key view
- Area of no development

Recommendations

No development in the eastern part of the site to protect the setting of the Scheduled Monument, as well as the belowground remains that relate to the Scheduled Monument.

Zone A

The Grade II Listed Milestone should not be disturbed during construction works.

Development is likely to risk impacting the setting and potential remains associated with the Woodbury Ancient Villages Scheduled Monument. A Settings Assessment is required alongside further archaeological investigation to understand the setting of the Scheduled Monument and how development could avoid or minimise impacts on the Scheduled Monument and its setting.

There is considerable known high value archaeology adjacent to this zone likely associated with the Woodbury Ancient Villages Scheduled Monument. Archaeological investigation will be required. Archaeological mitigation may be required thereafter which may be in the form of avoidance of built development.

Development risks cumulative impacts on the open rural setting of the Woodbury Ancient Villages Scheduled Monument as a result of developing this site alongside the existing modern development to the south of Downton Road and the A354.

Development should break up built form through reduced densities, height management, and landscaping.



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POLICY 27: LAND SOUTH OF HARNHAM, SALISBURY

FIGURE 5
RECOMMENDATIONS

28. Policy 28 - Land West of Coombe Road, Harnham

28.1 Summary

The site currently does not contribute to the setting and significance of designated heritage assets and non-designated assets within the surrounding area.

Development on the site may result in a **low** risk of impact on the setting and significance of heritage assets in the wider area. Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, there is potential for archaeological remains to be identified on the site; as such, archaeological mitigation will be required.

Following the application of mitigation as advised, the risk of significant residual harm, thus potential conflict with policy, is considered **low**.

28.2 Site description and development

The site is located in the south of Harnham, a southern suburb of Salisbury. It comprises a single agricultural field bound by low hedges and trees. The site abuts a recent housing estate to the northeast, a garden centre to the southeast, and the A354 road to the west. The topography of the site is relatively flat at approximately 70 metres above Ordnance Datum. The total area is approximately 2.4 hectares in size and is allocated for housing, up to 45 dwellings, and approximately 1 hectare of green space.

The site is located south of the Salisbury Plain, a landscape well-known for its abundant prehistoric archaeological features and sites. The site is approximately 14 kilometres south of the Stonehenge World Heritage Site, a landscape of interconnected Neolithic monuments and archaeological sites centred on the eponymous megalithic stone circle. There is evidence of prehistoric activity around Salisbury; the Iron Age archaeological site of Woodbury ancient villages, a Scheduled Monument, is 1 kilometre to the southeast of the site. There is extensive evidence of settlement and utilisation of the wider landscape from the Iron Age onwards. This is reflected in the nearby Britford village with 7th century origins, the 16th century Longford Castle (a country manor and Registered Park and Garden) and 17th century irrigation channels on Harnham water meadows. The settlement of Salisbury has expanded significantly since its founding in 13th century to form a sprawling city, and the adjacent Harnham villages now include modern housing development that extend to the western edge of the site.

Historic map regression shows that the site has been agricultural fields from at least the 19th century.

28.3 Known Heritage Assets within the Site

The following heritage assets have been identified within the site itself. Therefore development of the site could affect them and may require mitigation to minimise or avoid harm to their significance.

Designated Heritage Assets

No designated heritage assets are located within the site.

Non-Designated Heritage Assets

No non-designated heritage assets are located within the site.

Historic Landscape Evidence

Historic Landscape Characterisation

The site is characterised as 21st century re-organised fields. There is no recorded former character, and this character type is considered *not highly sensitive*.

Ancient Woodland

There is no Ancient Woodland within the site or study area.

28.4 Known Heritage Assets within the Study Area

The following heritage assets have been identified outside of the site itself, but within the study area. They may not be physically affected by development of the site, but their setting could be affected thus altering their significance. Additionally, known archaeological remains within the study area give an indication of the archaeological context of the surrounding area and the archaeological potential within the site itself.

Designated Heritage Assets

Listed Buildings

The Grade II Listed Milestone is located 230 metres east of the site. This late 18th century milestone is made with painted limestone. It has a weathered top and shows the following incised lettering: SARUM/1/ Blandford/21. The Salisbury - Blandford toll road was completed by 1775. The significance and setting of the asset relies on its relationship to Coombe Road and its function as a milestone.

This nationally designated asset is of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

As previously discussed, the site is surrounded by a rich archaeological landscape. Prehistoric features from the Neolithic to the Iron Age are located to the south of the site and include ditches and field systems. These features are likely of *high value*.

To the west of the site are medieval and postmedieval field systems and findspots. These features are likely of *moderate value*.

To the northeast, Iron Age and undated features include postholes, enclosed settlements, and pits. These are likely of *moderate value*.

Undated field systems are located to the south of the site. These are likely of *low value*.

Historic Landscape Evidence

Historic Landscape Characterisation

Areas characterised as 21st century re-organised fields are located to the north, east, and west of the site. This character type is considered *not highly sensitive*.

28.5 Potential Impacts

Designated Heritage Assets

Listed Buildings

The site does not contribute to the setting of the Milestone Located 300 metres east of Junction with Old Blandford Road, as such development of the site would pose **no risk** of impact on this asset as long as it is retained in its current location and protected during construction works.

Non-Designated Heritage Assets

Historic Environment Record

Development of the site is likely to encounter archaeological remains. Magnetometry survey has identified prehistoric and undated remains within the immediate wider area. Additionally, prehistoric and undated features are recorded in the wider area. As such, this suggests that there is **moderate potential** for archaeological remains of significance to be identified during development.

