

**Land at Gate Farm, High Street,
Sutton Benger**
Heritage Statement

Gleeson Land Limited

November 2025

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Issue / revision	2	Prepared by	DR
Reference	227642	Signature	
This document is issued for		Date	November 2025
☐ Information	☐ Approval	Checked by	SD
☐ Comment	☒ Submission	Signature	
Comments		Date	November 2025
		Authorised by	
		Signature	
		Date	November 2025
		Please return by	

Contents

1. Introduction
2. Legislation, policy and planning background
3. Methodology
4. Historic background
5. Assessment of significance
6. The proposals and impacts on built heritage
7. Conclusion

Figures

- 1 Designated and non-designated assets within a 1km study area
- 2 Historic OS maps reproduced of the site 1885, 1925, 1956-60 and 1974
- 3 Aerial photograph of the site
- 4 Historic landscape characterisation
- 5 Site photographs

Appendix 1: Designated and non-designated heritage assets and Wiltshire HER dataset in 1km study area

Abbreviations and conventions used in the text

c.	circa
CA	conservation area
HER	Historic Environment Record
LB	Listed building
LPA	Local planning authority
NGR	National Grid Reference
NHLE	National Heritage List for England
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework
SM	Scheduled monument

Assumptions and limitations

This report is compiled using primary and secondary information derived from a variety of sources. The assumption is made that this data, and that derived from other secondary sources, is reasonably accurate.

1.0 Introduction

Background

- 1.1 This Heritage Statement has been produced by tor&co on behalf of Gleeson Land to accompany an outline planning application for the proposed development of the Land at Gate Farm, Sutton Benger, Wiltshire (hereafter 'the site'). The site is centred at an approximate NGR of ST 94004 78505.
- 1.2 The description of development is as follows:

"Outline planning application (with all matters reserved except means of access, from the B4069) for up to 90 no. (class C3) residential dwellings (including 40% affordable dwellings) including the creation of new vehicular access (from the B4069), pedestrian and cycle paths, parking spaces, public open space, biodiversity enhancement, landscape planting, surface water attenuation, associated infrastructure and other associated works."

Content

- 1.3 The content of this report is based on an outline of the historical context, statutory (or otherwise) designation and an assessment of significance including any contribution made by their setting, of the heritage asset(s), considered sensitive to the proposed development. A separate archaeological desk-based assessment, produced by tor&co, is submitted as part of the suite of planning application documents.
- 1.4 The purpose of the report is to provide sufficient information to facilitate an understanding of the impact of the current proposals on the significance of any identified designated and non-designated heritage assets and their setting, in accordance with the requirements of the NPPF.
- 1.5 The site location is shown on the aerial photograph in figure 3, and the designated and non-designated built heritage assets in a 1km radius study area are illustrated on figure 1. The relevant entries from the National Heritage List for England and the Wiltshire Historic Environment Record are provided in appendix 1. Figures 2a to 2d reproduce the sequence of Ordnance Survey maps from the late 19th to the late 20th centuries to illustrate change through time. The historic landscape characterisation data are reproduced in figure 4. A site visit was undertaken on 21 May 2025 and a series of photographs are reproduced as plates in figure 5. The sources consulted are listed at the end of the report.
- 1.6 The report is one of a series accompanying the application. It should therefore be read alongside the full set of submitted documents and plans.

The site and its wider context

- 1.7 The site is 4.95ha and is located north of High Street (B4069) at the west of the village of Sutton Benger. It is bounded to the east by the residential properties of Box Cottages and French Gardens, which is located within the former walled garden of Draycot Park, and the land of the former park remains to the north and west and is largely in agricultural use today. To the north of the site there is woodland along the Sutton Benger Brook. The site is devoid of upstanding

structures, comprising pasture, and is bounded to the east, south and west by hedgerow.

- 1.8 The site contains no designated heritage assets. The closest asset is the grade-II listed Gate Cottage (listed as 5 High Street, LB7), which is located c.15m south of the south-east corner of the site, south of High Street. The grade-II listed Gate Farmhouse (LB17) is located to the south east of No. 5 High Street. The extant former outbuildings associated with Gate Farm and the farmhouse have been converted and are used as office units. The modern development at Gate Court is located to the west of Gate Farm.
- 1.9 The listed Gate Cottage (5 High Street) and Gate Farmhouse are within the Sutton Benger conservation area, which extends along High Street to the south-east corner of the site.
- 1.10 There are 28 further listed buildings within a 1km study area of the site. Five non-designated built heritage assets are identified in the parish in the Sutton Benger and Draycot Cerne Neighbourhood Development Plan, three of which are in the study area. Appendix 1 of the Neighbourhood Development Plan includes an assessment of Important Views, which are 'considered to be part of the key character of the parish and should not be adversely impacted upon by new development'.

2.0 National and local policy

NPPF and legislative framework

- 2.1 National policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Buildings, sites and features of identified national interest are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and other proprietary legislation.
- 2.2 Section 66(1) of the 1990 Act states that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or Secretary of State *“shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.
- 2.3 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF, 2024), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment (2015) and GPA3 The setting of heritage assets (2017)). Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, paragraph 202).
- 2.4 Paragraph 210 of the NPPF states that in determining planning applications, *...local planning authorities should take account of:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 2.5 Local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset (paragraph 208), and *“great weight”* should be given to the objective of conserving designated heritage assets (paragraph 212). As heritage assets are irreplaceable, all harm, from demolition to harm through development within the setting, requires *“clear and convincing justification”* (paragraph 213).
- 2.6 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm. These are based on whether public benefits can outweigh the harm, taking account of the great weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 214 and 215). The corresponding test for non-designated heritage assets, such as locally listed buildings, is in paragraph 216 which requires a *“balanced judgement”* to be made of the effects of

development having regard to the scale of harm and the significance of the asset.

- 2.7 Case law has confirmed that the categories of harm recognised in the NPPF are no harm, less than substantial harm and substantial harm (*R (oao James Hall and Company Ltd) v City of Bradford Metropolitan District Council* [2019] EWHC 2899 (Admin). However, applying the advice in the NPPG that within these categories “the extent of the harm may vary and should be clearly articulated” (Paragraph: 018 Reference ID: 18a-018-20190723), in addition to a narrative description the effects on the significance of an asset can be expressed in terms of a spectrum, such as a moderate level of less than substantial harm, or at the lowest end of less than substantial harm. In determining whether there is harm as a result of a proposed development it is the effect of the proposal as a whole, both positive and negative effects, that is considered.

Local plan policy

- 2.8 The site is located within the Wiltshire Council area. The Wiltshire Core Strategy was adopted in January 2015. The Core Strategy includes the following policies which are relevant in this case:

- 2.9 Core Policy 58 Ensuring the conservation of the historic environment:

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

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

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

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

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

- 2.10 The Sutton Benger and Draycot Cerne Neighbourhood Development Plan 2020-2035 was adopted in March 2025. Appendix 1 of the Neighbourhood Plan Development is a character appraisal of Sutton Benger Parish. Appendix 2 provides a Design Code for new development. The plan includes Policy SB8: Heritage and Conservation which is relevant in this case.

3.0 Historic context and site development

- 3.1 The following section provides a brief account of the history of the development of the site and its wider vicinity. Further information detailing the development of the village and the buildings within it is set out in the History of the County of Wiltshire, Volume 14, Malmesbury Hundred published by the Victoria County History in 1991.¹
- 3.2 Sutton Benger is a historic village situated in the Vale of Dauntsey along the floodplain of the River Avon, north east of Chippenham. The area has a long record of settlement dating back to the medieval period. The earliest reference in the Domesday Book of 1086 records nearby Draycot Cerne, which then belonged to Malmesbury Abbey and comprised some 22 households. The name Sutton Benger first appeared in the late 14th century, although earlier forms such as “Sutton Leonard” or ‘Sutton Leonard Juxta Christalford’ as well as ‘Sutton Juxta Bradenstoke’ are known.
- 3.3 The parish Church of All Saints (LB4, grade II*), has origins in the 12th century, with significant 15th century additions. It stands as a focal point of the village’s historic core and reflects its medieval prosperity. Three monuments that stand in the churchyard are of late 18th and 19th century (LB5). The Church of St James in Draycot Cerne (LB11, grade II*), also dates to the 12th century and stands near the site of the demolished Draycot House.
- 3.4 During the medieval period and post medieval period, Sutton Benger remained primarily agricultural, characterised by open fields, pastures, and the cultivation of vineyards was recorded in the 16th century.
- 3.5 The location of the settlement, on a main east-west route and surrounded by favourable agricultural land ensured the parish was relatively populous, with several farmhouses and an inn in the 16th century. The Bell House Hotel (LB18), lies on the eastern end of Sutton Benger and was originally a house, which dates to the 16th century.
- 3.6 The Victoria County History account states that Manor Farmhouse (LB3), the farmstead of the manor, was at the west end of the village in the medieval period. The altered farmhouse remains, now located c.220m from the western end of the existing village. Gate Farmhouse (LB17) to the south side of High Street was built in the early 17th century, possibly incorporating an earlier building, and in the 18th century, further farmhouses at Arms Farm (LB19) and Church Farm (LB20) were built.
- 3.7 In c.1756 the main road through Sutton Benger, to the south of the site, was turnpiked. By the turn of the 19th century, the Wellesley Arms inn had been established (LB27), alongside a malthouse, timber framed and thatched cottages (LB6, 9,10, 21-23,25, 28, 30) and a stone house for Edward Russ (today called Ross Cottage (LB12) with a datestone ‘ER 1782’).
- 3.8 Andrews’ and Dury’s Map of Wiltshire, published in 1773,² depicts a plot to the north-west of the farmhouse described as a “house and garden”. This plot, which contained what is now known as Gate Cottage, was at that time owned

¹ <https://www.british-history.ac.uk/vch/wilts/vol14/pp221-229>

² Accessed via <https://apps.wiltshire.gov.uk/communityhistory/Image/Details/968?menuType=Map>

and occupied by the Heath family. Opposite this, to the north of High Street, the map also illustrates a small structure within plot 46, similarly labelled as a “house and garden.” Historical records indicate that this property was owned by the Commissioners of Turnpike Roads and functioned as the village toll house during the period when High Street formed part of the local turnpike route. The toll house remained in use until the late 19th century and was demolished in the 1880s.

