Heritage Statement

Appellant:	**Cornerstone**
Cell Reference:	CTIL 30076700
Site Address:	Stowford Lane, Bowerchalke, Salisbury, Wiltshire, SP5 5BU
NGR:	E 401386 N 123336
Proposed Development:	Installation of: • 17.5m lattice mast (galvanised steel – Grey) • 3No. antennas (RAL7035 Grey) • 2No. 300mm dishes (RAL7035 Grey) • 2No. cabinets (RAL7035 Grey), and • All ancillary development
Local Planning Authority:	Wiltshire Council
Date:	23 November 2023

Prepared on behalf of

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Summary

Proposal:

- The installation of
  - 17.5m lattice mast (galvanised steel – Grey)
  - 3No. antennas (RAL7035 Grey)
  - 2No. 300mm dishes (RAL7035 Grey)
  - 2No. cabinets (RAL7035 Grey), and
  - All ancillary development

Address:

- Land at Stowford Lane, Bowerchalke, Salisbury, Wiltshire, SP5 5BU
- NGR: 401386, 123336

Heritage Assets Present:

- Bowerchalke Conservation Area, located 440m to the south east
- 2 & 3, Quidham Street (Grade II/UID: 1146167), located 170m to the east, south east
- Windmill Cottage (Grade II/UID: 1318747), located 290m south east
- Manor Farmhouse (Grade II/UID 1198335, located 330m south, south east

Conclusion:

- The proposal will not impose on their historical significance of nearby heritage assets given the separation distances involved. The proposal would have 'less than substantial' harm and any harm that may occur will be outweighed by the social and economic benefits of the development.

Introduction

Proposal:

The installation of a 17.5m lattice style mast, antennas, dishes, cabinetry and all ancillary development

Brief

This document acts as an assessment of the likely affect a proposed ground telecommunications base would have on the significance of heritage assets identified above in the immediate area of Bowerchalke. To do this, the significance of the heritage assets which are present and surrounding must be established.

Galliford Try have undertaken the assessment in accordance with the published guidance of Historic England, the Institute for Historic Building Conservation and Section 16 of the National Planning Framework (NPPF). The extent of detail and narrative provided will correlate respectfully with the level of impact that this proposal will have on the heritage asset. This is in reference to Paragraph 194 of the NPPF:

> *"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."*

The terminology used to classify the 'impact' or 'affect' of the proposal follows Historic England and the NPPF, recognising only two grades of harm: 'substantial harm' and 'less than substantial harm'. The Planning Practice Guidance (PPG) notes that there could be a third classification: 'no harm'.

The following databases/sources were consulted in preparation of this document:

- Historic England (Historic England, 2023)
- Wiltshire and Swindon HER (Wiltshire Council, 2023)
- Heritage Gateway, 2023

Harm can be justified on the grounds of public benefits that outweigh any harm to heritage assets. Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF. Provided that the benefits will extend to the wider community and not just for private individuals or businesses (Cullingworth, et al., 2015).

This report will outline the significance of the Grade II listed farm dwellings found some 170m south east of the proposed site which form part of the Bowerchalke medieval settlement.

Site & Proposal

The village of Bowerchalke is a civil parish in Wiltshire circa 9 miles SW of Salisbury. This area in Wiltshire and the whole Chalke Valley area has been home to settlements since pre-Roman occupation. There still exists aspects of Bowerchalkes medieval history both in archaeological finds and the existing buildings and settlement layout. This area of Wiltshire is particularly of rural land use with smaller village like settlements bridging the gaps between and protected as Cranbourne Chase & Wiltshire Downs AONB. Described as a varied and broken landscape with shapely knolls and whaleback ridges with large agricultural fields which emphasise the chalkland's open character. This area is deeply rural with scattered villages and narrow farm roads. There are no large settlements within the AONB.

The proposed site would be positioned along the eastern boundary of an agricultural field which runs along a farm track road, linking Bowerchalke to the immediate north. Dense hedgerow and mature trees line this section of road, particularly at the natural curvature of the road where it curves eastwards.

The proposed site sits at 122m AGL with the main settlement of Bowerchalke and the identified heritage assets being at 126m AGL. This elevational difference, paired with mature vegetation lined roads, should aid in natural visual screening of the development.



Figure 1- Aerial image of Bowerchalke (Google Earth, 2023)

Heritage Impact Statement

'Change to heritage assets is inevitable but it is only harmful when significance is damaged.'

(Historic England, 2015)

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, listed buildings and their settings are protected from harmful development/alteration. Section 16 of the NPPF requires that planning authorities give great weight to the conservation and significance of heritage assets with the weight being proportional to the importance of the heritage asset.

This report will aim to establish the setting and significance of the nearby Grade II listed buildings found along Quidham Street and to discuss if the installation of a telecommunications base would bring harm to the setting and character of the heritage assets.

