Land at
WOOLLEY GREEN FARM
Woolley Green, Bradford-on-Avon
Wiltshire

Heritage Statement

Prepared on behalf of

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By

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SUMMARY

Archaeological and historical research and visual survey reveals that a light industrial facility at Woolley Green Farm, for which a residential development has been proposed, is unlikely to contain significant archaeological remains. The application site itself is of no archaeological or historical significance or importance and makes a negative contribution to the aesthetic significance and importance of the rest of the Woolley Green and its designated heritage assets.

The proposed residential development would cause no harm to any heritage assets, whilst enhancing the aesthetic significance of three Listed Buildings - No. 3 Woolley Green, Woolley Green House and Woolley Green Lodge – as well as the historic environment of the village in general.

The proposals therefore meet the requirements of Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

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1 INTRODUCTION

1.1 Brief

1.1.1 This document presents an assessment of the significance of a parcel of land at Woolley Green near Bradford-on-Avon in Wiltshire and the likely affect of a proposed residential redevelopment on that significance. It has been prepared on behalf of Laurence Ovens – the owner - to support its application for Planning Permission, as required by Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

1.1.2 The assessment has been prepared by Michael Heaton MifA IHBC - an archaeologist and building historian – in accordance with the published guidance of *Historic England*[1], *Wiltshire Council,* the *Chartered Institute for Archaeologists*[2], the *Association of Local Government Archaeological Officers*[3] and Section 16 of the *National Planning Policy Framework*. It does not purport to be a detailed narrative history, but an assessment of the significance of the site and the likely effect of the proposals on that significance. It is based on archaeological and historical research and visual survey in July and August 2023, proportionate in scope and detail to the site's statutory significance and the applicant's proposals.

1.1.3 Methodologically, the assessment is guided by the professional standards of historical environment assessment promoted jointly by the Chartered Institute for Archaeologists and the Institute for Historic Building Conservation[4], which require that studies such as this present an assessment of the likely affect of the proposed development on the significance of affected heritage assets[5]. As that guidance conflicts with current Historic England guidance, which stipulates that assessment of impact should be undertaken only by the LPA's officers, Section 4.3 of this report is intended as guidance, not a definitive conclusion binding on the LPA's officers. The following pages and illustrations explain the methods and criteria used; summarise the site's geographical, historical and statutory context; present relevant primary historical data, and describe the layout, structure and fabric of the structure; and concludes with an assessment of the structure's significance and the likely effect of the proposals on that significance.

[1] English Heritage, 2006; English Heritage, 2001; English Heritage, 2011; English Heritage 2008, Historic England 2015. .
[2] Institute for Archaeologists, 2008.
[3] ALGAO, 1997.
[4] IEMA, 2021-09-17
[5] ALGAO, 1994, para 1.5; CIfA, 2017, p2 'Standard'

1.2 Method

1.2.1 Survey

a. The on-line version of the Wiltshire Historic Environment Record was examined for archaeological records falling within a 1km radius of the site. Excluding Listed Buildings, 13 spatially distinct archaeological records have been identified, one of which refers to multiple entries for the extensive archaeological works at Kingston Farm that, for the purposes of this study, area treated as a single entry. There are a large number of Listed Buildings within 1km of the site, many of which lie within the town of Bradford–on-Avon, where they are not plausibly within the 'setting' of the application site – or vice versa – or otherwise likely to be affected by development of it. These are excluded from the study. Three Listed Buildings lie close enough to the application site to be plausible affected by development of it and these are considered further.

b. The catalogues of the Wiltshire & Swindon History Centre and Nottingham University Library were examined for primary historical records relating to the site. Apart from cadastral surveys of 1832, 1840 and sales particulars of 1864 and 1918, the W&SHC holds no primary material relating specifically to this site. Nottingham University Library holds a large amount of material relating to the Wiltshire estates of the Manvers Family of Thoresby Hall, who owned much of Bradford-on-Avon and surrounding parishes until the early 20th century. The collection is not indexed in detail, but the catalogue entries do not mention Woolley Green Farm. In view of the expense that would be involved in examining the collection piece-by-piece without any guarantee of success, it has not been examined for this study.

c. Following analysis of the archaeological and historical sources, the site and its surroundings were inspected on the 1st August 2023. Inspection examined the site itself and its spatial and visual relationship with the village of Woolley Green and its Listed Buildings.