- 3.9 The population of the village rose in the 1840s with the construction of the Great Western Railway line which passed c.1.5km south east of the village. The tithe map of the parish of Sutton Benger was produced in 1839 and recorded the building, landowners and occupiers of the village at that time³. The site (comprised of tithe apportionment plots 47, 49 and 50) formed part of Gate Farm, which was based upon the farmhouse south of High Street. The plots were in arable and pasture use. The farmhouse, recorded in tithe apportionment as plot 44, was occupied by John Lea but owned by William Long Wellesley, owner of the adjacent Draycot House, Draycot Park. Gate Farm had been farmed alongside Arms Farm from about 1830, and this continued until about 1880⁴.
- 3.10 The separate nature of what is now 5 High Street, both in ownership and use in contrast to Gate Farm indicated in the 1840s continued into the 20th century. Occupied by a series of drapers and possibly a tailors shop in the later 19th century⁵, the building was recorded as two separate premises in 1910⁶, one occupied by W Cooper and one by S Hobbs, but both owned by the 3rd Earl Cowley. The 1st Earl Cowley had inherited the Draycot estate in the 1860s⁷.
- 3.11 By the end of the 19th century, the parcel of land which forms the core of the site, previously plots 47 and 49 in the tithe apportionment, had been amalgamated, which is seen on the 1st edition OS mapping dating to 1885 (figure 2a). The plot to the east and north remained as it was bounding the north and east of these agricultural parcels.
- 3.12 By the end of the 19th century, the parcel of land forming the core of the site, previously recorded as plots 47 and 49 in the tithe apportionment, had been amalgamated, as shown on the First Edition Ordnance Survey map dating to 1885 (figure 2c). The adjoining plot to the east and north remained unchanged at this time, continuing to bound the northern and eastern edges of these agricultural parcels.
- 3.13 The land ownership and Ordnance Survey mapping of the early 20th century (figures 2b & c) indicate that Draycot Park extended to the north west of the village, including a walled garden (now the site of the modern residence called French Gardens). Draycot House is also depicted on the OS mapping until 1925. Gate Farm, while primarily south of the Chippenham-Swindon Road, comprised land west of Box Cottages, north west of Gate Farmhouse and 5 High Street. The application site is within this area, evidently beyond Draycot

³ Know Your Place Basemaps <https://maps.bristol.gov.uk/kyp/?edition=wilts>

⁴ <https://bengertrails.co.uk/places/agricultural/gate-farm>

⁵ Know Your Place Community Layer <https://maps.bristol.gov.uk/kyp/?edition=wilts>

⁶ Lloyd George Domesday 1910, The Genealogist

⁷ <https://draycotestatehistory.wordpress.com/the-owners-and-occupiers-of-draycot-house/>

Park in the 19th and 20th centuries, despite being in the wider landholding of the Wellesley and Cowley families.

- 3.14 Dray Cottage and Appletrees were both part of Draycot Park estate and were both constructed in the mid-19th century (LB1 & 2). Dray Cottage, immediately north of the site, was the gamekeepers cottage.
- 3.15 The manor of Sutton Benger had been in the same ownership as the manor of Draycot Cerne from 1576 after it was sold by the Crown, until the 1920s. Draycot House and Park was sold in 1923 to Captain Herbert Dixon. For much of the 20th century, the manor lands were in a number of separately owned farms. In 1920, Gate Farm (LB17) had been described as a 'Capital Dairy Farm' with an orchard and kitchen garden. The farm comprised a number of barns, a granary, cart-horse stable, three poultry houses, hay-houses and implement shed, and ran to 143 acres of 'excellent pasture and fertile arable' land⁸.
- 3.16 The parish of Draycot Cerne was incorporated into the parish of Sutton Benger in 1934, and Draycot House was demolished in the 1950s, as is evident by its absence on the 1954 OS map (figure 2c), but the stable block remains. The parkland was converted to farmland, however, it retains elements, such as The Shrubbery (French Gardens Wood) to the north of the site, and its entrance lodges, which were formerly part of a planned parkland setting associated with Draycot House.
- 3.17 The M4 motorway, which passes c.800m north of the site, was opened in 1971 which is perhaps the most notable addition to the 1974 OS map (figure 2d). This new road cut through the former parkland of Draycot Park. The new road and increase in job opportunities in the expanding towns of Chippenham and Swindon led to an increase in demand for housing in Sutton Benger⁹.
- 3.18 Sutton Benger expanded as a result in the later 20th century, such as south of Chestnut Road and west of Seagry Road, the focus of the village however remained along High Street. Modern barns were erected to the south west of Gate Farmhouse, and these were removed in c.2005 when the development at Gate Court was commenced; this was extended further in c.2022. The former walled garden of Draycot Park, north of Sutton Benger was partially removed in c.2014 with the erection of French Gardens; the garden walls were retained.

Historic Landscape Characterisation

- 3.19 The historic landscape characterisation of the site is shown as planned enclosure (figure 4). The field has changed little since the 1st edition OS map and it appears to represent a planned enclosure of land just outside Sutton Benger during the post medieval period. Ancient semi-rural natural woodland is shown immediately north of the site marked as 'The Shrubbery' and is associated with the former park at Draycot. South of the site is shown as Piecemeal enclosures and to the west of the site parliamentary type enclosure is recorded, associated with Draycot Park. The village of Sutton Benger is marked as a linear settlement to the east of the site.

⁸ <https://bengertrails.co.uk/places/agricultural/gate-farm>

⁹ Sutton Benger Parish Character Appraisal, 2024

4.0 The significance of affected heritage assets

Standards and guidance

- 4.1 The NPPF introduced the concept of interests to assess the significance of heritage assets. These interests are also set out in Historic England guidance (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019) which echoes the definitions set out in national policy and guidance on the historic environment:
- *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 skill, 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*
- 4.2 The approach to identifying those heritage assets likely to be indirectly affected by a development proposal is given in the setting guidance published by Historic England, which states that, “*The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.*” (Historic England, The Setting of Heritage Assets (GPA3, 2nd ed. 2017).
- 4.3 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.
- 4.4 Based on the approach given in the Historic England guidance, the assessment of effects in this report first considers which heritage assets and their settings are affected and then the degree to which these settings contribute to their significance. Third, an assessment is made of the effects of the proposed development, whether beneficial or harmful, the significance or on the ability to appreciate it. Where relevant, ways are suggested to maximise enhancement and avoid or minimise harm.

- 4.5 In this section assessments of significance are therefore provided on the above basis. Those which are directly affected have their interests fully outlined, whilst those indirectly affected have the contribution of setting to their significance set out to enable an understanding of potential indirect impacts. This is a qualitative assessment, based on professional judgement and relevant Historic England guidance.
- 4.6 A number of the assets in the study area have been scoped out of the assessment at this point because the site does not currently form part of their setting or contribute to their significance, and it is considered that there is no potential for effects as a result of the proposed development. This is because of the absence of direct historic or functional connections to the site area, the distance from the site, and the spatial, physical and visual separation created by the topography and the intervening vegetation or built development.
- 4.7 Those assets which are, or could potentially be, indirectly affected by the proposals (i.e. their setting) have only the contribution of setting to their significance set out to facilitate an understanding of potential indirect impacts. In these cases, it is understood that the assets' intrinsic architectural and/or historic interest (e.g. through their fabric and physical form) remain unaffected. The following are the only assets considered further in this assessment; Gate Cottage (LB7), Gate Farmhouse (LB17), Church of St James (LB11), Draycot Park and Sutton Benger conservation area.

Gate Cottage, listed as 5 High Street (grade II, LB7)

- 4.8 This 18th century two-storey cottage, built of rubble stone below a stone slate roof is located fronting the south side of High Street, south east of the site (Plate 1). Described in the NHLE listing description as formerly two cottages, 19th century mapping indicates it was then one dwelling, before being divided into two premises by 1910. It is now one dwelling. Part of the 'historic core' of Sutton Benger, this 18th century former pair of cottages retains its historic character and its origin can be appreciated. It has a high consistency with the other historic dwellings in the village in terms of material and appearance. Architecturally, the detailing to its exterior attests to its origins and use. It is understood fronting the main road through Sutton Benger and adjacent to the historic buildings of Gate Farm.
- 4.9 The setting of 5 High Street in terms of its contribution to significance is relatively limited. Called Gate Cottage because it was adjacent to the toll gate of the turnpike in the 18th and 19th centuries, it is no longer highly legible as an edge of settlement building, although it does form the edge of the legibility of the historic core. The building is part of the historic vernacular tradition of buildings in the village and as such, its relationship with the wider group of vernacular buildings provides some contribution to its significance.
- 4.10 The contribution of views northwards across the site towards Gate Cottage forms a minor but recognisable component of its wider agricultural setting and historic character. However, the main road between the two largely delineates the setting of the listed building and focuses it amongst the vernacular-built form in which it is located.

