

Desk-Based Archaeology and Built Heritage Assessment.

Yatton Keynell, Wiltshire.

On behalf of Cotswold Homes Ltd.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Cotswold Homes Ltd to prepare a Desk-Based Archaeology and Built Heritage Assessment to consider the proposed residential development at Yatton Keynell, Wiltshire, as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site location plan.

- 1.2. The Site lies to the south-east of Biddestone Lane and contains no designated heritage assets. It lies within the wider surrounds of a Conservation Area and a number of Listed Buildings.

- 1.3. The development comprises of 55 homes, with associated landscaping and access.
- 1.4. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

- 1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following paragraphs 212 to 216 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.
- 1.6. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance"*.²

¹ Ministry for Housing, Community and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024).

² MHCLG, *NPPF*

2. Proposed Development

- 2.1. The application seeks detailed planning permission for residential development to provide 55 dwellings, public open space, access, drainage, landscaping, associated infrastructure and ancillary works, as shown on the plan below (Plate 2).



Plate 2 Development masterplan

- 2.2. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed.

3. Methodology

3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

3.2. This assessment considers archaeological resource and built heritage.

Sources

3.3. The following key sources have been consulted as part of this assessment:

- The Wiltshire and Swindon Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- Historic England's Aerial Archaeology Mapping Explorer; and

- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; and Google Earth satellite imagery.

3.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

3.6. Heritage assets in the wider area were assessed as deemed appropriate (see Section 7).

Site Visit

3.7. A site visit was undertaken by a Heritage Consultant from Pegasus Group in March 2025, during which the site and its surrounds were assessed.

Photographs

3.8. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate

visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

3.9. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of*

Heritage Assets, the key guidance of assessing setting (hereafter GPA:3);⁵

- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁸

Consideration of Harm

3.10. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the NPPF.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the NPPF.¹⁰

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ MHCLG, NPPF

¹⁰ MHCLG, NPPF

- 3.11. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹¹
- 3.12. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the

scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹³

¹¹ MHCLG, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Site Description and Planning History

Site Description

- 4.1. The Site comprises a single arable field parcel, on the southern edge of Yatton Keynell (Plate 3). The north-eastern edge is traced by a public right of way (Plate 4).



Plate 3 Looking south-west across the site



Plate 4 Looking north-east across the site

- 4.2. The boundaries of the Site are largely formed hedges which include trees, beyond which is more agricultural land, aside from the border with Biddestone Lane and the recreation ground to the north-east.

Site Development / Map Regression

- 4.3. The settlement of Yatton Keynell is first mentioned in the 1086 Domesday records as having 16 households across land held by three owners.¹⁴
- 4.4. Tithe mapping for the parish of Yatton Keynell from 1841 (Plate 5) shows the Site falling within plot 224, which has

¹⁴ <https://opendomesday.org/place/ST8676/yatton-keynell/>

a similar field boundary shape to the current Site, with the plot owned by Thomas Huff and occupied by Caleb Painter. The plot was identified as pasture. Built development within Yatton Keynall can be seen to the north, whilst the immediately surrounding area was largely agricultural.

- 4.5. The Site location also shared ownership and occupation with plot 322 to the north-west, amongst other landholdings. Plot 322 contained the now Listed Manor House, barn and summerhouse (Ref: 1300423, 1363485 & 1183832).



Plate 5: 1841 tithe map with approximate Site location.

- 4.6. By 1886 (Plate 6), there was little change within the site although a pond was depicted in the southern half of the Site. Additional development along The Street to the north-east is visible, including houses, a school and smithy.

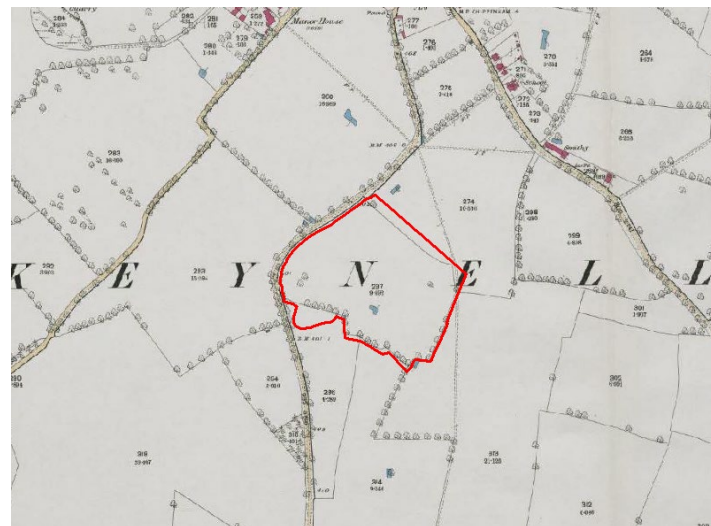


Plate 6: 1886 OS map with approximate Site location.

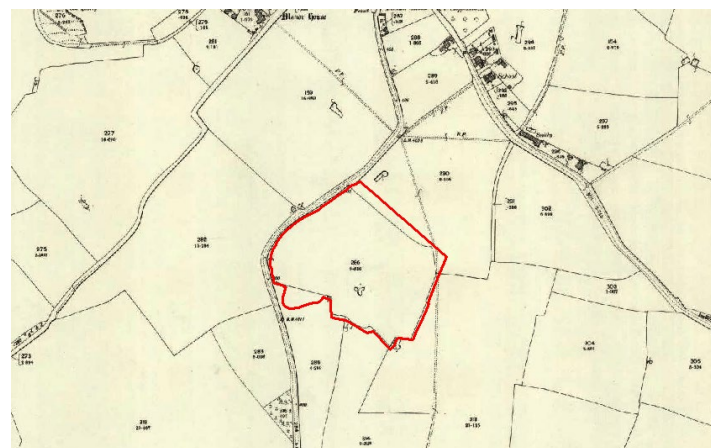


Plate 7: 1900 OS map with approximate Site location.

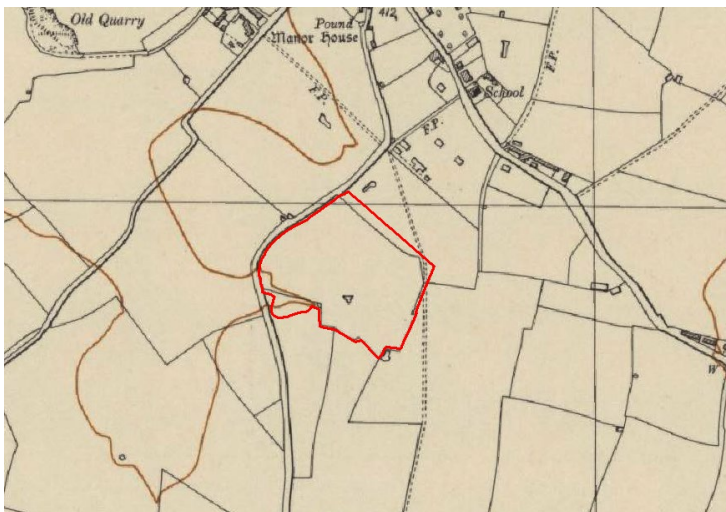


Plate 8: 1955 OS map with approximate Site location.

