

Land West of Westbury Road, Warminster, Wiltshire

HERITAGE IMPACT ASSESSMENT

TCMS.2142

Summary

This Heritage Impact Assessment has been prepared by TCMS Heritage Ltd on behalf of BDW Trading Ltd in relation to an outline planning application for the development of Land west of Westbury Road, Warminster, Wiltshire (the Site). This proposes the erection of up to 205 no. dwelling's, community hub, public open space, access, infrastructure and associated works, with all other matters reserved.

The Site has been subject to previous heritage and archaeological assessment work and evaluation. This has included:

- Heritage Constraints Assessment (RPS; 2021)
- Geophysical Survey (2021)
- Archaeological evaluation (Cotswold Archaeology 2022)

This work was undertaken in association with a previous outline planning application (PL/2021/09013) which was refused in 2024. A subsequent appeal was also dismissed. However, heritage and archaeology did not form a reason for refusal and Wiltshire Council's Conservation Officer and County Archaeologist have previously confirmed that they have no objection to the development of the Site.

The Site forms a small part of the broad extended setting of two listed buildings: the Grade II* listed Church of St Mary the Virgin and Grade II*listed Parks Court; and a single non-designated heritage asset: The Old Rectory. This report demonstrates that the Site makes either no, or a very limited, contribution to the significance of these heritage assets.

The proposed development will alter a small part of their broad, extended settings. The built development is unlikely to be visible from them due to a combination of distance, existing and proposed planting, and landscaping. Views back towards the assets will also be altered, but any changes to these distant views will not diminish the ability to appreciate the significance of the heritage assets. They will still be primarily experienced as an important grouping of historic buildings set within a partly rural and partly urban setting, on the edge of Upton Scudamore.

The proposed development will therefore have no impact on the significance of these heritage assets, as was confirmed during the determination of the previous planning application. The proposals comply with section 66 of the 1990 Act, the provisions of the NPPF and Core Policy 58 of the Wiltshire Core Strategy.

In relation to designated archaeological assets, the Site forms a small part, of the wider setting of five Scheduled Monuments. These are: *Bowl Barrow 500m south of Upton Scudamore* (List Entry 1010398), *Colloway Clump long barrow* (List Entry 1009918), *Bowl barrow on Arm Hill Down, 450m east of New Farm* (List Entry 1010400) and *Bowl barrow on the summit of Cop Heap* (List Entry 1019384), and *Hillfort, two bowl barrows, Medieval strip lynchets and cross dyke on Cley Hill* (List entry 1017296). The Site makes no or very little contribution to the significance of these assets, which is primarily derived from their physical remains and from their setting within the wider funerary Prehistoric landscape. Additionally, these assets are all screened from the Site by intervening topography, tree lines and in some cases, nearby development.

The proposed development will therefore have no impact on the significance of these designated assets. These same conclusions were reached during the determination of the previous planning application (PL/2021/09013) and Historic England, when consulted in 2021 and 2022, raised no objection to the development of the Site.

In terms of non-designated archaeological assets, following from a Geophysical Survey (SUMO 2021) and a phase of Archaeological Evaluation (CA 2022), the Site was found to have a low potential for archaeological remains pre-dating the 17th century. However, when consulted by the LPA, the County Archaeologist required a further stage of mitigation, under Strip, Map and Record (SMR) to target an area measuring 15m x 15m to be established around Trench 12, at the northern end of the Site. This work was to be secured via condition to be attached to any planning permission that may be issued by the LPA.

On this basis, it anticipated that the same advice is likely to be applied by the LPA and their advising Archaeologist to the current planning application.

This report meets the requirements of paragraph 207 of the NPPF and provides sufficient information with regard to heritage matters to determine this planning application.

Contents

Summary	i
1. Introduction.....	1
2. Methodology and Approach	2
3. Site Description and Identification of Heritage Assets	4
4. Setting Assessment	5
5. Archaeological Assessment	10
6. Conclusions	12
7. Bibliography	13

Figures

Figure 1: Site Location

Figure 2: Designated Heritage Assets

Figure 3: Trench Evaluation (CA 2022) overlaying the results of the Geophysical Survey (SUMO 2021)

Figure 4: Illustrative Masterplan

Appendix 1

Archaeological Advice for a programme of Strip, Map and Record (SMR) in relation to previous outline development (planning ref PL/2021/09013)

Quality Management

Version	Status	Authored by	Review by	Review date
01	Draft issue	Thomas Copp, Director and Serena Ranieri, Associate Director TCMS Heritage	Matthew Smith Director TCMS Heritage	18.09.2025
02	First issue	Thomas Copp, Director and Serena Ranieri, Associate Director TCMS Heritage	Matthew Smith Director TCMS Heritage	28.10.2025
03	Third issue	Serena Ranieri	Matthew Smith	10.11.2025
The report has been prepared for the exclusive use of the named party within the report and unless otherwise agreed in writing by TCMS Heritage Ltd, no other party may use, make use of, or rely on the contents of this report. No liability is accepted by TCMS Heritage Ltd for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. This report has been prepared to comply with current planning policy and guidance and the conclusions of this report are based on the evidence and information available at the time of writing. TCMS Heritage Ltd has used reasonable skill, care and diligence by trained professionals in compiling his report and no warranty is provided as to the report's accuracy. TCMS Heritage Ltd does not accept any responsibility or liability for loss whatsoever to any third party caused by related to or arising out of any use or reliance on the report.				