Sutton Benger conservation area

- 4.11 The Sutton Benger conservation area was designated in 1990. The conservation area extends from the western end of the present village north of High Street and Gate Farm, to the eastern end of the village and Sutton Lane (Plates 3 & 4). It focuses on the linear historic core of the settlement along High Street but extends to incorporate the Recreation Ground between Queen Close and Sutton Lane, the buildings along Seagry Road, and the land north of Manor Farm Drive.
- 4.12 Wiltshire Council does not possess any adopted conservation area appraisal or designation document for Sutton Benger. The Sutton Benger Parish Character Appraisal (Appendix 1 of the Sutton Benger and Draycot Cerne Neighbourhood Plan) identifies six character areas across the village. The historic core character area extends to the south-eastern boundary of the site and is characterised by:
- Mix of small scale cottages, farmhouses, agricultural barns and shops and services
 - Plot sizes are more generous
 - Dwellings set back with in depth front gardens
 - Building heights generally 2 storey with historic 2.5 storey focal dwellings
 - Dominant materials are stone, first floor brick bands, stone slates, clay tiles,
 - Gables with limited hipped designs except for agricultural buildings, and
 - Stone boundary wall and hedgerows
- 4.13 The conservation area includes areas beyond the 'historic core' the character of which is primarily green amenity of private spaces, such as south of Chestnut Road (Recreation Grounds) and the gardens of properties at Manor Farm Drive (Plate 5).
- 4.14 The site is located beyond the conservation area and does not contribute to its key elements of character or appearance, which primarily relate to the built form. The site does however act as a feature which terminates the village at the west, contrasting with the built form along High Street.
- 4.15 The view west from the western end of the conservation area is identified in the Sutton Benger and Draycot Cerne Neighbourhood Plan (Appendix 1 - Character Appraisal as an important view (PM1). The Neighbourhood Plan does not assess why it is an important view, however, it illustrates the landscape value which characterises the village, as opposed to having any specific heritage interest.
- 4.16 The site is also not identified as an important area of open space, which are more focused towards the eastern end of conservation area (Character Appraisal, pg 36). These are considered to make an important visual

contribution to the village and its setting and are key views either within or give views in and out of the conservation area.

Gate Farmhouse (grade II, LB17)

- 4.17 Gate Farmhouse, located approximately 50 m south east of the site, lies south of High Street and south west of the offices occupying the converted agricultural barn off High Street (Plate 2). Dating from the 17th century with 18th- and 19th-century additions and alterations¹⁰, the rubble stone construction and vernacular appearance of Gate Farmhouse reflect the character of the wider village.
- 4.18 The setting of Gate Farmhouse comprises the agricultural buildings which formed part of Gate Farm historically (BLD9). The agricultural landscape surrounding Gate Farm, notably to the south, contributes to the integral relationship of the farmhouse with the land adjacent, and which is legible today. The wider agricultural setting of the farmhouse, at the western end of Sutton Benger makes a lesser contribution to setting and significance due to the fragmentation of ownership, and piecemeal development in this area which interrupts the agrarian context of the farmhouse. The conversion to residential and small-scale business use of the former Gate Farm outbuildings has further eroded their relationship with the farmhouse and thus how the buildings in its setting contribute to its significance.
- 4.19 The site makes a minor contribution to the setting of Gate Farmhouse as part of its historic landholding and part of the agricultural context in which the farmhouse and Gate Farm operated. The site, however, is no longer directly legible as part of the farming complex and holding of Gate Farm when on the ground, although it does form part of the agricultural edge of settlement character which Gate Farm has historically operated. As such, its contribution to the farming character of the farmstead and the significance of the listed Farmhouse is minimal.

Draycot Park (*non-designated heritage asset, TOR10*)

- 4.20 Draycot Park (TOR10) was a landscaped park north west of Sutton Benger, incorporating the former Draycot House. The former parkland is located to the north of the site, but extended to the north, east and west. The historic boundary of the park aligns the western, northern and eastern boundaries of the site, however it does not lie within the redline.
- 4.21 Wiltshire Council does not have an adopted criteria for local listing and identification of non-designated heritage assets. Appendix 1 of the adopted Sutton Benger and Draycot Cerne Neighbourhood Development Plan sets out criteria for non-designated heritage assets under two headings: Appearance and Historic or Cultural Association. These headings may be understood as corresponding to the Architectural/Aesthetic and Historic interests set out in the Historic England guidance¹¹ and PPG¹². Historic England guidance on Local Heritage Listing¹³ is also of use.

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1200576>

¹¹ Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12

¹² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

¹³ Local Heritage Listing: Identifying and Conserving Local Heritage.

- 4.22 Draycot Park is no longer legible as a designed parkland and is primarily in agricultural use. It has experienced division through the construction of the M4 motorway which cuts through the north of the former park, and subdivision of ownership and uses. In 1999 clumps of specimen trees survived (TOR10), and today some features which characterise the landscape park remain, such as The Shrubbery, north of the site.
- 4.23 The former parkland also contains earthworks associated with the deserted medieval village of Draycot Cerne, as well as surviving above-ground structures linked to the former Draycot House estate. These include the grade II* listed Church of St James (LB11) and remnants of 17th–18th-century buildings and related activity (recorded as TOR1 and TOR20).
- 4.24 Due to the break-up of the formal park and loss of its main historic structure in the 1950s, any historic interest it had has been eroded. As a historic entity it is no longer fully legible, although some features of its planned form remain. The land retains archaeological interest, notably to the south west in the area of the former Draycot House and the extant church.
- 4.25 A portion of the former parkland aligns with the redline boundary of the site between the woodland to the north (The Shrubbery) and the existing field boundary south of an existing pathway. The former parkland is no longer fully legible as such, rather remnant sections of landscaping remain, so that it is no longer understood as a whole. As such, it is difficult to understand or appreciate it in any setting. Primarily the land is simply understood as agricultural land west of Sutton Benger rather than retaining any park-wide heritage interest which is legible on the ground today.
- 4.26 Within the former Draycot Park, the listed Church of St James (LB11) adjacent to the site of the demolished Draycot House would have served the occupants of the manor house. It has no historic association with Sutton Benger and is not appreciable from the village due to the topography and landscaping in the former parkland and at the western end of the village.

Church of St James (grade II*, LB11)

- 4.27 The Church of St James is a grade II* listed parish church situated to the west of Sutton Benger's historic core, approximately 150m north west of the site boundary, on the north side of the River Avon. The church dates from the 12th century, with later 14th and 15th century additions and 19th century restorations. Constructed of limestone rubble under stone slate roofs, the church includes a west tower, nave, south aisle and chancel. Its architectural development reflects the evolution of English parish church design from the Norman to the Gothic periods.
- 4.28 The church's significance derives from its architectural, historic, aesthetic, and communal values. Architecturally, it retains medieval craftsmanship, including masonry, tower detailing, and carved stonework of high quality. Historically, it illustrates the continuity of religious practice in the village for over eight centuries. Aesthetically, it contributes a landmark feature within a small rural settlement, its tower visible across parts of the surrounding landscape. The

church also holds communal value as the longstanding spiritual and social focus of Sutton Benger.

- 4.29 The intervening river corridor, associated vegetation, and slight change in topography create a clear spatial and visual separation between the church and the site. Historically, the land forming the site was agricultural in character, associated more closely with the village periphery and open countryside rather than with the ecclesiastical focus of the settlement. There is no known direct historical or functional association between the church and the site, and the land does not appear to have formed part of the church's glebe or burial grounds.
- 4.30 The site contributes indirectly to the church's wider rural setting by maintaining an undeveloped landscape south of the river, which reinforces the church's position on the northern bank overlooking open countryside. However, this contribution is incidental rather than intrinsic to the church's significance, due to the aforementioned separation, it is not part of the immediate undeveloped surroundings in which the asset is understood and experienced. The key elements that express and sustain the church's significance, its medieval fabric, architectural quality, historic churchyard, and prominence within the historic village, are contained within its immediate setting north of the river.

5.0 The proposals and impact assessment

Summary of proposals

- 5.1 The description of development is as follows:

"Outline planning application (with all matters reserved except means of access, from the B4069) for up to 90 no. (class C3) residential dwellings (including 40% affordable dwellings) including the creation of new vehicular access (from the B4069), pedestrian and cycle paths, parking spaces, public open space, biodiversity enhancement, landscape planting, surface water attenuation, associated infrastructure and other associated works."

Impact assessment

- 5.2 For ease of reference, the impacts arising from the development on the significance of heritage assets are arranged below under each identified asset or group of assets (as above).

Gate Cottage, listed as 5 High Street (grade II, LB7)

- 5.3 The present proposed development scheme illustrated in the Concept Masterplan incorporates an area of informal green space to the south east of the site with proposed tree planting. The red line excludes a strip of grassland to the east and north of the site which 5 High Street directly overlooks, maintaining key views to the north.
- 5.4 This set back of built form would avoid new development from dominating the street frontage and encroachment upon the setting of 5 High Street and provide a distinction between the historic core of the village and its modern expansion. The layout of the proposed development reflects the informal layout which is seen with other parts of the village set back from the main east-west route through the village, beyond the conservation area.
- 5.5 Gate Cottage derives its significance primarily from its architectural and historic interest as an 18th-century vernacular dwelling forming part of the historic core of Sutton Benger, with a secondary and limited contribution from its wider agricultural setting. While views northwards across the site form a minor and recognisable component of this context, the main road effectively delineates its setting and focuses its appreciation within the surrounding group of historic village buildings. The retention of the grassland strip to the north and east, together with the proposed set-back of development and provision of informal green space, ensures that these views and the building's remaining historic edge-of-village character can continue to be understood. However, the proposed development would still introduce change within its wider agricultural setting, resulting in a low level of less than substantial harm to the significance of Gate Cottage (5 High Street), as defined under paragraph 215 of the NPPF (2024).