- 4.7. The Site and surrounding area can again be seen in mapping from 1900 (Plate 7) and 1955 (Plate 8).
- 4.8. Modern aerial images of the Site are given at Plate 9 & Plate 10, and notably. The Site has undergone no obvious changes, whilst the surrounding area shows further development and expansion to the footprint of Yatton Keynell.



Plate 9: 1999 aerial image of the Site.



Plate 10: 2022 aerial image of the Site.

Planning History

- 4.9. There are no relevant planning applications for the Site held online by Wiltshire Council

5. Policy Framework

Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁵
- 5.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁶
- 5.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 5.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF),

an updated version of which was published in December 2024. The NPPF is also supplemented by the national *Planning Policy Guidance* (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁷ The PPG also contains the *National Design Guide*.¹⁸

- 5.5. Full details of the relevant national policy guidance are provided within **Appendix 5**.

The Development Plan

- 5.6. Applications for Planning Permission are currently considered against the policy and guidance set out within the Wiltshire Council Development Plan, including the Wiltshire Core Strategy, which was adopted January 2015,
- 5.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

¹⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁷ Ministry for Housing, Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment* (PPG) (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁸ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

6. The Historic Environment

6.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

6.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix 'EW' and HER 'monument' numbers have the prefix 'MWI'.

6.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1–3 in Appendix 2.

Previous Archaeological Works

6.4. No previous archaeological works are recorded within the Site, although three are recorded within the wider search area:

- **EWI6793:** Timber sampling for tree ring analysis at The Old Rectory.
- **EWI7523:** A Watching Brief at St Margaret's Church.
- **EWI7896:** Aerial Investigation and Mapping Across West Wiltshire.

6.5. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

6.6. The bedrock geology of the site is formed of a Forest Marble Formation mudstone, which is a sedimentary bedrock.¹⁹ The soil within the Site is that of a lime-rich, loamy, and clayey soil with impeded drainage.²⁰

Archaeological Baseline

Prehistoric (pre-43 AD)

6.7. The Site does not contain any recorded evidence of prehistoric activity.

6.8. Approximately 480m north of the site is the findspot of an Iron Age coin, and c.580m to the east of the site is the recorded location of an Iron Age to Roman enclosure (MWI74115)

Romano-British (AD 43 – 410)

6.9. No Roman findspots or deposits are recorded within the site.

¹⁹ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

²⁰ Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

- 6.10. The Site does not contain any Romano-British monuments. Approximately 770m east of the site is the findspot of Romano-British pottery (MWI2084).

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 6.11. The site does not contain any early Medieval or Medieval sites or monuments, although three are recorded in the study area.
- 6.12. The site lies close to but beyond the boundary of the Medieval settlement of Yatton Keynell (MWI2094), which also encloses the historic core of the village to the north. Approximately 1km to the south-west, West Yatton is also recorded as a medieval settlement (MWI2103).
- 6.13. A series of medieval lynchets (MWI2117) are recorded to the north-west of the site, with their closest boundary being c.670m from the site.

Post-medieval (1540 – 1900) and Modern (1901 – present)

- 6.14. There are no post-medieval or modern monuments recorded within the Site, however there are sixteen within the surrounding study area. The majority of these are Listed Buildings, farmsteads or outfarms, and therefore only those relevant will be discussed, with the gazetteer in Appendix 1 noting the full number of records.
- 6.15. Approximately 330m north-west of the Site is the aforementioned Manor House Farm (MWI65916),

containing The Manor House, which will further be discussed in the setting assessment in Section 7. West Barn Farm (MWI65915) lies c.700m south-west of the Site, and many of the remaining records lie within the development and Conservation Area to the north.

Undated

- 6.16. There are no undated monuments located within the Site, although there are two within the wider study area; an undated bank (MWI2130) c.385m to the east of the Site, and undated ring ditches (MWI2123) c.615m south-east of the Site.

Statement of Archaeological Potential and Significance

- 6.17. Considering the relatively low level of medieval and earlier activity recorded within the study area, the potential for remains of such dates is considered to be low.
- 6.18. More recorded sites date to the post-medieval and modern periods, but these are mainly focussed in the historic core of the settlement to the north, and the potential for significant archaeological remains of these dates to be present within the site is low.

Designated Heritage Assets

- 6.19. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

7. Setting Assessment

- 7.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²¹
- 7.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 7.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 7.4. Assets in the vicinity identified for further assessment on the basis of intervisibility, proximity or historical association comprise:
- Grade II* The Manor House (1300423), although the associated Grade II summerhouse (1183832) and Grade II barn (1363485) were not considered to be sensitive, as these do not have designed outwards views and given the separation from the site, were not considered to be potentially sensitive.

- The Yatton Keynell Conservation Area
- 7.5. Assets excluded on the basis of a lack of intervisibility, proximity or historical association comprise:
- Grade I Church of St Margaret of Antioch (1356103) (see below).
 - Grade II West Barn Farm (1023041), due to absence of intervisibility.
 - Other individual assets within the Yatton Keynell Conservation Area.
- 7.6. With regards to the Grade I Listed Church of St Margaret of Antioch, whilst there are filtered glimpses to the church tower from within the site, these are not views in which the architectural or historic interests of the asset can be understood (Plate 11).

²¹ Historic England, *GPA:3*, p. 4.



Plate 11 Heavily filtered glimpse of the church tower form within the site

- 7.7. In views from the wider churchyard, the site is largely screened by intervening vegetation (Plate 12).



Plate 12 Looking south-east towards the site (not clearly visible behind vegetation)

- 7.8. The site is not considered to contribute to the significance of the church through setting, and no harm would be anticipated from its residential development.

Grade II* The Manor House

- 7.9. The Manor House is a 17th-Century, Grade II* Listed residence (List Entry: 1300423), located c.300m to the north-west of the Site (Plate 13).



