



**Proposed Extension of
Spring Park Data
Centre Campus - Land
South of Westwells
Road, Neston, Corsham**

**Archaeological and
Heritage Assessment**

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On behalf of:
Ark Data Centres

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(edp7897_d006c 29 April 2024 EJu/EOa)

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(edp7897_d009c 29 April 2024 EJu/EOa)

Section 1 Introduction

- 1.1 This report has been prepared by the Environmental Dimension Partnership Ltd (EDP), on behalf of Ark Data Centres and presents the results of an Archaeological and Heritage Assessment of Spring Park Expansion - P6 (hereafter referred to as 'the site') to inform outline planning proposals for re-development to accommodate a new data centre.
- 1.2 The first aim of this Assessment is to identify and assess the potential for development within the study area to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.3 The second aim of this Assessment is to consider the available historical and archaeological information for the site and its immediate environs and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework (NPPF) and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in January 2023. The Wiltshire Historic Environment Record (HER) and Archives, as well as the Historic England Archives (HEA) were consulted, amongst other sources of information.

LOCATION, BOUNDARIES, TOPOGRAPHY AND GEOLOGY

- 1.5 The site is located to the south-west of Corsham, a small town in west Wiltshire. It is centred on National Grid Reference (NGR) 385229 168742 and encompasses approximately 4.38 hectares (ha) of former military land, part of which was historically a quarry, and had housed a number of now demolished buildings (**Plan EDP 1**).
- 1.6 The site is bounded to the north by Rowan Lane and to the north of this is the warehouse scale development at Spring Park. There is a dense tree line to the north of the site that extends to the west and screens the structures within Spring Park. The eastern side of the site is bound by Westwells Road and Moor Green and beyond this are modern housing estates. The west of the site is defined by an area of woodland and scrubby moorland, and Rowan Lane. The boundary that divides the two site areas is defined by an established hedgerow. The southern part of the site is located beyond this hedgerow and the southern part of the site is also defined to the west by scrubby moorland and Rowan Lane. The southern boundary is an established hedgerow beyond which is the recently completed Rangeford Care complex, and to the east the boundary is largely open to the arable fields surrounding Jaggards House.
- 1.7 The site was previously occupied by military buildings, which have been removed to ground level, although there are extensive remains across the site, including plinths and footings, steps, drainage features and landscaping as well as former roads and footways. The site appears to have been historically levelled to create localised terraces to accommodate the former structures. The density of the former military buildings was more sparse in the

southern area of the site, and the area where former quarry workings once existed now comprises a pond. There are many service covers and at the time of the site visit, water could be heard running through some of these, suggesting a culverted stream is present.

- 1.8 The site slopes from the south to north and averages c.114m above Ordnance Datum (aOD) at its highest and c.106m aOD at its lowest.
- 1.9 The geology of the site comprises a bedrock of sedimentary mudstone of the Forest Marble Formation. No superficial deposits have been recorded across the site (www.bgs.ac.uk).

PROPOSED DEVELOPMENT

- 1.10 The proposed development consists of re-development of the former military building site to accommodate a new data centre. Further detail is provided in **Section 5**.

Section 2

Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

SCHEDULED MONUMENTS

- 2.2 In relation to archaeology, the relevant legislation concerning the treatment of scheduled monuments is the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979). This act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works that would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments, although this is considered as a policy matter in the relevant paragraphs of the National Planning Policy Framework (NPPF).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 2.3 Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out the duties of Local Planning Authorities in respect of the treatment of listed buildings and conservation areas through the planning process.
- 2.4 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker where proposed development would affect a listed building or its setting. It sets out the statutory duty as follows:
- “In considering whether to grant planning permission [or permission in principle] 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 features of special architectural or historic interest which it possesses.”*
- 2.5 This ‘special regard’ duty has been tested in the Court of Appeal and confirmed to require that “*considerable importance and weight*” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust [2014] EWCA Civ 137*.
- 2.6 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting. Neither is it the case that a proposed development that does not ‘preserve’ is unacceptable and should be refused. It is for the decision maker to evaluate and determine.
- 2.7 Although expressed in relation to setting, the discussion of ‘harm’ is of relevance in the judgement in respect of *R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin)*, which also makes this clear at paragraph 49 when it states that:

“This does not mean that an authority's assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in Barnwell, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.”

- 2.8 This key point is also made in paragraph 54 of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052, i.e.:

“Section 66(1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.”

- 2.9 In other words, it is up to the decision maker (such as the local authority) to assess whether the proposal that is before them would result in ‘acceptable change’.

- 2.10 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:

“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

- 2.11 In addition to the case law discussed above, it must be recognised that, as established by the Courts (*South Lakeland DC v Secretary of State for the Environment*, (1992) 2 WLR 204): (1) there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that ‘preserves’ them is acceptable; and (2) the statutory duty only covers development that is within a conservation area - the ‘setting’ of a conservation area is addressed by planning policy.

- 2.12 Paragraph 206 of the NPPF (MHCLG 2021) transposes Sections 66(1) and 72(1) of the 1990 Act into national planning policy. The balancing exercise to be performed, between the harm arising from a proposal and the benefits which would accrue from its implementation, is then subsequently presented in paragraphs 207 and 208 of the NPPF.

NATIONAL PLANNING POLICY

- 2.13 The revised NPPF was updated in December 2023. Section 16 sets out the government's approach to the conservation and management of the historic environment through the planning process.
- 2.14 The opening paragraph (195) recognises that heritage 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.
- 2.15 Paragraph 200 concerns planning applications, stating 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. 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."*
- 2.16 NPPF paragraph 203 is relevant when it states that:
- "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."*
- 2.17 Paragraph 205 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating 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."*

2.18 Paragraph 206 considers the level of harmful effects on designated heritage assets and states that:

“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; and*
- 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.”*

2.19 With regard to the decision-making process, paragraphs 207 and 208 are of relevance. Paragraph 207 states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site;*
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.20 Paragraph 208 states 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.”

2.21 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847* are of relevance here in the way they outline the assessment of ‘harm’ for heritage assets:

“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

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 [i.e. destroyed] or very much reduced."

- 2.22 In other words, for the 'harm' to be 'substantial', and therefore require consideration against the more stringent requirements of paragraph 207 of the NPPF compared with paragraph 208, the proposal would need to result in the asset's significance either being "vitiated altogether or very much reduced."

- 2.23 Paragraph 209 refers to non-designated heritage assets identifying 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 directly or indirectly effect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

- 2.24 In relation to non-designated heritage assets, Footnote 72 explains the exemption to the 'balanced judgement' exercise outlined in paragraph 209 in cases where:

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

- 2.25 Paragraph 212 of the NPPF sets out 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."

- 2.26 In relation to conservation areas, paragraph 213 of the NPPF sets out that:

"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."

- 2.27 This clearly identifies that any adverse impacts should be judged against the whole of the conservation area.

LOCAL PLANNING POLICY

- 2.28 Covering Wiltshire as a District, the Wiltshire Core Strategy, Adopted January 2015, contains Core Policy 58: Ensuring the Conservation of the Historic Environment is of relevance. It states 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 a manner appropriate to their significance, including:

- nationally significant archaeological remains;
- World Heritage Sites within and adjacent to Wiltshire;
- buildings and structures of special architectural or historic interest;
- the special character or appearance of conservation areas;
- historic parks and gardens; and
- 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.”

- 2.29 The site is located within Corsham Neighbourhood Plan (2016–2026), within which Section 5 is dedicated to Heritage with Policy CNP HE1 and HE2:

“Policy CNP EH1: All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means:

- a. *Achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings;*
- b. *Respecting established building plot arrangements, widths and architectural rhythm of the street scene including front gardens, railings, walls and hedges;*
- c. *Establishing ‘gateways’ into the town (shown in Figure 10 on page 34) at;*
 - i. *Cross Keys,*
 - ii. *Pickwick,*
 - iii. *Pound Pill,*

to reinforce the identity of the historic centre and enhance the visitor awareness and experience;

- d. Using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal; and*
- e. Taking into account the key views identified in Figures 12 and 13 and ensuring that any development within these views respects the key features of the views.*

Planning permission will not be granted for development that undermines these core design principles and fails to improve the form and function of the Corsham Neighbourhood Plan Area.”

2.30 Policy HE2 states that:

“Innovatively designed proposals which add to the vitality of Corsham will be supported as long as scale, materials, colours and proportion respect the prevailing historic context.”

2.31 Within Corsham Neighbourhood Plan, six Key Objectives are stated, these are:

- Key Objective: HEK01 – To conserve and enhance the distinctive characteristics of the historic landscape and built environment;
- Key Objective: HEK02 – To conserve and enhance Corsham’s historic centre and other heritage-rich areas including underground;
- Key Objective: HEK03 – To achieve a high-quality, well managed street scene;
- Key Objective: HEK04 – To retain the separate identity and unique nature of Corsham’s surrounding villages and settlements;
- Key Objective: HEK05 – To facilitate protection of Corsham’s heritage assets (nationally and locally listed); and
- Key Objective: HEK06 – To promote and enhance community space.

2.32 The plans and policies listed above have all been considered in the preparation for this assessment.

Section 3

Methodology

ARCHAEOLOGICAL ASSESSMENT METHODOLOGY

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 It has also given due regard to the potential for effects on designated heritage assets, in terms of their setting, in line with the five-step process outlined in national guidance (Historic England (HE) 2017) and other relevant documents related to the historic environment (HE 2015).

ARCHAEOLOGICAL METHODOLOGY

- 3.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of relevant information comprised:
- The National Heritage List for England;
 - Information held by the Wiltshire HER on known archaeological sites, monuments and findspots, within and for a 750m study area around the site;
 - Maps and documents held by the Wiltshire and Swindon Historic Centre and online sources;
 - The National Heritage List for England curated by Historic England;
 - Aerial photographs held by the HEA as well as available online sources, such as the Britain From Above website; and
 - Analysis of LiDAR information held by the Environment Agency.
- 3.4 The assessment provides a synthesis of relevant archaeological information for the site derived from a search area, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. Based on the size of the proposals, a study area of 750m diameter from the site boundary was considered proportionate and appropriate.
- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover undertaken in January 2023. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and

assessed possible factors that may affect the survival or condition of known or potential archaeological assets.

SETTING ASSESSMENT METHODOLOGY

- 3.6 In addition, this report also considers the nature and significance of any effects on the settings of designated heritage assets located within the wider influence of the site. In this regard, the site walkover included visits to designated heritage assets beyond the site boundary and considered, where appropriate, their significance, setting and the existing contribution made by the land within the site to their significance.
- 3.7 The setting assessment process employed current Historic England guidance, which is set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 3.8 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.9 In simple terms, setting is defined as "*the surroundings in which a heritage asset is experienced*" (MHCLG 2021). It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.10 Historic England guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE 2015).
- 3.11 In that regard, 'significance' is defined in Annex 2 of the NPPF 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.*"
- 3.12 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.13 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset and that it can be positive, negative or neutral.
- 3.14 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance (HE 2017) observes that "*The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve*".

3.15 The guidance also observes that *“elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral.”*

3.16 The guidance states that the importance of setting *“lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*

3.17 It goes on to note that:

“...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.”

3.18 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated”. It continues by adding that *“conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...”*.

3.19 On a practical level, the Historic England guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure; i.e.:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;

Step 4: Explore ways of maximising enhancement and avoid or minimise harm; and

Step 5: Make and document the decision and monitor outcomes.

