

Land Adjacent Laneside Cottage, Drove Lane, Market Lavington, Wiltshire

Historic Environment Desk-based Assessment



Report prepared for:
Stonebury Land Ltd

CA Project: AN1068

CA Report: AN1068_1

March 2026



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SUMMARY

Project Name: Land Adjacent Laneside Cottage, Drove Lane, Market Lavington

Location: Drove Lane, Market Lavington

NGR: 401766, 154856

In October 2025, Cotswold Archaeology was commissioned by Stonebury Land Ltd to undertake a Historic Environment Desk-based Assessment in respect of land adjacent to Laneside Cottage, Drove Lane, Market Lavington, in Wiltshire. The report was commissioned in connection with proposals for residential development and aims to identify any potential heritage constraints.

This assessment has identified limited evidence for prehistoric activity within the landscape surrounding the Site. Evidence for Romano-British activity was somewhat less scarce and included the remains of a building and a burial, as well as a number isolated find spots. Evidence for early medieval activity was also limited. Based on the reviewed evidence, there was assessed to be low potential for encountering previously unrecorded significant archaeological deposits within the Site. The implementation of the proposed development, however, will result in the partial or total loss of any buried archaeological remains present within the Site. As such, it is advised that a programme of geophysical survey is undertaken, to better inform on the archaeological potential of the Site.

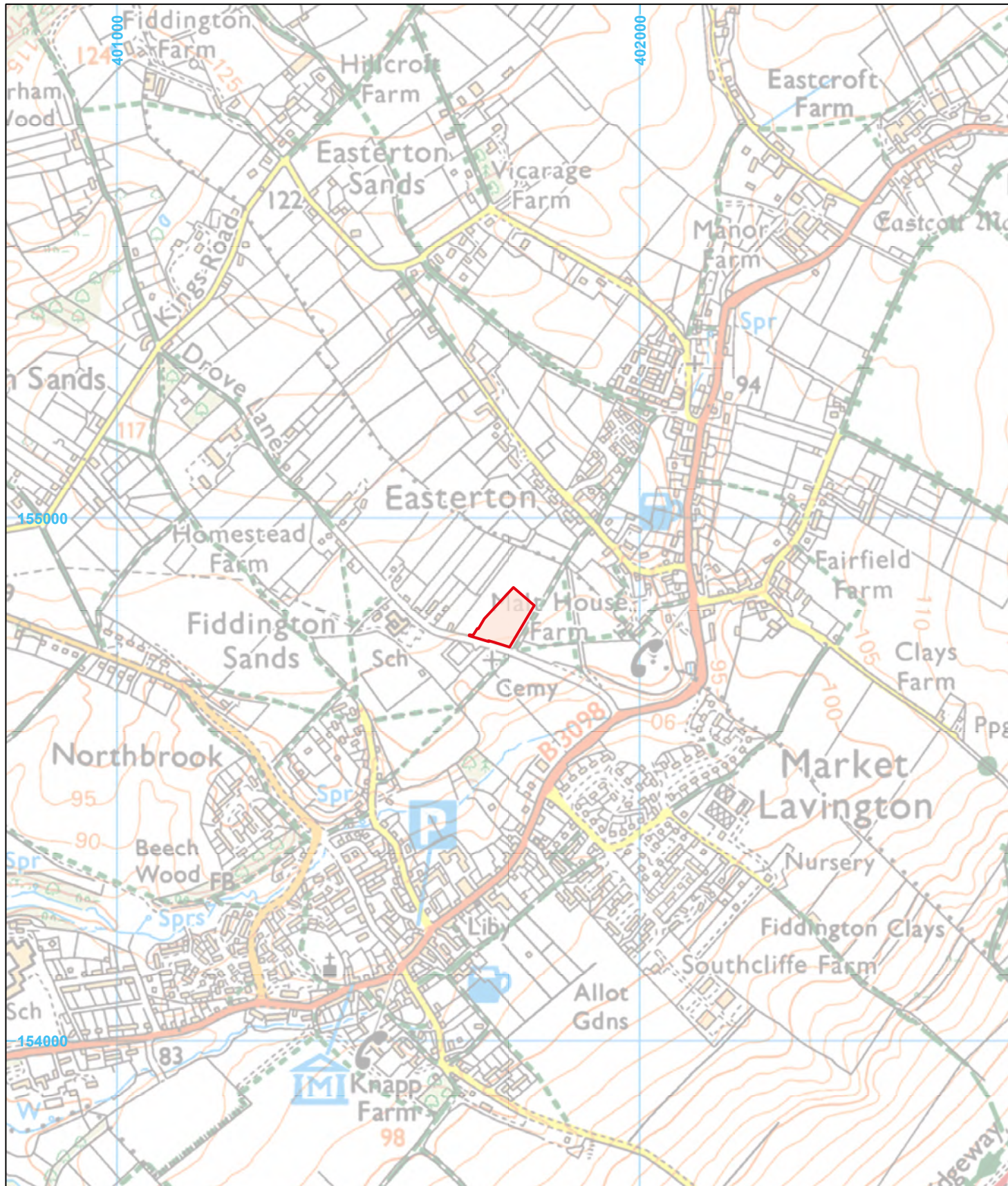
Hedgerows along the Site boundaries may comprise parts of 'important' hedgerows under the 1997 Hedgerows Regulations. It is assumed these will be largely retained. The groundworks associated with the proposed development would disturb any buried or above ground remains that might be present. The requirement and scope of any further archaeological investigations should be agreed with the archaeological advisors to the Local Planning Authority.

The Assessment has also considered the setting and significance of nearby designated heritage assets. The settings analysis has found that in respect of the Grade II* Listed Kestrels and the Non Designated Heritage Asset Quaker Burial Ground, the Site by itself makes no particular contribution to significance, but does form one component of the wider rural landscape setting that makes a broadly positive (if limited) contribution to their significance. While the proposed scheme will introduce some change into this wider rural setting, it is concluded that the proposals will cause no harm to the significance of these heritage assets. In respect of other Listed Buildings within the environs of the Site, it forms a peripheral component of their wider rural setting which makes no meaningful contribution to their

significance, and the proposed scheme will not be harmful to the significance of these Listed Buildings through changes to their setting.

In respect of the Conservation Area, the assessment has found that the principal contribution of the Site to the significance of the Conservation Area is as an one part of a field that is appreciable as part of its rural surroundings. The Site and scheme will comprise only the southern part of the field, and the development will be firmly anchored to the area of Drove Lane, which is characterised by residential development. The northern part of the field which is closest to the Conservation Area does not fall within the Site and therefore will remain as open space; this will ensure that a green buffer of encircling land is retained around the south-western part of the Conservation Area, preserving its rural surroundings and preventing physical coalescence with the settlement of Market Lavington. As such, it is concluded that the proposals will cause no harm to the special interest of the Conservation Area.

Based on the reviewed evidence, it is concluded that the proposals are in accordance with the provisions of section 66 of the Planning (Act (1990) and the National Planning Policy Framework (2024) as well as with other relevant national and local planning policy.



 Site



0 400m

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PROJECT TITLE

Land Adjacent Laneside Cottage, Drove Lane, Market Lavington, Wiltshire

FIGURE TITLE

Site Location Plan

DRAWN BY	ZW	PROJECT NO.	AN1068
CHECKED BY	FC	DATE	12/03/2026
APPROVED BY	ZA	SCALE @ A4	1:10,000

FIGURE NO.

1

1. INTRODUCTION

- 1.1. In October 2025, Cotswold Archaeology (CA) was commissioned by Stonebury Land Ltd to undertake a Historic Environment Desk-based Assessment (HEDBA) in respect of land adjacent to Laneside Cottage, Drove Lane, Market Lavington, in Wiltshire (hereafter referred to as ‘the Site’; Photos 1 and 2).



Photo. 1 North-east facing view of the Site; see Fig. 8 for photo location.



Photo. 2 South-west facing view of the Site; see Fig. 8 for photo location

- 1.2. Presently in use as paddocks, the Site is located off to the north of Drove Lane, between the village of Easterton, which is centred along High Street c. 230m to the

east, the town of Market Lavington, c. 250m to the south-west, and c. 4.3km south of Devizes (NGR: 401766, 154856; Fig. 1).

- 1.3. This assessment supports a Permission in Principle application for the establishment of c. 9 new residential dwellings with associated services, gardens, and landscaping. Existing overhead cables will be moved to be parallel to the western boundary of the Site, and access will be created off Drove Lane to the south. The dwellings will only occupy the southern part of the land parcel, leaving the northern part undeveloped.

Objectives and professional standards

- 1.4. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.5. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and most recently updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).

- 1.6. The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

'...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation' (Historic England 2015, 3).

Statute, policy and guidance context

- 1.7. The Site is located in the local authority of Wiltshire Council. Planning and development within the authority is currently guided by the Local Development Framework, which includes the Core Strategy (2015), along with 'saved' policies from previous district Local Plans¹. Only the Core Strategy (2015) is applicable to the Site, with the relevant heritage policies comprising Core Policy 57 & 58, as transcribed in Appendix 1.
- 1.8. The abovementioned policies will be superseded respectively by Policies 98 and Policy 99 of the emerging Wiltshire Local Plan 2020 - 2038, due to be adopted in 2026. The pre-submission draft (Regulation 19) is available online². Policies 98 and Policy 99 are fully transcribed in Appendix 1.
- 1.9. A new Neighbourhood Plan was drafted by AECOM for Market Lavington Parish Council in September 2025. This document, called 'Market Lavington Neighbourhood Plan: Site Options and Assessment Report' does not include policies which are specific to heritage matters but lists the Site as 'Site 3627'. With reference to details specific to the historic environment, it states the following about Site 3627:
- "The site is adjacent to a conservation area with numerous listings to the north-east and is within the setting of a Quaker burial ground which is located opposite the site (non-designated heritage asset). This listing likely refers to a group of Quaker gravestones in the cemetery. The site does not make a significant contribution to the setting of the Quaker burial ground due to existing screening."*
- "Its development would erode the gap between two settlements and alter the rural character in its immediate proximity which in turn could harm nearby heritage assets in the Easterton Conservation Area"*
- 1.10. The concerns raised will be considered within this assessment, in particular in Section 5: The Setting of Heritage Assets.
- 1.11. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

¹ [untitled \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk)

² [Local Plan Review Pre-Submission Review 2023](#)

Consultation

- 1.12. Neil J. Adams, Assistant County Archaeologist at Wiltshire County Council was contacted via email Thursday 20 November 2025, as part of the consultation process, to agree with the scope of this report. Mr Adams agreed via email received by CA the following day.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
National Planning Policy Framework (2024)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 59).
Wiltshire Local Development Framework: Core Strategy (2015)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2024). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2024).
Wiltshire Local Plan Pre-Submission Draft 2020 – 2038 (Regulation 19)	Will supersede the Core Strategy of 2015. Relevant policies within this Plan may hold some weight in planning decisions, at a level determined by the Local Authority.
Market Lavington Neighbourhood Plan (2025)	Comprises the review of the existing neighbourhood plan and the general guidelines for housing allocation sites within the Parish.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Statute	Description
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by ClfA (2020). The data and other information has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Wiltshire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archive (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Defra Data Services Platform (environment.data.gov.uk)	Lidar imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.
CA 2024	Archaeological Desk-based Assessment undertaken in advance of development of residential dwelling in Easterton. Background information from this report informed the archaeological baseline of this assessment.
Market Lavington Conservation Area Statement (Kennet District Council Planning Services 2002)	Presents the character and appearance of the Conservation Area
Easterton Conservation Area Statement (Kennet District Council Planning Services 2003)	Presents the character and appearance of the Conservation Area

Table 2.1 Key data sources

-
- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a c.1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Lidar imagery

- 2.5. Existing Environmental Agency data was analysed with the specific aim of clarifying the extent of any potential buried archaeological remains or earthworks.
- 2.6. National Lidar Programme (NLP) Lidar DTM (Digital Terrain Model) and DSM (Digital Surface Model) files were downloaded from the DEFRA portal (environment.data.gov.uk), under the Open Government Licence v3.0. The data was available at 1m for DTM and DSM resolution, surveyed in 2019, for the extent of the site boundary and buffer. DTM and DSM tiles were downloaded as ASCII files. The Lidar files contain British National Grid as the 'native' coordinate reference system.
- 2.7. Where necessary, the tiles were combined into a mosaic raster dataset using Esri ArcGIS Pro 3.3.0 and exported as a single raster (.TIFF).