Plate 13 Looking south-west to the Manor House

- 7.10. The List Entry describes the building as follows:

'Manor House, dated 1659, possibly with earlier work to rear wing, rubble stone with ashlar dressings and stone tiled roofs. Main range 2 and a half storeys with coped south gable and finial, ridge stack, north end stack and west end outside stack to rear wing. 3- window range east front with 3 coped dormer gables and finials, flush quoins and dovble-moulded mullion windows with hoodmoulds. 3 attic 3-light windows, main floors left and right have 3-light mullion and transom first floor windows and 4-light ground floor windows with king-

mullions. Fine projecting 2-storey central porch with cornice and scrolled pediment with finial. Date SR 1659 carved. Scrolled half-pediments to sides with finial motif in relief on main wallface. First floor 3-light mullion and transom window, centre main light with pointed head subdividing centre top- light in two. Cornice below with centre keystone and Tudor-arched moulded doorway. Moulded Tudor-arched inner doorcase with fine C17 panelled door. South end gable has 3-light attic window, 4-light first floor window with hoodmould and ground floor 4-light window with king-mullion and hoodmould. fling to left has first floor C20 single light and 4-light window over ground floor C18 3-light flush cyma-moulded window, all with hoodmoulds. Similar C18 window to wing north side and early C17 3-light recessed hollow moulded window with hoodmould above. West end wall is rough rendered with small square upper light. Centre of west front is gabled stair tower with 2-light hoodmoulded window to each floor, hollow-moulded to ground floor. To left, set back, gabled one window range similar to main east front, ground floor 4-light window is C20 replacement. To north, 2-storey range with ridge stack with C20 ovolo-moulded mullion windows to east and west. West side has 2 chamfered flush doorcases, possibly C18, one with C20 carved arms over. Interior: fine C17 stone fireplaces to ground floor south room, first floor south and south west, and exceptional carved fireplace to first floor north, fluted pilasters, stone shelf above and Tudor-arched opening with S and R carved in spandrels. Ground floor panelled doors in scratch-moulded doorcases, one with moulded panels over and carved monogram to jamb. Ground floor south west room has C18 curved-head corner cupboard and 2 beams with run-out stops to chamfer.

Fine C17 closed string stair with heavy moulded rail, square newels with caps and pendants and carved balusters with raking Ionic-type capitals. The house belonged to the Snell family from the early C17.'

- 7.11. A full copy of the List Entry is included at **Appendix 7**.

Settings and Views

- 7.12. The Manor House is located within its wider farmstead complex, which includes the Grade II Listed 17th-century barn, which it faces north-east towards (Plate 14).



Plate 14 Looking north-east to the associated barn

- 7.13. Historically, the complex included ranges of outbuildings (Plate 15), many of which survive today but have been converted to residences.

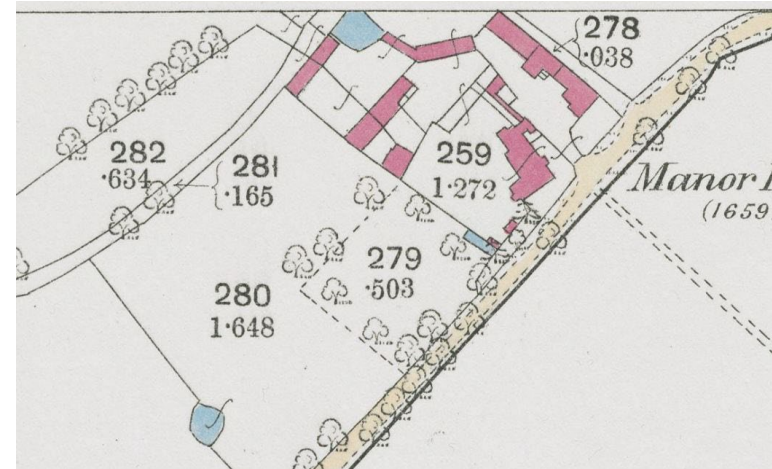


Plate 15: The Manor House complex in 1866.

- 7.14. The house appeared to have a garden area to the south-west, in which a Grade II Listed 18th-century summer house is present.
- 7.15. Today the whole complex appears to be in multiple ownership, and the wider curtilages of the dwellings include a swimming pool and tennis court (Plate 16).



Plate 16: The modern Manor House complex.

- 7.16. Key views from the asset include those to the barn to the north-east and garden to the south-west, as well as those looking north-east from the primary façade of the asset to the church (Plate 17). The view to the church appears to be a designed view that the asset was orientated to face.



Plate 17 Looking north-east from close to the Manor House

- 7.17. With regards to views to the asset, is best appreciated from the grounds and gardens to the north-east and south-west, as well as the road to the south-east (Plate 13).
- 7.18. Other clear views to the asset comprise views to the side elevation from the public footpath across the field to the south-east (Plate 18), and views looking south-west from the churchyard (Plate 19). These views illustrate the slight separation of the asset from the historic core of the village. Views from the asset including those from the north-east elevation to the field to the north and views from the south-east elevation to the field crossed by the footpath to the south-east also illustrate the separation.



Plate 18 Looking north-west to the Manor House from the footpath to the south-east



Plate 19 Looking south-west to the Manor House from the churchyard

- 7.19. With regards to historic associations, the Yatton Keynell Tithe Map of 1841, this showed that the asset has a sizeable agricultural landholding.

Statement of Significance

- 7.20. The Grade II* Listing of the Manor House highlights that it is an asset of less than the highest significance as defined by the NPPF.²²
- 7.21. The heritage significance of the house is principally embodied in its physical fabric, through which it displays

²² ²² MHCLG, NPPF

architectural significance, as well as historic illustrative and archaeological values.

- 7.22. The setting of the Manor also contributes to its significance, although the significance derived from the setting is less than that from its historic fabric.
- 7.23. The principal elements of the setting that contribute to the heritage significance of the asset comprise:
- The immediate grounds and gardens of the asset, which have historic illustrative values (including the summer house) and from where the asset is best appreciated and understood.
 - The former agricultural outbuildings, which have historic illustrative value as to the agricultural complex which the asset was part of, including the Grade II Listed barn.
 - The church, which the asset appears to have been orientated to face.
 - The slight separation of the asset from the historic built form of the village of Yatton Keynell, and the views which illustrate this.
 - The wider historic landholding, which is visible from and co-visible with the asset, which has historic illustrative values.

Contribution of the application Site to the significance of the asset

- 7.24. As previously mentioned, the land containing the Manor House and the land containing the site were historically

owned and occupied by the same people, as evidenced by the Tithe Map of 1841.

- 7.25. The site lies 300m to the south-east of the asset, and is separated from it by a large arable field and lines of vegetation flanking Biddestone Lane and West Yatton Road.
- 7.26. The side elevation of the asset faces towards the site, rather than the primary façade which is orientated to face north-east.
- 7.27. In views from close to the asset, the site is not clearly visible, lying behind a hedge line, but there is a sense of the land being undeveloped (Plate 20).



Plate 20 Looking south-east from close to The Manor House, with the site beyond the line of vegetation

- 7.28. Reciprocal views to the site show filtered views to the upper elements of the asset (Plate 21).



Plate 21 Looking north-west from the site, with filtered views to the upper elements of The Manor House

- 7.29. Taking into account the historic association and filtered intervisibility, the site is considered to make a minor contribution to the heritage significance of the asset through setting.

