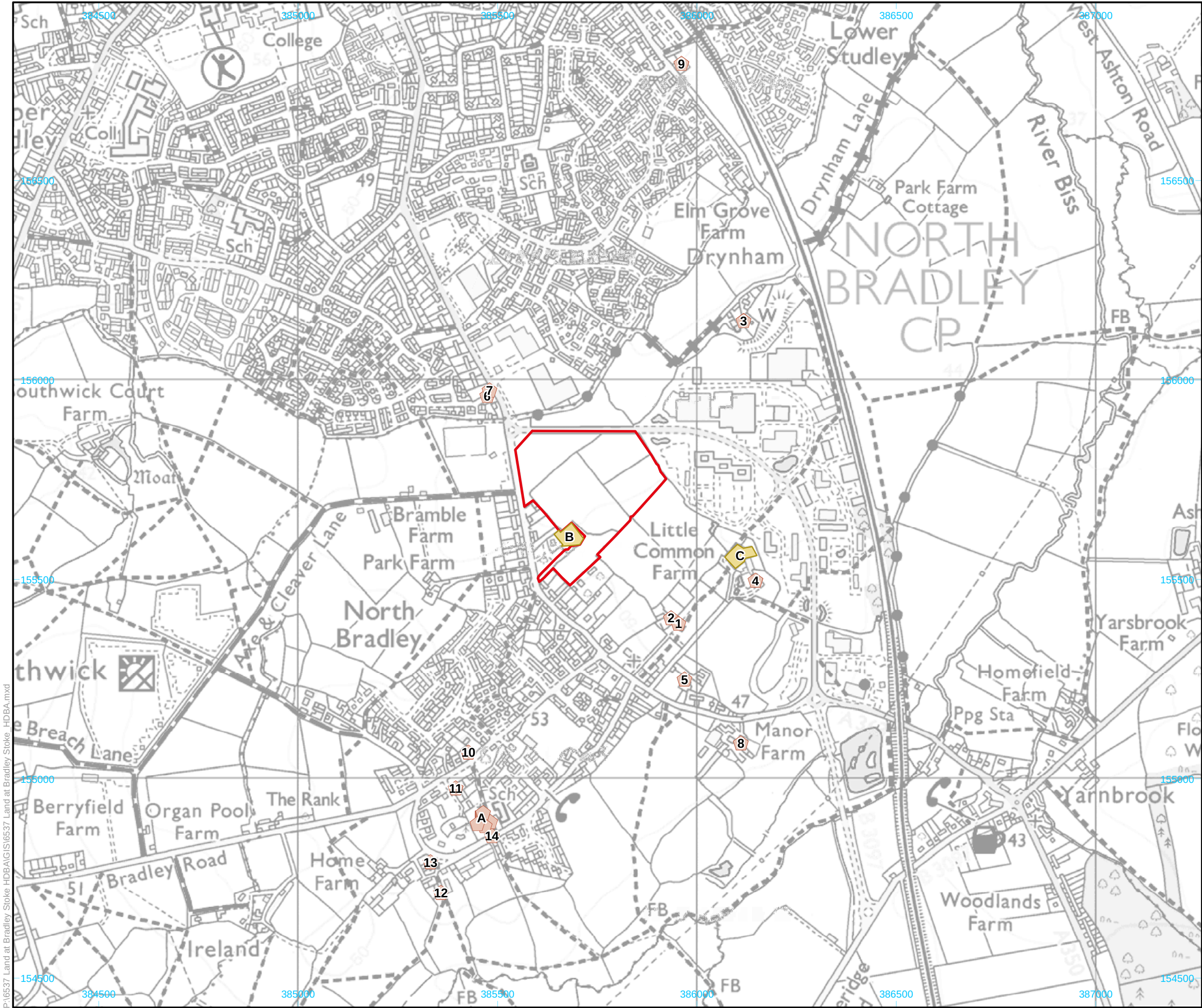




Legend

-  Site
-  Non-designated Assets
-  Grade II* Listed Buildings
-  Grade II Listed Buildings

0 450m

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PROJECT TITLE
White Horse Bussiness Park, Trowbridge,
Wiltshire

FIGURE TITLE
Site location plan, showing designated
and non-designated heritage assets

DRAWN BY	CJ	PROJECT NO.	CR0242	FIGURE NO.
CHECKED BY	RM	DATE	20/11/19	12
APPROVED BY	SH	SCALE@A3	1:9,000	

Steps 2 – 3: Assessment of setting and potential effects of the development

- 4.7. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.



Fig. 13: The Illustrative Sketch Layout

Gateway to Burial Ground of former Baptist Church and Two Monuments in the Burial Ground (Fig. 12, 1 and 2)

- 4.8. These heritage assets are considered together within the settings assessment as they form part of the group asset of the historic Baptist church complex and their physical and experiential setting which contributes to their significance is the same.

-
- 4.9. The gateway (Fig.143) leads to the burial ground of the now-demolished Baptist Chapel of probably 18th century origin. The gateway was first listed in 1987, after demolition of the Chapel itself. The two listed tombs are located within the southern corner of the burial ground, within a group of four chest tombs (Fig.15). One of them contains the remains of George Batchelor, George Frowd and his wife Ann, all of whom owned nearby Willow Farm.



Fig.14 Listed gateway of the Baptist burial ground, photograph taken facing the no



Fig.15 Chest tombs (two are listed) with the south-west corner of the burial ground, adjacent to the entrance gate, photograph taken facing the south

- 4.10. Sources have provided an account of the Baptist movement of North Bradley. All that survives of the historic chapel is its burial ground with associated structures; the gateway is located mid-way along its south-eastern side. Either side of the gateway are brick wall splays, which, together with the brick structure and short section of brick wall on the south-western side of the burial ground, and the stone and brick wall on the north-eastern side of the burial ground may be considered curtilage Listed (Historic England 2018).
- 4.11. The significance of the gateway is principally derived from the evidential, historical, aesthetic and communal values of its built fabric and its associations with the now lost Baptist Chapel which once stood within the grounds delineated by the gateway.
- 4.12. The significance of the chest tombs is derived from their evidential, historic, aesthetic and communal values as designed stone structures containing the human remains of notable local Baptists.

Physical Surrounds – ‘What Matters and Why’

- 4.13. As a formal historic entrance, the gateway clearly has important functional associations with the former chapel and its burial ground. The absence of the chapel is a negative factor in the setting of the entrance and detracts from its historic

significance. It does however presents an arrival marker to the historic complex and effectively delineates the group.

- 4.14. It is reached via two access routes. Firstly from Westbury Road the burial ground is reached via a long pathway from a 5 bar gate running adjacent to the newly constructed Baptist Church (Fig.16). The second is a doglegged pathway of some 70m. accessed from a 5 bar gate from Common Lane. In both cases the assets are located remotely from the road, and are not immediately discernible within the landscape; whilst they are clearly accessible, they are in a sense hidden from view given the loss of the chapel which would have acted as landmark for the complex.



