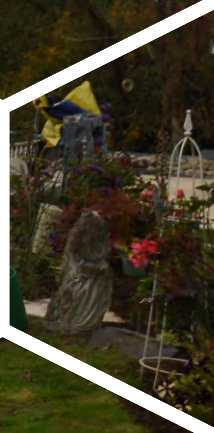


NEW TIMBER SHED ON LAND TO THE SOUTH OF, 11 LYDIARD GREEN, LYDIARD MILLICENT, WILTSHIRE

HERITAGE STATEMENT

ON BEHALF OF
ALISON BROOME



**New Timber Shed
on land to the south of,
11 Lydiard Green,
Lydiard Millicent, Wiltshire**

NGR: SU 8043 8596

**Report No. 1729
November 2025**



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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 a new timber shed on agricultural land belonging to No 11 Lydiard Green, Lydiard Millicent, Wiltshire, SN5 3LP (NGR: SU 0843 8596) to affect known and potential heritage assets with particular regard to the setting of Lydiard Green Conservation Area, as required by the National Planning Policy Framework 2024. The shed will be used for the housing of two, elderly sheep.

There will be no below ground disturbance associated with the proposals and the new shed will sit on a timber raft on the existing ground surface. As a result, there will be a **neutral** impact on any buried archaeological remains.

The site and proposed shed are located on the southern boundary of the conservation area in an area of agricultural land which was portioned off to become part of the curtilage of No 11 in 2023. The shed is to house two pet sheep and associated storage. It is assessed to be an appropriate building within an area of long-standing agricultural land. The height, mass, scale, muted/natural colour tones and design of the shed will ensure that it is clearly subservient to the nearby 19th century cottages. The siting of the building on the edge of the field, adjacent to an existing hedgeline, means that it will be obscured from views of the wider conservation area. Consequently, the new shed will have no effect on the ability to experience the Conservation Area or its setting, resulting in a **neutral** effect.

In the opinion of this report the proposals would result in a neutral effect on all asset classes. Paragraphs 215 and 216 of the NPPF are consequently not triggered and it is considered that the proposals are sufficiently compliant with relevant legislation and guidance to be permitted.

1 INTRODUCTION AND PROJECT BACKGROUND

Purpose of the report

- 1.1 This proportionate Heritage Statement has been prepared by Diana King to accompany a Planning Application in relation to a new shed for animal husbandry on land to the rear/south of 11 Lydiard Green, Lydiard Millicent, Wiltshire, SN5 3LP, centred on NGR: SU 0843 8596 (Figure 1).
- 1.2 Diana King BA, MCIfA has over 25 years' experience in heritage matters with particular regard to the preparation of archaeological and heritage statements and impact assessment. The report was edited by Roy King BA MCIfA who has over 35 years' heritage experience.
- 1.3 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 the landowner, Mrs Alison Broome.
- 1.4 This Heritage Statement has been prepared in accordance with the requirements of the National Planning Policy Framework 2024, policies in the Swindon Borough Local Plan 2026 and relevant standards and guidance.
- 1.5 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)*'.
- 1.6 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).

Site Description

- 1.7 The study area is situated in the hamlet of Lydiard Green, the historic core of which is protected by Lydiard Green Conservation Area. The hamlet is within Lydiard Millicent county parish and is situated approximately 2km west of the west edge of Swindon. Number 11 Lydiard Green is a domestic property attached to No 12 on its northeast side, with driveway to the northwest and garden to the southeast. The property fronts on to Lydiard Green road which runs east-west through the linear settlement.
- 1.8 The site comprises a long, irregular area of land, measuring approximately 0.05ha, partly bordering the southeast property boundary to No 11. The site has been recently parcelled out of one of a number of agricultural fields situated on the southeast side of the hamlet. The southeast boundary to the hamlet is also concurrent with the southeast boundary of the conservation area. The site lies outside the conservation area, on its southeast border. The land within and immediately around the site slopes very gently downwards from northeast (139m aOD) to southwest (137m aOD). The underlying

geology is recorded as *Amphill Clay Formation and Kimmeridge Clay Formation - Mudstone*, with no superficial geological deposits (British Geological Survey Online Viewer). A tributary of the River Ray runs approximately 500m to the south of the site.

Proposed Development and Relevant Planning History

- 1.9 It is proposed to erect a small, timber shed for two, elderly, pet sheep who are currently kept on a local farm. It would be located on former agricultural land to the rear/south of No 11 Lydiard Green. The shed would include space to store feed as well as providing shelter for the sheep. The description of the development is thus: *Erection of timber shed to provide a combined shelter/feed and bedding store for livestock and associated works (Revised Submission)*.
- 1.10 A planning application was submitted to North Wiltshire District Council under reference PL/2025/05332 for a *Proposed shed/storage for the use of feed/shelter for livestock on agricultural land*. Permission was refused on 15th August 2025 citing the reason (in relation to heritage) that *'The proposed building by way of its scale and siting is found to be harmful to the setting and significance of the designated Lydiard Green Conservation Area.'* Additionally, it was noted that the application lacked sufficient detail and was contradictory. This heritage statement will provide a proportionate assessment of the potential impact of the proposed shed on Lydiard Green Conservation Area and any other relevant heritage assets.
- 1.11 In accordance with the reasons for refusal, the siting and scale of the proposed shed has been revisited for this new application. The height of the shed has been reduced from 2.7m to 2.4m to bring it in line with a standard shed height. The originally proposed length of 7.15m has been reduced to 5.48m. The originally proposed width of 5.60m has been reduced to 3.04m.
- 1.12 The **revised proposal** for this new application comprises a single storey, timber shed measuring 2.4m high (7'10"), 5.48m (18ft) long and 3.04m (10ft) wide. The design of the shed is shown on Figure 2. The shed will be rectangular in plan and internally divided into two areas with a storage room at the front (east) and an open-fronted shelter at the rear (west) which will be accessed through a large opening. The storage room will have a timber plank door and three-light, timber casement window on the east elevation. The proposed location of the shed is shown on Figure 2. The shed will be erected on a timber frame base placed directly on the existing ground surface, therefore there will be no below-ground disturbance.

Limitations

- 1.13 The report assumes that third party data sources are broadly correct. This report relates only to above ground heritage, as opposed to archaeology, as there will be no below ground impact from the proposed shed. The report contains a number of photographs; these are for illustrative purposes only and are not intended to comply with the Landscape Institute Technical Guidance 06/19.

2 LEGISLATION, POLICY AND GUIDANCE

Introduction

- 2.1 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.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to 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.
- 2.3 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"*.
- 2.4 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"*.

Ancient Monuments and Archaeological Areas Act 1979

- 2.5 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.

National Planning Policy Framework 2024

- 2.6 The latest iteration of the National Planning Policy Framework was amended in February 2025 (although the framework remains referenced as December 2024) as part of the Government's streamlining of the planning process.

General

- 2.6.1 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 proposed; ⁷

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

2.6.2 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 75....". Footnote 75 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".

2.6.3 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 2024). Paragraphs 202-221 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and the specific paragraphs which are relevant to this assessment are summarised below.

2.6.4 Paragraph 202 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 Value⁷⁰. 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 generations⁷¹".

2.6.5 Paragraph 203 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”.

2.6.6 Paragraph 204 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”.

2.6.7 Paragraph 205 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”.

2.6.8 Paragraph 206 states that: “Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible”.

2.6.9 Paragraphs 207-211 relate to proposals affecting heritage assets.

2.6.10 Paragraph 207 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.”

2.6.11 Paragraph 208 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.”

2.6.12 Paragraph 209 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”.

2.6.13 Paragraph 210 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”.

2.6.14 Paragraph 211 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”.*

2.6.15 Paragraphs 212-221 consider potential impacts.

2.6.16 Paragraph 212 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”.*

2.6.17 Paragraph 213 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 exceptional⁷²”.*

2.6.18 Paragraph 214 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.”*

2.6.19 Paragraph 215 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”.*

- 2.6.20 Paragraph 216 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"*.
- 2.6.21 Paragraph 217 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"*.
- 2.6.22 Paragraph 218 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 accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted"*.
- 2.6.23 Paragraph 219 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"*.
- 2.6.24 Paragraph 220 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"*.
- 2.6.25 Paragraph 221 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"*.
- 2.6.26 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.
- 2.6.27 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).
- 2.6.28 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.

