



LAND AT
SEAGRY HOUSE
UPPER SEAGRY
WILTSHIRE

ARCHAEOLOGY & HERITAGE ASSESSMENT

Prepared by
ACD
Environmental

For
Thala Family
Investments Ltd

Written By:	BS
Checked By:	JC
Date:	June 2025
Document File Ref:	PRI24552-AHA
Revision:	Final

Contents

1.0	NON-TECHNICAL SUMMARY	2
2.0	INTRODUCTION, PURPOSE AND CONTEXT	3
3.0	METHODOLOGY	4
4.0	BASELINE INFORMATION	5
5.0	POLICY CONTEXT	10
6.0	IMPACT ASSESSMENT	13
APPENDIX 1	WILTSHIRE HISTORIC ENVIRONMENT RECORD INFORMATION	
APPENDIX 2	PLAN	
APPENDIX 3	REFERENCES AND SOURCES	
APPENDIX 4	PLATES	

1.0 NON-TECHNICAL SUMMARY

- 1.1 An archaeology and heritage assessment has been completed for a site in the wider estate of Seagry House, Upper Seagry, Wiltshire on behalf of Thala Family Investments Limited. This assessment confirms the site's archaeological potential, likely effects on heritage assets and suitable mitigation in accordance with the latest legislation, policy and guidance.
- 1.2 The Wiltshire Historic Environment Record and county archives were consulted as to their holdings of information for the site and its environs. These and online sources informed site visits in May 2024 and May 2025.
- 1.3 The site area consists of a parcel of land containing one large, dilapidated warehouse building which is likely to be post-war and has no special architectural or historical interest. Three further areas run through a mix of woodland and grass and have all been defined in the last century. The only long-standing boundary is marked by a brick wall on Henn Lane and breaching this to secure access would represent insignificant harm.
- 1.4 There are no indications of activity in the area prior to the medieval period, although this might reflect a lack of archaeological investigations in a rural community. However, no fieldwork was required with the development of housing south east of the site and extensive investigations to the west in recent years have revealed a little used landscape. The site area is likely to have had a long history as open agricultural and park land, with tree roots, including those of an orchard, likely to have caused damage to the sub-surface.
- 1.5 The site is consequently assessed to have very low archaeological potential. The archaeology team at Wiltshire Council has advised that they do not require any further information in support of a planning application.
- 1.6 No designated heritage assets lie within the site. The closest are Grade II listed gateway piers and ironwork to the north. A number of listed houses and farmhouses also lie within the study area, but Seagry House itself is not listed. Several older buildings south of the site and Seagry House can be considered non-designated heritage assets. However, the site is well enclosed by trees and other vegetation and previously developed. Given the orientation and nature of heritage assets within the study area and intervening vegetation, none would be harmed by the proposals for the site.

2.0 INTRODUCTION, PURPOSE AND CONTEXT

Introduction

- 2.1 ACD Environmental Limited has been commissioned by Thala Family Investments Limited to complete an archaeology and built heritage assessment of land at Seagry House, Upper Seagry, Wiltshire, hereinafter referred to as the 'site' (Appendix 2).
- 2.2 The site comprises three parcels of land focused on one containing a dilapidated warehouse. The site lies immediately north of Henn Lane with property boundaries defining the site's south eastern boundary. The grounds of Seagry House lie to the west and north of the site.

Context

- 2.3 This report supports an application for commercial redevelopment and associated infrastructure, access and landscaping.

Purpose

- 2.4 The purpose of this assessment is to:
- Ascertain the general archaeological and heritage value of the site by;
 - Identifying known archaeological or heritage assets within the site that might be affected directly;
 - Assessing the potential for sub-surface archaeological deposits;
 - Assessing the relationship between the site and nearby designated and otherwise significant heritage assets;
 - Assess impacts of the likely proposed scheme; and
 - Propose suitable mitigation to address any adverse effects.

3.0 METHODOLOGY

Background Data Search

- 3.1 Information on previously recorded heritage assets, sites, findspots and past archaeological investigation has been obtained from the Wiltshire Historic Environment Record (HER). The data search was undertaken for a kilometre radius centred on the site.
- 3.2 The following principal sources were also consulted and, where relevant, the information provided has been incorporated within this report:
- Wiltshire Council website (WC);
 - Wiltshire & Swindon History Centre (WSHC) in Chippenham; and
 - Historic England National Heritage List for England (NHLE) online.
- 3.3 The WSHC holds secondary sources and also historic maps which provide information about the land use pre-Second World War and can indicate sub-surface remains. The NHLE records designated heritage across the country including listed buildings, scheduled monuments and registered landscapes. Online sources included aerial images of the site from recent decades which complement historic maps.