1.2.2 Report preparation

a. The geographical and historical context of the site is summarised in Section 2 and Figure 1, to assist readers' understanding of the historical sources and criteria against which archaeological and historical significance are assessed, followed by a resume of effective heritage law and policy.

b. The development of the site and its surroundings since 1837 is presented as a map regression on Figure 2 with an explanatory narrative in Section 3.1. The HER and Listed Building data is summarised in Section 3.2 and its spatial distribution relative to the site illustrated on Figure 3. HER data is referred to by its primary 6-figure reference or, for older records, the OS-based map sheet reference. The site and its spatial and visual relationship with Woolley Green and its Listed Buildings is described in Section 3.3, cross-referenced to a selection of photographs presented as Figure 4. The full National Heritage List descriptions of those three Listed Buildings are presented as Appendix 2.

c. The report concludes with an archaeological and historical interpretation of the collated data, an assessment of its significance and importance, and an assessment of the likely effect of the proposals on that significance and importance. Interpretation is based on the author's published methods[6] and received history; assessment of significance follows the guidances of the *South West Archaeological Research Framework*[7], Historic England[8], Kerr[9] and specifically *Principles of Cultural Heritage*

[6] Cf. Heaton, 2009, 2014, 2018
[7] Webster, *et al*, 2008

Impact Assessment[10] that distinguishes between 'significance' and 'importance'. Assessment is predicated on the acknowledgement that 'heritage assets' such as archaeological remains and historic structures have aesthetic, archaeological and historical significance. Assessing the relative values of those qualities is an essentially subjective exercise dependent on factors such as completeness, scarcity, established historical themes and use. Those values are complementary, but they can also be mutually exclusive: older does not necessarily mean more important. Significance means the '*ability to convey meaning*' and is assessed with reference to archaeology, architectural, social and economic history of this part of the southern of England. Importance means the value a society places on that significance. Both are defined here using a hierarchical terminology based on that established by Kerr[11], viz: *Exceptional*, *Considerable*, *Moderate*, *None/Neutral*, *Negative*. The three higher levels of that hierarchy correspond broadly to the designation grades applied to 'Listed Buildings', viz: Grade 1 (Exceptional), Grade 2* (Considerable) and Grade 2 (Moderate); 'None/Neutral' means the subject entity neither contributes nor detracts from the site's importance; 'Negative' means the entity detracts from the site's importance.

d. Assessment of impact – or affect, to be less emotive – requires the factoring of 'importance' and 'change' and follows the guidance of Kerr, ICOMOS, Historic England and IHBC/CIfA[12], the latter recommending the use of a ranked hierarchy of impact of c. three levels. Kerr recognises five grades of significance/importance ranging from 'negative' (i.e. undesirable) to 'exceptional'; and ICOMOS recognises five grades of change, from 'no change' to 'catastrophic change'. The of that change is necessarily conditional on the significance/importance of the effected heritage asset: destruction of a structure of no or negative importance being of less concern than partial destruction of one of moderate importance. The terminology used to classify the resultant 'impact' or 'effect' of that change is, in England, obliged to follow that of Historic England and the NPPF, which recognise only two grades of harm: '*substantial harm*' and '*less than substantial harm*'. However, as the accompanying Planning Practice Guidance acknowledges the possibility of '*no harm*'[13], three grades of 'harm' are used here: 'none', 'less than substantial' and 'substantial'. A suggested correlation between the NPPF/PPG terminology and that used in the rest of the world is presented in Appendix 1.

1.2.3 Archive

a. The archive contains no new primary material. Accordingly, it will not be deposited publicly.

1.3 Caveats

1.3.1 This report has been prepared with reasonable skill and care, following the guidances of the professional bodies cited above and based on information publicly available at the time of writing. Archaeological or historical discoveries made in the area after the date of writing, or changes in research strategies effecting the perceived significance of such discoveries, may effect the currency of the report.

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[8] English Heritage, *op cit*
[9] Kerr, J.S., 1996
[10] IEMA, 2021
[11] Kerr, *op cit*
[12] IEMA, *op cit*
[13] Planning Practice Guidance, para: 017 Reference ID: 18a-017-20140306: : "*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or* ***conceivably not be harmful at all****, for example when removing later inappropriate additions to historic buildings which harm their significance"*

1.3.2 No person other than the Client named in paragraph 1.1.1 to whom this report is addressed shall rely on it in any respect and no duty of care will be owed by the author to any such third party.

1.3.3 The Summary and conclusions contain overviews of the key findings. However, no reliance should be placed on any part of the summary or conclusions until the whole of the report has been read: other sections of the report, particularly the methodological statements contain information that may effect interpretation of the summary. The figures are included for illustrative purposes only. Whilst every care has been taken to ensure metric accuracy, they should not be used for the specification or control of repair or construction works without checking all dimensions and positions on-site.

2 SITE

2.1 Situation and definition

2.1.1 Woolley Green is a village within the civil parish of Bradford on Avon, which straddles the valley of the River (Bristol) Avon in west Wiltshire. It is an undulating landscape of arable and pastoral land created by the tributaries of the River Avon cutting into the sequence of Jurassic limestones and clays that rise slowly into the Cotswold Hills to the north. The geological base is of Oxford Clay and Cornbrash limestone that together support shallow, poorly drained argillaceous soils typically less than 300mm thick.

2.1.2 The village is nucleated about the 'T'-junction of the B3105 and Woolley Green Lane, approximately 1km northeast of the centre of Bradford-on-Avon. It comprises Woolley Grange Hotel and its associated boundary structures, the buildings of Woolley Grange Farm and a dense cluster of buildings of varying forms about Woolley Green House. Woolley Green Farm is the name retained by the former farm yard of Woolley Green House and its associated agricultural land around the northwest edge of the village. It now comprises a light engineering enterprise housed in three large portal sheds arranged around a concrete yard at the northwest corner of the village.