Effect of the proposals on the significance of the asset

- 7.30. The proposed development will change the character of the site from arable to residential development.
- 7.31. It is anticipated that partially screened views of the proposed development will be visible from the side elevation of The Manor House, set back beyond the large

arable field and the vegetation flanking the intervening roads.

- 7.32. The proposed development will extend the extent of the visible built form of the village in the view from the side elevation, but will not alter the key view from the asset to the church, or reduce the sense of separation of the asset from the historic built form to the north.
- 7.33. Overall, the proposed development is anticipated to result in less than substantial harm at the lower end of the spectrum to the significance of the Manor House.

Asset 2- The Yatton Keynell Conservation Area

- 7.34. The Yatton Keynell Conservation Area covers the historic core of the settlement of the village of Yatton Keynell, c.250m north of the Site (Plate 22). There is no Conservation Area appraisal held online by Wiltshire Council.

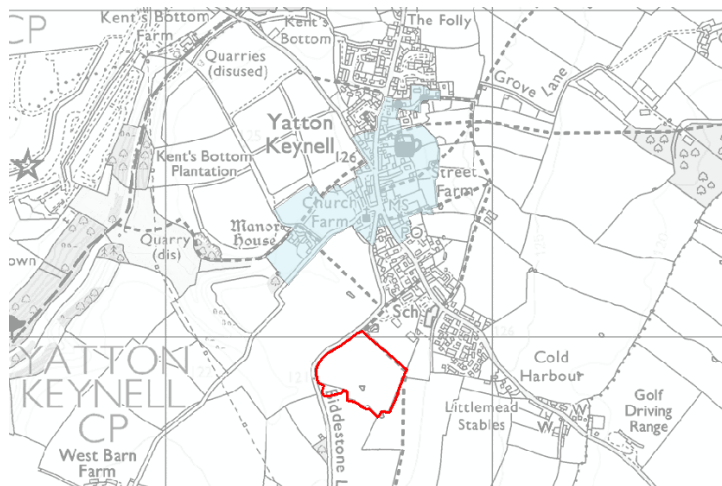


Plate 22: The Conservation Area in relation to the village and Site.

- 7.35. The Conservation Area covers the historic core of the settlement, which sits at the junctions of four roads, and has the church at the south-western edge.
- 7.36. The area also covers The Manor House complex, and the agricultural land which divides the complex from the historic core.
- 7.37. The settlement historically included farms within the settlement, including Manor Farm and Street Farm.
- 7.38. Built form is largely stone-built, with stone or tile roofs, and commonly of two storeys.
- 7.39. Later built form lies to the north and south of the historic core, giving the modern extent of the settlement a linear form overall in contrast to its historically more nucleated form.

Settings and Views

- 7.40. Approaches to the area are along the four streets which meet at the historic core, as well as Biddestone Lane.
- 7.41. The eastern and western surrounds of the area comprise agricultural land crossed by footpaths which provide entrances and egresses to the area.

Statement of Significance

- 7.42. Yatton Keynell Conservation Area is a designated heritage asset. Its significance is very largely embodied in the buildings and spaces within the area. Setting contributes but to a lesser degree.
- 7.43. Those areas of setting which are considered to principally contribute to significance comprise:
 - The four roads which join at the historic core.
 - Agricultural land to the west and east in the immediate vicinity of the asset.
 - Later areas of settlement of Yatton Keynell.

Contribution of the application Site to the significance of the asset

- 7.44. The site lies 300m south of the historic core, and some distance along Biddestone Lane, with intervening modern development and agricultural land.
- 7.45. The Manor House lies within the Conservation Area, and the site has some filtered intervisibility with the side

elevation of the asset, and was historically associated with it, as evidenced by the Tithe Map of 1841.

- 7.46. Whilst there is a sense of the site being undeveloped in views from West Yatton Road to the south of the Manor (Plate 23), which lies within the Conservation Area, it is not clearly visible, lying beyond hedgerows.



Plate 23 Looking south-east towards the site from West Yatton Road

- 7.47. As such, the site is considered to make a very minor contribution to the heritage significance of the Conservation Area as a whole through setting.

Effect of the proposals on the significance of the asset

- 7.48. Although not within or adjacent to the Conservation Area, the proposed development has been designed so that the built form will not be incongruous with the built form within that area. Houses will be a mix of Cotswold natural stone and ivory roughcast render. The houses will have chimneys, which will be of red brick. Roofs will be of grey plain tiles, red plain tiles and red pantiles.
- 7.49. Taking account of the impact of the development on the heritage significance of the Manor House, but also taking account of whole of the significance of the wider asset, the impact to the Conservation Area is anticipated to be less than substantial and very low on that spectrum of harm.

8. Conclusions

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| <p>8.1. Considering the relatively low level of medieval and earlier activity recorded within the study area, the potential for remains of such dates is considered to be low.</p> <p>8.2. More recorded sites date to the post-medieval and modern periods, but these are focussed in the historic core of the settlement to the north, and the potential for significant archaeological remains of these dates to be present within the site is low.</p> <p>8.3. Two built heritage assets were considered to be potentially sensitive to residential development within the site: the Grade II* Listed Manor House and the Yatton Conservation Area which it lies within.</p> <p>8.4. With regards to the Manor House, the site lies 300m to the south-east of the asset. The side elevation of the asset faces towards the site, rather than the primary façade which is orientated to face north-east. In views from close to the asset, the site is not clearly visible, lying behind a hedge line, but there is a sense of the land being undeveloped. Taking into account the historic association and filtered intervisibility, the site is considered to make a minor contribution to the heritage significance of the asset through setting.</p> <p>8.5. The proposed development will change the character of the site from arable to residential development. It is anticipated that partially screened views of the proposed development will be visible from the side elevation of The Manor House, set back beyond the large arable field and the vegetation flanking the intervening roads.</p> | <p>8.6. The proposed development will extend the extent of the visible built form of the village in the view from the side elevation, but will not alter the key view from the asset to the church, or reduce the sense of separation of the asset from the historic built form to the north.</p> <p>8.7. Overall, the proposed development is anticipated to result in less than substantial harm at the lower end of the spectrum to the significance of the Manor House.</p> <p>8.8. With regards to the Conservation Area, a very low level of harm is anticipated through harm to the Manor House which lies within that asset. Taking into account the significance of the asset as a whole, the harm to the Conservation Area is considered to be less than substantial and very low on that spectrum.</p> |
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Cartographic Sources	
1841	Tithe Map
1886	Ordnance Survey
1900	Ordnance Survey
1955	Ordnance Survey

Aerial Photography References	
1999	Google Earth
2022	Google Earth

Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
EWI6793	The Old Rectory, Yatton Keynell, Tree-Ring Analysis	Intervention
EWI7523	Watching Brief at St Margaret's Church, Yatton Keynell	Intervention
EWI7896	NAIS: Aerial Investigation and Mapping Across West Wiltshire	Extensive Survey