Site Visit

- 3.4 The site was visited in May 2024 and May 2025. Both the site itself and its environs were considered during the visits to identify any heritage assets or potential assets within the site, on its edges or in such close proximity that they might be affected.

Evaluation and Impact Assessment

- 3.5 Having defined the known and potential constraints to development of the site, the impacts of the likely development scheme have been considered, taking into account different stages and activities within the development process. Likely impacts and appropriate further evaluation or mitigation is recommended in Section 6.

4.0 BASELINE INFORMATION

- 4.1 This review of baseline information has been informed by data held by the Wiltshire Historic Environment Record (HER) and Historic England. Appendix 1 provides a gazetteer of sites within or close to the site detailed below. A small number of HER records within the study area which do not add to an understanding of the site's potential and would certainly not be affected have not been detailed. Duplicate entries are also omitted.
- 4.2 Sections below also review relevant information held at the Wiltshire archives in Chippenham, including historic maps and secondary sources. Appendix 2 holds a plan of the site today and in the late 19th century and of nearby heritage assets and HER records, whilst references and sources are detailed in Appendix 3.

Context

- 4.3 The site lies in the north west of Upper Seagry north of Henn Lane and west of the main road running north to south through the settlement (Appendix 2). It is irregularly shaped, but has a village cricket pitch to its north, Seagry House and its formal gardens to the north west and wooded parts of the grounds to the west. Houses north of Henn Lane lie south east of the site.
- 4.4 The geology is recorded by the British Geological Survey as Kellaway Sand Member sandstone, with superficial deposits not recorded. The site is centred at approximately NGR ST 9450 8080 and extends across approximately one hectare. The site is level and lies at approximately 75 metres Above Ordnance Datum.

Designated Sites

- 4.5 The site does not contain any designated heritage assets. The closest to the site are two Grade II listed gate piers, gateways and railings which are the only designated elements relating to the historical Seagry House, which was destroyed by fire in 1949 (Appendix 2, HERs 3933 & 3934, Plates 1 & 2). These are both 18th century in origin and lie circa 50 metres and 100 metres north west of the closest part of the site respectively.
- 4.6 Listed buildings make up the largest number of HER records for the kilometre radius study area. The next closest to the site are Grade II listed and include two large houses and a dovecote lying a minimum of 300 metres south east of the site (HERs 3935 – 3937).

- 4.7 The northernmost is 'The Chestnuts' which is 18th century in origin and in brick with stone slate roof (Plate 3). To its south lies the 17th century Manor Farm farmhouse which has a 1632 date stone (Plate 4). The latter is associated with a stone dovecote to its south.
- 4.8 Further south of the site, the former farmhouse at Seales Court and both the farmhouse and a barn at Harding's Farm south west of Upper Seagry village, are Grade II listed and Post-medieval (HERs 3938 to 3940).
- 4.9 North of the site, the next closest listed building is circa 800 metres distant (HER 4191). 'The Cottage' is Grade II listed and of 17th century, but in brick and Bridgwater tile, rather than the more typical stone and stone slate.
- 4.10 A similar distance east of the site, HERs 3931 and 3932 record a Grade II listed milestone and 'Rookery House' respectively. Both are 18th century in origin and the house is dated to 1792.

Non-designated Sites

- 4.11 The only HER record which includes the site relates is to the depiction of Seagry House's grounds as a formal garden in the late 19th century, with the area shown on the 1885 Ordnance Survey map defining the HER entry (HER 5547). Also within the study area, but on its western edge, HER 5132 records 'Drayton Park' which is marked on late 19th century Ordnance Survey maps.
- 4.12 The earliest record within the study area may be HER 5558 which records an enclosure appearing as a soilmark on aerial photographs dating to the 1970s. However, this feature has not been tested through fieldwork and lies almost a kilometre west of the site.
- 4.13 The only archaeological fieldwork recorded for the study area relates to investigation in 1882, approximately 200 metres south of the site in the heart of Upper Seagry (HER 5539). The HER entry is limited, but indicates foundations and finds were made in a field with the historical name 'Heathen Burial Ground'!
- 4.14 The earliest certainly dated HER records are medieval. HER 5536 defines an area south of Henn Lane as the medieval settlement, presumably based on medieval documentary references to the settlement, but much later mapped habitation.
- 4.15 Within the area defined as the medieval settlement, HER 5537 records the likely site of a medieval moat, albeit incomplete. This was noted by an Ordnance Survey fieldworker in the 1960s, with only three of four arms extant. The HER also notes likely medieval origins for Harding and Nables farms west of Upper Seagry.

