

LAND AT PENN HILL FARM, CALNE, WILTSHIRE

HERITAGE IMPACT ASSESSMENT

ON BEHALF OF
TURLEY ASSOCIATES



**Land at Penn Hill Farm
Calne,
Wiltshire**

NGR: SU 0081 7202

**Report No. 1413
September 2022**



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GLOSSARY OF TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point.

HER

Historic Environment Record.

HVIA

Heritage and Visual Impact Assessment.

ICOMOS

International Council on Monuments and Sites.

LVIA

Landscape and Visual Impact Assessment.

Modern

There is debate in archaeology about when the modern period commences, but 1900 is a useful start point.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

NMP

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped. Undertaken for certain counties, including Cornwall.

OD

Ordnance Datum; used to express a given height above sea level.

OS

Ordnance Survey.

OUV

Outstanding Universal Value.

Post-Medieval

Refers to the period from c. AD 1500 to AD 1900.

Prehistoric

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (c. 480,000-12,000 BC), Mesolithic (c. 12,000-4000 BC), Neolithic (c. 4,000-2,500), Bronze Age (c. 2500-600 BC) and Iron Age (c. 800 BC – AD 43).

Romano-British

Term used to describe the fusion of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410.

Saxon or Early Medieval

Term used to describe the period between the end of Roman Britain c. AD 410 and the Norman Conquest (AD 1066).

VCH

Victoria County Histories.

WHS

World Heritage Site.

ZTV

Zone of Theoretical Visibility.

SUMMARY

This proportionate heritage impact assessment has considered the potential for the proposed development of a new development comprising a residential estate, retirement village and care home at Penn Hill Farm, Calne to affect known and potential heritage assets, as required by the National Planning Policy Framework 2021.

On the basis of available evidence, the assessment has indicated a low potential for archaeological features of any period beyond two possible pre-enclosure boundaries through the centre of the site and in the centre eastern field, two possible ditches (or issues) and an area of possible quarry pitting, as well as some potential for truncated ridge-and-furrow; such features would be of low significance.

The nature of the groundworks associated with the proposed development would result in an adverse impact on buried archaeological remains of any date that survived within the site area but given the low potential and low significance of any anticipated features it is not considered likely that any significant harm would result. Should archaeological mitigation be required this would reduce any impact on the archaeological resource to negligible.

The proposals will not result in the loss of any part of the original 'L'-shaped farm building at Penn Hill Farm, which is of 19th century origin. The proposals are assessed as having no effect on any other designated or non-designated heritage assets beyond Penn Hill farm itself. The effect of the loss of part of the associated farmland would result in an overall slight adverse effect on the significance of the farm but the relative low importance of the asset suggests that this would not be sufficient to outweigh any benefits resulting from the scheme.

Nonetheless, the proposals will result in harm, albeit at the lower end of less than significant harm, to the setting of a single non-designated asset of low-negligible value and Paragraph 203 of the NPPF would consequently be triggered.

1 INTRODUCTION AND PROJECT BACKGROUND

Purpose of the report

- 1.1 This proportionate Heritage Impact Assessment has been prepared by Roy King BA, MCIfA has over 30 years' experience in heritage matters with particular regard to the preparation of archaeological and heritage statements and impact assessment. Aerial photographic assessment was undertaken by Tracy Michaels BSc, MCIfA and the site walkover by Andrew Hood BSc, MCIfA. Illustrations and editing was undertaken by Diana King BA, MCIfA.
- 1.2 This report presents an assessment of the predicted effects on the significance of heritage assets which could be caused by a new development on the said land (hereafter referred to as the site). The project was commissioned by Castlewood Property Ventures Ltd to accompany a Planning Application in relation to the creation of a new residential community on land at Penn Hill Farm, Calne, Wiltshire, centred on NGR: SU 0081 7202 (Figure 1).
- 1.3 This Heritage Assessment has been prepared in accordance with the requirements of the National Planning Policy Framework 2021, policies in the Wiltshire Council Local Plan and relevant standards and guidance.
- 1.4 A heritage asset is defined in the National Planning Policy Framework (Annex 2) 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)'.
- 1.5 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the County Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains, and above ground assets such as buildings of local significance (locally listed).
- 1.6 The site has been the subject of a pre-application consultation with Wiltshire County Council. In regard to Heritage Assets the response from the County Archaeological Officer was:

"The proposed development would be substantial in size and located within mostly undeveloped agricultural landscape. I note that the adjacent fields located to the West of the proposed development have previously been subject to archaeological investigation in the form of geophysical survey and archaeological trenching evaluation. Further to this, I note the presence of multiple archaeological monuments of uncertain date located within the close proximity of the proposed development site. I would advise that as part on any resulting submission the applicant prepares a Desk Based Assessment which should include the results of a wholesale geophysical survey of the proposed development site. It is very likely, that based on the findings of the DBA/survey, further archaeological works/mitigation will need to be agreed prior to any determination being made."

Site Description

- 1.7 The subject of this study comprises 14.99ha of agricultural land surrounding a farmhouse and the former farmyard (now a small industrial estate), both of which will be retained.
- 1.8 The site is bounded to the south and west by existing residential development and by open countryside to the north and east, with the Penn Hill solar farm located approximately 175m to the northeast and Calne Quarry approximately 350m to the east. It is bounded by existing hedgerows and mature trees on all sides and is crossed by two public footpaths.
- 1.9 The site is located on sloping ground, straddling the southern end of a northeast – southwest aligned ridge with extensive views to south, southeast and northwest from the higher ground. The general topography rises from Sand Pit Road on the southern boundary at approximately 94m aOD to approximately 103m aOD at the northern boundary. The slope continues to rise slightly to the north but drops away to both the east and west.

2 LEGISLATION, POLICY AND GUIDANCE

2.1 Introduction

- 2.1.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Planning decisions relating to heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, and relevant policies within the National Planning Policy Framework. In this instance the Wiltshire Council Local Plan is also a material consideration.

2.2 Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2.1 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to be of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.
- 2.2.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.2.3 Section 69 of the Act requires local authorities to define as conservation areas any *"areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*. Section 72 gives local authorities a general duty to pay special attention *"to the desirability of preserving or enhancing the character or appearance of that area"*.

2.4 Ancient Monuments and Archaeological Areas Act 1979

- 2.4.1 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61(12) defines sites that warrant protection due to their national importance.

2.5 National Planning Policy Framework

- 2.5.1 The National Planning Policy Framework was published in July 2021 replacing the earlier version (2019) as part of the Government's streamlining of the planning process.

General

- 2.5.2 NPPF paragraph 11 states that *"Plans and Decisions should apply a presumption in favour of sustainable development.*

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 importance provides a clear reason for refusing the development proposed⁷".

- 2.5.3 Footnote 7 states *"the policies referred to are those in this Framework (rather than those in development plans) relating to.....designated heritage assets and other heritage assets of archaeological interest referred to in footnote 68...."*. Footnote 68 states *"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets"*.

- 2.5.4 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF) entitled *Conserving and Enhancing the Historic Environment* (MHCLG 2019). Paragraphs 189-208 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and specific paragraphs which are relevant to this assessment are summarised below.

- 2.5.5 Paragraph 189 states that *"heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their*

significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

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

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place”.

2.5.7 Paragraph 191 states that: *“when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.*

2.5.8 Paragraph 192 states that: *“local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future”.

2.5.9 Paragraph 193 states that: *“local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible”.*

2.5.10 Paragraphs 194-198 relate to proposals affecting heritage assets.

2.5.11 Paragraph 194 addresses planning applications stating that: *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

- 2.5.12 Paragraph 195 states 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 conflict between the heritage asset's conservation and any aspect of the proposal."*
- 2.5.13 Paragraph 196 states: *"where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision"*.
- 2.5.14 Paragraph 197 states that: *"in determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness"*.
- 2.5.15 Paragraph 198 states that: *"in considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal"*.
- 2.5.16 Paragraphs 199-208 consider potential impacts.
- 2.5.17 Paragraph 199 states that: *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*.
- 2.5.18 Paragraph 200 states that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"*.
- 2.5.19 Paragraph 201 states that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total*

loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; 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."

- 2.5.20 Paragraph 202 states that: "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".
- 2.5.21 Paragraph 203 states that: "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly 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".
- 2.5.22 Paragraph 204 states that: "local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred".
- 2.5.23 Paragraph 205 states that: "local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted".
- 2.5.24 Paragraph 206 states that: "local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably".
- 2.5.25 Paragraph 207 states that: "not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".
- 2.5.26 Paragraph 208 states that: "local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with

planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.

- 2.5.27 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.
- 2.5.28 Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: *“public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress 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 should 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”* (MHCLG 2019).
- 2.5.29 The key test in NPPF is whether a proposed development will result in substantial harm or less than substantial harm. Substantial harm is not defined in the NPPF although paragraph 18 of the accompanying Planning Practice Guidance provides guidance and states *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. 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* (MHCLG 2019).”

2.6 Local Planning Policy

- 2.6.1 The Local Authority for planning is Wiltshire Council. The *Wiltshire Local Plan* is currently under review and comprises a number of documents of which the Core Strategy adopted in January 2015 contains Core Policy 58 *Ensuring the Conservation of the Historic Environment*. It states:

“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".

2.6.2 The Calne Conservation Area Statement was adopted by the former North Wiltshire Council in February 2000. The Statement is consequently in considerable need of updating but the relevant precepts set out in the document remain sound.

2.6.3 The Calne Neighbourhood Plan was adopted in February 2018 and forms part of the statutory development plan. It contains a single heritage-related policy. Policy BE 4 – Heritage Assets states that *"Development proposals within or affecting the Calne or Derry Hill Conservation Areas must take account of their distinctive characters, including their open spaces and natural features, and reflect these in the proposed layout, design, form, scale, mass, use of materials and detailing"*.

2.7 Guidance

2.7.1 Specific heritage guidance includes the Chartered Institute for Archaeologist's *Standard and Guidance for Historic Environment Desk Based Assessments* (2017) and Historic England guidance in the form of *Conservation Principles: Policies and Guidance: for the sustainable management of the historic environment* (2008), *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning: 2* (2015), *Preserving Archaeological Remains: Decision-taking for Sites Under Development* (2015), *The Setting of Heritage Assets*, *Historic Environment Good Practice Advice in Planning: 3* (2017), *Advice Note 2: Making Changes to Heritage Assets* (2018) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019); finally, the Heritage Statement also utilised guidance set out by the Highways Agency in *Cultural Heritage Management Plans, Section 3, Part 2, Volume 11 of Design Manual for Road and Bridges* (2020).

3 ASSESSMENT METHODOLOGY

3.1 This proportionate heritage statement comprises a desktop study of the effects of the proposed development on known and potential heritage assets in accordance with the Written Scheme of Investigation (2020). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals. The report will allow all parties associated with the project to consider the need for design mitigation to counteract the potential effects and to ensure compliance with national and local heritage planning policies.

3.2 Given the nature of heritage assets, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. This is particularly the case when assessing the potential presence and likely

significance of buried archaeological deposits that may be present within a site. The assessment of the significance of heritage assets and the impact of the proposed development on that significance involves a degree of interpretation and professional judgement because different elements of a heritage asset or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and professional judgement is required in order to gauge likely effects.

- 3.3 The assessments of potential and significance in regard to the buried archaeological resource are extrapolations from known data both within and around the study area.
- 3.4 In assessing the archaeological potential and significance of the site and heritage assets, the criteria specified in Tables 3.1-3.4 were used to provide a framework although it is the position of Foundations Heritage that tabulated data lacks the flexibility required to accurately assess heritage assets and these tables are therefore subject to professional judgement. Tables 3.2-3.4 are broadly based upon DMRB (2020) and ICOMOS (2011), which constitute the most widely accepted form of tabulated data.

Table 3.1: Table of Archaeological Potential and Assessment Criteria

Potential	Criterion
Negligible	Archaeological features and finds are unlikely to be present.
Low	Archaeological features and finds may be present but are likely to be infrequent or rare.
Low-Moderate	Archaeological features and finds may be present but are likely to occur only infrequently and may have poor coherence.
Moderate	Archaeological features and finds are likely to be present and may include coherent groupings. .
Moderate-High	Archaeological features and finds are probable, with likely coherent groupings and possibly structures.
High	Archaeological features and finds are likely to be present, with features occurring frequently and having high coherence.
Very High	Archaeological features and finds are to be expected with finds predicted in quantity and with features that have very high coherence, highly likely. Structures are likely.