Fig.16 Gateway from Westbury Road leading to the burial ground



Fig.17 Access to the burial ground from Common Lane, photograph taken towards the north

- 4.15. The burial ground is located next to a dwelling house called Kings Lodge (Fig. 17), and no direct association between the two has been found. The setting of the gateway within the historic complex and adjacent to the burial ground contributes positively to its significance and allows interpretation of this space.
- 4.16. The chest tombs sit within a secluded corner of the burial ground adjacent to the gate and the boundary walls. They are overshadowed by large fir trees which provide a green backdrop to the stone tombs. The wider burial ground setting, with the visual association with the gateway and walls is a positive attribute of the setting of the tombs and contributes positively to their significance, allowing an interpretation of the overall historic Baptist community of the North Bradley area.
- 4.17. There are pathways which converge on the burial ground, one from Westbury Road from the south and from Willow Grove and Little Common Farm to the north. It is known that the owners of Willow Grove Farm gifted the land on which the former chapel and the burial ground are located, having until then hosted meetings in their property. Therefore these pathways are functional associations with the gateway which underpin and illustrate historic connections to nearby places and therefore do contribute to its significance.

Experience – ‘What Matters and Why’

- 4.18. The burial ground is in a flat landscape that is broadly rural in character. There are views into and out of the burial ground to from all directions, though the view to the west is foreshortened by the Kings Lodge dwelling. Whilst these views are aesthetically pleasing, they do not specifically contribute to the historic significance of the assets (within the sense that they do not affect the ability to interpret their historic story and values).
- 4.19. The sense of this place is of a calm, quiet, contemplative enclave, removed from the activity of the nearby roads and somewhat hidden in the landscape to the north of North Bradley. This sense of intimacy and privacy does contribute positively to the overall significance of the assets within the burial ground, allowing interpretation of the historic experience of the place and giving the community a space which anchors them to their historic communal story.
- 4.20. Both the gateway and tombs are best and most effectively appreciated at very close range, where it is possible to see the architecture, fabric and markings of the structures and their relationships with the wider burial ground. The further away one is from these assets, the less it is possible to understand their specific values, especially in the absence of the associated chapel.

Contribution of the Site and summary of development effects

- 4.21. The Site is located c.270m north-west of the gateway, over a large field enclosed with hedgerows. There is no functional or historic association between the burial ground and the Site, no pathways between them and there is very limited visibility between them given the intervening landscape and distance. The Site therefore makes no direct contribution to the significance of the assets themselves.
- 4.22. In terms of the wider burial ground complex, the largely rural setting of the enclave does not make a direct contribution to the significance of the assets or their interpretation. The proposals would have no direct or indirect impact on the integrity, appearance or character of the burial ground as presently experienced from within. Therefore the development on the Site will result in no harm to the significance of the gateway or the two monuments (chest tombs).

Drynham Lane Farmhouse (Fig. 12, 3)

- 4.23. This 18th century farmhouse is listed Grade II and is located on the south side of Drynham Lane c.400m north-east of the eastern boundary of the Site. Its listing

description illustrates that it has significance related to its aesthetic and historic qualities as an historic farmstead within the wider rural hinterland of Trowbridge.

- 4.24. The building is located on land that has no visual, historic or functional association with the Site; the Site makes no contribution to the setting of the building and therefore its significance. Based on this it is not proposed to conduct a full assessment of the setting of this building as development of the Site would not alter the setting or harm its significance.

Willow Grove Farmhouse (Fig. 12, 4)

- 4.25. The list entry details that Willow Grove was built as a farmhouse in the 17th century, with additions in the 19th century. It is built of dressed limestone and brick, with tiled and slate roofs. WSHER detail that it is the surviving building of what was a larger complex of a loose courtyard plan (MWI70117).
- 4.26. The building is located c.350m south-east of the Site as illustrated on Fig.12. It is now a private dwelling and office. Its significance is primarily derived from its evidential, historic and aesthetic values as a surviving post-medieval farmhouse of high status, once part of a larger courtyard complex and with 19th century alterations which can also help interpret the historic development of the building. It also has connections via its historic owners to the Baptist movement of North Bradley.

Physical Surrounds – ‘What Matters and Why’

- 4.27. The building is accessed via Little Common Lane, leading to a long driveway bordered by trees. The building is not visible from the public highway, and therefore assessment of its setting is limited to online visual resources. The house itself addresses gardens to the east and west, and the driveway and presumably front entrance to the south. It is surrounded and enclosed by a belt of mature trees which effectively shield it from view.
- 4.28. It is located adjacent to, and has strong historical associations with Little Common Farm to the north of it. Map and tithe apportionment evidence show how the two buildings were closely associated in ownership and with the adjacent agricultural fields called Little Common. These historical associations between buildings, which can be physically interpreted, are a positive element of the physical setting of the building and therefore contribute to its significance.

-
- 4.29. To the east and north of Willow Grove Farm are substantial buildings related to the White Horse Business Park. They border the boundary of the property but a substantial belt of trees looks to provide effective screening. This urbanisation proximate to the building has eroded its setting as a post-medieval farmstead, within farmland and this has impacted negatively on its significance.

Experience – ‘What Matters and Why’

- 4.30. The surrounding landscape character is semi-rural, with sensitive, well established planting providing good screening and maintaining the experience of the building as being within a rural environment, despite the urbanisation to the north and east. Views into and out of the building are limited due to the substantial tree belt surrounding the garden. This tree belt gives a sense of privacy and seclusion to the setting of the building, and limits the experience and appreciation of the building to close range. These factors, the tree screen and sense of enclosure, are negative contributors to the significance of the building as they impede the interpretation of the historic and evidential narrative of the old farmhouse within its farming landscape; in essence the experience of the functional and historic landscape association has been lost by the physical severing and screening of the building and the land.

Contribution of the Site and summary of development effects

- 4.31. The Site is located c.350m north-west of the farmhouse. There is no inter-visibility between the two due to the intervening fields, tree belts and substantial hedgerows. There are no noted historical associations between the two sites as the Site was not part of the landholding of either Willow Grove or Little Common Farm as it was. The Site therefore makes no contribution to the setting of the Site and therefore no contribution to its significance.
- 4.32. The development of the Site will introduce a new suburban quarter within the long distance views of Willow Grove. As previously described however, views from the asset are foreshortened due to the wooded grounds of the building and it is unlikely that there will be any substantial view of the development from the building. Whilst the character of the local rural landscape will be eroded by the development, it has been found that this landscape makes no contribution to the heritage significance of the farmhouse. Therefore it is concluded that there would be no harm to the significance of Willow Grove as a result of development of the Site.

King's Farmhouse (Fig 12, 5)

- 4.33. King's Farmhouse is located off Little Common Lane and Westbury Road. It is an early 17th timber-framed building with late 17th and 19th century alterations. It was not possible to view the property as it is in private ownership but it was viewed from Little Common Lane. The significance of the building is clearly derived from its aesthetic, historic and evidential value of its built fabric.