- 4.16 Other HER records for the study area record other farmsteads with likely post-medieval origins. This includes the likely 17th century Manor Farm and Seales Court south of the site. Circa 400 metres west of the site, HER 66329 records the site of a post-medieval 'outfarm'.

Historic Maps

- 4.17 The county archives hold a number of maps for Seagry and Stanton Saint Quintin in which Upper Seagry lay, although some of these proved to be of no use as they covered areas beyond the site. A fine 1720 map covering the site and its environs was available (Plate 5). This shows Seagry House and also the roads still in place at Upper Seagry, which allows orientation. One or two field boundaries remain unchanged too. However, the area of the site has changed wholesale, with much of the site within two yellow bounded fields. Although buildings are shown close to Henn Lane, these would have lain east of the site area.
- 4.18 The Tithe map of circa 1840 shows a much altered situation similar to that on the first edition Ordnance Survey map (Appendix 2 and Plate 6). All was owned and occupied by a William Wellesley Esquire. Most of the site would have lain in the extensive 'The Park' noted as pasture.
- 4.19 Seagry House had a smaller 'garden' to its south and beyond the site, whilst the link to Henn Lane ran through a 'Plantation'. A U-shaped group of three buildings within this woodland is recorded as 'Stables' and these were reached by a track which would have skirted the site to the west before turning through it. A small structure would have lain in the building parcel of the site and a yard north of the stables would have edged into the site area too. A circular pond, which looks like a structure on one copy of the Tithe map, lay south of the formal garden and west of the site.
- 4.20 The only other useful map of the site other than the late 19th century and later Ordnance Survey series confirms Earl Mornington's estate lay immediately west of Seagry House's land.
- 4.21 By 1886 and the first edition Ordnance Survey map, the layout remained as on the Tithe map (Appendix 2). Houses, a Methodist chapel and the New Inn public house are shown south of the site and Henn Lane. By 1900 a house had been built north of Henn Lane in the west of the woodland belt and a lodge is shown east of Seagry House. A square enclosure north west of the stables may just have edged into the site, but most of it remained part of a larger open area with scattered trees.

4.22 By the 1920s, the formal gardens of Seagry House had been extended westwards to achieve the limits it has to this day. An extensive orchard had been planted south of this and extending to the stables and across approximately the southern half of the site. None of the site boundaries now extant are evident.

Other Sources

- 4.23 No information relating directly to the site was available, as is often the case. Seagry is recorded in the Domesday Survey as 'Segrie' which is likely to mean 'sedge stream' (Gover *et al* 1939). However, there is a likely mention of it in the late 10th century, but the church lay at Lower Seagry and was replaced in the 19th century (Stallard & Cork 2000).
- 4.24 Seagry House is mentioned in the latest Pevsner and is noted to have had origins in circa 1740, albeit to have incorporated an earlier farmhouse remnant and dovecote of circa 1700 (Orbach *et al* 2021). However, it is noted to have been 'destroyed' by fire in 1949. Its listed gateways with 'fine wrought iron gates' are also mentioned.
- 4.25 Other sources note that Palaeolithic tools have been found in the village, although it does not confirm which part of Seagry they lay closest to (Stallard & Cork 2000). There are also intriguing references to other finds within the parish of a 'heathen burial ground', 'Early British pottery', 'broken urns' and arrowheads in a Victorian edition of the *Wiltshire Archaeology Magazine* (Arketell 1886). It is tempting to link this to investigation by the 19th century amateur mentioned by the HER (HER 5539). Also detailed is investigation of a site which may have been an earlier church with 'four mounds'. Unfortunately, none of the sites investigated is clearly located.
- 4.26 A detailed history of Seagry House's occupants is provided and it is noted that it was known as 'Stratton's' historically. As noted above, the earlier house was rebuilt in circa 1740.