Draycot Park (non-designated heritage asset, TOR10)

- 5.6 The proposals respect the boundary of the historic parkland which follows the western, northern and eastern boundary of the site. The historic former parkland boundary lies outside of the red line boundary between the woodland to the north (The Shrubbery) and the existing field boundary south of an existing

pathway; this part of the site will experience no built development and be distinguishable from the development scheme.

- 5.7 Taking the above assessment into account, it is considered that the proposals result in no harm to the significance of the asset through impacts on its setting.

Sutton Benger conservation area

- 5.8 When entering and leaving the western edge of the conservation area via the High Street/B4069, the site is visible as undeveloped land set behind an embankment and hedgerows (Plate 3 & 6).
- 5.9 Development within the site would therefore introduce a degree of visual change to the setting of the conservation area, primarily through the introduction of built form into what is currently open agricultural land. However, this change would be filtered and softened by existing boundary vegetation, and the site lies outside the defined boundary of the conservation area itself. The proposals would not intrude upon or alter the established historic street pattern, views along High Street, or the character and appearance of the conservation area's built core.
- 5.10 While the proposals are for an outline planning application with details reserved, there is potential for the proposed built form to utilise appropriate materiality which reflects the vernacular character. This has been done sensitively at the western end of Sutton Benger, such as at Gate Court.
- 5.11 The proposed development layout includes a green set-back and new tree planting to the south east corner, preventing built form from dominating the street frontage and maintaining a distinction between the historic village core and its modern expansion. Additional planting along the southern boundary will extend towards the conservation area, providing screening and preserving a sense of separation.
- 5.12 Accordingly, the impact of development is assessed as resulting in a low level of less than substantial harm (as defined in NPPF paragraph 215), arising from limited change to the wider rural setting rather than direct effects on its key characteristics. The degree of harm could be further reduced through sensitive site layout, appropriate landscaping along the northern and eastern boundaries, and careful control of building height, density, and materials to ensure a transition between the new development and the historic village edge.

Gate Farmhouse (grade II, LB17)

- 5.13 The site makes a minor contribution to the setting of Gate Farmhouse as part of its historic landholding and part of the agricultural context in which the farmhouse and Gate Farm operated. The site is no longer legible as part of the farming complex and holding of Gate Farm, and thus this contribution is minimal and less than substantial harm (low level) is predicted. The loss of the agricultural nature of the site may however erode the agricultural context of the farmhouse, which may harm this element of its setting and significance, despite this being to a very low degree.

Church of St James (grade II*, LB11)

- 5.14 Given the church's location north of the River Avon, the proposed development would not affect its immediate setting or the key elements that contribute to its significance, namely its architectural form, historic fabric, churchyard, and visual prominence within the village. The intervening river corridor, mature vegetation, and distance of approximately 150 metres create a strong physical and visual separation between the church and the proposed development site.
- 5.15 While the development may introduce a degree of change within the church's wider rural backdrop, this would be perceived as part of the settlement edge rather than within the church's core historic setting. The site does not form part of the designed or intended setting of the church and plays only a limited incidental role in contributing to its rural context. As such, any change arising from development would be experienced primarily in longer-distance or filtered views, and would not materially affect how the church is experienced, understood, or appreciated as a heritage asset.
- 5.16 Accordingly, the proposals are assessed as resulting in no harm to the significance of the grade-II* listed Church of St James, as defined under paragraph 215 of the NPPF (2024). While the development would introduce a degree of change within the church's wider rural setting, this does not affect the ability to understand or appreciate the church's physical and visual separation, its undeveloped immediate surroundings, or the key elements of its architectural, historic and communal significance. With appropriate consideration of building height, massing and landscaping along the northern site boundary at the detailed design stage, the development can be accommodated without adverse impact on the heritage significance or setting of the church.

French walled gardens (non-designated asset)

- 5.17 It is noted that neither the Wiltshire Historic Environment Record, the National Heritage List for England, nor the Sutton Benger Conservation Area Character Appraisal provides information regarding the so-called "French Gardens" on High Street, Sutton Benger. An assessment is therefore set out below in response to previous comments made by the Wiltshire Council Conservation Officer on nearby planning applications.
- 5.18 As part of a planning application to the east of the site (19/04844/FUL, submitted in 2019), a consultation response from the conservation officer considered the French walled gardens and confirmed their historic relationship with the former Draycot estate. As Draycot House was demolished in the 1950's the walls stand as an element of the estate and its designed landscape that remains today. The response notes:

"The walled garden does not meet the established legal tests for curtilage listing in association with this property as, historically, it did not serve in an ancillary capacity to the cottage. Rather, the walled garden (along with the gardener's cottage) was historically associated with and ancillary to Draycot House and, had the house survived and been included on the National Heritage List, the walled garden would have lain within its curtilage"

- 5.19 The remaining garden walls should therefore be regarded as a non-designated heritage asset of considerable architectural and historic interest due to their

association with the former Draycot estate, and they make a positive contribution to the character of the adjacent conservation area. However, the site subject to development does not form part of the setting of the walled garden, being separated from it by a strip of grassland and having no historic association with the feature, as it lay outside the former Draycot park. While the garden walls have since become visually and functionally associated with more modern residential property, their historic association with Appletrees (LB2) (and earlier with Draycot House) is still legible, and they may be viewed as a non-designated heritage asset on that basis. The retention of the grassland strip ensures that the proposed development will have no effect on the significance, setting, or appreciation of the walled garden, and therefore no heritage harm would arise as a result of the scheme.

6.0 Conclusions

- 6.1 This assessment has considered the potential effects of the proposed development on the significance of designated and non-designated heritage assets within a 1km study area of the site, following the requirements of the NPPF, relevant Historic England guidance, and established best practice.
- 6.2 The assessment identifies that the significance of the heritage assets in the study area is derived primarily from their architectural, historic, archaeological, and in some cases communal values, as well as the contribution made by their settings. For several assets, the site forms no meaningful part of their setting or significance due to distance, intervening topography, vegetation, and the absence of historic or functional associations.
- 6.3 For Gate Cottage (5 High Street, LB7) and Gate Farmhouse (LB17) the site makes either no contribution or only a very limited one to their setting. The layout of the proposed development, including set-backs and areas of green space, ensures that the character of the historic village core is preserved. Any harm arising such as minor change to the wider agricultural context of Gate Farmhouse is assessed as at the lowest end of less than substantial harm.
- 6.4 For the Sutton Benger conservation area, while the development will introduce built form into part of its wider rural setting, the proposals avoid direct effects on its key characteristics. Existing vegetation, proposed planting, and the site's position outside the conservation area boundary ensure that change will be limited. The level of impact is assessed as a low level of less than substantial harm, which can be further mitigated through sensitive design detailing at reserved matters stage.
- 6.5 The historic landscape features associated with Draycot Park (non-designated heritage asset) are now fragmented and only partially legible. The proposals avoid development within the former parkland boundary and will not adversely affect its remaining significance. The scheme is therefore assessed as giving rise to no harm to this non-designated asset.
- 6.6 The Church of St James (LB11, grade II*), located north of the River Avon, is visually and physically separated from the site by distance, vegetation, and topography. The church's immediate and most sensitive setting is wholly unaffected, and any change to its wider landscape backdrop would be negligible. The proposals are therefore assessed as causing no harm, or at most a negligible degree of less than substantial harm, to the significance of the church.
- 6.7 The proposals will result in less than substantial harm to the significance of Sutton Benger conservation area, meaning that para. 215 of the NPPF is engaged. Whilst it has been identified that this will be at the lower level of less than substantial harm, this nonetheless requires the harm to be weighed against the public benefits of the proposal (including, where appropriate, securing optimum viable use).
- 6.8 These predicted effects on designated heritage assets as a result of the proposed development are considered in the planning statement (produced by Gillings Planning) as part of the overall planning balance.

- 6.9 Through careful design at the detailed stage including appropriate building scale, massing, materiality, and landscape treatment the scheme offers opportunities to minimise or eliminate the limited harms identified and to reinforce the transition between the modern settlement edge and the historic village core.

