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Professional Archaeological Services

Land Northeast of Higher Green Farm, Poulshot Road, Poulshot, SN10 1RW

Heritage Impact Assessment

16 November 2023

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Non-Technical Summary

Heritage Planning Services has been commissioned to prepare a heritage impact assessment for land northeast of Higher Green Farm, Poulshot Road, Poulshot, SN10 1RW (the Project Site).

This report is required to inform plans for the erection of no.1 one storey dwelling within a former vegetable garden to the northeast of the Grade II listed Higher Green Farmhouse.

The Project Site is located to the north of the Wiltshire Village of Poulshot, on land bordering the Green. The plot is within the historic curtilage of the Grade II listed Higher Green Farm.

The modern-day Project Site comprises a small, enclosed plot to the northeast of Higher Green Farmhouse, the attached Lavender Cottage (erected 2015) and the modern in-depth developments of Blackberry Cottage and Hawthorn Cottage (2007) to the north. The construction of 9 new dwellings is currently underway on land to the north / northwest of the Project Site.

The introduction of modern housing within the historic streetscape has contributed to a subtle change in the character of the village setting, north of the Green. The proposed new dwelling is considered to fit well within this movement towards allowing a modest number of well-designed new homes which respect the general pattern of development.

The association of the Project Site with Higher Green Farm has been eroded over the years through the cessation of the working farm and piecemeal development of the former farmyard. The resultant plot has become isolated to the rear of the former farmstead and enclosed by the new development to the north / northwest.

It is considered that the development of the Project Site respects the character and form of the existing settlement pattern. Any harm to the setting and character of the Conservation Area and adjacent heritage assets is judged to be less than substantial, at the lower end of that scale and is considered acceptable in heritage terms.

Any harm may be offset by the opportunity to establish a high-quality dwelling within the former vegetable garden, which is now distinct from the historic farmstead and enclosed by modern development.

1. Introduction

1.1. Heritage Planning Services has been commissioned to prepare a heritage impact assessment for land northeast of Higher Green Farm, Poulshot Road, Poulshot, SN10 1RW (the Project Site).

1.2. This report is required to inform plans for the erection of no.1 one storey dwelling within a former vegetable garden to the northeast of the Grade II listed Higher Green Farmhouse.

1.3. This report has been prepared by Sam Driscoll MCIfA, for Heritage Planning Services.



Figure 1 Project Site location, outlined in red.



Figure 2 General Project Site location, outlined in red.

2. The Project Site

2.1. The Project Site is located to the north of the Wiltshire Village of Poulshot, on land bordering the Green. The plot is within the historic curtilage of Higher Green Farm, which owing to the location of the land on the junction of Hay Lane and the main Poulshot Road, is accessed both from the west and south.

2.2. The modern-day Project Site comprises a small, enclosed plot to the northeast of Higher Green Farmhouse, the attached Lavender Cottage (erected 2015) and the modern in-depth developments of Blackberry Cottage and Hawthorn Cottage (2007) to the north. The construction of 9 new dwellings is currently underway on land to the north / northwest of the Project Site.

2.3. The area was historically defined by piecemeal development and agricultural land bordering Poulshot Road. Plots north of the Project Site have attracted infill residential development occurring along the main road throughout the second half of the 20th century.

2.4. In 2015 permission was granted for the in-depth development of 9 new dwellings on land directly north of Higher Green Farm. The land that was historically within the curtilage of Higher Green Farm is now in private ownership.

2.5. Higher Green Farm appears to be one of the earliest surviving farmsteads in the village, historically named simply Green Farm, the core of the farmhouse comprises a timber framed building dated to the 17th century, with extension dated to the 19th century.

2.6. The Farmhouse is Grade II listed and is described as follows – "Farmhouse, C17 timber-frame, faced and extended in red brick in early C19. Concrete tile roof, east end stack and ridge stack at former west end. Two storeys, 3-window range to front with triple casements each side of first floor casement pair and ground floor door. Windowless section to left, chequered brick on west end wall. East end wall is roughcast over timber frame. Rear wall has exposed square framing with angle brace. Square-framed rear wing."[1] List reference 1273011.

2.7. The earlier focus of settlement around Poulshot is within the region of the 13th century Church of St. Peter, over 1km to the south of the Project Site, the two areas likely forming separate settlements at either end of the common land.