-
- 2.8. The Lidar file was then processed using Relief Visualisation Toolbox (RVT) (Kokalj *et al.* 2019 and Zakšek *et al.* 2011) to create several visualisations including: A single hill-shade model (Azimuth 315, Height 35), Multi-hillshade, Simple Local Relief Model (SLRM, Radius 10), Sky View Factor (SVF), Openness, and Slope Gradient. Visualisations were created following Historic England guidelines (Historic England 2018a) and guidance in *Airborne Laser Scanning Raster Visualization: A guide to good practice* (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.9. The output images from the RVT software were then imported into ArcGIS Pro 3.3.0 where further settings manipulation was undertaken to enhance the visualisation for archaeological feature detection.
- 2.10. The DTM tile formed the basis within the desk-based assessment and is illustrated on Fig. 3.

Assessment of heritage significance

- 2.11. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 207 of the NPPF (2024), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015), Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019) and Advice Note 17: Planning and Archaeology (Historic England 2022). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.12. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of

archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England (HE) and set out in the Second Edition of GPA3 (Historic England 2017), has been adhered to (presented in greater detail in Appendix 1).

- 2.13. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2024). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.14. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.15. In relation to non-designated heritage assets, the key applicable policy is paragraph 216 of the NPPF (2024), which states that:

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

- 2.16. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 203 and 219.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 215 of the NPPF.
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i> Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 212 - 215 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

Limitations of the assessment

- 2.17. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.18. A review of historic aerial photographs of the Site and study area which predate 2012 was excluded from the scope of this assessment, given that the area was studied as part of National Mapping Programme projects regarding the Salisbury Plain Training Area (Crutchley 2000) and the Vale of Pewsey (Carpenter & Witton 2011). The transcripts of this are held and were provided by the HEA.
- 2.19. A selection of archival material pertaining to the Site and study area was excluded from this assessment, because the available sources were considered sufficient to inform the scope of this assessment. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.
- 2.20. A walkover survey was conducted within the Site on Wednesday 19 November 2025, which was undertaken in wet and overcast weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is located within the historic parish of West Lavington, a narrow strip of land which is separated from the parish of Market Lavington to the south by a boundary along Drove, and the Hamlet of Easterton to the north. The Site occupies a single parcel of land covering c. 0.7ha, and lies at an elevation recorded between c. 104m and c. 102m above Ordnance Datum (aOD), gently sloping down south-westwards. A small stable block is located along its southern boundary. The development area is bound by Drove Lane to the south. Modern dwellings on the edge of Easterton village are located c. 70m to the north, with paddocks on the intervening land. To the east lies a footpath from Drove Lane into Easterton, with further paddocks to its east. There are residential plots with further paddocks to their rear to the west of the Site along Drove Lane. On the opposite side of Drove Lane is a burial ground and power sub-station. and the southern edge of the village of Easterton to the north / north-east. The area is generally characterised by open fields spreading between the two settlements; continuity is broken by the presence of country lanes and roads along which the built form, mostly comprising residential dwellings, is largely focused.
- 3.2. The British Geological Survey (BGS) records the natural bedrock of the Site as comprising sandstone included in the Upper Greensand Formation, which formed through sedimentary processes occurred between 113 and 93.9 million years ago during the Cretaceous period (BGS 2025). No superficial deposits are recorded within the Site and no geotechnical investigations have been undertaken within the development area or its close surroundings (*ibid.*). Superficial deposits of Head, including clay, silt, sand and gravel, span to c. 100m to the north-east and might therefore be also present within the Site. Such geological horizons formed between 2.5 million years ago and the present, during the Quaternary period (*ibid.*).

Designated heritage assets

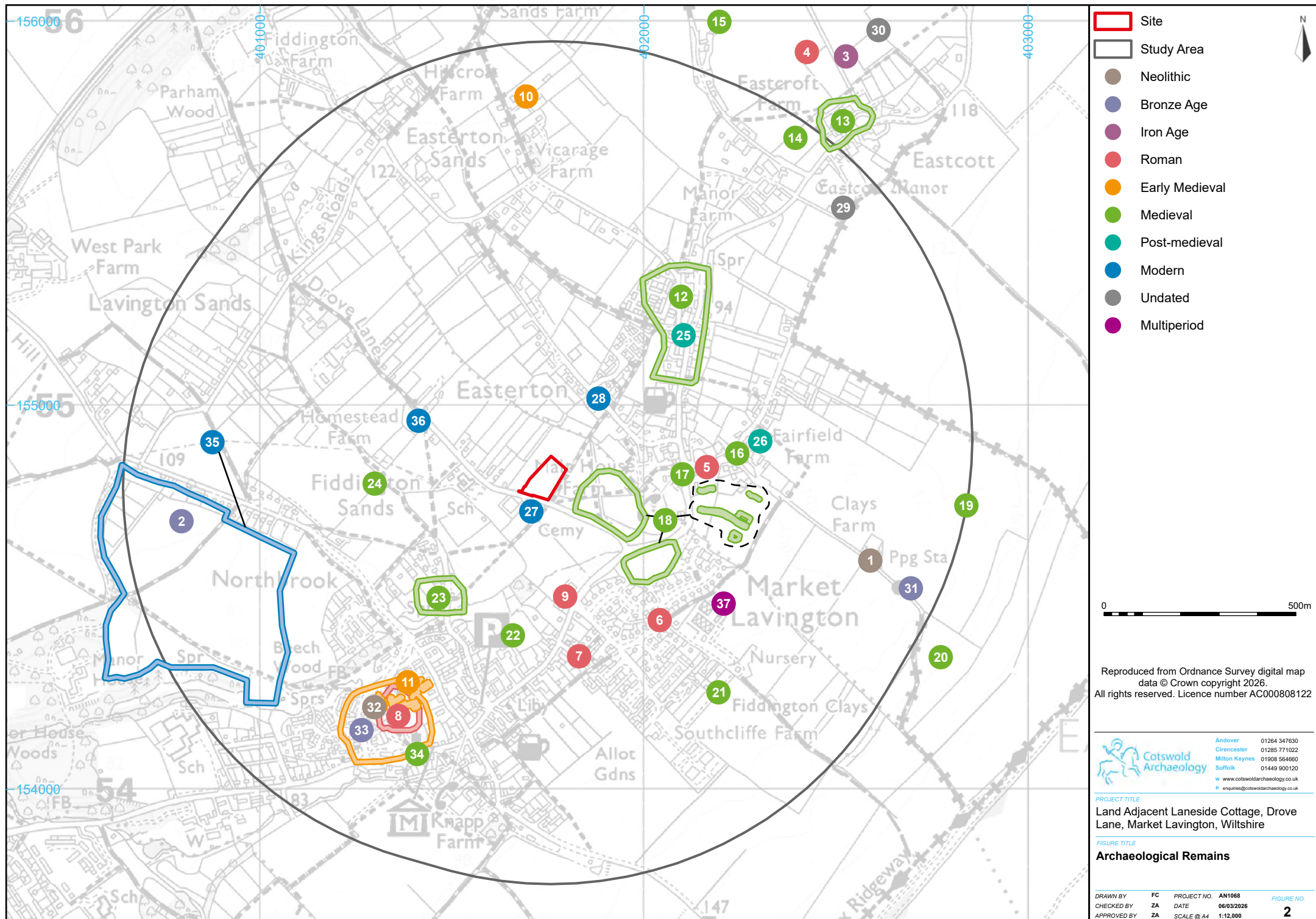
- 3.3. No designated heritage assets are located within the Site, and no Scheduled Monuments or Registered Park & Gardens are located within the study area.
- 3.4. The closest designated heritage asset to the Site is the Easterton Conservation Area, whose south-west corner is located c. 100m to the north-east. This designated Area also includes one Grade II* and 17 Grade II Listed Buildings. The north-west corner

of the Market Lavington Conservation Area is located c. 280m south of the Site. This designated Area includes two Grade I and 57 Grade II Listed Buildings.

- 3.5. The study area also comprises one Grade II* and five Grade II Listed Buildings which lay beyond the abovementioned conservation areas.
- 3.6. The designated heritage assets present within the study area are discussed where relevant below and within the settings assessment in Section 5. Designated heritage assets are illustrated on Fig. 8 and detailed within Appendix 2.

Previous archaeological investigations

- 3.7. There is limited previous archaeological work recorded within the study area. Where relevant, the results of previous works are illustrated on Fig. 2 and discussed within the following paragraphs.
- 3.8. A small number of archaeological excavations and evaluations in Market Lavington have revealed important evidence for Roman, early medieval and medieval occupation, most notably at Grove Farm, approximately 680m south-west of the Site (**8 & 11**).
- 3.9. A trial trenching evaluation was undertaken in 2014 by Absolute Archaeology at Fiddington Nurseries, approximately 530m south-east of the Site. This identified buried soil including medieval pottery and a number of unstratified flint tools dating to the Mesolithic period (**37**).
- 3.10. Of additional note are watching briefs and excavations undertaken along the path of the Chirton Critical Source (not illustrated; HER Refs EW17139 & EW17321). The route passes through the eastern edge of the study area, along the top of the Salisbury Plain scarp. Excavations along the route, approximately 970m east of the Site revealed one Bronze Age pit and two probable Neolithic pits, two of which contained distinctive worked flint (**31**). A fourth undated pit was also interpreted as being prehistoric in origin. Agricultural terracing was recorded and interpreted as being of likely medieval origins (**19**).
- 3.11. The only previous work within the Site comprises aerial surveys. It falls within an area of overlap between two National Mapping Programme projects; the Salisbury Plain Training Area (Crutchley 2000) and the Vale of Pewsey (Carpenter & Witton 2011).



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- 3.12. Where relevant, the results of such projects are referred to within the following paragraphs of this report.

Early prehistoric: Palaeolithic (c. >500,000 BC – 10,000 BC) and Mesolithic (c. 10,000 BC – 4,000 BC)

- 3.13. Hominid and human activity throughout the Palaeolithic period was influenced by successive periods of cold glacial and warm inter-glacial climatic conditions when small bands of hunter-gatherers exploited resources within a wide variety of landscape types. The archaeological evidence for this period is dominated by isolated finds of stone tools, generally recovered from raised river terrace deposits.
- 3.14. There is no recorded evidence for Palaeolithic activity within the Site or study area. This may be a reflection of the limited previous investigations within the area, or more likely, because the geological deposits documented within the Site are not typically associated with this period.
- 3.15. Human activity throughout the Mesolithic period was characterised by small bands of hunter-gatherers exploiting resources within a predominantly wooded landscape. Evidence for Mesolithic activity is usually restricted to scatters of bone, flint and other stone artefacts present within topsoil and subsoil. Typically, Mesolithic activity is identified in locations where well-drained soils cover upper slopes above watercourses. Routes along river valleys, and across interfluvies and prominent ridge lines/escarpments, may also have been used to move between different hunting territories and as part of a broad-spectrum subsistence strategy.
- 3.16. There is no recorded evidence for Mesolithic activity within the Site. Within the study area investigations undertaken approximately 530m south-east of the Site revealed 30 flint tools dating to the Mesolithic millennia, although several could have been re-worked during the Late Neolithic / Bronze Age (37). These artefacts were identified unstratified and comprised various tools (blades and scrapers) as well as cores and debitage.
- 3.17. The artefacts discussed above indicate a degree of activity within the study area during the Mesolithic period. This activity seems more associated with transient and sporadic events of resources' exploitation although the relatively limited number of archaeological investigations previously undertaken within the study area impedes any definitive conclusion.

