

Hesdin Estate Holiday Complex
Thoulstone
Chapmanslade
Westbury
Wiltshire BA13 4GF

Proposed Single Storey Link
between
Consented Residential Units

Historic Environment
Assessment

Project Ref: AH2436

February 2026



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1. SUMMARY

Project Name:	Hesdin Estate Holiday Complex
Proposal:	Proposed Single Storey Link between Consented Residential Units
Location:	Thoulstone, Chapmanslade, Westbury, Wiltshire BA13 4GF
NGR:	383699, 147935
Type:	Historic Environment Assessment

This Historic Environment Assessment has been prepared in support of a planning application for a proposed single storey link building between two consented residential units, incorporating a plunge pool at roof level, at the Hesdin Estate Holiday Complex, Thoulstone, Wiltshire. The Site comprises part of an area of recently redeveloped former agricultural land, where three ‘modern barn’ dwellings have been granted planning permission and are currently under construction. The proposed development is confined to an infill location between the central and eastern dwellings (Plots 2 and 3).

This assessment has considered the archaeological and historical background of the Site and its surroundings, including a review of the Wiltshire and Swindon Historic Environment Record, historic mapping, aerial imagery and relevant documentary sources. A 1km study area has been applied in order to identify designated heritage assets and to understand the wider historic landscape context.

Two designated heritage assets were identified as having potential to be affected by changes within their settings, comprising; Thoulstone Farmhouse, a Grade II Listed Building; and Spinney Farmhouse, also Grade II Listed. Both heritage assets have been assessed in accordance with current national policy and guidance, including the National Planning Policy Framework (2025) and Historic England guidance on significance and setting. This assessment concludes that the proposed link building and roof level plunge pool will result in no harm to the significance or setting of either Thoulstone Farmhouse (Hesdin Manor) or Spinney Farmhouse.

With regard to buried archaeological remains, although the wider area is known to have a varied archaeological background, the Site itself has been subject to extensive and recent ground disturbance associated with the demolition of 20th century agricultural structures and the construction of the consented residential units. It is therefore considered that the potential for the survival of meaningful archaeological remains within the footprint of the proposed development is extremely low.

On this basis, it is concluded that the proposals are acceptable in heritage and archaeological terms and that no further archaeological assessment, evaluation or monitoring is required in support of the development.

2. INTRODUCTION

Outline

- 2.1. This Historic Environment Assessment (HEA) has been completed in relation to a proposal for the construction of a single storey extension between two consented residential units at the Hesdin Estate, Thoulstone, Wiltshire, centred on NGR 383699, 147935 and referred to hereafter as ‘the Site’ (Image 1).

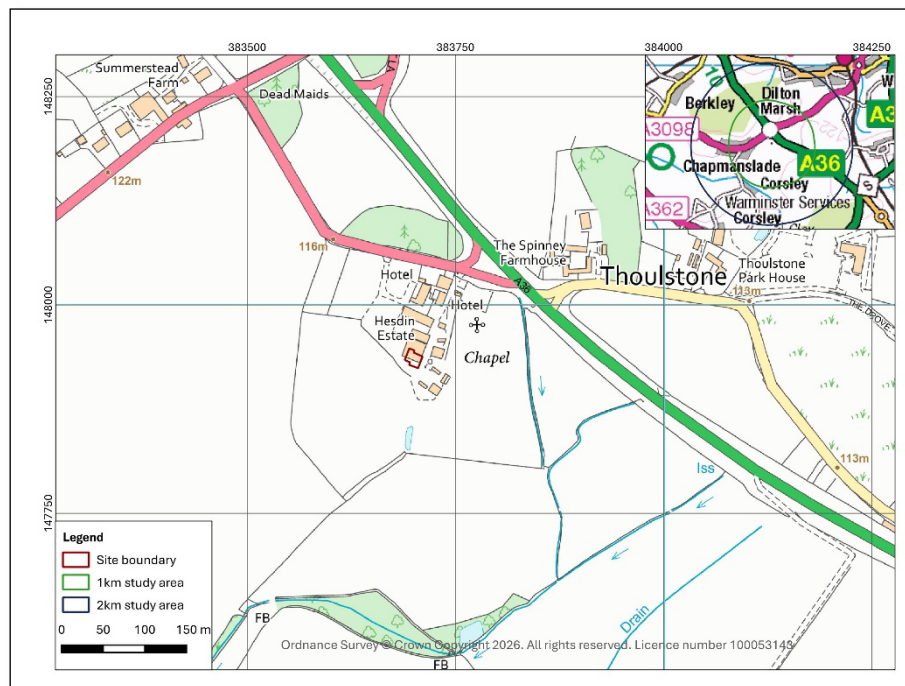


Image 1: Site location plan



Image 2: Aerial view of Site

- 2.2. Three residential units are currently under construction at the Site, the agricultural unit (as shown in Image 1-2) having been demolished. The proposal allows for a single storey

link building with 5a plunge pool on the roof to be constructed between Plots 2 and 3, the central and eastern buildings.

- 2.3. The Grade II Listed *Thoulstone Farmhouse* (List Entry 1036524) lies approximately 85m north of the Site.

Topography and geology

- 2.4. The Site is broadly flat, lying at an elevation of 112m OD.
- 2.5. The underlying geology of the Site is recorded by the British Geological Survey (BGS) as Boyne Hollow Chert Member – Sandstone; a sedimentary bedrock formed between 113 and 100.5 million years BP. No superficial geological deposits are recorded.

Project aims

- 2.6. The specific aims of this assessment are:
- an assessment of previous impacts at the Site;
 - an assessment of the potential for survival of archaeological deposits at the Site; and
 - scoping and assessment of the potential for impacts on the setting and significance of designated heritage assets within a 1km study area.

Limitations of data

- 2.7. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. Sources include the Wiltshire and Swindon Historic Environment Record (HER), Historic England and the British Geological Survey. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.8. It is recognised that the HER does not comprise a record of all surviving elements of the historic environment resource in Wiltshire, representing a record only of those known and recorded. The information held by the HER does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

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Assessment of impact and harm

- 2.11. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development, and thus a degree of harm as set out in the NPPF, are set out in Table 1, below.

Table 1: Criteria for assessment of harm

Magnitude of Impact	Defined as	Level of harm
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset	Substantial Harm
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset	Less Than Substantial Harm
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset	Less Than Substantial Harm
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset	No Harm
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset	No Harm
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset	No Harm
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset	No Harm

3. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

The Site

- 3.1. The Site comprises an area of ongoing development comprising three residential units on the site of a recently demolished large agricultural shed, some 85m south of the Grade II Listed Thoulstone Farmhouse, within the wider holiday complex which today comprises the developed and developing Hesdin Holiday Complex.
- 3.2. The Hesdin Estate lies in the hamlet of Thoulstone, c. 520m east of Chapmanslade and some 3.3km northwest of Warminster in Wiltshire.

Site visit

- 3.3. The Site was visited on 19 August 2025 pursuant to a previous planning application. where the land comprising the Site and its wider setting were walked over and visually assessed. Views toward the Grade II Listed Thoulstone Farmhouse were considered in terms of potential visual and spatial impacts at this time, and observations made have informed assessments of significance and impact set out later in this document.

Statutory and local heritage designations

- 3.4. An arbitrary 1km study area was established to better quantify and understand the distribution and nature of heritage assets and archaeological records in proximity to the Site. The study area includes 19 Listed Buildings, all at Grade II with the exception of the Grade II* Listed *Chalcot House*, situated c. 950m northeast of the Site (Image 6, LB12).
- 3.5. Within the wider estate and some 85m north of the Site, the Grade II Listed *Thoulstone Farmhouse* (Image 6, LB14), now known as *Hesdin Manor*, lies amongst a suite of historic and later buildings, representing the core of the former farm complex. Designated heritage assets and their settings will be discussed further as appropriate later in this document.

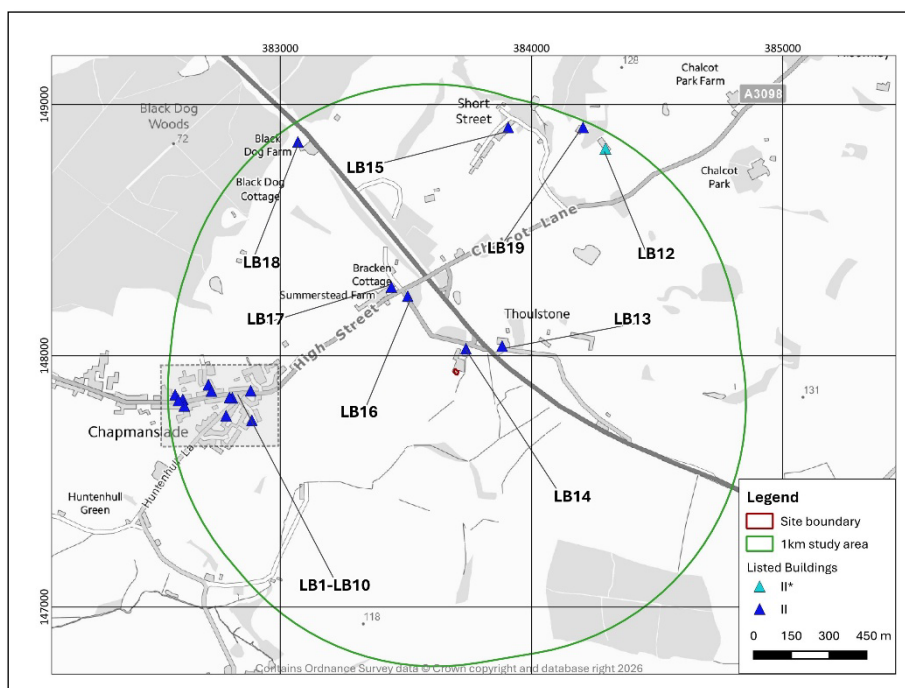


Image 3: Distribution of designated heritage assets in study area

Archaeological and historical context

Previous studies

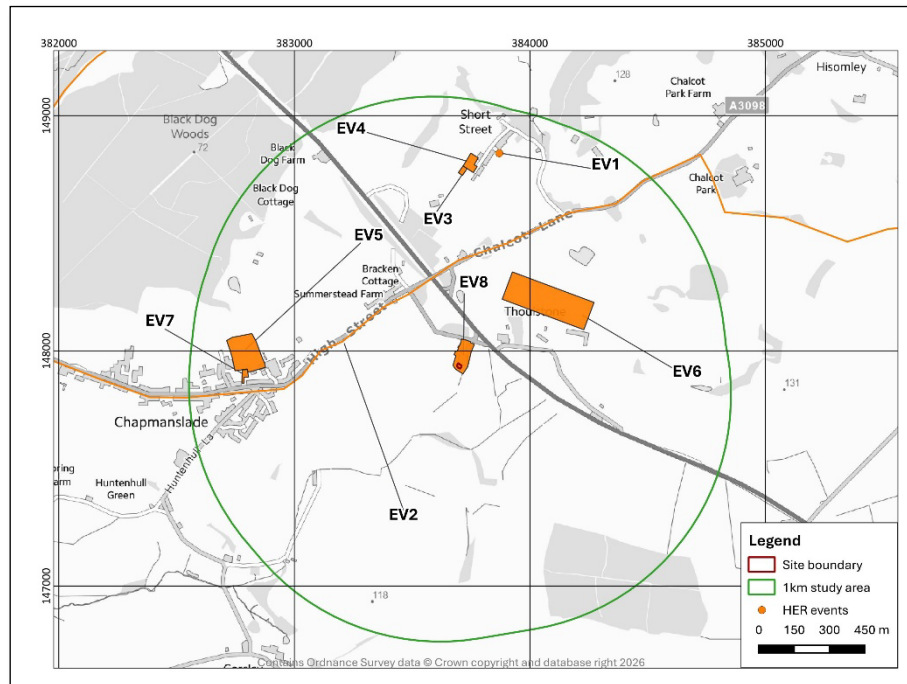


Image 4: Distribution of events in study area

- 3.6. The HER records a total of 8 previously completed archaeological or heritage studies within the 1km study area, referred to in this document as ‘events’. The Site was included in a Heritage Statement completed prior to the initial phase of development of the historic farm complex for leisure facilities (Image 4, EV8; De Villiers 2019).
- 3.7. An assessment of the wider area was completed in 2014 (Armour Heritage 2014) in respect of a planning proposal for a single wind turbine south of the then existing farm buildings.
- 3.8. The results of archaeological and heritage studies considered relevant to the assessment of the Site’s archaeological potential will be discussed further in the sections below.