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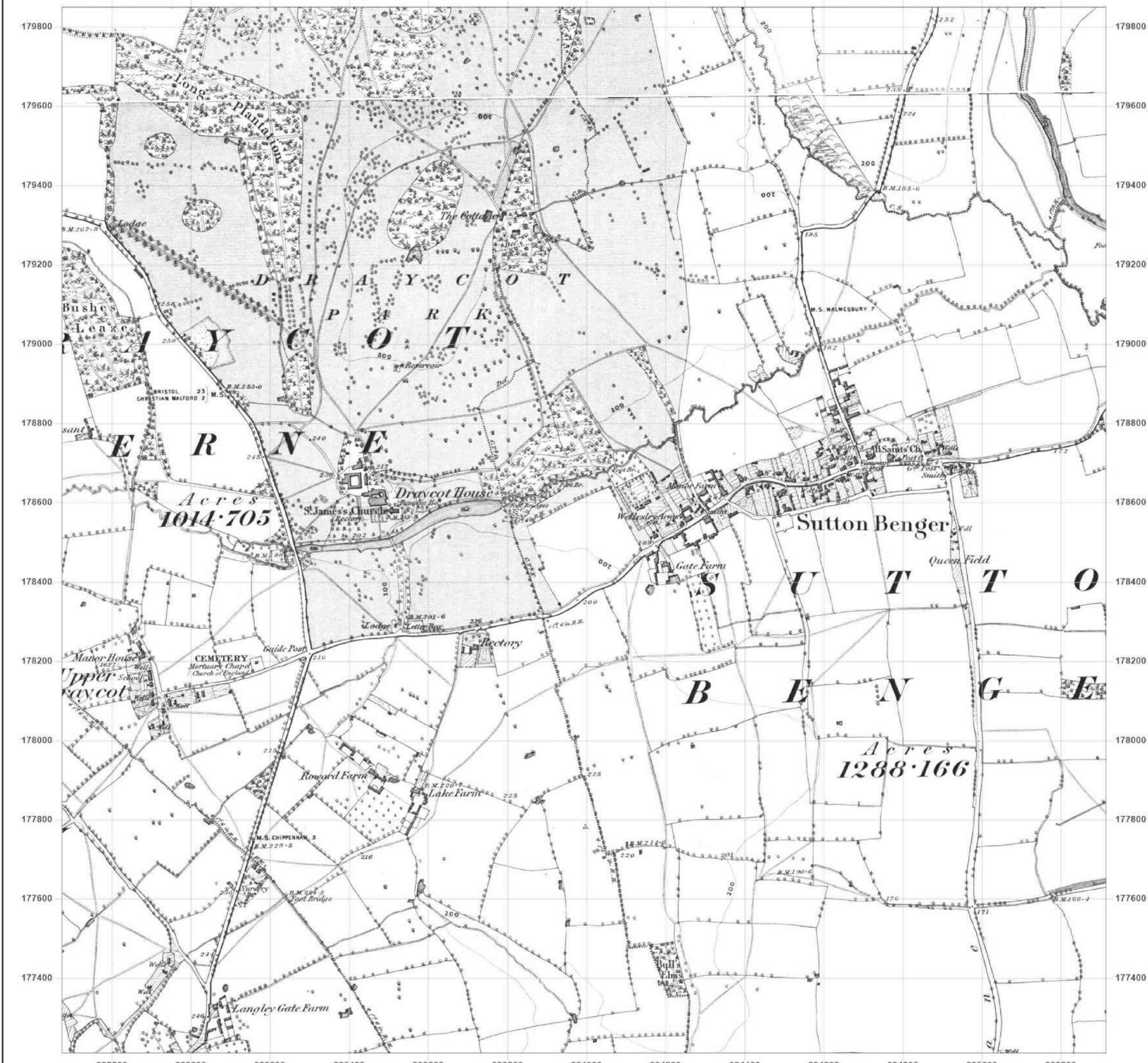
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Figures



Notes/Revision

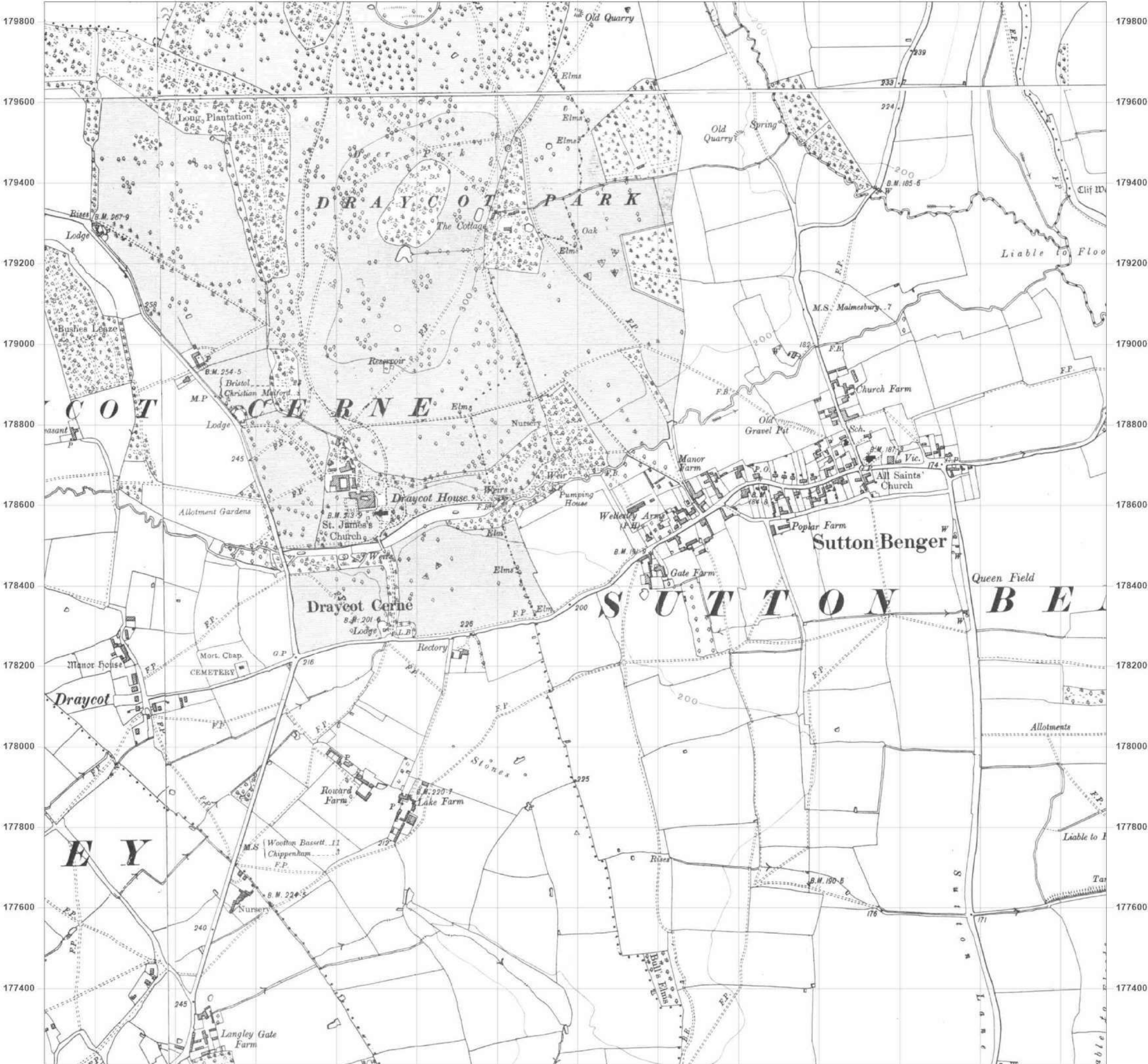
Land at Gate Farm, High Street, Sutton
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Figure 2a: Ordnance Survey map 6" to a mile, dated 1885

Status:	Drawn by: JC	Checked by: DR
Project number: 227642	Scale @A3:	Date created: 2025/11/18
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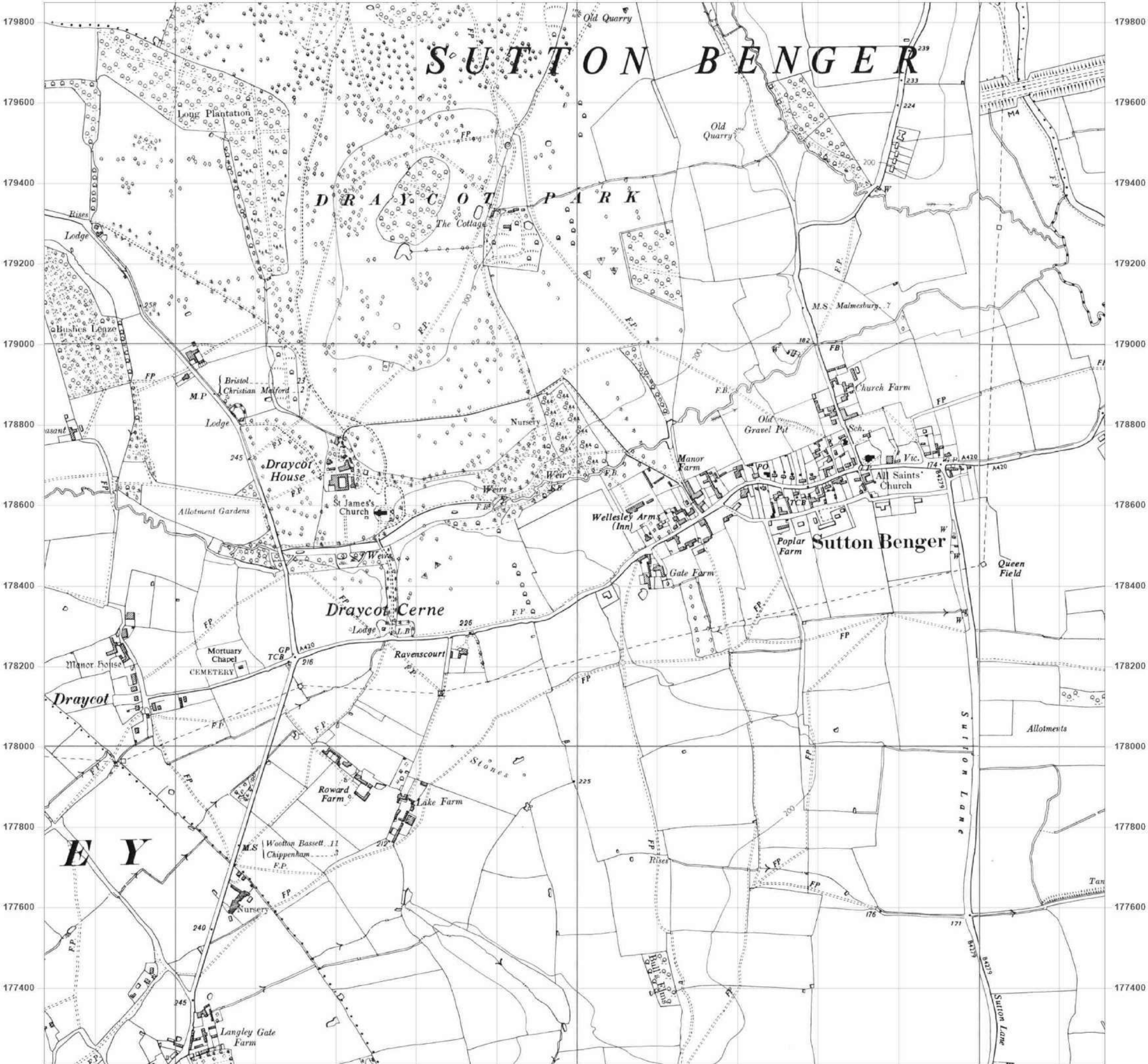
Figure 2b: Ordnance Survey map
1:10,560, dated 1925