Site Survey Results

- 4.27 The site and its environs were visited in May 2024 and again in May 2025. The site was confirmed to include a dilapidated warehouse consisting of a single storey wooden and asbestos roofed building (Plate 8). Parts of this structure have fallen down. A small modern wooden structure lies south west of the main building, which is surrounded by tracks, including one providing access to Henn Lane.
- 4.28 East of the parcel containing structures is a largely grassed parcel of land which is well enclosed by established trees and other vegetation (Plate 9). This has a track running eastwards through it which links the area of buildings to a trackway exiting onto the village's main north south street (Plate 10). This route is also well screened by vegetation to each side.
- 4.29 South of the application site and north of Henn Lane is an area of woodland. A late 19th century or early 20th century brick wall divides the woodland from Henn Lane (Plate 11).
- 4.30 North west of the site and separated from the site by a belt of woodland, lies Seagry House and formal garden areas to its south east (Plates 12 & 13). The house is orientated east to west, with views across the valley and towards a cricket pitch north of the site. A stone ha-ha defines the rectangular hedged garden area south of the house (Plate 14).
- 4.31 South east of the site, a U-shaped arrangement of three buildings reflects those shown on historic maps, but is a more recent residential redevelopment (Plate 15). Recent modern development has occurred east of these buildings at the junction of Henn Lane and the main village road (Plate 16).

5.0 PLANNING POLICY CONTEXT

- 5.1 This section summarises the relevant national and local planning policies, as well as other reference documents, relevant to the assessment of effects on heritage assets. The duty to preserve or enhance the setting of listed buildings and character and appearance within conservation areas contained within sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a statutory consideration for the local planning authority. The recent Levelling Up and Regeneration Act 2023 includes some heritage elements, but nothing which would substantively relate to this assessment and these provisions have yet to come into force.
- 5.2 A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework (DLUHC 2023).

National Policy

- 5.3 The National Planning Policy Framework (NPPF) has been revised six times in recent years since it was first published in 2012 (DCLG 2012, MHCLG 2024). The pertinent policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process.
- 5.4 In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 212).
- 5.5 The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance (Grade I and II*) should be 'wholly exceptional' and that it should be 'exceptional' for Grade II listed buildings or Conservation Areas (Para. 213).

- 5.6 Paragraph 215 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.
- 5.7 Paragraph 216 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings' and archaeological remains, require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 218 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 5.8 The current local policy is that contained within the 2015 Wiltshire Core Strategy and saved policy from the North Wiltshire Local Plan 2004 (Wiltshire Council 2015, NWDC 2004). Policies include Core Policy 58: Ensuring the Conservation of the Historic Environment. This echoes the NPPF in confirming that assets and their settings should be protected, conserved and, where appropriate, enhanced.
- 5.9 Core Policy 57, relating to place-shaping and ensuring high quality design, includes a requirement that new development respect and complement the local townscape character and be sympathetic to and conserve historic buildings and landscapes.
- 5.10 None of the archaeology and heritage policies contained in the 2011 North Wiltshire Local Plan have been saved (NWDC 2006). Wiltshire Council has confirmed that all heritage policies are considered replaced by Core Policy 58 (Wiltshire Council 2015, Appendix D).

Guidance

- 5.11 The Ministry for Housing, Communities and Local Government has produced updated Planning Practice Guidance which supports the NPPF (MHCLG 2019). This includes a section titled *Conserving and Enhancing the Historic Environment*. Historic England has produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed this assessment.

- 5.12 Historic England also released an updated version of its *The Setting of Heritage Assets* at the end of 2017 (Historic England 2017). The Guidance highlights that, although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned and it is not a designation per se. It sets out in detail the aspects of setting which may have a bearing on heritage assets.
- 5.13 The Guidance examines assessment of the effects of a development proposal on significant elements of setting and stresses that, although visual impacts are at the heart of such effects, other factors including noise, vibration and lighting can also harm setting. An understanding of the heritage assets and the significance of their setting at an early stage can influence proposals in order to minimise adverse effects. A proposal may be re-located, better screened or designed to complement an asset's character where harm could be caused.
- 5.14 Historic England's Guidance also details enhancement of setting which can stem from development. This is noted to include the removal of a detrimental structure, or revealing a lost historic feature, enhancement or creation of public views and improving public access to and interpretation of an asset and its setting. The Guidance sets out a five-step approach to considering setting in relation to development proposals. The assets which might be affected have to be identified and then the degree to which their setting enhances their significance or an appreciation of that significance is to be assessed. Steps 3 and 4 require that the harm or benefits of the proposals are considered in relation to setting and that measures to avoid or minimise the harm are sought. A final, post-construction step is the documenting of the decisions made and post-development monitoring to confirm how accurate the assessment had been.
- 5.15 Given past Appeal decisions in relation to the effect of development on highly visible assets such as churches, the new Guidance includes specific reference to these and states:

'Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.'

6.0 CONCLUSIONS AND RECOMMENDATIONS

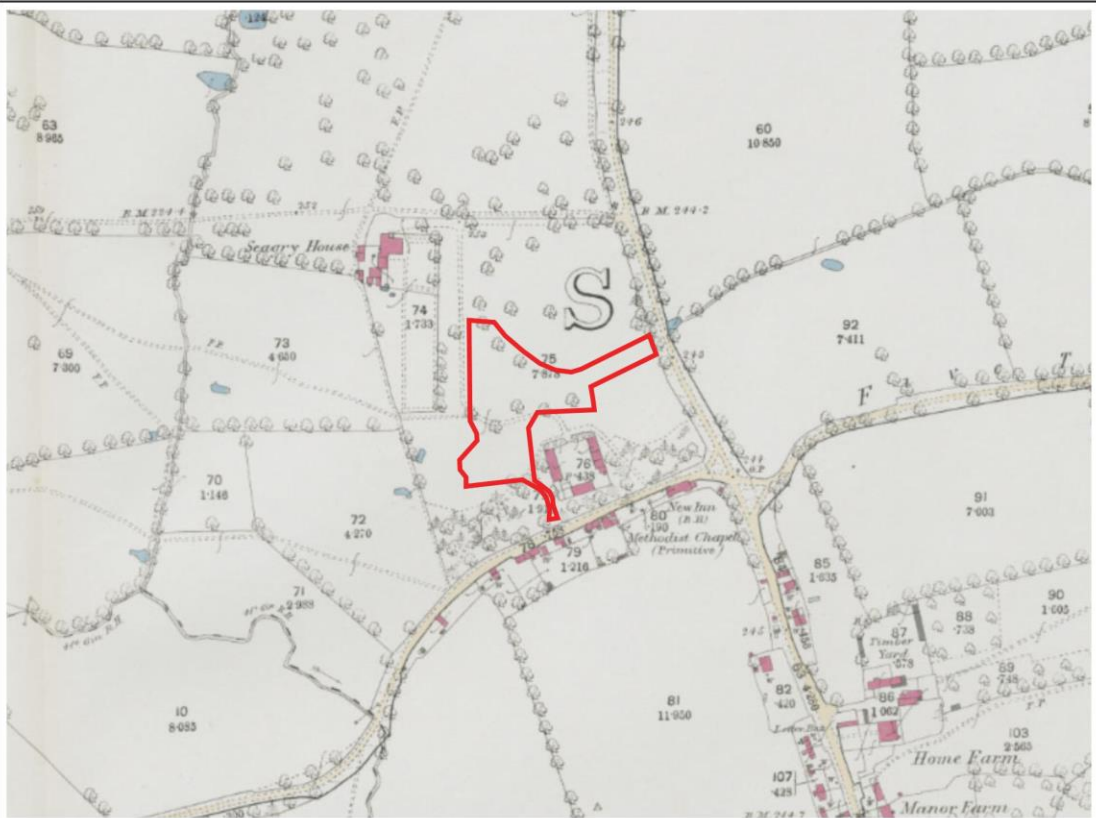
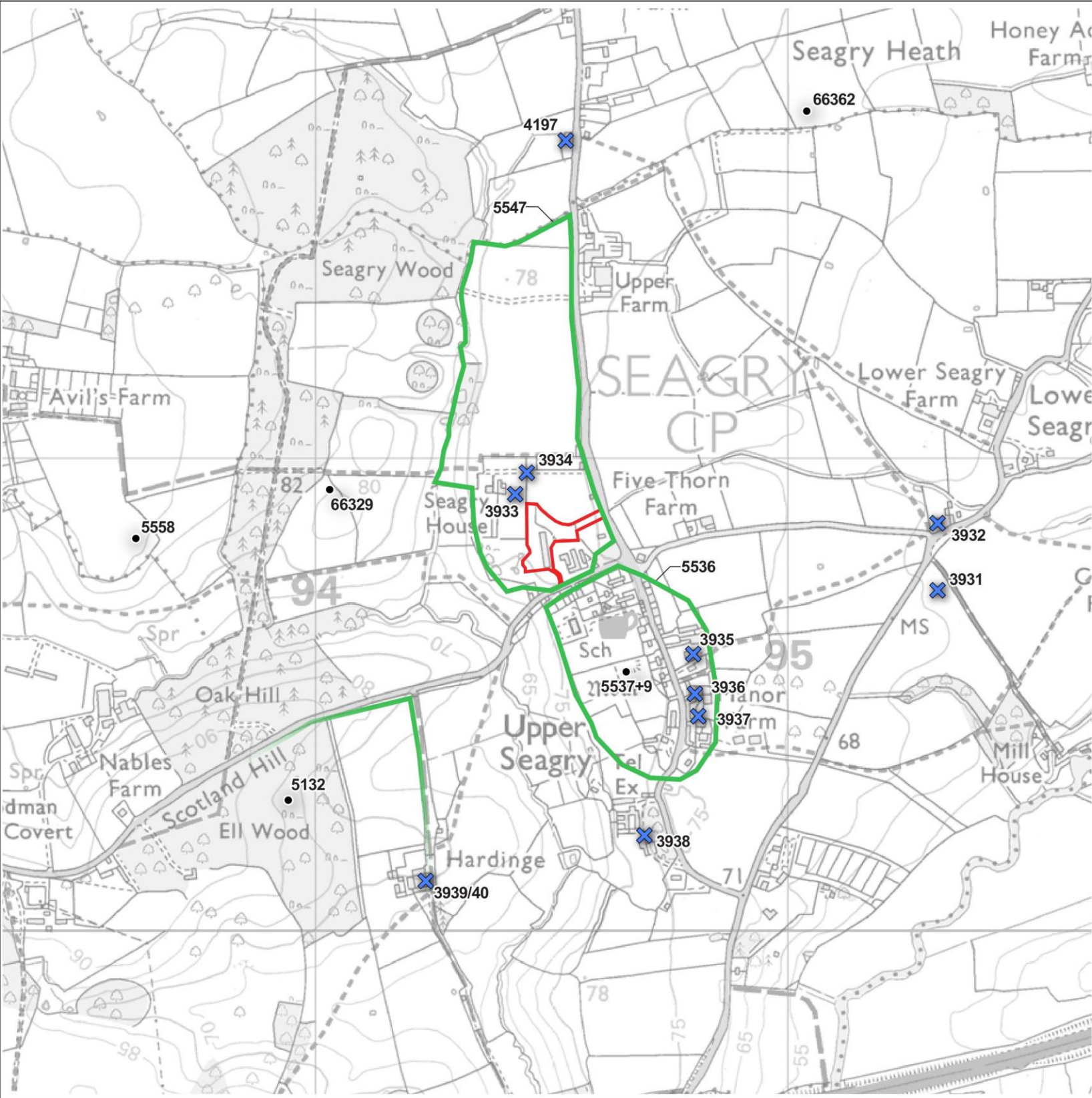
- 6.1 This archaeology and heritage assessment has been completed for a site in the grounds of Seagry House, Upper Seagry, Wiltshire on behalf of the Thala Family Investments Limited. This assessment confirms the site's archaeological potential, likely effects on heritage assets within and beyond the site and suitable further investigation to evaluate and mitigate potential harm in accordance with current legislation, policy and guidance.
- 6.2 The Wiltshire Historic Environment Record (HER) and county archives were consulted as to their holdings of information for the site and its environs. HER records included those relating to known sites and findspots, designated heritage and past archaeological investigation. Historic maps and secondary sources held by the archives as well as available online were also consulted. These sources informed a site visit in May 2024.
- 6.3 The site area now consists of an irregularly shaped area which includes two post-war structures including a large wooden warehouse building in poor condition. Neither structure has any special architectural or historic interest and their loss would not represent heritage harm.
- 6.4 Historic maps confirm the area has seen extensive change in the last century and none of the boundaries is long-standing. A brick wall marking the boundary of the site with Henn Lane is possibly Victorian, but assuming retention of most of it, loss of a small section to facilitate access would not represent heritage harm.
- 6.5 Given past change and the presence of a dilapidated warehouse structure the site has no particular historic landscape value, with no links to earlier parkland other than retained trees on its boundaries.
- 6.6 The HER and other sources do not indicate high archaeological potential for the site. Very few records are located within the study area and none of these is certainly of earlier than medieval date. Medieval settlement is likely to have been focused south of Henn Lane and the site and on the site of a moat 200 metres from the site.
- 6.7 Low archaeological potential may explain the limited level of archaeological investigation recorded by the HER for the study area. No fieldwork seems to have been required in support of development of houses east of the site. The author is aware of extensive archaeological fieldwork to either side of Junction 17 of the M4, circa two miles west of the site and these investigations indicate limited activity through to the post-medieval period.