Prehistoric (pre-43CE)

- 3.9. The earliest activity recorded in the study area refers to the findspot of a group of Mesolithic artefacts, c. 520m north of the Site (Image 5,1).
- 3.10. A larger assemblage of Neolithic flint tools was recovered from a location some 915m northeast of the Site in the grounds of Chalcot House (Image 5, 2; WANHM 1977/78).
- 3.11. Evidence for Bronze Age activity in the study area includes the findspot of a flint scraper found c. 190m northwest of the Site (Image 5, 5), and an axehead found in 1960 (Image 5, 3), recovered from a position some 385m to the south.
- 3.12. The Victoria County History records the discovery of a Bronze Age cremation at Chalcot House, some 915m northeast of the Site (Image 5, 4). The report is of a “Banded bucket urn found inverted over a cremation and ashes found before 1913” (Pugh et al 1957).

- 3.13. It is assessed that the potential for archaeological finds or features of prehistoric origin is low, with local evidence of a background nature only, and in light of recent and ongoing disturbance at the Site.

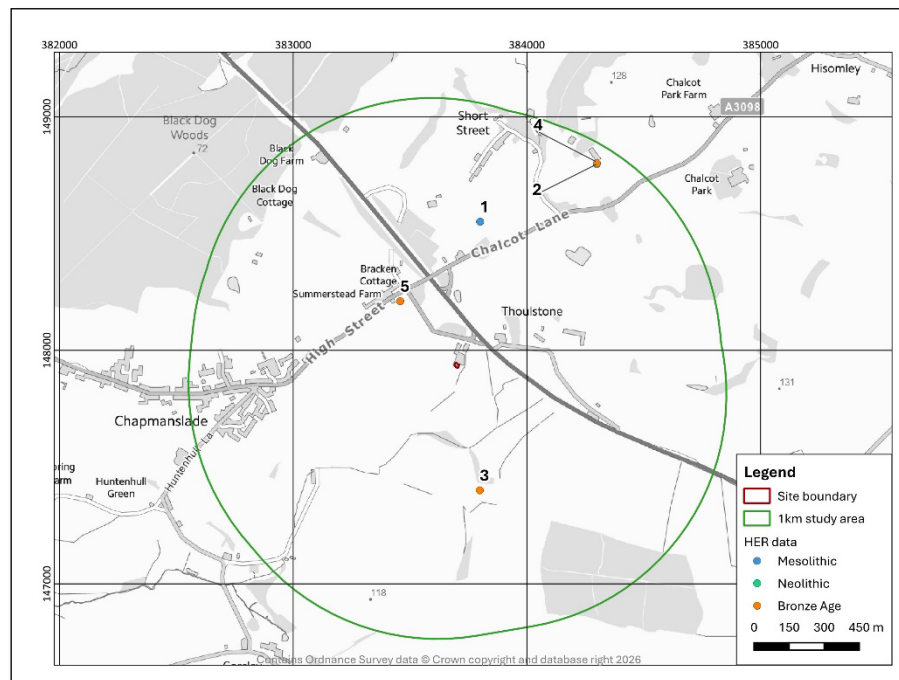


Image 5: Distribution of prehistoric evidence in study area

Romano-British (43-410CE)

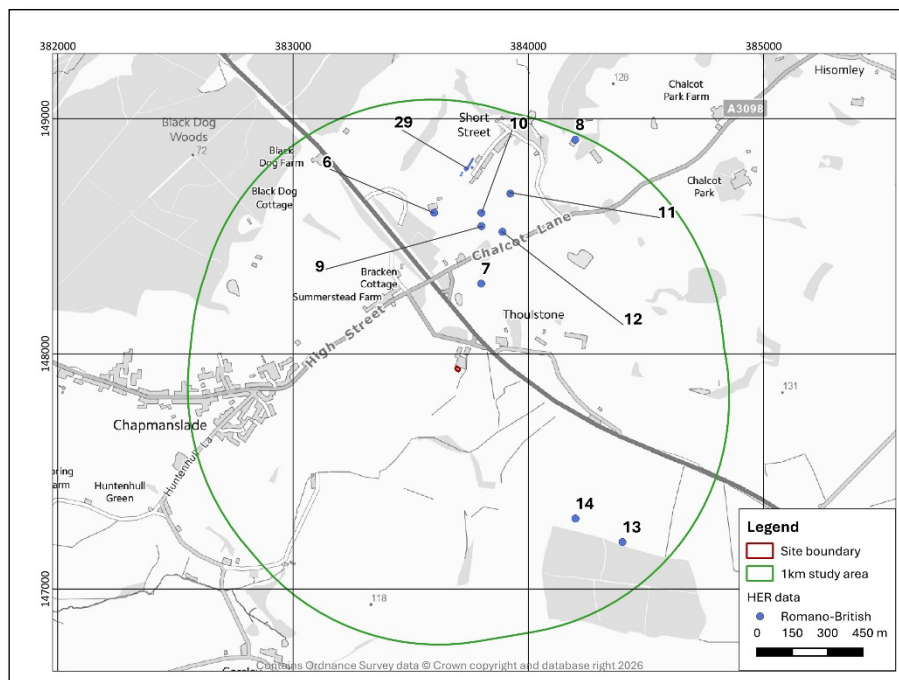


Image 6: Distribution of Romano-British evidence in study area

- 3.14. An area containing significant numbers of Roman finds is recorded north of the Site, including coins and pottery found over many years by a number of individuals (Image 6;

- 6-12). Further finds of this nature are recorded to the southeast of the Site (Image 6; 13, 14).
- 3.15. The finds may relate to an area of Romano-British activity comprising the record of three possible pottery kilns discovered during the construction of a tennis court (Image 6, 29; Lawes 2006). Following initial discovery, a geophysical survey was conducted (Image 4, EV4; Corney et al 2012) and subsequently three trial trenches were excavated, one of which included occupation evidence with the possible floor of a workshop identified.
- 3.16. The potential for finds or features of Romano-British date at the Site is considered moderate given the location of the kiln site and the numbers of stray finds found locally, potentially moderate if the road to the north proves to be a Roman feature. This is reduced somewhat due to disturbance from demolition and ongoing construction processes.

Early medieval (410-1066) to late medieval (1066-1529)

- 3.17. A settlement at Thoulstone is first recorded in 1257 as *Tholvestone* (Gover et al 1939). The settlement at this time, whose projected limits are shown in Image 11 (30) included a chapel, potentially that noted in OS maps at the Site.
- 3.18. Documentary evidence indicates that the majority of local settlements were established by the medieval period, suggesting many would have had their origins in the early medieval period. The HER records a number of medieval settlements in the area, probably broadly contemporary with Thoulstone, including Short Street (Image 7, 35), Chalcot Park (Image 7; 31, 32) and Chapmanslade (Image 7, 33).

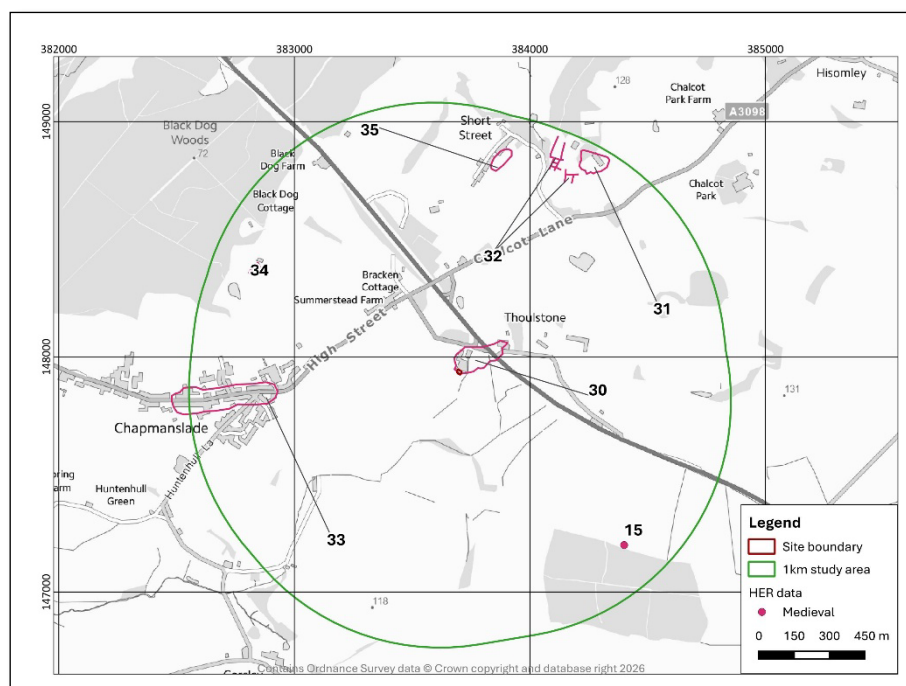


Image 7: Distribution of medieval evidence in study area

- 3.19. During the 14th century, specifically the 1334 Lay Subsidy (medieval taxation records), Thoulstone is recorded separately, confirming it as a recognised settlement alongside Upton Scudamore and nearby villages (VCH 1965).

- 3.20. It is assessed that the potential for significant medieval finds and features at the Site is high, given the earthworks and potential medieval chapel association noted above. This high potential is considered to relate largely to the east of the main house where the chapel location is noted in historic and modern maps.

Post-medieval (1540 to 1900)

- 3.21. HER records relating to the post-medieval period include a number of the buildings at the former Thoulstone Farm now the Hesdin Estate (Image 8, 55). Thoulstone Farm was recorded in 2014 as a partially extant 19th century farmstead of loose courtyard plan with two sides of the loose courtyard formed by working agricultural buildings with additional detached elements to the main plan. The farmhouse is recorded as attached to the agricultural range (Edwards & Lake 2014).
- 3.22. The majority of the remaining records refer to extant buildings and farmsteads in the wider study area and the potential for finds and features of post-medieval date, beyond known buildings, is considered high.