- 3.5 Where archaeological features are statutorily or non-statutorily designated, this can assist in the grading of their significance. For example, Scheduled Monuments are of a national importance, whilst locally designated archaeological sites are of local importance. However, not all archaeological features are designated. To assist in assessing the significance of these features, the relevant criteria, as set out in Scheduled Monuments guidance (DCMS 2013), referring to determining the suitability of a site for scheduling, provide useful guidance. These criteria include:
- Period
 - Rarity
 - Documentations/finds
 - Group value
 - Survival/condition
 - Fragility/Vulnerability
 - Diversity
 - Survival/potential

Definition of significance

- 3.6 In accordance with the NPPF, this report aims to assess the effects of the proposed development on the significance of heritage assets. Significance' is defined in the NPPF (Annex 2) 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."*

Establishing significance

- 3.7 The significance of above ground heritage is derived from the DCMS criteria for listing and the guidance offered in NPPF. According to DCMS criteria, buildings are listed because they are of "special" architectural or historical interest and that this warrants their preservation. Grade I and Grade II* Listed Buildings are of the highest significance because they are of exceptional interest (Grade I) or are more than of special interest (Grade II*). Grade II Listed Buildings are of special interest. Undesignated assets, which are not statutorily designated, but are documented in the Local Authority Historic Environment Record, are nevertheless still of heritage interest.
- 3.8 Assessing the impact of the development proposals on the significance of heritage assets employs a two-step process:
- Identification of the importance of known and potential heritage features; and
 - Identification of the magnitude of the effect.
- 3.9 Historic England guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria are evidential, historical, aesthetic and communal.
- 3.10 The values used to establish the significance of heritage assets have been replaced by archaeological, architectural & artistic and historic in the NPPF Glossary and in the consultation draft of *Conservation principles for the sustainable management of the historic environment* (2017), which will replace the 2008 document in due course. These values are also utilised in the Historic England Publication *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and are detailed below:
- Archaeological Interest: 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.

- 3.11 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets have been considered in conjunction with archaeological, architectural and artistic, and historic values to result in an overall heritage significance rating as per Table 3.2 below:

Table 3.2 Significance Ratings

Value/Significance	Descriptors		
	Archaeological Remains	Historic Buildings	Historic Landscapes/Areas
Very High	World Heritage Sites & assets that are of acknowledged international importance. Scheduled Monuments and currently undesignated assets of schedulable quality and importance. Protected wreck sites	Structures that are inscribed as World Heritage Sites & other buildings of recognised international importance. Grade I and II* listed buildings	World Heritage Sites inscribed for their historic landscape qualities & historic landscapes of international importance, whether designated or not. Registered battlefields. Grade I and II* Registered Parks and Gardens. Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Assets with the potential to provide a significant contribution to nationally identified research objectives.	Grade II listed buildings. Undesignated buildings with clear national importance.	Registered historic landscapes. Grade II Registered Parks and Gardens.
Medium	Local authority designated sites including Areas of Archaeological Importance and/or Areas of High Archaeological Potential. Non-designated sites or other assets of regional importance.	Non-designated buildings that may be of listable quality.	Local authority designated areas (Conservation Areas). Unregistered historic landscapes that might be of sufficient quality to allow designation. Unregistered historic landscapes with moderate preservation and time depth.

Low	Non-designated assets of local importance. Non-designated sites or assets with low coherence and poor preservation.	Historic buildings on 'local list'.	Unregistered historic landscapes with interest to local groups. Unregistered historic landscapes of poor coherence or preservation.
Negligible	Non-designated assets with very little surviving coherence and very poor preservation.	Historic buildings that do not qualify for the local list but retain some heritage significance	Unregistered historic landscapes of very poor coherence or preservation, so as to be all but unrecognisable.
Unknown	Non-designated assets that have not been adequately assessed.	Buildings with possible, but inaccessible historic interest.	Unassessed landscapes with possible heritage significance.

3.12 The baseline significance of heritage assets must, however, also be viewed through the lens of susceptibility to change. Very few heritage receptors of the highest significance will have any significant ability to accommodate change and may have no at all without resulting in a substantial adverse or beneficial impact. Other heritage assets may have varying degrees of susceptibility to change; generally, the lower value of the asset the greater its ability to absorb change is likely to be but this is not in itself a given and some higher value assets may have greater resilience to change than some lower value assets. DRMB tabulated data regarding sensitivity, for example, is inclusive of value and sensitivity but is aimed specifically at the impact of road schemes on significant landscapes, rather than individual heritage assets. It is the opinion of Foundations Heritage that this broad-brush approach is insufficiently flexible when dealing with heritage assets; for example direct physical impact may less likely to be accommodated than a change to setting. Consequently, susceptibility is discussed separately and is not included in Table 3.2.

3.12 Having determined the significance of any known or potential heritage asset, the assessment of likely potential and effects of the development upon heritage assets can be undertaken using the following eight-level scale of significance as a guidance. Effects can either be [beneficial](#) or [adverse](#), see Table 3.3.

Table 3.3: Table of Impacts Criteria

Impact	Archaeological Resource	Historic Buildings	Landscape and Settings
Major Beneficial	Cessation or reversal of physical damage to an archaeological site that is would otherwise result in complete or near complete loss of the asset.	Cessation or reversal of physical decline or on-going harm that would otherwise result in complete or near complete loss of historic fabric.	Large scale improvement to existing historic character, features or elements and/or removal of significant uncharacteristic and actively harmful elements. The setting of any asset is substantially enhanced.

Moderate Beneficial	Cessation or reversal of physical damage to an archaeological site that would result in significant harm to an asset.	Cessation or reversal of physical decline or on-going harm that would otherwise result in significant loss of historic fabric. Substantial restoration of original features and patterns of circulation and removal of inappropriate alterations.	Partial improvement/enhancement of existing historic character, features or elements and/or removal of noticeable harmful and/or uncharacteristic elements. The setting of any asset is noticeably enhanced.
Minor Beneficial	A limited change in land use or management to enhance the preservation of the identified archaeological resource.	The historic fabric of the building is slightly enhanced to restore original features or patterns of circulation.	Slight improvement to historic character, features or elements through removal of harmful and/or uncharacteristic elements. The setting of any asset is slightly enhanced.
Neutral	No effects on known or predicted archaeological resources or their settings. No mitigation required.	No change to historic building elements.	No change to key historic landscape elements, parcels or components. No effect on the setting of any asset.
Negligible	<i>De minimis</i> effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects.	Slight change to historic building elements that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset.
Slight Adverse	Effects small areas of known or potential resources at a local level or where the archaeological resource is very truncated or fragmented. The removal of the resource would not affect future investigation and would increase archaeological knowledge.	Change to key historic building elements, such that the asset is slightly different.	Change to few historic landscape elements, parcels or components; slight visual changes to a few key aspects of historic landscape and the settings of any asset.
Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by groundworks that would have a detrimental impact on archaeological deposits but would leave some of the resource <i>in situ</i> .	Changes to many key historic building elements, such that the resource is significantly modified.	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic landscape; resulting in moderate changes to historic landscape character and the setting of any asset.

Major Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments and to other archaeological sites of importance in breach of relevant planning policies, or where the level of impact would result in total destruction.	Change to key historic building elements such that the resource is totally altered.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape character and the setting of any asset.
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Table 3.4 Significance of Effects Matrix

Value/Significance		Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
		High	Neutral	Slight	Slight/Moderate	Moderate/ Large	Large/ Very Large
		Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
		Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
		Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
			No Change	Negligible	Slight	Moderate	Major
Magnitude of Impact							

- 3.13 As archaeology is a finite and irreplaceable resource, for which the preferred option is preservation *in situ*, it is generally considered that there can rarely be **moderate** or **major** beneficial effects to archaeological resources. For built heritage, the conservation and restoration of building can have **moderate** or **substantial beneficial** effects, but redevelopment of buildings for uses for which they were not originally intended, limits any beneficial effects.
- 3.14 NPPF (2021) identifies only three classes of harm to the heritage value of assets, which are “substantial”, “less than substantial” and “no harm”. No guidance is offered in the NPPF as to the threshold between the two. However, in the case of *Bedford Borough Council v. the Secretary of State for Communities and Local Government and NUON UK Ltd [2012] (EWHC 4344 (admin) CD5.11)*, the High Court supported a Planning Inspectorate finding that for harm to be **substantial**, the impact on the significance of a designated heritage asset must be so serious that very much, if not all, of that significance is drained away. This ruling provides a useful benchmark for assessing impacts on all heritage assets whether designated or non-designated and has been used to compile Table 3.2. The International Council on Monuments and Sites (ICOMOS) has produced a similar scheme in which substantial impacts affect assets to such a degree that they are ‘totally altered’.
- 3.15 No guidance is given in NPPF or the practice guide as to how to assess levels of harm to non-designated assets, however, in light of the fact that no other levels of harm are

identified throughout it seems prudent to judge harm to this asset class using the same criteria. The bottom end of the scale of 'less than substantial harm' has been confirmed as including 'negligible' harm by the High Court in *R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited* [2019] EWHC 2899 (Admin). Her Honour Judge Belcher ruled:

"In my judgment the three categories of harm recognised in the NPPF are clear. There is substantial harm, less than substantial harm and no harm. There are no other grades or categories of harm, and it is inevitable that each of the categories of substantial harm, and less than substantial harm will cover a broad range of harm. It will be a matter of planning judgement as to the point at which a particular degree of harm moves from substantial to less than substantial, but it is equally the case that there will be a number of types of harm that will fall into less than substantial, including harm which might otherwise be described as very much less than substantial. There is no intermediate bracket at the bottom end of the less than substantial category of harm for something which is limited, or even negligible, but nevertheless has a harmful impact. The fact that the harm may be limited or negligible will plainly go to the weight to be given to it as recognised in Paragraph 193 NPPF. However, in my judgment, minimal harm must fall to be considered within the category of less than substantial harm".

- 3.16 A decision in *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EW Civ 137 R related to the impact of a proposed windfarm on numerous heritage assets. The Court of Appeal held that in enacting Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 an LPA 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. Similar requirements with respect to buildings or land in a conservation area are detailed in Section 72 of the Act. In this context 'preserving' has been taken to mean doing "no harm". In this case the Court of Appeal held that Section 66(i) intended not just that the desirability of preserving Listed Buildings and their settings should be given careful consideration as per NPPF paragraph 134, but that "great weight and consideration" should be applied as per paragraph 132. In *Jane Mordue v Secretary of State for Communities and Local Government and others* [2015] EWHC 539 (Admin) judged 'that the correct interpretation of paragraph 134 and the first part of paragraph 132 requires them to be read together'.
- 3.17 In *Forge Field Society & Others v Sevenoaks DC & Interested Parties* [2014] EWHC 1895 (Admin)] it was concluded that "It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognize, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so".
- 3.18 A High Court judgement on *Boden Vs East Staffordshire BC and Another* in 2016 the judge ruled that "Even though both the case law and the NPPF make plain that considerable weight has to be given to the harm done to heritage assets, however minimal/minor, there is still a balancing exercise to be undertaken".

- 3.19 Although great weight and consideration should therefore be given to the preservation of setting, the Secretary of State confirmed in relation to *Crudance Strategic Ltd v Basingstoke and Dean DC* (APP/H1705/A/13/2205929) that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.
- 3.20 It should be noted that these judgements predominantly relate to Listed Buildings and Conservation Areas as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 but may be extrapolated to relate to any designated heritage asset.

4 SOURCES

- 4.1 The information available in the Wiltshire and Swindon Historic Environment Record has been consulted within a 1km search radius of the site. Information relating to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields has been acquired from Historic England and also assessed for a 1km radius around the site. Information with regard to Conservation Areas has been acquired from Wiltshire Council.
- 4.2 Regional and national journals, where available/relevant, have been examined for relevant information, as well as unpublished reports of previous archaeological activity within the region, as appropriate. The online catalogues of the Wiltshire and Swindon History Centre have also been consulted.
- 4.3 Appropriate on-line resources, such as, the DEFRA MAGIC website and the British Geological Viewer, were consulted.

5 SITE WALKOVER SURVEY

- 5.1 The walkover survey was undertaken on 15th March 2021. The Site is described in sections 1.7 to 1.9.
- 5.2 The site area is located on a northeast-southwest ridge on the northeast edge of the town of Calne, at a height between approximately 90m-100m aOD. The site area lies to the southwest of the crest of the ridge at 110m aOD. From the higher ground there are extensive views to the south, southeast and northwest.
- 5.3 The fields within the site area are currently pasture with occasional wet areas with patches of sedge. Boundary treatments consist of hedgerows, some of which are well-maintained, while others are more overgrown and include mature trees.
- 5.4 No evidence for the ridge-and furrow recorded on the HER (MWI172998) in the eastern field was identified, although a number of features were noted. These comprise:
- A circular/oval depression measuring approximately 30m by 20m by 0.30m deep. The feature is visible on Google Earth (2019) and may represent a quarry or pond (A).
 - An area of multiple features, similar to A (B).
 - A linear cropmark showing as dark grass. Possible ditch-like feature but may be an issue (C).

- A hedge boundary situated on top of a possible wide, very denuded bank which may represent an earlier pre-enclosure boundary feature to the south and north of the farm. This boundary is situated on the eastern side of/runs along the top of the ridge (D).
- A short length of shallow linear depression (west) and adjacent longer length of bank/ridge (east), which broadly follows the 100m contour and may represent a pre-enclosure boundary. The feature is visible on Google Earth (2005, 2006, 2015?) and on LiDAR; it is possible that this feature represents the 'ridge-and-furrow' identified on the HER (MWI72998).
- A dark grass cropmark similar to C (F).
- A pond in a clump of trees shown on historic mapping (G).
- An area of scrub at the location of the former barn (Skilling). There are no visible building remains or artefacts at surface level (H).
- A pond in a clump of trees shown on historic mapping (I).