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MWI2076	ST87NE200	Iron Age Coin, North of Manor Farm	Find Spot	Prehistoric
MWI74115		Iron Age/Roman Enclosure, East of Tiddley Wink	Enclosure	Prehistoric to Romano-British
MWI2084	ST87NE305	Romano-British Pottery, North West of Fowleswick Cottages	Find Spot	Romano-British
MWI2094	ST87NE451	Yatton Keynell	Settlement	Medieval

MWI2103	ST87NE460	West Yatton	Settlement	Medieval
MWI2117	ST87NE601	Medieval Lynchets, West Yatton Down	Field System	Medieval
MWI65915		West Barn Farm	Farmstead	Post-Medieval
MWI65916		Manor House, Yatton Keynell	Farmstead	Post-Medieval
MWI65917		Church Farm (Manor Farm, Yatton Keynell)	Farmstead	Post-Medieval
MWI65957		Street Farm	Farmstead	Post-Medieval
MWI65958		The White House	Farmstead	Post-Medieval
MWI65959		West View	Farmstead	Post-Medieval
MWI65960		Site of Outfarm, Yatton Keynell	Outfarm	Post-Medieval
MWI65961		Site of Outfarm, North West of Yatton Keynell	Outfarm	Post-Medieval
MWI65990		Outfarm, South East of Yatton Keynell	Outfarm	Post-Medieval
MWI65991		Site of Outfarm, South East of Yatton Keynell	Outfarm	Post-Medieval
MWI71271		Site of Outfarm, South South East of Kents Bottom Farm	Outfarm	Post-Medieval
MWI71278		The Grange	Farmstead	Post-Medieval

MWI71279		Brook House	Farmstead	Post-Medieval
MWI74117		Post Medieval Ridge and Furrow, West of Fir Tree Villas	Earthwork	Post-Medieval
MWI2112	ST87NE526	Castle Combe Motor Racing Circuit	Airfield	Modern
MWI77677		Small Arms Range, Castle Combe Airfield	Rifle Range	Modern
MWI2123	ST87NE609	Undated Ring Ditches, North West of Sparrow Farm	Earthworks	Undated
MWI2130	ST87NE624	Undated Bank, South of Yatton Keynell	Bank	Undated

HER Listed Buildings

List Entry	Name	Grade
1363485	BARN TO EAST OF MANOR HOUSE	II
1023033	BEARD/KINGTON MONUMENT IN NORTH EAST CORNER OF CHURCHYARD OF CHURCH OF ST MARGARET	II
1356103	CHURCH OF ST MARGARET OF ANTIOCH	I
1300439	CULLIMORE MONUMENT IN CHURCHYARD ABOUT 3 METRES NORTH OF PORCH OF CHURCH OF ST MARGARET	II
1183720	ENNISMORE	II

1183761	GODFREY MONUMENT IN CHURCHYARD ABOUT 1 METRE EAST OF NORTH EAST CHANCEL BUTTRESS OF CHURCH OF ST MARGARET	II
1023021	GROVE COTTAGE	II
1023028	IVY HOUSE	II
1356104	J BEARD MONUMENT IN CHURCHYARD ABOUT 5 METRES NORTH OF PORCH OF CHURCH OF ST MARGARET	II
1023029	J HOLBOROW MONUMENT IN CHURCHYARD ABOUT 6 METRES NORTH OF NAVE, NORTH WEST OF PORCH OF CHURCH OF ST MARGARET	II
1242262	: K6 TELEPHONE KIOSK ADJACENT TO MANOR FARM	II
1023036	KEYNELL COURT	II
1365687	LION LODGE	II
1183751	M TAYLER MONUMENT IN CHURCHYARD ABOUT 8 METRES NORTH EAST OF GODFREY MONUMENT, NORTH EAST OF CHURCH OF ST MARGARET	II
1023026	MILESTONE IN ROADSIDE WALL OF THE RECTORY GARDEN	II
1023035	PAINTER MONUMENT IN CHURCHYARD ABOUT 6 METRES SOUTH EAST OF AISLE SOUTH EAST ANGLE OF CHURCH OF ST MARGARET	II
1023025	SCHOOL HOUSE AND SCHOOL	II
1023027	STREET FARMHOUSE	II

1356101	SUMMERHOUSE AND GARDEN WALLS SOUTH OF THE GRANGE	II
1183832	SUMMERHOUSE TO WEST OF MANOR HOUSE REAR WING	II
1300448	T SMITH MONUMENT IN CHURCHYARD ABOUT 5 METRES NORTH OF M TAYLER MONUMENT, NORTH EAST OF CHURCH OF ST MARGARET	II
1183719	THE BELL INN	II
1300467	THE GRANGE	II
1300423	THE MANOR HOUSE	II*
1183717	THE RECTORY	II
1363482	THE WHITE HOUSE	II
1356102	THRUMS	II
1183760	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 1 METRE SOUTH OF BEARD/KINGTON MONUMENT NORTH EAST OF CHURCH OF ST MARGARET	II
1023031	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 11 METRES NORTH EAST OF VESTRY OF CHURCH OF ST MARGARET	II
1356105	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 12 METRES NORTH EAST OF VESTRY OF CHURCH OF ST MARGARET	II