3.20 As far as Step 2 is concerned, the guidance makes the following observations:

“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset's intangible associations with its surroundings, and patterns of use;*

- *The contribution made by noises, smells, etc. to significance, and*
 - *The way views allow the significance of the asset to be appreciated.”*
- 3.21 Thereafter, the guidance notes that: *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below.”*
- 3.22 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’, i.e.:
- 3.23 *“In general, the assessment should address the attributes of the proposed development in terms of its:*
- *Location and siting;*
 - *Form and appearance;*
 - *Wider effects; and*
 - *Permanence.”*
- 3.24 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of a site survey, which was undertaken in January 2023 and concentrated on the following main areas:
- Identifying those heritage assets that could potentially be affected by the proposed development and the manner (if any) in which they would be affected (Step 1: set out in **Section 4** of this report);
 - Defining the contribution made to their significance by their setting (Step 2: set out in **Section 5** of this report);
 - Assessing whether the site forms a part of their setting, and therefore whether it contributes to their significance or to an ability to appreciate it (part of Step 2); and
 - Assessing the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it (Step 3: set out in **Section 5** of this report).
- 3.25 Step 4 of the assessment process is reflected in the development design and Step 5 of the assessment process is not within the remit of this report.
- 3.26 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, due consideration has been given to the following factors, which are considered to influence the potential for the setting of heritage assets to be materially affected: (1) the proximity to surrounding settlements and modern developments immediately to the north and east of the site; (2) the influence of the local topography, and built and vegetated environment; and (3) consideration of the character and setting of surrounding designated assets.

- 3.27 The report then draws conclusions regarding the potential for development within the site to affect the significance of the heritage assets.
- 3.28 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

LIDAR ANALYSIS

- 3.29 Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.30 A Digital Terrain Model (DTM) for the site was acquired from the Environment Agency data available online. Resolution of the data is at one data point for each 1m², a low resolution which, for archaeological prospection, has fairly limited application, aside from in the identification of larger earthworks.
- 3.31 The DTM was processed using the Relief Visualisation Toolbox (ver. 1.3 ZRC SAZU, 2016). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then, the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques multiple direction hill-shades produced the best quality and most useful imagery for the archaeology assessment.

Multiple Direction Hill-shades

- 3.32 Relief shading or hill-shading is the most commonly used LiDAR visualisation technique. It illuminates the DTM from a specific angle, imitating the sun and as such produces the most 'natural' and intuitively readable imagery. However, it is limited in that areas facing directly towards or away from the illumination source are saturated (homogeneously bright or dark respectively) and little detail can be perceived plus, features that lie parallel to the light source can be imperceptible.
- 3.33 This effect can be overcome by combining hill-shades from different directions in three different colour bands into a single image. This technique was used to produce useful images for the assessment providing an additional source of data on the site's archaeological potential (see below), and which was used for guiding the walkover survey.

Section 4 Heritage Resource

INTRODUCTION

- 4.1 The site does not contain any designated heritage assets such as world heritage sites, scheduled monuments, listed buildings, conservation areas, registered parks and gardens or registered battlefields. The designated heritage assets in the wider area have been assessed to identify those that have the potential to experience change to their setting, such that could result in harm to their significance. The locations of designated heritage assets considered below are shown on **Plan EDP 1**.
- 4.2 With regard to non-designated heritage assets there are over 80 records comprising archaeological and historical sites, artefact findspots and buildings of local interest as recorded on the Wiltshire HER within a 750m radius of the site (**Plan EDP 2**). In addition, there are records of six events in the form of archaeological desk-based assessments or fieldwork investigations and observations within a 750m radius (**Plan EDP 3**). Those records and events considered relevant to this assessment are discussed below, therefore not all the returned records and included with the text or on the accompanying plans.
- 4.3 In addition, extracts of LiDAR data and historic mapping are included as **Plans EDP 4** and **5**.

DESIGNATED HERITAGE ASSETS

- 4.4 The following section addresses Step 1 of the five-step approach to setting assessment described in the Historic England guidance (2017). For the purposes of the report at this stage, this will identify those assets to be assessed in **Section 5**.
- 4.5 The identification of designated heritage assets that may potentially be affected by the proposed development (Step 1 of the Historic England guidance (2017) was completed through an initial map analysis, which was followed by a visual inspection carried out during the site visit.
- 4.6 As noted above, there are no designated heritage assets within the site. Within the study area there are:
- Nine scheduled monuments;
 - Twenty-three listed buildings; including two Grade II* listed and the remainder at Grade II listed; and
 - One conservation area.

Scheduled Monuments

- 4.7 The nearest scheduled monument to the site boundary is located c.300m to the north. There are nine scheduled monuments (and two listed buildings) that form part the historic core of MoD Corsham and comprise:
- MoD Corsham GPO Telephone exchange (**1409129**);
 - MoD Corsham Prime Minister's Rooms and Operations Rooms (**1409131**);
 - MoD Corsham Quarry Working Areas in West Lung, Stone Quarry (**1409858**);
 - MoD Corsham Kitchen, Canteen, Laundry, Dining and Washroom Areas (**1409120**);
 - MoD Corsham Lamson Terminus Room and associated Fan Room (**1409121**);
 - MoD Corsham Radio Room (**1409123**);
 - MoD Corsham Slope Shaft (Emergency Exit) A (**1409125**);
 - MoD Corsham Personnel Lift (PL) 2 (**1409130**); and
 - MoD Corsham Tunnel Quarry (**1409857**).
- 4.8 These designated heritage assets form components of the former MoD Corsham complex, representing 19th century quarries converted to military use in the Second World War. The site is a multi-layered site which encompasses historic components, above and below ground, relating to 19th and 20th century industrial and military heritage. During the 19th century extensive Bath stone quarries formed a labyrinth of tunnels and chambers about 100ft below ground level (HE 2009). The quarries were requisitioned over various stages from 1935 to initially house an underground ammunition depot with access from the Great Western Railway adjacent to Box Tunnel, which was utilised until 1962. Another part of the quarry complex was requisitioned in 1940 and adopted as an underground aircraft factory. Other parts were utilised for air defence co-ordination.
- 4.9 From the 1950s the former aircraft factory and other parts of the wider quarry were converted into a secret underground facility, which was to serve as the Central Government War Headquarters. This was maintained through to the 1980s and was intended to house 4,000 people for the government, including ministers and military staff. Since abandonment various parts of the complex are in differing states of preservation and decay.
- 4.10 Following a detailed study by Oxford Archaeology in 2010, only parts of the complex were nationally protected by the scheduled monument designation in 2013. These comprise one area with remaining 19th century quarrying equipment, one aspect from the Second World War – the Second World War Ammunition Depot at Tunnel Quarry – and with the remaining scheduled parts relating to its use as the Central Government War Headquarters in the Cold War. The latter relates to key parts of the site, which also have a high degree of preservation of interior features, including the Prime Minister's Rooms, Radio Studio, slope shaft exit, personnel lift, communications room (with Lamson pneumatic tube system), and telephone

exchange. Another part of the complex is Grade II* listed, these being murals in the operations room by Olga Lehmann from the Second World War.

- 4.11 The significance of these areas is articulated within their citations deriving from their historic and artistic interests as unique examples of our national Second World War and Cold War defence heritage.
- 4.12 In terms of their setting, these are all underground designations. Above ground, the areas have been largely and extensively redeveloped by the MoD or for private business parks. Whilst the site was formerly part of MoD Corsham, it sat on the southern periphery and is now separated from the historic core and scheduled areas by the new development, which is of both industrial and domestic character. Given that the assets exist below ground, it is not considered that the site falls within their setting and that their significance cannot be affected by proposals within the site. As such, they are not considered further in this report.

Listed Buildings

Westwells Farm

- 4.13 The nearest listed building to the site is the Grade II listed 62 and 64 Westwells (**1363955**), which is located c.60m to the north of the site boundary. This is associated with the former Westwells Farmhouse, which is also listed at Grade II (**1199306**; described as 42–52 Westwells) which is located c.30m to the north-east of the barn and c.80m to the north of the site.
- 4.14 According to the listing citation, the former Westwells Farmhouse (**1199306**; described as 42–52 Westwells) dates to the 17th century and was converted into six flats in the 1970s. It is constructed of rubble stone and has a concrete tiled roof. The building is locally known as Cromwell's Barracks from a tradition that Cromwell's troops were housed here while he was at Jaggards House. The citation, although not exhaustive, outlines some of its architectural features, including south end stack with paired diagonal shafts, moulded mullioned windows, with hoodmoulds and basket-arched headed doorcase, amongst others.
- 4.15 Its significance lies within the architectural and historic interest within its fabric as an example of a 17th century and later farmhouse in the local vernacular, despite the changes to flats within the 1970s.
- 4.16 Closely associated with the farmhouse is the Grade II listed 62 and 64 Westwells (**1363955**), which was the former barn and located 30m to the south-west of the former farmhouse.
- 4.17 According to the citation, this listed building comprises an early 18th century barn that was converted into cottages in the 19th century and comprises rubble stone with a concrete tile roof. Formerly part of Westwell Farm, the cottages front to the north-east and address the front of the farmhouse, which were once arranged around a yard. The citation explores some of its architectural features, such as coped gables, infilled cart entry and mullioned windows. Despite its agricultural origins, the conversion has given the building an overtly domestic residential character with only a passing resemblance to an 18th century barn. Its inclusion on the list notes its group value, suggesting it has a greater significance due to its

association with the former farmhouse than its architectural and historic interest in its own right. In this sense, whilst the significance of the building is derived primarily from its architectural and historic interest as a former 18th century barn building, it derives some interest from its association with the Grade II listed Farmhouse to the east (**Image EDP A1.1**).

- 4.18 In terms of the setting of these listed buildings, this is now defined as part of a modern housing estate with modern housing located within their immediate vicinity. Despite this, the two buildings do have a continuing spatial relationship that makes the greatest contribution to their significance as they can still be read as a former farmhouse and associated barn. Their architectural and historic interest is most readily experienced from their surrounding gardens and the open spaces within the modern housing that now surrounds them and defines their wider setting.
- 4.19 There is now no longer any farmland associated with the buildings and their surroundings are defined by modern features which have no historical or functional relationship to the farmhouse. This is partly due to the development of the former MoD site, which was located to the north, west and east of the buildings. For example, the farmhouse has direct views across a play area and into the Wadswick Green industrial development to the south-west, which was developed on the former MoD complex (See **Image EDP A1.2**).
- 4.20 In terms of the site, this is located some 80m to the south-west of the barn, yet despite this proximity, the site is largely screened from the listed buildings by the modern housing that surrounds them and the treelined northern boundary of the site (see **Images EDP A1.3** and **A1.4**). Furthermore, the site in its most recent usage was as accommodation blocks for MoD Corsham and bears no functional relationship to the farmhouse.
- 4.21 As such, the site in its current form does not contribute to the significance of either listed building. Notwithstanding this, due to the scale of the building, the possibility for their significance to be affected is considered in **Section 5** below.
- 4.22 There is a further Grade II listed building annotated on the National Heritage List to the north-west of these two listed buildings (c.150m to the north of the site) which is also identified as Westwells Farmhouse (**1022125**). However, there is no physical building in this location and historic mapping suggests that this location has never been occupied by a structure. Therefore, it is considered that this is an erroneous entry on the list and may well relate to the listing of 42-52 (**1199306**), discussed above.
- 4.23 To the north and west of the site are two listed buildings associated with MoD Corsham. The Grade II* designation (**1409132**), located c.580m to the north-west, relates to a set of murals at the former Quarry Operation Centre (discussed above), the second comprises a Grade II listed milestone (**1022732**), located c.900m to the west of the site and adjacent to the scheduled West Lung quarries. Their distance from the site and the intervening topography and built form means that the site forms no part of the setting of either listed structure and as such, they can receive no effect from the proposed redevelopment of the site.