Status:	Drawn by: JC	Checked by: DR
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Figure 2c: Ordnance Survey map
1:10,560, dated 1956-60

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Figure 2d: Ordnance Survey map
1:10,560, dated 1974

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 Site extent
 1km study area

Notes/Revision

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Figure 3: Aerial photograph of site and surrounding area

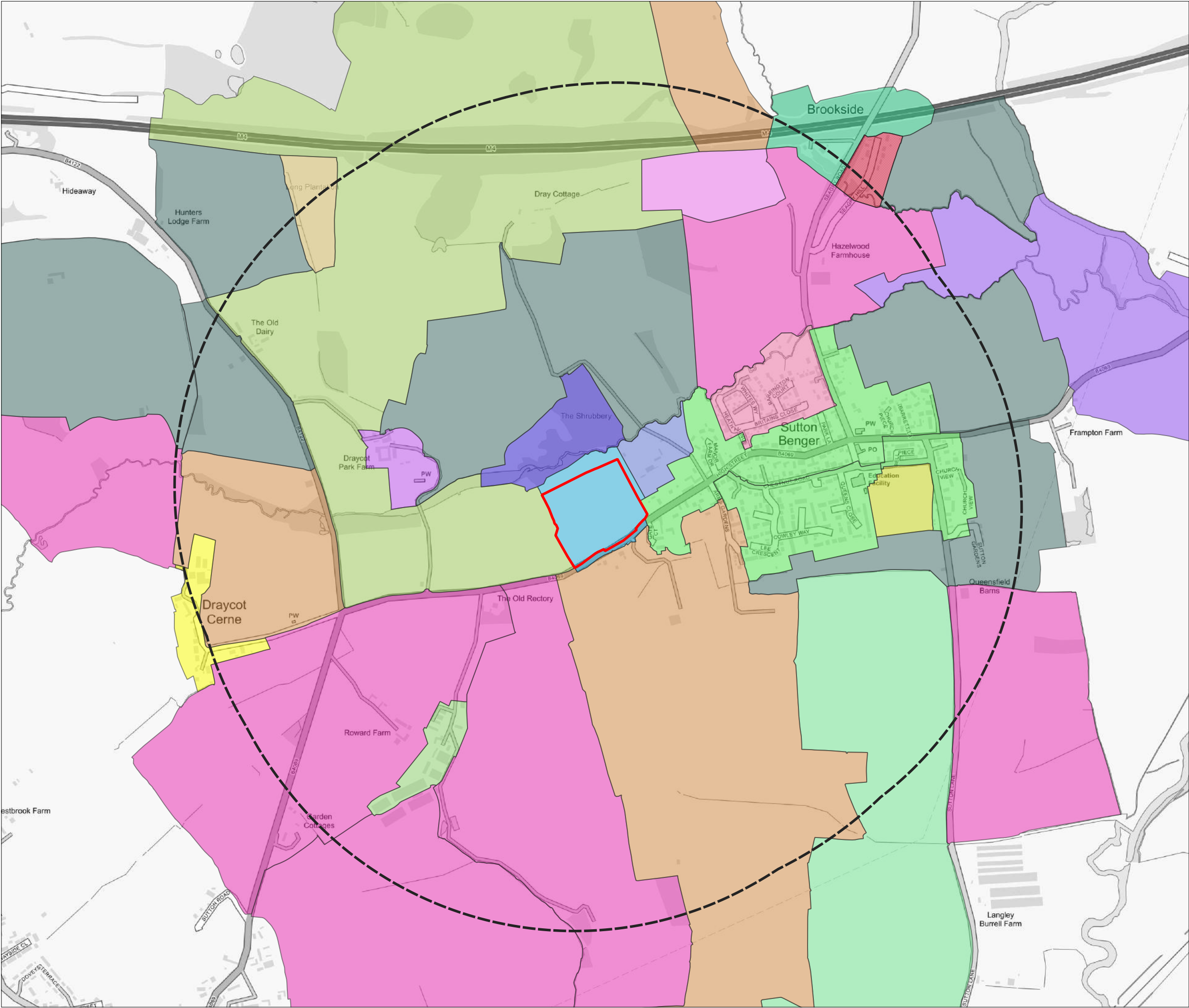
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- Site extent
- 1km study area
- Fields predominantly bounded by tracks, roads and other rights of way
- Ancient semi-natural woodland replanted
- Medium regular with straight boundaries (parliamentary type enclosure)
- Farmstead
- Hamlet
- Rectilinear with wavy boundaries (late medieval to 17th / 18th century enclosure)
- Manufacturing
- Scattered settlement with paddocks 1810 extent
- Small regular with straight boundaries (parliamentary type enclosure)
- Piecemeal enclosure
- Planned enclosure
- Plant nursery or garden centre
- Plantation
- Prairie fields
- Re-organised fields
- Seagry Hill
- Secondary woodland
- Sports pitch
- Village

Land at Gate Farm, High Street, Sutton Benger
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0 200 400 m

North arrow

Figure 4: Historic landscape characterisation

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Plate 1. View looking southwest from the western edge of Sutton Benger conservation area



Plate 2. View facing south towards Gate Farmhouse (LB17)



Plate 3. View facing west towards the approach into Sutton Benger



Plate 4. View facing west from Stutton Benger High Street



Plate 5. View facing east along Sutton Benger High Street



Plate 6. View from southeast corner of site facing towards Draycot Cerne



Plate 7. View from site facing southeast towards Sutton Benger



Plate 8. View from site facing northeast



Plate 9. View from site facing southwest

Appendix 1 – Designated and non-designated heritage assets and Wiltshire HER dataset in 1km study area

Designated heritage assets

LB	NHLE number	Name	Grade
1	1022400	Dray Cottage Gamekeeper's cottage of Draycot estate, 1858, squared rubble stone with Bridgwater tile deep-eaved roof and two rebuilt ridge stacks. 1 1/2 storeys, symmetrical front with two gables and recessed centre, also gabled, the gables with ornate Gothic barge boards, also continued on side eaves. Picturesque Gothic style with 2-light pointed windows, cusped with quatrefoil heads and hoodmoulds. Each main gable had one upper window and two below each side of door in rough tufa surround. Right gable has 1858 date plaque in apex, upper window is blank and door is blocked. Left gable has apex armorial plaque, first floor single light and altered ground floor with C20 windows. Recessed centre has first floor 2-light and ground floor C20 window. A three-bay tiled veranda on timber posts is to be replaced (1986). Rear left gable has similar barge boards, casement pair and pointed doorway with original door. Rear centre has one horizontal sliding sash, and right has 1986 extension. Interior: South end room has fine early to mid C18 stone fireplace and shelf. House is illustrated 'Draycot House Estate' sale catalogue 28.7.1922.	II
2	1022401	Appletrees Estate cottage, c1865 for Draycot Park estate, squared rubble stone with ashlar dressings, deep-eaved Bridgwater tile roof ornate barge boards and eaves boards. Two ridge stacks with Tudor-style ceramic pots. Two storeys, 3-window range with projecting gabled centre bay, flush quoins and Tudor-style mullion windows with hoodmoulds and ogee heads to light. Two-light windows each side, centre single light over door with Tudor-arched head and flat hoodmould. East end has similar ground floor 2-light and north east rear wing has similar 2-light and first floor single light. House is illustrated in Draycot House sale catalogue when it was apparently a head gardener's house associated with the walled gardens behind. At that time the upper centre window was blank with crowned C monogramme, for the 1st Earl Cowley.	II
3	1022402	Manor Farmhouse Farmhouse, medieval origins, C17, altered C19, rubble stone, formerly roughcast, with concrete plain tile roofs, coped gables and ashlar end stacks. Two storeys and attic, 4-window range. West front has three gabled	II

		dormers, four first floor C19 tripartite sashes, ground floor 2-light cyma-moulded recessed mullion window of late C17 type to left and, door flanked by C19 tripartite sashes. Six-panel door is in c1700 bolection moulded surround with hood on brackets, but obscured by C20 rubble stone and imitation stone Tudor-style porch. Removal of roughcast has exposed remnants of other mullion windows, but cement has been left over lintels of C19 windows and to jambs of upper windows. Rear wing has coped east gable and heavy cornerstones. Very large first floor blocked arched-headed window with hoodmould on east end wall, probably C17. Additional north east rear wing added in angle. Interior: rear wing has fine first floor pointed keel-moulded doorway, possibly C14. Front range left room has fine wave-moulded centre beam with bar and run out stop. (Illustrated in 'Draycot Estate sale catalogue 27.7.1920, roughcast and with only 2 dormers)	
4	1022403	Church of All Saints Anglican parish church, C12 origins, C14 and C15, heavily restored 1851 by J.H. Hakewill. Rubble stone with stone slate roofs and coped gables. West tower, nave, south aisle, south porch and chancel. C15 west tower has pointed west door, renewed 3-light west window, canopied niche over, diagonal buttresses, moulded dripcourses, flat-headed 2-light bell openings with pierced stone panels, panelled embattled parapet with corner pinnacles and centre bell-spirelet, openwork with crockets. Nave has ashlar 3-window C15 north wall with buttresses, moulded plinth and large Perpendicular flat-headed 3-light windows, possibly originally a north aisle. Small circular east window. South aisle has remarkable C14 Decorated detail. Sill course and massive ball flower eaves cornice carried around west end as hoodmould over 3- light west window with reticulated tracery. Three bay south side with stepped buttresses, moulded sill course and dripcourse, mouldings carried around buttresses and projecting ashlar south porch, dripcourse raised as hoodmould over 2-light pointed window each side of porch. Porch has moulded pointed arch with ogee headed niche over, three flat-headed cusped 2-light side windows with buttresses between, moulded sill course and eaves cornice. Ball flower cornice is not continued to right of porch. Right 2- light window has cusped lights and octofoil head. Exceptional pointed east window with reticulated tracery all ball flower ornamented and cusped. Blank bottom panel of middle light is ornamented with a miniature scheme of the window between buttress shafts. Very large pig gargoyle to right, between nave and aisle roofs. 1851 chancel with ball flower eaves cornice, south side lancet, buttress, door and 2-light window, east end 3-light with flamboyant tracery and north side gabled vestry and lancet. Interior: porch has transverse stone arches on wall shafts. Stone slab roof. Moulded pointed doorway	II*