Late prehistoric: Neolithic (c. 4,000 BC – 2,400 BC), Bronze Age (c. 2,400 BC – 700 BC) and Iron Age (c. 700 BC – AD 43)

- 3.18. The Neolithic period saw antecedent hunter gatherer economies gradually superseded by more sedentary lifestyles, sometimes associated with the tentative beginnings of arable cultivation and the domestication of animals. That said, the archaeological record at this time is dominated by ceremonial and ritual landscape monuments.
- 3.19. Wiltshire is particularly famous for its Neolithic megalithic tombs and stone circles; however, these are mostly concentrated on the Salisbury Plain landscape. Even so, the proximity of the extensive ceremonial landscape of the plain and later prehistoric activities concentrated along its edges implies a very intensely settled and populated landscape in the wider area generally.
- 3.20. No Neolithic finds or deposits are recorded within or in close proximity to the Site. There is only limited evidence for Neolithic activity recorded within the study area. A Neolithic flint tool was recovered approximately 850m to the east of the Site, close to the top of the Salisbury Plain scarp (1). Nearby, atop the scarp, two pits were excavated as part of archaeological investigations along the path of the Chirton Critical Source. Although undated, these were interpreted as being of Neolithic origin (31), located approximately 970m south-west of the Site. A Neolithic scraper is also recorded at Market Lavington, c. 690m south-west of the Site (32), whilst a number of Mesolithic tools identified approximately 530m south-east of the Site were reused during the transitional period between this and the following Bronze Age (37).
- 3.21. The construction of funerary monuments continued into the Bronze Age, which is marked by a significant increase in the number of cairns and round barrows, often associated with single inhumations and/or cremation burials. Funerary rites during this period are often accompanied by a distinctive assemblage of grave goods. By the Later Bronze Age, the use of bronze tools and weapons is more common, and there is a significant change of focus in the archaeological record towards more visibly sedentary settlement patterns.
- 3.22. No Bronze Age finds or deposits are recorded within or in close proximity to the Site. Within the study area there are three HER entries recording Bronze Age activity within the study area. Fragments of a Bronze Age sword were found at Spin Hill, approximately 890m south-west of the Site, although the exact find location is

uncertain (2). Also, the excavations described above, undertaken in association with the Chirton Critical Source, revealed a Bronze Age pit (31), located approximately 970m east of the Site. The last entry regards sherds of pottery identified unstratified approximately 790m south-west of the Site (33) during the archaeological works undertaken at Grove Farm, in Market Lavington.

- 3.23. In addition, the place name 'Foote Burrowe' first documented in 1591 and located approximately 990m north-east of the Site, is interpreted as possible evidence of barrow, potentially of a Bronze Age date (29). However, it should be noted that no corroborating features area are visible on aerial photographs.
- 3.24. The Iron Age is characterised by the introduction of iron-working and substantial defended settlements. During this period, there was considerable population growth, enabled by improved cultivation methods and the introduction of new crops. The adoption of intensified farming resulted in a move away from wetlands towards inland sites more favourable to agricultural activity and corresponded with a shift away from the predominance of ritual and funerary remains.
- 3.25. No Iron Age evidence is recorded within the Site or the study area. There is a single entry recorded on the HER just beyond the study area dating from this period. This identifies an Iron Age Brooch of 'Birdlip' type but lacking the end of the bow and pin. It was recovered as an isolated find, approximately 1.3km north-east of the Site (3).
- 3.26. The data discussed here suggests that there is a low degree of activity recorded within the study area and dating to these periods. Such activity seems more associated with transient and sporadic events of resources exploitation rather than indicating the presence of any form of more established settlement or agricultural activity. Such events might have been associated with the presence, in the wider landscape, of the Wessex Ridgeway, a prehistoric route which runs c. 1.4km east of the Site (not reproduced). However, the relatively limited number of archaeological investigations previously undertaken within the study area impedes any definitive conclusion.

Romano-British (AD 43 – 410)

- 3.27. The Roman invasion of Britain in AD 43 was followed by the rapid implementation of centralised administration, based on towns and cities, and supported by a network of well-engineered roads which enhanced trade and communication.

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- 3.28. During this period the wider landscape around Easterton would most likely have been settled with a pattern of rural settlements distributed within the hinterland of higher status villas. At present though, direct archaeological evidence for this within the study area, is limited and the nearest recorded is a Roman Road. This is located approximately 12km to the north of the Site, on a route that links Bath and Marlborough.
- 3.29. No finds or deposits dating to this period are recorded within or immediately around the Site. The best evidence for settlement is recorded in Market Lavington, approximately 680m south-west of the Site. Excavations on Grove Farm in 1995 revealed the remains of a small, roughly rectangular structure with a mortared floor measuring approximately 5.5m wide by 6.5m long (8). The associated artefactual assemblage was interpreted as representing a probable high-status settlement.
- 3.30. Otherwise, Roman activity is recorded more generally within the study area, and mostly through find spots. For instance, Roman coins have been recorded from a number of locations. Seventeen coins were found by a metal detectorist approximately 1.3km to the north-east of the Site, on Eastcroft Farm (4). A barbarous radiating coin (6) and a Follis of Decentius (7) were found in Market Lavington, approximately 420m south-east and 400m south of the Site, and a Roman brooch was found in Market Lavington (9), approximately 250m south of the Site.
- 3.31. Of further note is a Romano-British burial recorded approximately 360m east of the Site (5). A burial in a wood coffin was found here in 1931 with another skeleton recovered nearby. Two thumb pots and domestic pottery sherds were recorded from soil in or near the grave. However, the HER entry for this feature refers to the Kestrels as location of the burials. This location might coincide with the Grade II* Listed Kestrels (Fig. 8, **LB1**), established in the early 18th century approximately 180m north-east of the Site (NHLE 136430; HE 2025). As such, the possible presence of similar human remains dating to the Romano-British period within the Site and its close surroundings of the Site should not be discounted.

Early medieval and medieval (AD 410 – 1539)

- 3.32. Following the end of Roman rule, Britain was split into various small kingdoms, and prior to the arrival of the Normans in the 11th century, the archaeological evidence is generally scant. No early medieval / Saxon finds or deposits are recorded within or immediately around the Site.

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- 3.33. Within the study area, the HER records two entries relating to the early medieval period. The most important of these derives from the archaeological investigations at Grove Farm, discussed above, located approximately 680m south-west of the Site. These excavations revealed plentiful evidence for a Saxon settlement dating from the 5th century **(11)**, including sunken feature buildings, pits, ditches and possibly the remains of a timber building. At least one burial was also recorded. Moreover, to the south-west of the settlement a large Saxon cemetery was recorded. A total of 41 burials were excavated, representing only a sample of the total population of the cemetery. Both extended and flexed inhumation burials were present. In addition, a sherd of Saxon pottery was recovered near Easterton Sands, approximately 940m north of the Site **(10)**.
- 3.34. At the date of the Norman Conquest, Market Lavington was known as *Labentone*, a Saxon settlement in the estates of Queen Edith, wife of Edward the Confessor (VCH, 1953). During the following medieval centuries, a market grant was given to the settlement in 1254, likely legitimising an existing situation. The following centuries witnessed the growth of the original settlement which progressively spanned along the alignment between the extant Church Street and High Street and along the alignment between White Street and Parsonage Lane, as highlighted by the distribution of the Listed Building within the historic core of the town, which slavishly follows the alignment of these roads.
- 3.35. The village of Easterton is of medieval origin **(12)**. It is first documented in 1348 as a tything of Market Lavington. It was then known as *Esterton juxta Stepellavynton*, which is a variation of 'Easton', or 'eastern farmstead'. The medieval village is thought to have been centred around the junction of the extant Kings Road and High Street, approximately 480m north-east of the Site. If so, both routes may have medieval origin. This is furtherly corroborated by the fact that, as per Market Lavington, the distribution of the Listed Buildings present in Easterton follows the alignment of High Street which is here the simple northwards extension of the same road in Market Lavington.
- 3.36. Unsurprisingly, given the increase of the settlement activity during the medieval period, there is a number of entries dating from this period recorded on the HER within the study area. Eastcott Manor, located approximately 1.2km to the north-east of the Site is first documented in 1167 when it was a hamlet known as *Estcota* **(13)**. It survives in the modern landscape as a partially extant medieval farmstead of

regular courtyard plan. Possible medieval holloways are recorded as earthworks around the manor. A chapel is also recorded in the grounds, documented in 1309. This fell into disuse in 1548 when it was seized by the crown. Close to the manor, a medieval pewter shield shaped mount with a merchant's mark and a small ring-brooch of gilt bronze and blue enamel with a silver pin were found by a metal detectorist, approximately 1km north-east of the Site (14).

- 3.37. To the north-west of Eastcott Manor, a trackway survives as a linear feature extending from the outskirts of Eastcott to Wickham Green (15). Although undated, this trackway is thought to be of possible medieval origin. Undated earthworks visible on aerial photographs approximately 1.4km north-east of the Site, have also been interpreted as possible medieval strip lynchets (30), and might be associated with the agricultural activity associated with the manor.
- 3.38. Elsewhere, farmsteads with medieval origins are recorded at Fairfield Farm (16) located approximately 470m east of the Site, whilst the settlement of Northbrook, located approximately 280m south-west of the Site is also of medieval origins, being documented as the home of Roger Northbrok in 1282 (23).
- 3.39. A further farmstead of medieval origin is recorded at Court Close Farm located approximately 300m east of the Site (17), which the HER entry refers to as 'Easterton Manor House'. However, the Historic Landscape Characterisation (HLC) data given by the same source (HWI769) indicates the location of the Easterton Manor within the field adjacent to the eastern boundary of the Site; the area is referred to as 'Malt House Farm' which, in turn, is specified as *'a reuse of the former Easterton Manor House which is shown at this location on the 1 ed OS map, with associated landscaped grounds'*. This is based upon the depiction in this same location of a 'Manor House' shown by Ordnance Survey (OS) map dating between 1888-89 (Fig. 5) and 1983-84 (Appendix 3). However, neither of these maps, nor the previous Tithe Map of the West Lavington Parish dating to 1840 (Fig. 4), show any building within this field. The depiction of the OS mapping, instead, might likely refer to the nearby Grade II Listed 'Easterton Manor' (Fig. 8, LB5), a residential dwelling established at the beginning of the 17th century approximately 250m east of the Site: (NHLE1035817; HE 2025).
- 3.40. The field abutting the eastern boundary of the Site instead is recorded by the HER as including part of the remains of earthworks which are visible on aerial photographs

spanning between approximately 60m and 510m east of the Site (18). The associated HER entry documents that these remains are thought to be associated with Fiddington, a village or hamlet with documented medieval origins. It is therefore likely that such hamlet was located nearby to the Easterton Manor, whose location probably coincided with Grade II Listed 'Easterton Manor', and that the associated agricultural land spanned up to an area adjacent the eastern boundary of the Site. A layer of buried soil including sporadic sherds of pottery dating to the 12th-14th century was identified approximately 530m south-east of the Site (37) and likely result from the agricultural activity associated with the small settlement at Fiddington (18).

- 3.41. Other earthworks of probable medieval date, visible on aerial photographs, are also recorded within the study area. These include possible strip lynchets located in a field approximately 1km to the east of the Site (19) and a possible hollowway located approximately 1.1km south-east of the Site (20). Other earthworks are recorded in Market Lavington, where medieval burgage plots, appearing as a series of terraces, are visible on aerial photographs, approximately 370m south of the Site (22).
- 3.42. Medieval find spots within the study area, include a medieval banal seal with the design of a hare or rabbit and the inscription '*PRIVE SU*' found approximately 660m south-east of the Site (21), a medieval cauldron foot and pewter ampulla found approximately 380m west of the Site (24) and a 15th century book mount recovered approximately 750 south-west of the Site (34).
- 3.43. The data discussed here therefore suggests that the Site would have been part of the wider, agricultural hinterland associated with the small clusters of settlement located between the major villages at Market Lavington and Easterton. In particular, events of agricultural activity associated with the small settlement at Fiddington (18) might span within the Site. Such activity would have originated the presence of ditches, pits, field systems and ridge and furrow. No earthworks or cropmarks clearly associated with agricultural features are however recorded by the NMPs undertaken in the area (Crutchley 2000; Carpenter & Witton 2000), nor are depicted by lidar imagery, shown below on Fig. 3. The settlement at Fiddington was associated with Easterton Manor, which the HER refers to as possibly coinciding with Court Close Farm (17), despite the presence nearby of the Grade II Listed 'Easterton Manor' (Fig. 8, LB5). This was established at the beginning of the 17th century and it is likely that it coincides with the actual manorial house of Easterton.

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- 3.44. The HLC classifies the Site as occupying the south-east corner of an area defined as 'Easterton Sand' (HWI757). The HLC describes this as an area of modern paddocks included '*within agricultural land which was subject to parliamentary enclosure in 1781*'. The same document also specifies that during the period predating the enclosure, this area would have been open heathland. It is therefore likely that, any agricultural activity within the Site predating the enclosure of 1781 would have been sporadic, mostly associated with transient events rather than being the result of more established acts of agricultural management of the area.