2.1.3 The owner seeks consent for replacement of the industrial premises with three dwellings and car shelters in a courtyard arrangement, accessed via a dedicated vehicular drive that has already been constructed with planning permission.

2.2 Historical context

2.2.1 Though perhaps overshadowed - geographically and metaphorically – by the uplands of the Cotswolds and Salisbury Plain between which it flows, the valley and margins of the Bristol Avon is an area of outstanding archaeological survival and historical significance, populated by the material remains of prehistoric, Roman, medieval and early Industrial remains. These survive as artefact scatters and *in-situ* settlement and burial remains, often encountered by chance during agricultural or construction groundworks; the settlement pattern of towns, villages and larger farms, many containing good examples of medieval, Post-medieval and Georgian buildings; and an outstanding stock of industrial architecture of 17th – 19th century construction that belies the landscape's otherwise bucolic character.

2.2.2 Woolley/Woolley Green is first recorded historically in the middle of the 13th century[14] and appears to have been established as a daughter settlement of Bradford-on-Avon

[14] Gover, 1939, p.118

during the rapid population increase of that also saw the founding of settlements such as Salisbury. It was a 'tithing' of the parish of Bradford, i.e. a self-governing community lacking a parish church. Unlike most surrounding parishes, the agricultural land of Bradford-on-Avon was not 'enclosed' until the middle of the 19th century[15] – i.e. privatised – and there is no historical evidence for 'ancient enclosure' around Woolley, partly because of the chaotic stewardship of its principal landowner throughout the later Middle Ages and into the mid 19th century – the Manvers Family of Thoresby Hall in Nottinghamshire.

2.2.3 Historical research of the area is complicated by the changes of parish boundaries in the late 19th century, the multiplicity of names incorporating 'Woolley' and the involvement of the Manvers Family – also known as Pierrepont. The estates of the Manvers Family were broken-up piecemeal throughout the 17th, 18th and 19th centuries to pay debts, resulting in the fragmentation and loss of estate archives. While it is not certain that they owned this site, it is probable. Accordingly, there appear to be no primary records from the 18th or early 19th centuries relating to it – certainly none in publicly accessible archives. However, the whole village and the farm land bordering it was part of the Woolley Grange Estate in 1864, held then by the Baskerville family, and the Victoria County History tells us that Woolley Grange – now a hotel – is a " *medium sized manor house dating from the 17th century"*.

2.3 Status and heritage policy matrix

2.3.1 Archaeological sites, historic buildings and conservation areas are protected from deleterious change by the Ancient Monuments And Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The most important are individually identified and designated as Scheduled Monuments or Listed Buildings. Neither those acts or designations preclude change, merely that the Secretary of State or the Local Planning Authority must have 'special regard' to the desirability of preserving the 'heritage asset' and it's setting from harm, when determining applications for Planning Permission, Listed Building Consent or Scheduled Monument Consent. .

2.3.2 That primary legislation is articulated in Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework. In explaining the purpose of Policy 58 with reference to 'designated heritage assets' such as Listed Buildings, Wiltshire Council states that "…*designation… does not preclude the possibility of new development…*(but that) *it is expected that development will be of the highest standard…*(and that) ..*the form, scale, design and materials of new buildings are complementary to the historic context."* Policy 58 then states that it applies to non-designated heritage assets such as buildings of regional and local interest and that " *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 manner appropriate to their significance",* and that "*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 NPPF requires planning authorities, when determining applications effecting Listed Buildings, their settings, archaeological sites and non-designated 'heritage assets', to give great weight to the conservation of the significance of those heritage assets. The weight given to conservation should be proportionate to the importance of the heritage asset, so that for instance, 'substantial harm' to or loss of Grade 2 Listed Buildings should be exceptional. The Planning Practice Guidance to the NPPF defines 'substantial harm' as the loss of a key feature of the building's significance.

[15] Sandell, 1971, p29

2.3.3 The application site does not contain or adjoin any 'designated' heritage assets, but three lie close enough to it to be plausibly visually affected by changes to it: No. 3 Woolley Green, Woolley Green House and Woolley Green Lodge. All are Grade 2 Listed Buildings. Other Listed Buildings within the village are not intervisible with the application site or likely to be affected by changes to it, so are not considered further.

3 SURVEY

3.1 Historical sources Figure 2

3.1.1 The site is clearly identifiable on the 1837 parish survey as Plot 389 (Figure 2, d). Unfortunately there is no surviving written schedule accompanying the survey map, but the survey undertaken only three years later in c. 1840 for the Tithes Commutation Act (Figure 2, c) is accompanied by a detailed 'apportionment' schedule. That survey identifies the site as Plot 2227, owned by the executors of John Jones, occupied by a Samuel Kendall and described as 'orchard and barton'. The term 'barton' meant 'farm yard' and John Jones is likely to have been a fictional name for an unknown landowner.