		with C19 door. Aisle has double-purlin roof with collar trusses, possibly original, nave has broad 1851 four-bay windbraced roof. Moulded tower arch, 1851 five-bay arcade of circular piers and 2-step pointed arches, the west arch springing from green-man carved corbel, of remarkable size and quality, possibly C19 but said to be original. Aisle has circular scalloped Norman font and fine canopied niche with buttress shafts in middle light of east window. Mutilated niche in wall to right. C19 chancel arch, scissor-truss chancel roof and encaustic-tiled sanctuary with c1851 stalls. Stained glass: deep coloured 1851 east window, pictorial style, one chancel south window of 1862. Nave north windows with, from east, patterned quarries of c1860, good C14 style glass of c1862 and good deep coloured window of 1864 signed Charles Gibbs. Nave east roundel has glass of c1860. (N. Pevsner, Wiltshire, 1975, 502-3)	
5	1022404	Three Monuments in Churchyard South of Chancel of Church of All Saints Three chest tombs, late C18 and early C19, ashlar. From north: a) Unidentified late C18 monument with raised oval plaque each side flanked by fluted strips to south and by plain strips to north. Baluster angles. Moulded base and cornice. b) Engles monument, early C19, with ornamented baluster angles, moulded base, ridge capstone and two plaques each side. Inscriptions to J. Engles Sr died 1830 and R. Engles died 1840. c) Hibbard monument, later C18 with two shield plaques each side, fielded centre and angle strips, moulded base and cornice with pulvinated frieze. Inscription to Elizabeth Hibbard died 1816.	II
6	1022405	62 and 64 High Street House, now two cottages, C17, rubble stone with thatched roof, half-hipped to west and east end stack. 1½ storeys. Large right projecting gable with first floor 3-light ovolo-moulded mullion window and hoodmould over casement pair in similar surround with hoodmould. Door to No 64 in west side of gable. Small square window to left, then straight joint. No 62, to left, has eyebrow over upper casement pair and ground floor triple casement and roof carried down to left over porch with door on west side.	II
7	1022406	5, High Street House, formerly two, C18, rubble stone with stone slate roof, end stacks and two ridge stacks. Two storeys. Formerly two double-fronted houses, that to left with two triple casements each floor and centre door, now blocked, that to right with beaded mullion windows, 2-light above, 3-light below and centre door in moulded flush surround with hood on brackets. Left end section with lower roof, Bridgwater tiled and one 9-pane front window	II

8	1022407	Tythe Barn House Barn converted to house, C18, rubble stone with stone slate half-hipped roof and half-hipped projecting east cart-entry with timber-lintel, the opening now glazed. Two loops and one upper loading door each side, the loading doors now glazed. South end cart-shed now garage half-hipped to south, with two openings to east and south end outside stairs. North end wall has three symmetrical loops and apex roundel.	II
9	1022408	Little Manor/The Old Police House Two houses, C18, rubble stone with ashlar dressings and stone slates to The Old Police House, Bridgwater tiles to Little Manor. The Old Police House is 2-storey-attic with end stacks and beaded 2-light mullion windows, three above, four below and door in flush surround to centre. Flush quoins to left and upper part of right corner. Little Manor, attached to right, is lower with west end stack, 2-window range of similar 3-light windows above, pair of sashes and 2-light mullion window below. Parallel rear range and C20 additions behind. Little Manor is properly addressed in Chestnut Road.	II
10	1022409	Vine Cottage House, late C17 or early C18, painted rubble stone with thatched roof, half-hipped to east. Brick west end and ridge stacks. 1½ storeys. Two sections, to left, between stacks, large eyebrow over two casement pairs and two ground floor 6-pane sashes. Another 6-pane sash to right. Door in west end porch. Slightly lower section to right has east end wall casement pair above and two casement pairs below.	II
11	1200500	Church of St James Anglican parish church, c1300 with C16 west tower, altered in mid C19, rubble stone, ashlar tower, stone slate roof and coped gables. Tower, nave, south porch, north family chapel of Long and Wellesley families, and chancel. Tower is plain, 2-stage with plinth, diagonal buttresses to lower stage, 3-light Perpendicular style west window, dripcourse, small 2-light flat-headed bell-openings, and flat parapet. North east octagonal stair tower with turret and weathervane. Nave has carved paired heads under kneelers of gables, stepped buttresses below and details of c1300 and C14. South side has plain lancet with C19 decorative leading, then C15 porch with sundial finial, pointed arch and three 2-light flat-headed cusped side windows. Inside, stone seats, pointed door with hood and carved stops, small piscina to right. To right of porch, C19 two-light with octofoil head. North side has similar lancet to right of family chapel, and two C14 two-light windows with quatrefoil heads to left, of differing sizes. Chapel is	II*

		probably C18 with coved eaves cornice but C19 tall 2-light north window and door to right. East side stack. Chancel has three north lancets and broad arched low opening infilled with ashlar, clasping buttresses, stepped triple lancet east window with short centre buttress below, probably C19, and two lancets to south, C19 remodelled low door to left with single light adjoining. Various affixed C18 monuments on south wall of chancel and nave. Interior: nave has C19 boarded roof and fine complete set of early C19 Gothic panelled box pews with two-decker pulpit. Stone octagonal font, tulip shape, uncertain date. Moulded tower arch. Similar Gothic panelling to family chapel, including secret door. Plain fireplace. Chancel has broad pointed chamfered arch and is lower than nave. C19 roof, rere arches to lancets and double piscina on south wall. Fittings and monuments: In chancel side windows stained glass of c1860. East window of c1880. On floor brass to Sir Edward de Cerne died 1393 and his widow died 1419, on north wall fine cinquefoil-cusped tomb-recess with effigy of a knight, said to be Phillip de Cerne, c1300; 1856 marble relief of Hon C. Wellesley by Baron de Triqueti and fine painted stone Perpendicular tomb chest of Sir T. Long died 1508. In nave south, stained glass of 1896 by Ward & Hughes. Family chapel has fine series of monuments, notably on west wall centre James Long died 1728 and, opposite, fine neo-classical monument with bust to Sir Robert Long died 1767, by J. Wilton. On east wall, to left, Sir J.T. Long died 1805, by King of Bath and, to right, Sir J.T Long died 1794 by F. Robins, also bust of Adelaide Wellesley died 1843 aged 8. On north wall monument to 5th Earl of Mornington died 1863 with standing angels. (N. Pevsner, Wiltshire, 1975, 225-6)	
12	1200508	Ross Cottage House, dated ER 1782, rubble stone with stone slate roof and off- centre ridge stack.. Two storeys and attic, four bays with three leaded 2-light cyma-moulded flush mullion windows each floor, flush moulded doorcase with hood on brackets in third bay and oval date plaque above. Flush quoins. Small west end attic light.	II
13	1200521	Bell Hatch Pair of houses, C18 on earlier core, rubble stone with Bridgwater tile hipped roof. Two storeys with flush quoins, dripcourse, moulded eaves cornice and cyma-moulded recessed 2-light mullion windows, 2-window range to No 22 with door in right bay, broad double front to No 24 with central door and C19 Draycot estate crest over. Four-light window to ground floor right. Doors are in flush moulded surrounds with pediments on consoles. North west rear wing to No 22 with north stack. No 22 has heavy beamed ceiling, indicating earlier building refronted.	II
14	1200541	Churchyard Cross in Churchyard of Church of All Saints	II