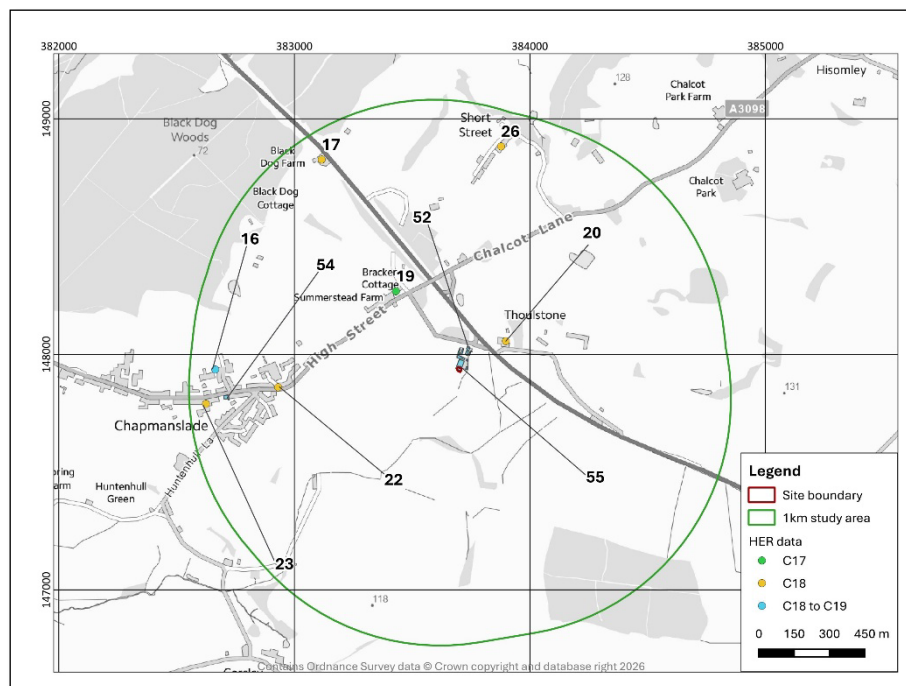


Image 8: Distribution of 17th and 18th century evidence in study area

Modern period (1901-present)

- 3.23. Data referring to the 19th and 20th centuries largely comprises outfarms and buildings of the period (Image 9).
- 3.24. In terms of the potential for buried archaeological features or finds of the later post-medieval and modern period, this is considered moderate to high, with the most likely evidence relating to former field boundaries or other agricultural features.

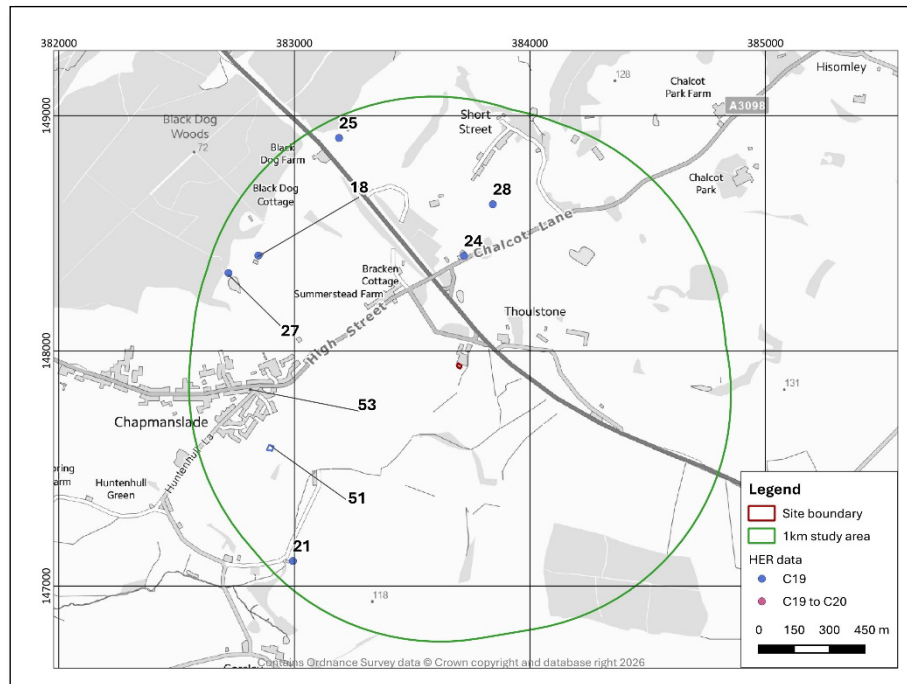


Image 9: Distribution of 19th and 20th century evidence in study area

Undated evidence

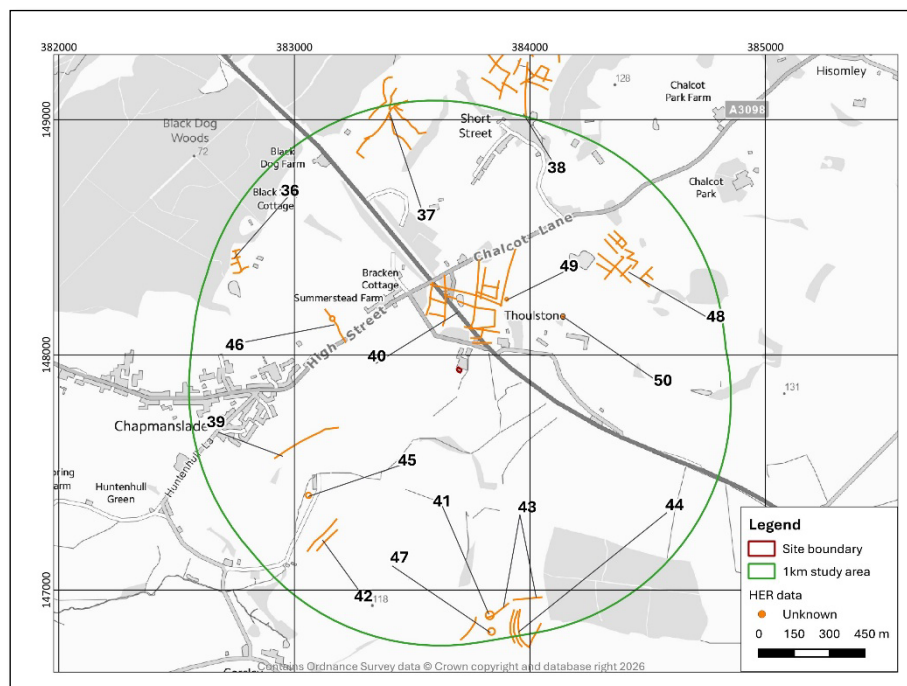


Image 10: Distribution of undated evidence in study area

- 3.25. Areas of undated cropmarks, identified from aerial photographs and considered to represent historic field systems, are distributed widely across the study area, including a group just north of the Site (Image 10; 40, 49). None are noted within the boundaries of the Site.
- 3.26. Further information on the Site's historical development is set out in the historic map regression section below.

Historic map regression: the developmental history of the Site

- 3.27. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape.

1808 Edmund Crocker - Warminster (OSD 63)

- 3.28. Edmund Crocker's early 19th century map is one of the first issue of Ordnance Survey drawings completed for military purposes. Field boundaries are not recorded, although shading gives an impression of the undulating landscape. There was no standardised method for recording relief before the adoption of contour lines in 1839-40, but many draughtsmen used shading and brushwork interlining to some degree prior to this.
- 3.29. Thoulstone Farm is recorded as a courtyard arrangement of buildings, much of which survives today, with the south set some distance to the south of the core farmstead. The List Entry for the farmhouse suggests a date of c. 1800 which corresponds with this map and indicated the farmstead was a relatively recent foundation when the map was completed.



Image 11: 1808 Edmund Crocker - Warminster (OSD 63)

- 3.30. The historic village of Chapmanslade is illustrated west of the Site, showing the layout of buildings and plots centred on the road system.

1839 Upton Scudamore parish tithe map

- 3.31. The tithe map for Upton Scudamore parish was completed in 1839 by an uncredited surveyor, with the apportionment document compiled in the previous year (Kain & Oliver 1995). The Site occupies a small element of Plot10, and information recorded in the apportionment document on this, alongside a number of nearby plots to offer a wider context, is set out in Table 2 below to inform local land use and ownership of the period.

3.32. Field name interpretation is generally after Cavill 2018 or further research.

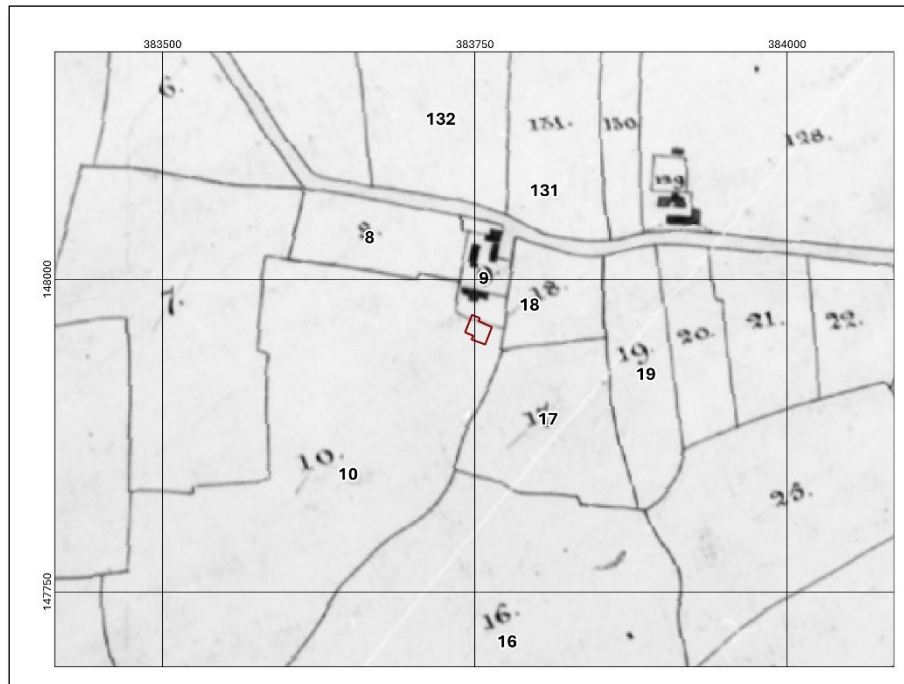


Image 12: 1839 Upton Scudamore parish tithe map

Table 2: 1838 Upton Scudamore tithe map apportionment

Plot No.	Plot Name	Landowner	Land Use	Interpretation
10	Great Close	Marquess Of Bath	Meadow	Large, enclosed field
8	Orchard	Marquess Of Bath	Orchard & Pasture	Self-explanatory
9	House, Outbuildings, Garden &c.	Marquess Of Bath	Homestead	Self-explanatory
18	Birds Paddock	Marquess Of Bath	Arable	May refer to land notably frequented by birds or possibly is after a family name
17	Chapel Close	Marquess Of Bath	Arable	Refers to the former site of a chapel
7	Horse Croft	Marquess Of Bath	Arable	Small enclosed field where horses were kept or grazed
6	Cross Close	Marquess Of Bath	Arable	Field containing or adjoining a wayside or boundary cross
133	Broomy Close	Marquess Of Bath	Arable	Field in which broom grew
132	Lloyds Mead	Marquess Of Bath	Arable	Most likely after a family name
131	Mountains	John Norris Clark	Arable	Land on a slope

19	Springles Paddock	John Norris Clark	Meadow	Land containing a well or spring
16	Strangers Leaze	Marquess Of Bath	Pasture	Pasture used by (or associated with) strangers or outsiders; Land held or rented by non-residents of the manor or parish

- 3.33. The Site and much of the land around was in the ownership of the Marquess of Bath whose seat was at the nearby Longleat Estate. The map shows a looser arrangement of buildings than that implied in the earlier OS hand drawn map of 1808, with a courtyard plan no longer so apparent. The site of the probably medieval chapel is noted in the field name 'Chapel Close' (Plot 17).