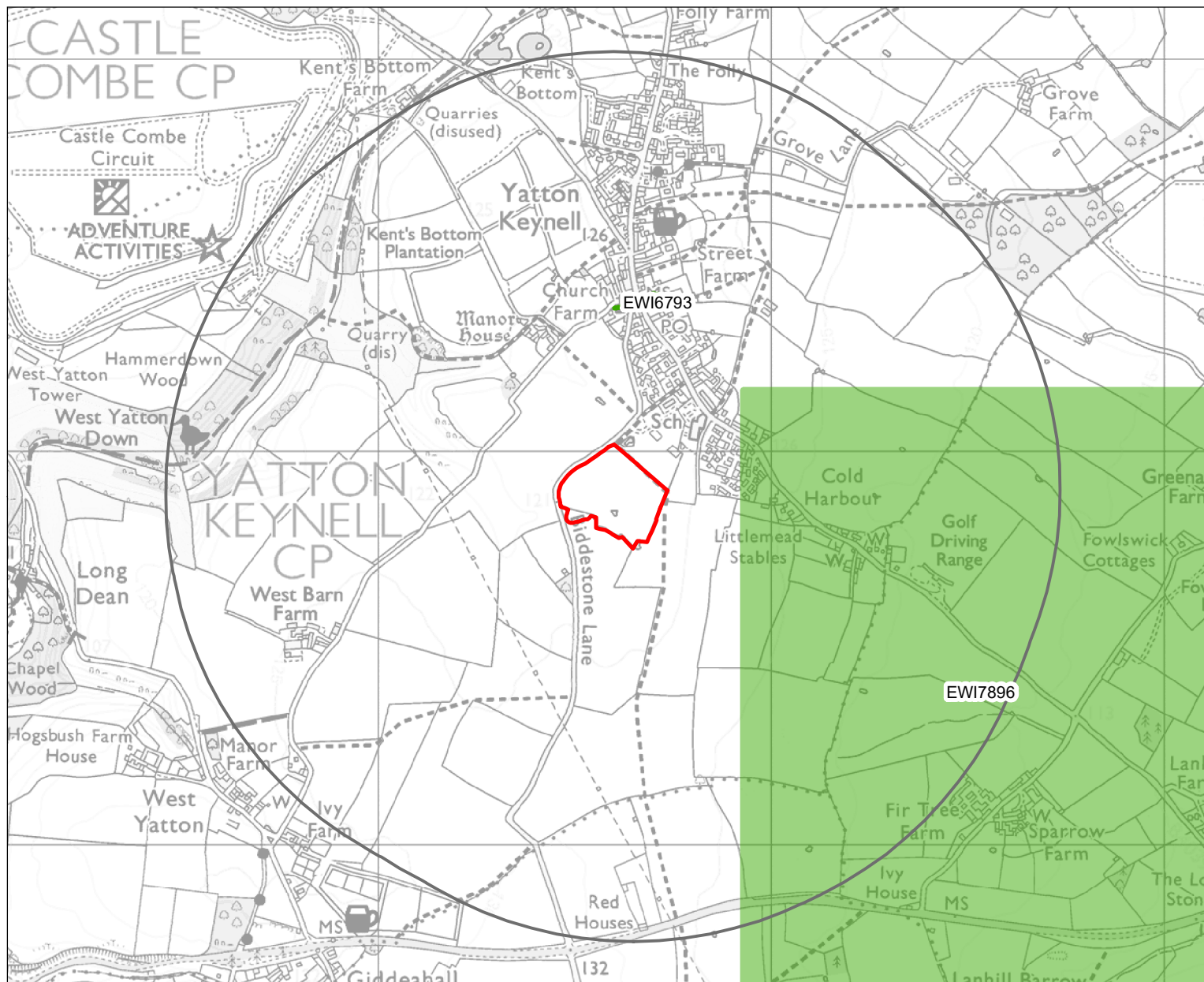
1356106	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 2 METRES SOUTH OF BEARD/KINGTON MONUMENT, NORTH EAST OF CHURCH OF ST MARGARET	II
1365684	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 3 METRES EAST OF SOUTH EAST ANGLE OF CHANCEL OF CHURCH OF ST MARGARET	II
1023032	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 3 METRES NORTH OF M TAYLER MONUMENT, NORTH EAST OF CHURCH OF ST MARGARET	II
1300438	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 3 METRES NORTH OF NORTH WEST ANGLE OF PORCH OF CHURCH OF ST MARGARET	II
1023030	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 4 METRES NORTH OF NORTH WEST ANGLE OF PORCH OF CHURCH OF ST MARGARET	II
1183733	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 6 METRES NORTH OF NAVE NORTH WEST ANGLE OF CHURCH OF ST MARGARET	II
1183745	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 6 METRES NORTH OF NAVE, NORTH EAST OF PORCH OF CHURCH OF ST MARGARET	II
1023034	UNIDENTIFIED MONUMENT IN CHURCHYARD ABOUT 7 METRES EAST OF CHANCEL OF CHURCH OF ST MARGARET	II
1183768	WALL AND GATES TO EAST OF THE WHITE HOUSE	II
1363481	WEARE MONUMENT IN CHURCHYARD ABOUT 8 METRES EAST OF SOUTH EAST ANGLE OF CHANCEL OF CHURCH OF ST MARGARET	II
1023041	WEST BARN FARM	II



1183722	WEST VIEW	II
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Appendix 2: Figures



KEY

- Site
- Study Area
- Event polygons
- Event lines

Contains Wiltshire and Swindon HER data.
Records labelled by their EvUID: please
cross reference to Appendix 1 of the
Heritage Desk-Based Assessment.