Historic England describes the setting of a heritage asset as:

> *'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'* (Historic England, 2017)

There is a level of acceptance for functional, more modern structures in rural areas. Heritage assets often exist within these areas and so their setting and value must be protected from the momentum of modern development. Figure 2 illustrates the large volume of heritage assets in England and Wales and how it would be unfeasible for heritage assets to exist in separation to new development. What must be established is to what degree the impact new development has on said heritage assets and if this degree is acceptable.

Grade II buildings are of special interest with 91.7% of listed buildings designated as Grade II (Historic England, 2023) . Development should not, on balance, harm this. Grade II listed assets, despite their significance, should however be able to withstand change resulting in less than substantial

harm if the public benefits of the development outweigh any perceived impacts. Slight change in this case would be any change in the dynamic or setting of the context the asset sits within. Development should aim to preserve the material fabric and setting of the identified heritage assets.

Planning decisions regarding designated heritage assets are subject to policies within the NPPF with the expectation that:

Clear and convincing justification should be made for any harm to significance however slight whether through direct physical impact or by change to the setting.

The Planning Practice Guidance (Para 013) explains that there is more to the setting of a heritage asset than visual connections:

> *'Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

Harm can be justified on the grounds of public benefits that outweigh any harm to heritage assets. Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF. Provided that the benefits will extend to the wider community and not just for private individuals or businesses (Cullingworth, et al., 2015). Paragraph 11 of the NPPF sets out the steps in decision-taking, specifically stating that any adverse impacts of development should "demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

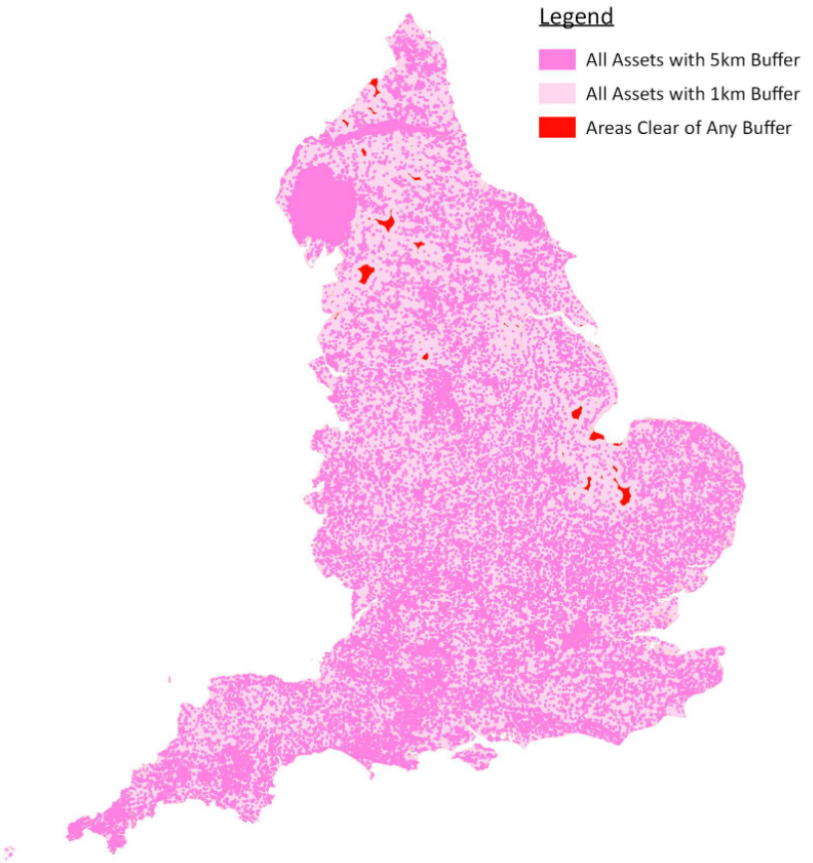


Figure 2- Indicative image of England showing how much land would be available if 5km buffer were to be placed around all heritage assets (Historic England, 2023)

This document will establish the significance of the listed dwellings and determine the level of impact that this proposal would have on them. The level of impact will be established from the levels shown below and measured against significance.

Table 1

IMPACT	DESCRIPTION
Substantial Harm	This is a high level test and so may not arise in all cases. Substantial harm would mean that a development would seriously and adversely affect a key element of the heritage asset's special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
Less than Substantial Harm	Works that are moderate or minor in scale are likely to cause harm, but this will be less than substantial harm. It is important to note that even minor works, however, have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.
Neutral/Preserve	Works that bring about no harm to the fabric or character of a heritage asset, or its experience from within its setting, are likely to have no effect on its significance. By preserving a heritage asset's significance, a development will 'do no harm' and have a neutral impact.
Enhancement	In terms of setting, enhancement arises from 'better revealing' the significance of a heritage asset. Fo example, enabling use to access or appreciate its significance within views.