1886 Ordnance Survey County Series 1:2,500

- 3.34. The 1886 Ordnance Survey map shows more buildings have been constructed around the existing, suggesting a significant expansion of Thoulstone Farm's agricultural resources. An orchard is shown west of the farm buildings, as previously recorded in the tithe map. The *Chapel (Site of)* is noted east of the farm buildings.
- 3.35. The Site lies in undeveloped agricultural land to the south of the farmstead.

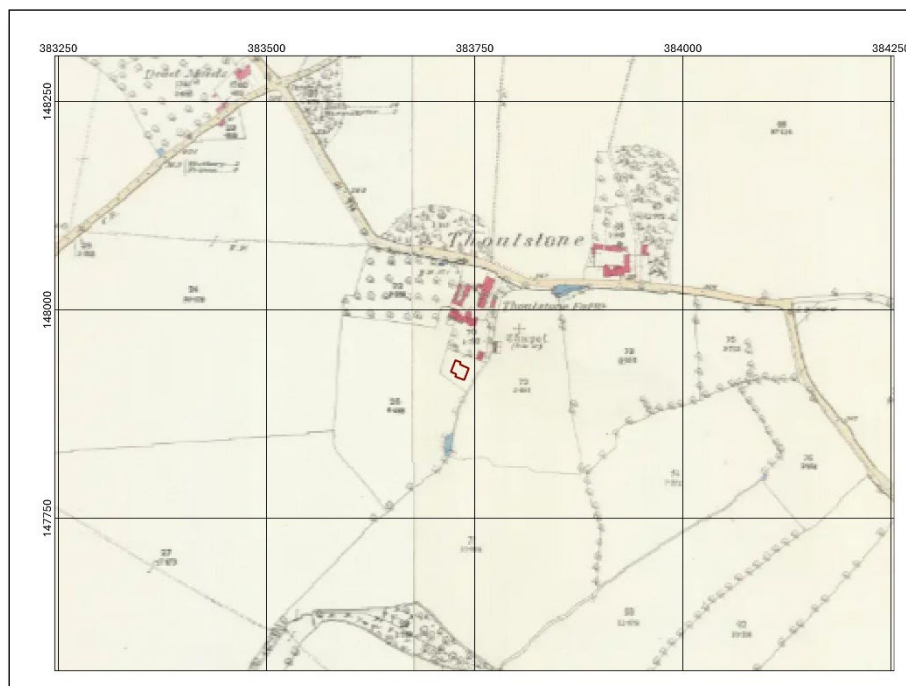


Image 13: 1886 Ordnance Survey County Series 1:2,500

1899 Ordnance Survey County Series 1:2,500

- 3.36. The 1899 OS map shows no notable change at the Site although a small group of buildings are now extant just to the northeast.

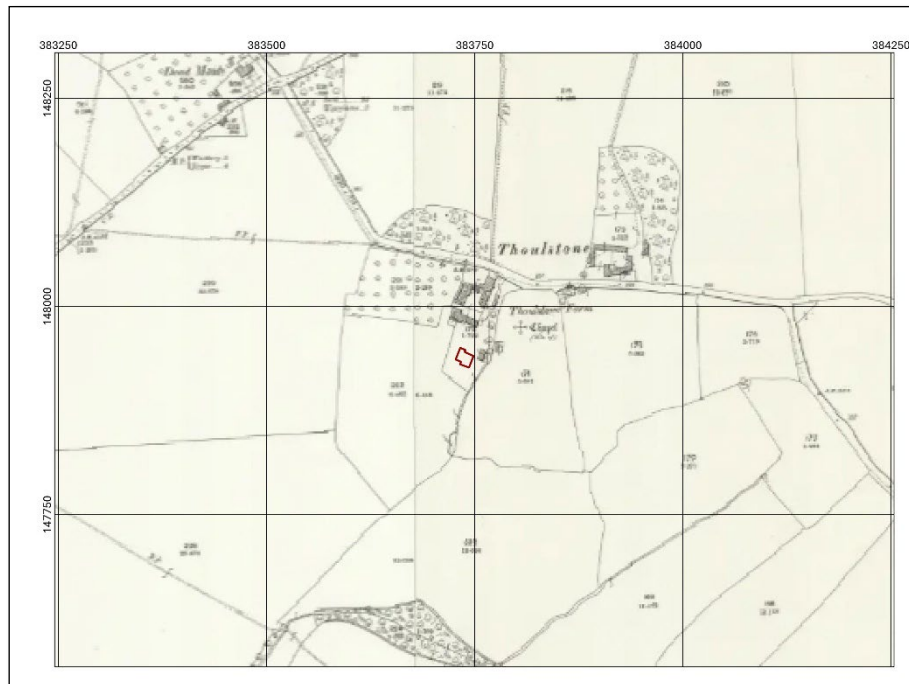


Image 14: 1899 Ordnance Survey County Series 1:2,500

1922 Ordnance Survey County Series 1:2,500

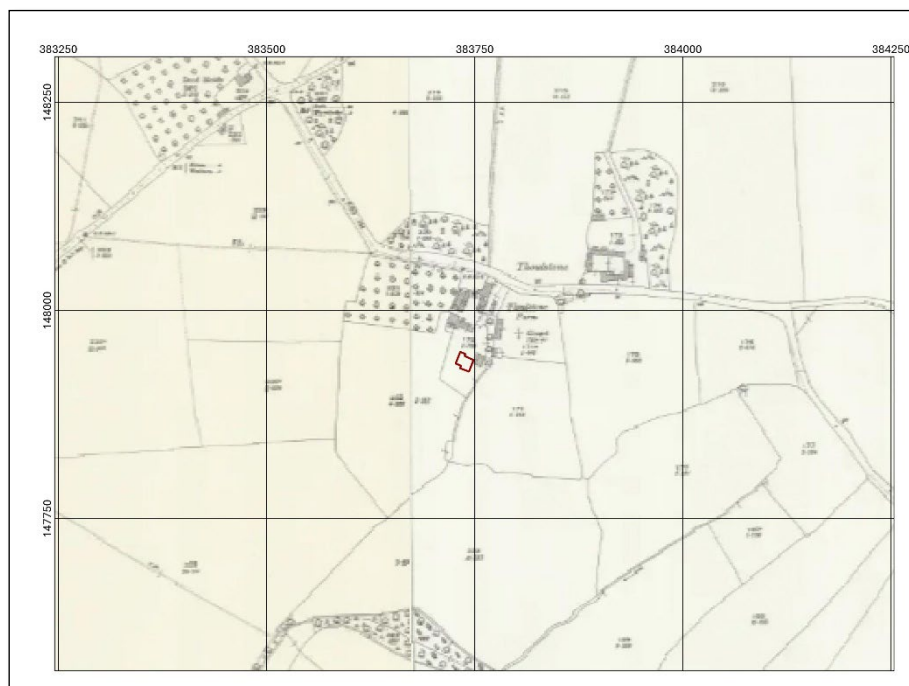


Image 15: 1922 Ordnance Survey County Series 1:2,500

3.37. The 1922 map shows no clear or obvious changes at the Site or nearby.

1936 Ordnance Survey 1:25,000 Series

3.38. This map of 1936 shows no change or development at the Site.

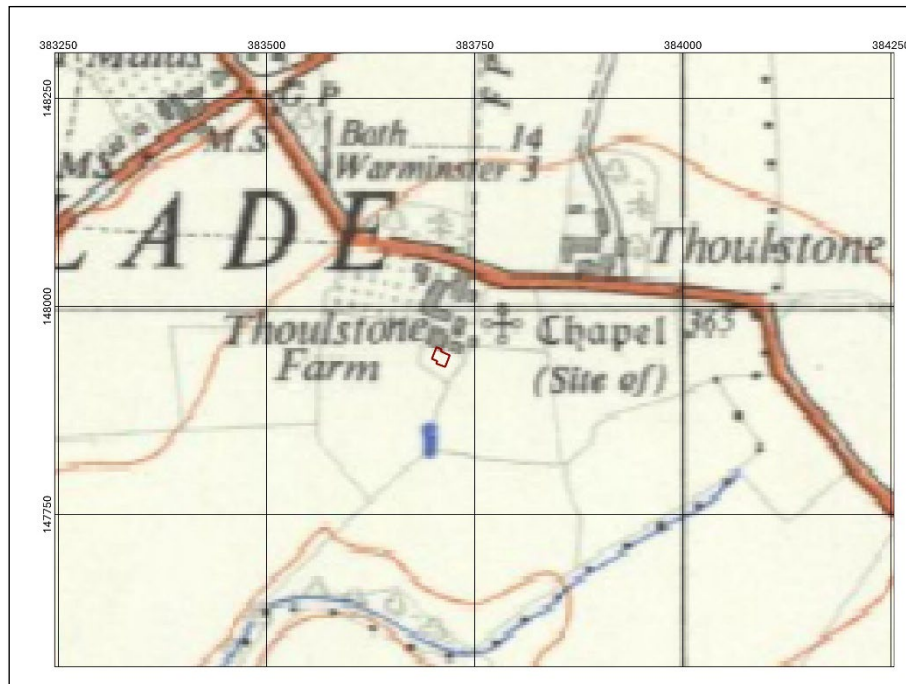


Image 16: 1936 Ordnance Survey 1:25,000 Series

Later maps

- 3.39. Post-war OS maps show little change up to the end of the 20th century. Larger agricultural units are added at the end of the 1990s, including that recently demolished at the Site.

Satellite imagery

- 3.40. The modern Google Earth sequence covers the period 2001 to 2025. The 2001 image shows two adjoining large modern agricultural sheds at the Site. By 2021 construction activity is apparent south and southeast of the large modern sheds and this has expanded by 2025 to include new buildings in the southeast of the Site.

Historic Landscape Character

- 3.41. The Historic Landscape Characterisation for Wiltshire records the Site within a larger block recorded under the HLC type *Farmstead*, noted as including the sites of Thoulstone Farm and Spinney Farm.