Historic Landscape Evidence

Historic Landscape Characterisation

Due to the limited sensitivity of the 21st century re-organised fields landscape character type, development of the site poses a **low risk** of impact.

Cumulative Impacts

Given the allocation of *Policy 27 Land south of Harnham, Salisbury* to the east of the site, allocated for up to 265 dwellings, there is potential for cumulative impacts on heritage assets. However, due to the limited designated and non-designated heritage assets present in the area, development of both allocations would be unlikely to create cumulative impacts.

28.6 Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets.

To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

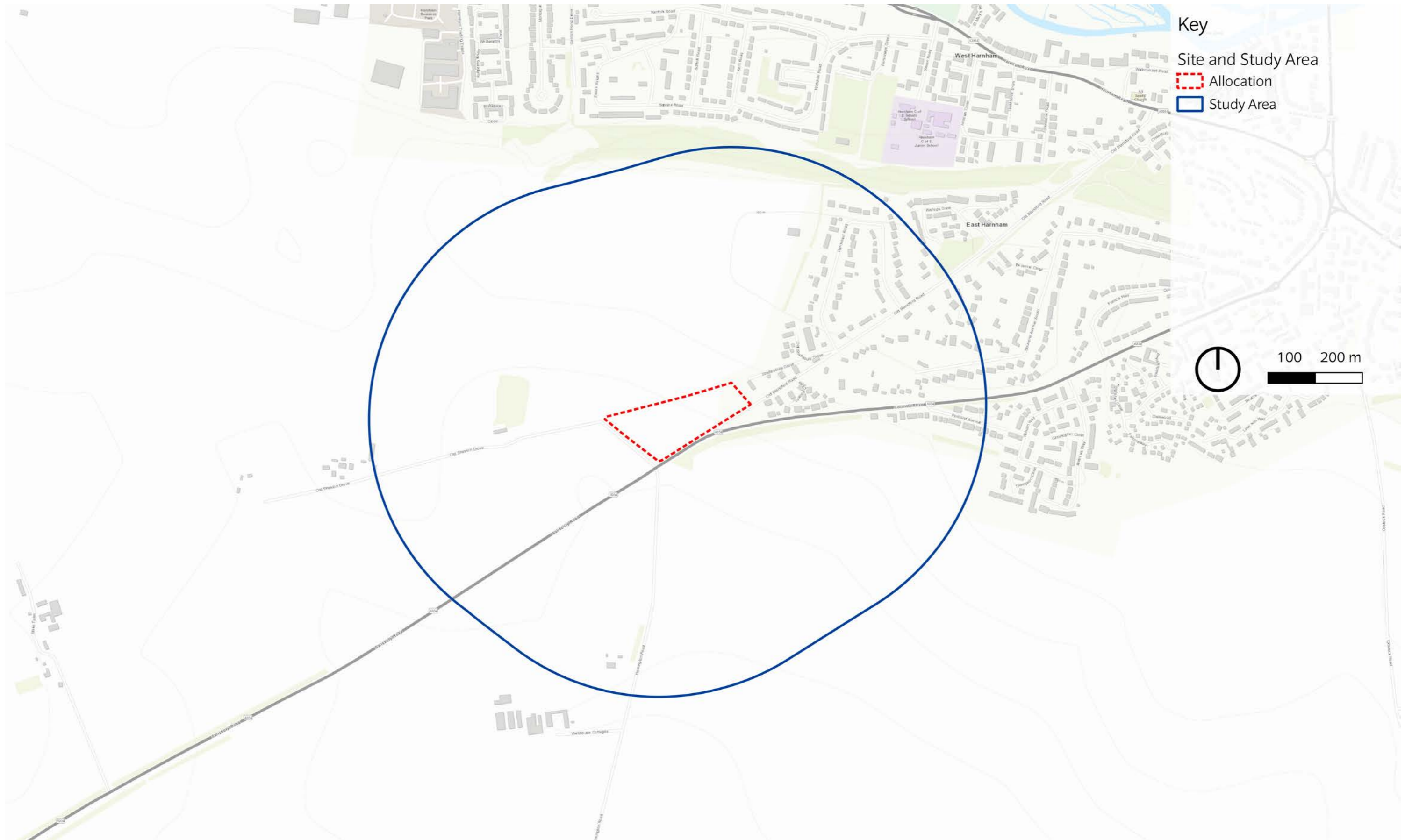
- Protection of listed milestone during construction and retention in its current location.
- Archaeological evaluation and assessment investigation prior to any planning application will be required. Archaeological assessment and evaluation will involve further survey and trial trenching. The type and extent of evaluation

works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor as required. Following evaluation, an archaeological mitigation strategy may be required as a condition at application stage. The type and extent of archaeological mitigation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor. Archaeological mitigation may include preservation of areas in situ, or excavation. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Wiltshire Council's Archaeological Advisor.

28.7 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **low**.

Development of the site would have minimal impact on existing heritage assets, and the historic landscape character has low sensitivity to change. Additionally, there is unlikely to be cumulative impacts arising as a result of development of the site and other local plan allocation sites in the wider area. Although there is potential for archaeological remains, proposed mitigation measures can reduce potential harm.