- 2.6.29 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).”*

Local Planning Policy

- 2.7 The Local Authority for planning is Wiltshire Council. The emerging Wiltshire Local Plan 2026-2036 is not yet made and the development plan currently remains The Wiltshire Core Strategy 2015-2026.
- 2.8 The site area lies within the Lydiard Green Conservation Area. The Conservation Area was designated in September 1993 but there is no Conservation Area Appraisal and Management Plan (CAAMP) either for Lydiard Green CA or for Lydiard Millicent CA.
- 2.9 Lydiard Green is part of the Lydiard Millicent Neighbourhood Plan 2018-2036, made in May 2021. With regard to heritage it has policy LM2 which states:

Managing Design in Lydiard Green Any development proposals in Lydiard Green must sustain and enhance the distinctiveness of the village and where appropriate the character and appearance of the Lydiard Green Conservation Area and its setting. The use of building forms and materials that reflect the vernacular may be considered appropriate, provided it can be demonstrated that they adhere to the essential village character. In these regards, infill development within the built area of Lydiard Green, in accordance with Core Policies 1 and 2 of the Wiltshire Core Strategy would be supported, provided it has full regard to the importance to defining the essential village character of the settlement of brick and stone-built cottages and relatively large open green spaces between properties.

Guidance

- 2.10 Specific heritage guidance includes the Chartered Institute for Archaeologist’s *Standard and Guidance for Historic Environment Desk Based Assessments* (2020) 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* (2016), *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

Introduction

- 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 (2025). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals on the significance of designated heritage assets around the site. 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. The tables are based upon DMRB (2020), which constitutes 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 was previously 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 were 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 result in an overall heritage significance rating as demonstrated in 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.	Structures that are inscribed as World Heritage Sites. Other buildings of recognised international importance.	World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Scheduled Monuments. Undesignated assets of schedulable quality and importance.	Grade I and II* Listed Buildings	Registered historic landscapes. Registered battlefields. Registered Parks and Gardens
Medium	Local authority designated sites. Non-designated sites or other assets of regional importance.	Conservation Areas Grade II Listed Buildings Non-designated buildings that may be of listable quality.	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 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 five-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
Minor Beneficial	A 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.	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	No 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 ground work 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.
Substantial 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.

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	Negligible/ Slight	Slight	Moderate	Moderate/ Large
		Low	Neutral	Negligible	Negligible/ Slight	Slight	Slight/ Moderate
		Negligible	Neutral	Neutral	Neutral/ Slight	Negligible/ Slight	Slight
			No Change	Negligible	Slight	Moderate	Substantial
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 be no moderate or substantial beneficial effects of proposals 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 (2025) 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’. 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.

Effects on significance brought about by a change in setting

3.15 Setting is defined in the NPPF (Annex 2) as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ Historic England guidance (2017) further notes that all heritage assets have a setting irrespective of whatever form they survive and whether they are designated or not. It also notes that the availability of access is not a contributor to significance; for example, quiet and tranquillity may be an attribute of the setting. It is important to clarify, however, that settings have no intrinsic value in themselves and are only relevant in the way they contribute to the significance of a heritage asset.

- 3.16 The setting of a heritage asset includes its physical surroundings (e.g. topography, aspect, definition and scale, historic materials, green space, openness/enclosure, functional relationships and history of change over time) and experience (e.g. landscape character, views, intentional inter-visibility with other assets, noise or other nuisances, tranquillity, odours, sense of enclosure, accessibility, land use, degree of interpretation, rarity of comparable settings, cultural associations and traditions).
- 3.17 However, the visual aspect of a setting will often be the most prominent and easiest element of setting to recognise and appreciate. Historic England guidance defines views as *"a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset"*. Visibility does not, in itself, necessarily affect significance and it is possible for a development to be sited immediately adjacent to an asset and in full view without affecting its setting. Conversely a development does not need to be visible at all to affect significance.
- 3.18 Buried heritage assets also require some assessment; despite the fact that such features may retain no obvious legibility or ability to be appreciated by a non-professional. The 2017 guidance notes, however, that such assets retain a presence in the landscape and *"may have a setting"*.
- 3.19 A number of other considerations need to be recognised. For example, the settings of heritage assets which closely resemble the setting at the time that the asset was constructed or formed are likely to contribute particularly strongly to significance (HE 2017). Cumulative change is also examined in order to consider whether additional change will further detract from the significance of any heritage asset.
- 3.20 The process of assessment also needs to take account of the fact that setting does not equate to general amenity. HE guidance notes that *views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*.
- 3.21 This guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*. It goes on to note that *"all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.22 Furthermore, the guidance states that *'protection of the asset need not prevent change'* and changes to setting are accepted as being part of the evolution of landscapes and environments. A High Court decision in (The Queen) vs Sevenoaks DC [2014] EWHC 1895 (Admin) states that *'preserving'*; for both Listed Buildings and Conservation Areas means doing *'no harm'*; rather than *'no change'*.
- 3.23 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This has been achieved through both desk-based assessment and a walkover of the Site and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: *"the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution"* and goes on to state that *"this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset's intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated".*

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that *'the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence".*

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

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

4 SOURCES

- 4.1 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 A site walkover survey was undertaken on 9th October 2025 in good visibility conditions. At the time of the survey, the site formed part of the curtilage of No 11 Lydiard Green. The strip of land forming the site has been recently parcelled out of the agricultural field on the southeast side of the property. A new, metal, post-and-rail fence measuring 1.2m high divides the site from the field, thereby forming the southeast, southwest and northeast boundaries of the site. The northwest boundary is predominantly formed by an established hedge (over 20 years old according to aerial photographs dating to 2002, and likely to be older); this feature is to be the backdrop to the proposed shed. The northern end of this boundary is the border to the garden, as well as part of the former curtilage boundary to the property. This border comprises a rubble retaining wall to a patio and a flowerbed. The large field on the southeast border of the site was under grass at the time of the survey, as was the site area.
- 5.2 The hedgeline and the southeast boundary of the garden are concurrent with the Conservation Area boundary, and the site therefore lies outside this designated area. Views from the site look out over the grassy field to the southeast, which has a mature hedgeline that blocks views any further in this direction. There is a mid-length view to the southwest, but there is little visibility beyond the treeline on the field's border; a pillbox (TBL002) is visible in this view. The rear of No 16 with its garden and outbuildings is visible to the northeast. There are no views looking northwest towards the road.

6 HISTORIC BASELINE AND HISTORIC MAP ANALYSIS

- 6.1 The purpose of this section of the report is to provide background information to place the site in its broader historical context. 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. Given the proposals do not involve any below-ground impact, archaeology is not considered as part of this report.
- 6.2 Lydiard Millicent in the Hundred of Highworth is mentioned in Domesday held of King William in 1086, from Godric, Lord in 1066. Early county maps of Wiltshire (Saxton 1571, Speed 1611 and Bleau 1665) do not name Lydiard Millicent, but instead show a place called *North Lediard* in a similar location. Lydiard Green is a hamlet in the parish of Lydiard Millicent and both are named on Andrew's and Dury's Map of Wiltshire 1773 (Figure 4). There is no current evidence for a settlement predating the Post-medieval period at Lydiard Green, although Bagbury just to the north has its origins in the Medieval period. Undated field systems to the north and south of Lydiard Green (MWI9298) identified through geophysical survey, however, are possibly part of a Medieval landscape.
- 6.3 A series of historic maps have been analysed to place the site in its broader historic and landscape contexts. Both 1:10560/1:10,000 and 1:2500 scales were examined as well as historical maps held by the Wiltshire and Swindon History Centre; the relevant mapping is reproduced in this report (Figure 4).