TCMS Heritage Ltd
585A Fulham Road
London
SW6 5UA

020 3015 6258

admin@tcmsheritage.co.uk

1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by TCMS Heritage Ltd on behalf of BDW Trading Ltd in relation to an outline planning application for the development of Land west of Westbury Road, Warminster, Wiltshire (the Site, Figure 1).
- 1.2. The proposed development includes the erection of up to 205 no. dwelling's, community hub, public open space, access, infrastructure and associated works, with all other matters reserved (Figure 4).
- 1.3. The Site has been subject to previous heritage and archaeological assessment work and evaluation. This has included:
 - Heritage Constraints Assessment (RPS; 2021)
 - Geophysical Survey (2021)
 - Archaeological evaluation (Cotswold Archaeology 2022)
- 1.4. This work was undertaken in association with a previous outline planning application (PL/2021/09013) which was refused in 2024. A subsequent appeal was also dismissed. However, heritage and archaeology did not form a reason for refusal and Wiltshire Council's Conservation Officer and County Archaeologist have previously confirmed that they have no objection to the development of the Site. Historic England were also consulted at application stage and raised no objection to the development of the Site.
- 1.5. The archaeological work undertaken, included the opening of 71 trenches across five areas and revealed no evidence of archaeological activity pre-dating the 17th century (Figure 3). As a result of this, the County Archaeological Advisor has acknowledged the overall absence of significant archaeological remains within the Site but has requested that a localised area of further work is to be secured via condition to be attached to any planning permission that may be issued by the LPA (Appendix 1). This will include an area of Strip, Map and Record (SMR) measuring 15m x 15m to be established around Trench 12 to fully investigate the linear features exposed during the evaluation and to determine the presence of any other feature that may relate to them. The SMR area would be extended beyond the agreed limits, only if significant features continue to appear within 5m distance from the limit of the excavation area. All works will be carried out in accordance with a Written Scheme of Investigation.
- 1.6. This report has been prepared to provide an updated assessment of significance of the relevant heritage assets that have the potential to be affected by the development of the Site and to assess how, and to what extent, the revised development proposals subject to this planning application may affect their significance.
- 1.7. This report has been prepared in accordance with paragraph 207 of the NPPF, this report has been prepared to describe the significance of the listed building, with consideration given to the contribution made by its setting to this significance. This report also assesses how, and to what extent, the proposed development subject to this application will affect that significance. This assessment is provided in accordance with the "5-step" process set out in GPA3: The Setting of Heritage Assets (Historic England; 2017).
- 1.8. This report is intended to aid the determination of this planning application and provides sufficient information to understand the impacts to the listed building arising from the proposed development.

2. Methodology and Approach

- 2.1. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as amended) states that:

In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 2.2. The Act is supported by the **National Planning Policy Framework (NPPF)**, which states at paragraph 212 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.

- 2.3. Conservation is defined in the NPPF as:

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

- 2.4. 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.

- 2.5. The NPPF is clear that protection should be afforded to designated heritage assets and their settings.

- 2.6. Significance is defined in the NPPF as:

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

- 2.7. The **Planning Practice Guidance (PPG)** provides further information regarding those interests and defines them as follows:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative 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.

- 2.8. The PPG also provides additional information related to the meaning of less than substantial harm and the scale of harm that may be caused to the significance of a designated heritage asset.
- 2.9. The relevant local plan policy is set out in the **Wiltshire Core Strategy (2015)**. Core Policy 58 Ensuring the conservation of the historic environment seeks to protect designated and non-designated heritage assets, and their settings.
- 2.10. Historic England provide guidance related to assessing change within the setting of heritage assets within **GPA3: The Setting of Heritage Assets**. The methodology requires the following:

Step 1: Identify which heritage assets and their settings are affected

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

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

- 2.11. The settings assessment provided at Section 5 follows the 5-step process set out above. Further explanation of each of these steps is provided in GPA3.
- 2.12. For Steps 2 and 3, the document also provides a list of certain characteristics, or matters that should be considered when undertaking the assessment. This includes, for example, consideration of land-uses, historic associations, views, the orientation and aspect of the asset, noise, odours and other non-visual effects.
- 2.13. The guidance document is clear (see paragraph 9) that:

Setting is not itself a heritage asset, nor a heritage designation [...] Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

- 2.14. To understand the contribution that an asset's setting makes to its significance, it is first therefore important to understand what significance the asset holds.

- 2.15. Paragraph 9 also notes that:

Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

- 2.16. Paragraph 10 notes that setting is often expressed in terms of views, but that setting also incorporates additional non-visual elements of setting.

- 2.17. With regards to churches, the guidance notes that:

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

3. Site Description and Identification of Heritage Assets

Site Description

- 3.1. The Site lies to the north of Warminster and is bound by the A350 to the north and the railway line to its west. Planting associated with Warminster golf course forms its eastern boundary with existing industrial and residential development to the south. The Site rises gradually to the north and currently comprises arable farmland.
- 3.2. The majority of the Site is undeveloped, although a single farmstead is located centrally within the Site, immediately east of Westbury Road. This was first developed in the mid-20th century and comprises a 20th century farmhouse (dating from between 1924-41) and a series of post-war ancillary buildings. The farmstead is not of any architectural or historic interest and no objection was raised to its demolition during the determination of the previous application.