Jaggards House and Associated Buildings

- 4.24 To the south and east of the site are six listed buildings, central to which is the Grade II* listed Jaggards House (**1022056**), which is located c.125m to the east of the site boundary at its closest point. Other than the Jaggards House itself, the complex also includes its Grade II listed gate piers (**1022057**), 17th century Grade II listed dovecote (**1022060**), Grade II listed stable block (**1022058**), Grade II listed privy in the walled garden (**1022059**) and the Grade II listed Garden Cottage (**1363996**).
- 4.25 According to the listing citation, Jaggards House is thought to have originated in the late medieval period but was rebuilt in c.1657 and comprises a two and a half storey rough rendered rubble stone house with stone tiles roofs, coped gables and large paired ashlar stacks. It was extended in the 15th, 17th and 19th centuries.
- 4.26 In layout, the citation suggests a complex arrangement of extensions and rebuilds, with a main 'L-shaped' range with a probable 15th century core in the north range and extended in the 17th century with 19th century windows. Other ranges to the south were added in the 18th and 19th centuries, with much refurbishment undertaken in the 19th century. Historic mapping also indicates a large wing added to the south around the turn of the 10th century.
- 4.27 The listing citation is extensive and contains much detail of its architectural interest. Features include ovolo moulded mullion windows, Tudor arched windows, along with features on the interior including carved staircases, 17th century moulded plaster ceiling, panelling and fireplaces.
- 4.28 The citation also explores something of its historic interest, noting that the house was referred to in the 14th century and was later held by the Kington family before passing to the Shores, Lier and to J B Fuller in 1866 who undertook much restoration.
- 4.29 It is clear that much of the significance of the building derives from the architectural interest held within its fabric, with artistic interest within the evident fine craftsmanship and illustrating a modest country manor. Archaeological interest is held within the fabric of the building and historic interest in its association with known figures.
- 4.30 Associated with the listed building are its Grade II listed gate piers (**1022057**), which frame the entrance to the house to the north-east from Jaggards Lane and which date to the early 18th century. To the north is the 17th century Grade II listed dovecote (**1022060**), which is located within an area of lawn which is enclosed by a tree line to the north.
- 4.31 To the south of the house are the Grade II listed stable block (**1022058**); a privy within the walled garden (**1022059**) and the Garden Cottage (**1363996**).
- 4.32 All of these listed buildings, but especially Jaggards House, derive their significance from their architectural and historic interest, and also their interrelationships. The subservient nature and historic relationships of the Grade II buildings to the Grade II* house makes a positive contribution to the significance of all the structures and forms important components of their setting. Another outbuilding, comprising a large barn, is located to the north-west on a hill, but this is not listed and now converted to domestic accommodation. It is recorded in the HER as **MWI47729**.

- 4.33 As the Grade II listed buildings are located within the historic grounds of the house, they also form its primary setting and indeed the setting of each other. Although no access was gained to the complex for assessment purposes, it is likely that the experience of the spatial relationships of the buildings makes a large contribution to the significance of all the listed structures in respect of their settings.
- 4.34 In terms of the setting of Jaggards House itself, other than the associations with the surrounding listed buildings, Google earth imagery indicates what appears to be a 'formal' garden to the south-west, laid out with a lawn and geometric borders and planting, Albeit it is unclear which phase of the house it derives from. The house is approached from the north-east through the gate piers and short driveway, with a second lawn to the north bounded by woodland planting. More widely, Paddocks are located to the north and agricultural fields to the south, west and east.
- 4.35 It is not clear if there was any sort of formal 'park' associated with the house. Certainly, by the time of the Tithe map much of the land around the house was in the same ownership, but the house itself was tenanted, with different tenants for the surrounding land and none of the fieldnames indicating any parkland origin. Historic Ordnance Survey maps show a small 'park' area in the immediate ground on the 1889 6" edition, these equating to the 'formal' gardens still evident to the south-west and the lawn to the north-east.
- 4.36 Beyond its immediate grounds there is little experience of the house or the Grade II listed buildings, due to its densely planted boundaries, other than from Jaggards Lane where the house can be experienced in the context of the listed gate piers (**Image EDP A1.5**). This experience makes a small but important contribution to the significance of the house and the gate piers.
- 4.37 It is possible to glimpse aspects of the listed buildings, primarily the chimneys of Jaggards House from the wider landscape, from areas such as Jaggards Lane and Church Rise. However, the significance of the house cannot be readily appreciated in these limited views of the house and does not contribute to its significance.
- 4.38 The site is located to the north and west of Jaggards House and based on evidence from the Tithe map there is no functional or historic relationship, especially in terms of the site's most recent use as military accommodation. Jaggards House sits on a slight rise in the landscape with the site below this level. The boundary planting surrounding both Jaggards House (and its related structures) and the northern part of the site is dense and there are no possible views of the house from within this part of the site (see **Images EDP A1.6 and A1.7**). Whilst the eastern boundary of the southern part of the site is relatively open, the dense planting around Jaggards House prevents any experience of it. As such, in its current form the site does not contribute to its significance.
- 4.39 On the basis of the observations made to inform this assessment, the site in its current form does not contribute to the significance of Jaggards House or its associated structures. However, due to the scale of the proposals, the potential for the development to introduce built form within its setting is explored in **Section 5**.

Remaining Listed Buildings

- 4.40 To the east of the site, within the 1km study area are a further 12 listed buildings, all listed at Grade II.
- 4.41 To the north-east at the extent of the study area is the Grade II listed Box Tunnel east portal (**1409161**) and the walls and gate piers to Pockeredge Farmhouse (**1022099**). Given their distance from the site and the intervening built form and topography, the site forms no part of the setting of either of these designated assets and they will be unaffected by the redevelopment of the site.
- 4.42 Approximately 250m to the north-east of the site, is the Grade II listed 17 and 19 Westwells (**1022124**), originally one house, now two. This listed building is located within an extensive area of modern development which defines its wider setting, and the site forms no part of this, such that any changes within it will have no effect on the significance of this listed building.
- 4.43 The remaining listed buildings within the study area are located within the Neston Conservation Area. Those at the northern extent of this (**1022079** and **1022078**) are screened from the site by the modern development to the north of the conservation area and Moor Green and will be unaffected by the redevelopment of the site, given the physical separation and the site forming no part of their setting.
- 4.44 To the south-east are Overmoor Farmhouse (**1022076**), Barn to the South of Overmoor Farmhouse (**1022077**), 1 Church Rise (**1021972**), The Well House (**1181807**), Neston Primary School the Old School House (**1021973**), Millies House (**1022120**) and 14-18 Wadswick Lane (**1022121**).
- 4.45 The significance of these listed buildings is primarily within their architectural form, but also derives from their historic context. In terms of any significance derived from their setting, this will come predominantly from their immediate grounds and gardens but also from their collective association with the built form of Neston, which is characterised as a string development along the main through routes of Wadswick Lane, Locks Cross, Church Rise, Moor Barton and Moor Green. These elements of the buildings' setting will make the greatest contribution, in this regard, to their significance.
- 4.46 The buildings within Neston and those listed buildings just outside of the study area are located to the east and south of a large circular area of open agricultural land that forms the majority of the Neston Conservation Area. The topography of this land falls from the location of Church Rise to the junction of Jaggards Lane and Moor Green. The site sits beyond this junction to the north and in its current form and forms no part of the setting of any of the listed buildings identified above.
- 4.47 Development of the site in the form proposed may mean that the proposed building is visible to a degree within the wider landscape to the north-west of these listed buildings. However, this will be in the context of the extensive changes within the wider historic landscape, comprising quarrying, MoD facilities and more recently expansive modern development, this change will not be harmful in any way to the significance of any of the listed buildings within the Neston Conservation area.

Conservation Area

- 4.48 The Neston Conservation Area is located to the south-east of the site and covers a large area between 0.2–1.3km in this direction. It has no conservation area appraisal, so any specific attributes that contribute to its special interest, such as important views or distinct character areas are undefined. Equally, there appear to be no records regarding the circumstances or timing of its designation, or why it was even designated in the first place.
- 4.49 Notwithstanding this, the area covers what could be described as the ‘historic’ elements of Neston. These being defined by the loose collection of listed buildings which form a linear pattern along the roads of Moor Barton, Church Rise, Wadswick Land and Locks Cross. This rather straggly development has no focus as such, although the greatest concentration of ‘historic’ buildings close to the Church of St Philip and St James over 1km to the south-east of the site, historically known as ‘Corsham Side’. Even then this church was only established in 1866 when the Parish of Neston was formed out of Corsham.
- 4.50 Other than this, ‘historic’ development is rather sprawling and disparate, with the public house on Church Rise and a linear roadside development alongside Moor Barton along with a former farm set back from the road at Overmoor Farmhouse providing much architectural interest, which is reflected in their listed designation. The built character being formed by vernacular cottages built from local Bath stone, most likely quarried from the extensive quarries which were located in the vicinity.
- 4.51 In addition to the built form, the conservation area also includes a large swathe of fields bounded by Jaggards Lane. This area contains no built form, so it is unclear where the special architectural and historic interest derives from, which would justify its inclusion as part of the designation. It is also unclear why such a large area of open space is also included within the conservation area. As agricultural land, this would not appear to make any specific contribution to its special interest and the study of historic mapping has provided no indication of any specific relevance of this land other than its agricultural function. One explanation could be that it was incorporated into the area as the defined setting of the settlement, including the listed buildings within it.
- 4.52 Nonetheless, this area provides an open rural setting to the more historic buildings, which fringe this area. It is also possible that this area had a functional historic relationship to the development of the settlement, as historically speaking the sprawling development has a ‘fringe’ character, which may have developed on a common edge. This part may have been included to protect the settings of the listed buildings within, thus defining their setting.
- 4.53 In terms of its setting, the conservation area's immediate setting is defined by a mixture of rural agricultural land, which extends to the south and west, with modern housing developments to the north, east and south-east. More widely, its setting is influenced by the MoD and industrial uses prevalent, including the Leafield Industrial Estate to the north-east and MoD Corsham to the north. The modern development of Wadswick Green to the west is also readily apparent within views from the agricultural land within the conservation area (**Image EDP A1.8**).
- 4.54 In terms of the contribution of the setting to the conservation area's significance, the modern developments and industrial estates make no contribution to the character and

appearance of the conservation area and are more of a product of the ongoing development of the wider area. There is some contribution made by the agricultural land, which helps to maintain the historical rural surroundings of Neston. However, that area considered to contribute the most through sustaining the rural setting of the historic buildings has already been included within its boundary, and those agricultural fields in its wider area, i.e. to the west and south west, are considered to be too far divorced from the 'historic' core to make a meaningful contribution.

- 4.55 The site is located c.170m to the west of the conservation area at its closest point. In character, the site very much forms part of the former MoD complex and makes no contribution whatsoever to the character and appearance of the conservation area in this regard. From the position of the junction of Jaggards Lane and Moor Green there is no experience of the site due to the tree lined boundaries and modern housing developments. Views from Jaggards Lane, which forms the boundary of the conservation area are equally blocked by trees and vegetation.
- 4.56 There are long views across the conservation area towards the site, which in its current form cannot be experienced from anywhere within or on the edge of the conservation area where the site remains hidden from view by consecutive layers of intervening vegetation (see **Image EDP A1.9**).
- 4.57 As such, it is concluded that the site, in its current form makes no contribution to the Neston Conservation Area. However, it is recognised that the scale of the proposals may introduce built form within its setting, as such this is assessed further in **Section 5**.

NON-DESIGNATED HERITAGE ASSETS

- 4.58 The following paragraphs describe the relevant non-designated heritage assets that are located within the study area as recorded by the HER.
- 4.59 This evidence is discussed in order of chronological period and the HER records are illustrated on **Plan EDP 2**.