Fig.18 King's Farmhouse (image courtesy of Rightmove)

Physical Surrounds – 'What Matters and Why'

- 4.34. The King's Farm historic landholdings included fields to the east side of Little Common Lane extending to Willow Grove as well as fields to the south-west and north-east of Little Common Lane. It is understood that King's Farm now only comprises the house and grounds and an associated outbuilding. The functional and historic association with the rural landscape, and the former farmyard has been somewhat lost due to changes in ownership. The only part of the agricultural hinterland that remains is the field to the east side of Little Common Lane. This has impacted negatively on the significance of the building and the ability to interpret the historic farmstead.
- 4.35. The building is openly viewed and relatively unenclosed due to the low walls and timber fencing which surrounds the property, there is little in the way of tree

screening. It sits within a generous garden plot with is a positive physical attribute of the setting.

Experience – ‘What Matters and Why’

- 4.36. King’s Farm is now largely experienced as a dwelling house within a large garden. It is not legible as a farmstead in terms of character and is not a dominant or highly visible building within the mixed semi-built context. Wider views of the building are open, but due to intervening hedgerows, vegetation and built form, the house is best experienced and appreciated at close range. This wider setting makes a neutral contribution to the experience of the building and therefore is not a factor affecting its significance.

Contribution of the Site and summary of development effects

- 4.37. Given the above assessment regarding views, and the lack of historic or functional association between the Site and King’s Farm, it concluded that the Site does not make a contribution to the setting of King’s Farmhouse and thus to its significance. Therefore whilst development of the Site will alter generic local character, the effect of development on the Site will not harm the special interest of the listed building.

Timbrell Cottages and associated boundary wall (Fig 12, 6 & 7)

- 4.38. This building dates from before 1838 and was likely built on land owned by Thomas Timbrell, a local dyer, who purchased the manor of Trowbridge in 1809 from John Henry, Duke of Rutland, with money donated by the parish (VCH 1953). It is located c.140m north of the Site, on the main A363 route south of Trowbridge. It is located in a suburban area, and opposite a large retail park. As per the listing description it is built in a Tudor Revival style (Fig.19). The building and wall are significant for their aesthetic and historic (illustrative and associative) interest.



Fig.19 Timbrell Cottages from A363 (photograph facing south), courtesy of Google Earth

Physical Surrounds – ‘What Matters and Why’

- 4.39. The building (and wall) are located within the suburbs of Trowbridge in a built up area of mixed grain character. Opposite the building is a large retail estate with associated hard landscaping and car parking. There is no discernible functional or historic relationship with the Site, though at one point map evidence shows the almshouses standing alone on the roadside of the once rural hinterland of North Bradley, of which the Site was a part to the south. This modern suburban setting detracts from the special historic interest of the building as it has eroded the historic surroundings of the cottages in their once rural context.

Experience – ‘What Matters and Why’

- 4.40. This building is experienced on a busy main arterial road opposite a bustling and active shopping area with many car movements. Views of the building are limited to those afforded from the roads and buildings adjacent to the building and the nearby car parks. These views give no information as to the significance of the building and wall, as they are very much views of a mixed grain street scene. Longer views south along the main road towards the Site are screened due to built form and mature trees, though glimpses may be afforded in winter with less tree cover. Whilst the building is aesthetically pleasing, it is not prominent or particularly visible within this streetscene. This busy, urban setting is a neutral contributor to the setting of the building, neither enhancing nor detracting from its heritage values.

Contribution of the Site and summary of development effects

- 4.41. It is clear from the assessment that the building's heritage value is not dependent on its setting, which has changed substantially over time. The Site does not make a contribution to the setting of the listed building due to topography, the intervening urban landscape and a lack of functional or historic association. The Site is not visible from the building and vice versa. Therefore development of the Site will not alter the setting of Timbrell's Cottages or its associated wall, and there will be impact on the building's significance.

Little Common Farm (Fig.12, C)

- 4.42. This farm complex is located adjacent to Willow Grove (Fig.12. 4) and is reached via Little Common Lane. Historically the farm operated closely with Willow Grove and they were in the same landholding though separate operating farmsteads, with Willow Grove the older and more high status complex. This farmstead appears on the Cruise map of 1805. It was not possible to access the farmstead due to it being private property but online imagery and cartographic information were able to provide data from this assessment. A long view image of the farmhouse was seen from the Baptist burial ground and found in Fig. 20. The farmhouse is a plain but symmetrical three-bay farmhouse with a tile roof and some modern extensions.



Fig. 20 Little Common Farmhouse photograph taken from the from the west (burial ground) looking east

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- 4.43. The farmstead is described in the LUC report as a non-designated heritage asset, the farmhouse being the only surviving historic structure. It goes on to say that its primary historic value is architectural, though it is clear that there is also historic (illustrative and associative) value in relation its history of ownership within the Baptist community and its wider story as a functioning farmstead within the hinterland of North Bradley and its associations with Willow Grove. The importance of this building is deemed by Land Use Consultants (LUC) to be of local importance, but low overall. Our assessment concludes that the building is a non-designated heritage asset, as such it has some heritage interest but this is deemed to be low.

Physical Surrounds – ‘What Matters and Why’

- 4.44. The building is located within a small complex of modern warehouse style buildings which we understand is now business rather than farming related. It is spatially connected to Willow Grove (Fig.12, 4), being located adjacent to each other. This association is obviously historical and historically functional as well and in general the relationship with Willow Grove is a positive element of the setting of the building, allowing these older associations to be read and understood and thus informing its historic interest.
- 4.45. The primary façade addresses the west, and the burial ground assessed above is located in fields to the west of the building. The building has less boundary tree screening than its neighbour Willow Grove and thus has a more open aspect, it connects visually with the surrounding fields, which still form an important and positive part of its setting. This rural setting, though slightly eroded by development of the business park to the rear, is also a positive factor within the setting of the building, again contributing towards its historic interest.

Experience – ‘What Matters and Why’

- 4.46. As detailed above the building lies within a landscape which is semi-rural in character. Medium and long views into and out of the site of the farmhouse are green and verdant in nature, but foreshortened by tall hedgerows and the woodland surrounding the business park. These views do contribute positively to the setting of the building and thus its significance; they are views which would have been experienced historically and which underpin the story of the farmstead within its own agricultural landscape.

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- 4.47. Whilst the building is not substantially screened, there is a sense of seclusion and privacy occasioned by the boundary hedgerows which enclose it; it is experienced as a private enclave, located at the end of a long drive, with limited permeability through the site. This aspect of its setting is a modern development and is neutral, making no contribution to its special interest.

Contribution of the Site and summary of development effects

- 4.48. The Site was not part of the historic landholding of Little Common Farm and is located some c.270m north of the farmhouse, across two fields. There is therefore no functional and historic association between the two sites. In visual terms, there is some inter-visibility between the Site and the farmhouse, but this is more experienced in glimpses over tall boundary screening, rather than open vistas towards each other.
- 4.49. Development of the Site would result in some views of new roofscape being glimpsed from the farmhouse, but the immediate and integral setting of the building, within its enclosed complex of gardens and outbuildings, set within a wider context of open fields, would not be altered and the important functional and historic relationship with Willow Grove would be preserved. The Site therefore does not form part of the setting of the farmhouse which contributes to its modest historic or aesthetic value and there will be no harm to the significance of the non-designated heritage asset as a result of the development.