- 6.4 The earliest available map to name Lydiard Green is the 1773 Andrews' and Drury's Map of Wiltshire. This shows a small settlement of less than 10 cottages, including Godwin's Farm to the south. This map shows the area of the site as blank and Nos 11 and 12 have not yet been constructed. The site at this time is likely to have been part of the agricultural hinterlands surrounding the hamlet. To the north of the site is the road through the settlement, to the east is a cottage within its plot, now No 16, and to the west is the trackway which still exists today and leads to Godwin's Farm.
- 6.5 The Tithe Map of the Parish of Lydiard Millicent 1839, shows the site as within the north edge of plot 94, recorded on the Apportionment as belonging to Thomas Wiggins, occupied by Mary Heron, named 'The Elms' and in use as pasture. The occupier is not recorded as living within the parish at this point in time and therefore probably lives nearby in another parish. On some copies of the Tithe map the land immediately to the north of the site is named 'The Green' and part of this land is still used as the village green today. Numbers 11 and 12 are not yet constructed.
- 6.6 The first edition Ordnance Survey map of 1886 is the earliest map to show Nos 11 and 12. These houses are shown as a group of attached structures comprising four structures. These comprise an east-west, rectangular, stone cottage, which is the one-cell, two-storey core of No 11 today; this is adjoined to a smaller, rectangular, one-storey stone structure on its south side. A third structure, coloured grey, is present on the southeast corner of these two buildings and is an outbuilding which is no longer extant. No 12 is adjoined to the north side of the cottage and comprises a rectangular, brick-built, two-storey structure. Two, small outbuildings with an enclosure between them are present on the west side of No 11 and a further, small enclosure is present on the east side of the buildings. No 12 was built after No 11, but both were constructed at some time between 1839 and 1886 and are therefore of mid-late 19th century date.
- 6.7 The Green on the OS map of 1886 has lost a section of its area to a house plot on its northwest side, but is otherwise as it was in the early 19th century; and it has remained so to the present day. The trackway which leads from the road to Godwin's Farm is depicted as well as four deciduous trees on the west side of No 11. The site area is within the field to the south of No 11. A small building with pond and enclosure is present on the northwest edge of the field to the southwest of the site.
- 6.8 No relevant changes are shown on the second and third Ordnance Survey maps of 1900 and 1924. There is no available mapping between 1924 and 1970 and the aerial photograph dating to the 1940s does not have a clear image.
- 6.9 The Ordnance Survey map of 1970 shows no change to the planform of the core structures forming No 11/12, with the exception of the construction of a three-room, one-storey extension on the northwest corner of No 11, and a narrow extension to the west side of the cottage. This latter structure may have been a conservatory, as shown on plans of 2010 (planning application N/10/10203/FUL); this is no longer extant. The pillbox (TBL003) on the village green is depicted on this OS map and is described as Type 24 on the online HER information.
- 6.10 The modern-day layout of Nos 11 and 12 is quite different. The original, two-storey cottage no longer extends south of No 12 and may have been truncated from a two-cell structure to a one-cell structure in the late 20th century. In its location is a single-storey structure on a north-south alignment attached to the rear of No 12 which has been in existence since at least 2002 (google earth maps); the curtilage of No 12 now

extends along the full width of the east side of No 11. The outbuilding on the southeast corner of No 11, shown on the OS mapping from 1886-1970, is no longer present today and appears to have been rebuilt as a single-storey structure attached to the rear of No 12. In 2010 the extension on the west side of No 11, which was a conservatory at the time, was replaced with a one-storey structure, which remains present today.

7 SETTINGS APPRAISAL

- 7.1 During the site walkover survey, the intervisibility and other relevant interactions as per 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. 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 undertaken to attempt to assess the levels of intervisibility and how such views may potentially impact on the setting of relevant heritage assets.
- 7.2 The NPPF states that *"the significance of heritage assets can be harmed through alteration caused by development, including development within their setting"*. Planning Practice Guidance notes that *"Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest"*; and *"In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time"*.
- 7.3 Historic England guidelines set out in *Settings of Heritage Assets* (HE, 2017), sets out a 5-step process for assessment of setting, which is detailed in para 3.23 above. Where the proposed development is considered to result in harm, it is assessed in this report as being, either less than substantial (some harm) or substantial (very harmful), in accordance with the relevant paragraphs of the NPPF. It is worth restating at this point that a setting has no intrinsic value; its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance (Historic England 2017).
- 7.4 In accordance with the significance ratings shown in Table 3.2 the significance of World Heritage Sites is classified as **very high**, Scheduled Monuments and Grade I & II* Listed Buildings can be classified as **high**, whilst Grade II Listed Buildings and 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 and non-designated heritage assets that are not of schedulable quality are considered of **low** significance.
- 7.5 The following settings assessments (Steps 1 and 2) are intended to be proportionate in relationship to the proposed development and are not intended to be exhaustive.
- 7.6 **Listed Buildings** (Steps 1 and 2)
- 7.6.1 There are two listed buildings within Lydiard Green, the 19th century Stables to Lydiard House and the Walls and Gates Piers enclosing Yard (NHLE 1023143) and early 19th

century The Grove, and Walls and Gate Piers to Road (NHLE 1356048). These buildings are present at the east end of the hamlet and there is no intervisibility or other inter-connection with these assets and the site.

- 7.6.3 Listed Buildings have therefore been scoped out of the document as having no potential for harm from the proposed development.

7.7 Scheduled Monuments (Steps 1 and 2)

- 7.7.1 The closest scheduled monument is Ringsbury Camp hillfort (NHLE 1018124) which is situated approximately 1km to the northwest of the site. Due to existing built environment, vegetation and distance there is no potential intervisibility between the site and this asset. As an asset class scheduled monuments are consequently scoped out of further assessment.

7.8 Registered Parks and Gardens (Steps 1 and 2)

- 7.8.1 Lydiard Park is present to the south of Lydiard Green, but there is no potential intervisibility or inter-relationship between this asset and the site. As an asset class registered parks and gardens are consequently scoped out of further assessment.

7.9 Lydiard Green Conservation Area (Steps 1 and 2)

- 7.9.1 **Significance (Step 1).** The conservation area was designated in September 1993. Whilst there is no Conservation Area Appraisal and Management Plan (CAAMP), the special interest of the CA has been identified in the Lydiard Millicent Neighbourhood Plan 2018-2036.

- 7.9.2 **Historic cottages.** The designation centred on the 'original' 'tiny' 'cottages' of the hamlet which '*clearly reflected a particular period of British history, and made Lydiard Green a justified candidate for designation as a Conservation Area.*' It also notes that whilst, '*Most of the cottages have been extended over the years, ... the essential character still remains.*' The Plan goes on to say: '*Lydiard Green is still characterised by its brick and stone-built cottages and the relatively large open green spaces between properties. Their original size and form, (even if extended) and the total group relationship can be retained, for the benefit and education of future generations, of one of the less celebrated aspects of British history.*'

- 7.9.3 **The Village Green.** The Plan also specifically mentions the 'village green', which is located on the north boundary of the site and on the west boundary of No 11. The Plan states, '*The centre of the area contains a large green bank, with an adjacent path to a WW2 pill box, and a cottage. This was once part of a defensive network designed to stop any northward invasion but now providing a visual link with the past. on which it stands is believed to have been the original village green.*' The Green, now and historically, includes the roughly triangular bank on which sits Pillbox TBL003, but also includes the historic trackway (footpath LMIL38) and the verdant area to either side, defined by hedgelines. The boundaries of The Green are therefore not restricted to 'a large green bank' as described in the Neighbourhood Plan, but also extend further southwest; it is clearly defined on historic mapping. The area around the Pillbox is well-maintained grass; from which six trees have recently been felled (PL/2023/01544), four of which are depicted on the 1st edition OS map of 1886. The area to the southwest of this comprises a strip of land with the trackway along its centre. This area

is predominantly a grassy lane with vegetation to either side (Plate 9), however, the area of The Green as it passes to the front (southeast) of No 8 has been altered to comprise a gravel driveway, partially defined by timber sleepers, a small dovecot and an area of grass with two garden sheds on the northwest border. These alterations and additions to the Village Green and designated footpath have had a negative impact on this public space and use of the footpath and, as a corollary, the setting of the Conservation Area. The impact on setting is assessed as *negligible* considering that the area is well-maintained and that the southern section of the village green has not comprised an open grassy area for some significant length of time (if it ever did). The developed nature of this section does, however, clearly compromise the designated footpath/historic trackway. The overall effect is low enough not to devalue this section of the Conservation Area, however it is no longer possible to experience this area as an historic village green, historic trackway or designated footpath.

- 7.9.4 There are no non-designated buildings of historic interest which are specifically named on the conservation area map or within the Neighbourhood Plan, with the exception of the Methodist Chapel which is also recorded on the online HER (Historic Environment Record) on the 'community layer'. It is clear, however, that the cottages and the pillboxes contribute to the significance of the conservation area through historical and architectural values, and the 'village green', which contributes through historical and community values.
- 7.9.5 **Setting (Step 2).** The site is on the southern edge of the Conservation Area and, whilst not within the conservation area, it falls within the wider setting of its rural landscape and agricultural context. Although the main setting of the conservation area is conveyed through the streetscene, the agricultural hinterland also makes a contribution and the proposals, therefore, have the potential to affect this setting. The site also has the potential to affect the significance of the conservation area through alteration to the setting of its streetscape with specific reference to the 'village green', the WWII pillboxes and historic cottages which contribute to the setting of the conservation area predominantly through historical and architectural values.
- 7.9.6 The Neighbourhood Plan identifies a number of important views but these all relate to Lydiard Millicent and there are none identified within Lydiard Green or which incorporate the site.
- 7.9.7 With reference to the above, the site is considered to be within the wider setting of the conservation area, but also has the potential to affect the values of the streetscape by virtue of its proximity to the 'village green', the pillboxes in the vicinity (TBL002 and TBL003) and historical cottages Nos 11/12, No 8 and No 16.
- 7.10 **Non-designated *buried* monuments**
- 7.10.1 There are no *buried* historic or archaeological assets within the vicinity of the site which have a potential to have their settings adversely affected by the proposed works.
- 7.11 **Change to existing setting (Step 3)**
- 7.11.1 Historic England guidance (2017) identifies the four attributes of a proposed development that should be assessed as part of Step 3. These comprise location and siting, form and appearance, wider effects, and permanence. A number of indicative

viewpoints were taken from/to relevant heritage assets within the study area which show illustrative views to and from the site area to support the discussions of potential harm to significance (Figures 5-10).