5.5 Visits were also undertaken to relevant heritage assets in the vicinity and these are discussed in the setting section of this report. Only a single designated heritage asset (DWI5998) currently has any intervisibility with the site, although permitted housing within the intervening field will remove this visibility. There are no relevant views from the Calne Conservation Area.

5.6 The site area is located on the southwestern slope of Penn Hill and ridge that rises above the surrounding clay lands. According to the British Geology Viewer (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) the bedrock geology in the site area is "*Kimmeridge Clay Formation - Mudstone. Sedimentary Bedrock formed approximately 152 to 157 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas*", except in a small band around the farm and to the northeast, where it is given as "*Lower Greensand Group - Sandstone. Sedimentary Bedrock formed approximately 101 to 126 million years ago in the Cretaceous Period*". No superficial deposits are recorded within the site area, although bands of alluvium are present along the base of the river valleys.

5.7 No borehole evidence exists for the site; an extensive programme of borehole survey was undertaken in advance of construction of the solar farm but the results are not publicly available.

5.8 No further observations were made during the site walkover survey that were considered germane to this study.

6 HISTORIC MAP ANALYSIS

6.1 A series of historic maps has been analysed to place the site in its broader historic and landscape contexts. Both 1:10560/1:10000 and 1:2500 scales were examined and the relevant mapping is reproduced in this report.

6.2 The earliest available map is the 1773 Andrews' and Drury's Map of Wiltshire (Figure 3) shows the site area as comprising undeveloped land to the south-southwest of High Penn Farm on the northeast side of Calne; the scale of the map does not allow for the identification of any field boundaries that may have existed but shows the spur of hill upon which the site is located. Land to the southwest is labelled 'Calne Marsh'.

6.3 Calne was enclosed in 1818 but due to Covid-related constraints it was not possible to acquire a copy of the Enclosure map.

6.4 The tithe map of 1842 (Figure 4) shows the site area as occupying 7 parcels of land:

379	Irish Mead and two free Ground	Pasture
380	Penn Hill	Pasture
381	Brown's Ground	Pasture
382	Homestead	
383	Spring Pond Ground	Pasture
384	Middle Ground	Pasture
385	Skilling and Yard	

6.5 All of the plots of land were in the ownership of Bridget Bishop and occupied by Mary Harris. The field boundaries around the edge of the site as shown on the tithe plan are largely identical to those present today, other than where modern access roads link to the industrial estate from the west and south, while the southernmost part of fields 380 and 381 were taken for the construction of Sandpit Road and a number of residential units were constructed to the south of the road. The Homestead is shown as a farmhouse with an 'L'-shaped range of barns and another square outbuilding. The skilling¹ and yard is shown as a possible cottage with a long barn-type structure to the south. The 'cottage' is shown in grey rather than colour-coded pink for residential as elsewhere on the map and may, not have been occupied. A pond is also shown in the field named 'Spring Pond Ground'.

6.6 The 1:2500 First Edition Ordnance Survey maps of 1886 (Figure 5) shows no real changes to the field boundaries within and around the site; the minor differences that do appear are likely to be entirely due to an increased accuracy in planning. There is some possibility that some changes have occurred in the layout of buildings at the farm, now labelled Penn Hill Farm, with the addition of a second outbuilding, while the 'skilling' appears to have moved from the eastern edge of the plot to the western edge. Four additional ponds are illustrated, all of which are shown on the edge of field boundaries. Finally, there are two trackways illustrated through the site; one to the farm from Oxford Road, running along the north side of a new brickworks built immediately outside the southwest boundary of the site, and the other from the south running immediately to the west of the farm.

6.7 No relevant changes are shown on the 1:2500 Ordnance Survey Plan of 1900 (Figure 6), although the brickworks to the southwest has increased in size but does not encroach on the site area. There are few relevant changes shown on the 1:2500 plan of 1924 (Figure 7), beyond the loss of the small paddock to the south of the 'skilling' and the creation of a similar-sized one to the north instead. An additional outbuilding has been constructed at the farm and the access from the west is first shown.

6.8 The 1:2500 Ordnance Survey Plan of 1968 (Figure 8) shows further changes to the farm with the addition of new buildings and the extension of the boundaries around it,

¹ Skilling is derived from the Middle English *skelyng*, from *skel-* (of Scandinavian origin; akin to Old Norse *skjöl*) + *-inge* and means 'shelter or cover'. It is often used for a lean-to attached to a building.

along with the insertion of a new field boundary to the south but no other changes are notable, although the access from the west now appears more a road than a track.

- 6.9 No relevant changes are noted on the 1974 and 1987 Ordnance Survey plans, which only provide partial coverage. By 1990-1 (Figure 9) two large industrial units have been constructed to the north and east of the farm complex along with some concurrent changes to the attendant field boundaries and an additional spur from the western access road. The 1994 (Figure 10) 1:2500 Ordnance Survey plan shows the construction of Sand Pit Road to the south but no other relevant changes. The Ordnance Survey 2003 1:1250 plan shows no significant changes beyond an extension, or rebuild, of the eastern industrial unit.
- 6.10 No relevant detail is shown on the 2010 Ordnance Survey raster plan, although the 2021 plan shows an additional industrial building in the northeast corner of the industrial estate.

7 AERIAL PHOTOGRAPHS AND LiDAR

- 7.1 Historic England (HE) Archive contains a number of relevant aerial photographs. The online Cambridge collection of aerial photographs (CUCAP) was also examined, along with the 'Britain from Above' website and limited selection of images taken between 1945 and 2020 at www.earth.google.com.
- 7.2 The redline site and surrounding area was covered by vertical photographs dated 4/11/46 under reference RAF_CPC_UK__1821. These photographs were clear and in good condition but no further crop or earthwork features could be identified.
- 7.3 A second flight of vertical photographs (RAF_106G_UK_1415 dated 14/4/46) was also accessible covering the redline and surrounding areas, however the run of photographs appeared scratched and were in relatively poor condition. Probable extant ridge and furrow on an approximate north-south alignment within the southeastern field of the redline area is visible, but due to the poor quality of the photographs this cannot be considered definite.
- 7.4 The southern extent of the redline area and surrounding environs are partly covered by two vertical photographs (RAF_541_222 dated 2/2/49 and RAF_543_3859 dated 13/6/67). In the 1967 photo there are traces of ridge and furrow visible in some of the fields directly southeast of the redline area, which makes the possible ridge and furrow observed in the damaged photos from April 1946 more likely.
- 7.5 The southern extent of the redline area was visible on two oblique photographs (EPW029291 dated 14/9/29 and EPW033523 dated 1/7/30), but as the site was in the periphery of the photographs, no details could be clearly ascertained.
- 7.6 A number of photographs of the study area were available to view online from the CUCAP website. A series of photographs taken on 27th March 1954 (CUCAP Ref. NL32 to 35) show details of earthworks for the DMV at Lower Beverbrook Farm (DWI13278). Extant ridge and furrow was also visible on these photographs, mainly to the northwest of the DMV.

- 7.7 A further photograph dated 9th June 1972 was available on the CUCAP website which showed Penn Hill Farm and the surrounding fields, however, the scale was too small to be able to ascertain if any cropmarks or earthworks were visible (CUCAP Ref. BI07).
- 7.8 The timelines available on Google Earth spanned 1945 to 2020, unfortunately a number of the timelines had very poor visibility, including the 1945 timeline, however, the DMV at Lower Beverbrook Farm was visible in part for most of the time, with the best and most complete example on the 2005 timeline.
- 7.9 In the cluster of three fields immediately southeast of the redline boundary there are possible traces of ridge and furrow on the 2014 timeline.
- 7.10 In the large sub-rectangular field immediately north/northeast of the redline area the 2015 timeline shows a number of features associated with former field boundaries, ponds and possible small-scale extraction shown on historic mapping. A pale sinuous cropmark is orientated approximately northeast-southwest and does not relate to historic mapping; this may possibly be evidence for a palaeochannel but may represent a large service trench. Within this pale area are a number of sub-rectangular dark features, which may indicate areas of previous excavation. I note that to the southeast of the site there is evidence of large-scale excavation, which is visible from 1999, so perhaps these features are evidence of earlier, small scale quarrying/gravel extraction in the vicinity.
- 7.11 The Britain From Above website only contained images focussed within the town of Calne and as such did not contain information pertinent to this assessment.
- 7.12 A 1m Digital Surface Model (dated 2017) from the Environment Agency website was also examined as part of the study. Unfortunately, coverage was limited, but the survey did show part of the earthworks for the DMV to the northwest of the site. Also visible within the red-line area were two possible raised, parallel banks, orientated approximately north northeast-south southwest. These were located in the field directly southeast of the farm buildings and the line can partly be seen on the currently available aerial photograph on the Magic website. Also, within the fields immediately surrounding the farm buildings are possible traces of ridge and furrow.
- 7.13 The LiDAR data also revealed three probable former ox-bows along the northern edge of Abberd Brook, to the south of the site area.
- 7.14 To the south of the site area, within a roughly triangular parcel of land, was what looked like a north northeast-south southwest line of depressions, which may possibly have been a line of pits. This area is now under housing.

8 ARCHAEOLOGICAL AND HISTORICAL BASELINE

- 8.1 The purpose of this section of the report is to provide background information to place the site in its broader archaeological and historical contexts. It is not meant to provide a comprehensive discussion of the historic resource within and around the site, but to provide sufficient information to allow the significance of any heritage assets, likely to be affected by the proposed development, to be described, as stipulated in the NPPF.

- 8.2 The Swindon and Wiltshire Historic Environment Record lists 55 monuments and 18 events within the 1km search buffer. There are two Listed buildings within the study area and a single Scheduled Monument in the form of a Medieval Settlement 520m northeast of Lower Beversbrook Farm. No Registered Battlefields or Registered Parks and Gardens occur within the study area. The HER data is tabulated in Appendix 1 and illustrated on Figure 2.
- 8.3 **Historic Landscape Characterisation**
- 8.3.1 The Historic Landscape Characterisation entry covering the site is defined as post-medieval piecemeal enclosure (HWI6219). The entry states: "These irregular fields have changed little since the 19th century according to the historic mapping. They probably represent piecemeal enclosure of probable post medieval origin. No obvious prior character can be discerned from the available sources."
- 8.4 **Evidence for Prehistoric activity**
- 8.4.1 There is a single Iron Age record on the HER in the form of an Iron Age coin (MWI9182) found at Page Court in Calne, approximately 645m to the south-southwest of the site area.
- 8.5 **Roman activity**
- 8.5.1 There are two records relating to Roman activity on the HER; a Roman ditch (MWI9193) located approximately 550m to the northwest of the site and Roman pottery (MWI9195), which was recovered from evaluation trenches across a medieval holloway, approximately 395m to the northwest, in quantities sufficient to suggest the presence of a settlement in the vicinity.
- 8.6 **Evidence for Early Medieval (Saxon) activity**
- 8.6.1 Calne is recorded on the HER as a Saxon settlement (MWI5188), although this lies to the west southwest of the site, outside the study area. The earliest mention of the town is in AD 955 as a hamlet belonging to the Crown. The EUS notes that Wulfstan, writing in the first years of the 11th century states that, around AD 850, Calne was the home of the king's representative for the Hundred. The Witan (the King's Council) met in Calne in AD 978 and again in AD 997.
- 8.7 **Evidence for Medieval activity**
- 8.7.1 Calne is mentioned in the Domesday Survey of AD1086, at which time it is recorded as a borough, with 70 burgesses and nine mills. The northern part of the site area is located on the ridge to the northeast. This was previously known as "The Penn" and comprised an extensive area of common pasture, probably shared with Cherhill and Compton Bassett². The southern part of the site area is likely to have fallen within Calne Marsh, which comprised an area of meadow controlled, at least from the 16th century, by the burgesses of Calne.
- 8.7.2 There is a single record of this period on the HER in the form of a single field of ridge-and-furrow (MWI72998) recorded from aerial photographs to the southeast of Penn

² VCH: A History of the County of Wiltshire: Volume 17, Calne (2002).

Hill Farm, although this may be of early post-medieval date. It is possible that the 'ridge and furrow' instead relates to the linear feature(s) identified during the site visit and shown on LiDAR, although aerial photographs suggest slight traces of ridge-and-furrow are also present in other fields around the farmhouse. More extensive ridge-and-furrow, including a single field of earthworks and a small enclosure (MWI72996) has been recorded to the south side of Spitfire Road and extending to the southwest as far as Tern Close, although this may also be of post-medieval date. At its closest this ridge-and-furrow lies approximately 165m to the southeast of the site boundary. A linear boundary, aligned northeast to southwest (MWI31394) extends from close to Abberd Lane in the south to Sandpit Lane in the north, approximately 15m to the south of the site. A further field of ridge-and-furrow (MWI72999) is known from approximately 610m northeast of the site.