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FIGURE 1
ALLOCATION AND STUDY AREA
BOUNDARY



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FIGURE 2
PHOTOGRAPH OF SITE FROM
OLD BLANDFORD ROAD



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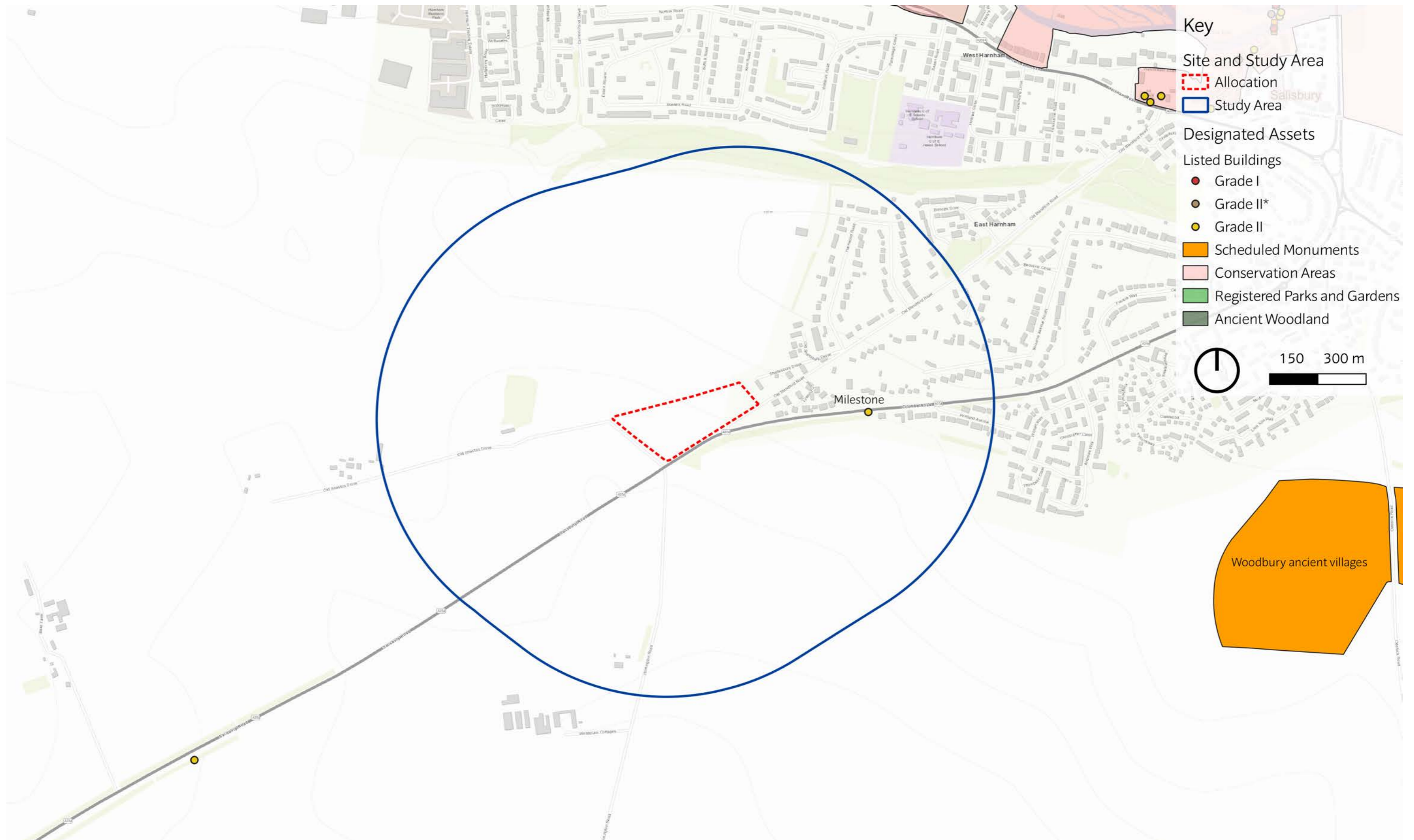


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FIGURE 3
NON-DESIGNATED ASSETS WITHIN THE SITE
AND STUDY AREA



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FIGURE 4
DESIGNATED ASSETS WITHIN THE SITE AND
STUDY AREA

61. Policy 61 - Land West of Mane Way, Westbury

61.1 Summary

The site currently forms part of the setting and contributes to the significance of designated heritage assets and non-designated assets within the site and surrounding area. Development on the site may result in a **high** risk of impact on the setting and significance of the Moated site 400m east of Penleigh House Scheduled Monument, and the Grade II Listed Buildings on the Penleigh estate. Additionally, development would risk impacts on the medieval water meadows and associated Grade II Listed Penleigh Mill in the south of the site. Mitigation will be required to avoid or minimise impact on the significance of these assets.

Furthermore, there is potential for archaeological remains to be identified on the site, potentially associated with the medieval moated site; as such, archaeological mitigation will be required.

Following the application of mitigation as advised, the risk of significant residual harm, thus potential conflict with policy, is considered **high**.

61.2 Site description and development

The site is located in the west of Westbury, a market town and civil parish in west Wiltshire. It comprises four agricultural fields, two areas of woodland to the northeast, and an area of green land to the south. The site abuts a recent housing estate to the east and towards the south, green fields to the west towards the railway line, and a second railway line to the north. The topography of the site is relatively flat at approximately 65 metres above Ordnance Datum. The total area is approximately 28.81 hectares in size and is allocated for housing, up to 220 dwellings, and up to 17.7 hectares of green space.