Woodmarsh Farm (Fig.12, B)

- 4.50. Woodmarsh Farm appears on the 1805 Cruise map as a small farmstead with outbuildings and an orchard. We know from the apportionment that the majority of the Site is associated with the farmstead and it is owned by the Caswell family.
- 4.51. The extant remaining building of the farmstead is a thatched red brick linear dwelling with modern extensions. LUC detail that it has architectural and aesthetic value as a vernacular rural dwelling, however we would add that it also has historic (illustrative and associative) value as the surviving farmhouse of a long-established farmstead whose lands included the Site. This interest is thought to be local, and of overall low importance.



Fig.21 Woodmarsh Farmhouse, photograph taken from the east looking west

Physical Surrounds – ‘What Matters and Why’

- 4.52. The building is reached via a long driveway from Westbury Road. It lies adjacent to the Site and is both functionally and historically associated with it as the Site formed part of the landholding of the farmstead. This association with the adjacent rural landscape is a positive and important part of the setting of the building, as it allows the interpretation of the building by anchoring it within its historic field pattern context. However the historic boundary of the property has decreased from that seen in the 1st Edition OS; this is illustrated in Fig.22 (the yellow denotes the former wooded boundary). The Site can be accessed from the garden of the building and so there is an accessibility and permeability between the farmstead and the Site, which again is a positive factor in its setting.

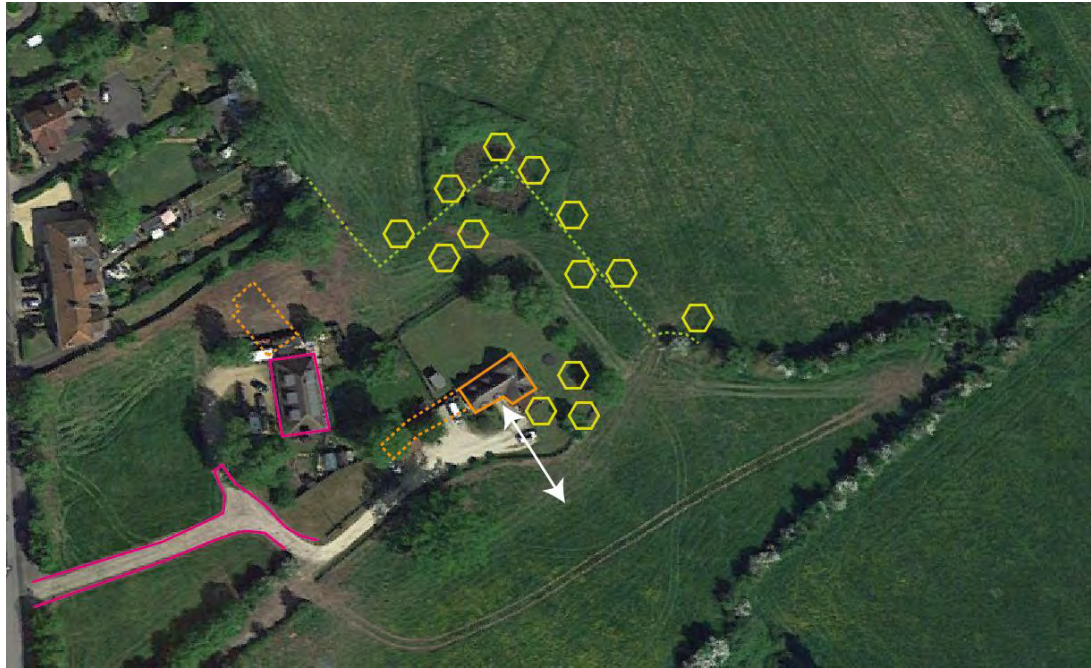


Fig.22 Woodmarsh Farm in plan: yellow showing the historic wooded boundary, orange the house and demolished sections and the arrow denoting a key view from the house (image courtesy of Google Earth)

- 4.53. The wider context to the west of the building is suburban in nature, and there is juxtaposition between the contextual character to the west and east/south of the building. The suburban element of the setting is a neutral contributor to the setting of the building, having no impact on its historic or aesthetic interest.

Experience – ‘What Matters and Why’

- 4.54. There is a picturesque and bucolic quality to the experience of the building when seen from the Site; this stems from the combination of fields, hedgerows and thatched house, all of which read legibly as an historic tableau. This is a positive aspect of the setting of the building and its historic interest.
- 4.55. The house is not enclosed by any boundary screening; it is open to and highly visible from the Site. There are positive open views to and from the Site, though to the east they are foreshortened by tall hedgerows and the woodland surrounding the business park. A key positive view is to the south-east, over hedgerows towards the Baptist churchyard, away from the development Site. To the west the view is more neutral in contribution to the building, being of mixed 20th century housing and a main road. A bungalow is also located close to the south-east of the building, though it is subservient in form.

Contribution of the Site and summary of development effects

- 4.56. It is clear from the above analysis that the Site makes a positive contribution to the setting of the building and to its historic narrative as a rural farmstead. The Site also makes a positive contribution to the aesthetic value of the cottage, not least because it provides the backdrop against which the vernacular quality can be appreciated.
- 4.57. The Illustrative Sketch Layout (Fig. 13) illustrates the proposed spatial relationship between Woodmarsh Farm and the Site. There is a substantial green buffer between the development and the farmhouse, with the line of development broadly following the former generous boundary of the property (as opposed to the current smaller boundary). Tree screening to soften the effects of built development would help to further support the efforts made in block planning and design to mitigate impact on the non-designated heritage asset.
- 4.58. The development of the Site will bring change to the wider setting of this building by introducing built form close to it. The rural quality of its setting will be eroded and the visual, functional and historic association with the surrounding farm landscape will be reduced. This alteration in the setting of the building, will harm part of its historical interest as a non-designated heritage asset. The development would lead to a low-moderate level of harm upon the significance of the non-designated building.

Conclusion on the settings assessment

- 4.59. This assessment has detailed and examined those aspects of the setting of heritage assets proximate to the Site which contribute to their significance. It has concluded that there is no harm to significance of the designated heritage assets located within the environs of the site as a result of development of the Site.
- 4.60. It has found that there will be a low-moderate level of harm to the heritage significance of Woodmarsh Farm, a non-designated heritage asset of low importance (LUC 2018) located adjacent to the Site. Measures have been taken in the design of the illustrative masterplan to mitigate the impact of development through tree screening and a green buffer zone between the scheme and the building. Paragraph 197 of the NPPF requires the scale of harm and the heritage significance of the non-designated heritage asset to be weighed in the planning balance. The scale of harm is low-moderate, and the heritage significance of the heritage asset is low.