Buildings

- 4.60 There is no 'local list' of locally designated heritage assets, although the HER does include entries for buildings from the Wiltshire Historic Buildings Record, which is compiled by a voluntary organisation which identifies built heritage.
- 4.61 Of the buildings recorded within this database, the non-listed barn to the north of Jaggards House (**MWI47729**) is recorded as a mid-18th to late 19th century barn. The Wiltshire Historic Building Record records little information on this barn, other than an account of expenditure relating to the barn from 1750, indicating its origins in the mid-18th century. The building has been converted to residential accommodation, but nonetheless retains its local interest in the remaining 18th and 19th century basic fabric and form of the building.
- 4.62 In terms of its setting it is located c.70m to the north-west of Jaggards House and analysis of Google earth imagery indicates it is currently set within its own distinct domestic grounds, with lawns to the north and parking areas to the south and has no ready association with

the listed building. Yet historically it was once a functional part of the Jaggards holding when in use by yeoman farmers in the 18th and 19th centuries. As such, it draws some significance from its association with Jaggards House. More widely, the barn is set on the northern edge of higher ground, with pasture to the north and west. This topographical situation gives it's a presence in the landscape, particularly in views from the footpath to the north (**Image EDP A1.10**) albeit there is nothing to suggest that this topographic situation formed any part of choice for location, with that instead probably being borne from a convenient location close to the main building and having the functional association with areas directly to the north and south of the building either side of the threshing floor. The topographic location does screen the main Jaggards House in views from the north.

- 4.63 The site is located on the lower ground some 110m to the north and c.70m to the west of the barn. The barn is visible from the site through layers of vegetation (**Image EDP A1.7**) and, it is assumed, the site is visible from the barn. However, as there is no current nor historical functional relationship, and the residential use being only a relatively recent part of its use, it is not considered that views outwards or inwards from/of the site make any contribution to its significance. As such, the site is not considered to make any contribution to its local interest as a vernacular agricultural building, albeit it is recognised that the potential effects of the introduction of a building within the site is considered in **Section 5**.
- 4.64 41 Westwells (**MWI49818**) is located approximately 20m north-east of the site. There is very little information on this building but it appears outwardly to be of a modest cottage of late 19th century date – indeed a building here is not noted on mapping until the 1900 Ordnance Survey edition. The cottage has a central entrance and two flanking bays constructed of local dressed stone with a hipped slate roof. Given the building's date and humble architecture, which is well represented in the local area, it is not considered to be remarkable in terms of its architectural or historic interest.
- 4.65 The PPG definition of 'non-designated heritage asset' is:
- "A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets."*
- 4.66 Although there is a little heritage interest, based on the limited information there is, it is not considered that this building should be identified as a non-designated heritage asset and is not discussed further.

Prehistoric (Palaeolithic–Iron Age, c.500,000 BC–AD 43)

- 4.67 There are no known remains relating to the prehistoric period documented in the HER within the site and just one documented in the study area on the Wiltshire HER.
- 4.68 This comprises a single record relating to a find spot of a Bronze Age palstave (**MWI1679**) recorded some 450m to the north of the site. No further information is provided regarding this find. Nevertheless, this is most likely to be the result of accidental loss rather than reflective of more extensive prehistoric activity.

- 4.69 Whilst it is recognised that the lack of information may be the result of limited archaeological investigations, the paucity of finds is notable. Without evidence to the contrary, the site is identified as having a low potential to contain prehistoric remains.

Roman-British (AD 43–410)

- 4.70 There are no known remains relating to the Roman period recorded within the site or study area recorded on Wiltshire HER.
- 4.71 Like the prehistoric period, the lack of archaeological investigations within the study area, could be the reason for paucity of finds. Without evidence to the contrary, the site is identified as having low potential to contain Romano-British remains.

Early Medieval–Medieval (AD 410–1540)

- 4.72 There are no known remains relating to the early medieval period within the site or study area recorded on the Wiltshire HER.
- 4.73 With regards to medieval activity, there are no records within the site on the Wiltshire HER. Recorded within the study area are three settlements with medieval origins including Westwell (**MWI1706**) c.45m to the north of the site, Jaggards (**MWI1707**) c.50m to the east and Neston (**MWI1699**) some c.820m to the south-east of the site. The Grade II listed Westwell Farmhouse (**MWI34496**) and Grade II* Jaggards House (**MWI34359**) within these settlements are believed to have medieval origins.
- 4.74 Overmore Farm (**MWI68555**) and farmhouse (**MWI34382**) c.575m to the east of the site are also considered to have medieval origins.
- 4.75 Based on the evidence presented above, the site was located outside of known areas of settlement and instead fell within the agricultural hinterland. Therefore, it is that the site has a low potential for the presence of hitherto unidentified archaeological remains from the medieval period, other than those related to former farming practices, such as plough furrows, which are unlikely to be of more than ‘negligible’ value.

Post-Medieval (AD 1540–1837)

- 4.76 There are no known archaeological remains relating to the post-medieval to modern periods recorded within the site.
- 4.77 The majority of the records within the HER date from the post-medieval period, largely focusing on buildings and features within Corsham. These include residential dwellings (**MWI60091**, **MWI34495**, **MWI34485**, **MWI49818**, **MWI47765**, **MWI34498**, **MWI34383**, **MWI34246**, **MWI34385**, **MWI58200**, **MWI61769** and **MWI34484**), a chapel (**MWI54851**), an inn (**MWI60599**), railway tunnels (**MWI73488**, **MWI73488** and **MWI32868**), Moor Barton Farm (**MWI68553**) and a blacksmiths workshop (**MWI64326**). A number of these buildings are listed. These represent the growth of Corsham and the surroundings areas within the post-medieval period and are focused on this settlement. As such, they are not considered to influence the potential for the site to contain archaeological remains and are not discussed separately.

- 4.78 Westwell Farmstead (**MWI68551**) is thought to have medieval origin, with the farmhouse (**MWI34496**) dating from the 17th century and a barn (**MWI47333**) of 18th century date.
- 4.79 Jaggards House (**MWI68550**) again dates to the 17th century and has features dating from the 18th century onwards including the dovecote (**MWI34134**), a barn (**MWI47729**) the garden cottage (**MWI34361**), stable block (**MWI34360**) and privy in walled garden (**MWI34362**) (discussed above).
- 4.80 To the south-west, a threshing barn (**MWI72722**) within a modern farm complex has been recently recorded and dates to 1828, the farmstead of which it forms part is thought to have originated in the 17th century.
- 4.81 The post-medieval and modern records are all well-defined features and there is not expected to be any archaeological evidence associated with them within the site. The evidence as presented above and within cartographic sources indicate that the site was part of the agricultural hinterland of Corsham until the 19th century when the site was used in part for quarrying. Any surviving archaeological remains relating to these activities would be of 'negligible' value only.

Modern (AD 1837–Present)

- 4.82 The site is located within an expansive area of 19th century Bath and Portland Stone quarries (**MWI77300**) and late World War II activity in the form of MoD Corsham (**MWI74173**), which repurposed many of the below ground elements of the quarries for the war effort.
- 4.83 The Wiltshire HER has identified that the historic extent of Stone Quarry (**MWI77300**) extended into the western part of the site. The extent of the below ground excavations is unclear here, but certainly historic mapping places an air shaft in the south-western area of the northern site area, which is still extant, and a surface quarry on the eastern boundary (Spring Quarry). Stone Quarry itself was then bought by the Ministry of Aircraft Production in 1940 and was used as a wartime underground aircraft factory (**MWI74173**). As discussed above, in 1954, Stone Quarry was then bought by the government, the north-east area was allocated for conversion to a secret Central Government War Headquarters (CGHWHQ) for use in the event of nuclear conflict and designated to accommodate up to 4,000 military and government staff, including the Prime Minister.
- 4.84 The construction of Box Tunnel (**MWI76057**) c.300m to the north of the site revealed a good source of Bath Stone, this led to the establishment of a number of underground quarries. Many were entered via slope shafts and a network of tramways linked many of these sites to the main railway, although development within the area meant that by the 1940s there was little evidence remaining.
- 4.85 The extensive quarrying within the study area includes Tunnel Quarry (**MWI77299**), which is recorded c.757m to the north-east of the site, which was again bought by the War Office in 1935 and converted into the Army's Central Ammunition Depot. Sections of the World War II features have been scheduled and are nationally important. Stone Quarry (**MWI73987**) extends out of the study area to the north-east of the site c.700m, which again the late 19th century quarry was used as the World War II Royal Army Ordnance Corps Hudswell Camp.

- 4.86 Within the site, physical evidence for the military activity is obvious, with platforms, drainage and landscaping still visible on recent aerial photographs. The site was utilised for accommodation and divided into two main areas, with accommodation to the east and west of the central north - south track, with access to Rowan Land to the north. The southern site area appears to have been more sparsely utilised, but buildings were also present here. Many similar accommodation areas have been redeveloped for housing, an industrial park, data centres and a retirement village (**MWI75361**).
- 4.87 A large part of the military activity within the study area relates to an extensive underground bunker (**MWI31707**). A small part of this bunker is thought to run below the western side of the site and extends across the north of the study area and beyond. The sections of MoD Corsham and the bunker that survive in the best condition have been scheduled and are seen as nationally important.
- 4.88 The part of the bunker which extends below the western part of the site appears to have never been developed as part of the aircraft factory or later CGHWHQ. The Oxford Archaeology study of 2010 (Phimester 2010) identified that in 1943 this part of the former Stone Quarry was partially 'capable of being developed' but was not, with a small part also 'not capable of being developed'. This passage beneath the site was, however, used as an emergency exit, which emerged to the west of the site. The Oxford Archaeology study identifies that the area of the former quarry beneath the site was not used in the Cold War period, except as part of an emergency exit route. As such, the tunnels below the site only relate to the 19th century quarrying, rather than any having any association with more significant World War II or post-war use.
- 4.89 Within the wider study area there are a number of additional features which relate to MoD Corsham; these include: Leafield way Military Camp (**MWI73937**), South of Upper Lane Military Camp (**MWI73939**), aircraft obstructions (**MWI74176**, **MWI74175**) barracks (**MWI74176**, **MWI73497**), playing field (**MWI73940**), workers' hostels (**MWI73937**, **MWI73928**) and a number of pillboxes (**MWI78003**, **MWI77669**, **MWI77668**, **MWI77670**).
- 4.90 Otherwise in the wider study area the Wiltshire HER record largely focusses on buildings and features within Corsham and the surrounding areas. Like the post-medieval period, many of these are listed buildings. Dating to the 19th century, these include: a church (**MWI34249**), a school (**MWI34248**), a clubhouse (**MWI59748**), a vicarage (**MWI47761**), a house (**MWI63045**), farms (**MWI68519**, **MWI68521**), the sites of outfarms (**MWI68554**, **MWI68524**, **MWI68549**) and a spoil heap (**MWI73498**).
- 4.91 Based on the evidence above, the site has a high potential to contain features relating to the 19th century stone quarry. However, other than the airshaft, these lie below the site and are not anticipated to be impacted.
- 4.92 The footings for the accommodation huts from the 20th century MoD Corsham are visible within the site. Such remains would be of 'negligible' value only and also would have impacted heavily on any below ground remains from earlier periods.

Undated or Unknown

- 4.93 The HER records a single record of unknown date, this is a detached house (**MWI58524**) some c.800m to the south-east of the site. No further details are given on the house.
- 4.94 These undated archaeological remains are not considered to influence the site's potential to contain hitherto unrecorded features.