The site is located on the periphery of Westbury. The town was recorded in the Domesday book of 1086, although a Romano-British settlement identified north of the parish indicates that the area was occupied earlier. Westbury was an historic market town, although the markets ceased in the 19th century. There is significant evidence of medieval and post-medieval occupation within and immediately adjacent to the site, including a medieval moated feature in the central eastern part of the site, and the 17th century Penleigh House and associated buildings to the west of the site. The moated site may have historic connections to the Penleigh estate to the west; indeed, tithe records from the 1840s indicate that the field containing the moated site was owned by the same landowner as the Penleigh estate and surrounding fields. It is possible that the late 17th century Penleigh estate was established to replace the deteriorating manorial seat at the medieval Scheduled Monument.

Map regression indicates that the site has been agricultural fields since the 19th century.

61.3 Known Heritage Assets within the Site

The following heritage assets have been identified within the site itself. Therefore development of the site could affect them and may require mitigation to minimise or avoid harm to their significance.

Designated Heritage Assets

Scheduled Monument

The 'Moated site 400m east of Penleigh House' Scheduled Monument is located in the central east of the site. This medieval square moated site contributes significantly to the understanding of status and wealth distribution in the medieval environments. This site is one of a few of its type that survive in Wiltshire. The site forms its immediate rural setting and would have historically formed parts of the manorial estate and thus contributes to the significance of the Scheduled Monument.

This nationally designated asset is of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

The medieval moated site includes the moat of the Scheduled Monument (MWI1520), recorded on historic maps.

Archaeological remains of medieval earthworks are also recorded in the southern arm of the site (MWI1535), potentially representing medieval flax industry. These are of *medium to high value*.

Historic Landscape Evidence

Historic Landscape Characterisation

The majority of the site is characterised as a piecemeal enclosure, with good continuity. This character type is considered *not highly sensitive*.

The southern arm of the site is characterised by medieval water meadows with strong continuity. This character type is considered *highly sensitive*.

Ancient Woodland

There is no Ancient Woodland within the site or study area.

61.4 Known Heritage Assets within the Study Area

The following heritage assets have been identified outside of the site itself, but within the study area. They may not be physically affected by development of the site, but their setting could be affected thus altering their significance. Additionally, known archaeological remains within the study area give an indication of the archaeological context of the surrounding area and the archaeological potential within the site itself.

Designated Heritage Assets

Listed Buildings

There are three Grade II Listed Buildings less than 60 metres west of the site. These include:

- Penleigh House, a late 17th century country house. Rendered rubble stone with tiled roof. Set in designed grounds facing southeast towards the site.
- Penleigh Cottage, previously stables and a carriage house to Penleigh House, built in approximately 1700. Now converted to a cottage.
- Penleigh Farmhouse, an early 17th century farmhouse with English garden wall bond brick and Bridgewater tiled roof. Glimpsed views into the site.

The site would historically have formed part of the country house estate, thus contributing to its historic significance. The site separates the Penleigh estate from the urban sprawl of Westbury, and as such contributes rural to the setting of these assets. The agricultural fields within the site were likely used to serve the estate and are likely still associated with the farmstead within the Penleigh estate. The Penleigh estate may have historic connections with the medieval moated site Scheduled Monument located within the site.

Penleigh Mill, a Grade II listed late 18th century mill house is located adjacent to the southern arm of the site, an area which includes water meadows, possibly the site of medieval flax industry. The water meadows directly contribute to the historic function and significance of the mill. The building is a detached house built with English garden wall bond brick and a thatched roof. The front façade faces north, away from the site.

To the south and east of the site are multiple Grade II Listed Buildings located within the urban form of Westbury or Dilton Marsh. These are separated from the site by considerable distance, intervening built form and tree screening. The site does not contribute to the setting or significance of these assets.

These nationally designated assets are of *high value*.

Scheduled Monuments

The Medieval settlement and associated field systems west of Brook Farm is located approximately 500 metres northwest of the site. This Scheduled Monument slightly overlaps with the study area. It represents a settlement and its associated field systems, forming a contained and complete example of small rural settlements in the low-lying clay vale of Wiltshire. It illustrates two contrasting forms of medieval land use: the typical strip field system, and a less common land division into paddocks, probably linked to forest clearance. It is separated by railways and distance from the site and so the site does not form part of its setting.

This nationally designated asset is of *high value*.

Non-Designated Heritage Assets

Historic Environment Record

Medieval and post medieval features have been identified around the site and include enclosures, ditches, and field systems. These features are likely of *low value*.

The deserted medieval settlement of Penleigh (MWI1524) is located immediately west of the site and is of *low value*. Water meadows (MWI32068) were identified to the northwest of site during a recent evaluation, these are of *high value*.

The medieval Brook deserted settlement (MWI1519) is located further to the northwest, 360 metres from site. This settlement is now covered by green fields and farms. This is of *low value*.

A medieval settlement (MWI1527) is located 390 metres southeast of the site. The area has been highly redeveloped with modern houses and includes medieval and postmedieval historic cores and buildings. This is of *low value*.

A large number of undated buildings features are present across the study area. These features contribute to the wider archaeological and historic landscape. These may be of *moderate value*.

Historic Landscape Evidence

Historic Landscape Characterisation

There is a range of agricultural character types around the site including amalgamated fields, modern fishponds, heath and scrub, piecemeal enclosure, and reorganised fields. These character types are considered *not highly sensitive*.

61.5 Potential Impacts

Designated Heritage Assets

Scheduled Monuments

Development of the site would affect the setting of the Scheduled Monument located within it by removing its immediate rural context, a particular feature of moated sites. Moated sites were typically used for prestigious buildings which would have had a wider supporting estates; in this case, the site would have formed part of the estate associated with the moated site. Additionally, development of the site would affect any archaeological remains within the site that may form part of the contextual archaeological landscape and significance of the monument. As such, development of the site poses a **high risk** to the setting and context of this asset.