Relevant Heritage Assets

- 3.3. There are no designated built heritage assets located within the Site. However, the topography of the Site and surrounding area means that long-distance views are permitted to the north towards Upton Scudamore, a small village located approximately 1.3km north of the Site which includes 9 listed buildings.
- 3.4. This includes the Church of St Mary the Virgin and Parks Court, both of which are Grade II* listed and share intervisibility with parts of the Site. The proposed development has the potential to affect the setting and significance of these listed buildings. In addition, the Old Rectory, located east of the church has previously been identified as a non-designated heritage asset and may be affected by the proposed development.
- 3.5. There are a number of other designated heritage assets within the surrounding area. However, the Site does not form part of the setting of these heritage assets and they are not considered further within this assessment.
- 3.6. The following heritage assets are assessed in more detail below:
 - Church of St Mary the Virgin (Grade II*; NHLE 1181692) located 590 metres north of the Site
 - Parks Court (Grade II*; NHLE 1021515) located 625 metres north of the Site
 - The Old Rectory (non-designated heritage asset) located 500 metres north of the Site

4. Setting Assessment

Church of St Mary the Virgin

Step 1: Identify which heritage assets and their settings are affected

- 4.1. The Church of St Mary the Virgin is a multi-phased parish church of 12th century origins. It has been periodically altered with additions and more major restoration works undertaken in 1855 by G.E. Street. The plan form comprises a west tower, nave and chancel, and north aisle with a north porch. It is constructed from rubble stone with limestone dressings and has tiled roofs.
- 4.2. The significance of the church is drawn from its historic interest as a multi-phased parish church with medieval origins, as well as its historic religious use which is continued today. The building also possesses architectural, including artistic, interest evident in the detailing of the building and its prominent west tower.



Plate 1: The Church of St Mary the Virgin viewed from within its churchyard.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow that significance to be appreciated

- 4.3. The building is located within a large churchyard on the southern edge of Upton Scudamore. The churchyard is bound to the south by a low stone wall and opens to agricultural land beyond. The immediately surrounding topography slopes gently down to the south, with the church set in a slightly elevated position above the surrounding land. The listed building therefore has a prominent setting with long-distance views permitted from and to the church to the south.
- 4.4. This prominent setting makes an important contribution to the significance of the listed building, which is experienced as a local landmark both in limited views from within Upton Scudamore and long-distance views from the surrounding agricultural land. From within Upton Scudamore the building is experienced within its large, well-treed churchyard which clearly demonstrates the use of the building and contributes to its historic interest. Although views from within much

of the settlement are restricted or prevented by intervening development and planting, the building can still be experienced from within the wider settlement, illustrating its historic use and interest.

- 4.5. To the south, where the land drops away slightly, far longer distance views are permitted, including of the church's west tower. This includes views from much of the Site. The views from the Site allow an appreciation of the church's historic interest, as a prominent parish church serving a rural community. Despite its distance, the church is visible from much of the Site and is experienced as a landmark building set within a rural and agricultural setting. From the northern boundary of the Site the upper stages of the tower and the roof and uppermost elements of the wall of the nave are visible. Although views diminish from further south within the Site, the church remains visible from much of it and is experienced as a landmark building. These views make some contribution to the building's historic interest as a deliberately prominent parish church serving a small rural community. However, the Site does form only a small part of the vast, extended setting associated with the listed building.
- 4.6. The Site is also visible as part of the wider rural surroundings in views from the church. This is most notable of the elevated eastern portions of the Site which are more prominent and provide part of the backdrop to this view and some rural context.
- 4.7. The Site makes a limited contribution to the significance of the Church of St Mary the Virgin, as part of the wider rural surroundings. This relates to the partial appreciation of the building as a prominent landmark, within a vast and predominantly rural setting.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 4.8. The proposed built development will be located approximately 1.3km from the church at its nearest point. The development may be partially visible from the church and its close surroundings, although the planting and landscaping within the north and north-west parts of the Site will assist in providing screening and softening any visual impact.
- 4.9. The alteration of a small part of the church's vast extended setting will not affect the historic interest of the church, which will remain as a rural church set prominently within Upton Scudamore. Any changes to long-distance views currently permitted from the south will not diminish the ability to appreciate the architectural interest of the listed building. As a result, there will be no impact to the significance of the church.

Step 4: Explore Ways to maximise enhancement and avoid or minimise harm

- 4.10. The proposals include landscaping within the northern part of the Site which will assist in softening any potential visual impacts. The development will result in no harm to the significance of the listed building and no further mitigation measures are required.

Step 5: Make and document decision and monitor outcomes

- 4.11. The proposed development will preserve the special architectural and historic interest of the Church of St Mary the Virgin in accordance with section 66 of the 1990 Act, the provisions of the NPPF and Core Policy 58 of the Wiltshire Core Strategy.