[1] https://historicengland.org.uk/listing/the-list/list-entry/1273011?section=official-list-entry [accessed 29th Sept 2023]

2.8. The Project Site is located within an area defined by later development, dating to the 1600s. The 17th century Grade II listed Raven Inn situated opposite the site would have formed an important focus of activity in this period. The location of a public house over 1 km to the north of the nucleus of the town in the 17th century suggests an element of separation of village affairs in the Post Medieval period.



Photo 1 Northeast facing view across the Project Site. The construction of 9 new dwellings currently underway to the north of the Project Site has resulted in a permanent change to the historic character and setting of the area north of the Green.



Photo 2 Southwest facing view from the Project Site. The garden to the southeast of Higher Green Farmhouse is obscured by mature planting. The farmhouse is not visible from the Project Site and there is no inversibility with the Green.

Conservation Area

2.9. The Project Site is located within Poulshot Conservation Area and is characterised by an enclosed former vegetable garden. The plot was historically associated with the development of Higher Green Farm, being situated within an orchard to the rear of the farmhouse and yard.

2.10. The Conservation Area Statement notes the extensive village Green as one of the main characteristics of the village, and indeed the large unenclosed common is prominent when travelling through Poulshot. The Green, which is one of the largest examples preserved in Wiltshire, extends to the southern boundary of Higher Green Farm and is not visible from the Project Site.

2.11. Village development is characterised by a range of 17th century cottages and the Raven Inn, along with 19th century farmhouses, set around the open landscape of the Green.

Designated and Non-Designated Heritage Assets

2.12. The Project Site is situated c. 30 m to the northeast of the north range of the Grade II Higher Green Farmhouse.

2.13. The Grade II listed Raven Inn is situated on the opposite side of Poulshot Road, 80 m to the west and is not intervisible with the Project Site.

2.14. No. 15 The Green is listed as a significant non-designated heritage asset and is located c. 50m to the southeast of the Project Site on land with access off Hay Lane. The northeast facing double gable is partially intervisible with the southeast corner of the Project Site.



Photo 3 North facing view of Grade II listed Higher Green Farmhouse from the Green. The Project Site is situated to the rear of the house and is not visible from the Green.



Photo 4 North facing view of No. 15 The Green from Hay Lane. The dwelling is set back from the lane behind mature planting.



Photo 5 Southeast facing view from the southeast corner of the Project site towards 15 The Green.

3. Development Framework

3.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2023;

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting

them to viable uses consistent with their conservation;
b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c) the desirability of new development making a positive contribution to local character and distinctiveness; and
d) opportunities to draw on the contribution made by the historic environment to the character of a place.

194. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

199. 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.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) 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.*

202. 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.

206. 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.

Wiltshire Core Strategy adopted 2015. Policy CP58 Ensuring conservation of the historic environment.

Core Policy 57
Ensuring high quality design and place shaping.

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

iv. being sympathetic to and conserving historic buildings and historic landscapes.

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

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."

4. Historic Overview of the Project Site

4.1. The information presented here is derived from sources including the Wiltshire Historic Environment Record (Know Your Place), Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.

4.2. The First Series Ordnance Survey Map (1817) shows a cluster of four buildings fronting Poulshot Road. The most southerly of the buildings must represent the farmhouse and agricultural buildings to the north. The other builings are likely to have belonged to the historic farmstead as well.

4.3. The Tithe Map of Poulshot documents that the Project Site occupied Plot 141, belonging to Andrew Burbridge. Although Plot 141 was in use as pasture in 1837, the land retained the name Orchard perhaps indicating earlier use or dual use, with animals left to graze around the trees.

4.4. Green Farm was extended in the middle years of the 19th century, with new barns added east of the northern complex of agricultural buildings. The Green can be seen to extend to the southern boundary of the farm. The orchard is clearly depicted across the Project Site giving further evidence that the pasture referenced on the 1837 tithe map may have alluded to grazing within the orchard. Alternatively, the orchard may have been reestablished in the intervening years.