Listed Buildings

Development of the site may affect the setting of the Listed Buildings on the Penleigh Estate. The significance of these assets relies on their historically rural setting and views, potential relationship with the moated site, and functioning agricultural landscape. Development would urbanise the rural setting of these buildings and would appear in views from Penleigh House through the trees in the east of the Estate. Development would also affect the rural approach to the Penleigh estate via Penleigh road, and functioning agricultural character of the Penleigh estate. As such,

development of the site poses a **high risk** to the significance, setting, and context of these assets, particularly Penleigh House.

Development may affect the setting of Penleigh Mill; this asset is likely associated with the historic water meadows within the site. Development of the site may affect views from this asset and its historic context adjacent to the river, resulting in **high risk** to the setting of this asset.

Non-Designated Heritage Assets

Historic Environment Record

Previous geophysical survey of the site identified historic medieval features around the Scheduled Monument. No intrusive works have been undertaken within the site, and as such, there is **high potential** for archaeological remains of significance to be identified during development. There is particular potential surrounding the Scheduled moated site, as well as within the southwestern arm of the site associated with medieval rural industry and activity.

Historic Landscape Evidence

Historic Landscape Characterisation

Due to the sensitivity of the water meadows field character type located in the southwestern arm of the site, development of the site poses a **high risk** of impact.

The remaining landscape character types are not sensitive, and therefore development poses a **low risk** of impact.

61.6 Mitigation and opportunities for enhancement

Design-based mitigation is advised to ensure that the development safeguards the setting of assets. This is suggested within much of the site, considerably reducing the area of potential development.

To minimise the impact on heritage assets, the following should be considered as part of a suite of mitigation measures developed at a more detailed phase of application:

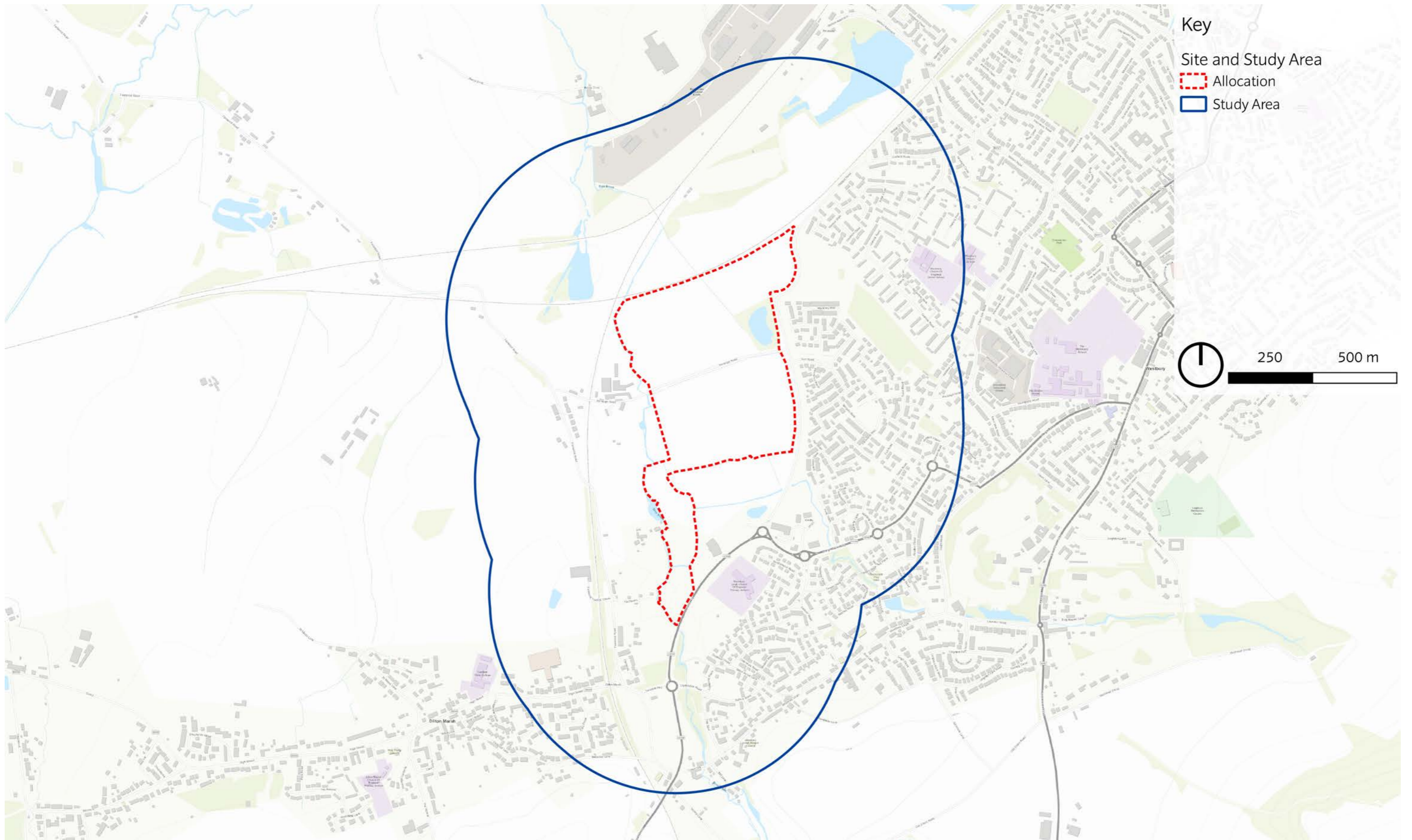
- No development that may affect the setting of the Scheduled Monument. A setting assessment will be required to determine the extent of the setting, and archaeological assessment of the site may reveal further features that form part of the monument's archaeological context.
- Consider the potentially sensitive archaeological landscape around the Scheduled Monument. In addition to built form, development should carefully design landscape to avoid physical impacts on surviving buried archaeological remains and the setting of the Scheduled Monument.
- Maintain the historically rural feel to access route to Penleigh Estate across the site.
- No development the southwestern part of the site on the water meadows to preserve this highly sensitive historic landscape character.
- Maintain rural character of glimpsed views from the Penleigh Estate buildings.