Parks Court

- 4.12. Parks Court is a late medieval manor house of 15th century origins. It was remodelled and altered in the 17th century before undergoing restoration works in the late 20th century. It is predominantly of two storeys and constructed from rubblestone. The building possesses architectural and historic interest as a medieval manor house with historic connections with the surrounding manorial land.



Plate 2: Parks Court viewed from the south.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow that significance to be appreciated

- 4.13. The listed building is located within its own spacious grounds, which include formal walled gardens to the west and lawn areas and mature planting to the north. The building is reached from a driveway and is partly visible from the main road to the south, which comprises the historic route through the settlement. This largely enclosed private setting illustrates the historic interest of the listed building as a grand dwelling of some status and contributes to its significance. This green, well-treed immediate setting also visually encloses the listed building, reinforcing its domestic use and limiting its visual relationship with the surrounding land.
- 4.14. As with the Church of St Mary, Parks Court sits in a slightly elevated position, with limited long-distance views permitted from it to the south. These views are, however, filtered and foreshortened by the planting that bounds the listed building's garden, particularly in summer months. The distance between the listed building and the Site, coupled with the intervening planting means that any views of the listed building from the Site are limited and do not allow for the architectural special interest of the listed building to be clearly experienced or appreciated. The Site makes no contribution to the significance of the listed building.
- 4.15. The significance of Parks Court is derived from its architectural and historic interest as a manor house with medieval origins. This is reinforced by its enclosed setting and historic ties with the surrounding land. The Site is functionally distinct from the listed building, with the intervening planting also limiting its visual relationship.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 4.16. The proposed development will alter one element of the broad, extended setting of Parks Court. Any views of the development are likely to be extremely limited due to the distance, existing intervening vegetation and the proposed planting on the northern boundary of the Site. The

development will not therefore diminish the historic interest of the listed building and will have no impact on the ability to appreciate its architectural interest. The proposals will result in no harm to the significance of the listed building.

Step 4: Explore Ways to maximise enhancement and avoid or minimise harm

- 4.17. The proposals include landscaping at the northern extent of the Site which will assist in minimising the visual impact of the development. There will be no impact to the significance of the listed building and no further design or mitigation measures are required.

Step 5: Make and document decision and monitor outcomes

- 4.18. The proposed development will preserve the special architectural and historic interest of the Parks Court in accordance with section 66 of the 1990 Act, the provisions of the NPPF and Core Policy 58 of the Wiltshire Core Strategy.

The Old Rectory

- 4.19. The Old Rectory is a 19th century building constructed as the rectory to the neighbouring Church of St Mary. It is constructed from coursed rubble stone and is of two storeys plus attic. The building is a large, stone construction with numerous later additions and extensions and sits prominently adjacent to an unnamed track leading south from Upton Scudamore. The size and relative grandeur of the building illustrates its local importance and the wealth of the Church at the time of its construction. It incorporates neo-Tudor and Gothic influences reflecting the medieval architecture of the nearby Church of St Mary and, to a lesser extent, Parks Court, with these three buildings together comprising the principal buildings within the settlement.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow that significance to be appreciated

- 4.20. The setting of the building is linked to its close physical and functional relationship with the neighbouring church. Although the building no longer serves as a rectory, this historic relationship remains legible due to the proximity of the two buildings and their complementary architectural styles. The Old Rectory is also located within a large, partly enclosed, immediate setting which includes extensive grounds stretching to the south away from the building. This large, private setting reflects the wealth and prestige of the building, although the extent of planting restricts views to and from the building and means that there is a limited experience of it from the public realm. This enclosed setting, together with its functional link with the nearby church, do however strongly contribute to the historic interest of the Old Rectory and its overall significance.
- 4.21. Some views are permitted from the Old Rectory over agricultural land to the south-east, with reciprocal views also provided from this land. This includes partial, long-distance views from the Site. These views are however limited and heavily filtered by intervening vegetation. The architectural and historic interest of the building is not therefore clearly experienced or appreciated from the Site, with the setting of the building also more dependent on its relationship with the neighbouring parish church. The Site makes no contribution to the significance of the Old Rectory as a non-designated heritage asset.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 4.22. Any views of the development from the Old Rectory are likely to be extremely limited due to its distance from the Site and the strength of intervening planting. The development will have no impact on the historic interest of the building, or its important historic association with the neighbouring church. The proposals will also have no impact on the ability to appreciate the architectural interest of the building. There will be no harm to its significance.

Step 4: Explore Ways to maximise enhancement and avoid or minimise harm

- 4.23. The proposals include landscaping at the northern extent of the Site which will assist in minimising the visual impact of the development. There will be no impact to the significance of the listed building and no further design or mitigation measures are required.

Step 5: Make and document decision and monitor outcomes

- 4.24. The proposed development will conserve the significance of the Old Rectory in accordance with the provisions of the NPPF and Core Policy 58 of the Wiltshire Core Strategy.