Figure 1: HER Events

Yatton Keynell

Client: Cotswold Homes Ltd

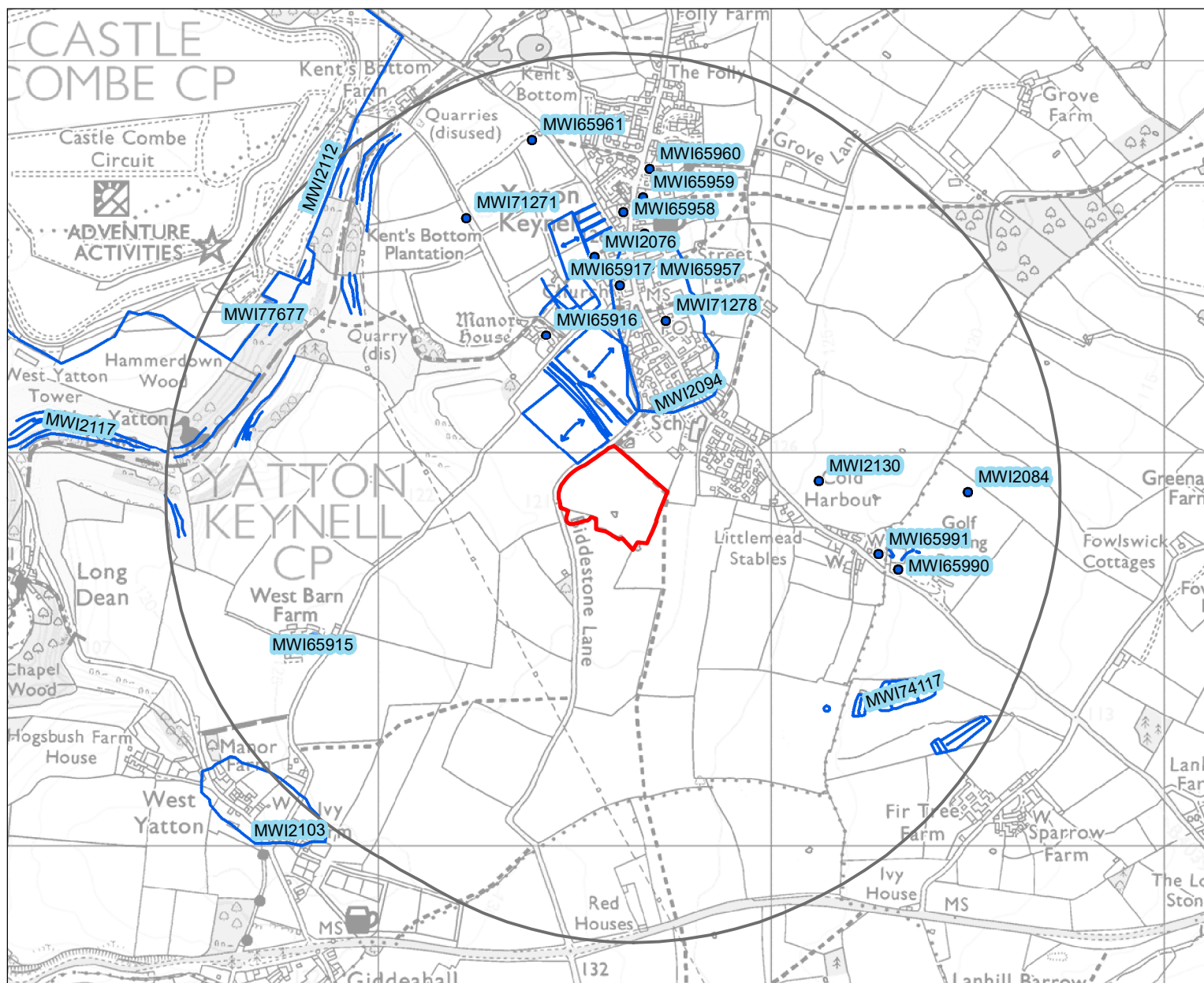
DRWG No: P24-2576_03

Drawn by: JK

Date: 28/03/2025

Scale: 1:15,198 @ A4

Approved by: GS



KEY

- Site
- Study Area
- Monument points
- Monument lines
- Monument polygons

Contains Wiltshire and Swindon HER data.
Records labelled by their MonUID: please
cross reference to Appendix 1 of the
Heritage Desk-Based Assessment.

Figure 2: HER Monuments

Yatton Keynell

Client: Cotswold Homes Ltd

DRWG No: P24-2576_03

Drawn by: JK

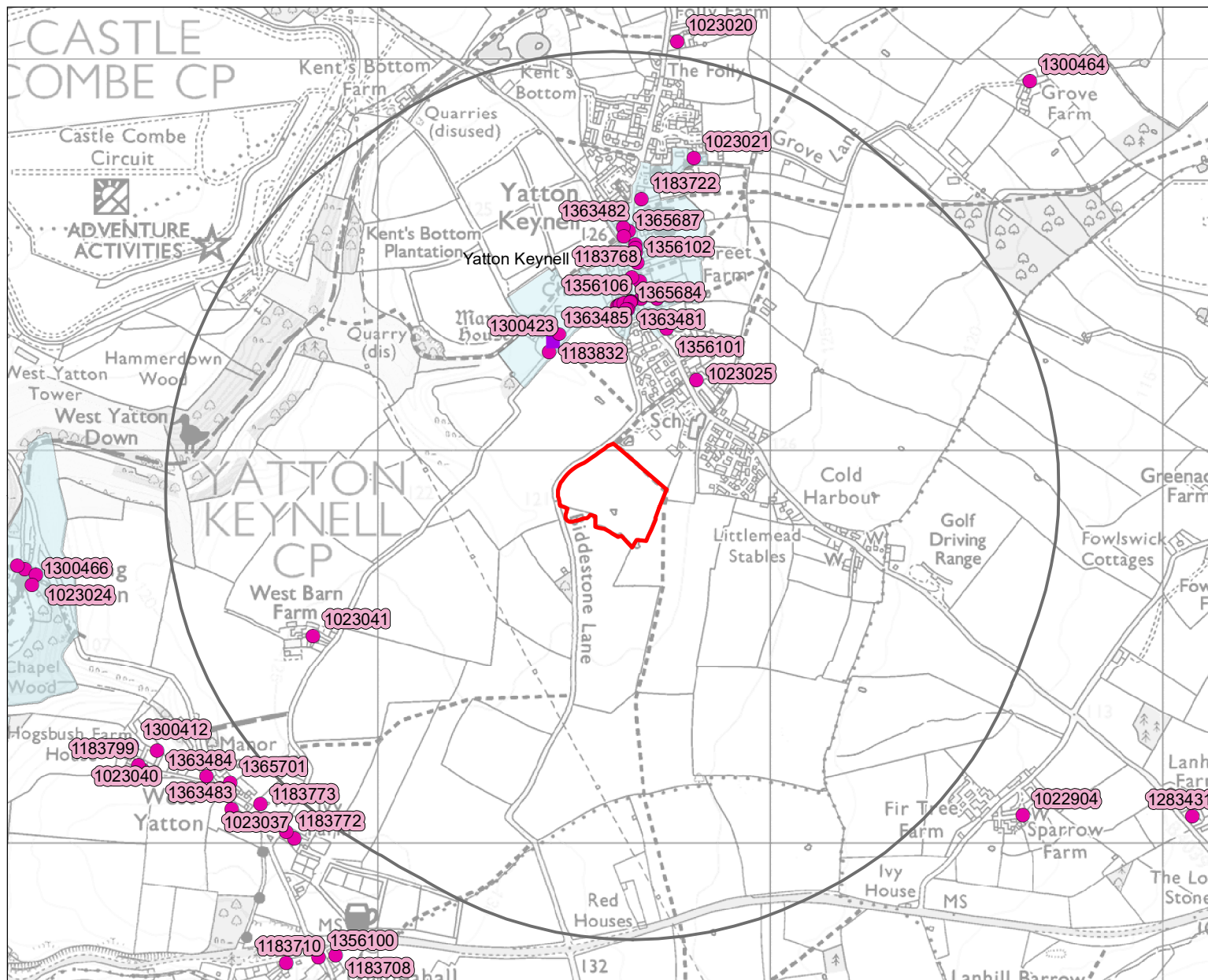
Date: 28/03/2025

Scale: 1:15,198 @ A4

Approved by: GS

0 500 Metres





KEY

- Site
- Study Area
- Grade
- ▲ I
- II
- II*
- Conservation Areas

Courtesy of Historic England

Figure 3: Designated Heritage Assets

Yatton Keynell

Client: Cotswold Homes Ltd

DRWG No: P24-2576_03

Drawn by: JK

Date: 28/03/2025

Scale: 1:15,192 @ A4

Approved by: GS

Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²³

Historic England’s *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²⁴

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.²⁵ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁶

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy

Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²⁷

²³ MHCLG, *NPPF*, p.78.

²⁴ Historic England, *GPA:2*.

²⁵ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁶ MHCLG, *NPPF*, p. 78; MHCLG, *PPG*, Annex 2.

²⁷ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁸

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁹

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”³⁰

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*,³¹
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed buildings and Grade II Registered Parks and

²⁸ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

²⁹ MHCLG, *NPPF*, p. 78.

³⁰ MHCLG, *NPPF*, p. 78.

³¹ MHCLG, *NPPF*, para. 213 and fn. 75.