7.12 Location and siting

7.12.1 The proposed development is located within fields on the southern border of Lydiard Green and comprises a very small strip of land within a large field used as a paddock, both of which are currently pasture and have been under grass for over 20 years; indeed, the 1840 tithe apportionment records the field as pasture.

7.12.2 The site is generally well screened by existing vegetation, built environment and the gently sloping topography in all directions. The borders of the field comprise mature tree and hedge-lines which block views beyond the borders of the field in an arc east/south/west; although there are distant, skyline, filtered views of fields and the village of Hook to the southwest.

7.12.3 The mature vegetation border continues along the north boundary of the site, as far as the curtilage to No 11. There are, consequently, no views of the site looking south from The Green and its pillbox (TBL003), nor from the road through the village.

7.12.4 The site is visible from the rear of No 11 and from the rear of No 16, and possibly from the rear garden of No 12, all of which are within the conservation area. Pillbox TBL002 to the southwest of the site is also visible. It is further noted that the site and much of the south edge of the conservation are visible when looking north from the south side of the field, and this view incorporates several houses of the village set amongst trees.

7.12.5 The location of the shed has been altered since the first planning application. It has been relocated to the east of its original site which brings it closer to No 11 whilst still being shielded by the hedge to the north. This revised location more effectively groups the structures of Nos 11 and 12 and enhances the gap between No 11 and No 8. The shed will appear as part of the small group of buildings in this part of the conservation area and will not unnaturally extend the built form.

7.13 Form and appearance

7.13.1 The proposed development is a wooden shed 2.4m high, 5.5m long and 3m wide. This structure equates to the size of a large garden shed and has been reduced in scale to lessen its potential impact on the conservation area. Its massing, however, will be less than a large garden shed due to the design which incorporates an open-fronted shelter within the west section of the structure. The proposed door and window on the east elevation are entirely proportionate.

7.13.2 The shed, to be used for agricultural purposes (housing for two sheep and associated storage) will be appropriate within the agricultural context.

7.14 Wider effects

7.14.1 No significant tangible or intangible changes to non-visual elements (such as noise, odours or other more intangible elements) are anticipated and the potential long-term impact on heritage significance is therefore limited only to an effect that can only be

appreciated or experienced through the visual medium. Due to the screening around the site and the small scale of the proposals, no effects outwith the area of the conservation area have been identified that might change this experience.

- 7.14.2 The level of harm has been assessed using the criteria set out in Table 3.3 and is supported by a number of photographs adjusted to provide a reasonable equivalence to what the unaided eye would see. 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.
- 7.14.3 In accordance with the NPPF harm has to be assessed as being either *less than substantial* or *substantial*. No such detail is noted in Paragraph 216 with regard to non-designated assets but the same division between substantial and less than substantial may be broadly implicit.
- 7.14.4 The following assessments considers the individual assets that might be affected by the proposals, all of which are located within the Conservation Area. Each asset is considered individually, with a final paragraph considering the holistic effect on the conservation area itself. The assessments comprise Step 3 of the Guidance (HE GPA 3 2017).

7.15 Lydiard Green Conservation Area

Viewpoint 1

- 7.15.1 Views looking south towards the site from within the conservation area, particularly from The Green, from Pillbox TBL003 on the green and from the road, do not incorporate the site (Figures 5, 6 and 8). The shed will not be visible from any of these locations as it will be obscured by the existing hedge, which is taller than the ridgeline of the shed. The hedge will be maintained by the landowners, Mr and Mrs Broome, and it will therefore always block views of the shed from the north. There is, consequently, no impact from Viewpoint 1 to the north of the site. The impact on the setting of the conservation area from this viewpoint is therefore considered to be [neutral](#).

Viewpoint 2

- 7.15.2 Viewpoint 2 comprises views looking north towards the site (Figures 6 and 9). The site is clearly visible from much of the field to the south. A footpath LMIL42 crosses the field and a stile is located opposite to/southeast of the site. Views looking north towards the site of the proposed shed from the stile and from the footpath across the field show much of the southern border of the conservation area (Figure 9). This vista includes part of the hamlet and consists of a small number of well-spaced houses and associated garden outbuildings visible amongst vegetation as well as Pillbox TBL002 to the southwest of the site. From this viewpoint the shed will appear smaller than No 11 and will clearly be subservient to the historic cottage in scale, massing and size. The height of the proposed shed is the same as that of the small, grey shed in the garden

to the west of No 11 (2.4m) and no bigger than other visible sheds in this viewpoint; and considerably smaller than some. The proposed shed will be a mid-dark, natural colour, as opposed to the white of Nos 11 and 12, and the muted colour tones will blend in with the surrounding vegetation; this will reduce its visibility and thereby its impact on the nearby heritage assets. The materials will be timber and appropriate to an agricultural or garden context and will also reinforce its subservient nature.

- 7.15.3 The proposed shed would be situated outside the historic border and the settlement envelope and therefore has the potential to affect the setting of the conservation area by extending built form into the agricultural hinterland of the hamlet. Assessment has shown, however, that the shed will appear to be a natural extension of the group of buildings visible from the south and will not draw the eye to it or away from the visible heritage assets. Indeed, it is considered that an agricultural shed on the edge of agricultural land is entirely appropriate in context, particularly given the existing sheds visible along the southern border of the conservation area and the tradition of small shelter buildings for farm animals across the countryside. No appreciable change to the experience of the conservation area as conveyed by setting will occur and the impact on the setting of the conservation area from this viewpoint is therefore considered to be [neutral](#).

Viewpoint 3

- 7.15.4 The site is not visible from footpath LMIL45 which runs on a north-south alignment to the east of the site due to the presence of a strong hedge and tree line on the eastern boundary of the field (Figure 6). The impact on the setting of this part of the conservation area is therefore considered to be [neutral](#).

Viewpoint 4

- 7.15.5 This viewpoint is from the southern edge of the conservation area to the east of the site (Figures 6 and 7). There is no hedgeline along this section of the boundary therefore the CA is intervisible with the site for this stretch of boundary. The area along this edge comprises oblique views of the site from the rear garden and outbuildings to No 16 and from the rear of No 16. Some of these structures have their origins in the 19th century, although others are modern. The proposed shed will not alter the setting of this part of the conservation area as it will be a small, agricultural building in an appropriate context. The impact on the setting of this part of the conservation area is therefore considered to be [neutral](#).

Viewpoint 5

- 7.15.6 This viewpoint is from the footpath to the west of the site (LMIL38) which follows the line of an historic trackway leading towards Godwin's Farm and which traverses The Green. The trackway is considered to have historic significance (Figures 5, 6 and 10) and is therefore a heritage feature contributing to the significance of the conservation area. The footpath runs immediately southeast of No 8 and, as described above, the footpath at this point appears to be part of the driveway to No 8 (indeed, it is part-obscured by sleepers at the edge of the driveway) and it is only clear it is a right of way from the signage on The Green. It is noted that the historical value of this trackway has been compromised by its treatment as it passes in front of No 8. There is no intervisibility between this part of the CA and the site due to intervening vegetation which entirely

blocks views. The proposals will not affect the historical value of the asset and the impact on the setting of this part of the conservation area is considered to be **neutral**.

No 11 Lydiard Green

- 7.15.7 This non-designated heritage asset is a 19th century cottage and is considered to contribute to the setting of the conservation area through its architectural and historical values of the conservation area. The rear of the 19th century building overlooks the site and the site of the proposed shed and there is strong intervisibility. However, the historical and heritage context of the building is edge-of-settlement overlooking agricultural land. The proposed shed will not affect this relationship and will be entirely appropriate in context. The proposals will consequently not affect the heritage values of the cottage and are therefore considered to have a **neutral** impact on its significance.