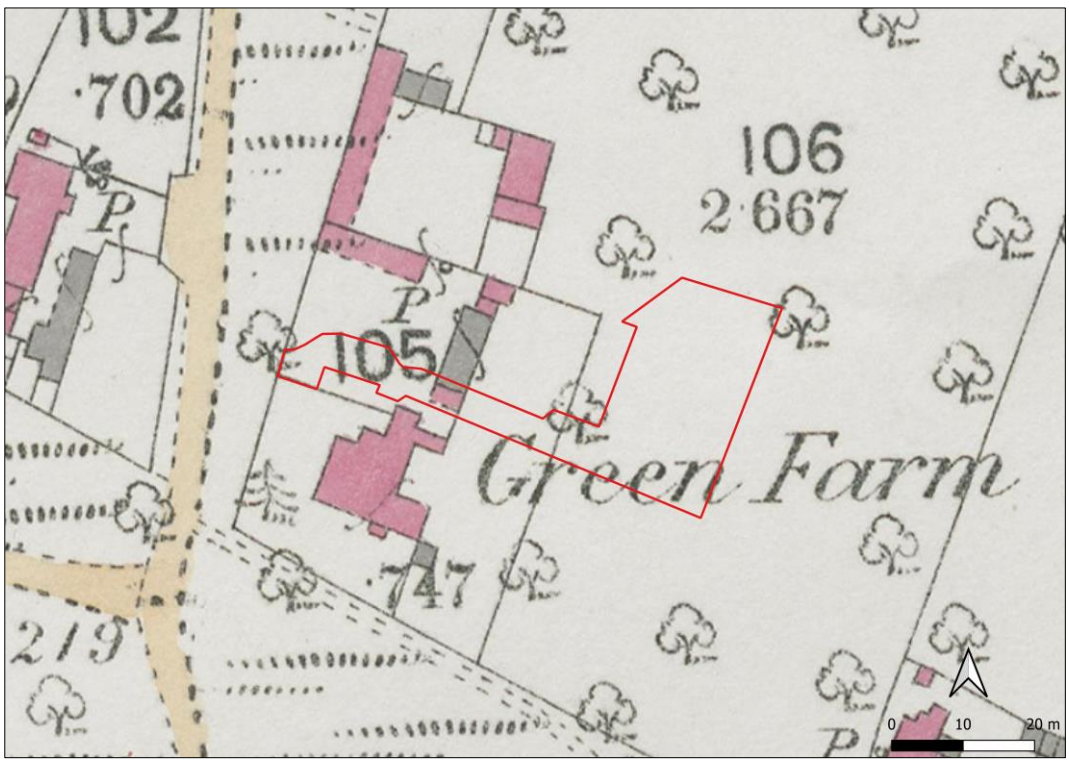


Figure 3 First Edition Ordnance Survey Map surveyed 1891. Project Site outlined in red.

4.5. By 1891 Green Farm was in the occupation of Daniel Few (aged 50), listed as a farmer married to Annie and living with their four sons, one daughter, daughter in law, grandson and domestic servant. At this time the Project Site lay within an enclosed orchard to the east of the farmstead.

4.6. In 1899 the name of the farm is shown as Green Farm on the revised Ordnance Survey Map, however a newspaper article published in 1900 states that Mr B. Phillips was giving up Higher Green Farm.[2] This was the earliest reference to the change of name identified in the records at the time of writing.

4.7. The general layout of the farm did not change between 1885 and the early 20th century.

5. Proposed Development

5.1. The proposed development comprises the erection of a single storey residence on land to the northeast of Higher Green Farm.

5.2. The three-bed dwelling will be arranged across a single storey L shape plan with annex to the northeast housing the Master Bedroom. The principal entrance will be from the northwest, leading into an open plan Kitchen Diner and family living space.

5.3. The building will be clad in red brick to compliment the local character and will incorporate large glazing panels set within all elevations and the south gable to optimise the ingress of natural light. The pitched roof will incorporate roof lights to increase the level of natural light within the core family living space.

5.4. Landscaping will comprise paving against the southwest and northwest elevation, with lawn to the southwest and northeast. The site will be enclosed by the existing hedge to the northwest and southwest, with new hedging proposed for the remaining boundaries.

5.5. Parking for two cars will be accessed via a private driveway formed to the south of Blackberry Cottage and Hawthorn Cottage and accessed off Poulshot Road.

[2] Wiltshire Times and Trowbridge Advertiser - Saturday 24 March 1900

6. Impact Assessment

6.1. A planning application for the erection of a single dwelling on land to the northeast of Higher Green Farm (the Project Site) was submitted in September 2020 (Wiltshire Council Planning Ref 20/07753/FUL). The application was withdrawn due to a recommendation of refusal based partly on heritage grounds. The impact of the proposed new development has been reassessed in conjunction with revised plans.

6.2. The region of the village that borders the Green to the north around Higher Green Farm is characterised by historic and modern development, with a rural residential character. The agricultural landscape opens out to the northeast of the new development north of Higher Green Farm and east of no. 15 The Green.