3.1.2 The same plot reference number – 2227 – was employed for the sale of the Woolley Grange estate by the Baskerville Family and their multiple mortgagees to James Beaven in 1864 (Figure 2, b) to . It was described in the sales schedule as an orchard and barton occupied by a Thomas Clarke Hillier, but with the owner listed simply as 'freehold'. The sale had been challenged in the courts because of complex tenures and mortgages that had been re-assigned multiple times over the preceding centuries, necessitating recourse to Chancery in 1862. A legal deposition by a Richard Price of Bradford and Woolley, aged 27, confirmed that all the land around the village except Plot 2227 was the "old estate" of Henry Baskerville of Woolley Grange. The adjoining Plot 2245 was described as 'Bricklands', suggesting it had been quarried for clay. Confusingly, at that time, Woolley Grange was the residence of a Capt. Palairet whose name appears on several deeds, leases and mortgages around Woolley throughout the early 19th century and who had Woolley Lane moved eastwards away from Woolley Grange to its present course[16]. The term 'residence' doesn't necessarily denote freehold ownership, especially in the 19th century, but it seems unlikely that a tenant would have the authority to have a public highway moved.

3.1.3 Nonetheless, when the estate was sold again in 1918, the site was scheduled as Plot 89 'Orchard and Homestead' and sold to a B. Williams. There are no buildings within Plot 89 on the accompanying plan (not illustrated here) but the map conventions used suggest that Plot 89 included the present application site and the square plot of land at its southeast corner occupied now by the house called 'Wetherham', as indicated by the 1924 Ordnance Survey 6" scale map (Figure 2,a). Throughout the c. 100 years recorded by the available sources, the boundaries of the application site did not change or contain buildings and it appears to have remained an orchard with attached yard.

3.2 HER data Figure 3

3.2.1 The 13 archaeological records held by the Her refer to four types of entity: field boundaries and associated earthworks, WW2 installations, parkland and archaeological remains.

3.2.2 The most numerous (173703, SW618, 173715, SW609, 173717, 173695 and 173714) are field boundaries and associated earthworks such as 'ridge and furrow'

[16] VCH, 1953, p6

and 'lynchets' – the former created by perennial ploughing of linear strips and the latter by perennial ploughing along the contours of valley/hill sides. All are inherently undatable but they are co-aligned with existing field boundaries and received understanding is that these are generally of medieval formation. None are closer than c. 500m to the application site.

3.2.3 Archaeological remains have been identified at three sites (176412, 176262 and 174590 et seq). These comprised settlement remains of late prehistoric to Romano-British date extending along the upper slope of the south-facing side of the river valley now followed by the B3107 and extending c. 150m south and north of the road. The archaeological remains comprised ditches, post holes and pits filled with culturally enhanced soils, but no overlying or stratigraphically linking soil horizons because of plough truncation. The nearest of these to the application site – 176412 – is c. 700m south of it.

3.2.4 Two instances of probably WW2 linear trenches have been identified on aerial photographs (173693 and 173674). These have not been investigated archaeologically, but it is likely that these were constructed as civil defence measures, rather than the exercise trenches that survive across large areas of Salisbury Plain.

3.2.5 A single area of parkland has been identified immediately east of the village (SW533). The HER provides no explanation of the identification, other than proximity to Woolley Grange House and its former arched gate now standing on the east side of Woolley Lane, and there are no parkland features – such as boundary structures or parkland trees – visible now.

3.2.6 Three Listed Buildings are close enough to the application site for it to be within their settings, the full National Heritage List descriptions of which are presented as Appendix 2. No. 3 Woolley Green is a late 17th century – early 18th century, 1.5 storey vernacular cottage, the back garden of which adjoins the application site; Woolley Green House is a three storey Classically proportioned house of late 18th century – early 19th century date, the west elevation of which is intervisible with the application site; Woolley Green Lodge is a two-storey vernacular house of early 18th century date, the west elevation of which is intervisible with the application site. The NHL also asserts that Woolley Green House, Woolley Green Lodge, Nos 12-13 Woolley Green and the former Gothic archway of Woolley Grange – though not Woolley Grange itself – form a 'group'. Nos 12-13 Woolley Green are former stables of late 18th – early 19th century date on the east side of Woolley Lane but probably formerly part of Woolley Grange, and the Gothic archway at their southern end is assumed to have been of the gardens of Woolley Grange. These are c. 150m southeast of the application site and are not intervisible with it.

3.3 Surroundings

Figure 4

3.3.1 The application site is at the northwest corner of the village, filling the angle between the boundaries of Nos 3 and 4 Woolley Green to the south and Nos 6-9 Woolley Green to the east. It comprises three large portal sheds on a concrete hardstanding, contained with boundary structures of varying form: to the south is a mix of larch lap fencing and pre-fabricated concrete panels, the partial west and north boundaries are mature hedges, and to the east is a mix of breeze block and rubble walling.

3.3.2 To the west and north are fields, though those to the west will soon be occupied by new industrial buildings, and to the east and south are the gardens and buildings of the northwest corner of Woolley Green, together with an un-paved lane that serves as a vehicular access connected to the B3107 that runs west-east through the centre of the village. The gardens are defined and contained within a variety of boundary structures arranged in a rough grid about the access lane. The buildings are of varying dates, forms and materials and are closely spaced.