Table 1- Degrees of Harm (Historic England, 2023)

2 & 3, Quidham Street (Grade II)

The official list entry for 2 & 3 Quidham Street (UID: 1146167):

> *"Pair of cottages. Probably C15, altered C17. Rubble stone, thatched roof, axial and gable end brick stacks. Three-bay cottage, probably formerly open to roof. Single storey and attic, 4-windows. Planked door to left and right, two 2-light casements and one C20 casement, four eyebrow dormers to attic with 2-light casements. Rear has 2-light casements. Interior of No 2 not accessible at time of survey (March 1986). Interior of No 3 has very deep chamfered beams with stepped stops, central stack has open fireplace with chamfered cambered lintel on stone jambs; similar fireplace also said to be in No 2. Raised cruck exposed in attic with cranked collar with chamfered soffit, large curved wind-braces retained on north side of east bay, a second cruck reputed to exist in No 2. Axial stack an insertion into centre bay."*
>
> (Historic England, 2023)

2 & 3 Quidham Street sits 170m SE of the proposed site. It forms part of a group of similar style buildings which, together, form an understanding of how the medieval village of Bowerchalke would have been experienced. 2 & 3 Quidham Street stands as one part of a number of similar dwellings in the area which, accumulatively, create a wider historical aesthetic.

Figure 4 shows a streetview image of 2 & 3 Quidham Street looking north. As this heritage asset is closest to the site, there was risk that the proposal would be unacceptably visible as part of the setting of this asset. As can be deduced from the appended Landscape and Visual Appraisal, the proposal should be close to fully screened from 2 & 3 Quidham Street and not part of any important vistas towards the asset.



Figure 3- Image of 2 & 3 Quidham Street (Google Earth, 2023)

Windmill Cottage (Grade II)

The official list entry for Windmill Cottage (UID: 1318747):

> *"Detached cottage. Mid C17. Rubble stone, half-hipped thatched roof, brick stacks. Gable end to road. Single storey and attic, 2 window. Planked door in thatched porch in gable end facing road, 3-light ovolo-mullioned casement to left, attic over has 3-light renewed ovolo-mullioned casement with hoodmould. Left return has 3-light ovolo-mullioned casement with hoodmould and 3-light casement, two eyebrow dormers with 2-light casements. Rear has C19 two-storey brick extension. Interior not inspected."*
>
> (Historic England, 2023)



Figure 4- Aerial image showing Windmill Cottage in relation to site (Google Earth, 2023)

Windmill Cottage sits 290m SE of the proposed site. The building itself is set back from Quidham Street, enclosed by mature vegetation surrounding its border. Windmill Cottage is related to the wider area of Bowerchalke and its medieval roots, and as such has an accumulative relationship with both 2 & 3 Quidham Street and Manor Farm. The proposal should have a neutral effect on the significance of Windmill Cottage. The screening from the building stock and mature vegetation which lines the roads and housing boundaries is enough to completely screen the development from this heritage asset.

Manor Farmhouse (Grade II)

The official list entry for Manor Farmhouse (UID: 1198335):

> *"Farmhouse. Mid C19, for Herberts of Wilton. Rendered brick, Welsh slate roof, rendered brick stacks. L-plan. Two-storey, 3-window west front. Glazed porch to right with 4-panelled inner door, tripartite 12-pane sash and 12-pane sash to left. First floor has three sashes. Right return, garden front has two square bays with sash French windows within verandah, three sashes to first floor. Rear has sashes and casements, rear 2 storey wing to right has 2- light casements. Left return has 2-light casements, lean-to porch to right and single-storey former cheese room with C20 sash to left. Interior retains original joinery and stairs with turned balusters to closed string, flagstone floors to entrance hall. Included as good, little altered example of a Wilton Estate-built farmhouse in the Chalke Valley."*
>
> (Historic England, 2023)

Manor Farmhouse sits 330m S,SE of the proposed site. Again, the building is set back from Quidham Street, benefits from mature vegetation surrounding its border, and is related to the wider area of Bowerchalke and its medieval roots. The proposal should have a neutral effect on the significance of Manor Farmhouse due to available intervening features.

Figure 5- Aerial image showing Manor Farmhouse in relation to site (Google Earth, 2023)



The Assessment of Significance

The NPPF defines heritage significance as:

> *"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**. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*

Historic England's GPA: 2 advises that assessing significance is to understand the nature, extent, and level of significance of a heritage asset (Historic England, 2015). The GPA: 2 also encourages the consideration of the four types of heritage value an asset may hold:

- Aesthetic
- Communal
- Historical
- Evidential
  (English Heritage, 2008)

In addition to the above, significance can be categorised into the following:

- **Archaeological**- A heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation in the future.
- **Architectural/Artistic**- The design and aesthetics of a place. Architectural interest is more towards the science behind the design, construction and craftmanship of a structure. Artistic interest is one involving other human creative skills.
- **Historic Interest**- Reflecting past events and periods of history. These assets can provide insight and information about how society has changed/ been influenced but can also provide meaning for communities derived from their collective experience.