Post-medieval (AD 1539 – 1800) and modern (1800-present)

- 3.45. During the majority of the post-medieval period, up to the abovementioned parliamentary enclosure of 1781, it is likely that the Site formed part of the common ground of heathland located on the south-west edge of the Easterton.
- 3.46. The progressive increase of the settlement activity during the post-medieval centuries and the beginning of the modern period at Market Lavington and Easterton is highlighted by Historic England (HE), which records the majority of the Listed buildings in these settlements as being established between the 17th and the 19th centuries (HE 2025).
- 3.47. The Listed Buildings established in Market Lavington and Easterton during the post-medieval and the beginning of the modern periods comprise both residential and agricultural dwellings. Of the residential dwellings, the closest to the Site is the Grade II* Listed Kestrels (Fig. 8, **LB1**), established in the early 18th century approximately 180m north-east of the Site (HE 2025). In Easterton, farmsteads established in the post-medieval period are the Grade II Listed 'Halstead Farmhouse' (Fig. 2, **25** & Fig.8, **LB16**), established in the late 18th century approximately 460m north-east of the Site, and Grade II Listed 'Willoughbys' and 'White Street' (Fig. 2, **26** & Fig. 8, **LB11** and **LB12**), both established in the 17th century approximately 500m north-east of the Site (*ibid.*).
- 3.48. Of other agricultural dwellings, the location of a now demolished 19th century farm is recorded approximately 190m north-east of the Site (**28**), whilst a standing farmstead dating to the 19th century is located at Homestead Farm (**36**), approximately 310m north-west of the Site.
- 3.49. Other activity recorded in the study area is associated with a Quaker's burial ground, dating from the 19th century, which is recorded approximately 20m south-west of the

Site (27), whilst an area of former parkland associated with a manorial estate is shown by OS maps predating the 1920s (35 and Appendix 3) approximately 600m south-west of the Site. No cartographic or archaeological evidence suggests that human remains associated with the burial ground would span within the Site.

- 3.50. There is certainly no evidence in the available sources to suggest any form of development with the Site during the post-medieval centuries and at the beginning of modern period. The data discussed above instead suggests a progressive increase in farming of this part of the landscape, and this was likely favoured by the abovementioned parliamentary enclosure of 1781. Since this period the Site would have been part of the wider agricultural farmland included between the two major clusters of settlement, located at respectively at Easterton to the north-east and at Market Lavington to the south-west.
- 3.51. In this respect, lidar imagery (Fig. 3) depicts two significant linear earthworks running on a north-east to south-west alignment, broadly parallel to the extant east and west boundaries of the Site. It is therefore likely that such earthworks could represent previous boundaries of smaller plots such as those extant to the west, established following the enclosure of the Site in 1781.



Fig. 3 2019 lidar data of the Site: 1m resolution DTM multihillshade

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- 3.52. A further earthwork is depicted by lidar imagery running parallel to the northern Site's boundary, which in turn coincides with the border between the historic parishes of West Lavington and the hamlet of Easterton to the north. It is therefore likely that this earthwork might represent the remnants of the bank resulting from the establishment of the boundary between those two parishes, coinciding with a field boundary. It is also possible that this is just part of the historic field boundary bank, or a part of a plough headland.
- 3.53. Another earthwork visible in the lidar data consists of a linear feature running on a north-west to south-east alignment across the southern half of the Site. This is not clearly perceivable beyond the Site limits and, as such its nature is unknown at this stage, although it could be of natural origin. Other earthworks depicted by lidar within the Site are likely the result of agricultural activity of more recent date, or natural features associated with geology or water flow.
- 3.54. The inclusion of the Site within the agricultural land surrounding the two major settlements at Market Lavington and Easterton is also corroborated by the available cartographic sources which are discussed in further details below.

Historic map regression

- 3.55. As mentioned above, the HLC data given by the HER (HWI769) indicates the presence of 'Malt House Farm' in the field adjacent to the eastern boundary of the Site, although no further data is present within the HER documents. This follows an indication given by OS mapping dating between 1983-84 and 2006 (Appendix 3). However, as mentioned above, neither of these maps, nor the Tithe Map of the West Lavington Parish dating to 1840 (Fig. 4), show any building within this field.
- 3.56. The 1840 Tithe map shows instead the Site occupying part of parcel 732, a regular, enclosed plot lying to the south along the boundaries between the historic parishes of West Lavington and the hamlet at Easterton. The associated apportionments records that Parcel 732, labelled as 'Lower Cawleaze', was owned and occupied by Robert Dowse and was in use as arable land. It should not be ruled out that the Site in fact occupies the south-east corner of plot 732, with it appearing otherwise based on poor accuracy of the map.
- 3.57. The Tithe map illustrates the Site as being part of a landscape characterised by regular enclosed fields, likely the result of the parliamentary enclosure of 1781. The following map here discussed is the aforementioned OS map dating to 1888-89 (Fig.

5). This depicts the Site as now covering two narrow, regular fields. This is likely the result of the internal subdivision of the previous parcel 732, probably due to a different use of the two areas.



Fig. 4 Extract of the 1840 Tithe map of West Lavington

- 3.58. The map 1888-89 OS map labels the area including the Site as 'Fiddington Sands' and depicts the Site as including two narrow parcels of land labelled as 'Croft' (CF). As mentioned above, a label referring to a 'Manor House' appears partially on the field adjacent to the east. As already discussed above, this description likely refers to the Grade II Listed 'Easterton Manor' (Fig. 8, **LB5**). This map also depicts the landscape surrounding the Site as characterised by wider, regular parcels. This field amalgamation process is likely the result of the needs of modern agricultural processes.
- 3.59. The Site retains the same field layout until the 1920s, when the internal subdivision disappears. The OS map dating to 1926 (Fig. 6) depicts the development area occupying a single field. The following decades witness no changes to the Site layout with the small stable block still extant within the Site depicted on maps dating to the late 1980s (Appendix 3). This was also noted during the Site walkover. Within the surrounding landscape, the OS mapping dating to the second half of the 20th century (Appendix 3) highlights the progressive expansion of the settlements at Market

Lavington and Easterton with the establishment of modern residential dwellings and farmsteads which have shaped the surrounding landscape to present (Fig.7).

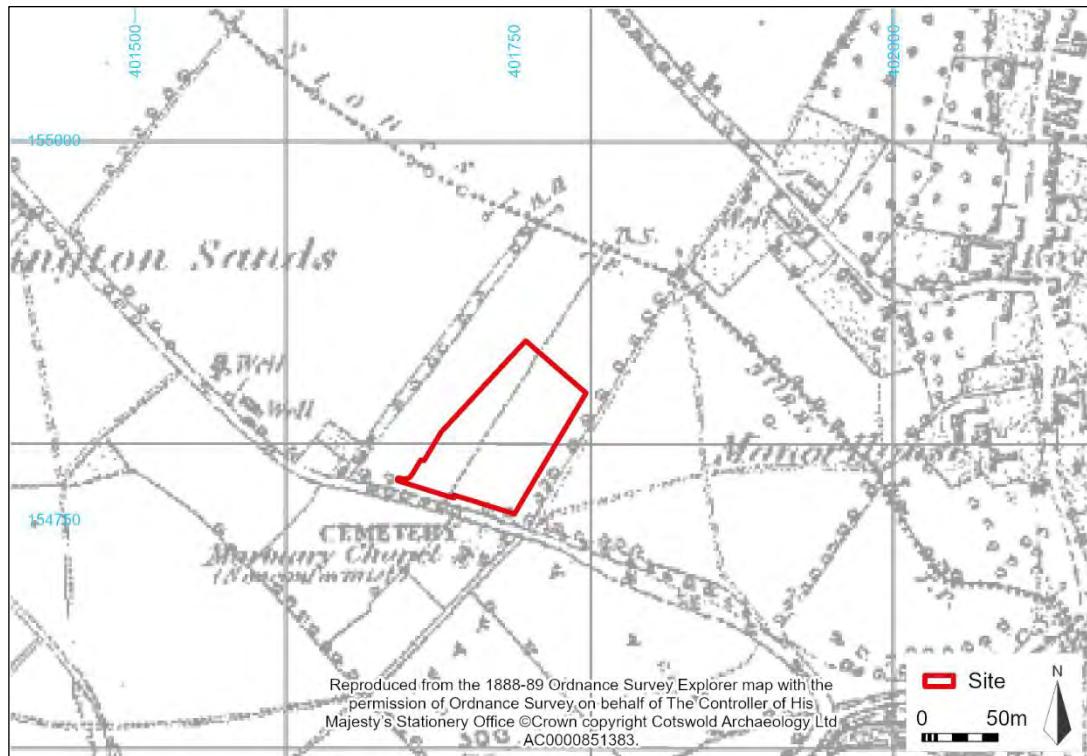


Fig. 5 Extract of the 1888-89 OS map



Fig. 6 Extract of the 1926 OS map



Fig. 7 Recent Aerial Imagery of the Site

'Important' Hedgerow

- 3.60. The Site walkover and the analysis of the historic cartographic sources have identified that the boundaries enclosing the Site along its eastern and southern sides at present may be those shown on the Tithe Map of the Parish of West Lavington. Furthermore, the southern boundary of the Site might coincide with the border between the Parish of West Lavington to the north and the historic parish of Market Lavington to the south. Such boundaries might therefore include sections of hedgerows which could meet the criteria of 'important' historic hedgerows as laid out in the 1997 Hedgerow Regulations criteria for Archaeology and History (see Appendix 1).

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. A review of the available cartographic and documentary evidence indicates that the majority of the Site has remained undeveloped throughout its documented history. Accordingly, for most of the Site, previous impacts are most likely associated with agricultural regimes. Impacts will likely include tree planting, ploughing, harrowing, drainage, fencing, field division, and short-lived agricultural buildings/sheds. Root damage associated with trees may also be a consideration. However, in general, these activities are expected to have impacted only into upper soil horizons and had limited impact on any underlying archaeological remains.
- 4.2. Ploughing may have had a considerable impact upon any near-surface archaeological features, although any features present in deeper contexts may be better preserved. The majority of the pre-existing impacts to potential buried archaeological remains are likely to have occurred during the post-medieval and at the beginning of the modern periods. Localised areas of impact are anticipated to have been experienced within the footprint of fence lines, ploughing and the movement of modern farming machinery through the Site. Such activity may have truncated or removed the upper horizons of any underlying archaeological remains, but any ground impacts are unlikely to have been of sufficient depth to cause significant damage to any below ground archaeological remains. Deeper impacts would be expected as a result of the establishment and removal of former field boundaries, as identified through the analysis of the lidar imagery (Fig. 3) and the historic cartographic sources (Figs. 4 – 6 and Appendix 3).
- 4.3. Aerial imagery of the Site and the analysis of the historic cartographic sources identified a small building lying along the southern boundary of the Site. This is a small stable which was also noted during the Site walkover (Photo 3). Because of its nature, the establishment of this building and any associated services, would not have caused deep impacts upon any buried archaeological remains present in the area as it is presently understood.
- 4.4. Historic cartographic sources indicate that the Site included two fields at the beginning of the 20th century. The boundary of the internal subdivision between these plot appear removed by the mid-1920s. It is therefore likely that the establishment

and removal of such boundaries would have had deeper impact upon any buried archaeological remains present within its trajectory.



Photo. 3 West facing view of the stable within the Site; see Fig. 8 for photo location.

The significance of known and potential archaeological remains within the Site

4.5. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. Known and potential archaeological remains identified within the Site comprise:

- Prehistoric and Romano-British remains.
- Medieval and later remains.
- 'Important' Hedgerow

4.6. The significance of these assets is discussed further below.

Prehistoric and Romano-British remains.