3.3.3 To the south are the 18th – 19th century vernacular cottages of Nos 3 and 4 Woolley with the mid 20th century 'Wetherham' next door to the east, all standing in generous gardens bounded along their south side by the B3107. The buildings to the east are converted single storey agricultural buildings of 18th – 19th century date, adapted for residential and holiday let use, arranged in a tight grid around the un-paved lane that leads north from the B3107 to the fields at the northern edge of the village. Each has a modest rear garden, but the face onto a shared courtyard inherited from their farmyard origin. The group is dominated by the taller Woolley Green House and Woolley Green Lodge that stand on the southern and eastern edge of the group facing the B3107 and are the principal village buildings. The walls are generally of locally rubble, much of it rebuilt with cementitious mortars, or ashlar Bathstone, but 'Wetherham' is of reconstituted stone.

3.3.4 Beyond the B3107, to the south of the application site, is a light industrial estate attached to Woolley Grange Farm and, to the east of that, its 18th and 19th century buildings. East of the 'T' junction at the village centre is the holiday accommodation of Woolley Barn Farm with Woolley Park Farm beyond. South of the 'T' junction along Woolley Lane is the group of buildings, archway and boundary structures of Woolley Grange.

3.3.5 Visibility within and across the village is good, except where tall boundary structures – such as the boundary wall of No. 2 Woolley Green or the elevations of Woolley Green House and Woolley Green Grange – obstruct views. The portal sheds of the application site are intervisible and co-visible with, for instance, Nos 3, 4, 6-9 Woolley Green, Woolley Green House and Woolley Green Grange, but not with the buildings and structures in Woolley Lane, which are shielded from view by the boundary walls of No. 2 Woolley Green and Woolley Grange Farm.

4 ANALYSIS

4.1 Archaeological and historical interpretation

4.1.1 Woolley Green was established as a daughter settlement of Bradford-on-Avon in the 13th century, in a marginal, poorly drained position on the boundary of the parish with South Wraxall. It is likely that the area had been used since the prehistoric period, but prehistoric and Romano-British settlement appears to be concentrated along the southeast-facing slopes c. 1km to the south that are closer to the river and better-drained. There is no *prima facie* evidence of prehistoric, Romano-British or early medieval settlement within the immediate vicinity of the application site or the village.

4.1.2 Its marginal situation suggests it might have been a 'charlton' type settlement i.e. the squatter settlement of serfs or 'churls', but by the 17th century permanent occupation had been formalised by the presence of a manor house – Woolley Grange – and by the late 18th century it had become a desirable setting for larger houses such as Woolley Green House and Woolley Green Lodge. Those two houses appear to have originated as the principal dwellings of a farm or farms, the agricultural buildings of which – such as the barns and cattle sheds – remained in the village because the parish was not formally enclosed until the later 19th century. The farms operated from the village centre until recently, unlike the majority of parishes in Wiltshire that were 'enclosed' in the 18th century and their farm buildings relocated into the farmland. So, for instance, Woolley Park Farm was not established in its present position outside the village until after 1864, at least 100 years later than comparable farms in parishes such as, Trowbridge or North Bradley, for instance. The late enclosure and the complex history of ownership that characterises the village and its relatively large number of small agricultural buildings was partly a result of the Manvers' chaotic ownership of most of the parish throughout the later Middle Ages and into the early 19th century.

4.1.3 By the early 19th century, the application site was an established orchard of the farm attached to Woolley Green House, hence Woolley Green Farm, the 'barton' or farmyard of which is now occupied by 'Wetherham' and the driveway of No. 4 Woolley Green. The plot immediately west of it was known as 'Bricklands' at that time, suggesting that it has been quarried for brick clay, and it is highly likely that the application site had served a similar purpose, which might explain why it remained otherwise un-used while adjoining land to the east was used for agricultural buildings. There is no evidence of any other form of activity within the site, certainly none likely to have created interpretable archaeological remains. It remained an orchard until well into the 20th century, when the present buildings, hardstandings and boundary structures were constructed.

4.2 Significance and importance

4.2.1 The application site is of no archaeological significance and only modest historical significance as a component of a complex and atypical landscape and settlement history. It is of no aesthetic significance in its own right, but is of negative significance as a component of the setting of the three Listed Buildings nearest to it. The portal sheds occupying the site – though similar to most modern farm buildings – are larger and of different character to all the neighbouring buildings and are intervisible and co-visible with the three nearest Listed Buildings. Their high roofs and elevations of corrugated sheeting are a visual intrusion in what is otherwise a bucolic ensemble of domestic and vernacular agricultural buildings of, essentially, vernacular 18th and early 19th century form.