- Manage the footprint of the development to provide a sense of separation between the development and Scheduled Monument, and retain a sense of open, rural character.
- Minimise the visibility of development in views between the Penleigh Listed Buildings and the Scheduled Monument. This could be achieved through sensitive placement, reduced density, use of open spaces and planting where appropriate.
- Investigating possible historical connections between the Scheduled Monument and the Penleigh estate and ensuring that development does not sever these connections.
- Utilise opportunities for better characterisation of the Scheduled Monument through fieldwork.
- Utilise opportunities for heritage interpretation of the Scheduled Monument.
- Archaeological evaluation and assessment investigation prior to any planning application will be required. Archaeological assessment and evaluation will involve further survey and trial trenching. The type and extent of evaluation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor as required. Following evaluation, an archaeological mitigation strategy may be required as a condition at application stage. The type and extent of archaeological mitigation works should be set out in a Written Scheme of Investigation and agreed upon with Wiltshire Council's Archaeological Advisor.
- Archaeological mitigation may include preservation of areas in situ, or excavation. In the case that significant archaeological material is identified, development should be avoided in these areas and advice on further action should be sought from Wiltshire Council's Archaeological Advisor.

61.7 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm, thus potential conflict with policy, is **high**.

The site contributes to the significance of the moated site Scheduled Monument within the site, as well as to the setting and significance of the Listed Buildings on the Penleigh Estate. Additionally, there is high potential for significant archaeological remains associated with the Scheduled Monument to be present within the site. Although mitigation strategies have been recommended to reduce the risk of harm to heritage assets, these may not sufficiently reduce the risk of harm posed by development, particularly in the middle section of the site. Further assessment, research, and investigation of the setting and archaeological context of the assets within and around the site will be required at the planning application stage, the results of which may better inform the assessment of residual risk and overall design principles, including quantum and mitigation measures.



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FIGURE 1
ALLOCATION AND STUDY AREA
BOUNDARY



MOATED SITE SCHEDULED MONUMENT WITHIN SITE

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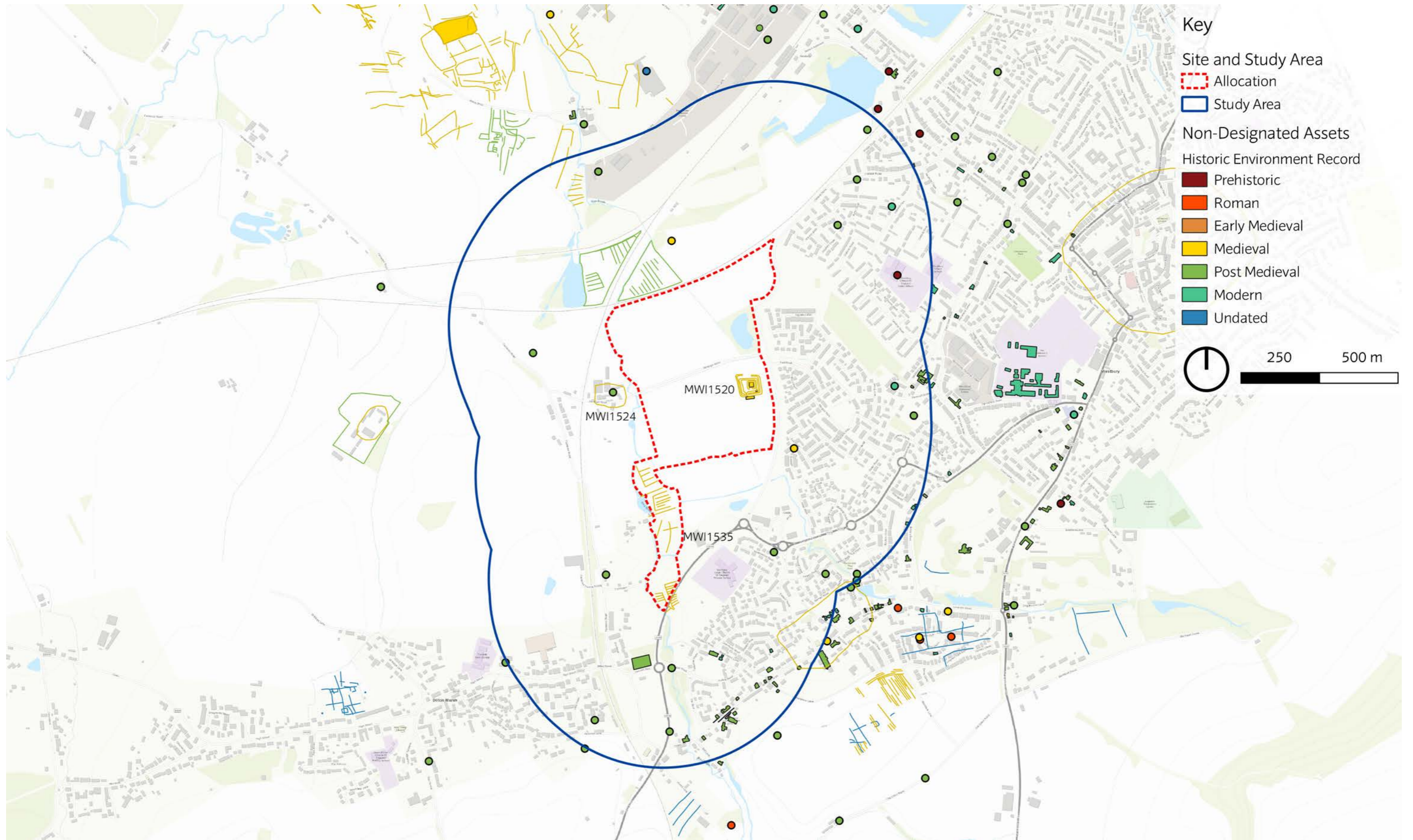