5. Archaeological Assessment

- 5.1. A Heritage Constraint Assessment was prepared in February 2021 (RPS 2021). In terms of **designated** archaeological heritage assets, the Site forms a small part, of the wider setting of five Scheduled Monuments (Figure 2). These are:
- *Bowl Barrow 500m south of Upton Scudamore* (List Entry 1010398) – circa 550m north of Site;
 - *Colloway Clump long barrow* (List Entry 1009918) – circa 480m north-east of Site;
 - *Bowl barrow on Arm Hill Down, circa 450m east of New Farm* (List Entry 1010400) – 600m east of the Site;
 - *Bowl barrow on the summit of Cop Heap* (List entry 1019384) – circa 900m south-east of the site
 - *Hillfort, two bowl barrows, Medieval strip lynchets and cross dyke on Cley Hill* (List entry 1017296) – circa 3km south-west of the Site.
- 5.2. In relation to the following four Scheduled Monuments, known as *Bowl Barrow 500m south of Upton Scudamore* (List Entry 1010398), *Colloway Clump long barrow* (List Entry 1009918), *Bowl barrow on Arm Hill Down, 450m east of New Farm* (List Entry 1010400) and *Bowl barrow on the summit of Cop Heap* (List Entry 1019384), the assessment concluded that the Site was not considered to contribute to their significance. The latter was considered to derive primarily from their physical remains and from their setting within the wider funerary Prehistoric landscape. Additionally, these archaeological assets were screened from the Site by intervening topography, tree lines and development.
- 5.3. *Hillfort, two bowl barrows, Medieval strip lynchets and cross dyke on Cley Hill*, located circa 3km south-west of the Site (List entry 1017296), dominates the landscape standing as a prominent feature within the wide rural landscape, with commanding views over much of the visual envelope and towards Battlesbury Hill. The Site, however, only forms a small part of the broad extended setting of this asset and views from the Site and the monument are partially screened by Norridge Wood and the nearby industrial estate. Their presence would have likely eroded the original rural setting of the monument, further impacted by the modern development of Warminster. The proposed development will therefore have no impact on the significance of this asset and the other four Scheduled Monuments. These same conclusions were reached during the determination of the previous planning application (PL/2021/09013) and Historic England, when consulted in 2021 and 2022, raised no objection to the development of the Site.
- 5.4. In terms of **local designations**, the previous assessment comprised an examination of evidence on the Wiltshire Historic Environment Record (HER) and other sources with a 1km search area (RPS 2021). The report also included the results of a comprehensive map regression exercise which charted the development of the Site from the 18th century until present day, along with the results of a Geophysical Survey. This was carried by SUMO in 2021 and concluded: “*no definite archaeological anomalies have been identified, although several linear and curvilinear trends of uncertain origin can be seen and could be archaeological, agricultural or modern in origin. Former field boundaries plus evidence for ridge and furrow cultivation are visible in the results, along with modern underground services. A small number of tentative linear and curvilinear trends were mapped at the west of the field. Given the proximity of numerous barrows within the vicinity, it is possible that the curvilinear response could be indicative of a ring ditch. However, it is also feasible that the response is a result of agricultural effects evident in the field*”.
- 5.5. Taking into account the HER data and the results of the Geophysical Survey, the archaeological assessment identified that the Site had a variable potential for yet to be discovered archaeological remains of possible Bronze Age date, with a generally low potential observed within the southern half of the Site, increasing to high in the northern areas. A low to moderate

potential was also identified for evidence of Medieval cultivation activity, with a low potential considered for all other past periods of human activity.

- 5.6. Following from this, in October 2021, the County Archaeologist requested a programme of pre-determination trench evaluation to be carried out to ground-truth the possible archaeological anomalies identified by the Geophysical Survey (SUMO 2021) and to provide a representative sample of the remainder of the Site. The fieldwork included the opening of 71 trenches across five areas and revealed no evidence of archaeological activity pre-dating the 17th century (CA 2022). The archaeological remains identified, included four former field boundaries and several undated pits and ditches, indicating two possible phases of historic field division within the Site.
- 5.7. As a result of this, it was established that the Site had an overall low potential for archaeological remains of significance, but further archaeological work was required by the County Archaeologist in order gain a better understanding of the linear features exposed in Trench 12 during the previous phase of evaluation. This work was required to include an area of Strip, Map and Record (SMR) measuring 15m x 15m to be secured via condition to be attached to any planning permission that may be issued by the LPA. The SMR area would be extended beyond the agreed limits, only if significant features continue to appear within 5m distance from the limit of the excavation area. All works are to be carried out in accordance with a Written Scheme of Investigation (Appendix 1).
- 5.8. On this basis, it anticipated that the same advice is likely to be applied by the LPA and their County Archaeologist to the current planning application.