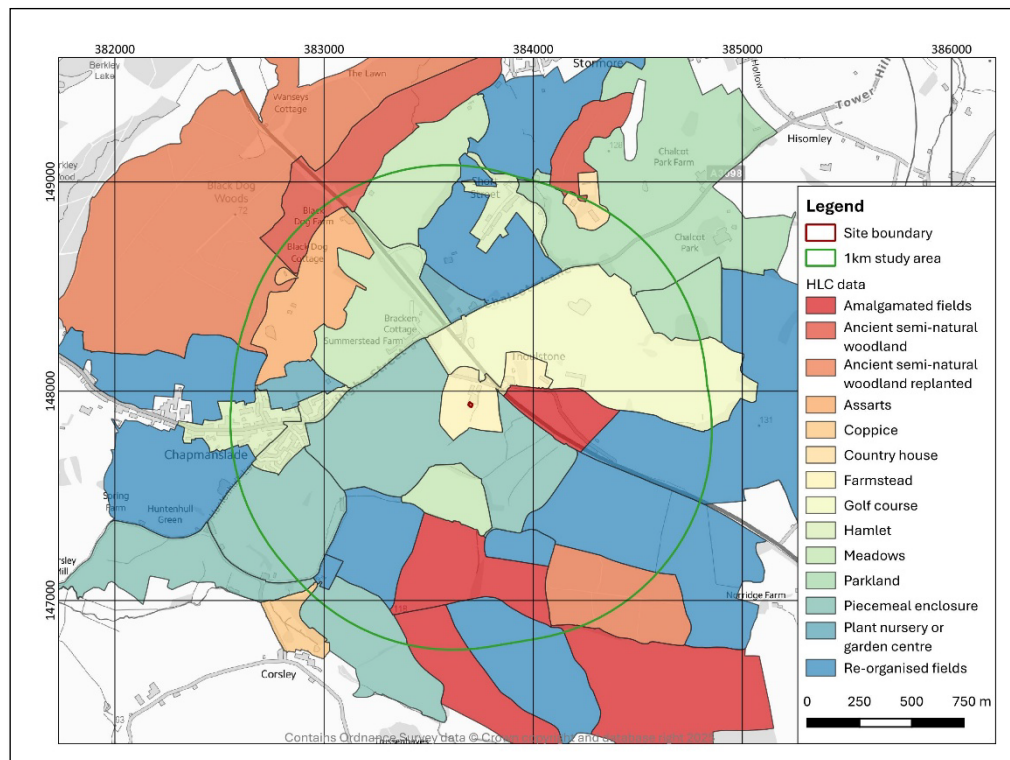


Image 17: Historic Landscape Characterisation

4. ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

- 4.1. A number of Listed Buildings lie within the study area with two considered to have the capacity for harm as a result of change within their settings. These comprise Hesdin Manor (recorded in the National List as *Thoulstone Farmhouse*) and Spinney Farmhouse which is situated across the A36 to the northeast.
- 4.2. Other designated heritage assets in the study area have been scoped out of further assessment due to their distance from the Site.

Thoulstone Farmhouse (Grade II Listed Building; List Entry 1036524)

Description

- 4.3. The Grade II Listed Building, today known as Hesdin Manor, is a substantial late Georgian farmhouse dating from c. 1800. It is constructed in English garden wall bond brickwork with stone dressings, under a hipped tiled roof with brick ridge stacks (Image 23). The principal elevation is symmetrical, comprising three storeys and three bays, with a central six-panelled door beneath a pedimented stone doorcase. The façade includes finely proportioned beaded sash windows: twelve-pane sashes to the ground and first floors, and six-pane sashes to the attic storey, with a plat band marking the first-floor level and moulded stone eaves completing the composition. The side elevations incorporate beaded mullioned and transomed casements and secondary entrances, while a lean-to addition extends to the rear.
- 4.4. The building stands within a modest walled garden, fronted by a lawned forecourt and mature planting, contributing to its domestic Georgian character.



Image 18: Thoulstone Farmhouse (Hesdin Manor), front elevation

- 4.5. More recently the building has been in use as a hotel, the principal building within the Hesdin Estate Holiday Complex which includes a group of facilities comprising repurposed historic farm buildings and new construction.

Contributors to the significance of the heritage asset

- 4.6. Archaeological and evidential value: Whilst the interior has not been inspected, the Listed Building's largely intact external form, materials, and joinery are valuable as evidence of early 19th century rural construction techniques within the Longleat Estate. There is a recognised potential for surviving early fabric and features within the interior, which will enhance its evidential value. The archaeological and evidential value of the Listed Building is considered to contribute to its overall significance at a moderate to major level.
- 4.7. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, which helps illustrate the expansion and improvement of agricultural holdings during the late Georgian period under estate management systems. Its size and architectural refinement suggest it was intended for a prosperous tenant farmer or estate steward rather than a purely functional agricultural dwelling, and this is borne out by its tenanted status as recorded in the tithe map apportionment of 1838 when it was part of the wider holdings of the Longleat Estate. The building's survival provides a tangible link to the wider development of the Thoulstone hamlet and the surrounding agricultural landscape.
- 4.8. Associative value is found in the farmhouse's long association with the Longleat Estate, of which it remained a part until the mid-20th century, contributing to the estate's network of managed farms that supported its economic base. Its historic association with the estate reinforces the social and economic history of the region and offers insight into patterns of land tenure and rural hierarchy. The historical value of the Listed Building is considered a major contributor to its heritage significance.
- 4.9. Architectural and aesthetic value: The property's design reflects early 19th century estate architecture, blending classical Georgian symmetry with restrained rural detailing. The

painted brick façade, sash windows, and proportionate three-bay elevation demonstrate balanced Georgian composition, while the stone dressings, pedimented doorcase, and plat band lend a sense of architectural refinement not often found in purely vernacular farmhouses. The grand façade offers a significant degree of aesthetic refinement and contributes positively to the local built environment. It is assessed that the Listed Building's architectural and aesthetic values represent a major contribution to its heritage significance.

- 4.10. Communal value: As a prominent historic farmhouse on Bath Road, the building contributes to local identity and understanding of the rural heritage of Chapmanslade and its environs. Its continued use and adaptation as part of the Hesdin Estate, today a high-quality holiday destination, has allowed the building and its setting to remain active, well-maintained, and publicly appreciated. This contemporary use encourages ongoing engagement with the area's historic environment and provides opportunities for visitors to experience and value the heritage of the wider historic Longleat Estate landscape. The sustained occupation and sensitive reuse of the building and outbuildings enhance its communal significance by ensuring that its historic character remains a visible and valued part of the local and visitor experience. A minor to moderate level of communal value is assessed.
- 4.11. Contribution of Setting to Significance: The setting of Thoulstone Farmhouse, now Hesdin Manor, remains semi-rural, with mature trees, boundary walls, and views across the surrounding farmland that reinforce its historic function and character. The forecourt and garden enhance the architectural grandeur of the principal elevation, while the adjacent refurbished outbuildings and yard contribute to the understanding of its historic working context. Despite modern alterations nearby, the building continues to benefit from a legible and sympathetic setting that supports its historic and architectural significance.
- 4.12. Overall: Thoulstone Farmhouse is considered a building of special interest, embedded in its Grade II Listed status, whose architectural and historic values are the principal contributors to its significance. Its design quality, material integrity, and clear illustrative association with the Longleat Estate define its importance, while its ongoing role within the Hesdin Estate enhances its communal relevance and secures its long-term conservation.

Spinney Farmhouse (Grade II Listed Building; List Entry 1036523)

Description

- 4.13. Spinney Farmhouse is a substantial rural dwelling of 18th and early 19th century origin, combining rubble stone and stuccoed brick construction beneath varied hipped and gabled roofs of Welsh slate and pantile. The composition reflects a phased development typical of evolving agricultural properties, where successive additions accommodate changing domestic and estate needs. The principal 19th century elevation presents a two-storey, three-bay façade with a central six-panelled door, pointed fanlight, and square hoodmould, flanked by three-light casement windows with pointed lights beneath similar hoodmoulds. Above the entrance is a two-light casement, with deep eaves lending horizontal emphasis.
- 4.14. A garden wall, mature planting, and associated outbuildings contribute to its domestic rural character and setting (Image 24).



Image 24: Spinney Farmhouse from Old Warminster Road

Contributors to the significance of the heritage asset

- 4.15. Archaeological and evidential value: The Listed Building exhibits a clear sequence of construction phases from the 18th and into the early 19th century, demonstrated in the variety of materials, roof forms, and window treatments. This architectural sequence provides valuable evidence for the development of vernacular to rural architecture in Wiltshire, illustrating adaptation over time rather than wholesale rebuilding. The survival of original joinery, stonework, and detailing, in particular in the 19th century extension, offers information on regional building practices and craftsmanship of the period. The archaeological and evidential value of the building is considered to contribute to its overall significance at a moderate to major level.
- 4.16. Historical value: Spinney Farmhouse illustrates the transition of agricultural housing from the vernacular 18th century farmhouse to the more stylised estate-influenced Georgian and early Victorian dwelling. Its architectural evolution reflects broader shifts in agricultural prosperity during this period.
- 4.17. A degree of associative historical value will be derived from the farmhouse's long-standing agricultural function and historic association with the small settlement of Thoulstone which connect it to the social and economic narrative of the wider area's largely estate-based rural development. Its layered construction demonstrates continuity and adaptation, reflecting changing agricultural fortunes and domestic expectations across two centuries. The historical value of Spinney Farmhouse is considered a major contributor to its heritage significance.
- 4.18. Architectural and aesthetic value: The Listed Building's architectural character derives in large part from its composite form, with the original 18th century range harmonising with the later 19th century stuccoed extension. The later front elevation introduces Gothic Revival influences, evident in the pointed casements and fanlight, integrated within an otherwise classically proportioned plan. Despite notable incremental changes, the building retains integrity of form, scale, and materiality, surviving as a coherent and distinctive built form within the local rural landscape. It is assessed that the property's architectural and aesthetic values represent a major contribution to its significance.

- 4.19. Communal value: Spinney Farmhouse contributes to the collective historic identity of the Thoulstone and Chapmanslade area, where estate and non-estate agricultural buildings form a cohesive historic architectural grouping. A minor degree of communal value is concluded.
- 4.20. Contribution of Setting to Significance: The farmhouse occupies roadside yet distinctly rural setting, enclosed by stone boundary walls, mature trees, and traditional outbuildings, which together evoke its historic function and context. Its relationship with adjacent agricultural structures and the rural approach along Bath Road reinforces its authenticity and rural aspect. The survival of this setting, largely unspoiled by intrusive development beyond modern infrastructure, lends weight to the Listed Building's evidential and aesthetic values, providing an appropriate backdrop for understanding its evolution and continued role within the landscape. This setting is assessed to represent a moderate contributor to its overall heritage significance.
- 4.21. Overall: Spinney Farmhouse is a building of special interest, reflected in its Grade II Listing. Its significance is derived largely from its historical value and architectural and aesthetic qualities, along with an important contribution from its rural setting.