5. CONCLUSIONS

Archaeological remains

- 5.1. There are no recorded archaeological remains within the Site.
- 5.2. The hedgerows defining the Site and within it are 'important' hedgerows under the Hedgerow Regulations 1997. They are non-designated heritage assets of low value.
- 5.3. The Site was formerly part of the open fields of North Bradley and was subject to piecemeal enclosure from the 16th century onwards, resulting in the present day well-established field layout. Post-medieval ridge and furrow is recorded by the Wiltshire Historic Environment Record within the Site, but LiDAR analysis, aerial imagery and site walkover show that no such earthworks are present. Any below-ground remnants of former furrows would be of insufficient archaeological interest to comprise heritage assets.
- 5.4. There is some limited potential for currently unrecorded remains of prehistoric or Romano-British date.

Historic landscape character

- 5.5. The Site lies within a local landscape of Piecemeal Enclosure and Re-organised Fields created by the Enclosure Act of 1807. These are the predominant historic landscape character type in Wiltshire, and are well-represented. Thus the historic landscape has little intrinsic heritage significance, and does not comprise a heritage asset in and of itself.

The setting of heritage assets

- 5.6. The assessment has concluded that the development proposals would not lead to harm to the heritage significance of any designated heritage assets located within the wider environs of the site.
- 5.7. Mitigation measures have been put in place within the design to screen the proposals from Woodmarsh Farm, and provide an appropriate 'buffer' of open space. There will remain a low-moderate level of harm to the heritage significance of the farmhouse, which is a non-designated heritage asset of low heritage significance. Paragraph 197 of the NPPF requires the scale of harm and the heritage significance of the non-designated heritage asset to be weighed in the

planning balance. The scale of harm is low-moderate, and the heritage significance of the heritage asset is low.

Key conclusions and recommendations

- 5.8. No in-principle constraint to development of the Site on heritage grounds (with regard to both potential physical impacts on archaeological remains, and non-physical effects on the 'setting' of heritage assets) has been identified by this historic environment desk-based assessment.
- 5.9. Although only a limited potential for currently unrecorded archaeological remains has been identified, a geophysical survey would provide additional information on the below-ground resource.

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Cartographic sources (viewed at Wiltshire and Swindon History Centre)

1805	Jeremiah Cruses' draft survey of the parish of North Bradley [523/19]
1807	Map of charity estates in the parish of North Bradley [1281/10]
1841	Tithe map and apportionment for the parish of North Bradley [via The Genealogist]

Subsequent Ordnance Survey maps viewed at: www.kyp.org.uk and <http://www.envirocheck.co.uk/>

Aerial photographs

May 1968 68/109

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to

include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that *'Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Section 72 of the Act requires that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: *'The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.'*).

The NPPF (2019) also clarifies in [Paragraph 201](#) that *'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance'*. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘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’ (NPPF (2019), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 193 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 194 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional’.

Paragraph 196 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Policy H2.2 Housing Allocations Plan

5.52 Approximately 25.26ha of land off the A363 south-west of the White Horse Business Park is allocated for the development of approximately 150 dwellings, as identified on the Policies Map. It is reasonably well located with regard to services and facilities.

The site extends over a significant area of agricultural land used for a mix of grazing and arable cropping. It is contained, to a degree, by existing development to the east and west and fronts a 'gateway' route to the town. An objective of detailed design and layout will be to retain visual separation of the Town's urban area from North Bradley village. To achieve this, development proposals would need to be focussed within the north-east of the site, screened with new planting and provide improvements to walking and cycling routes through to the town.

5.53 The site is characterised by a distinctive pattern of mature and semi-mature hedgerows and trees that form a feature in the landscape. Development of the site would need to retain these features and thereby provide a layout that respects the setting of North Bradley village as an important element of detailed design. Existing hedgerows and trees also provide habitat for protected and non-protected species. These natural features therefore provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats.

5.54 The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site include: woodland belts associated with the White Horse Business Park; a network of mature hedgerows/hedgerow trees; and the grounds of Willow Grove.

5.55 These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy

5.56 Proposals would need to provide for a high quality, sustainable development that enhances a key gateway approach to the town, whilst protecting the integrity of North Bradley as a village.

5.57 In order to facilitate development, appropriate contributions would be likely to be sought to help fund additional local school capacity. Funding contributions may also be sought where needed to increase capacity at local GP surgeries and dentistry at the town.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.

-
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the

application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

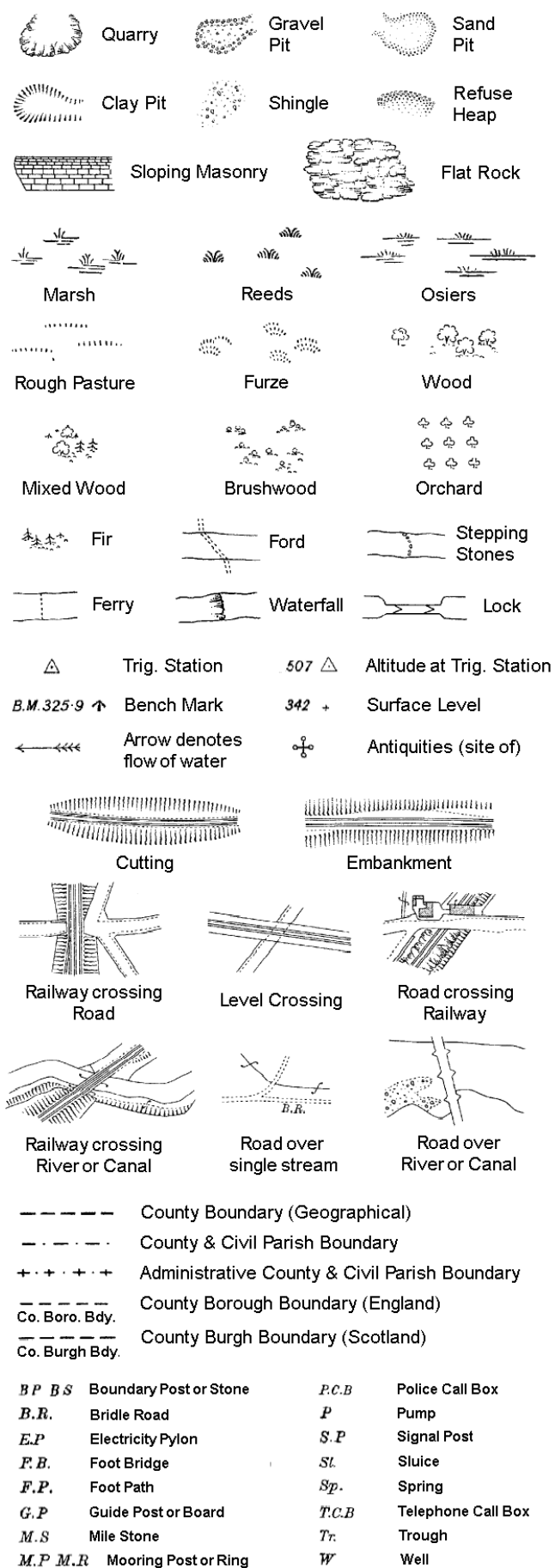
Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
1	Ashton Park: An archaeological evaluation was undertaken on site and thirty-eight trenches were excavated. The earliest dateable feature encountered consisted of a pit containing worked flint of a possible Early Neolithic date. A concentration of Early Roman ditched enclosures, associated trackway/droeways and pits/postholes were encountered within the northern and central parts of the site. A small quantity of residual prehistoric flint was also removed from Roman features. Evidence of medieval and/or later agricultural practice was identified across the site in the form of plough furrows and modern land drains. Post medieval/early modern field boundaries were also noted.	Multi-period	Centred on 8709 5622	EWI8562
2	Excavation North of Heywood House: Salvage excavation during construction of a water pipe revealed working hollows, post-holes, and shallow pits largely dated to the Early Iron Age period.	Iron Age	ST 8539 5478	EWI6538
3	White Horse Business Park: Findspot: undated flint tools and waste	Prehistoric	ST 8603 5580	MWI1334
4	Evaluation of Land at the Junction of Westbury Road and Phillips Way, North Bradley: Five trenches of 25m in length were excavated by machine. Anthropogenic features observed were restricted to trenches 1 and 5. Through sample excavation, these features are considered to represent post-medieval agricultural remains and include plough furrows related to ridge and furrow cultivation within trench 1 and two field boundary/drainage ditches within trench 5. In addition, a general background signature of medieval activity in the area was provided by residual finds of abraded sherds of medieval pottery. A background signature of pre-medieval activity within and around the proposed development area was also provided by a residual find of prehistoric lithic material.	Prehistoric and medieval	ST 8637 5514	EWI8596