PREVIOUS ARCHAEOLOGICAL INVESTIGATION

- 4.95 The site has been subject to several desk-based archaeological events. These include the desk-based assessment compiled for the Quarry Tunnels (**EWI7225**), a building survey of the Telecommunications Equipment in the Tunnels (**EWI7226**) as part of the Management Survey for MoD Corsham (**EWI7147**). These focus on MoD Corsham and identify and analyse the significance of features of the multi-layered site and its 19th and 20th century industrial and military heritage.
- 4.96 The site area was included in the National Archaeological Identification Survey (NAIS). Aerial investigation and mapping was undertaken across west Wiltshire (**EWI7896**) to develop methods and produce guidance on best practice for the recognition and identification of archaeological assets on a landscape scale.
- 4.97 In the wider study area, there is reference to an evaluation for the Corsham Development Project (**EWI6711**) some 200m to the north of the site. A total of 16 trial trenches were excavated and 29 trial pits and trenches associated with a geotechnical survey were also observed. No archaeological features or deposits and no artefactual material was recovered.
- 4.98 The remaining record refers to a watching brief on the cable route from Corsham to Norrington (**EWI7150**), which runs through the west of the study area some 460m from the site. No archaeological features or deposits were identified.

LIDAR ANALYSIS

- 4.99 Analysis of the LiDAR data (see **Plan EDP 4**) identified the footings of the former buildings and the connecting network of paths and former surface quarry workings. All of these features are also visible on aerial photographs. No previously unknown features have been identified.

HISTORIC LANDSCAPE CHARACTERISATION

- 4.100 The Historic Landscape Characterisation (HLC) for the study area records the site within the category 'Woodland'. The HLC goes on to describe the area as:

"This area is dominated by rough woodland. The majority of this (with the exception of Round Wood) is modern and has grown up on land that was once piecemeal fields. These fields were cut by tracks which suggests open land prior to this enclosure."

- 4.101 This characterisation does not reflect the history of the site with its historic military activity and known use as agricultural land supporting the quarrying prior to this.
- 4.102 From the wider landscape, the available views towards the site from Church Rise and Jaggards Lane appear to suggest that it is wooded. However, the centre of the site is free of trees and the available evidence suggests that this has always been the case. As such, it is considered that the site has no historic landscape character and is not reflective of the wider historic landscape character type that it has been categorised as.

CARTOGRAPHIC SOURCES

- 4.103 The earliest map consulted was the 1837 Tithe Map for the Parish of Corsham (**Plan EDP 5**). This shows the northern part of the site as part of a larger irregular rectangular field. There is a boundary shown between the northern and southern elements of the site, which possibly is the same as the modern boundary but the mapping is inconsistent. The landowner and occupier is noted as John Edwards and the field name is recorded as Westwells Leaze and was under pasture. Two footpaths are noted crossing the field from the west to east. The southern site area is also part of a larger field annotated as 'Sands and Reileys' and is under pasture at this time. The land was owned by Thomas Macie Leir at this time and tenanted by Robert Granger. The field is crossed by several footpaths, but no other features are shown.
- 4.104 The next map consulted was the Ordnance Survey (OS) map, First Edition, 1886 (not illustrated). This shows little to no change within the site. Several trees are now shown on the boundary that divides the site east/west and a small pond like feature on the eastern boundary in the northern area.
- 4.105 The next edition of the OS map, 1901 (**Plan EDP 5**), for the northern field shows a quarry in the east and an air shaft in the west with an additional one to the immediate north of the site. A track way divides the two site areas in an east/west direction and leads from Westwells to Sands Quarry to the immediate west of the site. The mapping shows that part of the quarry workings extend into the western side of the site and may indicate the presence of a former tram line and spoil heaps in addition to a pond. Numerous foot paths cross both the northern and southern site areas.
- 4.106 The subsequent edition of the OS map, 1921 (not illustrated) shows little change other than Sands Quarry as noted as disused and a further quarry pit as annotated in the south of the northern site area.
- 4.107 The next OS map consulted was the 1960–1961 (**Plan EDP 5**) this shows the plan layout of the buildings relating to MoD Corsham within the site (curiously absent from the previous map). There are a number of 'H' shaped buildings across the site and several individual buildings in the north-east. A hostel is annotated in the south of the northern site area. A review of aerial photographs (discussed further below) show that the buildings were in place by 1946. The two areas of the site continue to be divided by the former trackway leading to Sands Quarry to the west of the site. A building which the HER has grouped with the former MoD Corsham activity in the northern part of the site sits centrally to the southern area. Evidence of its former use for quarry spoil and possible orchard planting are also annotated.

- 4.108 The subsequent edition of the OS map, 1969–1977 (**Plan EDP 5**) indicates that the site had been cleared with only the roads/tracks remaining. The air shaft in the west of the site is still annotated.
- 4.109 The subsequent OS editions (not illustrated) show no change within the site, as shown from the 1969 edition, apart from the increase of woodland around the boundaries the site.
- 4.110 The analysis of cartographic sources underlines that parts of the site have been subject to surface quarrying and also have been used for the tipping of spoil from these activities. The use of the site as a whole by the MoD with a number of buildings, roads and trackway running across required the large-scale reorganisation of the site. No features of archaeological or heritage interest are identified by the map regression exercise other than those of local interest and already identified in the period-specific sections above.

AERIAL PHOTOGRAPHS

- 4.111 Aerial photographs held at the Historic England Archive were examined as part of this assessment in November 2022 (ref: AP/136763) with several of the prints being photographed for research purposes as part of the data trawl analysed. The search results included prints from between 1946 and 2011.
- 4.112 The earlier images dated 1946 clearly show buildings within the site, and the full extent of MoD Corsham in the surrounding area. The southern site area contains far more structures than alluded to by the HER data as well as numerous earthworks and trackways that do not relate to the site's former use for quarrying. It is possible that this area was utilised for training exercises or recreation as it sits between two dense areas of MoD accommodation.
- 4.113 The subsequent photos indicate that the site was cleared by 1966, just leaving the footprints of the former buildings. The subsequent photos show the increase of undergrowth across the site, presumably following the abandonment of the site. This vegetation was cleared in the northern part of the site by 2003 leaving the site as it is seen today. The southern part of the site has rewilded over time.
- 4.114 No other features of archaeological or heritage interest were noted.

SITE WALKOVER

- 4.115 The site walkover was undertaken in January 2023 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains of significance.
- 4.116 The extent of the former quarry within the site is unclear although the airshaft was clearly identified (**Image EDP A1.11**).
- 4.117 The remains of the World War II activity in the north of the site is more obvious. Extensive remains are visible, including plinths and footings, steps, drainage features and landscaping as well as former roads and footways. This area appears to have been historically levelled to create localised terraces to accommodate the former structures. There are many service

covers and at the time of the site visit, water could be heard running through some of these, suggesting a culverted stream is present (**Image EDP A1.12**). The World War II remains are disparate and truncated, and in places isolated, fragmentary survivals that are of such a denuded and unremarkable form that they are considered to have negligible heritage value. The southern site area now comprises shrubby moorland and it was not possible to identify or locate any specific features as shown on the historic mapping or aerial photography, with the exception of the pond in the north of the southern site area, in the location of the former tramway and spoil heap.

SUMMARY

- 4.118 Based on the above evidence, this assessment has identified that the site has a low potential for prehistoric, Roman and early medieval archaeology. There is also a low potential for medieval archaeology, apart from those remains related to former farming practices, which are unlikely to be of more than 'negligible' value. These conclusions also take into consideration the effects of truncation resulting from the 20th century construction and demolition by the MoD.
- 4.119 Otherwise, the site comprises areas of both below ground and surface quarrying and the very limited fragmentary remains of the World War II buildings and infrastructure associated with MoD Corsham. Neither of these assets, where they are located within the site, are considered to have more than negligible interest as the site sits is on the periphery of the main focus of these two phases of activities, with the most significant remains being scheduled and listed but located some way to the north.

Section 5

Setting Assessment

- 5.1 There will be no direct effects on any designated heritage assets as a result of the implementation of the proposed development due to their being no such assets within the site itself. However, **Section 4** has identified those heritage assets which could potentially receive an effect in terms development within their setting.
- 5.2 This section therefore assesses the likely impact of the implementation of the proposed development upon the significance of the heritage assets whose settings it is determined are capable of being affected, specifically addressing Steps 2, 3 and 4 of the five-step approach to setting assessment described in the guidance (HE 2017).
- 5.3 The locations of all designated heritage assets identified in this section are detailed on **Plan EDP 1**.
- 5.4 The proposed development comprises the construction and operation of an extension to the existing Spring Park campus to provide additional data centre capacity and includes the following:
- A main data centre building of two parts: the western half being four storeys and approximately 18.3m high, and the eastern half being three storeys and approximately 14.5m high;
 - A visitor reception centre and associated car parking;
 - A substation compound and high/low voltage switch room;
 - A water treatment plant;
 - A series of back-up generators;
 - Staff car parking and service yards;
 - Fencing and gates (inner security fence and outer campus fence), and other security infrastructure;
 - Sustainable Drainage Systems; and
 - Landscaping and ecological enhancement.
- 5.5 In relation to potential mitigation, a landscape strategy has been proposed within the site to help mitigate the visual impact and assimilate the proposals into the surrounding area. The landscaping comprises:
- Retention of the majority of existing tree, shrub and hedgerow vegetation (much of which is under Tree Protection Orders) on the boundaries of the land parcel which contains the site;

- Extensive tree and shrub planting, some on constructed overlapping bunds, to provide visual screening of the proposed development from outside the site; and
- Specific landscaped ecological enhancement areas (predominantly to the south of the main site). The proposed planting in this area would also help to reduce the visibility of the proposed development in views from the south.

5.6 In terms of designated heritage assets, the assessment above has identified that the site does not contribute to the significance of any of the listed buildings of conservation area in the vicinity. As such, the development of the site in principle will have no impact. However, it is recognised that the proposals could introduce built form into their wider settings such would affect the ability to appreciate that significance.

5.7 As mentioned in **Section 4**, these relate to three listed buildings and a conservation area, which were identified for further assessment, comprising:

- Grade II* listed Jaggards House (**1022056**) and associated Grade II listed buildings, which is located c.120m to the east of the site;
- Grade II listed 62 and 64 Westwells (**1363955**) and 42–52 Westwells (**1199306**) located c.60–90m to the north-east; and
- Neston Conservation Area.

JAGGARDS HOUSE

5.8 As identified in **Section 4**, the significance of Jaggards House is in the architectural interest held within its fabric, with artistic interest within the evident fine craftsmanship and illustrating a modest country manor dating from the 15th century onwards. Archaeological interest is held within the fabric of the building and historic interest in its association with known figures.

5.9 In terms of its setting, this contributes some significance in the associations with the other buildings within the complex including gate piers, a stable block, dovecote, and walled garden. These represent associated structures, which are readily appreciated in combination with each other. Other aspects of its setting which make a positive contribution are its gardens, particularly the formal gardens to the south-west. In terms of the wider setting, the house is well enclosed with few views of it from the surrounding area. What little evidence there is for designed views, lies to the north-east, albeit this is only a factor of the location of any earlier medieval precursor to the current house.

5.10 The site makes no contribution and is both screened by intervening building and layers of vegetation. Furthermore, its current character is that of a disused military site, which has no bearing on the significance of the house.

5.11 The development of the site would have no direct effects on the fabric of the listed building, from where it derives the majority of its significance. It would also not interrupt or sever those positive contributions made by aspects of the asset's setting such as the other

buildings, its gardens, grounds and its relationship with the road to the east, which forms the only public appreciation of the asset.