4.2.2 The three nearest Listed Buildings – No. 3 Woolley Green, Woolley Green House and Woolley Green Lodge – are of moderate historical and aesthetic significance and are likely to be of similar archaeological significance. That significance derives from their position and orientation within the village relative to other buildings and boundary structures, their architectural form and their material fabric. The portal sheds within the application site affect the visual relationships of those buildings to their surrounding agricultural landscape by obstructing views towards and from those building.

4.3 Likely effect of the proposals

4.3.1 Replacing the existing portal sheds and their concrete hardstanding with domestic buildings of similar size, form and external materials as the rest of the village, would enhance the aesthetic significance of the village, its Listed Buildings and other heritage assets. Construction would be unlikely to affect archaeological remains.

4.3.2 To paraphrase Policy 58: The proposal would "…*protect, conserve and …enhance the historic environment..*" and the settings of Designated Heritage Assets would "..*be conserved, and …..enhanced in manner appropriate to their significance",* and "*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.. enhanced".*

4.3.3 It would be reasonable to conclude that the proposal would cause no harm to the significance of the application site or of any heritage assets.

4.4 Conclusion

4.4.1 It would be reasonable to conclude that the proposed redevelopment and accompanying archaeological strategy would satisfy the requirements of Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

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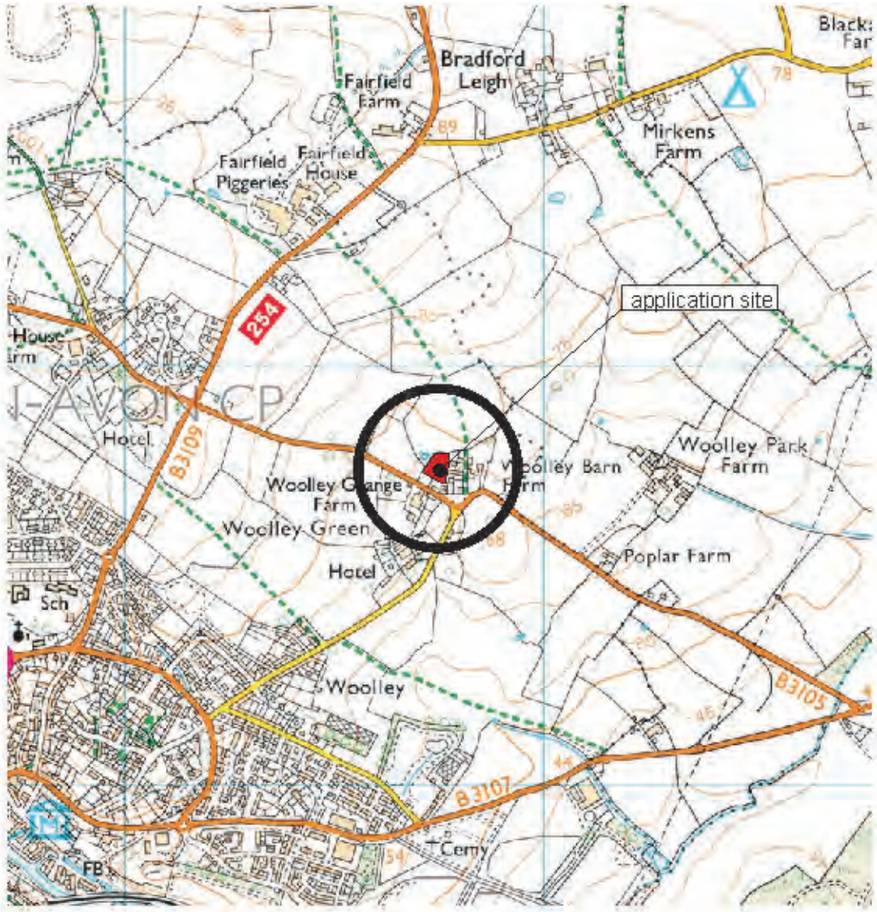
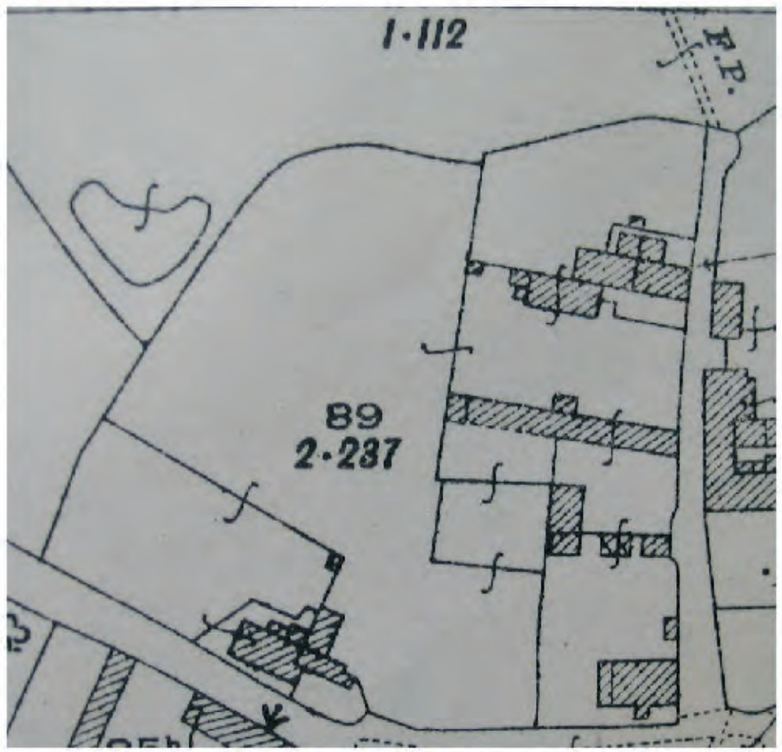