- 6.8 The site land may have been farmed from the medieval period and more recent planting of fruit trees in the south of the area and construction of the agricultural building would have affected any sub-surface deposits. The Wiltshire Council archaeology advisor has not required any information in support of the proposals.
- 6.9 No designated heritage assets lie within the site. The closest are Grade II listed gate piers and associated railings and gates to the north. These are associated with Seagry House, although the house itself is not listed, having been heavily affected by fire in the mid-20th century. The listed features are screened from the site by intervening vegetation and trees. Their significance would be unaffected by proposed change.
- 6.10 Other listed buildings lie further from the site. Most are farmhouses or residential and have relatively limited settings which enhance their significance, or lie at too great a distance. None would be affected by the changes proposed.
- 6.11 A number of other buildings close to the site are of historic interest, including the significantly remodelled vestiges of Seagry House and a methodist chapel, public house and old cottages south of Henn Lane. However, these are screened from the changes within the site by intervening vegetation, including boundary planting to the site.
- 6.12 In conclusion, the proposals for the site can accord with the heritage requirements of legislation, the National Planning Policy Framework and Wiltshire Council policy.

Appendix 1 – Wiltshire Historic Environment Record Information

HER Ref.	NGR (ST prefix)	Period	Notes
3931	9522 8066	18 th century	Milestone is Grade II listed. Inscribed 1 mile to Sutton and 6 to Malmesbury.
3932	9532 8087	18 th century	Rookery House is dated to 1792, with later extensions and is Grade II listed. Of Stone and stone slate roof.
3933	9441 8092	18 th century	Ashlar and ball finial topped pair of gatepiers and metal gates are Grade II listed.
3934	9445 8097	18 th century	Set of four ashlar and urn adorned gatepiers and metal gates and railings at entrance to Seagry House are Grade II listed.
3935	9479 8059	18 th century	The Chestnuts is a Grade II listed house in brick and stone slate.
3936/37	9481 8046	17 th century	Manor Farm farmhouse is dated 1632 and associated stone dovecote are separately Grade II listed. HER 66297 records the partially extant 17 th century farmstead.
3938	9467 8022	17 th century	Seales Court is a Grade II listed former farmhouse of stone and stone slate, heavily remodelled in 20 th century. HER 66296 records partially surviving 17 th century farmstead.
3939/40	9420 8011	Medieval & later	Hardings Farm farmhouse in stone and stone slate roofed and rubble and slate roofed century barn are separately Grade II listed and 18 th century in origin. HER 5543 records medieval origins of farmstead & HER 66295 the PM farmstead.
4191	9453 8617	17 th century	'The Cottage' is brick and Bridgwater tiled and Grade II listed.
5132	9354 7935	Post-medieval	Drayton Park records historic parkland shown on late 19 th century OS maps.
5536	9466 8054	Medieval	Entry confirming medieval origins of Seagry based on documentary sources. HER defined extent appears to be based on later mapped settlement extent.
5537	9466 8055	Medieval	Records unfinished moated site of three sides. HER 5549 records foundations and finds near moat, but not clear if related.
5542	9355 8044	Medieval	Nabal's Farm recorded as having medieval origins from documentary sources.
5547	9445 8113	Post-medieval	Seagry House grounds recorded as historic garden, with extent as that shown on 1885 OS map.
5549	9462 8058	Undated	Records the find of foundations and unspecified finds during excavation in 1882 close to moat site (HER 5537). HER 1495 is events record for this investigation.
5558	9350 8070	Undated	Enclosure feature noted as soilmark on aerial photographs.
66329	9405 8095	19 th century	Site of 'outfarm'.