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
5	White Horse Business Park: findspot: Romano-British pottery sherds	Romano-British	ST 8603 5579	MWI1284
6	Woodmarsh, Figurine found in 1988. A group of coins was found separately	Romano-British	ST 8520 5570	MWI1285
7	Bradley Road Post Office. Romano British coin	Romano-British	ST 8520 5670	MWI1282
8	Medieval settlement, North Bradley	Medieval	Centred ST 8539 5488	MWI1529
9	Yarnbrook, settlement with medieval origins	Medieval	Centred ST 8671 5507	MWI1303
10	Southwick Court Farm: Farmhouse surrounded by a moat	Medieval/post-medieval	Centred ST 8453 5580	MWI1388
11	Kings Farm – medieval farmstead	Medieval	ST 8599 5525	MWI70116
12	Water meadows: An extensive post medieval water meadow is visible as earthworks on air photographs and lidar. The water meadow is spread across a number of field plots at the confluence of Biss Brook and Bitham Brook. Most elements are extant on the latest 2009 vertical photography. The water meadow truncates elements of earlier features, such as medieval ridge and furrow and a boundary bank.	Post-medieval	Centred ST 8551 5405	MWI73515
13	A Second World War military camp is visible as earthworks and structures on air photographs	Modern	Centred ST 8484 5654	MWI73537
14	A Second World War production factory is visible as extant buildings and structures on air photographs.	Modern	Centred ST 8552 5608	MWI73510
15	Post-medieval ridge and furrow	Post-medieval	On Site	MWI73525

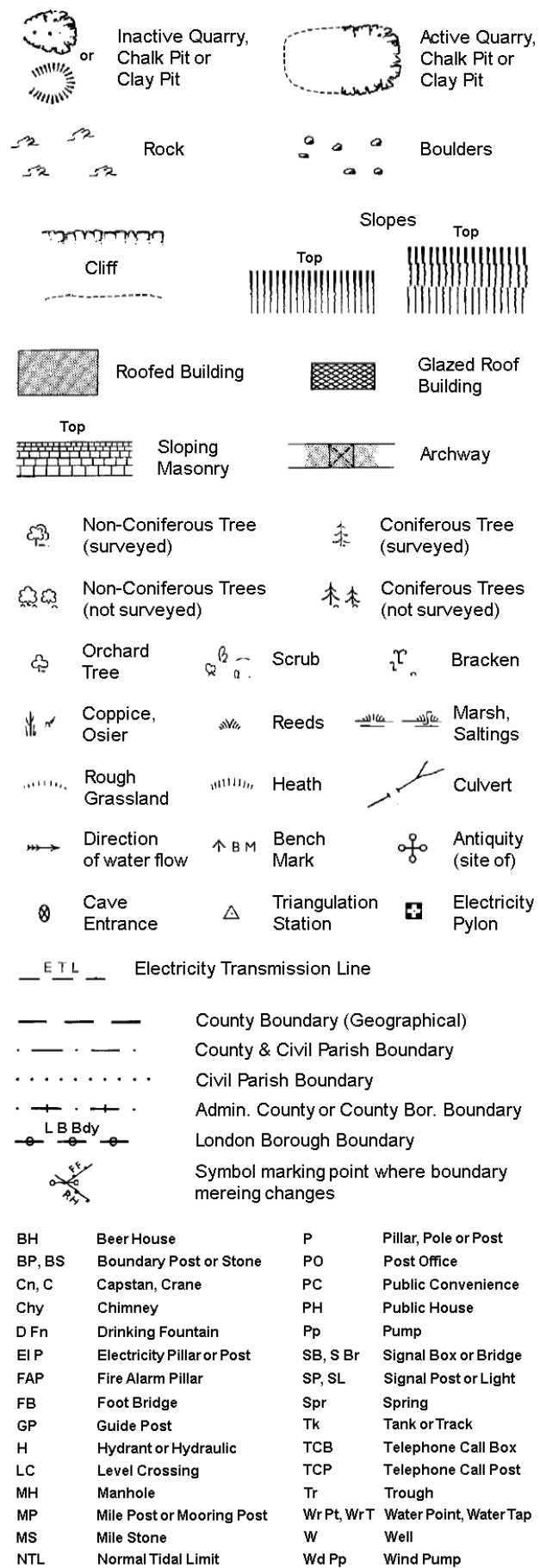
APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