No 12 Lydiard Green

- 7.15.8 This non-designated heritage asset is a 19th century dwelling and is considered to contribute to the setting of the conservation area through its architectural and historical values. The building is best appreciated from the road to its north where the polychrome brickwork is evident. The rear elevation is rendered and painted and has a later, single-storey extension. There is no direct intervisibility between this asset and the site of the proposed shed due to the intervening structures of No 11. The proposals will not affect the heritage values of the asset and the impact is considered to be **neutral**.

No 8 Lydiard Green

- 7.15.9 This non-designated heritage asset is a dwelling with a 19th century core and is considered to contribute to the setting of the conservation area through its architectural and historical values. There is no direct intervisibility between this asset and the site of the proposed shed due to intervening vegetation which entirely blocks views. The proposals will not affect the heritage values of the asset and the impact is considered to be **neutral**.

No 16 Lydiard Green

- 7.15.10 This non-designated heritage asset is a 19th century dwelling depicted on the 1st edition OS map, although not easily discernible on the earlier tithe map. It is considered to contribute to the setting of the conservation area through its architectural and historical values. The rear of the building is intervisible with the site of the proposed shed although the angle is oblique. The historical and heritage context of the building is edge-of-settlement overlooking agricultural land. The proposed shed will not affect this relationship and will appear entirely appropriate in context. The proposals will consequently not affect the heritage values of the cottage and are therefore considered to have a **neutral** impact on its significance.

Pillbox TB003 (on The Green)

- 7.15.11 This non-designated heritage asset is a Type 24 WWII pillbox and is part of a defensive system known as Stop Line Red which included a series of defensive structures stretching from the south of Oxford, across the Cotswolds, to Great Somerford. There are three pillboxes in Lydiard Green. This asset contributes to the setting of the conservation area through its architectural and historical values. There is no intervisibility between this

pillbox and the site of the proposed shed due to the existing hedge on the northern boundary of the site. The proposal will not affect the heritage values of the asset and is therefore considered to have a **neutral** impact on its significance.

Pillbox TB002

- 7.15.12 This non-designated heritage asset is a Type 28A WWII pillbox and is also part of the Stop Line Red defensive system. This asset is located to the south of the site on the edge of the agricultural field. It contributes to the setting of the conservation area through its architectural and historical values. There is intervisibility between this pillbox and the site of the proposed shed which will be stronger during the winter months (Viewpoint 6, Plate 11). The proposal will not disturb any inter-relationship between the two pillboxes and the proposed shed will not draw the eye away from the heritage asset as it will appear entirely appropriate in its agricultural context. The new shed will not affect the historical or architectural values of the pillbox. The impact of the proposed shed on the asset is therefore considered to be **neutral**.

The Green

- 7.15.13 This grassed area is the village green and is located on the historical site of the village green, as demonstrated on historic mapping. It contributes to the setting of the conservation area through historical values, although it is discussed above that a small area of the green has been compromised by the addition of a gravel driveway with sleepers, dovecot and two garden sheds. There is, however, no intervisibility between village green (or any of the assets located on it) and the site of the proposed shed due to the existing hedge on the northern boundary of the site. The proposal will not affect the heritage values of the asset and is therefore considered to have a **neutral** impact on its significance.

7.16 Mitigation (Step 4)

- 7.16.1 No appropriate mitigation measures have been identified in connection with the settings effects resulting from the proposals, as the existing design is already appropriate in siting, mass, scale and design. The design also allows for the maintenance of the hedge boundary on the northern side of the site.

8 IMPACT ASSESSMENT

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

8.2 Above Ground Remains within the Site

- 8.2.1 There are no applicable above-ground archaeological features that might be affected by the proposals and the impact of the proposed development is considered to result in a **neutral** effect to this asset type.

8.3 Buried Archaeological Remains

- 8.3.1 There will be no below-ground impact from the proposals as the shed will be constructed on a raft which sits on the existing ground surface.

8.4 Settings

- 8.4.1 A **neutral** effect has been identified in regard to how setting contributes to the significance and special interest of the Lydiard Green Conservation Area and any designated or non-designated asset within it. Five viewpoints around the Conservation Area, as well as individual heritage assets in the vicinity of the site, were assessed. Whilst the proposed shed would be visible from some assets and from areas of the Conservation Area, the site is generally well concealed from the majority of the Conservation Area. The strong hedgelines around the majority of the field, including the northern boundary of the site, obscure the shed location from the north and from wider views in all directions. The nature of the development which comprises an agricultural shed on the edge of an agricultural field is entirely appropriate in context. Its siting on the edge of the field, its low mass, its height equivalent to that of a standard garden shed, the timber materials and the natural and muted colour tones reduce its potential impact to **neutral**. The design also ensures that it will appear subservient to the heritage assets in the immediate vicinity and not draw the eye away from them. The proposals consequently have no potential to appreciably change the experience of the conservation area as conveyed through setting and will result in a **neutral** effect.

9 CONCLUSIONS

- 9.1 This proportionate Heritage Impact Assessment has considered the potential for a new timber shed on agricultural land belonging to No 11 Lydiard Green, Lydiard Millicent, Wiltshire, SN5 3LP to affect known and potential heritage assets with particular regard to the setting of Lydiard Green Conservation Area, as required by the National Planning Policy Framework 2024.
- 9.2 There will be no below ground disturbance associated with the proposals and the new shed will sit on a raft on the existing ground surface. As a result, there will be a **neutral** impact on any buried archaeological remains.
- 9.3 The site and proposed shed are located on the southern boundary of the conservation area in an area of agricultural land which was portioned off to become part of the curtilage of No 11 in 2023. The shed is to house two pet sheep and associated storage. It is assessed to be an appropriate building within an area of long-standing agricultural land. The height, mass, scale, muted/natural colour tones and design of the shed will ensure that it is clearly subservient to the nearby 19th century cottages. The siting of the building on the edge of the field, adjacent to an existing hedgeline, means that it will be obscured from views of the wider conservation area. Consequently, the new shed will have no effect on the ability to experience the Conservation Area or its setting, resulting in a **neutral** effect.
- 9.4 In the opinion of this report the proposals would result in a neutral effect on all asset classes. Paragraphs 215 and 216 of the NPPF are consequently not triggered and it is considered that the proposals are sufficiently compliant with relevant legislation and guidance to be permitted.

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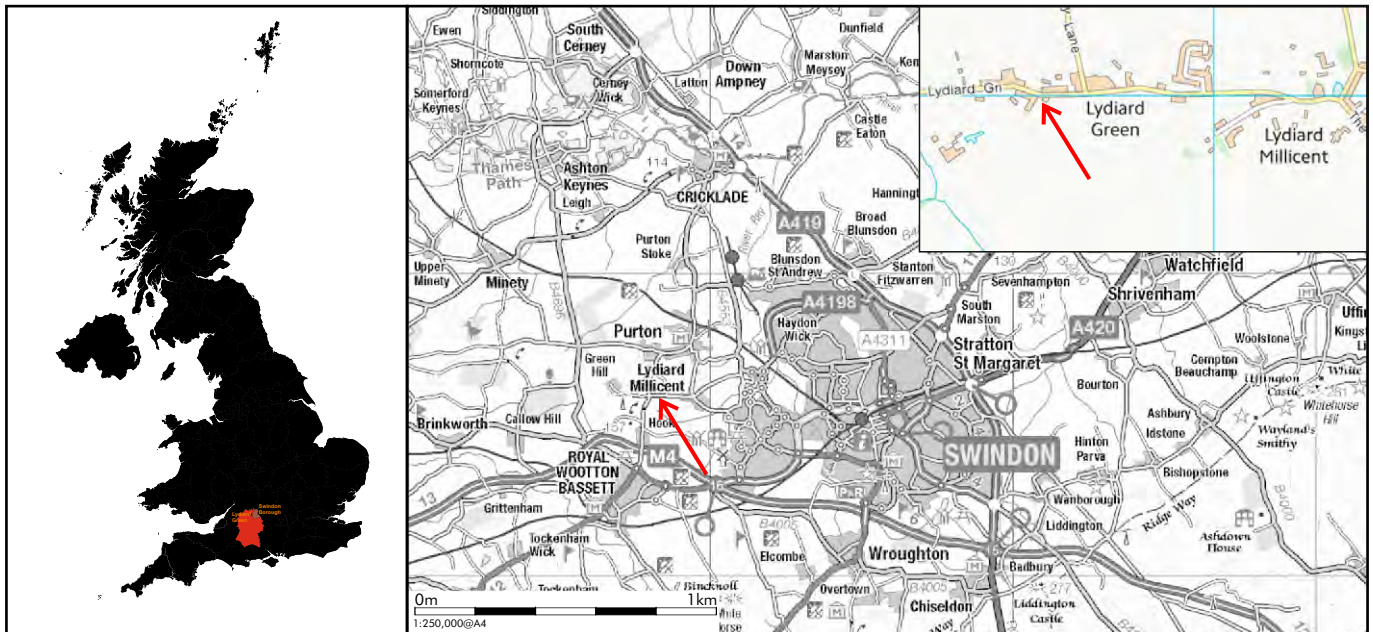
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Foundations Heritage would like to thank Mr. and Mrs Alison Broome, Gary Llewellyn, Home Plan Design Services, the Wiltshire and Swindon Historic Environment Team and the Wiltshire and Swindon History Centre for their assistance during the course of this project.