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FIGURE 2
PHOTOGRAPH FROM SITE



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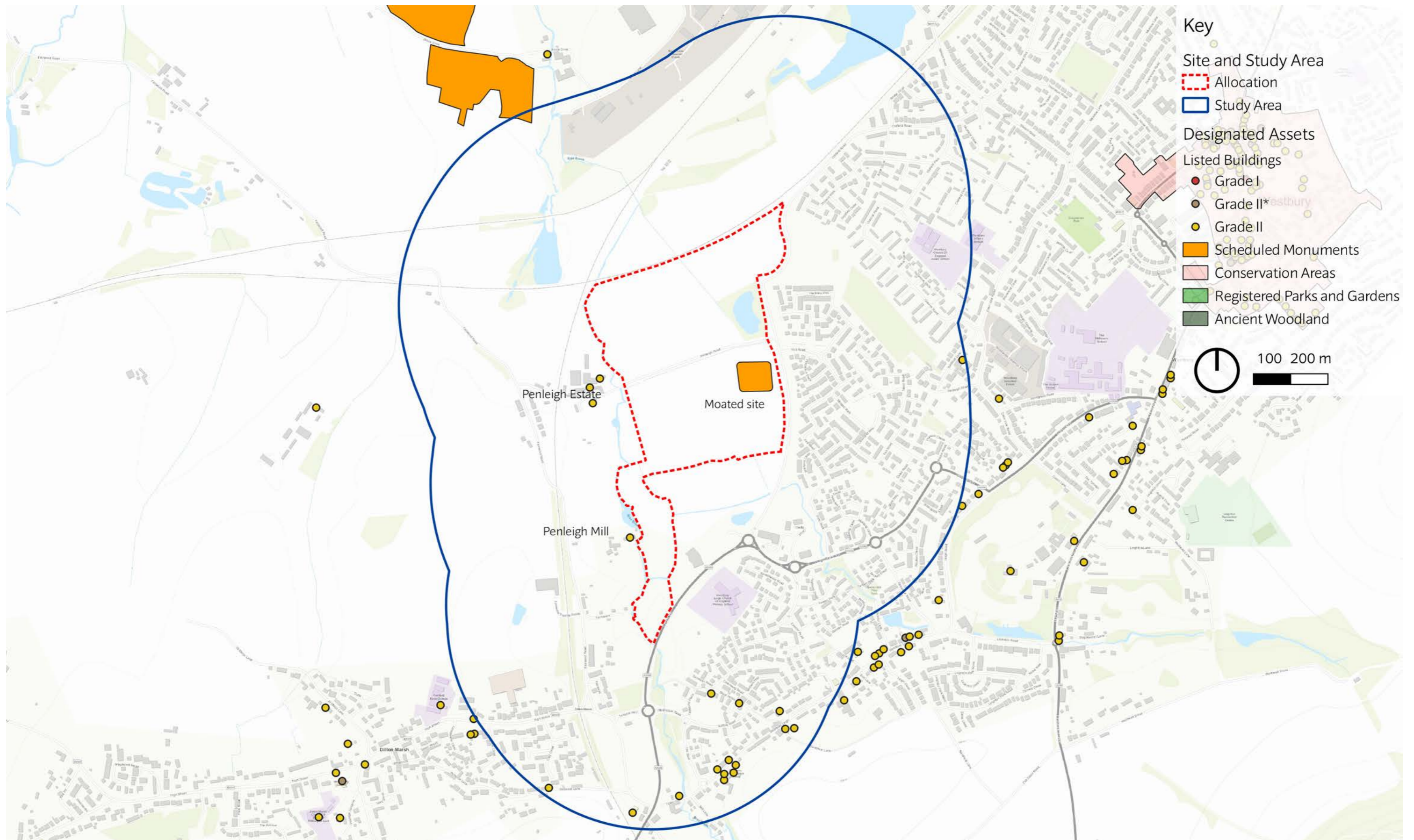


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FIGURE 3
NON-DESIGNATED ASSETS WITHIN THE SITE
AND STUDY AREA



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FIGURE 4
DESIGNATED ASSETS WITHIN THE SITE AND
STUDY AREA

Key

- Proposed Site Allocation
- Area of no development
- Key view
- Key route

Recommendations

No development within the Scheduled Monument. An exclusion zone is included around the monument- this is indicative and may be modified following a settings assessment.