6. Conclusions

- 6.1. This Heritage Impact Assessment has been prepared to accompany the current outline planning application for the development of Land west of Westbury Road, Warminster.
- 6.2. The Site forms a small part of the broad extended setting of two listed buildings: the Grade II* listed Church of St Mary the Virgin and Grade II*listed Parks Court; and a single non-designated heritage asset: The Old Rectory. This report demonstrates that the Site makes either no, or a very limited, contribution to the significance of these heritage assets.
- 6.3. The proposed development will alter a small part of their broad, extended settings. The built development is unlikely to be visible from them due to a combination of distance, existing and proposed planting and landscaping. Views back towards the assets will also be altered, but any changes to these distant views will not diminish the ability to appreciate the significance of the heritage assets. They will still be primarily experienced as an important grouping of historic buildings set within a partly rural and partly urban setting, on the edge of Upton Scudamore.
- 6.4. The proposed development will therefore have no impact on the significance of these heritage assets, as was confirmed during the determination of the previous planning application. The proposals comply with section 66 of the 1990 Act, the provisions of the NPPF and Core Policy 58 of the Wiltshire Core Strategy.
- 6.5. The proposed development will have no impact on the setting and significance of the five archaeological Scheduled Monuments identified within the study area, in line with the conclusion of the previous heritage assessment (RPS 2021).
- 6.6. In terms of non-designated archaeological assets, a programme of Strip, Map and Record (SMR) will be likely be required by the County Archaeologist to target an area of 15m by 15m around the former evaluation Trench 12, at the north of the Site. This work can follow the granting of planning consent secured by an appropriately worded condition, as recommended by the County Archaeologist in response to the previous planning application (PL/2021/09013).
- 6.7. This report meets the requirements of paragraph 207 of the NPPF and provides sufficient information with regard to heritage matters to determine this planning application.

7. Bibliography

Cotswold Archaeology 2022, Archaeological Evaluation, Land to the north-west of Warminster, Westbury Road, Wiltshire

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, revised 2020

Department of Communities and Local Government National Planning Policy Framework 2012 (revised December 2024)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide 2010

Historic England Archaeological Priority Area Guidelines July 2016 unpublished document

Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

RPS 2021 Heritage Constraint Assessment for Land north of West of Warminster, Wiltshire

SUMO Services Geophysical Survey Report, New Farm, Westbury Road, Warminster 2021