Buried archaeology

- 4.22. Assessment of the HER datasets used for this project has identified a mixed potential for finds and features of all periods, generally found to be low or moderate. It should be noted that the area south of the car park west of the main house is likely to contain evidence for a medieval to post-medieval chapel. The field is recorded in the tithe map apportionment as Chapel Close with the site noted in successive historic maps. Clear evidence of the survival of below-ground remains, admittedly of unknown quality or nature, was observed during the site visit.
- 4.23. It is clear from recent activity at and around the site, including demolition of the 20th century agricultural sheds, and ongoing construction of the three consented dwellings, that the archaeological potential of the Site is significantly reduced, if not removed entirely.

Historic Landscape Character

- 4.24. The Historic Landscape Characterisation for Wiltshire records the majority of the Site as *Farmsteads*, referring to the historic agricultural sites of Thoulstone Farm and Spinney Farm. The HLC of the Site is assessed to be of moderate archaeological and historical interest.

5. PLANNING PROPOSAL

- 5.1. Full planning permission has been granted for the construction of three detached 'modern barn' dwellings (Plots 1–3) arranged in a linear group accessed from the consented second farm entrance. The approved layout establishes three narrow, parallel plots set within former agricultural land, with hardstanding and private garden areas to the south of the buildings.
- 5.2. The consented dwellings comprise two storey, gabled structures in a contemporary agricultural style. The approved external materials comprise:
- Siberian larch cladding;
 - reclaimed facing brickwork;

- natural stone elements;
 - Sandtoft 'Old Hollow' clay roof tiles; and
 - metal-framed windows, fascias and rooflights (dark grey finish).
- 5.3. The elevations present an agricultural inspired architectural design featuring simple openings and vertically emphasised façades.
- 5.4. The current application relates solely to a new single storey link building between two of the approved dwellings, incorporating a plunge pool at roof level. This element represents an infill structure within the established plot arrangement and does not alter the footprint or positioning of the three consented dwellings. The link building forms a low profile addition within the developed area of the scheme and introduces a small roof level pool as an ancillary leisure facility
- 5.5. The remainder of the consented residential layout and architectural treatment of Plots 1–3 remains unchanged.

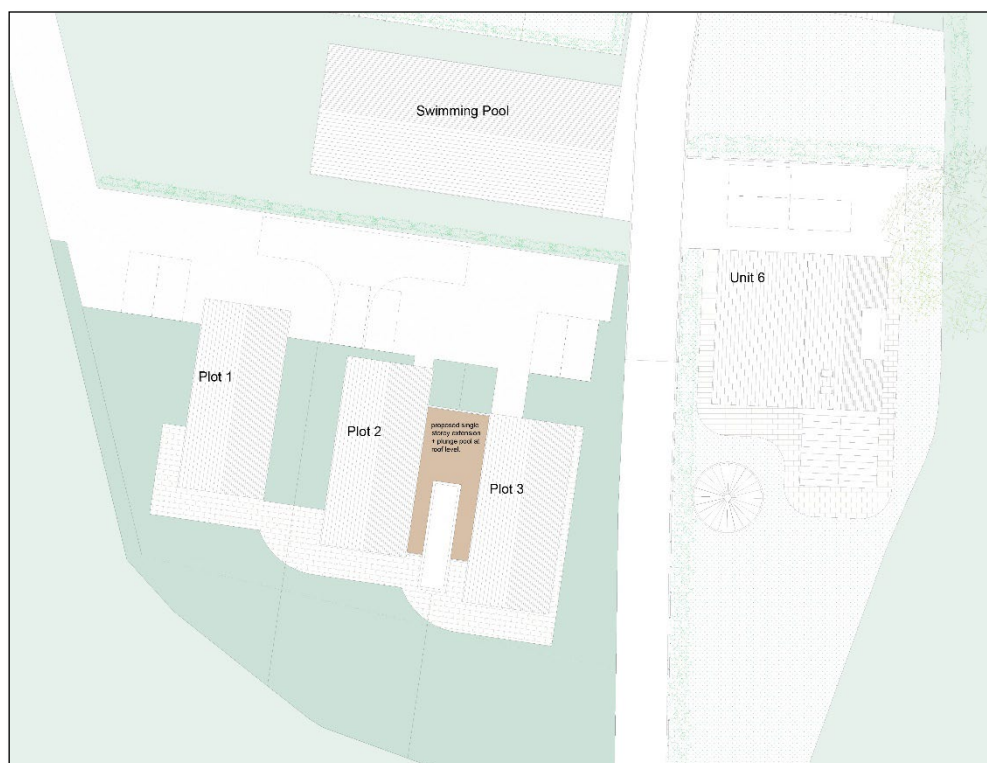


Image 19: Proposed layout

Setting of Thoulstone Farmhouse (Hesdin Manor)

- 5.6. The significance of Hesdin Manor is found primarily in its architectural and historic value, alongside its late Georgian farmhouse aesthetic. Its setting contributes to its significance through its continued rural context, open garden forecourt, and its visual relationship with the surrounding farmland, which reinforce its origins as a working farmhouse.
- 5.7. The Listed Building forms the core of the current Hesdin Estate holiday complex. The proposed new facilities, including a natural swimming lake, padel courts, leisure buildings, and ancillary amenities, are arranged within the wider estate landholding but are physically separated from the house by intervening mature planting, hedged enclosures, and internal access drives. The masterplan has embedded these facilities

within screened woodland belts, maintaining a discreet relationship between new structures and the principal listed building.

- 5.8. In terms of potential visual impact, the addition of the proposed link structure will not have any notable visual effect on the setting of the Listed Building, due to distance and intervening built form.
- 5.9. It is found therefore that the proposed development will result in no harm to the setting or significance of the Listed Building.

Setting of Spinney Farmhouse

- 5.10. Spinney Farmhouse derives significance from its evident architectural evolution, comprising an 18th century range expanded in the early 19th century. Its setting contributes to its significance through its semi-rural enclosure of gardens, outbuildings, and proximity to former farmland, which frame it as a modest but distinctive component of the historic landscape.
- 5.11. The Listed Building will remain visually and physically distinct from the new link building and it is concluded that the proposed development will have no adverse impact on the setting or significance of Spinney Farmhouse.

Buried archaeology

- 5.12. Whilst the proposed development has the potential to disturb or remove buried archaeological features where present, it should be taken into account that the area proposed for the link building has been subject to recent demolition of 20th century agricultural sheds and the ongoing disturbance of the development of the consented residential units. It is highly likely that no meaningful archaeological potential remains at the Site.

Historic Landscape Character

- 5.13. The proposed development at the Site, whilst resulting in a very minor and localised visual change, will not impact in any material way on the HLC which is recorded as *Farmsteads*.

6. CONCLUSION

- 6.1. This Historic Environment Assessment has examined the potential effects of the proposed single-storey link building with roof level plunge pool at the Hesdin Estate Holiday Complex, Thoulstone, Wiltshire, on designated heritage assets, buried archaeological remains and the historic landscape character of the area.
- 6.2. The assessment identified two designated heritage assets whose settings have the potential to be affected by development at the Site: Thoulstone Farmhouse and Spinney Farmhouse, both Grade II Listed Buildings. The significance of each heritage asset has been assessed through consideration of their archaeological and evidential, historical, architectural and aesthetic, communal and setting values.
- 6.3. The proposed development represents a small scale, low profile infill structure within an area of recently approved and partially constructed residential development. It will not alter the established layout of the consented dwellings and will not introduce built form into undeveloped land. In this regard then it is concluded that the proposed development

will preserve the significance of both Listed Buildings and their settings and will result in no harm to their significance for the purposes of national planning policy.

- 6.4. In respect of buried archaeology, while the wider area contains evidence of activity of multiple periods, the Site has been heavily disturbed by the demolition of modern agricultural buildings and by ongoing construction works associated with the consented residential development. As a result, the archaeological potential of the Site is considered to be significantly reduced and, in practical terms, extremely limited. It is concluded therefore that the proposed development is unlikely to result in any significant archaeological impacts and that no further archaeological assessment, field evaluation or archaeological monitoring is required.
- 6.5. The proposed development is therefore considered to comply with national and local planning policy for the historic environment and raises no heritage or archaeological objections in principle.

7. SOURCES AND REFERENCES

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British Geological Survey Online
Google Earth Pro
Heritage Gateway
Hesdin Estate
National Archives
National Heritage List for England
Wiltshire Council

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:1km study area)								
Listed Buildings (1km study area)								
LB1	1036525	Barters Farm	Farmhouse	Post-medieval	Farmhouse, now detached house. Early C18	II	382882	147861
LB2	1036526	93, High Street	House	Post-medieval	Detached house. Late C18.	II	382612	147827
LB3	1036527	Church Of St Philip And St James	Church	Post-medieval	Anglican parish church of 1866-7 by G E Street.	II	382581	147846
LB4	1036528	52, High Street	House	Post-medieval	Semi-detached house. Mid C18.	II	382809	147833
LB5	1036529	Rymills Farmhouse	Farmhouse	Post-medieval	Farmhouse. Circa 1700.	II	382618	147801
LB6	1036530	28, Huntenhull Lane	Cottage	Post-medieval	Detached cottage. Early C18	II	382784	147762
LB7	1036533	Hoots	Cottage	Post-medieval	Detached cottage. Early C18	II	382714	147885
LB8	1285762	18,20, 22 And 24, Southcroft	House	Post-medieval	House with additions, now four cottages. Early C18, later C18 additions.	II	382887	147743
LB9	1364277	No 65 With Front Walls And Gate Piers/Wheelwrights House	House	Post-medieval	Two semi-detached houses. Early to late C18	II	382726	147860
LB10	1364279	Huntly House	House	Post-medieval	Semi-detached house. Late C18, altered C20	II	382798	147834
LB11	1416479	War Memorial	War memorial	Modern	War memorial of 1920	II	382595	147823

LB12	1021468	Chalcot House	House	Post-medieval	Country house. Early C18, incorporating part of late C17 house, late C18 and 1872 additions and alterations by J.P. St Aubyn for the Phipps family.	II*	384294	148824
LB13	1036523	Spinney Farmhouse	Farmhouse	Post-medieval	Farmhouse. C18 and early C19	II	383883	148039
LB14	1036524	Thoulstone Farmhouse	Farmhouse	Post-medieval	Farmhouse. Circa 1800.	II	383739	148028
LB15	1036532	Short Street Farmhouse	Farmhouse	Post-medieval	Farmhouse, now house with annexe. Early C18, additions early C19	II	383907	148909
LB16	1193904	Milestone At Junction With Westbury Road	Milepost	Post-medieval	Milepost. c.1834. Cast iron classical style pillar	II	383507	148238
LB17	1194309	Summerstead Farmhouse	Farmhouse	Post-medieval	Farmhouse, now detached house. Late C17, altered C20	II	383442	148274
LB18	1364276	Black Dog Farmhouse	Cottage	Post-medieval	Farmhouse. Late C18.	II	383070	148851
LB19	1364288	Stables At Chalcot House	Stables	Post-medieval	Stable block. 1870s, probably by J.P. St Aubyn for the Phipps family.	II	384205	148909
Wiltshire HER data (1km study area)								
1	ST84NW050	South West of Chalcote House	Findspot	Mesolithic	Mesolithic Flint, South West of Chalcote House	n/a	383800	148551
2	ST84NW101	Chalcot House	Findspot	Neolithic	Neolithic Flint, Chalcot House	n/a	384298	148797
3	ST84NW150	Near Dead Maids Corner	Findspot	Bronze Age	Bronze Age Axe, Near Dead Maids Corner	n/a	383798	147401
4	ST84NW151	Near Chalcot House	Burial	Bronze Age	Bronze Age Cremation, Near Chalcot House	n/a	384300	148801
5	ST84NW154	South of Dead Maids Farm	Findspot	Bronze Age	Bronze Age Scraper, South of Dead Maids Farm	n/a	383458	148210