6.3. Photo 6 (below) shows a recent view of the modern character of Poulshot Road with the construction of 9 new dwellings underway on land formerly within the curtilage of Higher Green Farm. The plot borders the Project Site, to the southeast.



Photo 6 Northeast facing view along Poulshot Road with the 2015 development north of the Project Site under construction. The development will obscure the Project Site from the road. Image taken Autumn 2023.

6.4. The parcel of land which forms the Project Site is well defined within a distinct enclosure, most recently in use as a vegetable garden and situated well within the band of modern in-depth

development aligning Poulshot Road. The Project Site is buffered by a narrow line of enclosed paddocks to the east and isolated from the open landscape by the development to the north and the dense mature treeline marking the boundary to land belonging to 15 The Green.

6.5. The situation of the Project Site can be better appreciated from an aerial perspective. Figure 4 (below) shows the location of the proposed development area, in relation to the more open landscape to the north and east. The red arrow indicates the location of the mature treeline which defines the west boundary of land belonging to 15 The Green. The Project Site is clearly isolated from the open agricultural landscape which defines the wider village setting.



Figure 4 Aerial Photograph 2023. Image © 2023 Airbus. The Project Site (outlined in red) is set within an area of modern residential development, and is isolated from the wider open agriculture landscape by the ongoing development to the north and treeline to the east (indicated with the red arrow).

Conservation Area

6.6. Being secluded from all key viewpoints within the village, namely the Green, Poulshot Road and Hay Lane the Project Site does not occupy a prominent location and makes only a minor contribution if any, to the special character of Poulshot Conservation Area.

6.7. Photo 7 (below) illustrates the view northeast from the Green towards the Project Site. The roofline of the 2007 Hawthorn Cottage is partially visible. The proposed new dwelling will be set c. 20 east of this building and will not be impact views to, from or across the Green.



Photo 7 Northeast facing view across the Green towards the Project Site. The roof of Hawthorn Cottage is visible to the left of the willow (blue arrow). The Project Site is located to the right of this plot, obscured from view.

Listed Buildings

6.8. As a Grade II listed building, the significance of Higher Green Farmhouse is principally derived from historic and architectural value. The historic agricultural setting is now characterised by modern residential development and no longer contributes significantly to the value of the designated asset.

6.9. The dwelling makes a positive contribution to the character and setting of Poulshot Conservation Area and is best experienced from views looking north / northeast from Poulshot Green.

6.10. Land belonging to the Project Site was a former orchard situated to the northeast of the farmstead and would have made only a minor contribution to the wider agrarian character.

6.11. The modern-day Project Site does not form a part of key views to, from or across Higher Green Farmhouse and contributes little significance to the character and setting of the historic farm complex.

6.12. Development within the plot will not impact key views of the heritage asset and will not be visible from the rear range of the Grade II listed Higher Green Farmhouse. Photo 8 (below) shows the rear

elevation of Higher Green Farmhouse which is now distinct from the historic farmstead which once occupied land to the north.



Photo 8 Restricted view of the rear of Higher Green Farmhouse, which does not overlook the Project Site.

6.13. Blackberry Cottage and Hawthorn Cottage restrict views of the Project Site from the main artery through the village, resulting in no intervisibility between the Project Site and the Grade II listed Raven Inn.

6.14. The non-designated heritage asset, no. 15 The Green is partially intervisible with the Project Site. Key views to and from the property are restricted by mature trees and the orientation of the property, with the principal elevation overlooking Hay Lane and the Green and rear elevation facing across a private garden(s) / paddock. The proposed new development is expected to have a negligible impact on the setting of the non-designated heritage asset.

7. Conclusion

7.1. The introduction of modern housing within the historic streetscape has contributed to a subtle change in the character of the village setting, north of the Green. The proposed new dwelling is considered to fit well within this movement towards allowing a modest number of well-designed new homes which respect the general pattern of development.

7.2. The association of the Project Site with Higher Green Farm has been eroded over the years through the cessation of the working farm and piecemeal development of the former farmyard. The resultant plot has become isolated to the rear of the former farmstead and enclosed by the new development to the north / northwest.

7.3. It is considered that the development of the Project Site respects the character and form of the existing settlement pattern. Any harm to the setting and character of the Conservation Area and adjacent heritage assets is judged to be less than substantial, at the lower end of that scale and is considered acceptable in heritage terms.

7.4. Any harm may be offset by the opportunity to establish a high-quality dwelling within the former vegetable garden, which is now distinct from the historic farmstead and enclosed by modern development.

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