Figures

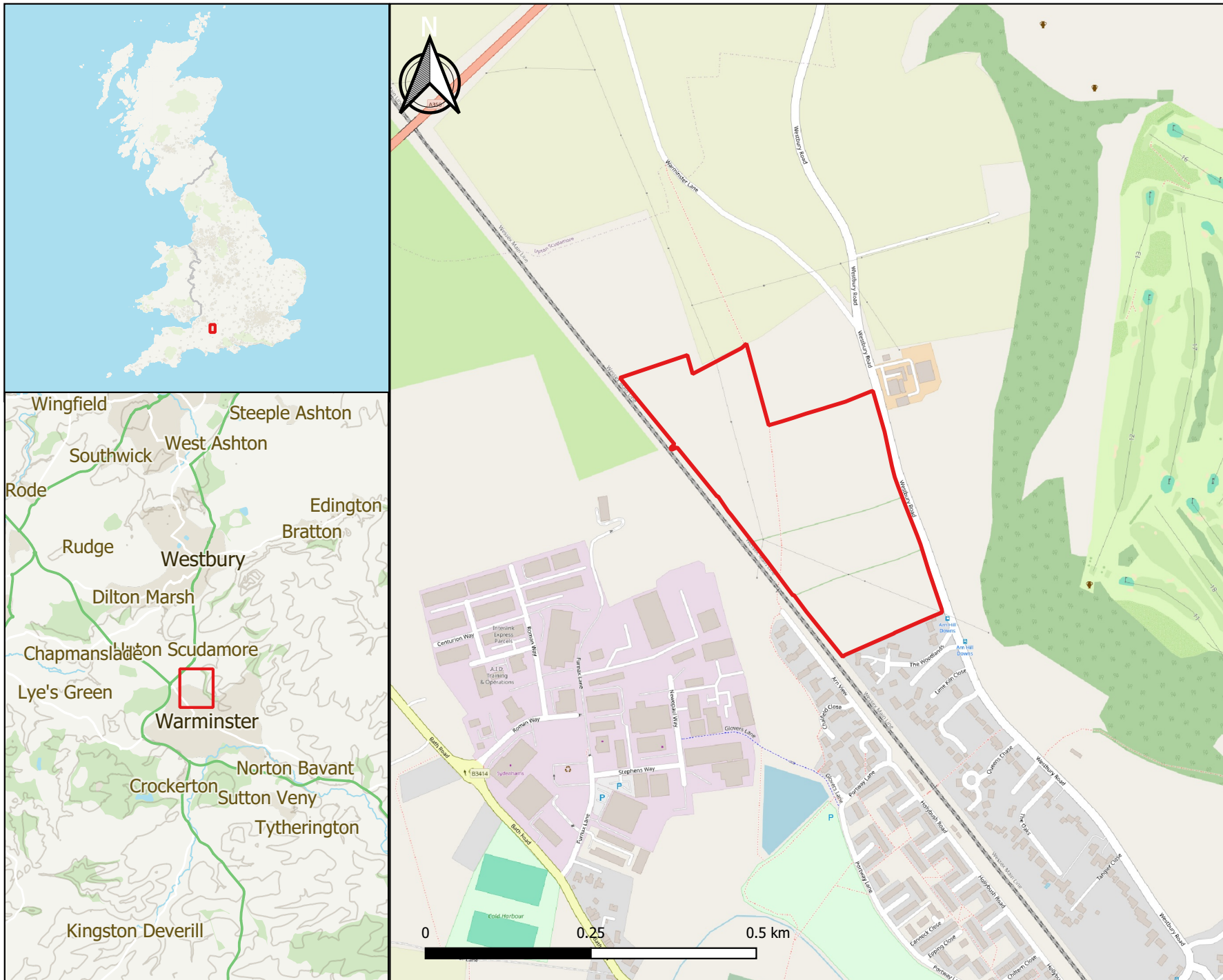
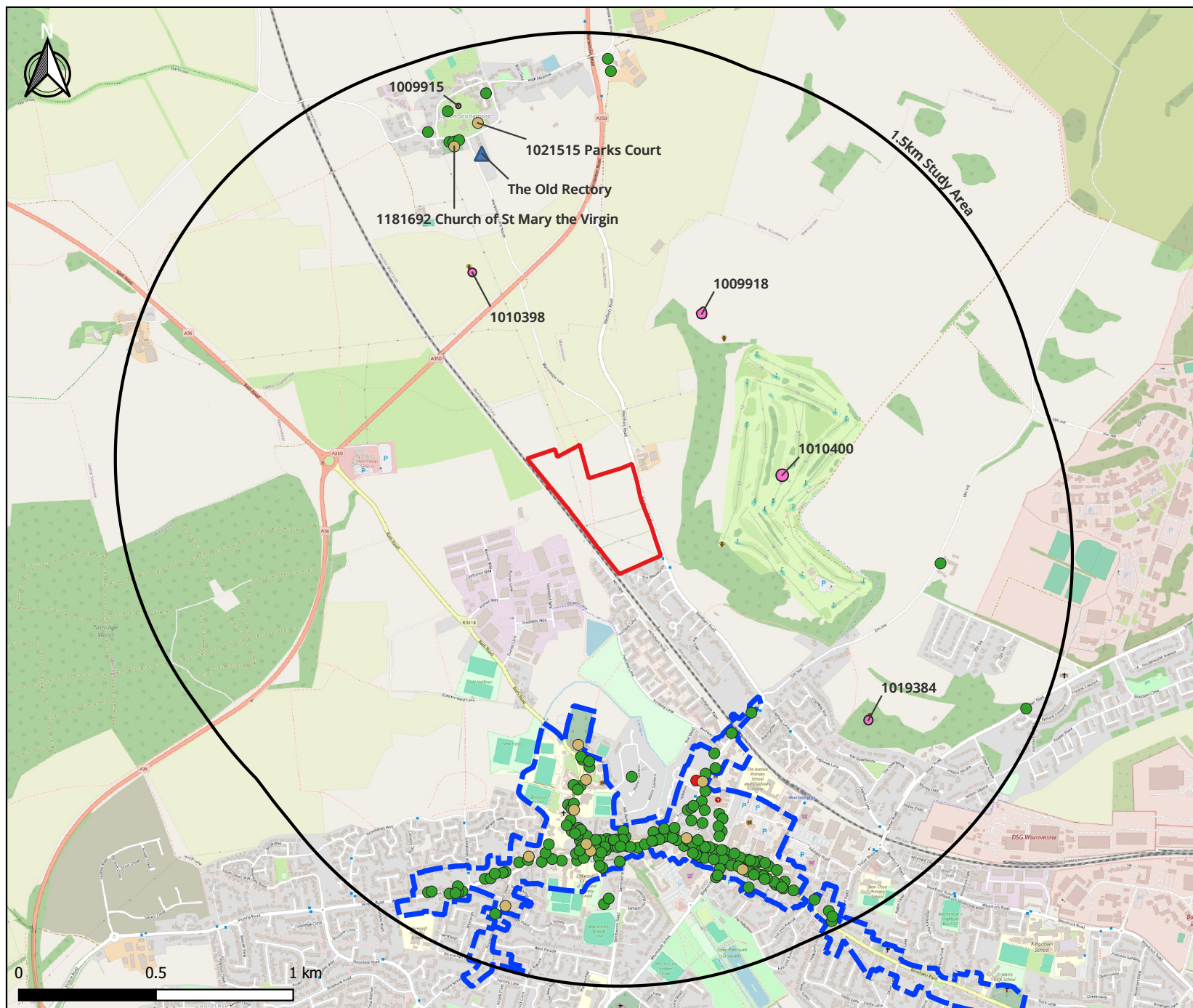