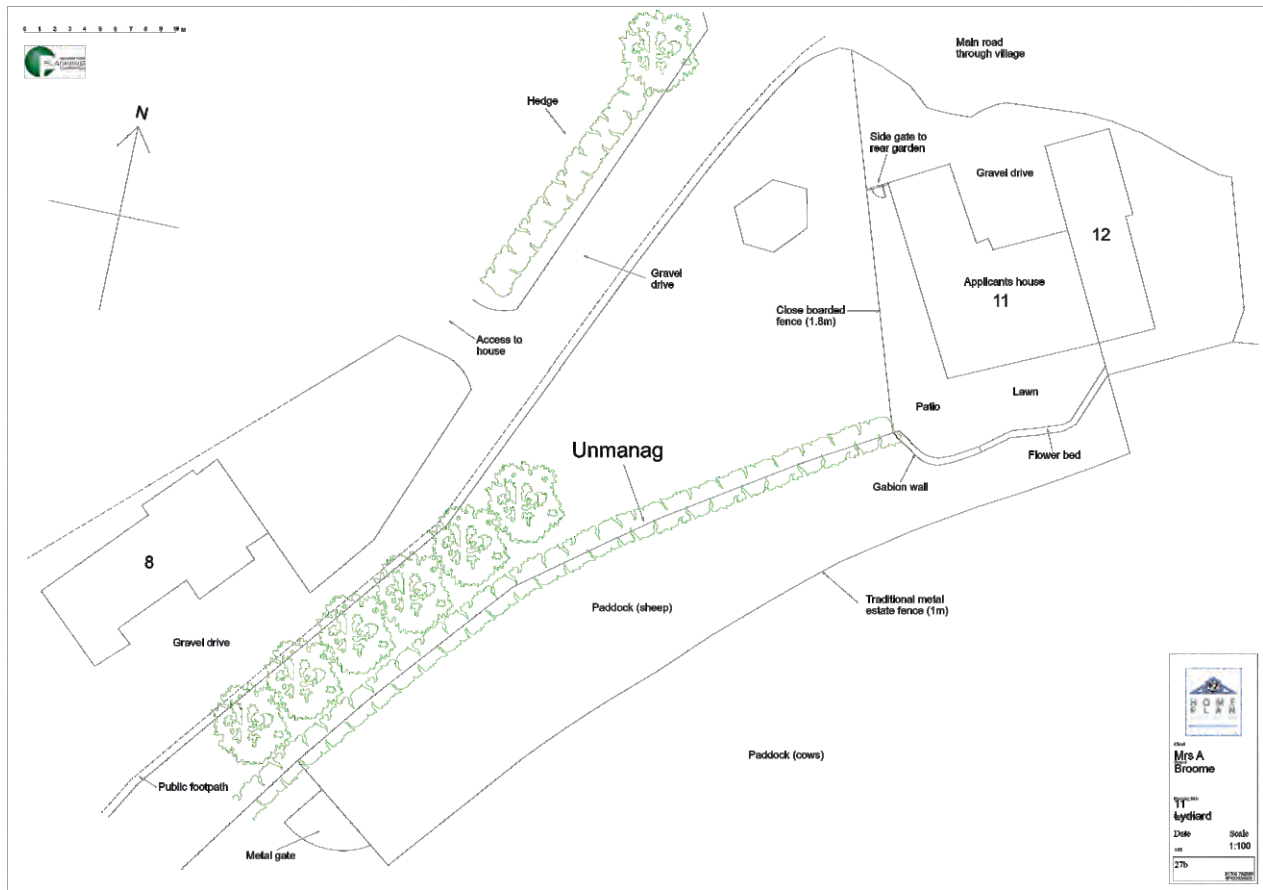
Site Location

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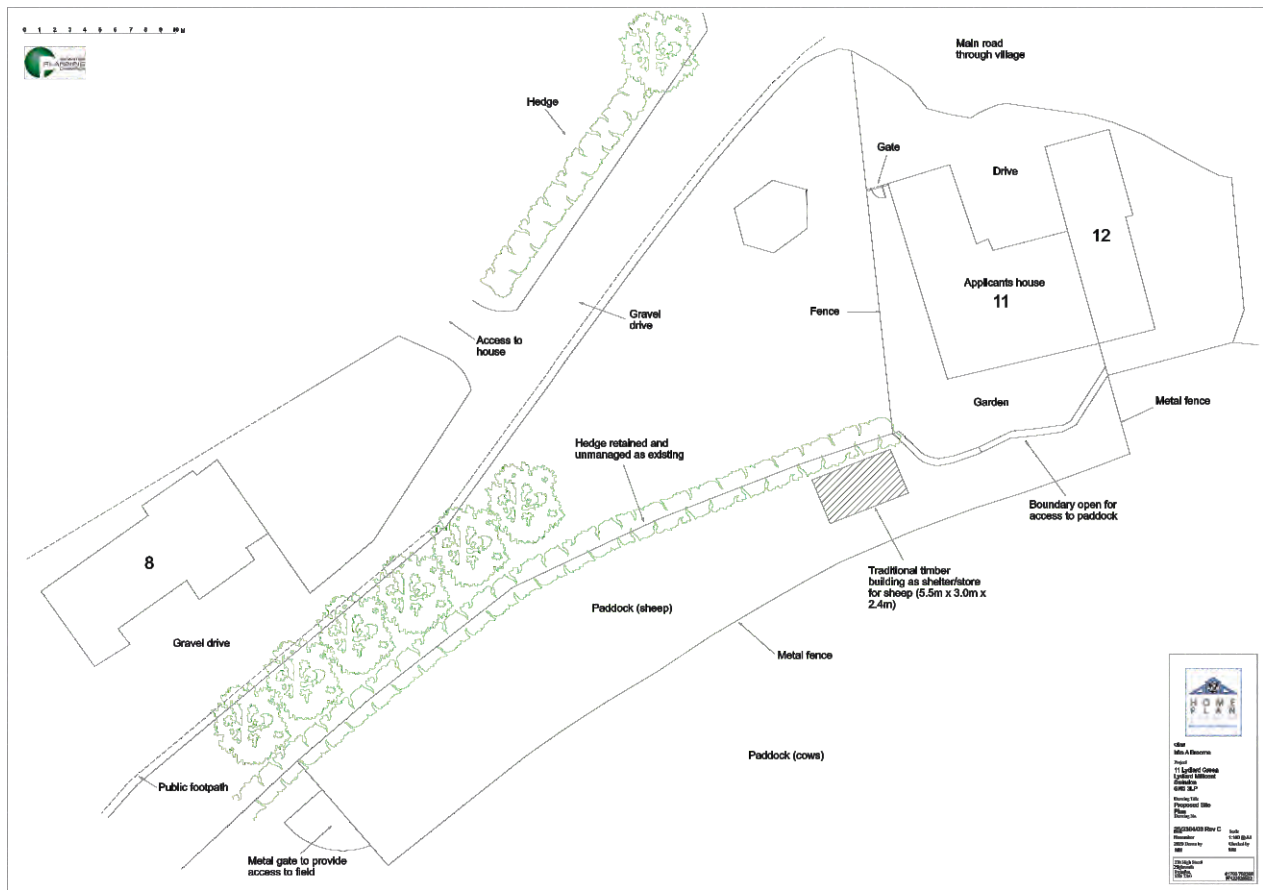
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Drawn By: DK
Approved By: RK
Date: 08/11/2025