8.7.3 The extent of the Medieval town of Calne is estimated in the EUS, with the closest boundary to the site area being approximately 960m to the southwest.

8.7.4 A medieval settlement is known at Beversbrook (MWI9198/DWI13278), approximately 575m to the northwest of the site. The settlement includes well preserved village and ridge-and-furrow earthworks and is protected as a scheduled monument (UID1018392). Further ridge-and-furrow associated with this settlement is present in several blocks (MWI76311, MWI76801, MWI73000), the closest block being approximately 255m north/northwest of the site; a sherd of Medieval pottery (MWI9210) is recorded approximately 550m northwest of the site. A holloway (MWI9214) associated with the settlement is present approximately 775m northwest of the site area.

8.8 Evidence for Post-medieval activity

8.8.1 Calne continued to expand during this period; the EUS details several blocks of expansion, but the site remained rural throughout.

8.8.2 Two ditches (MWI31349) have been excavated immediately to the west of the site area in land currently being developed for housing; these were part of a wider spread of possible features identified during a geophysical survey. A block of Post-medieval ridge-and-furrow (MWI72997) is also known from approximately 434m to the southeast of the site.

8.8.3 The remaining records all relate to 19th century activity. Penn Hill Farm itself (MWI66715) is recorded as a partially extent 19th century farmstead and is surrounded on all sides by the proposed development. The 'skilling' identified within the northeast corner of the site on the tithe map is recorded as an outfarm (MWI99717) and may be connected to an unnamed farm that burnt down in 1728 as mentioned in VCH.

8.8.4 There are two other farms, High Penn Farm (MWI66721) approximately 560m to the north and Newcourt Farm (MWI66703) approximately 690m to the west/southwest. There are four farmsteads (MWI66711, MWI66712, MWI66713, MWI71399) to the south of the site, the closest being 320m from the site boundary, with a further farmstead (MWI66789) located approximately 243m to the west. Of these, only High Penn Farm survives as an above ground building.

8.8.5 The HER also records the sites of 19 outfarms around the site area, characteristic of a rural and formerly rural landscape. These are listed in Appendix 1 but only one

(MWI66797) is of potential relevance being located immediately outside the eastern boundary of the site area.

8.9 Evidence for Modern activity

8.9.1 In the last 50 years Calne has seen a significant expansion of residential development which has brought development close to the site area, with housing to the south and west. There are two HER entries relating to this period in the form of High Penn Sand Pit (MWI77282), approximately 690m to the northeast and RAF Compton Bassett (MWI9219), the western end of which extends into the study area.

8.10 Undated

8.10.1 There are seven undated records on the HER within the study area. These include a posthole (MWI31395) and a ditch (MWI31396) to the south of Calne Marsh, located approximately 276m and 223m south of the site respectively. A series of pits (MWI74577) have been recorded east of Oxford Road, along with a field boundary (MWI74578), immediately to the west of the site area. A kiln (MWI74708) is recorded 77m to the south of the site, with a series of pits (MWI74709) to the south and west of Sandpit Road, south of the site, while the final entry consists of further pits at Hucclecote Field Barn (MWI74336) approximately 600m to the south of the site.

8.11 Events

8.11.1 The HER records 18 archaeological investigations within the study area. The findings of these pieces of work are discussed above in the relevant period sections as appropriate.

9 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

9.1 This section of the report will offer an assessment of likely potential for archaeological remains to be present within the site for each of the archaeological periods. The assessment of potential is based upon the known archaeological resource of an area, coupled with any known landuse which may have affected the archaeological resource. A lack of archaeological assets in an area may, of course, be due to a lack of previous suitable investigation in the area, rather than a true absence.

9.2 On the basis of the available evidence the potential for the site to contain archaeological deposits relating to the Prehistoric period is assessed as low. None of the undated cropmarks in the vicinity indicate activity of this period within the site, although the potential for stray finds cannot be entirely dismissed.

9.3 The potential for Roman archaeology is assessed as low; the recorded finds are either over 500m from the site, or are focused approximately 400m to the northwest, suggesting a settlement near to the scheduled Beversbrook deserted medieval settlement. The site is consequently likely to have been in agricultural use during the Roman period.

9.4 The potential for early Medieval (Saxon) activity is assessed as low. There is good evidence that Calne was settled in this period and probably comprised a hamlet as well as an important royal farm, although it should be noted that very early Saxon settlement

consisted of small family groups rather than nucleated villages and can be difficult to identify or predict. The location of the settlement is known to have been focussed in the historic core of the town and the site is almost certain to have fallen within its agricultural hinterland.

- 9.5 The potential for the presence of buried deposits relating to the medieval and early to mid post-medieval periods is assessed as low. The site is recorded as forming part of Calne Marsh and the Penn both of which formed pastureland either rented out by the burghers of Calne or common land; although the remains of a former, possible pre-enclosure, boundary have been identified through the site visit and a possible earlier boundary may exist below the enclosure-period boundary running through the centre of the site to the north and south of the farm. Some evidence for ridge-and-furrow has been identified from aerial photographic analysis in the field to the southeast of Penn Hill Farm but it is uncertain whether this is of medieval or post-medieval date and the field is intended as public open space. No buildings of these periods may, however, be anticipated. The later Post-medieval period (post-enclosure) has slightly greater potential and there is scope for the buried remains associated with the "Skilling" which formerly existed in the northwest corner of the site and which may be connected to an the unnamed farm that burnt down in 1728. Additionally, the proposals appear to require the demolition of the northern part of an existing range of buildings that appear to represent one of the earliest elements of the farm.
- 9.6 The potential for buried features of the Modern period is assessed as negligible; there is little evidence for relevant alteration within the site on historic maps beyond a new field boundary to the south of the farm added c. 1968. The modern industrial estate to the north and east of the farm is likely to have removed most, if not all, traces of a number of other buildings within the farm complex as shown on historic mapping.
- 9.7 It is important to note, however, that the site is located on the southern end of a north-south ridge with good views and, despite the lack of evidence, pre-Medieval activity should not be entirely ruled out.
- 9.8 The significance of archaeological remains within the site area would be dependent on their nature; but are likely to be of medium significance if relating to settlement or cemetery activity pre-dating the Medieval period and low for agriculture-related features of any period. Evidence for Medieval or Post-medieval ridge-and-furrow is known from the site but slighted earthworks would be of negligible significance. Possible pre-enclosure boundaries have also been identified, along with possible evidence for small scale quarrying, although the lack of complexity associated with these features would suggest that they are of low significance.

10 SETTINGS APPRAISAL

- 10.1 During the site walkover survey, the intervisibility and other relevant interactions between the site and nearby designated and non-designated assets was appraised and this section of the report will detail the findings of this settings appraisal.
- 10.2 The proposed development will involve the creation of a new residential scheme, on a site currently containing farm buildings, a small industrial estate and pasture fields. No detailed masterplan for development of the site is currently available, but the Promotion Document sets out a broad overview of proposed development zones, green space and

proposed strategic planning³. There are wide views associated with the site area to the south, southeast and northwest, particularly from the higher ground.

10.3 This section of the assessment considers the existing significance of designated and non-designated assets, the change to existing settings which will be brought about by the proposed development, the resulting effect(s) on significance and the overall level of harm.

10.4 Significance rating

10.4.1 In accordance with the significance ratings shown in Table 3.2 the significance of the Listed buildings and Scheduled Monuments can be classified as 'high' as they represent heritage assets of national importance, while Conservation Area(s) may be considered of 'medium' significance as they are normally of regional significance. For the purposes of this report locally listed buildings are considered of 'low' significance.

10.5 Settings Assessments

10.5.1 This section describes the designated and non-designated heritage assets around the Site which could have their settings and consequently their heritage significance affected by the proposed development. This includes a brief description of the heritage assets, a significance rating and a general assessment of their intervisibility with the Site. Relevant non-designated assets have also been identified whose setting may be affected by the proposals.

10.5.2 No private property was accessed as part of this project and in some cases the settings assessment, with regard to views back towards the site has been made using a combination of professional judgement, views from within the site, and views from points close to the asset.

10.5.3 The relevant assets within the study area include a single scheduled monument, two listed buildings, two unlisted buildings recorded on the HER and the Calne Conservation Area. Buried archaeological assets are themselves considered to have the potential for settings. However, no relevant assets have been identified in the vicinity and a neutral effect will therefore occur on this asset class.

10.5.4 **Beversbrook DMV.** The asset is of national importance and is protected as a scheduled monument; it is consequently of high significance. Although it is possible that the occupants of the village may have utilised part of the site area as shared pasture this cannot be demonstrated. Its significance is predominantly archaeological (evidential) and historic. The site has no potential intervisibility or other appreciable relationship with the site and the proposals will have no effect on its setting (Plates 1 and 6). The effect of the proposals will therefore be neutral and the asset is not further considered.

10.5.5 The **Bricklayers Arms** (NHLE 1270923), now the Bug and Spider, is located approximately 195m to the west of the site boundary. By virtue of its designation as a grade II listed building it is considered to be of national importance and therefore high significance. The building is not illustrated on the tithe map of 1842 but is shown on the 1885 First Edition Ordnance Survey Plan, associated with a small cluster of houses at Calne Marsh. The key heritage attributes for this asset are archaeological in the form

³ Penn Hill, Calne Promotion Document 2022 Concept Masterplan p.3

of evidential evidence related to its physical structure, architectural as conveyed by the design and aesthetics of the building and, more generally, historic. Public Houses are “one of England’s best known and best loved building types”⁴. In *The English Pub* (Jackson. M 1976) calls them “an institution unique to England, and there is nothing more English”. The historic interest of the Bricklayers Arms therefore is encapsulated in the fact it would have formed a focus of community life. The public house fronts on to the Oxford Road and would have served the local community and served travellers between Calne and Hilmarton (and points further afield).

- 10.5.6 The grade II listed **Wellington Villa** (NHLE 1247338) is located approximately 676m to the southwest of the site area within an existing area of residential development. The asset is not assessed in detail as it has no intervisibility or other relationship with the site area, being entirely screened by existing built environment (Plate 3). The effect of the proposed development on this asset would therefore be neutral.
- 10.5.7 **High Penn Farm** represents a farm constructed as part of a phase of pre-Parliamentary enclosure. It is recorded on the HER and therefore represents a non-designated heritage asset. It is considered to be of low significance. A farm was first built here in the early 18th century, which comprised one of two created from The Penn pasture⁵. The farmhouse itself was apparently rebuilt in the late 18th or early 19th century and the farm is variant of a ‘L’-shaped courtyard farm similar in layout to that shown on 19th century mapping⁶. The asset will contain archaeological (evidential) importance through the physical form of the buildings, architectural significance in regard to layout and style and historic interest in relation to the development of the English countryside and agriculture. The farm is located close to the highest point of the ridge to the northeast of Penn Farm; the land rising very slightly to the south but dropping away to the north.
- 10.5.8 **Penn Hill Farm** is located broadly at the centre of the site area and would be unavoidably affected by the proposed development. The farm comprises an ‘L’-shaped plan farmstead with an attached farmhouse set at the centre of a number of pasture fields, with which it has a tangible relationship through property ownership and use and an intangible relationship most importantly connected with the carving up of the last elements of the common pasture and its effect on the development of the English countryside. It is sited just to the south of the ridge with front views predominantly into the former farmyard, but also with rear panoramic views to the south towards Calne; there are no appreciable views northwards towards High Penn Farm. The farm is relatively well screened by existing trees and hedges, although open to the south. To the north and east of the farm buildings, most of which are converted to offices, a number of unsightly industrial buildings form the Penn Hill Industrial Estate. The farm is recorded on the HER and therefore represents a non-designated heritage asset, the alterations resulting from the industrial estate mean it is of negligible-low significance.
- 10.5.9 The **Calne Conservation Area** is, at its closest, located approximately 960m to the west of the site. It is broadly set within the river valley and is predominantly inward looking. The important characteristics of the Conservation Area are defined in the Conservation

⁴ <https://historicengland.org.uk/research/current/discover-and-understand/urban-public-realm/the-english-pub>

⁵ VCH states that the second farm burned down by 1728 and was survived only as a barn and yard by the 20th century. It is possible, though uncertain whether this may be the former ‘Skilling’ in the northwest corner of the site area.

⁶ Possibly similar to that shown in 1773 but the depiction on the Andrews and Dury map is too small to be certain and may not be surveyed accurately enough.

Area Appraisal (2000) and do not relate to wider views. Conservation Areas are considered to be heritage assets of medium significance.

10.6 Change to existing setting

10.6.1 Historic England guidance (2017) identifies the four attributes of a proposed development that should be assessed (Step 3) in regard to effect on the significance of an asset. These comprise location and siting, form and appearance, wider effects, and permanence.

10.6.2 No Zone of Theoretical Visibility plan was available in relation to the development and the screening effect provided by topography, vegetation and built environment has been assessed without the benefit of this tool. Appropriate site visits were consequently undertaken to attempt to assess the levels of intervisibility and how such views may potentially impact on the setting of relevant heritage assets. A number of indicative viewpoints were taken from relevant heritage assets within the study area which show illustrative views to and from the site area to support the discussions of setting and heritage significance (Figure 9; Photos 1-4).