No development in the historic watermeadows in the south of the site to retain this high value historic landscape feature.

Zone A

Development risks impacting glimpsed agricultural views from Grade II Listed Buildings on Penleigh Estate. Designs should soften edges of development to retain this characteristic.

Archaeological investigation will be required. Archaeological mitigation may be required thereafter.

Zone B

Development risks impacting the setting of the moated site Scheduled Monument. A Settings Assessment is required alongside further archaeological investigation to understand the setting of the Scheduled Monument and how development could avoid or minimise impacts on the Scheduled Monument and its setting.

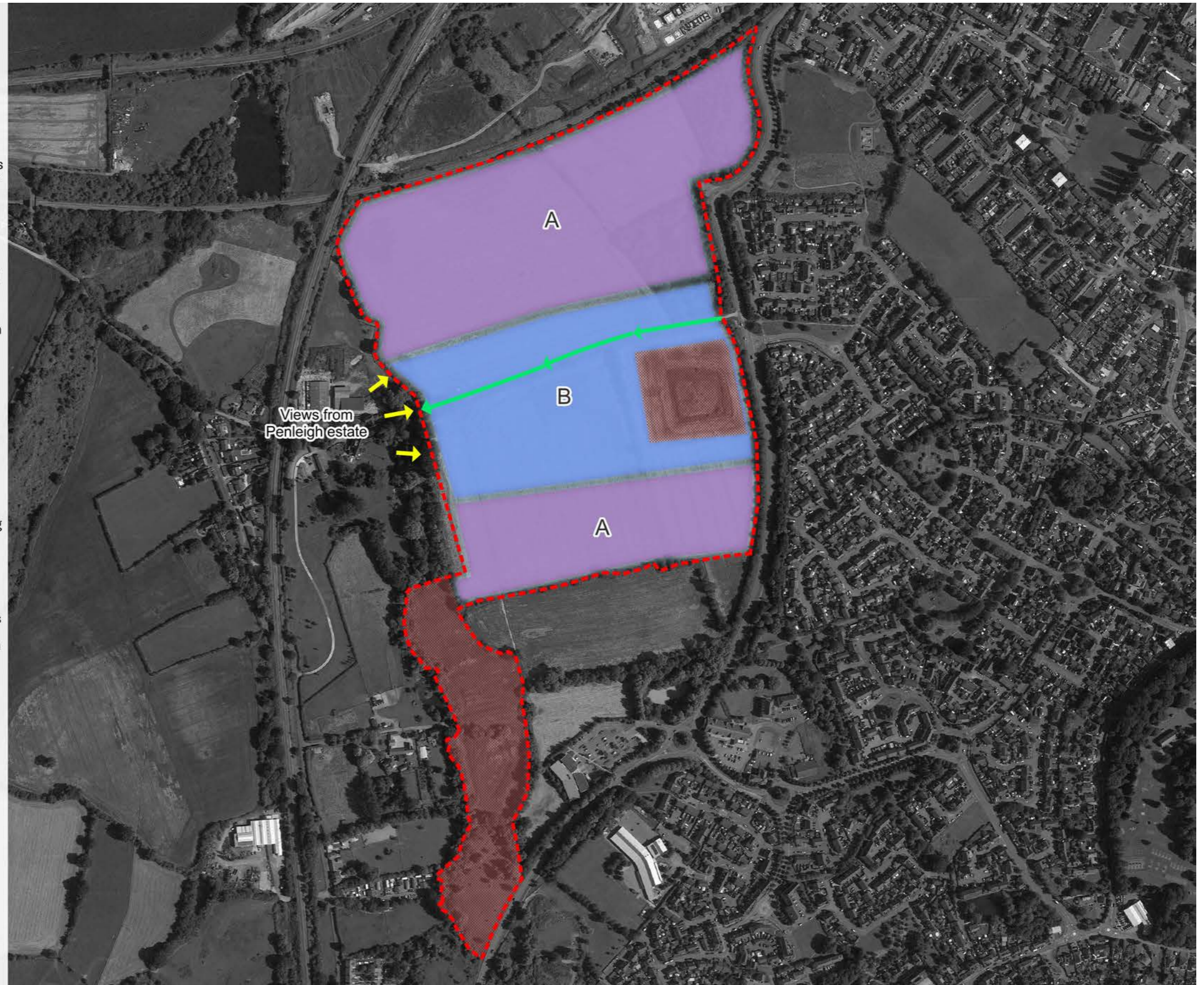
Archaeological features that are likely associated with the Scheduled Monument should also be avoided.

Development risks impacting rural, agricultural views from Listed Buildings on the Penleigh estate. Development should avoid urbanising this view by breaking up built form through reduced densities, height management, and landscaping.

Designs should maintain the rural feel to access route to Penleigh Estate across the site.

There is high potential for high value archaeological features within this zone associated with the Scheduled Monument, and as such archaeological investigation will be required. Archaeological mitigation may be required thereafter, likely in the form of avoidance of built development.

Provide opportunities to enhance understanding of the Scheduled Monument and associated archaeological context, for example, through interpretation of the site.



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FIGURE 5
RECOMMENDATIONS



Nottingham Studio Third Floor, The Birkin Building, 2 Broadway, Nottingham NG1 1PS
London Studio Unit CF 305, Cannon Wharf, Pell Street, London SE8 5EN
Contact +44 (0)115 8386737 mail@cbastudios.com www.cbastudios.com
Directors D Watkins BSc MSc MRTPI FRGS FLI • A Croft BA MA MCIFA

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