Significance can be established from a combination of any, some, or all of the interests above.

<u>Architectural/Aesthetic</u>

All 3 identified heritage assets accumulatively add to their significance. The farmstead/agricultural style of Manor Farmhouse is related to the cottages, which would have likely housed workers for the farm. Manor Farmhouse is an example of a 19th century farmstead formed of an L-plan regular courtyard and has contributed to the architectural style and context, synonymous with Bowerchalke.

2 & 3 Quidham Street are dated as far back as 15th century complete with thatched roof and gable end brick stacks. This cottage gives an insight into the rural agricultural style of its time while also having a strong aesthetic, in line with the character of Bowerchalke.

Historic

The historical value of these assets relate to the way their location is connected to the past. All 3 assets have existed, some as early as 15th century, in the same location within Bowerchalke. Having them still exist in the 21st century is an important significance to preserve. These assets provide real insight into the lifestyles of generations prior and how their positioning worked in terms of being close to the village centre, neighbouring farms and to some degree, Salisbury. The significance of these assets is accumulative, with each building relating to each other in terms of context and character. The village of Bowerchalke is abundant in listed buildings, all to preserve this character of this medieval settlement.

The Impact of the Proposal

The impact of the proposal will not constitute physical/material harm to any heritage assets, any impact would be on the character and setting as a result of visual change on the rural context of the wider area. The installation of a 17.5m mast in the site that has been selected, should not adversely impact or alter the rural setting of Bowerchalke nor should it alter the setting from 2 & 3 Quidham Street, Windmill Cottage or Manor Farmhouse. There is sufficient screening both from mature vegetation, tight roads and building stock so that the proposal would stand separately to the setting and character of Bowerchalke. The site has been intentionally positioned on the periphery of the village so as not to detract from its character, while utilising mature vegetation and elevational screening as well as adopting a more rural design, in line with existing pylons and other essential infrastructure.

It is important to highlight that the development will be visible from the public realm but is not anticipated to unduly detract attention away from the character and setting that is established in Bowerchalke. Visual recipients of the proposal are more likely to be car users coming into the village or pedestrians in the rare areas along Quidham Street where there is a gap in the hedgerow. Utilitarian infrastructure exists in rural landscapes and can, when designed and incorporated properly, blend into the background of the setting.

This proposal will result in a visual change however, this visual change will not detract from the existing heritage assets and the character of Bowerchalke. These are strong enough and established enough to withstand this development and any perceived negative impacts should be, on balance, acceptable. Despite the proposal being visible from the public realm, this does not necessary equate to detraction of character, setting or loss of visual amenity.

The NPPF defines the setting of heritage assets as:

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

The effect that this proposal would have on the significance of the heritage asset would be minimal and considered neutral development. The proposal sits at a sufficient distance away from the listed heritage assets utilising the context of the wider rural area.

The proposed development should result in 'neutral' harm in which public benefits would weigh in favour of.



Figure 6- Aerial imagery showing heritage assets in relation to proposed site (Google Earth, 2023)

Conclusion

The development does not materially/physically endanger any heritage assets but could pose a risk on the character and setting of these. The risk, however, has been established as negligible, equating to a 'neutral' impact. The development will be visible from the public realm from certain viewpoints; however, these viewpoints are more immediate to the proposed site. Any views of the proposal from the public realm, from further afield would be partial and on the periphery with the benefit of distance which reduces scale.

This development should not detract from the character and setting that is established by the listed assets within Bowerchalke but, remain as a background development embedded in the wider context; a context which should be, on balance, acceptable and not surprising to the setting of the area. To further reduce visual impacts, the equipment has been designed at a minimal height and coloured sensitively to assimilate into its immediate surroundings.

Having established the significance of the listed assets and taken into account their curtilage and visual reach in the context of the surrounding land use, this development should be considered as 'neutral' development or 'less than substantial' harm. The proposal is at a sufficient distance from the asset to not impose on its historical significance and would blend into the wider landscape. Any harm that is perceived by this proposal would be greatly outweighed by the social and economic benefits of the development. This aligns with Section 16 of the NPPF and Historic England guidance.

This proposal should result in a minimal/slight change in the overall setting of the area leaving the essential significance of the assets and their curtilages unscathed with all attributes remaining and appreciable together. Referring to Table 1, the proposal would sit below 'less than substantial' harm, taking into account that the proposal would be visible in periphery views of the wider landscape but should still preserve the significance. The proposal should be viewed as a positive step forward in supporting network services within the rural areas of Wiltshire and as sustainable development with public benefits found in favour of.

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