- 5.12 The proposals have the potential to introduce built form within its wider setting, primarily with the data centre, which rises up to over 18m high. Given the layers of intervening built form and planting, it is likely that the only experience of the data centre will be glimpsed views of the upper parts through and above the existing planting. The visual effect is likely to be further mitigated through the landscaping proposals, which aim to reduce any potential visibility from the south.
- 5.13 Notwithstanding this, it is not considered that any visibility, or lack of, built form within this site from Jaggards House or outbuildings would affect the significance of the listed buildings or the ability to appreciate said assets as designated heritage assets. As such, it is considered that the proposals would amount to 'no harm' in terms of the NPPF.
- 5.14 Likewise, in terms of the non-designated barn, due to its topographic position it is likely that more of the proposed building would be visible through the layers of planting. However, it is not considered that any visibility, would affect its significance or the ability to appreciate its local interest. As such, it is considered that the proposals would amount to no impact.

GRADE II LISTED 62 AND 64 WESTWELLS AND 42-52 WESTWELLS

- 5.15 These two listed buildings represent the heavily converted Westwells Farmhouse and associated barn, which lies 60-80m to the north-west of the site. **Section 4** explores their significance and contribution made by setting. This identifies that their significance is almost wholly derived from the historic and architectural interest of their fabric. Given that they are now located within a modern housing development, there is very little significance derived from their setting other than their association with each other. The site currently makes no contribution to the significance of these listed buildings.
- 5.16 The development of the site would not cause any harm to the significance of these two listed buildings. Due to its scale, glimpsed views of the proposed data centre may be possible from the location of the listed buildings as part of the wider setting. Notwithstanding this, this would be experienced in relation to the already highly developed modern setting and no aspects of its setting, which make a positive contribution, would be affected. Given this, it is not considered that any visibility, or lack of, of the proposals in relation to the listed buildings would cause any harm and that their significance remain unaffected i.e. 'no harm' in terms of the NPPF.

NESTON CONSERVATION AREA

- 5.17 The Neston Conservation Area is located to the south-east of the site, covering a large area of between 0.2-1.3km. Despite there being no adopted appraisal, **Section 4** briefly outlines its character and appearance and in particular its setting. This concludes that the site, in its current form makes no contribution to the Neston Conservation Area.
- 5.18 As such, the development of the site would not have any direct effect on the character and appearance of the conservation area, but there remains the possibility that modern built

form may appear in outward views. In this respect, Viewpoints 14 and 15 of the Landscape and Visual Impact Assessment (LVIA) are most pertinent, whereby views towards the site from the higher open ground within the conservation have been considered in visual terms. Of particular note is that modern buildings associated with MoD Corsham and the modern developments at Wadswick Green form readily appreciable parts of the backdrop of the views. As such, in heritage terms, the character and appearance of the conservation area is not considered particularly sensitive to change from similar developments. In visual terms, the LVIA notes a potential visibility of upper parts of the building, which would be mitigated to a minor effect following the establishment of the landscape proposals. Given the context of the proposals and backdrop of current views, it is not considered that this minor effect would adversely affect the character and appearance of the conservation area, resulting in 'no harm' in terms of the NPPF.

- 5.19 Heavily filtered views are possible from the northern section of the road as it approaches the junction with Moor Green. However, the LVIA notes that following the establishment of the mitigation there would be a negligible visual effect. Given that views out towards to site in this direction are not considered particularly sensitive to change in heritage terms, this would result in 'no harm' in terms of the NPPF.

Section 6

Conclusions

- 6.1 This Archaeological and Heritage Assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, where there would be a presumption in favour of their physical preservation *in situ*.
- 6.2 Of the 9 scheduled monuments, 23 listed buildings and one conservation area within the study area, this preliminary assessment has found that the site in its current state forms no part of their setting and, given its peripheral position in relation to the historic quarries and MOD Corsham to the north, it is unlikely to have made any meaningful contribution in historic or archaeological terms to their significance.
- 6.3 The assessment has found that there will be no effect on any of the scheduled monuments within the study area. In terms of the listed buildings the closest to the site are the Grade II listed former barn (62 and 64 Westwells; **1363955**) and Westwells Farmhouse (**1199306**) now converted into residential accommodation. Their heritage significance is predominantly invested in their architectural and historic interest, with a smaller, but positive, contribution made by their continuing relationship and the experience of this from their gardens and spaces in the surrounding housing estate.
- 6.4 In its current form, the site is well screened by housing and trees, but due to its scale, glimpsed views of the proposed data centre may be possible. However, this will be in the context of the existing surrounding modern development and will not change the experience of the buildings or any contribution made to their significance by their wider setting. As such, any glimpsed views through the retained trees on the site or the proposed planting will have no effect on their significance.
- 6.5 To the south and east of the site is the Grade II* listed Jaggards House (**1022056**), its Grade II listed gate piers (**1022057**); dovecote (**1022060**), stable block (**1022058**), privy in the walled garden (**1022059**) and Garden Cottage (**1363996**). The listed buildings derive their significance from their architectural and historic interest, but also from their interrelationship and the subservient nature and historic relationships of the Grade II buildings to the Grade II* house.
- 6.6 In terms of their setting, this is defined by their position within the enclosed extent of the historic grounds of Jaggards House. There is very limited experience of any of the structures beyond this, with the exception of the chimney stacks of Jaggards House within the wider landscape, the experience of which makes no contribution to the significance of the Grade II* listed building.
- 6.7 On the basis of this, the site in its current form forms no part of the setting of Jaggards House or its associated structures. Development of the site in the form proposed may be experienced from Jaggards House or indeed its associated structures due to the enclosed nature of the grounds, especially on the northern boundary. However, there is no suggestion that these glimpsed views would affect the significance of the buildings and would cause 'no harm' in terms of the NPPF.

- 6.8 The Neston Conservation Area focuses on the location of the historic core of Neston comprising mostly listed buildings and which make the greatest contribution to the special interest of the area. The site is located c.150m to the north-west of the north-western limit of the conservation area and from the position of the junction of Jaggards Lane and Moor Green there is no experience of the site due to the tree lined boundaries and does not contribute to its character and appearance.
- 6.9 There are long views across the conservation area towards the site. However, in the absence of any visual or physical connection between the site and the conservation area, this assessment concludes that the redevelopment of the site in the form proposed will have no effect on either the special interest of the conservation area or the heritage significance of the listed buildings within it.
- 6.10 In terms of the known non-designated heritage assets, the site contains two, as identified by the HER, comprising the historic extent of the quarrying and the remains of the World War II buildings and infrastructure associated with MoD Corsham. Neither of these assets, where they are located within the site, are considered to have more than negligible interest as the site sits on the periphery of the main focus of these two phases of activities, with the most significant remains from the MoD complex being scheduled and listed and located some way to the north.
- 6.11 Apart from the myriad of records for the quarries and MoD Corsham, the archaeological record for the study area is sparse. Based on this, the archaeological potential of the site across all periods except for the 19th and 20th centuries is considered to be low, especially when the effects of truncation resulting from 20th century construction and demolition are taken into account. Should archaeological deposits survive, these are likely to be of negligible significance and relate to the medieval agricultural use of the site.
- 6.12 No effects to the significance of the identified designated heritage assets have been identified and given the low sensitivity of the archaeological features identified, any further requirement for fieldwork could be attached by condition to any future planning consent.
- 6.13 According to the current baseline, there is therefore every reason to believe that the redevelopment of this site would positively address the legislative considerations of the *Planning (Listed Buildings and Conservation Areas Act) 1990*, the NPPF and Policy CP58 of the Wilshire Core Strategy. As such, there is no reason on heritage or archaeology grounds as to why the proposed development should not be granted permission.

Section 7

References

- Chartered Institute for Archaeologists (CIfA), 2020. Standard and Guidance for Historic Environment Desk-based Assessment. Reading
- Corsham Town Council, 2019. Corsham Neighbourhood Plan 2016-2026
- Historic England (HE), 2008. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment
- Historic England (HE), 2017. Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition). London
- Historic England (HE), 2019. Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets
- Ministry of Housing, Communities and Local Government (MHCLG), 2021. The National Planning Policy Framework. London
- Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament
- Wiltshire Council, 2015. Wiltshire Core Strategy

LIST OF CONSULTED MAPS

- Corsham Tithe Map, 1837
- Ordnance Survey Map, 1886 (Envirocheck search ref: 303568166)
- Ordnance Survey Map, 1889
- Ordnance Survey Map 1901
- Ordnance Survey Map 1921
- Ordnance Survey Map, 1923
- Ordnance Survey Map, 1947
- Ordnance Survey Map, 1955
- Ordnance Survey Map 1960–1961
- Ordnance Survey Map, 1969–1977
- Ordnance Survey Map, 1975–1976

Appendix EDP 1 Images



Image EDP A1.1: View of the barn at Westwells and the former Farmhouse beyond, looking east and showing its immediate setting.



Image EDP A1.2: View of Westwells Farmhouse (right) and the barn within its setting, looking west. Modern features predominate.



Image EDP A1.3: View towards the site from the listed farmhouse, showing the modern housing in its setting, looking south-west. The site lies beyond the trees.



Image EDP A1.4: View from within the site to the east and towards Westwells.



Image EDP A1.5: View towards Jaggards House from Jaggards lane, looking west, one of the only experiences of the house from a public location.



Image EDP A1.6: View to the south from the northern site boundary in the direction of Jaggards House.



Image EDP A1.7: View south from the site towards Jaggards House, which is not visible. The non-listed barn can just be seen through the trees.



Image EDP A1.8: View towards the site from within the conservation area, showing the nature of its setting and modern developments beyond, looking north.



Image EDP A1.9: View to the south-east and towards the Neston Conservation Area from within the site



Image EDP A1.10: View south towards the non-listed barn from adjacent to the southern boundary of the site. Note also that Jaggards House cannot be seen.



Image EDP A1.11: View of the airshaft within the site.



Image EDP A1.12: Current site condition, view to the north-west.

Plans

Plan EDP 1: Overview of Designated Heritage Assets

(edp7897_d006c 29 April 2024 EJu/EOa)

Plan EDP 2: Overview of Non-designated Heritage Assets

(edp7897_d007c 29 April 2024 EJu/EOa)