4.7. There is limited evidence for prehistoric activity recorded within the study area, and where present this generally identifies isolated find spots. The exception are two probable Neolithic pits and one Bronze Age pit located approximately 970m south-west of the Site (31). However, no finds or features are recorded within or around the immediate vicinity of the Site. Therefore, based on the reviewed evidence, there is predicted to be very low potential for encountering any previously unrecorded, significant archaeological remains within the Site, dating from the prehistoric periods. If encountered, prehistoric remains within the Site would likely only consist of

unstratified flint tools originated by transient and sporadic events of local resources' exploitation (i.e. hunting), which would retain a limited evidential (archaeological) value. That said, it should be considered that the relative lack of prehistoric evidence, may reflect the lack of archaeological work in the study area generally, rather than indicating an absence of prehistoric activity. If present, features of this date would be of archaeological (evidential) value proportionate to their condition of survival and extent.

- 4.8. There is good evidence for Romano-British activity within the study area, although much of this relates to isolated find spots, and probable transitory behaviours. The clear exception to this is the evidence for high status settlement in Market Lavington (8) and the burial found in 1931, approximately 360m east of the Site (5). However, the HER entry for this feature refers to 'The Kestrels' as location of the burials. This location may coincide with the Grade II* Listed Kestrels (Fig. 8, **LB1**), established in the early 18th century approximately 180m north-east of the Site (NHLE 136430; HE 2025). As such, although unlikely, the possible presence of similar human remains dating to the Romano-British period within the Site's close surroundings, and therefore spanning within the Site, should not be discounted. Such remains would be associated with funerary activity and their significance would be associated with their ability to inform the funerary activity linked with the main Romano-British settlement at Market Lavington. However, it is highly unlikely that this significance would be of such a level to present an absolute constraint on development.

Medieval and later remains

- 4.9. There is generally limited archaeological evidence for early medieval activity within the study area and this is principally focused at Grove Farm, in Market Lavington, approximately 680m south-west of the Site (11), whilst none is recorded within and around the Site. They revealed plentiful evidence for a settlement as well as a large burial ground. These remains are considered to be of high heritage significance, given the relative infrequency with which this type and period of deposits are encountered. Based on the reviewed evidence elsewhere within the study area though, there is considered to be low potential for encountering similar evidence dating to this period within the Site.
- 4.10. During the early medieval and medieval periods, the Site probably formed part of the heathland on the edge of Easterton. It is therefore considered unlikely that features associated with medieval agricultural or settlement activity would be present within

the Site. If encountered, such remains would consist of buried elements of ditches, pits, field system and furrows, originated by sporadic events associated with the nearby medieval hamlet at Fiddington, and their significance would derive from their potential evidential value and their ability to contribute to the understanding of settlement and agricultural activities in the area during the medieval period. However, it is highly unlikely that this significance would be of such a level to present an absolute constraint on development.

- 4.11. Following the parliamentary enclosure of 1781, the Site was included in the agricultural hinterland spreading between the two main foci of settlement at Easterton and Market Lavington. As such, any surviving buried remains associated with such activity, would likely be of very low or no archaeological interest.

‘Important’ hedgerows

- 4.12. It should be noted that the Site’s southern and eastern boundaries appear to have remained largely unaffected since their depiction on the 1840 West Lavington Tithe map. Furthermore, the southern boundary of the Site might coincide with the border between the Parish of West Lavington to the north and Parish of Market Lavington to the south. In places they survive as low hedge-banks with occasional mature trees and may comprise ‘important’ hedgerows under the criteria of the 1997 Hedgerow Regulations. In general, such features do retain a very low degree of heritage significance and a degree of change/removal is normally acceptable in heritage terms, although an emphasis on retention is desirable to retain a perception of historic landscape character.

Potential development effects

- 4.13. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential for any highly significant unknown archaeological remains to survive buried within the Site. It is anticipated that no highly significant archaeological remains will therefore be truncated by the proposed development.
- 4.14. Any disturbance or truncation (physical development effects) of those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with ground investigation works;
 - ground reduction;

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- construction groundworks, including excavation of building foundations, service trenches and stripping for roads/car parks;
 - excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.

4.15. This assessment has identified an overall low potential for archaeological remains associated with agricultural and funerary activity dating to the Romano-British, medieval and post-medieval periods to be encountered during the groundworks for the proposed development. However, the limited number of archaeological investigations to date within the study area precludes a more definitive conclusion at present.

4.16. Given the potential for archaeological deposits to survive within the Site, and given the general paucity of previous investigations undertaken within the Site's close surroundings, it would be beneficial to undertake geophysical survey which would aim to better understand the archaeological potential and significance within the development area. It would inform the need for, and scope of, any further work required, though the presence of any features of such importance it would preclude development is considered highly unlikely. The scope of any/all further work should be agreed in advance with the Archaeological Advisor to the LPA.

5. THE SETTING OF HERITAGE ASSETS

- 5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, and shown on Figure 8. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

- 5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).
- 5.3. A number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. These assets are:
- Easterton Conservation Area (Fig. 8, **CA1**). There are one Grade II* and 17 Grade II Listed Buildings within the Conservation Area boundary. This includes five Listed Buildings which are located within closer proximity to the Site, including Kestrels (Fig.8, **LB1**) (Grade II*; 1364630), gate piers to yard at rear of Kestrels (Fig.8, **LB2**) (Grade II; 1035822), front garden wall and gate piers to Kestrels (Fig.8, **LB3**) (Grade II; 1284566), High View (Fig.8, **LB4**) (Grade II; 1035821), and Easterton Manor (Fig.8, **LB5**) (Grade II; 1035817). The other 13 Listed Buildings (**LB6-LB18**) are scattered throughout the rest of the Conservation Area around the High Street, White Street and Kings Road.
 - Quaker Burial Ground, Drove Lane (Ref: MWI76586) (Fig. 8, **NDHA1**). The Site was identified in the Market Lavington Neighbourhood Plan

(AECOM, 2025) as being within the setting of the burial ground, but notes that the Site does not make a significant contribution to the significance of the burial ground due to existing screening.

- The Rest (Grade II; NHLE 1182763) (Fig. 8, **LB19**)
- Eastcott Manor (Grade II*; NHLE 1284568) (Fig. 8, **LB20**)
- Gate Piers at Eastcott Manor (Grade II; NHLE 1035815) (Fig. 8, **LB21**)
- Walls and Gazebo at Eastcott Manor (Grade II; NHLE 1035814) (Fig. 8, **LB22**)
- Eastcott House (Grade II; NHLE 1364626) (Fig. 8, **LB23**)
- Four Winds (Grade II; NHLE 1035816) (Fig. 8, **LB24**)
- Market Livingston Conservation Area (Fig. 8, **CA2**). This Area includes two Grade I and 57 Grade II Listed Buildings.

5.4. The site visit allowed for the observation of these assets in their extant setting, and as a result the following assets were excluded from the Step 2 assessment:

- Listed Buildings in Easterton Conservation Area. It was concluded that the topography, intervening built form and vegetation between the Site and these assets is such that there is no intervisibility between them, and there are no discernible historic, physical or experiential connections between the assets and the Site. The Site therefore makes no contribution to the significance of these assets through being within their setting. These Listed Buildings included:
 - Royal Oak (Grade II; NHLE 1035818) (Fig. 8, **LB6**)
 - Lilac Cottage and Little Thatch (Grade II; NHLE 1364627) (Fig. 8, **LB7**)
 - Court Close Farmhouse (Grade II; NHLE 1182435) (Fig. 8, **LB8**)
 - Granary to rear of Platt's Farm (Grade II; NHLE 1364631) (Fig. 8, **LB9**)
 - Fairfield Farmhouse (Grade II; NHLE 1035823) (Fig. 8, **LB10**)
 - Willoughby's (Grade II; NHLE 1182459) (Fig. 8, **LB11**)
 - 20 White Street (Grade II; NHLE 1182449) (Fig. 8, **LB12**)
 - Forge Cottage (Grade II; NHLE 1182402) (Fig. 8, **LB13**)
 - The Grange (Grade II; NHLE 1364628) (Fig. 8, **LB14**)
 - The Homestead (Grade II; NHLE 1364629) (Fig. 8, **LB15**)

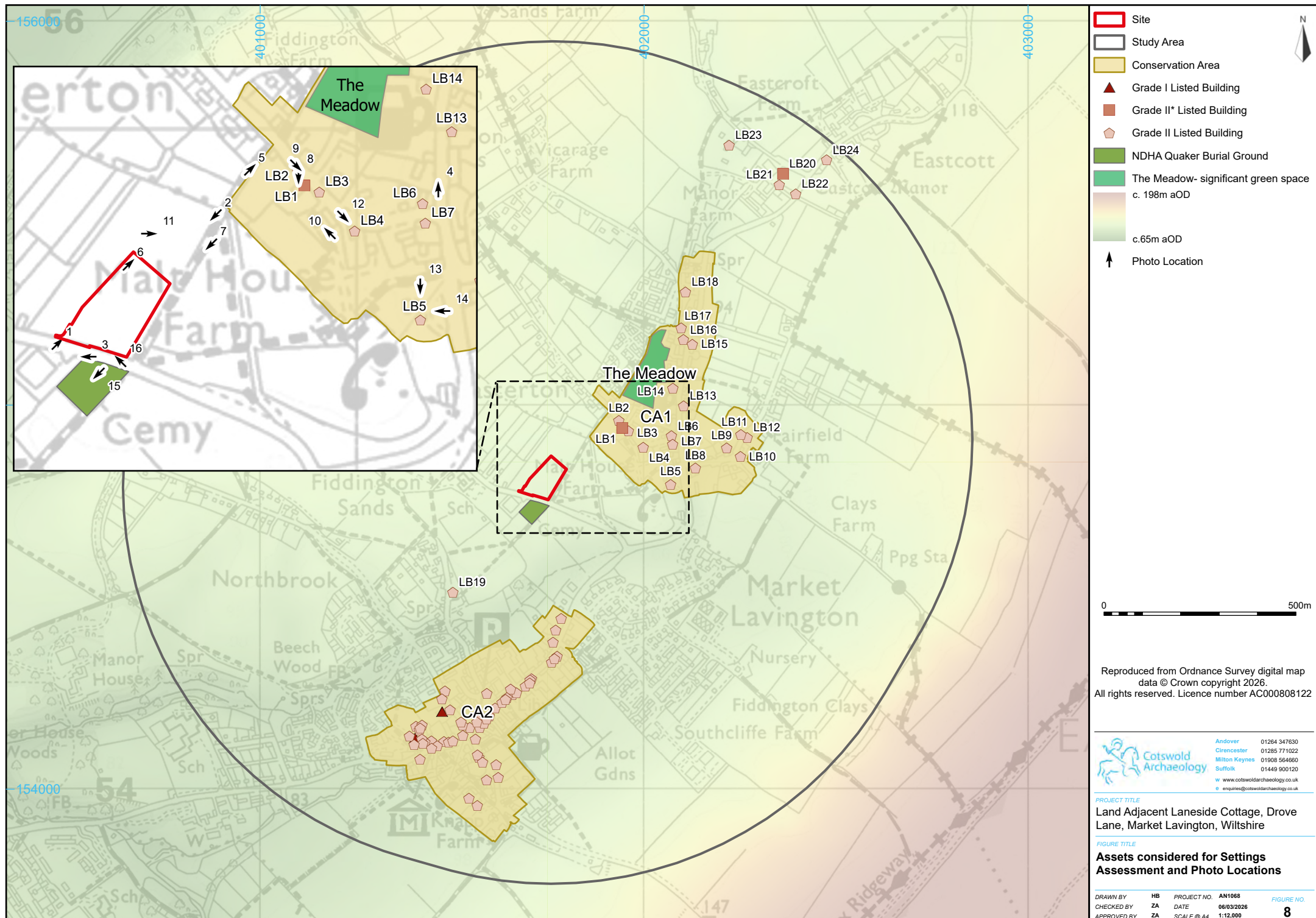
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- Halstead Farmhouse (Grade II; NHLE 1035819) (Fig. 8, **LB16**)
 - Community Washplace (Grade II; NHLE 1284560) (Fig. 8, **LB17**)
 - Church of St Barnabas (Grade II; NHLE 1035820) (Fig. 8, **LB18**):

- Market Livingston Conservation Area (**CA2**), including the Listed Buildings within it: this asset is located c. 270m south of the Site. The intervening vegetation and built form between the Site and the asset is such that there is limited intervisibility, and there are no discernible historic, physical or experiential connections between the asset and the Site. The Site therefore makes no contribution to the significance of the asset through being within its setting.
- The Rest (**LB1**): this asset is located c. 270m south of the Site. The intervening vegetation and topography between the Site and the asset is such that there is no discernible intervisibility, and there are no discernible historic, physical or experiential connections between the asset and the Site. The Site therefore makes no contribution to the significance of the asset through being within its setting.
- A cluster of five Listed Buildings are located between c. 930m and c. 1km north-east of the Site. These include Grade II* Listed Eastcott Manor (**LB2**) and Grade II Listed 'Gate Piers at Eastcott Manor' (**LB3**), 'Walls and Gazebo at Eastcott Manor' (**LB4**), 'Eastcott House' (**LB5**) and 'Four Winds' (**LB6**). The intervening vegetation, distance and built form is such that there is no discernible intervisibility, and there are no discernible historic, physical or experiential connections between the assets and the Site. The Site therefore makes no contribution to the significance of the assets through being within their setting.