10.6.3 The level of harm has been assessed using the criteria set out in Table 3.3. Table 3.4 allows the cross-referencing of the significance of an asset with the potential harm to arrive at a magnitude of effect. However, an overreliance on tabulated data is something to be viewed with caution when addressing heritage assets, particularly when applied to settings, which by their very nature can be open to a significant degree of subjective interpretation. The resulting effect given by tabulated data is therefore subject to review through professional expertise and judgement, which may alter the overall magnitude of effect accordingly.

10.7 Siting and Location

10.7.1 The site is located on the northeast side of the town of Calne on the south end of a northeast-southwest aligned ridge, which the proposals straddle and currently comprises a farmhouse, a small modern industrial estate (which includes converted farm buildings as well as modern industrial units) and surrounding pasture land. It has clear long-distance views from the higher ground, particularly to the southwest across Calne itself, to the south across modern residential development and the west-northwest across the Porte Marsh Industrial Estate. The proposed development would involve the construction of a new residential development in a broad arc from the northwest to southwest of the farm and would include retention of an existing small industrial estate. Existing pasture fields in an arc from the northeast to southeast would be retained as public open space. The development would be consistent with modern development to the south and further modern residential development to the west that is currently under construction.

10.7.2 Relevant existing built environment in the vicinity of the site is restricted to relatively low-level structures, not exceeding two to two-and-a-half stories in height and the proposed development will be consistent with this. Although of much greater footprint, the industrial buildings at the Porte Marsh estate are not generally significantly greater in height.

10.8 Form and appearance

10.8.1 The proposed development involves the creation of a new residential development including a retirement village and care home. No specific information is currently available but it is assumed that the proposed new built will be of high quality design that is consistent with the surrounding built environment to the south and west. The location of the development straddling the southern end of The Penn ridge will increase its prominence in the landscape, but this is unlikely to appear particularly prominent in any views; proposed screening around the retained farm buildings will act to reduce any impact that might arise from the development appearing overbearing and dominant.

10.9 Wider effects

10.9.1 The assets likely to be affected in regard to setting are detailed in Section 10.5 above. The predominant effects of the proposals are to urbanise an area of land that is currently rural in nature, albeit with existing and consented built environment to the south and west. The raised location will also have the potential to change the skyline and increase light levels at night. Public access through the site will be maintained through retention and upgrading of footpaths. An increase to noise may also be expected, although this may not be as apparent as might otherwise be the case given the presence of a vehicle repair shop and a bodywork business at the farm.

10.9.2 In regard to the **Bricklayers Arms**, the contribution of wider views to its setting are limited. In this regard the significance is related to roadside, rather than more distant views towards the hillside beyond and the proposed development lies outwith the 'setting' of the public house. Views towards the site from this asset are currently highly filtered by a tree line on the east side of Oxford Road and no visibility would occur seasonally when the trees were in leaf (Plate 2). Additionally, the field between Oxford Road and the site area has permission for a housing development (15/0538/REM) that will act to completely screen the site area from the asset, ensuring that there is no relevant interrelationship at all; the intervening housing estate would also mitigate against non-visual effects such as noise. The effect on the significance of the asset is therefore neutral and the level of harm equates to 'no harm'. No mitigation is required for this asset.

10.9.3 No access was available to **High Penn Farm** but significance of setting to the asset may be considered to focus on its relationship with its own farmyard, farmland, other farms, and landscape features. No appreciable views of High Penn Farm can be experienced from within the site area due to topography and existing vegetation, although a modern house to the south of the historic core of the farm can be made out. It is likely, therefore, that views back from High Penn are similarly screened by topography and existing vegetation. The site area lies broadly outwith the specific setting of High Penn Farm; the main 'views' associated with the farm would have been predominantly into the farmyard and across the panoramic views to the northwest. The site area to the south would have originally been open common pasture lacking the post-enclosure field boundaries, although it does represent part of the overall rural character. However, the probable absence of view between High Penn and the site combined with the fact that should any such views exist they would only represent a small element of the views associated with this asset means that there would not be an appreciable effect on intervisibility. It is not considered likely that the proposals would result in any other appreciable harm to settings, such as noise. There may be an increase in light at night, but this is not considered to have an appreciable effect on the heritage significance of

the farm. The effect on the significance of the asset is therefore assessed as neutral and the level of harm equates to 'no harm'. Mitigation through improved or strengthened screening in the form of strategic planting along the northern edge of the site is proposed and would be recommended for this asset, but is not required.

- 10.9.4 At **Penn Farm** itself, the proposed development will not affect the existing form and appearance of the farm and there will be no consequent loss of character or distinctiveness. The existing small industrial estate, which will be retained as a 'small-scale employment site', incorporates the main part of the farmyard and further land to the east and has already drained away much of the significance associated with form and character.
- 10.9.5 The form of the surrounding pasture fields will be partially preserved through retention of existing external field boundaries and the majority of internal boundaries, with the individual pasture fields on the eastern side being retained as public open space. There are no appreciable views of the farmland to the north and east from the farm buildings, with limited views to the west and good views to the south; proposed strategic planting⁷ to the south and southeast of the farm will provide some mitigation to the wider effects of an unbroken swathe of new housing to the south. The effects, however, go beyond the merely visual in that the concept of 'farmland' will be partially lost, including harm to elements such as tranquility, land use and sense of enclosure or isolation, although the Penn Hill industrial estate has already had a detrimental effect on these aspects. Beyond these effects, there will also be limited loss of views of the distant church tower, although the sense of community this would have provided will be maintained through a direct connection to the built environment of Calne town.
- 10.9.6 Many of the former wider agricultural aspects to the south and west have already been lost to modern development, while views to the east are largely screened by the existing small industrial estate and no appreciable views towards High Penn Farm have been identified to the north, although the High Penn solar farm can be seen (Plate 5).
- 10.9.7 The harm to the setting of the farm from the proposed development as encompassed by these wider effects is somewhat mitigated given the existence of the industrial estate and the proposed retention of green space to the east, although the change of use from pasture to residential in the west may be considered to represent a moderate impact to this non-designated asset. Consequently, the importance of the asset is assessed as negligible-low (Table 3.2) and the harm as moderate. Table 3.4 correlates these two values to produce a slight adverse effect, with which professional judgement would concur.
- 10.9.8 There is extensive modern development in the form of residential housing between the **Conservation Area** and the site. This housing and the Porte Marsh industrial estate have already drained away almost all heritage significance associated with views to the north and east and there are no applicable views that incorporate the site area. No important views towards the site are identified from in the Calne Conservation Area Appraisal (2000).
- 10.9.9 Views back towards the Conservation Area are generally limited, due to the location of the town in the river valley and no appreciable effect on the setting of this asset has been identified. There are designated and non-designated assets located within the

⁷ Penn Hill, Calne Promotion Document Concept Masterplan pg. 3.

historic core of the town, but these have no settings interrelationship, visual or otherwise, with the site area due to distance topography and intervening built environment. No historic routes, paths, boundaries and nodes, open space or foliage which all contribute towards the character of the Conservation Area will be impacted upon by the proposals.

- 10.9.10 The only designated asset within the Conservation Area that is appreciable from the site area is the Church of St. Mary, whose tower can be seen above the intervening modern built environment. Views from the asset to the site (Plate 4) would only be available from the tower and would only perceive the proposed development as part of a panorama of modern housing. Views to/from the tower are not considered to have any relevance to setting as conveyed through heritage significance nor are any non-visual effects considered to apply. Church towers are specifically referenced in the Setting of Heritage Assets (Historic England 2017). This 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"*. Views of the tower from within the site area would, conversely, be positive and would help provide the new proposed development with a link to the historic town and represent a positive element of place-making.
- 10.9.11 The proposed development is considered to have no impact on any of the characteristics that contribute to the heritage significance of the Conservation Area as conveyed through setting. The effect on the significance of the asset is therefore neutral and the level of harm equates to 'no harm'. No mitigation is required for this asset.
- 10.9.10 Views from outwith the site back towards the farmland its fields provide no appreciable heritage value; the farm buildings are effectively screened by existing hedgerows and the existing fields lack any particular 'farmland' character that can be experienced as part of wider views.

11 IMPACT ASSESSMENT

- 11.1 This section assesses the potential physical and non-physical impacts of the proposed development.

11.2 Archaeological Remains

- 11.2.1 The proposals for the site have identified a generally low potential to involve disturbance to sub-surface deposits, although the site of the former 'Skilling' and associated yards retains potential to hold evidential value of low-moderate significance. There are also possible pre-enclosure boundaries through the centre of the site and in the centre eastern field, two possible ditches (or issues) and an area of possible quarry pitting, as well as some potential for truncated ridge-and-furrow in the field to the southeast; such features would be of low significance. No development is planned in the field containing the identified ridge-and-furrow, which will be retained as public open space.

- 11.2.2 Archaeological features that do survive would have the potential to suffer a significant impact from groundworks, in some cases so as to be removed entirely, although all buried remains would have potential to be disturbed, altered or truncated by the groundworks. There is, therefore, a general potential for groundworks of this type to cause between a minor and medium adverse effect to most features and a major adverse effect to potential cremations if unmitigated. Mitigation works would potentially reduce all impact effects to negligible through design strategies and preservation by record and *in situ*.

11.3 Standing Heritage Assets

- 11.3.1 The proposals will involve no physical loss to the original range of 'L'-shaped buildings at Penn Hill Farm or the existing form of the farm buildings, resulting in no harm to the asset.
- 11.3.2 The settings assessment has identified that the only appreciable harm to settings will be to Penn Hill Farm itself. Loss of the part of the associated farmland would result in a moderate adverse impact on the setting of the farmhouse but given the existing harm caused by the industrial estate and the low-negligible importance of the heritage asset this equates to a slight adverse effect. Increased screening would be of some value, but the loss of the setting would be impossible to entirely mitigate.
- 11.3.3 The hedgerows around and within the site are in excess of 30 years old and may be considered important under the Hedgerow Regulations 1997, although they do not meet the criteria set out in part II of Schedule 1 of the Act. It is proposed that the hedgerows forming the boundary and the majority of internal fields of the site will be retained, although some internal hedgerow will be lost.

12 CONCLUSIONS

- 12.1 This proportionate heritage impact assessment has considered the potential for the proposed development of a new development comprising a residential estate at Penn Hill Farm, Calne to affect known and potential heritage assets, as required by the National Planning Policy Framework 2021.
- 12.2 On the basis of available evidence, the assessment has indicated a low potential for archaeological features of any period beyond two possible pre-enclosure boundaries through the centre of the site and in the centre eastern field, two possible ditches (or issues) and an area of possible quarry pitting, as well as some potential for truncated ridge-and-furrow; such features would be of low significance.
- 12.3 The nature of the groundworks associated with the proposed development would result in an adverse impact on buried archaeological remains of any date that survived within the site area but given the low potential and low significance of any anticipated features it is not considered likely that any significant harm would result. Should archaeological mitigation be required this would reduce any impact on the archaeological resource to negligible.

- 12.4 The proposals will not result in the loss of any part of the original 'L'-shaped farm building at Penn Hill Farm, which is of 19th century origin. The proposals are assessed as having no effect on any other designated or non-designated heritage assets beyond Penn Hill farm itself. The effect of the loss of part of the associated farmland would result in an overall slight adverse effect on the significance of the farm but the relative low importance of the asset suggests that this would not be sufficient to outweigh any benefits resulting from the scheme.
- 12.5 Nonetheless, the proposals will result in harm, albeit at the lower end of less than significant harm, to the setting of a single non-designated asset of low-negligible value and Paragraph 203 of the NPPF would consequently be triggered.