Plan EDP 3: Overview of HER Events

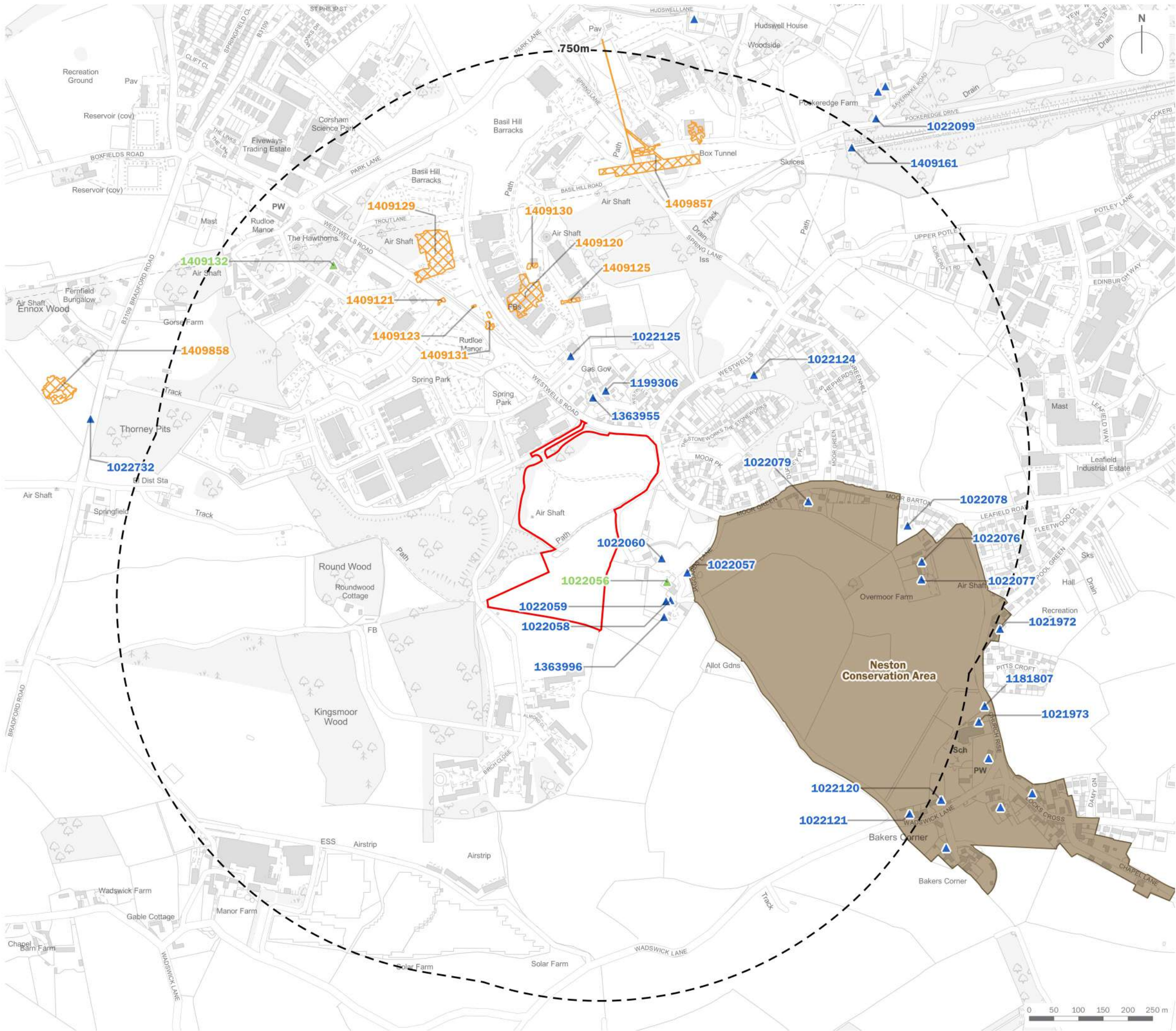
(edp7897_d022b 29 April 2024 EJu/EOa)

Plan EDP 4: LiDAR Analysis

(edp7897_d008c 29 April 2024 EJu/EOa)

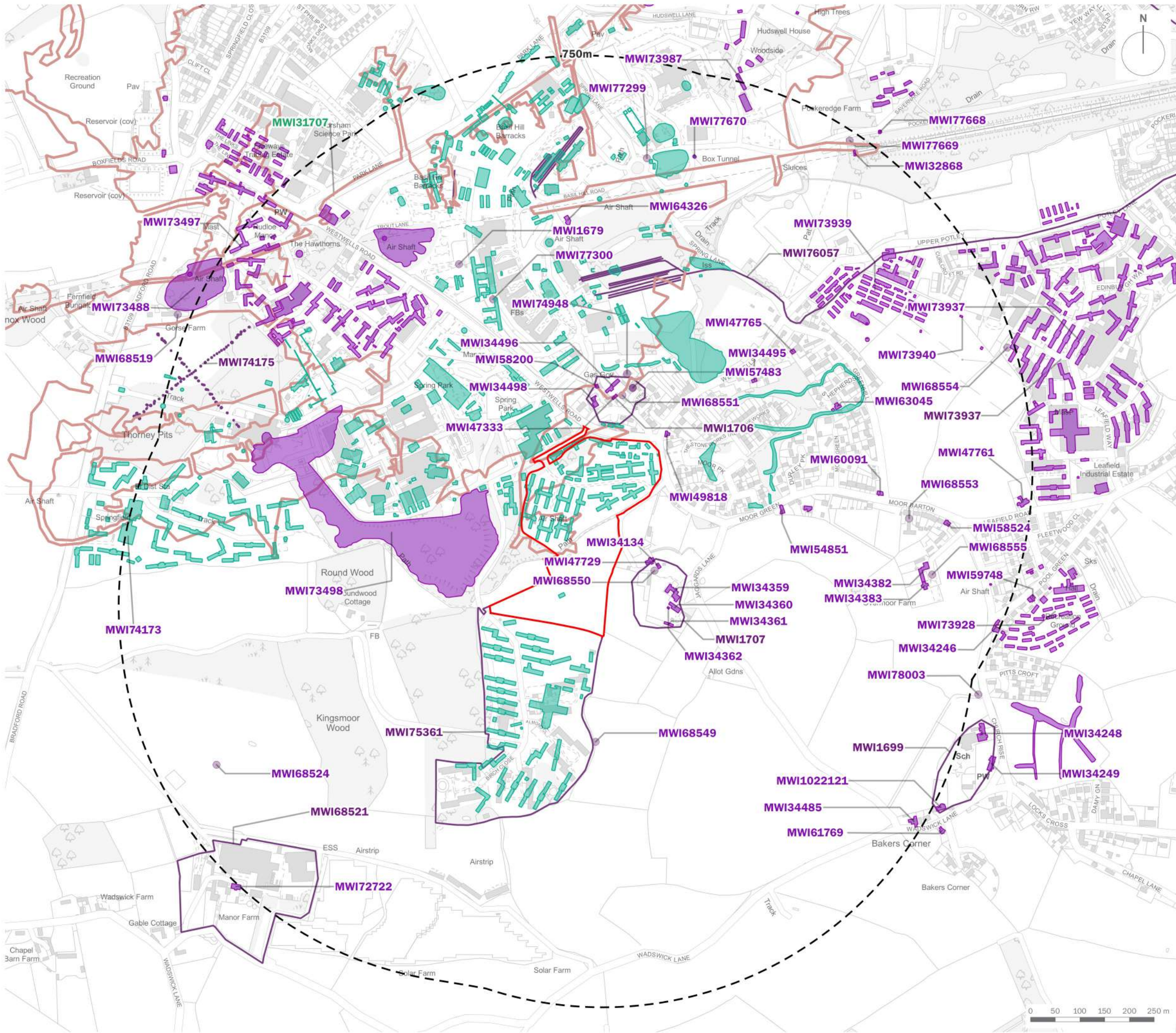
Plan EDP 5: Extracts of Historic Maps

(edp7897_d009c 29 April 2024 EJu/EOa)



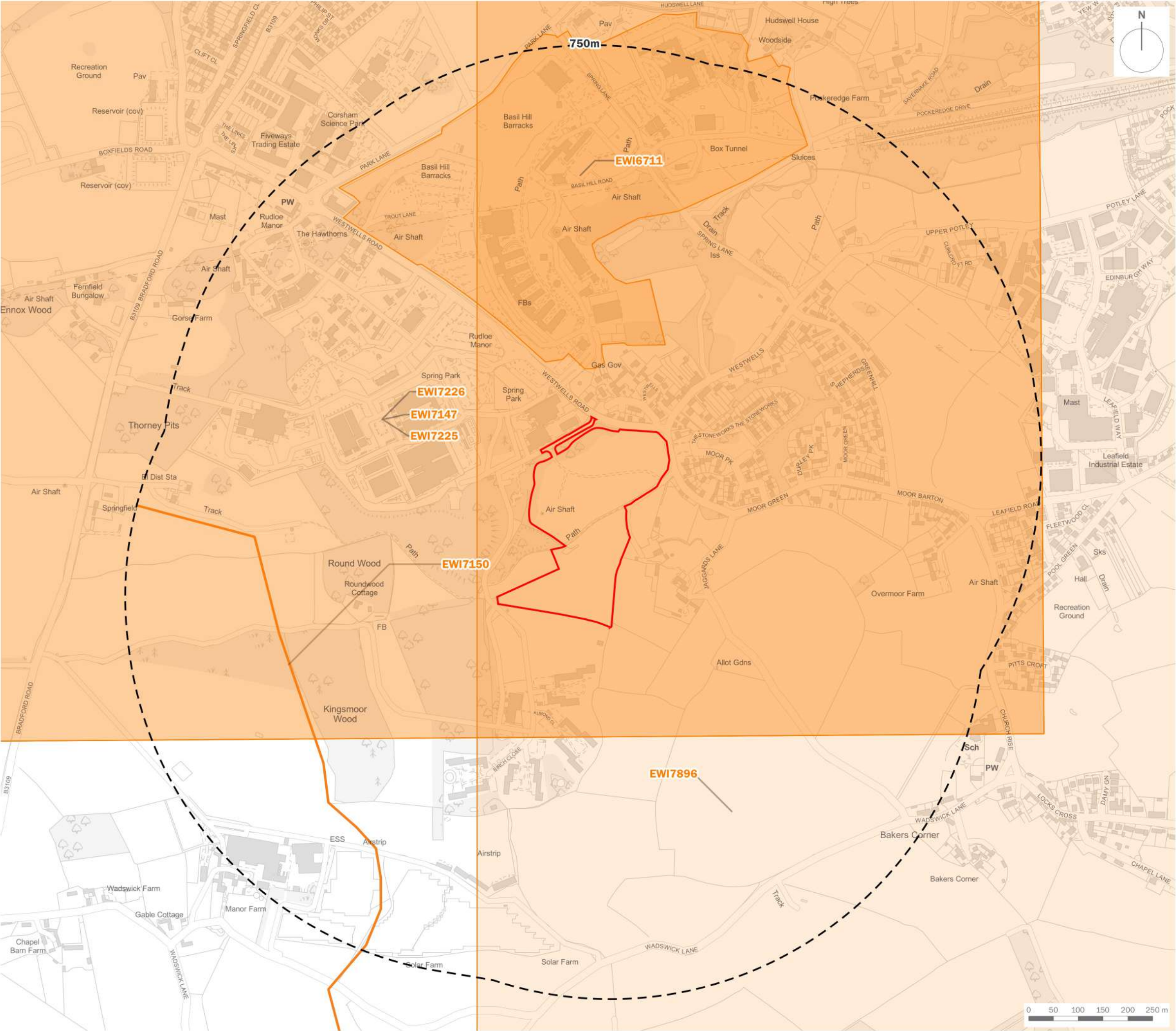
- Site Boundary
- 750m Study Area
- Scheduled Monument
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area

client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham		
drawing title	Overview of Designated Heritage Assets		
date	29 APRIL 2024	drawn by	EJu
drawing number	edp7897_d006c	checked	EOa
scale	1:7,500 @ A3	QA	RBa



- Site Boundary
- 750m Study Area
- HER
- Corsham Military Base (MWI74173)
- Stone Quarry Tunnel (MWI31707)

client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham		
drawing title	Overview of Non-designated Heritage Assets		
date	29 APRIL 2024	drawn by	EJu
drawing number	edp7897_d007c	checked	EOa
scale	1:7,500 @ A3	QA	RBa



- Site Boundary
- 750m Study Area
- HER Event

client

Ark Data Centres

project title

**Proposed Extension of Spring Park Data Centre Campus
- Land South of Westwells Road, Neston, Corsham**

drawing title

Overview of HER Events

date	29 APRIL 2024	drawn by	EJu
drawing number	edp7897_d022b	checked	EOa
scale	1:7,500 @ A3	QA	RBa