Figure 1
Site Location

TCMS
HERITAGE



- Scheduled Monuments
- Warminster Conservation Area

Listed Buildings

- Grade I
- Grade II
- Grade II*
- Selected Locally Listed

Figure 2
Designated Heritage Assets

TCMS
HERITAGE

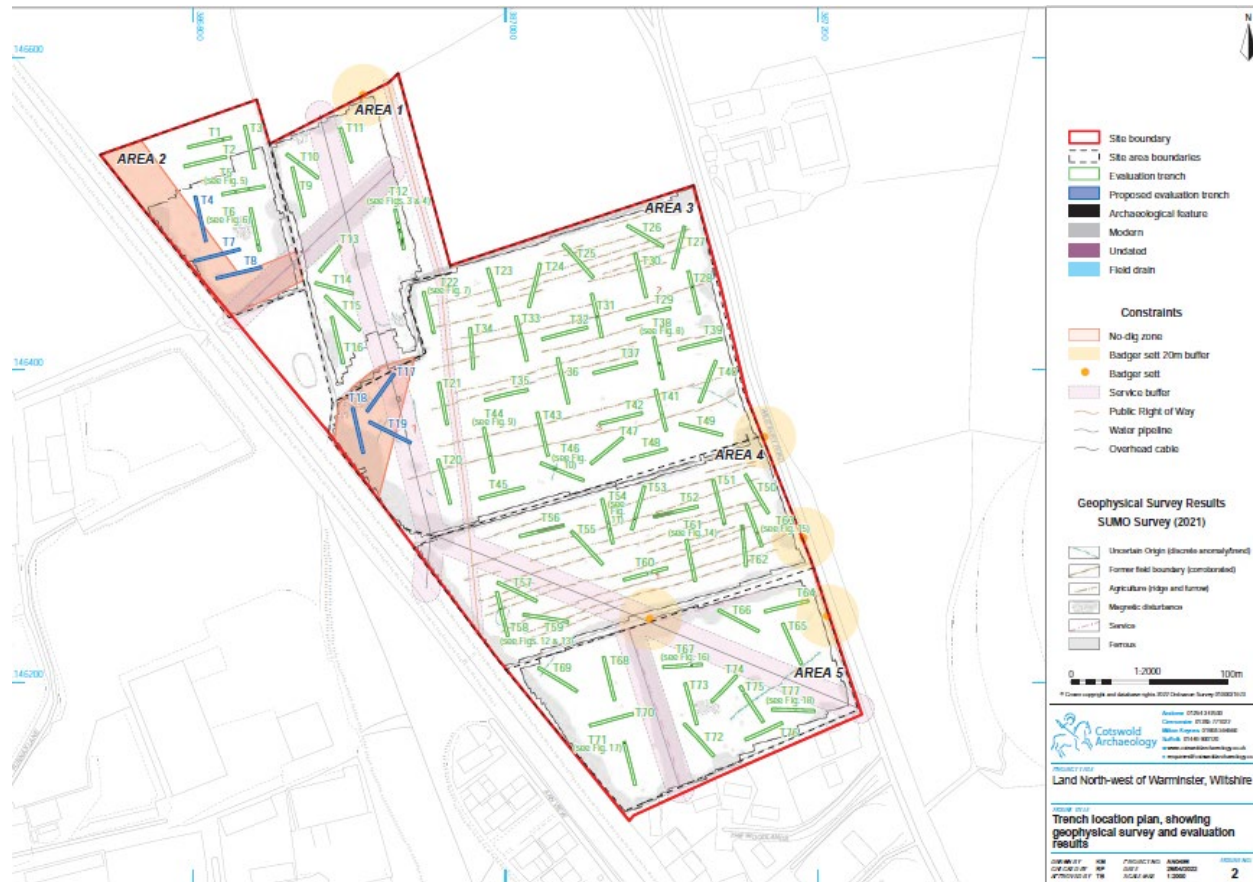


Figure 3 Trench Evaluation (CA 2022) overlaying the results of the Geophysical Survey (SUMO 2021)



Appendix 1: Archaeological Advice for a programme of Strip, Map and Record (SMR) in relation to previous outline development (planning ref PL/2021/09013)

From: Adam, Neil <neil.adam@wiltshire.gov.uk>
Sent: 03 May 2022 16:46
To: Broderick, Martin <martin.broderick@wiltshire.gov.uk>
Subject: CWI19796: PL/2021/09013: Westbury Road, Warminster

Dear Mr Broderick,

CWI19796: PL/2021/09013: Westbury Road, Warminster

Thank you for sending a me a copy of Cotswold Archaeology's report on the results of the archaeological evaluation carried out on land at Westbury Road, Warminster. I will have this added to the Wiltshire County Historic Environment Record (WHER).

While the evaluation established that most of the site was free of significant archaeological activity, the results from Trench 12 at the northern end of the site were rather more enigmatic and in my opinion require further investigation.

I would therefore advise that, prior to the commencement of any development, an archaeological Strip, Map and Record (SMR) excavation area measuring 15 x 15 metres should be established around Trench 12 in order to fully investigate the linear features recorded there and any possible features that may be related to them. The SMR area can be extended if significant features continue to appear until no features have been exposed up to a distance of 5 metres from the limit of excavation. I would ask the applicant to engage with their archaeological contractor in order to prepare a Written Scheme of Investigation (WSI) that sets out a methodology for this work.

The SMR excavation is to be secured via a condition to be attached to any planning permission that may be issued. Such a condition is to be worded thus:

'No development shall commence within the area indicated by application PL/2021/09013 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

The work is to be carried out following the Standards and guidelines for Archaeological Strip, Map and Record Excavation as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the Applicant.

If you have any queries regarding this advice, then please do not hesitate to contact me.

Yours sincerely,

Neil J. Adam BA AIFA
Assistant County Archaeologist
Wiltshire Council
Tel 01249 705502
Mob 07552 262798

Wiltshire Council

The logo for Wiltshire Council, featuring the text "Wiltshire Council" in a bold, green, sans-serif font. Below the text is a green horizontal line that is slightly curved, with a small gap in the middle.

Land West of Westbury Road, Warminster, Wiltshire

TCMS Heritage Ltd | 585A Fulham Road | London | SW6 5UA

020 3015 6258

admin@tcmsheritage.co.uk

©TCMSHERITAGE