5.5. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

Steps 2 – 3: Assessment of setting and potential effects of the development

5.6. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets.



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- 5.7. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Easterton Conservation Area (Fig. 8, CA1)

- 5.8. Easterton Conservation Area was first designated in November 1974. A Conservation Area Appraisal was published by Kennet District Council (KDC) in September 2003 (hereafter referred to as the Appraisal).

Historic development and significance

- 5.9. Easterton is a small village which lies in the south western end of the Vale of Pewsey, c. 9.6km south of Devizes and c. 800m east of Market Lavington, on the B3098 West Lavington to Urchfont Road. Easterton is a typical spring-line parish, around 8.8km long by an average of about 1.6km wide, much of it on the chalk of Salisbury Plain. The springs feed a small south-west flowing brook which lies adjacent to the main High Street (Photo 4), and is an important feature of the Conservation Area. The village lies on low ground in the northern part of the parish on the Greensand with alluvial gravels and clays of the brook, with sandy light loamy soils on higher ground to the north. The south-eastern part of the village borders the Gault clay, and the distribution of the different soil types has had a direct influence on the types of local agriculture (KDC, 2003).



Photo. 4 View looking north along the High Street, with the brook in the foreground

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- 5.10. Easterton was first mentioned in 1348 as a tithing of Stepellavynton or Market Lavington. Its name, “Esterton juxta Stepellavynton”, is a variation of Easton or an eastern farmstead. From 1662 many of the bricks and roof tiles used in the village were made locally at ‘Brickell’ that later became the Broadway Brick and Tile Co. Ltd which ceased manufacture in the 1950s. Other important farmhouses included the present Royal Oak Inn, Fairfield Farm and Willoughby’s in the 17th century. The Kestrels in Oak Lane however was built as a residence in the early 18th century in the William and Mary style. There are reports of cloth-workers working from their homes during the 18th century and there were weavers’ cottages existing in the village, but it is not certain which cottages these were or whether any survive. From 1868, fruit grown in the market gardens on the ‘Sands’ was made into preserves by Samuel Sanders. After his death in 1908 his employee Samuel Moore continued making jam at his home at Woodbine Cottage. He expanded the business by investing in modern equipment to such an extent that the factory he founded employed more than 100 before it closed in 1989. The former factory site is now a housing development known as ‘Strawberry Fields’.
- 5.11. The Anglican church of St Barnabas and a primary school were built in 1875. In 1971 a new school was built in Drove Lane and the village school demolished for road improvements. The Wesleyan Chapel was St Barnabas Church. Land use in the village has been historically arable, but land is also used for stabling, paddocks and some smallholdings (Easterton and Eastcott Village Design Statement, 2005). Sheep and cattle were raised on the lower slopes of Salisbury Plain. Historically there was also market gardening on the area known as the ‘Sands’, and arable farming and cattle grazing on the area known as the ‘Clays’.
- 5.12. The abundance of trees is a notable feature within the Conservation Area. There are many mature trees which line the streets, particularly High Street and Oak Lane, and also many trees within the gardens and to boundaries of the houses within the Conservation Area. These contribute to a green, leafy and rural character even in the heart of the settlement, and make an important contribution to the character of the Conservation Area. Mixed native species hedges are also a notable feature of the Conservation Area. An area of green space often referred to as the ‘meadow’ is located to the west side of the High Street, lying on the valley slope with a public footpath bordering the area to the west. This meadow has been identified as a

significant area of open green space in the Appraisal (Fig. 8) and is considered to be an integral part of the Conservation Area that contributes greatly to its character.

- 5.13. The part of the Conservation Area which interacts most closely with the Site is the area around Oak Lane, which forms the south-west part of the Conservation Area. This area includes a number of Listed Buildings, including the Grade II Listed Royal Oak public house (located at the junction of Oak Lane and High Street), and Kestrels, a Grade II* Listed early 18th century house. Oak Lane historically consisted of only a small number of buildings, mostly residential houses and cottages, although the former Maltings building evidences some agricultural history in this particular area.

Physical Surrounds – ‘What Matters and Why’

- 5.14. Easterton lies in a steep-sided wooded valley near the northern scarp slope of Salisbury Plain. The pattern of the main development in the High Street and White Street generally follows the lower contours of two valleys. The lanes descending into the valley from the west (Oak Lane, the Drove and Kings Road) are sparsely developed, the few cottages being set into the steep wooded Greensand banks (KDC, 2003). The position of the Conservation Area within this wooded valley and the rise and fall of land in and around the settlement has given it a distinct character and influenced both the location and the development of the settlement area, for example where the development follows valley contours along the High Street and White Street. The wider setting to the east and south-east of the Conservation Area is dominated by the rise of the northern scarp slope of the Plain, c. 1km from the Conservation Area. These elements of topography contribute to the significance of the Conservation Area.
- 5.15. The surrounding setting of the Conservation Area is a rural landscape comprised of a patchwork of fields and a scatter of smaller settlements such as Easterton Sands c. 450m to the north-west and Eastcott a little further to the north-east along the B3098, as well as clusters of residential development along surrounding roads, and some isolated dwellings. The Village Design Statement (2005) identifies the “surrounding open countryside” as being of “paramount importance” to the landscape setting of Easterton. Google Earth imagery shows that this surrounding open landscape appears to have changed relatively little since the Appraisal and Village Design Statement were written in 2003 and 2005 respectively, with one notable change being the development of the former jam factory site into the ‘Strawberry Fields’ housing development.

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- 5.16. Some significant changes did however occur in this landscape during the 20th century. Some parts of the Conservation Area retain a particularly close physical connection with this surrounding rural land; for example, the Appraisal notes that White Street is developed predominantly on one side only with open land to the south. It goes on to describe how the “meadows extend to the street on the south side (of White Street) except for a wooded area of native plants and several conifers”, and that this area emphasises the rural setting of the village and contributes to the character of the Conservation Area (KDC, 2003).
- 5.17. This rural landscape setting has been slightly encroached upon by modern development, particularly from the spread of residential development to the north-east end of Market Lavington which now lies c. 100m away from the Conservation Area’s southern boundary. However, the Conservation Area retains a distinct green buffer of encircling fields to the south, and the surrounding landscape retains a firmly rural character.
- 5.18. As noted in paragraph 5.12, the abundance of trees and mixed native species hedgerows are an important feature within the Conservation Area. Although their density appears to be heavily concentrated within the Conservation Area itself, the Village Design Statement (2005) notes that there are also mixed native species hedges beyond the Conservation Area, for example where they define ancient tracks up to the Plain and the Sands, and there are also other patches of natural woodland in the area surrounding the settlement. These features are considered to be highly valued both in and around the Conservation Area, and where they exist in the landscape that immediately surrounds the Conservation Area, they are considered to make a contribution to its significance.
- 5.19. As noted in the Village Design Statement (2005), there are a wealth of public footpaths and bridleways in Easterton and the surrounding areas of Eastcott and Easterton Sands, which are a notable local feature. A number of these footpaths run through the Conservation Area and out into the surrounding countryside, allowing a degree of communication and connection between the settlement core and its wider landscape setting. A number of these footpaths are also bordered by trees and native hedges which, as established above, make a positive contribution to significance.

Experience – ‘What Matters and Why’

- 5.20. The Conservation Area is surrounded by a landscape that is rural in character. There is some bustle and noise from the surrounding roads and other activity associated with the residential areas, which is expected of this kind of larger village settlement. The Appraisal notes that following changes to village life during the 20th century, there is now little agricultural activity around the settlement, and that most residents commute daily to work elsewhere, which will have slightly altered the experiences from within the surroundings of the Conservation Area. That said, the experiential qualities of the immediate setting are still generally those of a rural area with the typical sights, sounds and smells of a rural landscape still readily apparent.
- 5.21. Views towards the Conservation Area from its surrounding setting vary, depending on the location. Due to the topography of the land, the layout of the Conservation Area and the significant amount of trees in and around the Conservation Area, particularly to road boundaries, there are limited long-distance views and vistas from some locations. This is evident in locations such as the approach on the B3098/High Street, both from the north and the south. Some of the approaching footpaths, such as the one which runs east of the Site, also allow for little to no appreciation of the Conservation Area’s special qualities due to their enclosed boundaries (Photo 5).



Photo. 5 View looking north along the footpath adjacent to the grounds of Kestrels, on the approach to Oak Lane

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- 5.22. In other areas there do appear to be clearer views which allow for some appreciation and understanding of the built form and architectural qualities of the Conservation Area (although still to a relatively limited degree) as well as an appreciation of its close rural setting, particular on approach from the east side towards White Street. It is noted that these are sometimes partial or glimpsed views due to topography and vegetation, although the latter will vary with seasonal changes to vegetation.
- 5.23. Although often visually limited by the linear nature of the roads and enclosure of trees and hedges to boundaries, some of the views which form the approach to the Conservation Area aid in an understanding of the relationship between the Conservation Area and its rural setting, and mark the transition between the open countryside and the settlement area of Easterton. Such views include the approach towards the Conservation Area from Oak Lane to the west, and Kings Road to the north-west. While these are not considered to be key views, they do make a contribution (albeit limited, compared to those identified above) to the significance of the Conservation Area.
- 5.24. The approach to the Conservation Area from the south along the B3098 is largely restricted by the enclosure of trees and hedges to boundaries, however the trees grow thinner and the roadside banks flatten out to allow for wider views of the area around Easterton manor and Court Close Farmhouse. In particular, the Appraisal notes that the whole building group around Court Farm, surrounded by green pasture, is strongly agricultural and retains the character of a rural farmstead despite its village location; it therefore marks an important transition point between the rural landscape and the built settlement beyond.
- 5.25. Additionally, the Appraisal and the Village Design Statement (2005) highlights a number of views and approaches which, although not identified as 'key', are considered to be of importance and to make a contribution to the significance of the Conservation Area:
- The approach to the village along the B3098 from the north-east, through Eastcott, is wide and open with the vista of the Plain to the south a defining feature. The lack of division and ease of access between settlement and open space, both here and in other parts of the village, is a characteristic that contributes to significance.
 - Views along High Street and White Street framed by valley slopes

- Views towards Salisbury Plain are of paramount importance.

Summary of development effects

- 5.26. The Site comprises part of a field which is currently in use as a horse paddock, and lies c. 104m to the south-west corner of the Conservation Area boundary. This is one of a network of fields which directly surround the Conservation Area's boundary. The principal contribution of the Site to the significance of the Conservation Area is as an area of open land that is appreciable as part of its rural surroundings. There is very limited intervisibility between the Site and the Conservation Area; the views towards the Conservation Area from the Site make no contribution to significance (Photo 6), and the Site is mostly screened and not discernible in views out from the Conservation Area. There is no specific reference in the Appraisal to the paddocks which bound the Conservation Area to the south (including the Site) as being an important to the Conservation Area or its setting.



Photo. 6 View from the Site, looking north-east towards the Conservation Area (approximate area indicated by red arrow)

- 5.27. The proposed scheme comprises a residential development which would introduce built form into the Site. It will therefore change the function and character of the Site, and therefore part of the wider field, from paddock/pastural land to residential. The

scheme comprises the establishment of 9 new residential dwellings with associated services, gardens, and landscaping. Existing overhead cables will be moved to be parallel to the western boundary of the Site, and access will be created off Drove Lane to the south. Some of the dwellings are orientated to face south-west towards Drove Lane, while others are orientated to face north-east, away from Drove Lane. The scheme will comprise nine detached units.