6	ST84NW300	South West of Chalcot Park	Findspot	Romano-British	Roman Finds, South West of Chalcot Park	n/a	383600	148600
7	ST84NW304	Near Row and Thoulstone Turnpike	Findspot	Romano-British	Romano-British Coins and Pottery, Near Row and Thoulstone Turnpike	n/a	383799	148299
8	ST84NW305	Stable Block, Chalcot House	Findspot	Romano-British	Romano-British Pottery, Stable Block, Chalcot House	n/a	384199	148910
9	ST84NW306	Near Chalcote House	Findspot	Romano-British	Roman Finds, Near Chalcote House	n/a	383801	148543
10	ST84NW307	South West of Short Street Farm	Findspot	Romano-British	Roman Coin, South West of Short Street Farm	n/a	383800	148599
11	ST84NW308	Field called 'Emmetts Piece'	Industrial Site	Romano-British	Roman Pottery, Field called 'Emmetts Piece'	n/a	383924	148681
12	ST84NW309	South of Short Street Farm	Findspot	Romano-British	Roman Pottery, South of Short Street Farm	n/a	383890	148519
13	ST84NW310	North of Clearwood on Thoulstone Farm	Findspot	Romano-British	Romano-British Finds, North of Clearwood on Thoulstone Farm	n/a	384400	147200
14	ST84NW312	North of Clear Wood	Findspot	Romano-British	Romano-British Pottery, North of Clear Wood	n/a	384200	147300
15	ST84NW459	North of Clear Wood	Findspot	Medieval	Medieval Button and Coins, North of Clear Wood	n/a	384400	147200
16	ST84NW526	Wood Lane	Cemetery	C18 to C19	Late 18th/19th Century Burial Ground, Wood Lane	n/a	382664	147936
17	MWI70208	Black Dog Farm	Farmstead	C18	Black Dog Farm	n/a	383116	148827
18	MWI70209	Godswell Grove Farm	Farmstead	C19	Godswell Grove Farm	n/a	382847	148405
19	MWI70210	Summerstead Farm (Dead Maids)	Farmstead	C17	Summerstead Farm (Dead Maids)	n/a	383431	148268
20	MWI70212	Spinney Farm (Thoulstone)	Farmstead	C18	Spinney Farm (Thoulstone)	n/a	383898	148056
21	MWI70213	Water Farm	Farmstead	C19	Water Farm	n/a	382993	147107
22	MWI70214	Barter's Farm	Farmstead	C18	Barter's Farm	n/a	382931	147861
23	MWI70215	Rymills Farm (Rylands Farm)	Farmstead	C18	Rymills Farm (Rylands Farm)	n/a	382624	147790

24	MWI70219	Row Farm Nursery (Row Farm)	Farmstead	C19	Row Farm Nursery (Row Farm)	n/a	383720	148404
25	MWI70220	North East of Black Dog Farm	Outfarm	C19	Site of Outfarm, North East of Black Dog Farm	n/a	383189	148905
26	MWI70221	Short Street Farm	Farmstead	C18	Short Street Farm	n/a	383878	148883
27	MWI71198	South West of Godwell Grove Farm	Outfarm	C19	Site of Outfarm, South West of Godwell Grove Farm	n/a	382720	148331
28	MWI71202	South of Short Street	Outfarm	C19	Site of Outfarm, South of Short Street	n/a	383843	148623
29	ST84NW314	Short Street	Kiln	Romano-British	Roman Pottery Kilns, Short Street	n/a	383745	148797
30	ST84NW450	Thoulstone	Settlement	Medieval	Thoulstone	n/a	383786	148001
31	ST84NW451	Chalcot Park	Settlement	Medieval	Chalcot Park	n/a	384268	148827
32	ST84NW451	Chalcot Park	Settlement	Medieval	Chalcot Park	n/a	384127	148829
33	ST84NW452	Chapmanslade	Settlement	Medieval	Chapmanslade	n/a	382700	147828
34	ST84NW456	Godswell Grove Farm	Settlement	Medieval	Godswell Grove Farm	n/a	382833	148371
35	ST84NW457	Short Street	Settlement	Medieval	Short Street	n/a	383878	148839
36	ST84NW601	North of Chapmanslade	Linear Earthwork	Unknown	Linear, North of Chapmanslade	n/a	382761	148393
37	ST84NW602	North West of Short Street	Field System	Unknown	Field System, North West of Short Street	n/a	383403	149005
38	ST84NW603	North West of Chalcot Park	Field System	Unknown	Undated Field System, North West of Chalcot Park	n/a	383969	149202
39	ST84NW605	Undated Linear, South East of Chapmanslade	Linear Feature	Unknown	Undated Linear, South East of Chapmanslade	n/a	383047	147637
40	ST84NW606	Thoulstone	Field System	Unknown	Field System, Thoulstone	n/a	383759	148227

41	ST84NW608	South West of Clearwood	Ring Ditch	Unknown	Ring Ditch, South West of Clearwood	n/a	383829	146893
42	ST84NW609	North East of Corsley	Linear Feature	Unknown	Undated Linears, North East of Corsley	n/a	383125	147226
43	ST84NW613	Undated Linears, South West of Clearwood	Linear Feature	Unknown	Undated Linears, South West of Clearwood	n/a	383943	146894
44	ST84NW613	South West of Clearwood	Linear Feature	Unknown	Undated Linears, South West of Clearwood	n/a	383910	146831
45	ST84NW614	North of Water Farm	Ring Ditch	Unknown	Ring Ditch, North of Water Farm	n/a	383060	147403
46	ST84NW615	West of Dead Maids	Ring Ditch	Unknown	Ring Ditch, West of Dead Maids	n/a	383173	148131
47	ST84NW616	South West of Clearwood	Ring Ditch	Unknown	Ring Ditch, South West of Clearwood	n/a	383837	146824
48	ST84NW624	East of Thoulstone	Field System	Unknown	Field System, East of Thoulstone	n/a	384393	148401
49	MWI76615	Thoulstone Park	Pit	Unknown	Undated Pits, Thoulstone Park	n/a	383901	148236
50	MWI76615	Thoulstone Park	Pit	Unknown	Undated Pits, Thoulstone Park	n/a	384140	148163
51	MWI71200	Southcroft	Farmstead	C19	Southcroft	n/a	382898	147587
52	MWI43630	Thoulstone Farmhouse	Farmhouse	C18 to C19	Thoulstone Farmhouse	n/a	383738	148026
53	MWI43637	52, High Street	Loomshop; House	C19 to C20	52, High Street	n/a	382812	147835
54	MWI45078	The Three Horseshoes Public House	Public House; Stable	C18 to C19	The Three Horseshoes Public House	n/a	382711	147818
55	MWI70211	Thoulstone Farm	Farmstead; Farmstead	C18 to C19	Thoulstone Farm	n/a	383710	147974
Wiltshire HER Events data (1km study area)								
EV1	EWI1128	Warminster	Research	n/a	Warminster	n/a	383870	148840

EV2	EWI8356	Research into the origins of the boundary of the Hundred and Parish of Westbury	Research	n/a	Research into the origins of the boundary of the Hundred and Parish of Westbury	n/a	387328	150880
EV3	EWI6722	Short Street	Excavation	n/a	Excavation of Pottery Kilns at Short Street	n/a	383715	148766
EV4	EWI6723	Short Street	Geophysical survey	n/a	Magnetometer Survey at Short Street	n/a	383751	148799
EV5	EWI9163	Barter Farm Nurseries, Chapmanslade	Evaluation	n/a	Evaluation at Barter Farm Nurseries, Chapmanslade	n/a	382794	147990
EV6	EWI9257	Land at Thoulstone Park	Geophysical survey	n/a	Geophysical Survey of Land at Thoulstone Park	n/a	384077	148213
EV7	EWI9392	Land at 53 High Street	Geophysical brief	n/a	Watching Brief on Land at 53 High Street	n/a	382789	147896
EV8	EWI9770	Former Agricultural Buildings at Thoulstone Farm, Chapmanslade	Heritage Statement	n/a	Heritage Statement for Former Agricultural Buildings at Thoulstone Farm, Chapmanslade	n/a	383716	147979

Appendix 2: Proposal drawings

Access
from
Consented
Second
Farm
Entrance

Swimming Pool

Plot 1

Plot 2

proposed single
storey extension
+ plunge pool at
roof level.

Plot 3

Unit 6

NORTH

NOTE: CHECK ACCURACY OF DIMENSIONS ON SITE.
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PLANNING

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Site
Thoulstone Farm

Title
Proposed Dwellings Modern Barn -
Site Layout

Scale 1:250@A3 Date DEC 20

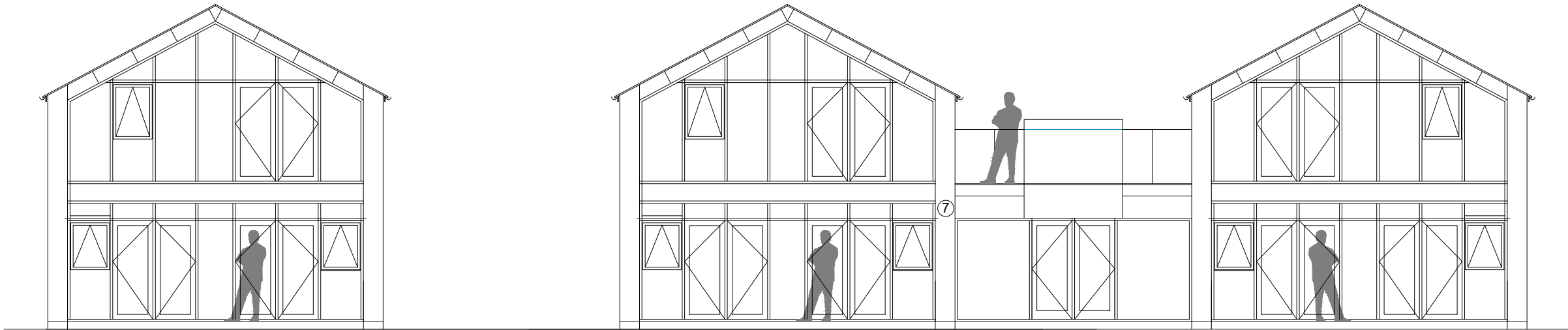
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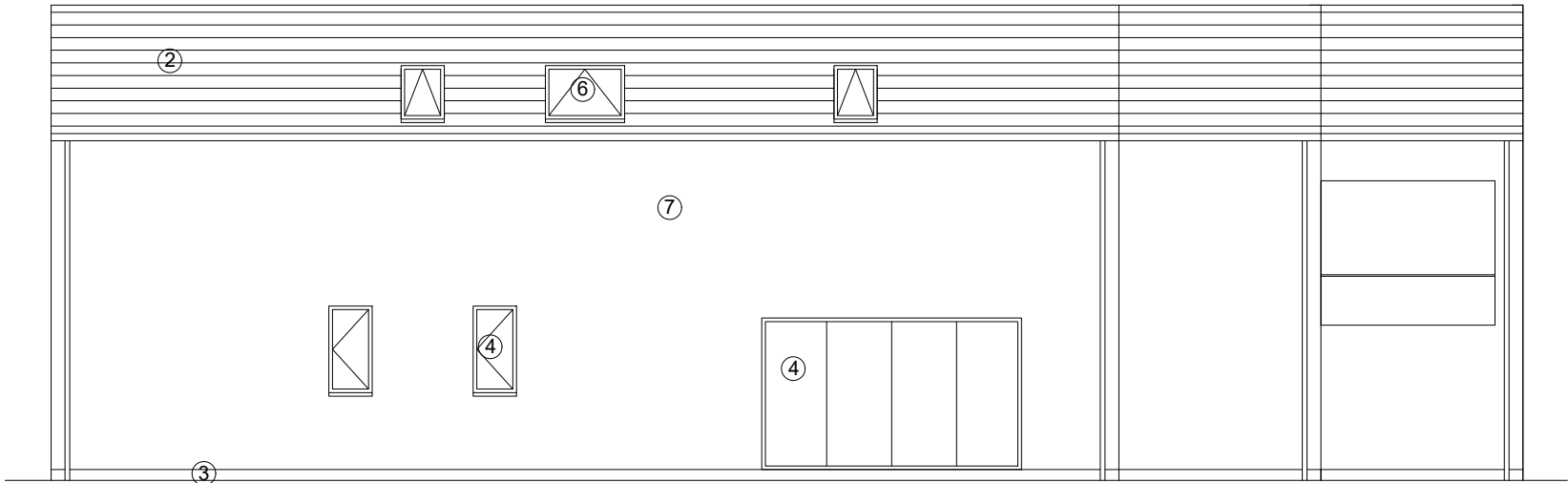
Proposed Site Layout