Figure 1:
Site Location

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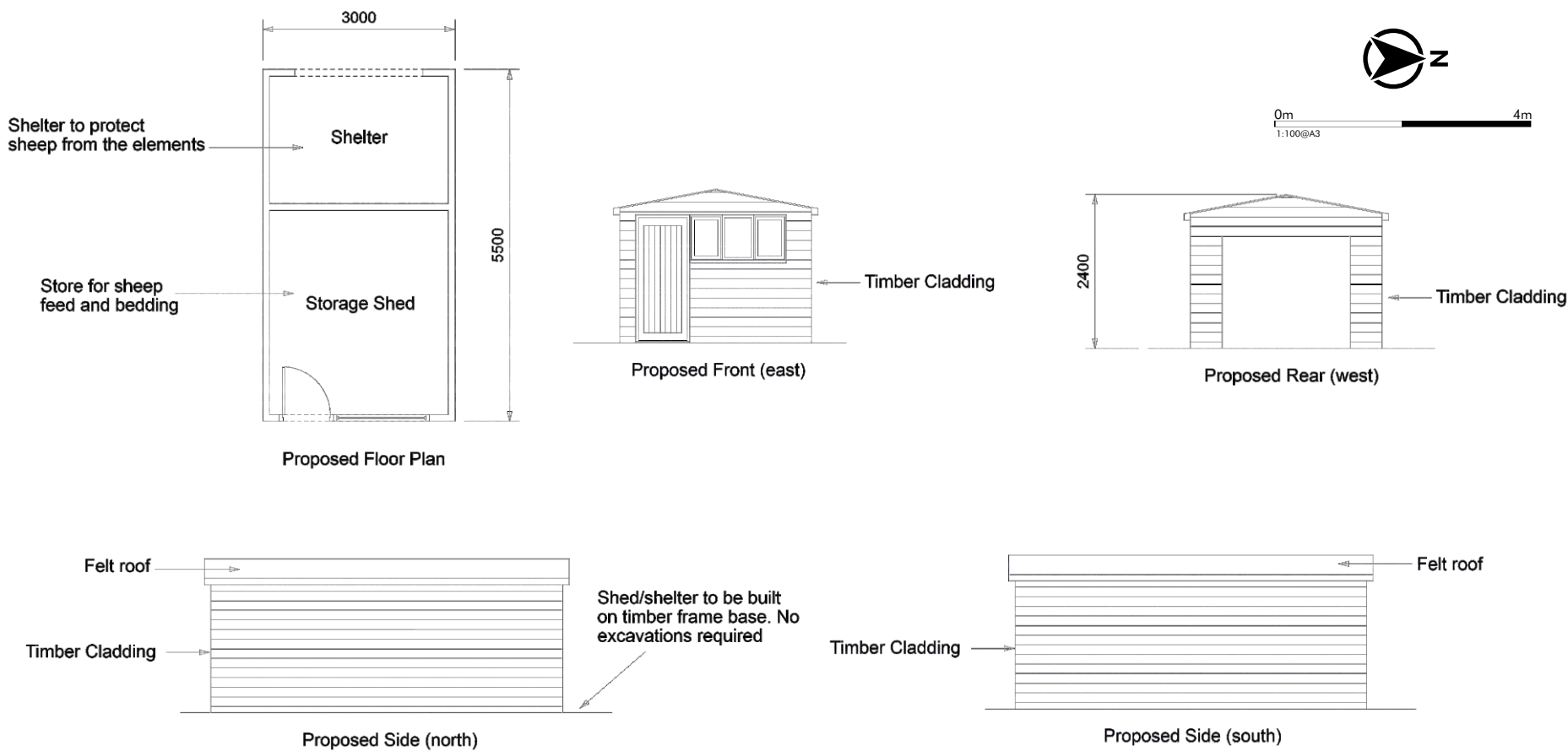


Existing Site Plan



Proposed Site Plan

0m 20m
1:500@A3



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Figure 2:
Site Survey Photograph Location Plan

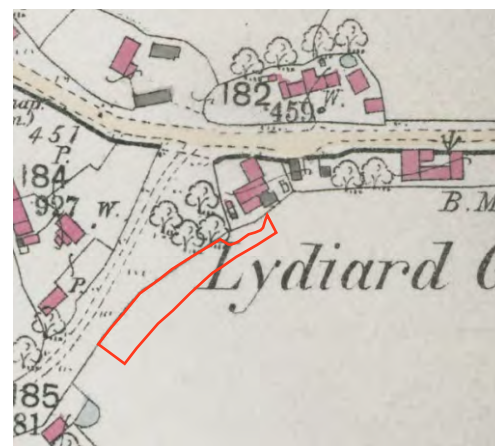




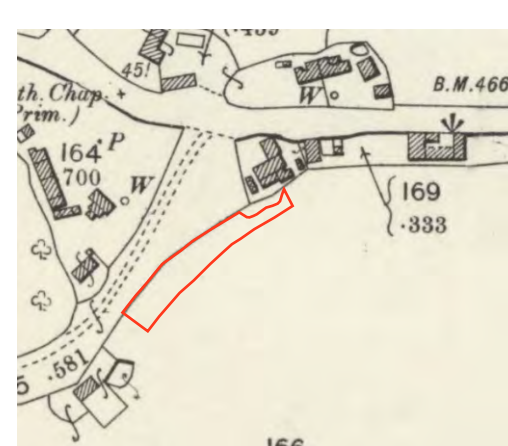
Andrews' and Dury's Map of Wiltshire, 1773



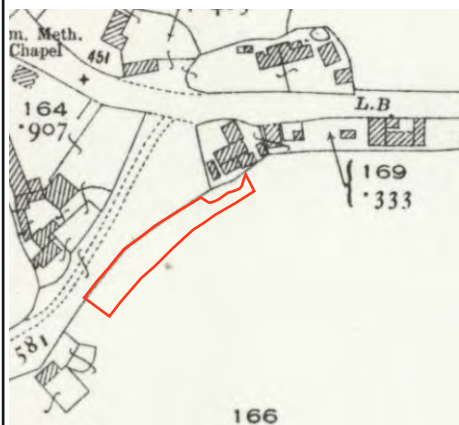
Tithe Map, 1839



Ordnance Survey Map, 1886



Ordnance Survey Map, 1900



Ordnance Survey Map, 1924



Ordnance Survey Map, 1970



Aerial Photograph, 2025



Site Outline

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Figure 3:
 Map Regression

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Figure 4:
Local Asset Locations



Site Outline

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0 1 2 3 4 5 6 7 8 9 10 M



Conservation Area

Vp1

Main road
through village

Hedge

Gate

Drive

19C

Pillbox
TBL003

Adopted Footpath LML38

Gravel
drive

The Green

Fence

Modern
extension
to No 11

Applicants house

11

12

Modern
extension
to No 12

19C

19C

Access to
house

Garden

Metal fence

Hedge retained and
unmanaged as existing

Vp5

8

Gravel drive

Traditional

Paddock (sheep)

Metal fence

Paddock (cows)