Situation

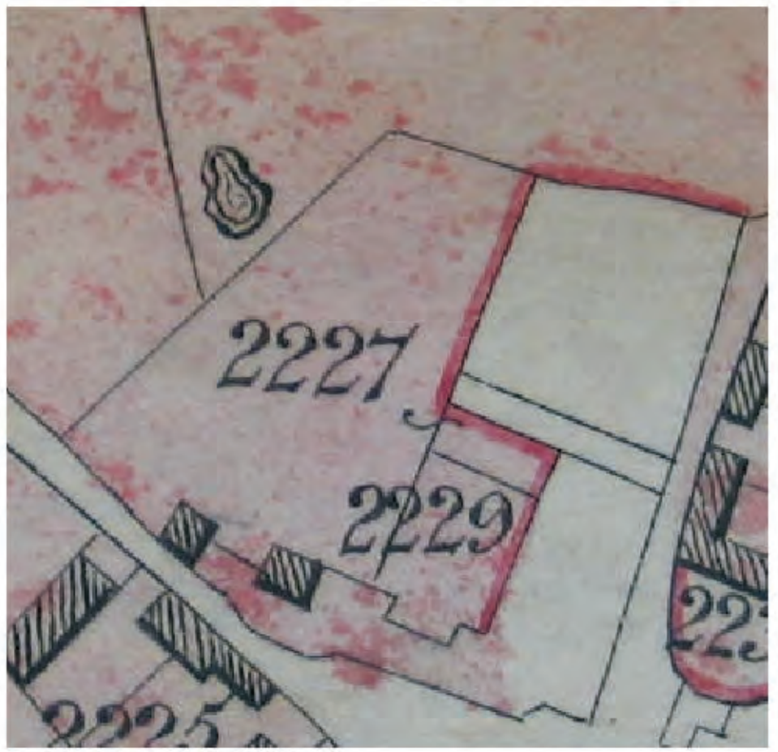


Site

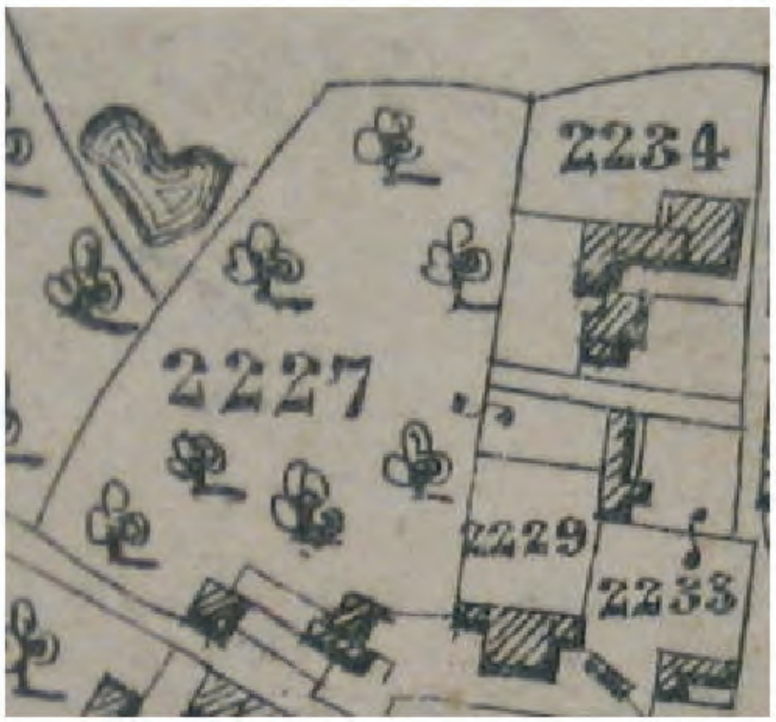
A3



a. 1924



b. 1864



c. 1840 (W&SHC ref. TA Bradford-on-Avon)



d. 1837 (W&SHC ref. G13/99010L)

A3

Figure 2



A3

HER Data

Figure 3



Application site from the west



Nos 3 and 4 Woolley Green from the south, with application site in the background