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APPENDIX 1:

Gazetteer Historic Environment Information

HER Table: Monuments

MonUID	RecordType	Name	MonType	Period
MWI66799	MON	Site of Outfarm East-southeast of Penn Hill Farm	OUTFARM	C19
MWI71399	MON	Site of Farmstead, South-East of Newcroft Farm	FARMSTEAD	C19
MWI66797	MON	Site of Outfarm Southeast of Penn Hill Farm	OUTFARM	C19
MWI66798	MON	Site of Outfarm Northeast of Penn Hill Farm	OUTFARM	C19
MWI66795	MON	Site of Outfarm Northwest of Sands Farm	OUTFARM	C19
MWI66796	MON	Site of Outfarm Northwest of Sands Farm	OUTFARM	C19
MWI66793	MON	Site of Outfarm Northwest of Sands Farm	OUTFARM	C19
MWI66794	MON	Site of Outfarm Northwest of Sands Farm	OUTFARM	C19
MWI66725	BLD	Outfarm Northwest of High Penn Farm	OUTFARM	C19
MWI66789	MON	Site of Farmstead North of Calne Marsh	FARMSTEAD	C19
MWI66723	MON	Site of Outfarm South-southeast of High Penn Farm	OUTFARM	C19
MWI66724	MON	Site of Outfarm West of High Penn Farm	OUTFARM	C19
MWI66721	BLD	High Penn Farm	FARMSTEAD	C19
MWI66722	MON	Site of Outfarm Southeast of High Penn Farm	OUTFARM	C19
MWI66719	MON	Site of Outfarm Northwest of Calne Marsh	OUTFARM	C19
MWI66720	MON	Site of Outfarm Southwest of High Penn Farm	OUTFARM	C19
MWI66717	MON	Site of Outfarm North-northwest of Penn Hill Farm	OUTFARM	C19
MWI66718	MON	Site of Outfarm North-northwest of Calne Marsh	OUTFARM	C19
MWI66715	BLD	Penn Hill Farm	FARMSTEAD	C19
MWI66716	MON	Site of Outfarm in Calne Marsh	OUTFARM	C19
MWI66713	MON	Site of Farmstead, North-East of Coleman's Farm	OUTFARM	C19
MWI66714	BLD	Outfarm South-southeast of Penn Hill Farm	OUTFARM	C19
MWI66711	MON	Site of Farmstead North-northeast of Coleman's Farm	FARMSTEAD	C19
MWI66712	MON	Site of Farmstead, North of Coleman's Farm	FARMSTEAD	C19
MWI66709	MON	Site of Outfarm Northeast of Coleman's Farm	OUTFARM	C19
MWI66710	BLD	Outfarm Northeast of Coleman's Farm	OUTFARM	C19
MWI66707	MON	Site of Outfarm Northeast of Coleman's Farm	OUTFARM	C19
MWI66708	MON	Site of Outfarm Northeast of Coleman's Farm	OUTFARM	C19
MWI66703	MON	Site of Newcroft Farm	FARMSTEAD	C19
MWI66706	MON	Site of Outfarm East of Coleman's Farm	OUTFARM	C19

HER Table: Monuments

MWI77282	MON	High Penn Sand Pit	SAND PIT; NATURE RESERVE	C20 to C21
MWI9182	FS	Iron Age Coin, 36 Page Close	FINDSPOT	Iron Age
MWI9214	MON	Holloway, Southwestern end of Beverbrook DMV	HOLLOW WAY	Medieval
MWI9210	FS	Medieval Pottery, South of Beverbrook	FINDSPOT	Medieval
MWI9195	FS	Romano-British Pottery, South West End of Beverbrook Deserted Medieval Village	Associated finds	Roman
MWI9193	MON	Ditches, South of Beverbrook	DITCH	Roman
MWI31395	MON	Post Hole, South of Calne Marsh	POST HOLE	Unknown
MWI31396	MON	Pit or Ditch Terminus, South of Calne Marsh	PIT; DITCH	Unknown
MWI9219	MON	RAF Compton Bassett	MILITARY TRAINING SITE	C20
MWI73000	MON	Ridge and Furrow, Beverbrook Farm	RIDGE AND FURROW	Medieval
MWI76801	MON	Medieval Ridge and Furrow, East of Oxford Road	RIDGE AND FURROW	Medieval
MWI76311	MON	Medieval Ridge and Furrow, East of Oxford Road	RIDGE AND FURROW	Medieval
MWI9198	MON	Medieval Earthworks, Beverbrook	DESERTED SETTLEMENT	Medieval
MWI72998	MON	Ridge and Furrow, East of Calne	RIDGE AND FURROW	Medieval to Late C19
MWI72996	MON	Ridge and Furrow, East of Calne	RIDGE AND FURROW	Medieval to Late C19
MWI31394	MON	Boundary Ditch, South of Calne Marsh	BOUNDARY DITCH	Medieval to Late C19
MWI72999	MON	Ridge and Furrow, East of The Quag	RIDGE AND FURROW	Medieval to Late C19
MWI72997	MON	Ridge and Furrow, Cherhill Low	RIDGE AND FURROW	Post Medieval
MWI31349	MON	Probable Post Medieval Ditches, East of Oxford Road	DITCH	Post Medieval
MWI76310	MON	Roman Pit, East of Oxford Road	PIT	Roman
MWI74578	MON	Field Boundary, East of Oxford Road	FIELD BOUNDARY	Unknown
MWI74708	MON	Kiln, East of Calne	KILN	Unknown
MWI74336	MON	Pits, Hurdcott Field Barn	PIT	Unknown
MWI74577	MON	Pits, East of Oxford Road	PIT	Unknown
MWI74709	MON	Pits, East of Calne	PIT	Unknown
MWI9198	MON	Medieval Earthworks, Beverbrook	DESERTED SETTLEMENT	Medieval

HER Table: Events

EvUID	RecordType	Name	Job type	DispDate
EWI3794	EXT	Environmental Statement for a Proposed Straw to Energy Plant on Oxford Road, Calne	dba	1994
EWI7693	EVP	Desk Based Assessment on Land off Prince Charles Drive	dba	2014
EWI6676	EVT	Evaluation on Land at Stanier Road, Beversbrook Business Park	eval	2007
EWI3801	EVP	Evaluation on Land Adjacent to Oxford Road, Calne	eval	1994
EWI9497	EVT	Evaluation at Sand Pit Road	eval	2019
EWI9097	EVT	Evaluation at Land off Oxford Road	eval	2017
EWI7631	EVT	Evaluation on Land off Prince Charles Drive	eval	2014
EWI6952	EVT	Archaeological Evaluation of Land East of Calne	eval	2010
EWI7461	EVT	Evaluation at Oxford Road, Beversbrook	eval	2014
EWI6816	EVT	Archaeological Evaluation at Land at Oxford Road	eval	2011
EWI3803	EVP	Evaluation on the North Calne Distributor Road, Calne	eval	1999
EWI6865	EVT	Excavations at Beversbrook Road, Calne	ex	2007-2009
EWI9347	EVS	Geophysical Survey for New Attenuation Pond, Oxford Road	geophys	2019
EWI9310	EVS	Magnetometer Survey at Sand Pit Road	geophys	2018
EWI9347	EVS	Geophysical Survey for New Attenuation Pond, Oxford Road	geophys	2019
EWI8864	EVS	Geophysical Survey on Land off Oxford Road	geophys	2017
EWI7694	EVS	Geophysical Survey on Land off Prince Charles Drive	geophys	2014
EWI8864	EVS	Geophysical Survey on Land off Oxford Road	geophys	2017
EWI6951	EVS	Geophysical Surveys on Land East of Calne	geophys	2008-2010
EWI6860	EVS	Magnetometer Survey at Land Adjacent to Oxford Road, Calne	geophys	2011

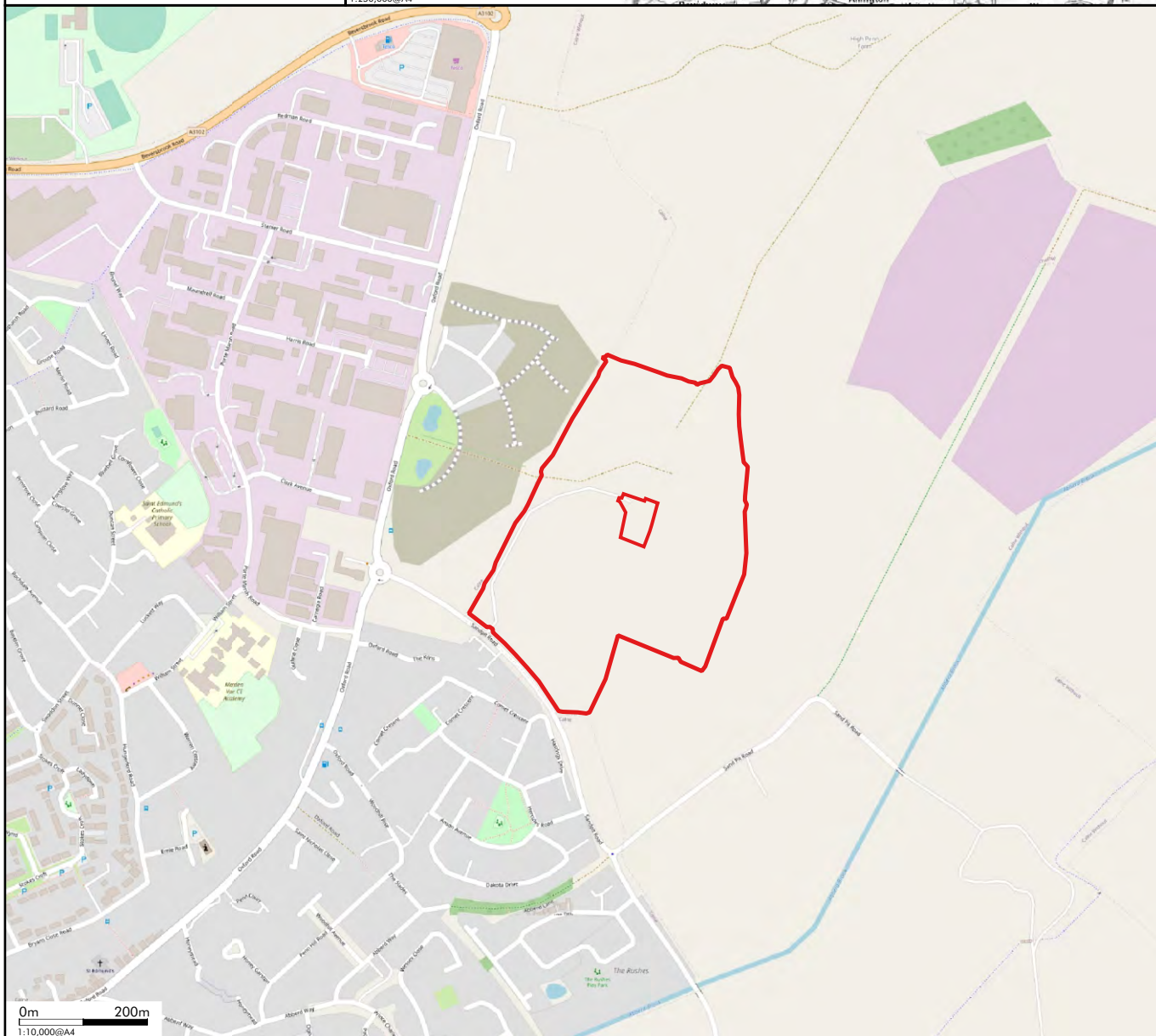
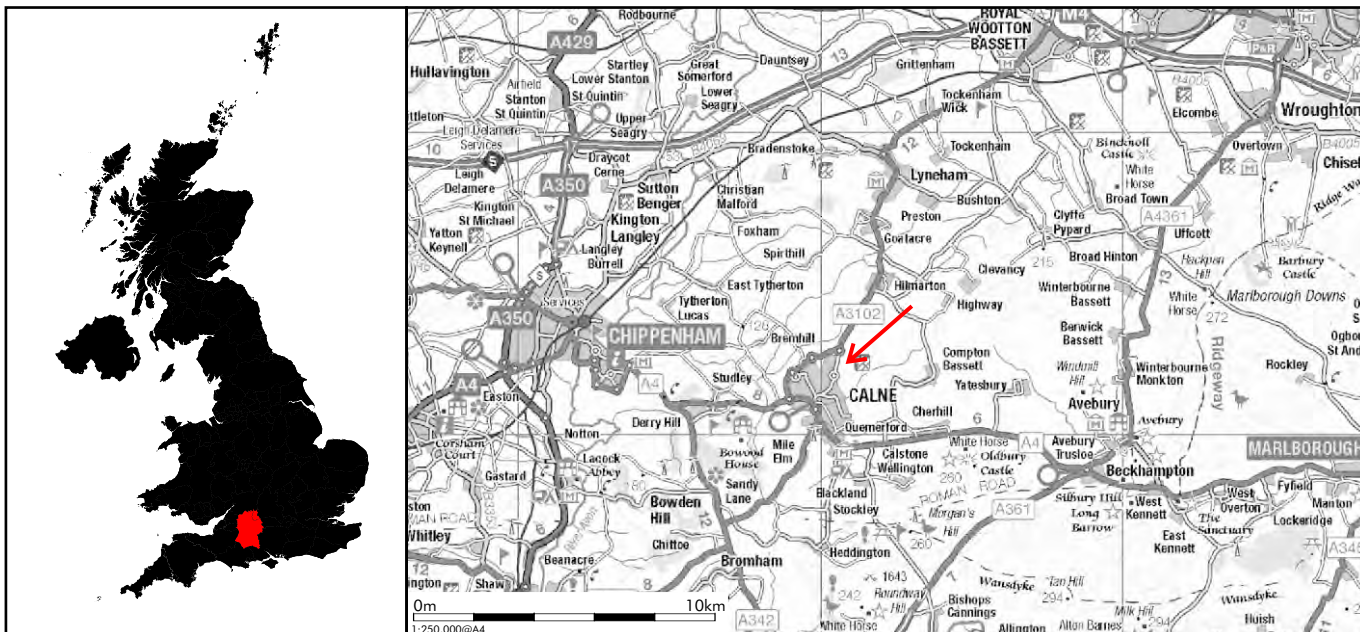
HER Table: Listed Buildings and Scheduled Monument