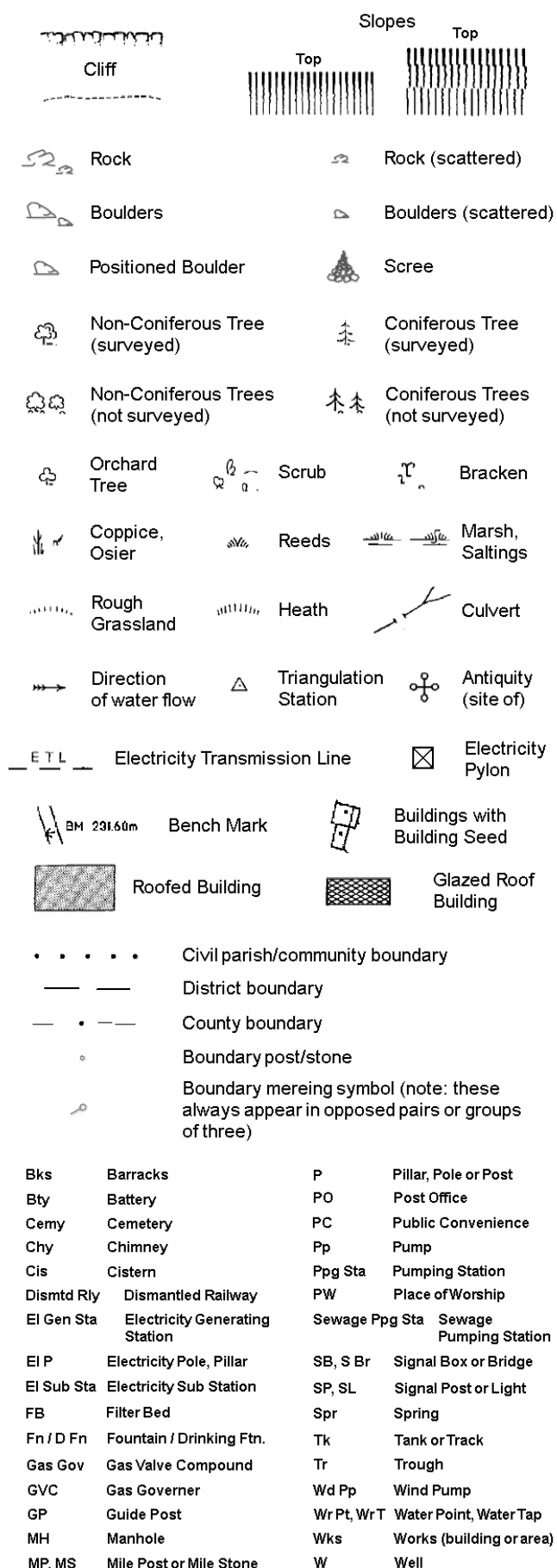
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information



Large-Scale National Grid Data 1:2,500 and 1:1,250



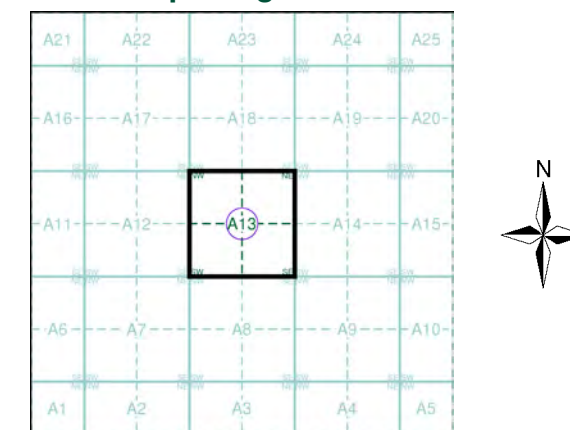
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Wiltshire	1:2,500	1887	2
Wiltshire	1:2,500	1901	3
Wiltshire	1:2,500	1924	4
Wiltshire	1:2,500	1937 - 1939	5
Ordnance Survey Plan	1:2,500	1970 - 1974	6
Ordnance Survey Plan	1:2,500	1974	7
Additional SIMs	1:2,500	1977 - 1990	8
Ordnance Survey Plan	1:1,250	1980	9
Additional SIMs	1:1,250	1981 - 1992	10
Additional SIMs	1:1,250	1983	11
Additional SIMs	1:1,250	1985	12
Ordnance Survey Plan	1:1,250	1990	13
Additional SIMs	1:2,500	1990	14
Large-Scale National Grid Data	1:2,500	1993	15
Large-Scale National Grid Data	1:1,250	1993	16
Large-Scale National Grid Data	1:2,500	1994	17
Large-Scale National Grid Data	1:2,500	1995	18
Large-Scale National Grid Data	1:1,250	1996	19

Historical Map - Segment A13



Order Details

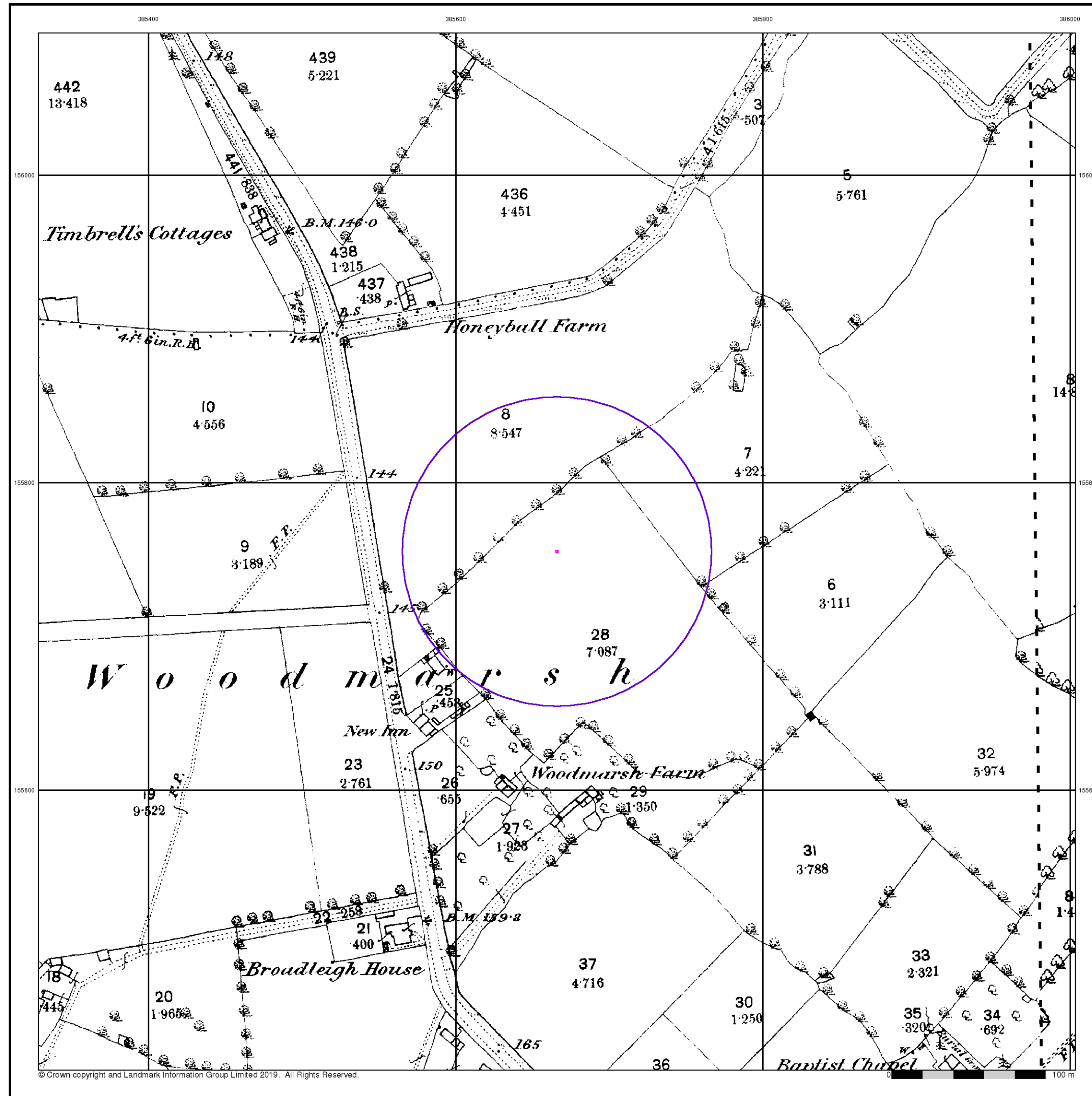
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Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Hitachi Capital Commercial Vehicles, Hakuba House, White Horse Business Park, TROWBRIDGE, BA14 0FL