Nos 6-9 Woolley Green from the east, with application site in the background



Woolley Green from the north, with application site in the foreground

A3

Figure 4

Appendix 1. Importance and Impact Classification Criteria

	DEGREE OF CHANGE →	Material fabric and setting wholly unaltered	Either material fabric or setting altered, but essential significance remains unaffected and both attributes remain recognisable and appreciable together as the heritage asset	Material fabric and setting both altered but essential significance of the heritage asset remains unaffected and both attributes remain recognisable and appreciable as the heritage asset.	Material fabric and setting both altered to the extent that the essential significance of the heritage asset is diminished. Both attributes remain recognisable and appreciable as the heritage asset, but its significance is diminished.	Material fabric and setting no longer capable of being appreciated as heritage assets.
IMPORTANCE		**Neutral**	**Slight**	**Moderate**	**Severe**	**Catastrophic**
Asset is a Scheduled Monument, Grade 1 Listed Building or Grade 1 Registered Landscape, or warrants designating as such.	**Exceptional**	No Change / *No harm*	Slight Change / *Less than substantial harm*	Moderate Change / *Less than substantial harm*	Severe Change / *Substantial harm*	Catastrophic Change /*Substantial harm*
Asset is a Grade 2* Listed Building or Registered Landscape, or warrants designating as such; or is an archaeological site or structure, investigation of which would augment or challenge received research frameworks.	**Considerable**	No Change / *No Harm*	Slight Change / *Less than substantial harm*	Moderate Change / *Less than substantial harm*	Moderate-Large Change / *Substantial harm*	Large-Very large Change / *Substantial harm*
Asset is a Grade 2 Listed Building or Registered Landscape, or warrants designating as such; or is an archaeological site or structure, investigation of which would confirm received research frameworks.	**Moderate**	No Change / *No Harm*	No-Slight Change / *Less than substantial harm*	Slight Change / *Less than substantial harm*	Moderate Change / *Less than substantial harm*	Moderate-Large Change / *Substantial harm*
Asset is not a Listed Building or Registered Landscape and does not warrant designating as such; or it is an archaeological site or structure, investigation of which would neither confirm nor challenge received research frameworks.	**Neutral**	No Change / *No Harm*	No-Slight Change / *Less than substantial harm*	No-Slight Change / *Less than substantial harm*	Slight Change / *Less than substantial harm*	Slight-Moderate Change / *Less than substantial harm*
Asset detracts from or damages the aesthetics, amenity or material fabric of a Scheduled Monument, Listed Building, historical landscape or of an entity that warrants designation as such or an archaeological site or structure.	**Negative**	No Change / *No Harm*	No Change / *No harm*	No-Slight Change / *Less than substantial harm*	No-Slight Change/ *Less than substantial harm*	Slight Change / *Less than substantial harm*

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Appendix 2. National Heritage List descriptions

Statutory Address: 3, WOOLLEY GREEN
Wiltshire (Unitary Authority)
Parish:Bradford-on-Avon
National Grid Reference: ST8373961707

Details

1. WOOLLEY GREEN 5411 No 3 ST 8361 3/145
II
2. Late C17/early C18. 1 storey plus attics in 2 gables. Rubble with ashlar quoins. Stone-tiled roofs coming forward to eaves between the gables. Central stone chimneystack. 2 windows in gables. 3 windows on ground-floor. Paired casements with rectangular drip-moulds. Square-headed doorway with plain architrave surround. Hood supported on curved brackets over. 6-panel door with upper 2 panels glazed.
Listing NGR: ST8373961707

Statutory Address: WOOLLEY GREEN HOUSE, WOOLLEY GREEN
District: Wiltshire (Unitary Authority)
Parish: Bradford-on-Avon
National Grid Reference: ST8380361700

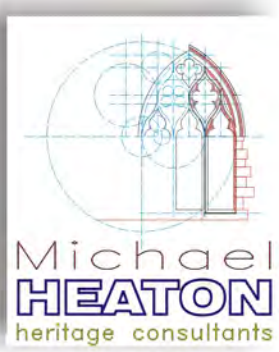
Details

1. WOOLLEY GREEN 5411 Woolley Green House ST 8361 3/137
II GV
2. Late C18 or early C19. Ashlar, slate roof. 3 storeys 3 windows, with 2 storey, 1 window wing extension to left. Sashes in reveals, with glazing bars. Plain string at 1st floor level, moulded cornice and plain parapet. Central doorway with stone doorcase and triangular pediment supported by curved brackets over.
Woolley Green House, Woolley Green Lodge, Nos 12 and 13 Woolley Green with Archway and walls form a group.
Listing NGR: ST8380361700#

Statutory Address: WOOLLEY GREEN LODGE, WOOLLEY GREEN
District: Wiltshire (Unitary Authority)
Parish: Bradford-on-Avon
National Grid Reference: ST8382361734

Details

1. WOOLLEY GREEN 5411 Woolley Green Lodge ST 8361 3/146
II GV
2. Probably earlyCl8. 2 storeys. Rubble with ashlar dressings. Modern pantiled roof with stone chimney-stacks to each end. 4 windows, of 2 and 3 lights divided by stone mullions. Some drip-moulds over. Casements with glazing bars. Plain square-headed doorway to right and paired French windows to left. 1-storey 1-window extension to right of front.
Woolley Green House, Woolley Green Lodge, Nos 12 and 13 Woolley Green with Archway and walls form a group.
Listing NGR: ST8382361734



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