- 5.28. As previously mentioned, there is little, if any discernible intervisibility between the Site and the Conservation Area. Views towards Salisbury Plain to the south of the Conservation Area have been identified as making a contribution to significance; it is possible that the development will be partially visible in some views towards the Plain from the Conservation Area, but it will not impede or negatively impact these views. If additional screening in the form of trees and native hedges were to the Site boundaries and around the built form of the development were to be considered, this would further help to soften the appearance of the development and help to obscure it in any potential views looking south-west towards the Plain.
- 5.29. The biggest consideration in regards to the proposed scheme is the change it will effect on the rural setting of the Conservation Area, which has been identified as making a contribution to significance. As has been evidenced above, the present contribution of the Site is broadly positive, however it is just one part of a network of similar fields which surround the Conservation Area to the south, and as such is not unique in its contribution to significance. Although the proposed scheme will introduce additional built form to the rural setting, this is not incongruous with the area around Drove Lane, where other residential dwellings are located and development has grown piecemeal over time as a natural consequence of a growing population in the area.
- 5.30. As the Site comprises the southern part of the wider field only, the development will be more closely anchored to Drove Lane and the built form will be focussed within the area of Market Lavington. Most importantly, the northern half of the field beyond the Site will be unaffected by the development and will remain as open land, ensuring that a green buffer of encircling land is retained around the south-western part of the Conservation Area, preserving its rural surrounding. Beyond this, the proposed development will not otherwise impact the other elements of setting or the special features of the Conservation Area which contribute to significance.

- 5.31. As discussed in paragraph 5.12, the presence of native trees and hedges make a contribution to the significance of the Conservation Area, and the Village Design Statement (2005) explicitly notes that loss of these features is a concern. Extant trees and hedges will be retained, and should further mitigation in the form of additional tree and hedgerow planting be considered, this would not only help to maintain the rural character of the Site, but would strengthen the presence of these important features within the setting of the Conservation Area.



Photo. 7 View looking south along the footpath, showing extant screening of the field boundary to the right

- 5.32. In conclusion, it is considered that whilst the proposals will introduce a change to the wider setting of the Conservation Area, the scheme will not alter the setting in a way which would negatively impact significance or the appreciation and understanding of the Conservation Area's special interest, and that no harm is found.

Kestrels (Grade II*), gate piers to yard at rear of Kestrels (Grade II), and front garden wall and gate piers to Kestrels (Grade II) (Fig. 8, LB1, LB2 and LB3)

- 5.33. The Grade II* listed Kestrels (NHLE: 1364630) is located c. 170m to the north-east of the Site and is described in its listing as:

House. Early C18. Flemish brickwork with raised stone quoins and dressings on malmstone plinth. Stone tiled roof. Two storeys and attic, 5 x 2 bays 'L'-plan, front extended to left by further 2 bays. Central 6 x fielded and panelled door with moulded stone architrave and stone broken scrolled pediment on brackets. Stone plinth offset moulding. Windows 12-pane sashes with raised moulded architraves and flat frieze meeting moulded plat band. Timber moulded eaves cornice. Elevation to road has 3-light stone framed windows with arris beading, and similar windows to rear. Re-entrant angle of plan filled with 2-storey flat roofed building containing rear door and kitchen. Roof hipped with 2 gabled dormers to front and stack central to wing. Interior: Main stair hall has C17 stair, and fine moulded plaster ceiling comprising an oval floral border with putti in angles. Central rosette. Further boldly moulded putti on soffite of stair. Main rooms left and right of hall have moulded panelling and shutters.

- 5.34. The Grade II listed gate piers to yard at rear of Kestrels (NHLE: 1035822) is located c. 190m to the north-east of the Site (Photo 8) and is described in its listing as:

Gate piers matching those of front garden (q.v.). Early C18, limestone, with raised and moulded panels and central disc motif. Stone cornice but finials absent. To include approximately half metre of original brick walling on left with stone coping and scroll bracket against pier.

- 5.35. The Grade II listed front garden wall and gate piers to Kestrels (NHLE: 1284566) is located c. 197m to the north-east of the Site and is described in its listing as:

Front garden walls on north-east and south-east sides, and gate piers. Early C18. English bond brickwork with single weathered and throated stone copings raised on malmstone plinth, stepping down hill. Wall approximately 17m along road, returning across end by 14m, returning by approximately 7m, and continuation thence to south-west by further approximately 19m. Limestone urn finials on outermost corners. Against house, two gate piers, limestone, with raised and moulded panels with central disc motif, stone cornice and urn finials. Gate timber, probably late C19, with open iron panel and iron crestings.

- 5.36. The Appraisal describes Kestrels as “a house of constructional quality in detailing and materials” (KDC, 2003). The significance of the three heritage assets is primarily derived from their historical (illustrative), aesthetic, and evidential values as a fine example of a sophisticated design of brick house built in the late 18th century with associated boundary features, which aids in illustrating the social history and development of the settlement of Easterton.



Photo. 8 View of the listed gate piers to yard at rear of Kestrels, with Kestrels to the left and the coach house in the centre

Physical Surrounds – ‘What Matters and Why’

- 5.37. Kestrels’ north-east elevation directly addresses Oak Lane (Photo 9), while its principal elevation overlooks the walled grounds to the south-east, and its rear elevation overlooks the service area where its outbuildings and modern parking area are located. The orientation of the Building therefore allows for the principal views to overlook the landscaped gardens rather than Oak Lane, and for the principal entrance of the house to be private and secluded behind the garden boundary. These elements of orientation, aspect and formal design make a positive contribution to the assets’ significance.
- 5.38. Kestrels is surrounded by private landscaped gardens which form the most important part of its setting. The entire grounds are enclosed by historic brick walls which to the south and against Oak Lane to the east are partially retaining walls that support the site above the sloping hillside and elevate the garden for panoramic views of Salisbury Plain (KDC, 2003). The garden walls, the coach house and the potting sheds built against them are also of red brick, the former also with hipped roofs covered in stone tiles. The surviving outbuildings, principally the former coach house, form an important part of the Kestrels’ immediate setting and their physical and

historical relationship contributes to its significance (Photo 9). The garden itself is divided into several rectangular walled or hedged enclosures connected by arched openings through areas of varied character with lawns, paved terraces and gravel walks, shrubs, fruit trees and planting beds in a composition of “great environmental quality and cultivated natural beauty” (*ibid*). These boundary features (including the Listed gate piers and wall) enclosure, trees and green space make a positive contribution to the Kestrels’ significance.



Photo. 9 View of Kestrels and the area to the rear of the Listed Building from Oak Lane

- 5.39. The most important elements of the two Grade II Listed gate piers are their aspect, orientation and position between Oak Lane and the private grounds of Kestrels to the rear, being boundary treatments designed to separate the public from the private space and allow access to the private grounds of the house.
- 5.40. The definition, scale and grain of the three heritage assets’ wider surroundings are characterised by the heavily tree-lined Oak Lane, around which a piecemeal scatter of residential dwellings (and former agricultural buildings, in the case of the Maltings cottages). The surrounding buildings vary in age, from 17th to 20th century date, and they illustrate the ‘unplanned’ development of the settlement over the course of centuries to meet its changing needs, contributing to the legibility of charting historic changes in Easterton over time. The surrounding houses incorporate a palette of

mixed but traditional building materials such as stone, brick, thatch and tile, and respect the domestic scale of the historic settlement. These features of definition, scale and grain of the surrounding streetscape make a positive contribution to the Listed Building's significance.

- 5.41. The heritage assets are surrounded to the south-east, south and west by a landscape that is rural in character, comprised of a patchwork of paddocks and pasture with mature trees and native hedges to boundaries. There are no discernible historic or functional links between the heritage assets and this wider landscape. However, it does provide some understanding of the historic interest of the heritage assets as an example of a dwelling with associated boundary features on the edge of a rural village, and makes a broadly positive (if limited) contribution to its significance.

Experience – 'What Matters and Why'

- 5.42. The best appreciation of the aesthetic, evidential and historical values of the Listed Building are likely to be gained through the immediate views from within the surrounding gardens. The private grounds are almost entirely screened by brick walls, trees and vegetation, so the primary experience of being within this immediate setting will be one of physical seclusion and a sense of enclosure and privacy, with the sounds, sights, and smells of nature typical of the rural area. These elements help to facilitate an authentic experience of Kestrels, and therefore contribute positively to its significance.
- 5.43. The views of Kestrels' north-east, south-east and north-west elevations from Oak Lane also contribute to significance, as do the views of the two Listed gate piers/boundary walls. As noted in the Appraisal, there are panoramic views looking south towards the scarp of Salisbury Plain from the elevated garden. Due to the topography of the land surrounding the gardens and extensive screening in the grounds, there appear to be only glimpsed views of the Listed Building from beyond its surrounding grounds (Photo 10), and no significant views from the wider landscape setting.
- 5.44. The experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the area around Oak Lane. Traffic through this area is irregular and the green and leafy Oak Lane is generally quiet and peaceful, retaining a strong rural character with the typical sounds and smells of a settlement area on the edge of a

rural landscape. These experiential elements are also broadly positive to significance.



Photo. 10 View of Kestrels, looking south-west from the area behind Maltings cottages on Oak Lane

Summary of development effects

- 5.45. The Site is located c. 170m to the south-west of the group of heritage assets, and the north-east corner of the Site lies c. 110m from the south-west corner of the grounds of Kestrels. There are no discernible historic or functional links between the Listed Buildings and the Site. Due to the topography of the land and the extensive screening to the boundaries of both the Site and the grounds of Kestrels, there is very limited intervisibility between the heritage assets and the Site (Photo 11). The Site itself makes no particular contribution to significance, but it does form one component of the wider rural landscape setting of Kestrels which makes a broadly positive (if limited) contribution to its significance. There are no discernible historic or functional relationships between the asset and the Site. The garden walls to Kestrels were clearly made to prevent access and views into the gardens and towards the Listed Building, and also block most views out towards the wider landscape.



Photo. 11 View from the Site, looking north-east towards the area of Kestrels (location arrowed in red)

- 5.46. The proposed scheme comprises a residential development which would introduce built form into the Site, and change the function and character of the Site from paddock/pastural land to residential. The Site lies within the southern half of the field adjacent to the grounds of Kestrels, so the north part of the field will remain as a significant green buffer. This will ensure that the grounds of the Listed Building remain surrounded by open green space. Existing trees and hedges to boundaries will also be retained. As previously mentioned, there is little, if any discernible intervisibility between the Site and Kestrels. The proposed development will not be visible in views towards the Listed Building, and the Site is not visible in the one identified important view from the Listed Building looking south towards Salisbury Plain. There appears to have been no real intention to see the Site from this location, therefore the content of the Site makes no difference to its significance so long as it does not allow new views into the grounds, which it will not.
- 5.47. As such, it is considered that the proposals will not alter the setting of these three heritage assets in a way which would negatively affect their significance or the appreciation and understanding of their special interest, and that no harm is found.

High View, Grade II Listed (Fig. 8, LB4)

- 5.48. The Grade II listed High View (NHLE: 1035817) is located c. 200m to the north-east of the Site and is described as:

Cottage late C17 or early C18. Colourwashed malmstone and brick, thatched roof. Single storey and attic, 2 ½ bays. Entrance in centre bay, probably originally to narrow hall, now combined with living room to right. Unheated left bay, now kitchen. Half glazed door with lower fielded panels, and heavy chamfered frame, under C20 rustic thatched porch. Paned timber windows. Roof hipped to left with gable stack, of brick inserted into stone wall, probably replacing stone stack. Pantiled single storey outbuilding to rear, and lean-to timber garage on right. Interior has two axial chamfered beams in living room..

- 5.49. High View is located where the gradient eases on the corner of Oak Lane, in a small plot cut into the slope for a dwelling, and is a former draper's cottage (KDC, 2003). High View, along with the adjacent Malthouse cottages to the west, are identified in the Appraisal making "a particularly picturesque group in a context of woodland and hedgerow on the steep slopes of the lane and are particularly special to the Conservation Area" (p.16, KDC, 2003). The Listed Building's significance primarily derives from its historical (illustrative), aesthetic, and evidential values as a post-medieval vernacular house and former draper's cottage in a small rural settlement.