Listed Buildings

DesigUID	RecordType	Name	Grade	NationalRe
DWI5997	LB	WELLINGTON VILLA	II	1247338
DWI5998	LB	BRICKLAYERS ARMS PUBLIC HOUSE	II	1270923

Scheduled Monument

DesigUID	RecordType	Name	NationalRe
DWI13278	SM	Medieval settlement 520m north east of Lower Beversbrook Farm	1018392



Site Outline

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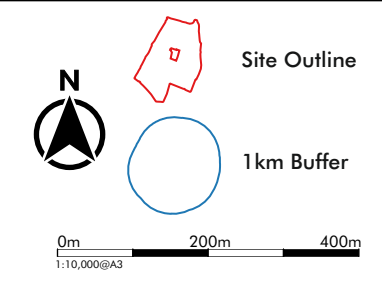
Site Code: PHF21
Drawn By: DK
Approved By: RK
Date: 23/03/2021

Figure 1:
Site Location

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HERITAGE**
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Drawn By: DK
Approved By: RK
Date: 23/03/2021

Figure 2.1:
Map of Historic Environment Data,
Monuments of Prehistoric, Roman and Medieval Date

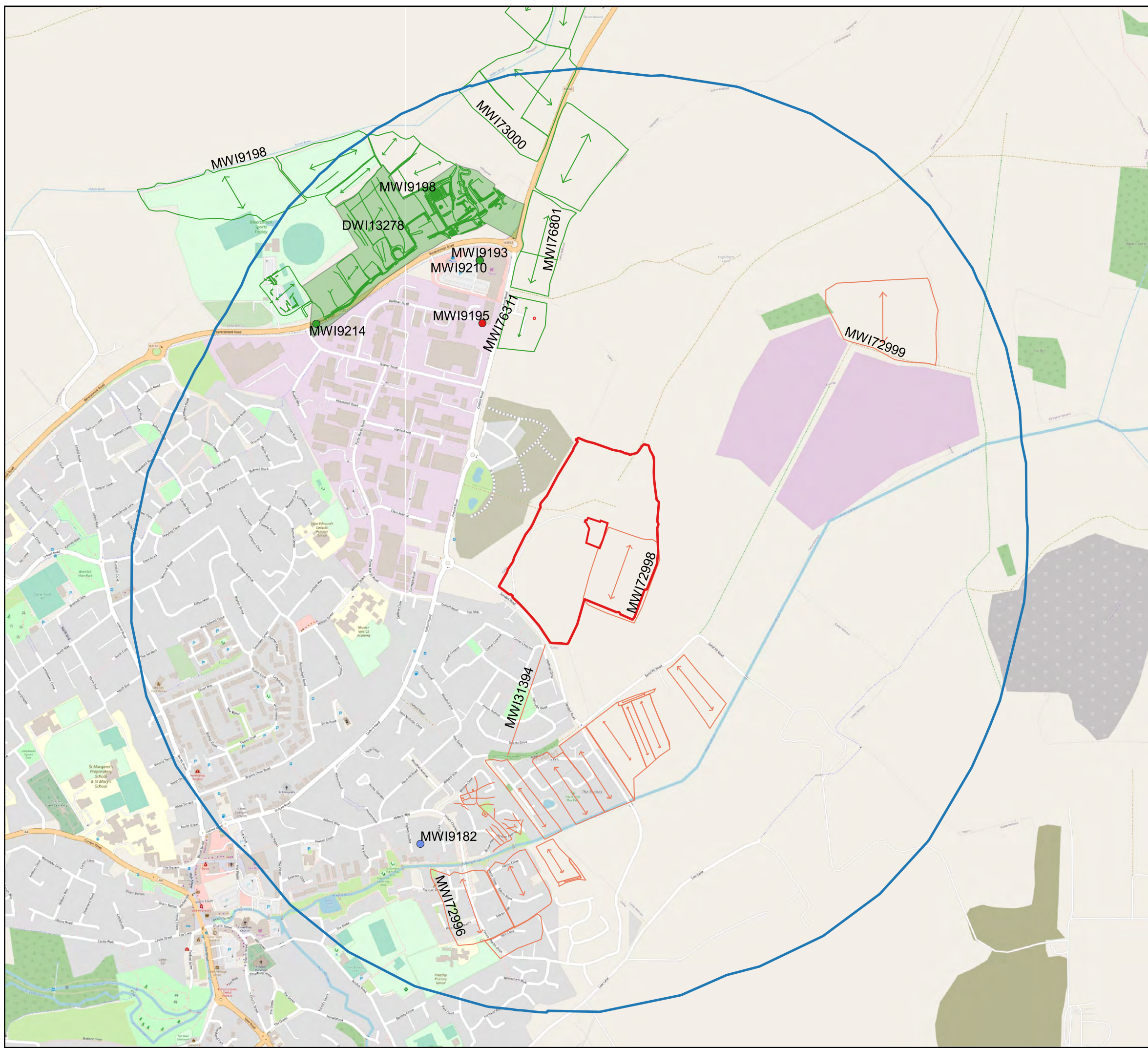


KEY

- Iron Age
- Roman
- Medieval
- Medieval to Late C19

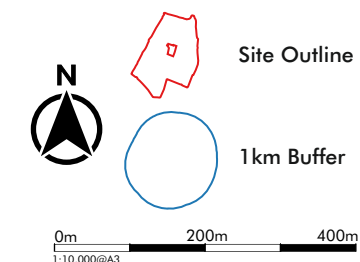
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Figure 2.2:
Map of Historic Environment Data,
Monuments of Post-medieval and Modern Date
and Listed Buildings

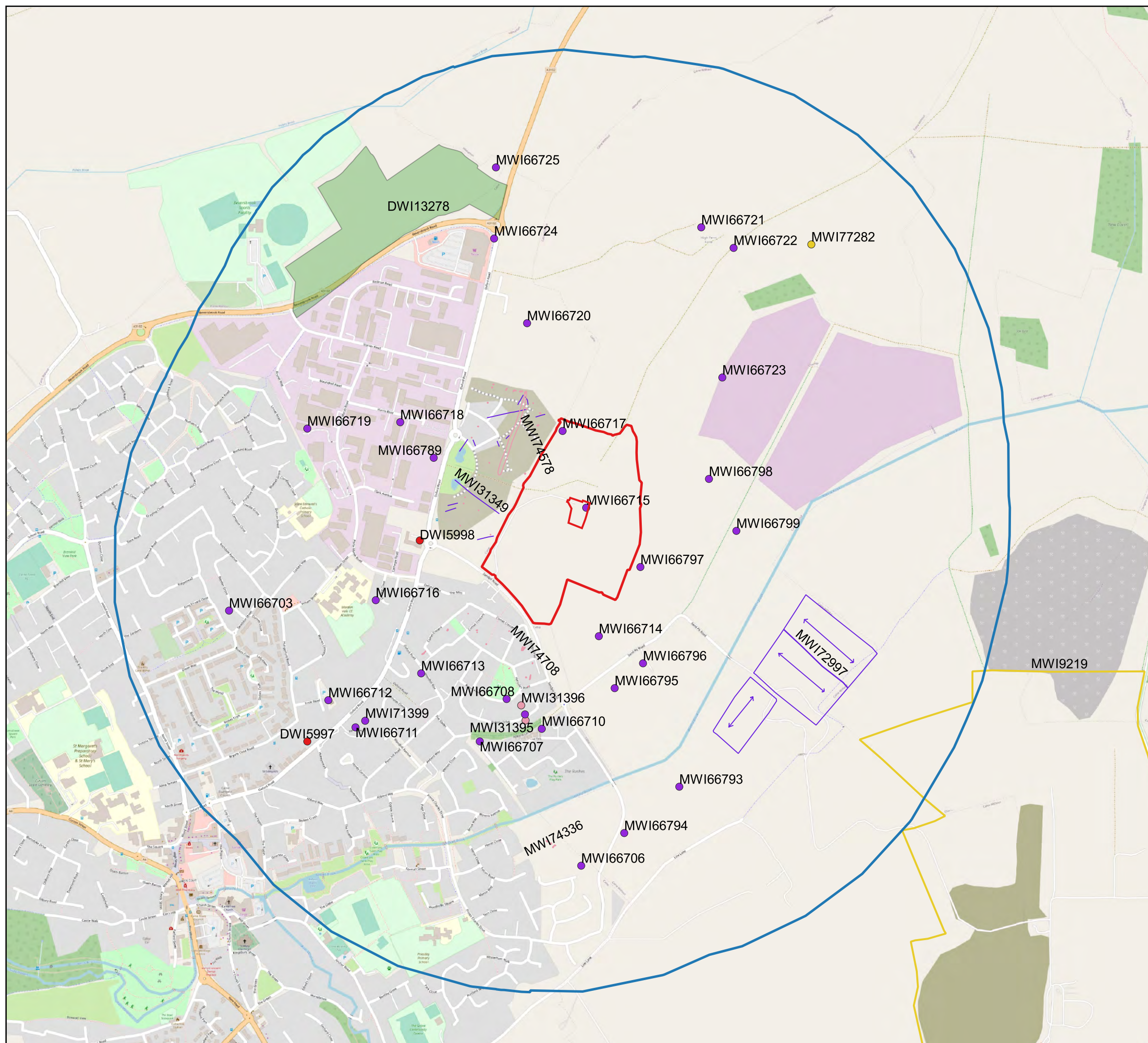


KEY

- Post-medieval
- C20
- Unknown
- Listed Buildings

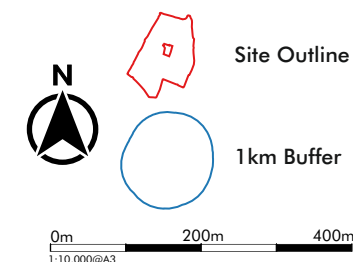
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Date: 23/03/2021