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 Site Boundary

 LiDAR Data Using 1m Digital Terrain Model (DTM) using Hillshade

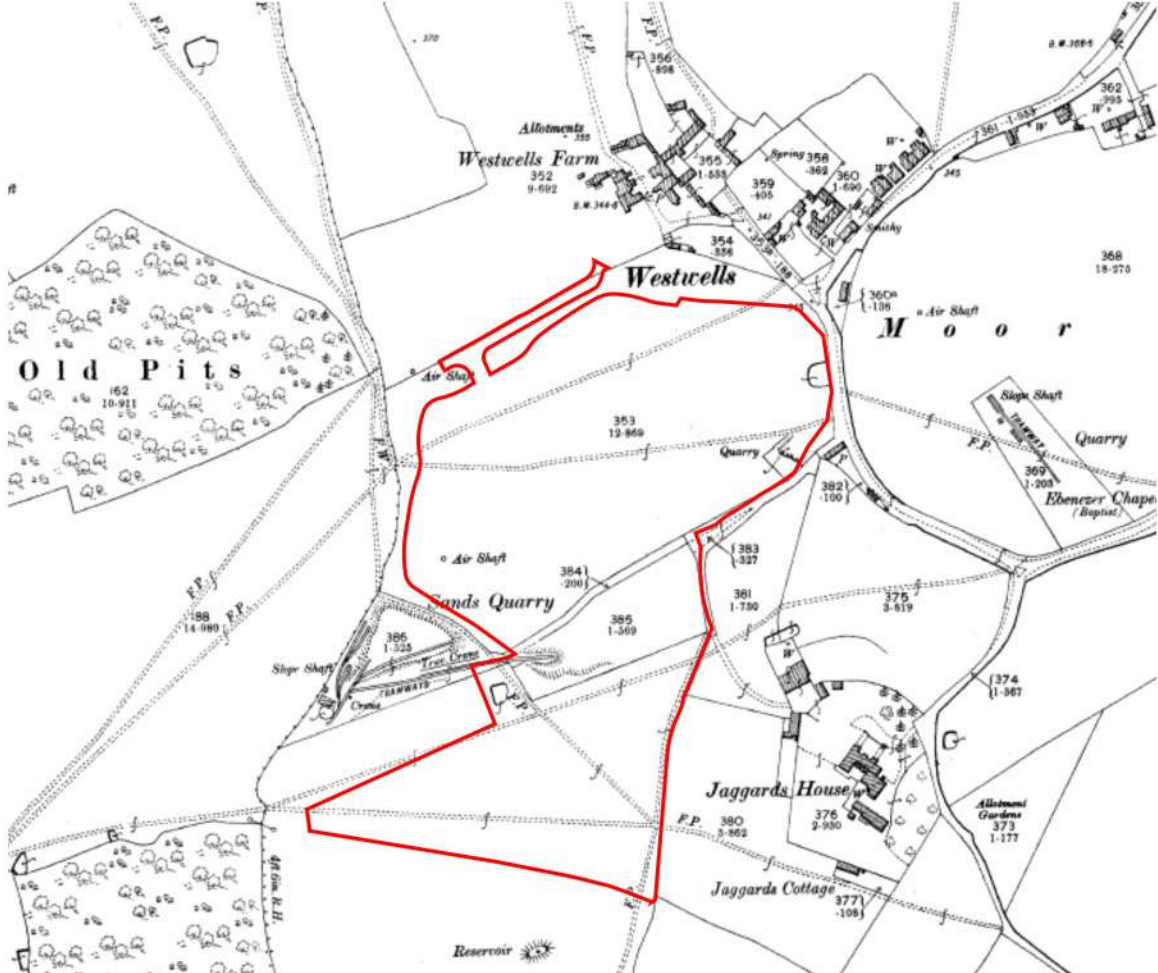
client			
Ark Data Centres			
project title			
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham			
drawing title			
LIDAR Analysis			
date	29 APRIL 2024	drawn by	EJu
drawing number	edp7897_d008c	checked	EOa
scale	1:2,500 @ A3	QA	JFr

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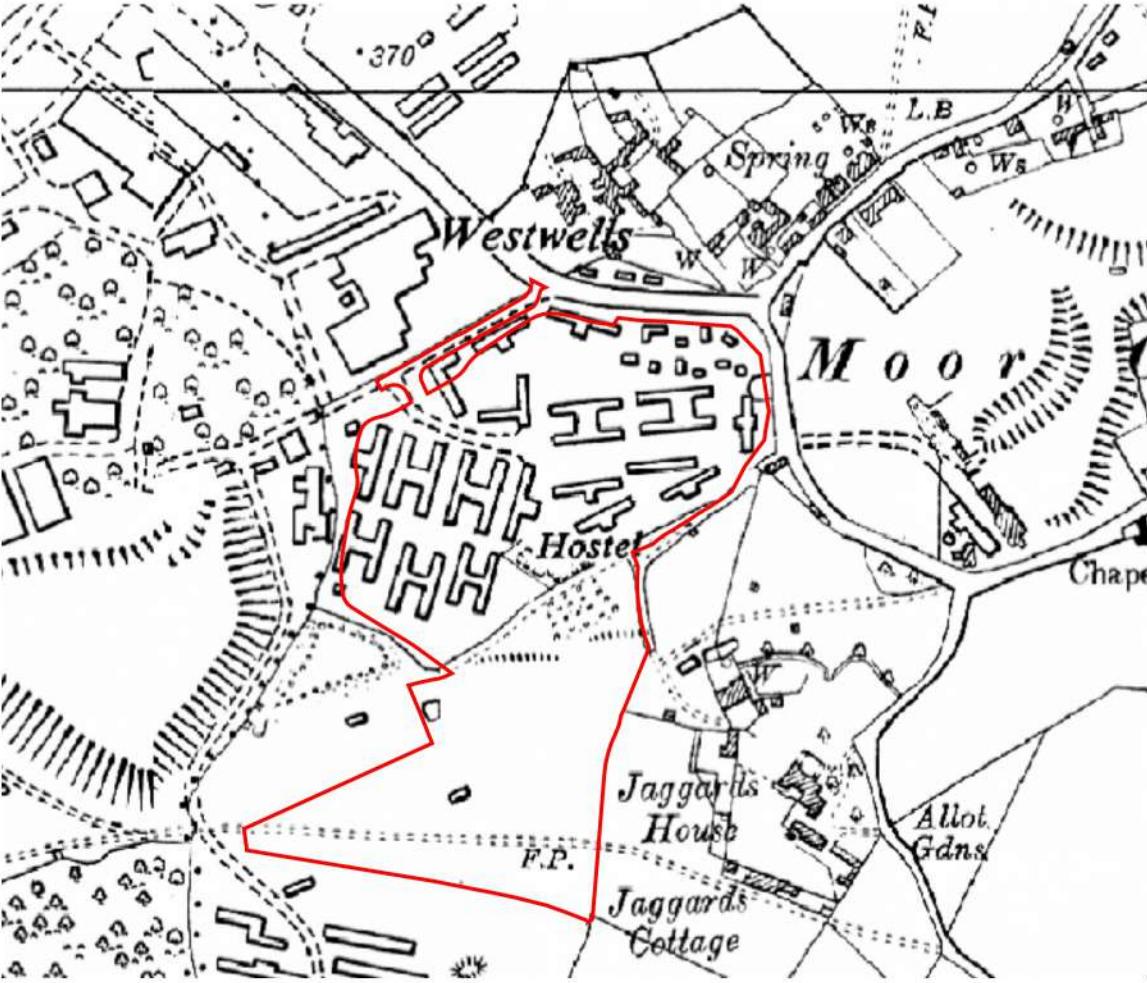
Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



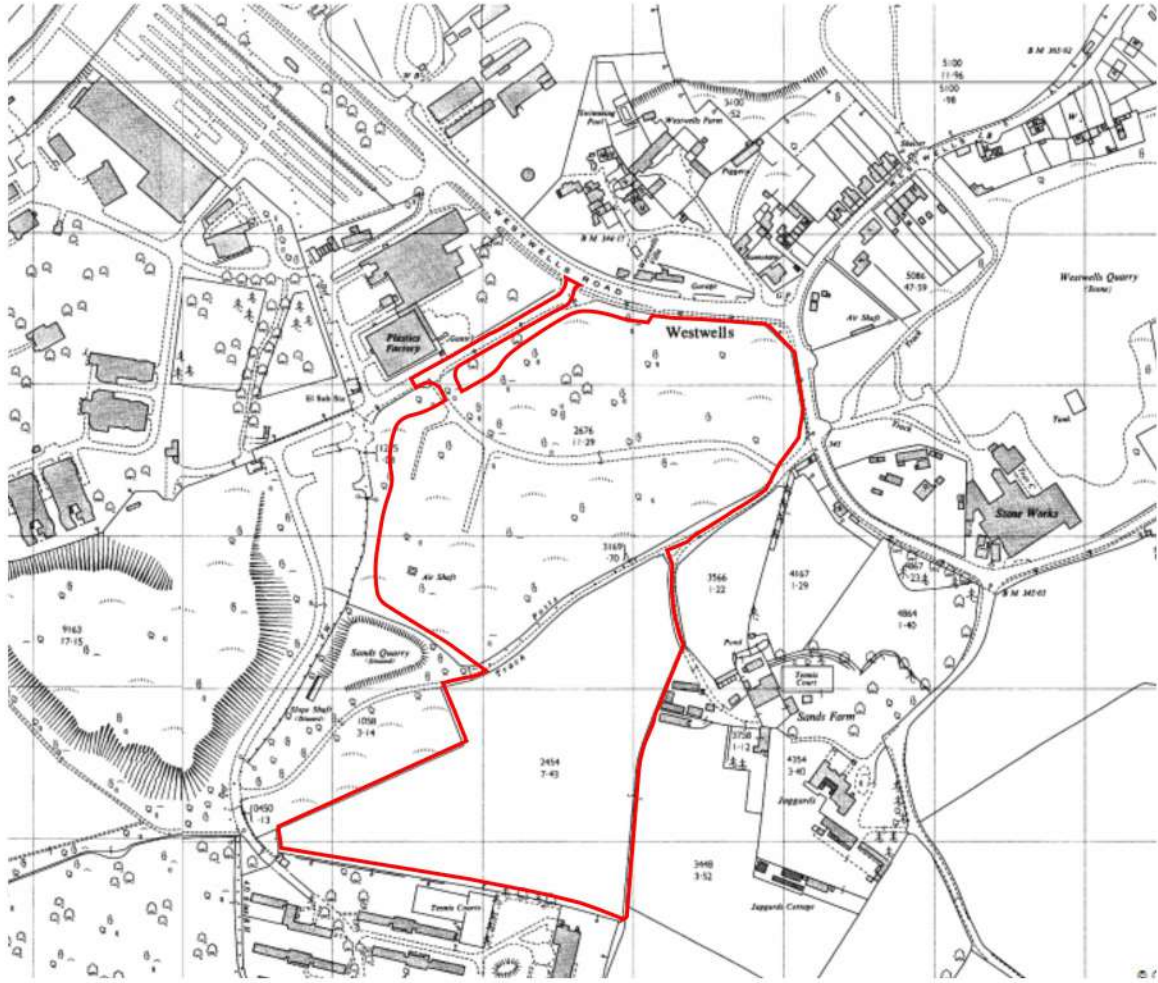
1) Corsham Tithe Map, 1837



2) Ordnance Survey Map, 1901



3) Ordnance Survey Map, 1960-1961



4) Ordnance Survey Map, 1969-1977

0 50 100 150 200 250 m

Approximate Site Boundary

client

Ark Data Centres

project title

Proposed Extension of Spring Park Data Centre Campus
- Land South of Westwells Road, Neston, Corsham

drawing title

Extracts of Historic Maps

date	29 APRIL 2024	drawn by	EJu
drawing number	edp7897_d009c	checked	EOa
scale	1:5,000 @ A3	QA	JFr

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**URBAN
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