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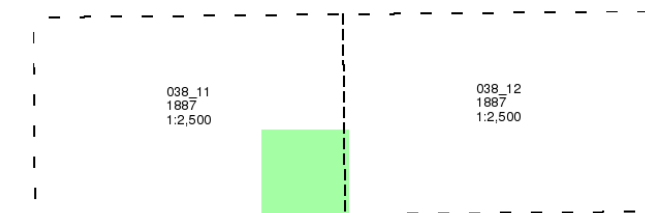
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Published 1887

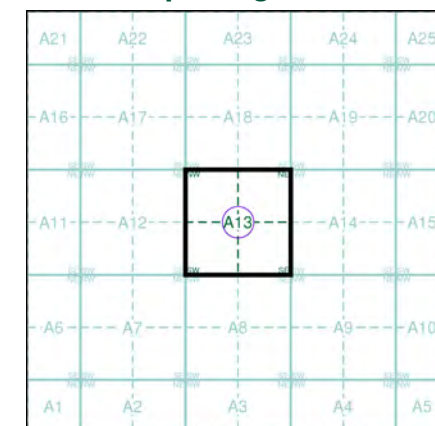
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

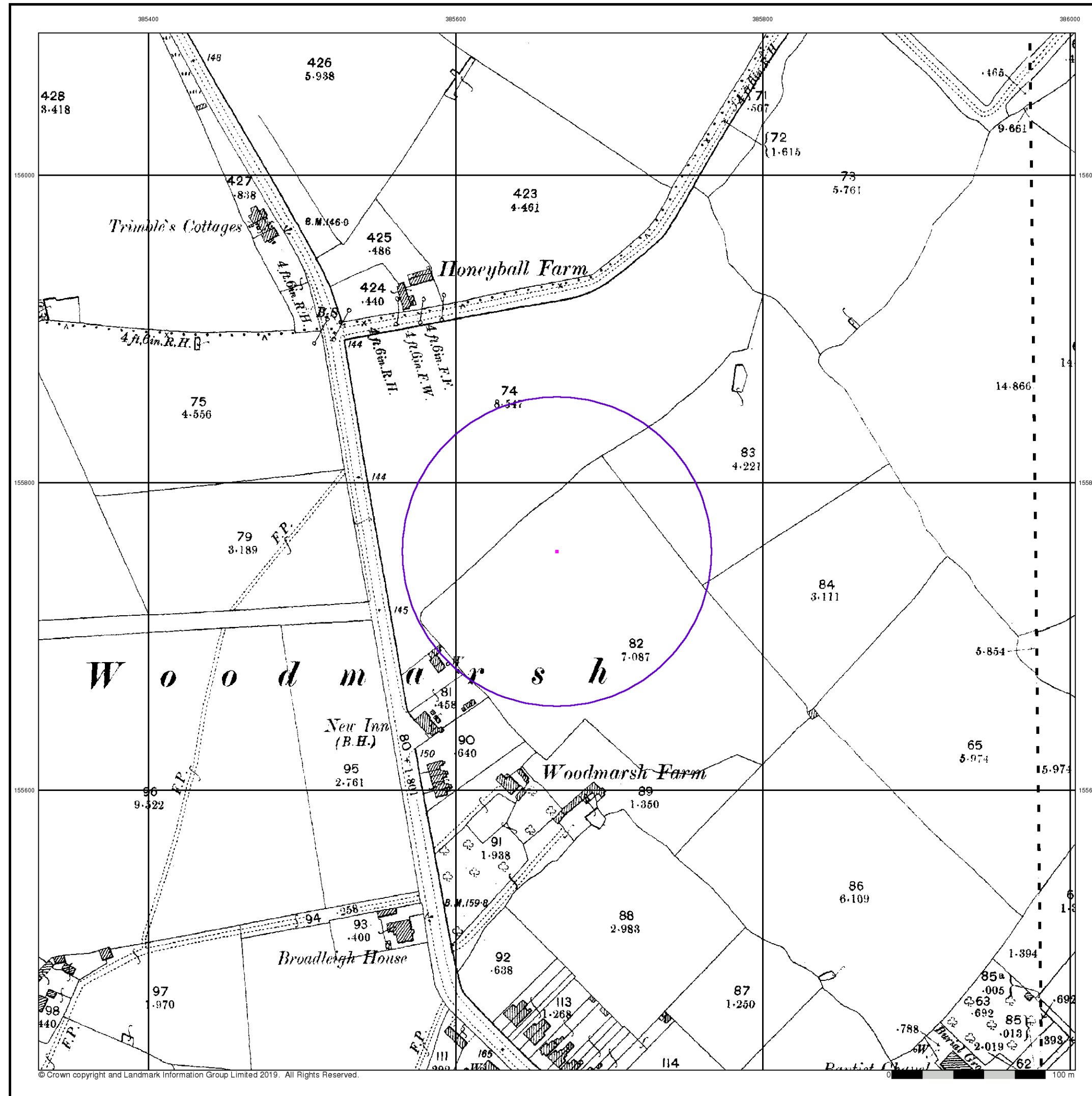
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Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

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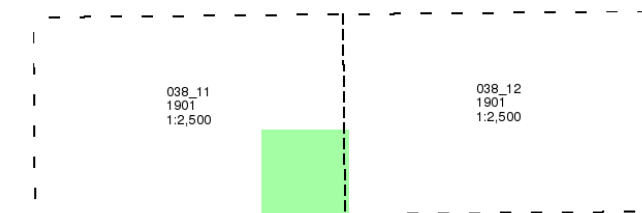
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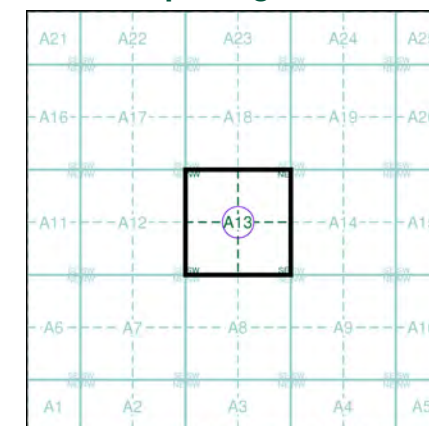
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Customer Ref: CR0242
National Grid Reference: 385670, 155760
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Site Area (Ha): 0.01
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