		War memorial cross, 1920 by H. Brakspear, on stone steps, probably the base of medieval cross. Cross has square base, octagonal tapering shafts, foliate carving to cap and small gabled and pinnacle top tabernacle with carved Crucifixion to front.	
15	1200544	The Old Rectory Rectory, 1841, possibly on earlier core, ashlar with slate roofs and paired ashlar stacks on north and south ridges. Two storeys, square plan, ornate Tudor Gothic style with deep set mullion windows and small-paned sashes, battlemented parapets and coved cornices. West front has advanced gable to right, coped with raked parapet and cornice, angle and apex finials, large ground floor 1:4:1-light canted bay and projected first floor 3-light window above. Bay has Tudor-arched lights, parapet, finials and centre gablet, upper window is corniced and embattled. Apex small hooded lancet. Range to left has roof hipped at north west angle, 2-light first floor window flanked by single lights, all with hoodmoulds and similar ground floor arrangement of door and single lights, Tudor-arched, the door with overlight. Ground floor is set in fine 3-bay Tudor loggia with buttresses, pierced parapet and centre gablet. Loggia links to advanced single storey drawing room with hipped roof, cornice, parapet and projecting centre 3-light mullion and transom window with carved arms in gable above and finials. North side has large canted bay window. North east 2-storey gabled wing with north end mullion windows and finials to gable. North wall of main house has battlements carried round. South side is set high over road, plain rendered wall with parapet and roof hipped to south east but attached is fine ashlar lean-to conservatory, Tudor style, five bays, with parapet, finials and iron intersecting glazing bars. Left bay is doorway with overlight and steps up to similar Tudor arched door at right angles to west front. Glazed roof is missing. Interiors: centre hall, drawing room to left and dining room to right all have fine Gothic plaster cornices. Hall and drawing room have centre Gothic ceiling roses. Drawing room and dining room have stone Gothic fireplaces. Hall has stone Tudor-arched screen to rear stair hall, centre opening and 3-lights each side. Stone cantilevered stair on rear wall with Gothic wrought iron balustrade. Built for the Rev G. Marsh, died 1862.	II
16	1200570	74 and 76, High Street Pair of cottages, now one house, rubble stone with thatched roof, hipped to west, half-hipped to east, and ridge stack. 1½ storeys, two eyebrows over casement pairs with thatch carried down over door between. Casement pair to left of door, triple casement to right, then door and casement pair to right. Left end, under roof	II

		hip is apparently added, with front C20 casement. Included for group value.	
17	1200576	Gate Farmhouse Farmhouse, C17 and C18 altered in C19, rubble stone with imitation stone slate roofs. Two storeys and attic. Main range, to left has coped gables and end stacks, 2-window range, first floor C19 4:12:4-pane tripartite sash and 12-pane sash, ground floor casement pair and triple casement. South end half-hipped outbuilding. Slightly lower range attached to north has north stack, two first floor C18 three-light cyma-moulded flush mullion windows and ground floor 6-panel door with C19 tripartite sash to right. Main range has early to mid C17 details to rear, ground floor two 2-light recessed chamfered mullion windows and door to left in chamfered surround. Remnant of a dripcourse stepped as hoodmould over door. First floor has single long hoodmould but only one C19 sash. Rear of north range has rear wing with south side 2-window range of casements, lower windows with hoodmoulds. Single storey west end outbuilding. Parallel range to north. Early C18 stair with heavy moulded rail and turned balusters and two deep chamfered beams in north range. (Illustrated in Draycot Estate sale catalogue 27.7.1920 p48)	II
18	1200602	The Bell House Hotel House now hotel, C16 altered in early C19, painted rubble stone with stone slate roofs and brick stacks. Two storeys, L-plan with early C19 flush mullion windows, hoodmoulds and Gothic cast-iron small-paned glazing. Four 2-light windows above, two 3-lights, half-glazed door in depressed-arched surround with hoodmould and 3-light below. The second bay has gable over and fourth bay is gabled end of cross wing with large brick stack to left. Cross wing roof is swept low on west side. East end wall has similar 2-light and 3-light. South west rear wing is in two sections with stack between, the roof hipped at south end over window in C18 stone architrave. C20 additions in rear angle and behind. Interior: ground floor wholly altered apart from large timber-lintel fireplace in west end room. Some windbracing in roof.	II
19	1300665	Arms Farmhouse Farmhouse, later C18, rubble stone with stone slate mansard roof and brick end stacks; set gable to street. Two storeys and attic, three-window west front of cyma-moulded flush mullion windows, 2-light above, 3-light below and centre door in flush moulded surround. C19 hipped timber porch. Flush quoins. North end attic light. North east hipped rear wing, 2-window range of casements. Lean-to in angle to left.	II
20	1300678	Church Farmhouse	II

		Farmhouse, late C18, roughcast with stone slate roof and end stacks. Two storeys, three-window range, casements above, pair to centre and triple each side, tripartite sashes to ground floor each side of off-centre door in flush moulded ashlar surround. Timber 3-bay porch with hipped stone slate roof. North east rear wing and south east parallel range, both with end stacks.	
21	1300685	66 High Street House, C17, painted rubble stone with thatched half-hipped roof and rebuilt west stack. 1½ storeys with two eyebrow dormers and small square light in thatch over centre door. Left eyebrow is over C20 upper window and ground floor casement pair, probably C20 with some brick above and each side. Right eyebrow is over slightly advanced wall with upper casement pair and lower triple casement.	II
22	1300706	Bell Cottage House, C17 or early C18, painted rubble stone with thatched roof and south end stack. 1½ storeys, 2-window original range with matching 2-window C20 addition to north. Original range has casement pairs, two above under eyebrows, one below and door under hipped thatched porch. Rear has roof swept down and ground floor casements.	II
23	1300718	50, High Street House, later C18, painted rubble stone with ashlar dressings, concrete tile roof and end stacks. Two storeys and attic. Three large C20 dormers. Four-window range of beaded mullion windows, 3- light in left bay, 2-light elsewhere. Door in second bay, raised moulded surround and hood on brackets. Flush quoins. West end lean-to.	II
24	1363787	Barn at Arms Farm to South Barn, late C18, rubble stone with stone slate half-hipped roof, south side hipped projecting cart-entry and plain north side entry with timber lintel. Loading door in east end wall. Attached to east, stable range with stone slate roof, door and window each side.	II
25	1363788	1 And 2, Park Lane House, C17, rubble stone with concrete plain tile roof and end stacks. 1½ storeys, double fronted with hollow-moulded mullion windows and hoodmoulds, two 3-lights above in gables, one 2-light and one 3-light to ground floor with centre door in C20 porch. East wall has similar first floor 2-light. North east rear wing, No 2, has north stack, two casement pairs above, door and casement pair below. Added one-window range to north, slightly lower.	II
26	1363821	Lake Farmhouse Farmhouse, C17 origins and C18, rubble stone with stone slate roofs, east end stack, ridge stack, and north stack to	II

		rear wing. Two storeys and attic, L-plan. Long irregular south front with eaves gable to left of ridge stack. Gable has casement pair with brick jambs, below, a 2-light beaded mullion window to first floor and chamfered flush surround of former door, now window, with dripstone over. To right, a straight joint, first floor casement pair and ground floor beaded 3-light mullion window. Similar 2-light to first floor of east end wall. Range to left of gable has brick-sided casements, two triple casements to first floor, one casement pair and two doors to ground floor. One hipped dormer, and half-hipped west gable. Ground floor left is partly obscured by lean-to addition. North east rear wing has east side beaded mullion windows, two 2-light above, door and 3-light below. (Illustrated in Draycot Estate sale catalogue 27.7.1920 p20) Farmhouse, C17 origins and C18, rubble stone with stone slate roofs, east end stack, ridge stack, and north stack to rear wing. Two storeys and attic, L-plan. Long irregular south front with eaves gable to left of ridge stack. Gable has casement pair with brick jambs, below, a 2-light beaded mullion window to first floor and chamfered flush surround of former door, now window, with dripstone over. To right, a straight joint, first floor casement pair and ground floor beaded 3-light mullion window. Similar 2-light to first floor of east end wall. Range to left of gable has brick-sided casements, two triple casements to first floor, one casement pair and two doors to ground floor. One hipped dormer, and half-hipped west gable. Ground floor left is partly obscured by lean-to addition. North east rear wing has east side beaded mullion windows, two 2-light above, door and 3-light below. (Illustrated in Draycot Estate sale catalogue 27.7.1920 p20)	
27	1363822	The Wellesley Arms Inn Inn, mid C18, rubble stone with stone slate roof, coped gables and two ashlar ridge stacks. Two storeys and attic, five-window range. Leaded cyma-moulded flush mullion windows. Coped centre gable with attic 2-light, five first floor 2-lights, ground floor centre door in gabled ashlar porch, left side two 3-lights with door between, right side 3-light and casement pair in former segment-headed doorway. Left end one-window matching addition, slightly set back. Parallel rear range with five first floor early C19 twenty-pane sashes. Interior: East side has two chamfered beams.	II
28	1363823	Sutton House House, mid C18, painted rubble stone with stone slate roof, coped gables and end stacks. Two storeys and attic, 3-window range. Three hipped dormers with triple casements. Cyma-moulded flush mullion windows with hoodmoulds and small-paned lights, three 2-light above, 3-light, 2-light, C20 lean-to porch and door replacing a window. Flush quoins on south gable end. Rear has	II

		similar 2- light windows, two each floor and central 2-light stair window. Door in flush moulded surround to left of centre.	
29	1363824	Three monuments in churchyard east and north east of chancel of Church of All Saints	II
30	1363825	68 and 70, High Street Pair of houses, C18, roughcast rubble stone with pantiled roof, coped south gable with end stack, ridge stack and north end stack, on front roof slope Two storeys, gabled-ended to road. No 6 has end-wall first floor 2-light mullion window and hoodmould and east front first floor casement and 2-light cyma-moulded flush mullion window, ground floor casements each side of fielded 4-panel door with hood on brackets. Ground floor right window has hoodmould. No 70, to right, has first floor unmoulded 2-light window on brackets. North end wall has 2-light cyma-moulded flush mullion window and hoodmould. Included for group value.	II

Wiltshire HER data (buildings)

BLD	Mon UID	Name	Period
1	MWI5136	17th-18th Century Building, Draycot Park	Post Medieval
2	MWI66192	Roward Farm	C19
3	MWI66193	Lake Farm	C17
4	MWI66197	The Byre	C19
5	MWI66198	Yard, Northwest of Draycot House	C19
6	MWI66298	Church Farm	C18
7	MWI66299	Poplar Farm	C19
8	MWI66301	Manor Farm, Sutton Benger	Medieval
9	MWI66302	Gate Farm	C17
10	MWI66303	Arms Farm	C18
11	MWI71332	Draycot Park Farm (Draycot House)	C19