Gardens (and also some Conservation Areas);³² and

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the *PPG* as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.³³

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the *NPPF*.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset

that its significance was either vitiated altogether or very much reduced”;³⁴ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the *PPG* states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”³⁵

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the *NPPF* requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the

³² MHCLG, *NPPF*, para. 213.

³³ MHCLG, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

³⁴ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁵ MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

character and appearance of a Conservation Area, "preserving" means doing "no harm".³⁶

Preservation does not mean no change, it specifically means no harm. GPA:2 states that "Change to heritage assets is inevitable but it is only harmful when significance is damaged".³⁷ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 5** the NPPF (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.³⁸

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.³⁹

The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.*"⁴⁰**

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker

³⁶ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

³⁷ Historic England, GPA:2, p. 9.

³⁸ MHCLG, NPPF, paras. 214 and 215.

³⁹ Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); MHCLG, NPPF, paras. 214 to 216.

⁴⁰ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴¹ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“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.”⁴²

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose

of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”⁴³

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁴⁴

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁴⁵

⁴¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴² UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁴³ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁴⁴ Jones v Mordue [2015] EWCA Civ 1243.

⁴⁵ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)*, the latest version of which was published in December 2024. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development."

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.⁴⁶

However, it is important to note that footnote 7 of the *NPPF* applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁴⁷ (our emphasis)

The *NPPF* continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the *NPPF* as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁴⁸

The *NPPF* defines a Designated Heritage Asset as:

⁴⁶ MHCLG, *NPPF*, para. 11

⁴⁷ MHCLG, *NPPF*, para. 11, fn. 7.

⁴⁸ MHCLG, *NPPF*, p. 73.

“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.”⁴⁹

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁵⁰

Section 16 of the *NPPF* relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 208 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁵¹

Paragraph 210 goes on to state that:

“In determining planning 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.”⁵²***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

“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

⁴⁹ MHCLG, *NPPF*, p. 72.

⁵⁰ MHCLG, *NPPF*, p. 78.

⁵¹ MHCLG, *NPPF*, para. 208.

⁵² MHCLG, *NPPF*, para. 210.

substantial harm, total loss or less than substantial harm to its significance.”⁵³

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

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁵⁴**

Section b) of paragraph 213 which describes assets of the highest significance, also includes footnote 75 of the *NPPF*, which states that 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.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“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; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- 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.”⁵⁵**

Paragraph 215 goes on to state:

“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.”⁵⁶

With regards to non-designated heritage assets, paragraph 216 of *NPPF* states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into

⁵³ MHCLG, *NPPF*, para. 212.

⁵⁴ MHCLG, *NPPF*, para. 213.

⁵⁵ MHCLG, *NPPF*, para. 214.

⁵⁶ MHCLG, *NPPF*, para. 215.

account in determining the application. In weighing applications that directly or indirectly affect 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.⁵⁷

Overall, the *NPPF* confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF*.

The *PPG* has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁵⁸

In terms of assessment of substantial harm, the *PPG* confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the *NPPF*. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which

⁵⁷ MHCLG, *NPPF*, para. 216.

⁵⁸ MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁵⁹ (our emphasis)

National Design Guide

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁶⁰

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁶¹

It goes on to state that:

“Well-designed places and buildings are influenced positively by:

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

Today’s new developments extend the history of the context. The best of them will become valued as tomorrow’s heritage, representing the architecture and placemaking of the early 21st century.”⁶²

⁵⁹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶⁰ MHCLG, NDG, para. 46.

⁶¹ MHCLG, NDG, para. 47.

⁶² MHCLG, NDG, paras. 48-49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Yatton Keynell are currently considered against the policy and guidance set out within the Wiltshire Council Development Plan which 'includes the Wiltshire Core Strategy incorporating saved policies from district local plans, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, Minerals and Waste Plans and made Neighbourhood Plans.'

The Wiltshire Core Strategy was adopted January 2015.

There are no saved policies relevant to the historic environment and Yatton Keynell does not have a made neighbourhood plan.

The following policy from the Core Strategy relates to the historic environment:

Core Policy 58

Ensuring the conservation of the historic environment

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

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

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

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

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

Appendix 7: List Entries

THE MANOR HOUSE

Official list entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1300423

Date first listed: 20-Dec-1960

Statutory Address 1: THE MANOR HOUSE, WEST YATTON LANE

Location

Statutory Address: THE MANOR HOUSE, WEST YATTON LANE

The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)

Parish: Yatton Keynell

National Grid Reference: ST 86445 76279

Details

YATTON KEYNELL WEST YATTON LANE ST 87 NE 3/549 The Manor House 20.12.60

GV II*

Manor House, dated 1659, possibly with earlier work to rear wing, rubble stone with ashlar dressings and stone tiled roofs. Main range

2 and a half storeys with coped south gable and finial, ridge stack, north end stack and west end outside stack to rear wing. 3- window range east front with 3 coped dormer gables and finials, flush quoins and ovolo-moulded mullion windows with hoodmoulds. 3 attic 3-light windows, main floors left and right have 3-light mullion and transom first floor windows and 4-light ground floor windows with king-mullions. Fine projecting 2-storey central porch with cornice and scrolled pediment with finial. Date SR 1659 carved. Scrolled half-pediments to sides with finial motif in relief on main wallface. First floor 3-light mullion and transom window, centre main light with pointed head subdividing centre top- light in two. Cornice below with centre keystone and Tudor-arched moulded doorway. Moulded Tudor-arched inner doorcase with fine C17 panelled door. South end gable has 3-light attic window, 4-light first floor window with hoodmould and ground floor 4-light window with king-mullion and hoodmould. fling to left has first floor C20 single light and 4-light window over ground floor C18 3-light flush cyma-moulded window, all with hoodmoulds. Similar C18 window to wing north side and early C17 3-light recessed hollow moulded window with hoodmould above. West end wall is rough rendered with small square upper light. Centre of west front is gabled stair tower with 2-light hoodmoulded window to each floor, hollow-moulded to ground floor. To left, set back, gabled one window range similar to main east front, ground floor 4-light window is C20 replacement. To north, 2-storey range with ridge stack with C20 ovolo-moulded mullion windows to east and west. West side has 2 chamfered flush doorcases, possibly C18, one with C20 carved arms over. Interior: fine C17 stone fireplaces to ground floor south room, first floor south and south west, and exceptional carved fireplace to first floor north, fluted pilasters, stone shelf above and Tudor-arched opening with S and R carved in spandrels. Ground floor panelled doors in scratch-moulded doorcases, one with moulded panels over and carved monogram to jamb. Ground floor south west room has C18 curved-

head corner cupboard and 2 beams with run-out stops to chamfer. Fine C17 closed string stair with heavy moulded rail, square newels with caps and pendants and carved balusters with raking Ionic-type capitals. The house belonged to the Snell family from the early C17.

Listing NGR: ST8644576279

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 317642

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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