Figure 2.3
Map of Historic Environment Data,
Non-intrusive Events

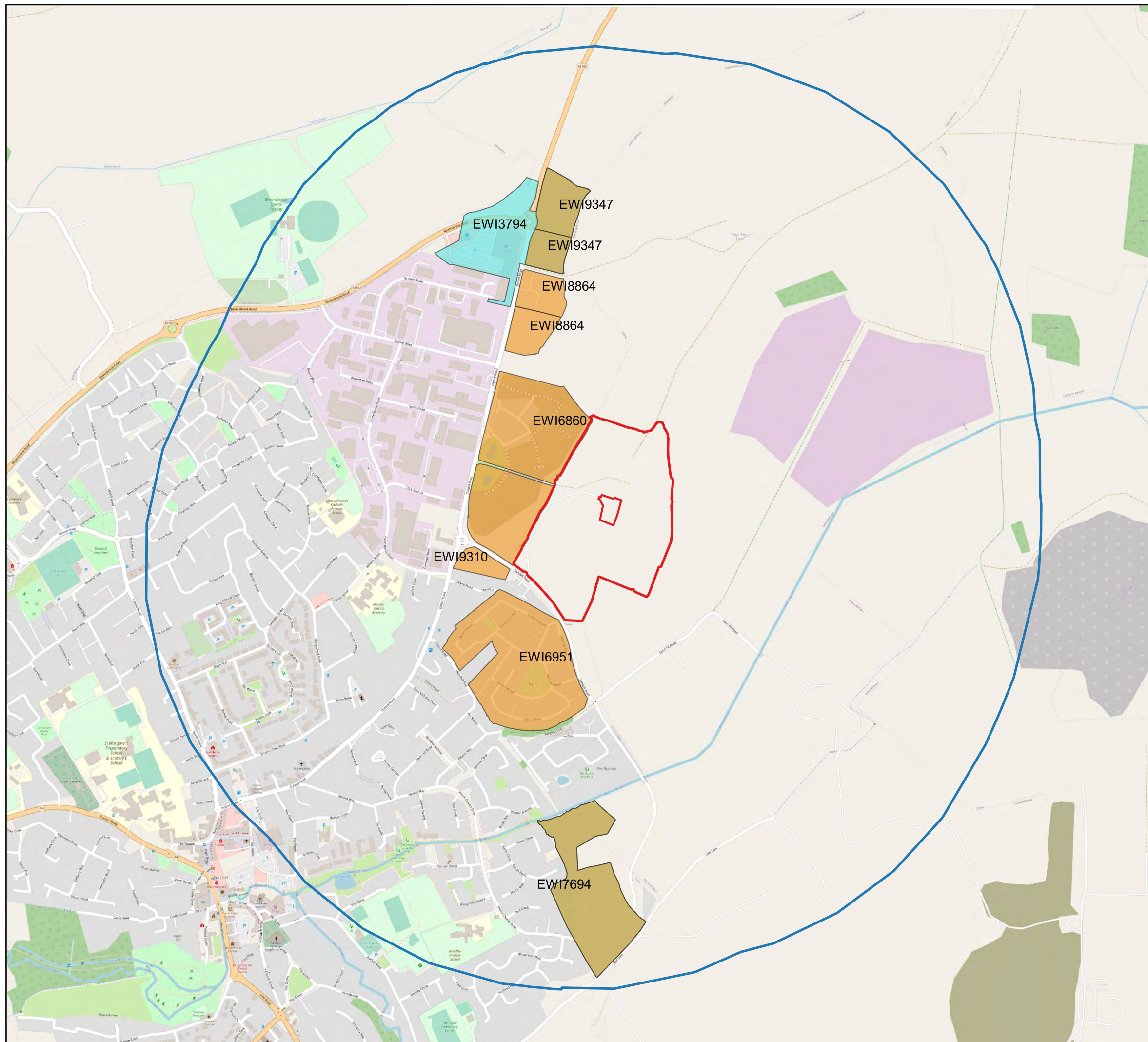


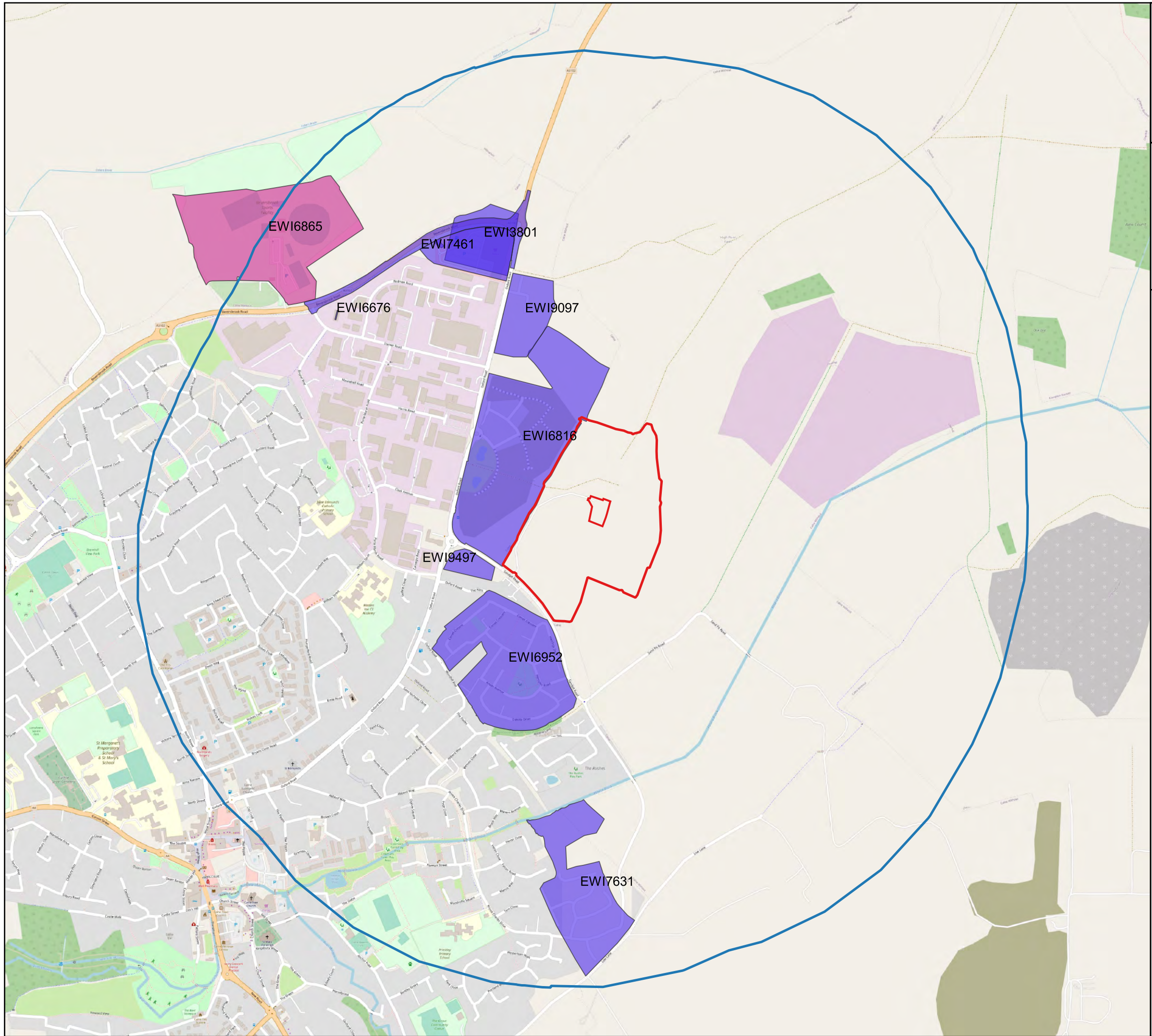
KEY

- Desk-based Assessment
- Geophysics

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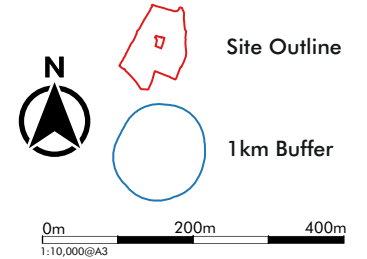




Site Code: PHF21
Drawn By: DK
Approved By: RK
Date: 23/03/2021



Figure 2.2:
Map of Historic Environment Data,
Monuments of Post-medieval and Modern Date
and Listed Buildings



KEY

- Evaluation
- Excavation

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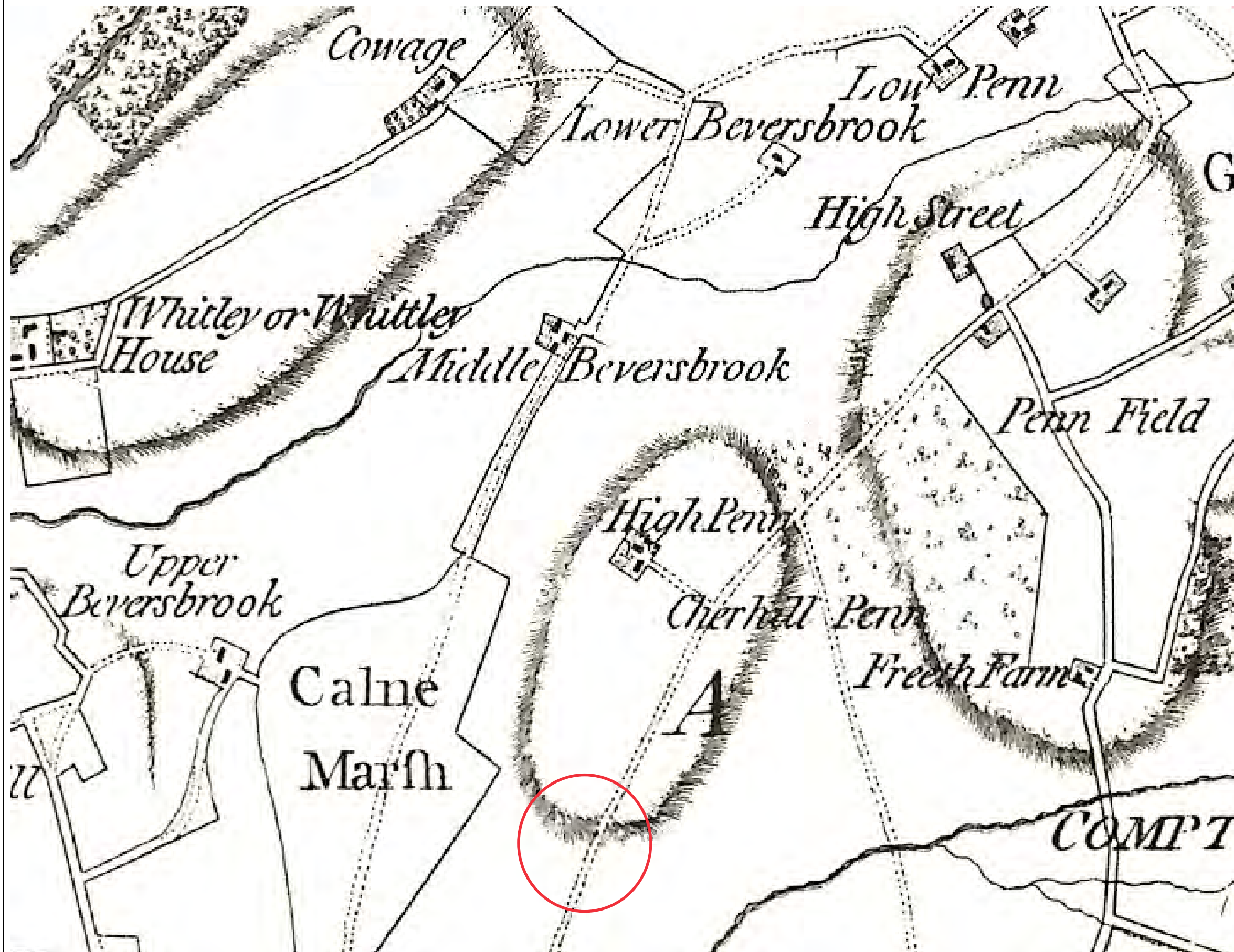
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Figure 3:
Andrews' and Drury's Map of Wiltshire, 1773



Approximate
Site Outline

NOT TO SCALE



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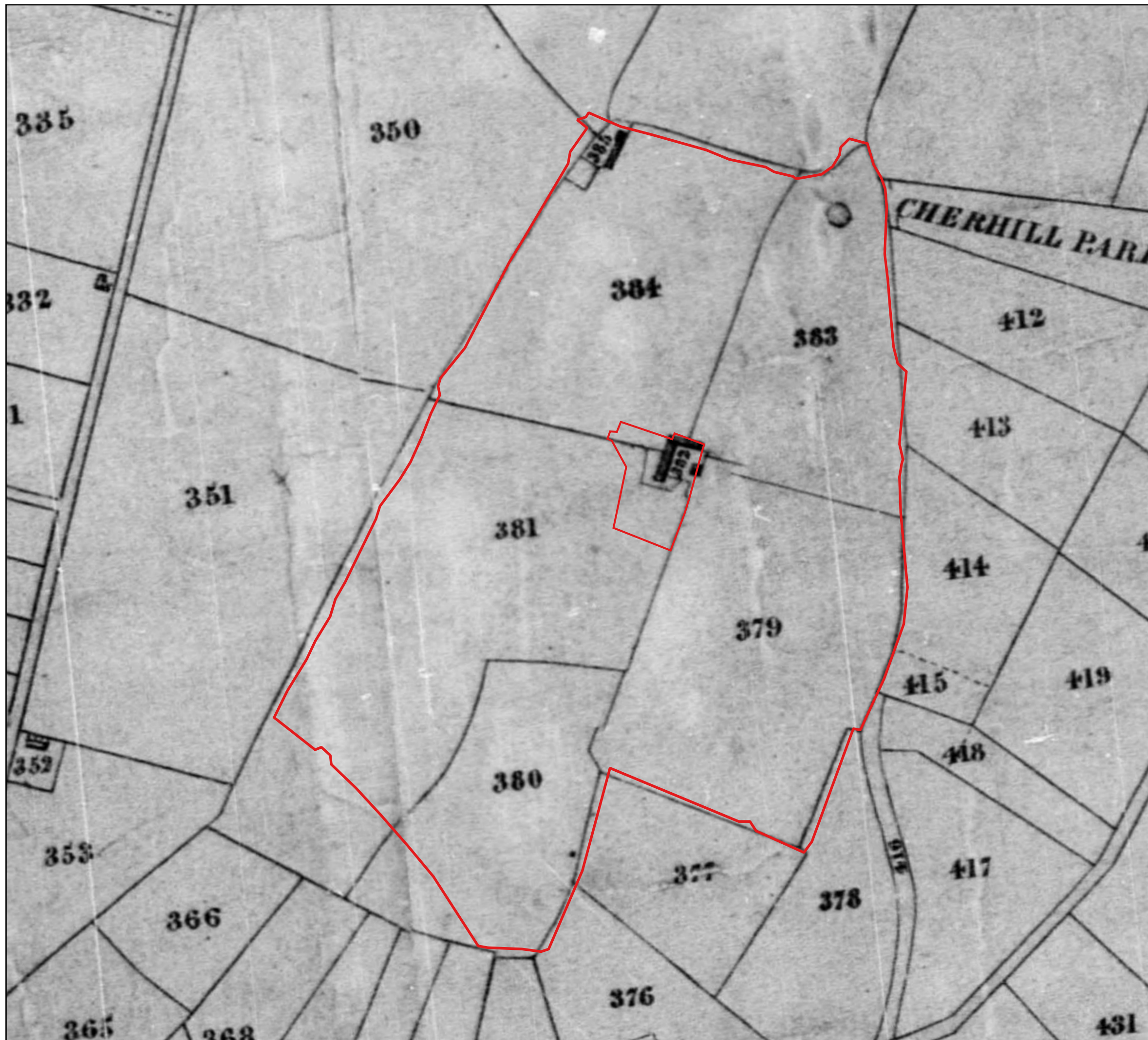
Site Code: PHF21
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Approved By: RK
Date: 23/03/2021

Figure 4:
Tithe Map, 1842



Site Outline

0m 100m
1:2500@A3



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