Public footpath

Metal gate to provide
access to field

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Figure 5:
Viewpoint Plan 1

-  Non-designated Heritage Asset (NDHA)
-  Lydiard Green Conservation Area



0m 8m
1:200@A3

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Figure 6:
Viewpoint Plan 2



NOT TO SCALE



Footpath



Hedgeline

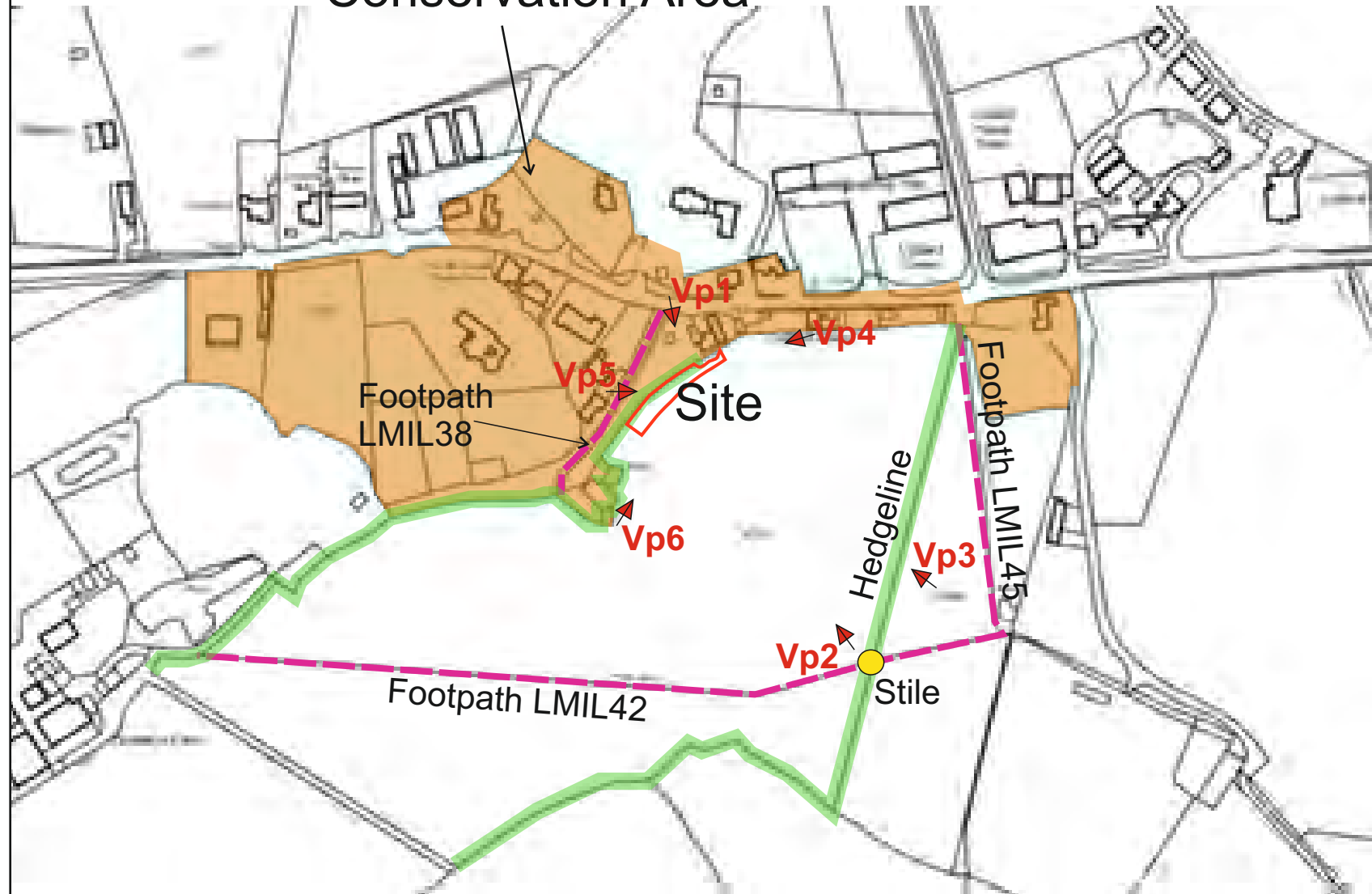


Stile



Viewpoint location and direction

Conservation Area



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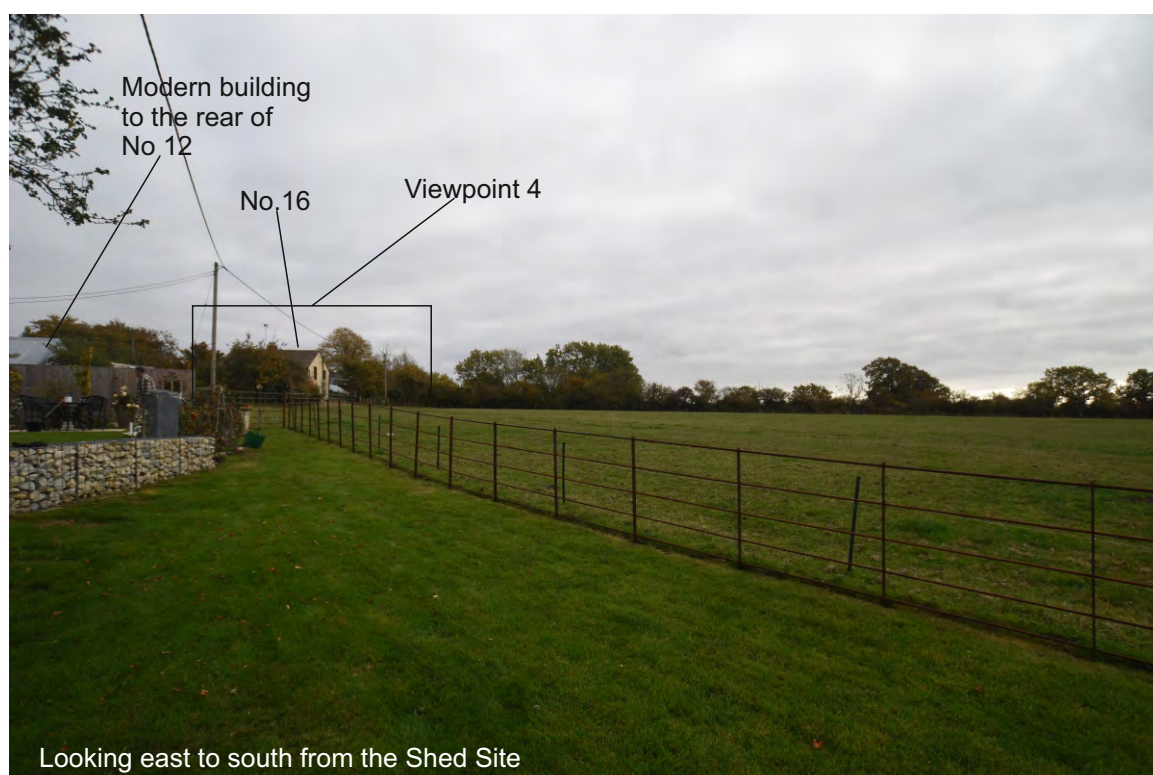
Figure 7:
Photographs - Site Area and Viewpoint 4



Plate 1: The Site looking west. The garden to No 11 to the right. The hedge blocks views to the north and west.



Plate 2: The Site looking northeast. The hedge blocks views to the north. Non-designated heritage assets Nos 11, 12 and 16 are visible.



Looking east to south from the Shed Site



Looking south to southwest from the Shed Site

Plate 3: Looking from the Shed Site out across the field to the south. The mature hedgelines block long-range and mid-range views to the east, south and southwest. There are oblique view of non-designated heritage assets Nos 11 and 16 to the northeast and Pillbox TBL002 to visible amongst vegetation to the southwest. The edge of the Conservation Area is along the north of the site, up past the rear of No 16 (photo to left), and runs along the edge of the trees to the east and includes the pillbox (photo to right). This view looks towards VIEWPOINT 4 which is along the south edge of the conservation area.



Plate 4: Looking south from the Conservation Area towards the site.
The site is obscured behind the existing hedge.



Plate 5: Looking south from the Conservation Area towards the site.
The site is obscured behind the existing hedge.



Plate 6: Looking southeast from the Conservation Area towards the site.
The site is obscured behind the existing hedge.



Plate 7: Looking south from the Conservation Area towards the site.
The site is obscured behind the existing hedge.

Viewpoint 1

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Date: 05/11/25

Figure 9:
Photographs - Viewpoint 2,
Looking north towards the Conservation Area



Plate 8: Looking north towards the site and the south edge of the conservation area from the stile on the south side of the field. The shed would not affect the setting of the conservation area from this viewpoint.



Plate 9: Looking north towards the conservation area from the Shed Site. No Views pertain.



Plate 10: (same view as Plate 8 above at double the magnification): Looking north towards the site and the south edge of the conservation area from the stile on the south side of the field.

Viewpoint 2

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Figure 10:
Photographs - Viewpoints 3, 5 and 6



Plate 11: Viewpoint 3.
Looking northwest from footpath LMIL45 towards the Site and the Conservation Area. No views of the site pertain from this path.



Plate 12: Viewpoint 5.
Typical view of historic trackway (LMIL38) to the south of No 8, looking north towards the site. There are no views from the trackway which include the site.



Plate 13: Viewpoint 5.
The northern end of historic trackway (LMIL38) and the southern end of the The Green as it passes in front of No 8, looking north. The track/footpath at this point comprises garden and gravel driveway partially separated by sleepers, as well as two garden sheds. Pillbox TBL003 and The Green are visible, behind which is No 11. The Site is neither visible from the trackway nor from No 8.



Plate 14: Viewpoint 6.
Pillbox TBL002 looking north-northeast towards the site and along part of the southern edge of the Conservation Area. The site is visible but not prominent.

Viewpoints 3, 5 and 6

Note: no access to Vp 4, see Figure 7, Plate 3.



Shaftesbury Centre, Percy Street, Swindon, SN2 2AZ

www.foundations.co.uk
admin@foundations.co.uk
01793 525 993