APPENDIX 2 PLAN



First edition 25 inch map of 1886 (not to scale)

LEGEND

- Site boundary
- Listed building
- Other HER Record



Scheme: Land at Seagry House, Upper Seagry, Wiltshire

Plan 1: Site and Identified Archaeology and Heritage

ACD Ref: ACD PRI24552-81

Scale: As shown above

Drawn: MP

Checked: BS



APPENDIX 3 REFERENCES AND SOURCES

Arketell H. K. 1886 in *Wiltshire Archaeology Magazine*, vol. 23, Salisbury

Baggs A.P., Freeman J. & Stevenson J.H. 1991 *A History of the County of Wiltshire: Malmesbury Hundred*, vol. 14 London

Department for Communities and Local Government (DCLG) 2012 *National Planning Policy Framework* London

English Heritage (EH) 2008 *Conservation Principles – Policy and Guidance for the Sustainable Management of the Historic Environment* London

Gover J., Mawer A. and Stenton F. 1939 *The Place-Names of Wiltshire* Cambridge

Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment* London

Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment*, 2nd Edition London

HMSO 1990 *Planning (Listed Buildings and Conservation Areas) Act* London

HMSO 2023 *Levelling Up and Regeneration Act* London

Ministry of Housing, Communities and Local Government (MHCLG) 2024 *National Planning Policy Framework* London (7th edition)

North Wiltshire District Council (NWDC) 2006 *North Wiltshire Local Plan 2011* Chippenham

Orbach J., Pevsner N. & Cherry B. 2021 *The Buildings of England: Wiltshire* New Haven

Stallard P. & Cork T. 2000 *Reflections of Seagry - a Wiltshire Village Bids Farewell to the 20th Century* Chippenham

Wiltshire Council 2015 *Wiltshire Core Strategy* Trowbridge

Maps

Map of Seagry Manor of 1720 (WRO ref. 1553/120L)

Seagry Tithe map and award of circa 1840 available through the Know Your Place South West

Copy of Seagry Tithe map to show Earl Monrington's Estate (WRO ref. 2062/18,20)

Twenty five inch to the mile Ordnance Survey maps of 1886, 1900 & 1924 (Sheet XIII.15)

Web Sources

Britain from Above accessed at www.britainfromabove.org.uk

British Geological Survey online geology viewer accessed at
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

British History Online accessed at www.british-history.ac.uk/search

Get mapping aerial photographs accessed at www.getmapping.com

Google Earth accessed at www.google.com/maps

Historic England's National Heritage List for England accessed at www.historicengland.org.uk/professional/protection/process/national-heritage-list-for-england

Know Your Place South West (Tithe map) accessed at www.bristol.gov.uk/kyp

Maps of site accessed at National Library of Scotland at www.nls.uk

Street Map Ordnance Survey map of site accessed at www.streetmap.co.uk

Wiltshire Council website accessed at www.wiltshire.gov.uk/planning-building-control/planning

APPENDIX 4: PLATES



Plate 1: Grade II listed gatepiers and gates north of the site area, looking south west



Plate 2: Main entrance gatepiers, railings and gates north east of Seagry House, looking north west



Plate 3: The Chestnuts, looking east



Plate 4: Manor Farm, looking south east



Plate 5: Map of Seagry dating to 1720



Plate 6: Tithe map of Stanton St. Quintin of circa 1840



Plate 7: Copy of Tithe map showing Earl Mornington's Estate



Plate 8: Large existing warehouse within site, looking south east



Plate 9: Parcel of land east of site structures, looking east



Plate 10: Track in east of site providing access to road, looking west



Plate 11: Existing brick wall adjacent to Henn Lane, looking west



Plate 12: Seagry House, looking north



Plate 13: Formal garden area south of Seagry House, looking south east



Plate 14: Ha-ha defining formal gardens at Seagry House, looking west



Plate 15: Residences south east of site, looking south



Plate 16: New development east of site at junction, looking west

**Arboriculture
Archeaology
Ecology
Landscape Architecture**

www.acdenvironmental.co.uk