South West Elevation - Plot 1 + Plot 2 + Plot 3

- LEGEND**
- ① SIBERIAN LARCH CLADDING
 - ② SANDTOFT OLD HOLLOW ROOF TILES
 - ③ RECLAIMED FACING BRICKWORK
 - ④ METAL WINDOWS RAL7016
 - ⑤ METAL FASCIA RAL7015
 - ⑥ METAL ROOFLIGHTS RAL7015
 - ⑦ NATURAL STONE.



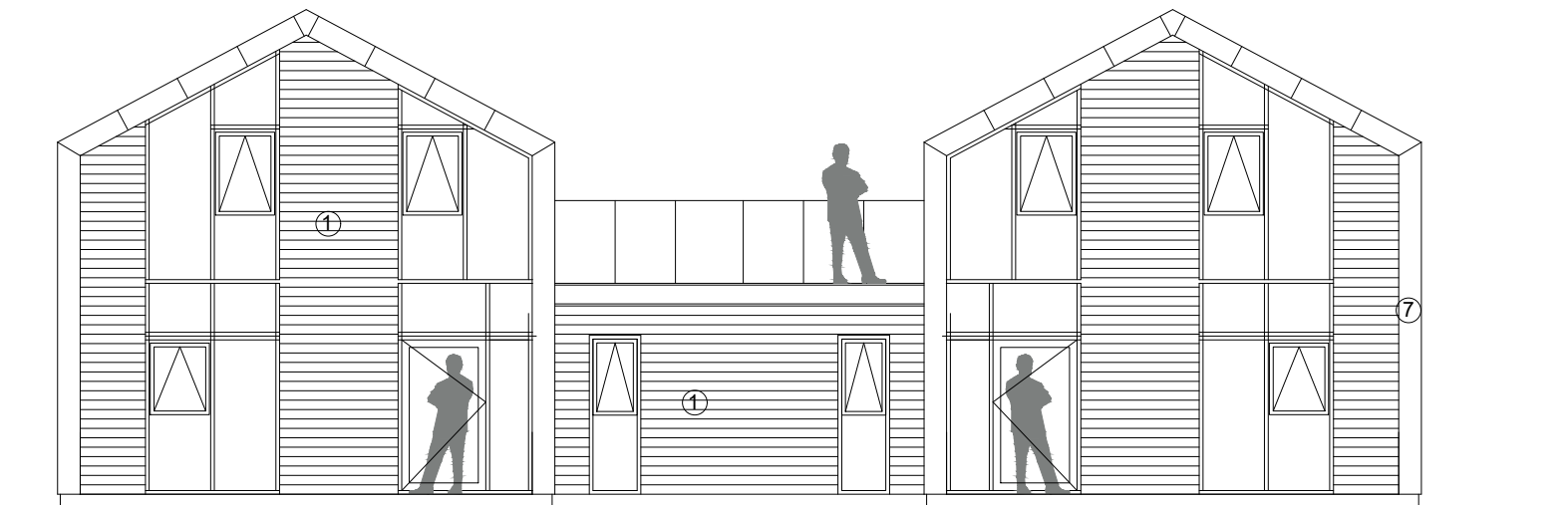
North West Elevation - Plot 1 + Plot 2 + Plot 3

NOTE: CHECK ACCURACY OF DIMENSIONS ON SITE.
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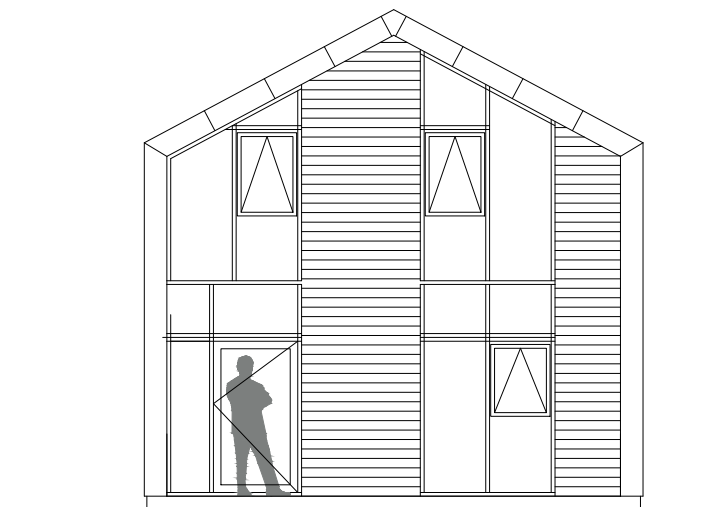
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 BLOCKWORKS the excitement is building...	
Site	Thoulstone Farm
Title	Proposed Dwellings Modern Barn Elevations SW NW
Scale	1:100@A3
Date	DEC 20
Drawn	IDH
Checked	-
Drawing No.	Rev.
TF SK295	-

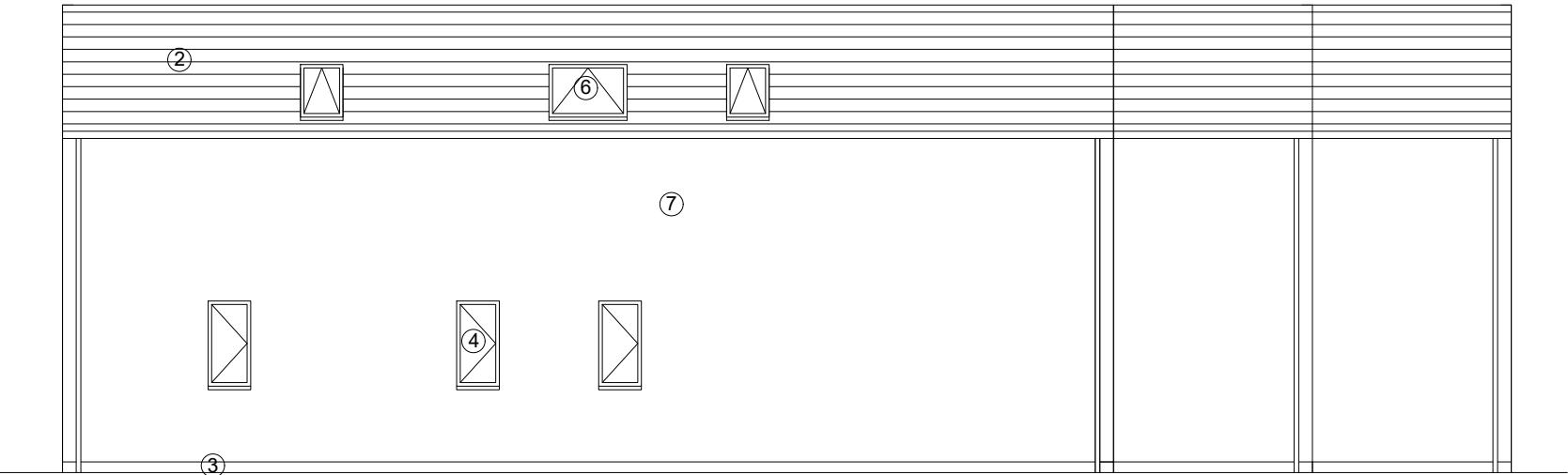


North East Elevation - Plot 1 + Plot 2 + Plot 3



LEGEND

- ① SIBERIAN LARCH CLADDING
- ② SANDTOFT OLD HOLLOW ROOF TILES
- ③ RECLAIMED FACING BRICKWORK
- ④ METAL WINDOWS RAL7016
- ⑤ METAL FASCIA RAL7015
- ⑥ METAL ROOFLIGHTS RAL7015
- ⑦ NATURAL STONE.



South East Elevation - Plot 1 + Plot 2 + Plot 3

NOTE: CHECK ACCURACY OF DIMENSIONS ON SITE.
DISCREPANCIES BETWEEN SCALE DIMENSIONS,
DRAWINGS OR SPECIFICATION ARE SUBJECT TO
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PLANNING	
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 BLOCKWORKS the excitement is building...	
Site Thoulstone Farm	
Title Proposed Dwellings Modern Barn Elevations SE NE	
Scale 1:100@A3	Date DEC 20
Drawn IDH	Checked -
Drawing No. TF SK296	Rev. -

Appendix 3: Planning policy and guidance

Introduction

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2025);
- Wiltshire Core Strategy 2015;
- Planning Practice Guidance, Historic Environment (2025);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

66 General duty as respects listed buildings in exercise of planning functions

(1) In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, 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) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

(3) The reference in subsection (2) to a local authority includes a reference to a joint planning board F2.

(4) Nothing in this section applies in relation to neighbourhood development orders.

National Planning Policy Framework (NPPF; February 2025)

16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

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

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
-

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

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. 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.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated)

publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning

Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit".

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - reducing or removing risks to a heritage asset; or
 - securing the optimum viable use of a heritage asset in support of its long-term conservation.
-

Local planning policy: Wiltshire Core Strategy 2015**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 used 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.

Guidance

This assessment has been conducted with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
-

2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: “Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset's physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
 - Extent;
 - Position in relation to landform;
 - Degree to which location will physically or visually isolate asset; and
 - Position in relation to key views.
-

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



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