Physical Surrounds – 'What Matters and Why'

- 5.50. Due to the unique topography of Easterton, the Listed Building was constructed in a plot that was cut into the slope adjacent to Oak Lane, with the land rising around it to the east and west. The Listed Building is set back from the road, and screening of trees to its plot boundary mean that the Listed Building can only be partially visualised when standing on the road (Photo 12), giving it a greater privacy and seclusion than the neighbouring Malthouse cottages, for example, which directly overlook the road. Its orientation also means that it is encircled by its private gardens to the east, south and west. These elements of topography, orientation and aspect make a positive contribution to the assets' significance.
- 5.51. High View is surrounded by a private garden plot which form the most important part of its setting. The garden extends to the south and appears to have an abundance of mature trees, which is a notable characteristic of both the Conservation Area and this part of Oak Lane. Historic mapping shows that these gardens have surrounded the Listed Building since at least the 19th century, and the plot boundaries appear to

have remained unchanged since that time. The boundaries, green space and trees of the plot make a positive contribution to the Listed Building.



Photo. 12 High View, as viewed from Oak Lane

Experience – ‘What Matters and Why’

- 5.52. The best appreciation of the aesthetic, evidential and historical values of the Listed Building are likely to be gained through the immediate views from within the surrounding gardens. Easterton Manor is set back from the road and the private gardens are almost entirely screened by trees and vegetation, so the primary experience of being within this immediate setting of the Listed Building will be one of physical seclusion and a sense of enclosure and privacy, with the sounds, sights, and smells of nature. These elements help to facilitate an authentic experience of the asset, and therefore contribute positively to its significance. Due to the topography of the land surrounding the gardens and extensive screening in the grounds, there appear to be very few, if any significant views of the Listed Building from beyond its surrounding gardens. However, in relation to the appearance of High View from Oak Lane, the Appraisal does note that “a skyline of trees on the hillside behind, the gravelled approach and native hedges to the front all enrich the roadside view” (KDC, 2003).

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- 5.53. The experience of the wider setting of the asset is dominated by the rural nature and tranquillity of area around Oak Lane. Traffic through this area is irregular and the green and leafy Oak Lane is generally quiet and peaceful, retaining a strong rural character with the typical sounds and smells of a settlement area on the edge of an agricultural landscape. These experiential elements are also broadly positive to significance.

Summary of development effects

- 5.54. The Site is located c. 200m to the west of the Listed Building. There are no discernible historic or functional links between the Listed Building and the Site, and the Site does not appear to be visible in views either to or from the Listed Building. The Site makes no contribution to significance, and the proposed development will cause no harm to the Listed Building or impact its contribution to the character of the Conservation Area.

Easterton Manor, Grade II Listed (Fig. 8, LB5)

- 5.55. The Grade II listed Easterton Manor (NHLE: 1035817) is located c. 270m to the east of the Site and is described as:

House: 1601-20 and 1651-80. Timber framed with colourwashed infill panels, cross wing of brick. Tiled roofs. Two storeys and attics, 2 bays, with cross wing also of 2 bays. Framing 4 panels high with wavy corner braces, and tension braces to gable end. Gable raised over centre bay. Entrance to cross passage against cross wing. Oak boarded door with lean-to porch. Three-light timber casement windows with leaded glazing. South elevation of cross wing has 2-light stone-mullioned windows and label moulds on first floor, canted bay on ground floor. Later C19 reroofing with quarter-hip to main range, crested ridge tiles, and clayware terminals. Brick stacks. Barge boards early C17 to north gable. Interior: not seen.

- 5.56. Easterton Manor is an important Listed Building in the Conservation Area (KDC, 2003). The rear wing built against the hillside is of Greensand stone built about 1570 with freestone mullioned casements. The timber framed front or east wing replaced an earlier structure in about 1620 but incorporates its original chimney breast. The Listed Building's significance primarily derives from its historical (illustrative and associative), aesthetic, and evidential values as a manor house of Easterton, being a pivotal building embedded within the long history of the settlement.

Physical Surrounds – 'What Matters and Why'

- 5.57. Due to its set-back position and boundary screening, the Listed Building can only be partially visualised when standing on the road and cannot be experienced in full views, giving it a sense of distance, privacy and seclusion, which is a deliberate feature of its formal design and landscaping. Its orientation allows for views from the principal elevations towards the gardens to the north and south, rather than towards the road. These elements of orientation, aspect and formal design make a positive contribution to the assets' significance.



Photo. 13 View of the boundary treatments to Easterton Manor on the High Street

- 5.58. Easterton Manor is surrounded by private landscaped gardens which form the most important part of its setting. The grounds are partly laid to lawn with elements of landscaping such as a sweeping drive and formal garden areas, and an abundance of mature trees, shrubs and hedges. The boundary treatments, particularly those on the High Street which comprise fine brick walls, laurel hedges and mature trees, are also a notable feature of the grounds (Photo 13). These elements of setting make a positive contribution to significance. The Appraisal also notes that “the several fine trees, the grounds, the gates, gateways, laurel hedge and the brick frontage wall combine with the fine old house to make a large contribution to the Conservation Area” (p.12, KDC, 2003). The main outbuilding of Easterton Manor is located just to

the north-west of the principal building. Although it has been converted to a residential separate dwelling, it still forms a crucial part of the asset's immediate setting and their physical and historical relationship contributes to the Listed Building's significance.

- 5.59. Easterton Manor marks the southern boundary of the settlement and the Conservation Area, and the setting beyond the garden plot is defined by the built settlement to the north, and paddocks and pastoral land to the south. The character of the development around the southern end of the High Street remains very green and rural, however, and the asset is still bordered by fields to the west and north east which has retained a visual and spatial relationship between the Listed Building and surrounding open land. This wider setting both connects the Listed Building to Easterton as a historic former manor house and helps to place the building within its rural context, making a positive contribution to the building's significance.

Experience – 'What Matters and Why'

- 5.60. The best appreciation of the aesthetic, evidential and historical values of the Listed Building are likely to be gained through the immediate views from within the surrounding gardens. Easterton Manor is set back from the road and the private gardens are almost entirely screened by trees and vegetation, so the primary experience of being within this immediate setting of the Listed Building will be one of physical seclusion and a sense of enclosure and privacy, with the sounds, sights, and smells of nature. These elements help to facilitate an authentic experience of the asset, and therefore contribute positively to its significance. Due to the topography of the land surrounding the gardens and extensive screening in the grounds, there appear to be very few, if any significant views of the Listed Building from beyond its grounds.
- 5.61. The experience of the wider setting of the asset is dominated by the rural nature and relative tranquillity of the settlement of Easterton and the fields beyond to the south. There is traffic passing regularly through the village and the expected domestic activity typical of this kind of settlement, but Easterton is generally quiet and peaceful and feels rural but not remote, especially away from the central High Street area. These experiential elements are also broadly positive to significance.

Summary of development effects

- 5.62. The Site is located c. 270 to the north-west of the Listed Building. There are no discernible historic or functional links between the Listed Building and the Site, and

the Site does not appear to be visible in views either to or from the Listed Building. The Site makes no contribution to significance, and the proposed development will cause no harm to the Listed Building or impact its contribution to the character of the Conservation Area.

Quaker Burial Ground, Drove Lane, Non-Designated Heritage Asset (Fig. 8, NDHA1)

- 5.63. The Quaker Burial Ground is located on the south side of Drove Lane, directly opposite the Site. This asset comprises a Society of Friends (Quaker) burial ground that contains some early 19th century tombstones (Photo 14). Burial grounds are heritage sites that offer crucial evidence of social history, changing cultures, and past lives through monuments, inscriptions, and burial practices. They serve as historical records, connected to community identity, and often preserve unique architecture and landscapes that have been less altered over time.



Photo. 14 View of the burial ground from the gated entrance on Drove Lane, looking south-west

- 5.64. The asset has inherent historic (illustrative), communal and evidential value for the ways in which it offers information on the burial practices of Quakers in Wiltshire, acting as a historical record for the lives and deaths of local non-conformists. It also has communal value as a resting place for members of nearby communities, and

provides a place for the present-day residents of the area to mourn, reflect and connect to the past. The burial ground also has aesthetic value in its landscape design and layout, historic memorial stones, and lush green space with an abundance of mature trees.

Physical Surrounds – 'What Matters and Why'

- 5.65. The burial ground appears on historic mapping as a plot with regular boundaries to the south-east, south-west and north-west, and bordered by the curve of the road to the north-east. This historic boundaries of the burial ground appear to have remained unchanged and are still clearly legible. The boundary of the burial plot is marked by privet hedges, and there is an abundance of mature trees and shrubs both within the plot and to its borders which screen the burial ground from the wider setting, particularly to the south-east and north-west borders. These elements of enclosure, boundaries, trees and vegetation make a positive contribution to the asset's significance.



Photo. 15 View of Drove Lane with the burial ground boundary on the left, and the Site boundary on the right

- 5.66. The burial ground has a much more open aspect to the north-east where it overlooks Drove Lane (Photo 15). Proximity to Drove Lane will have influenced the location of

the burial ground, and the road not only forms part of the boundary but allows for public access to the burial ground. The burial ground's aspect onto and relationship with Drove Lane therefore contributes to its significance.

Experience – 'What Matters and Why'

- 5.67. The best appreciation of the asset's historical, aesthetic and communal values are gained from the experiences within the enclosed burial ground itself. These experiences are very much anchored in the seclusion and enclosure of the plot, enhanced by the vegetation along the south-east, south-west and north-west borders, separating it from much of the wider surroundings. The north-eastern border is much more open which allows for direct views towards the burial ground as well as visibility of the burial ground in linear views on approach along Drove Lane from both the south-east and north-west. These experiential elements contribute positively to the significance of the asset.
- 5.68. The character of the landscape surrounding the burial ground is largely rural, with some residential development further along Drove Lane. An electricity distribution site constructed directly to the north-west of the burial ground has slightly altered the close rural setting, however it is still surrounded by open land to the south, east and north, which aids in understanding the historic interest of the asset as an example of a rural burial ground in a rural context. This surrounding rural landscape therefore makes a broadly positive contribution to significance, although to a lesser extent than those elements as identified above.

Summary of development effects

- 5.69. The Site comprises part of the field which lies opposite the burial ground on the north side of Drove Lane. The Site itself makes no particular contribution to significance, as is noted in the Market Lavington Neighbourhood Plan (see paragraph 1.9), due to extant screening, and otherwise forms one component of the wider rural landscape setting of the burial ground. There are no discernible historic or functional relationships between the asset and the Site.
- 5.70. The proposed scheme comprises a residential development which would introduce built form into the Site and change the function and character of the Site from pastoral land to residential. Historic mapping shows that for much of its history, the burial ground has been located close to residential areas along Drove Lane to the north-west, and residential development is therefore not incongruous within the asset's

historic wider setting. The development will be slightly stepped back from the road to the south-east end that lies closest to the burial ground. This will allow for a green buffer to be retained which, along with extant mature trees, will help soften the appearance of the development and aid in preserving the green and leafy character of the road adjacent to the burial ground. The open land which forms the asset's close rural setting to the south and east and north-east will be unaffected by the development, and the overall rural landscape character of the asset's setting will be preserved.

- 5.71. As such, it is considered that the proposals will not alter the setting of the burial ground in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that no harm is found.

6. CONCLUSIONS

- 6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

Physical effects

- 6.2. An assessment of the baseline resource has identified scant evidence for prehistoric activity within the study area. Accordingly, there is considered to be a very low potential for encountering any significant archaeological deposits within the Site from these periods.
- 6.3. Conversely, there is more evidence for Romano-British activity within the study area, including a high-status settlement in Market Lavington approximately 680m south-west of the Site and a burial site, approximately 360m east of the Site. The HER entry for such features, however, refers to the Kestrels, which might coincide with the homonymous Grade II* Listed Building located approximately 180m north-east of the Site. On the other hand, much of the remaining evidence for this period relates to isolated spot finds. Moreover, there is no evidence for Romano-British activity in or around the Site. Therefore, on balance, it is concluded that there is generally low potential for encountering deposits of this date within the Site, although the presence of human remains should not be discounted.
- 6.4. The limited number of previous archaeological investigations within the study area is noted, and that this may be a factor in the comparative lack of recorded archaeological deposits in the area, dating from the prehistoric and Romano-British periods.

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- 6.5. Prior to the parliamentary enclosure of 1781 is likely that the Site was part of the open landscape included between the major foci of settlement at Easterton and Market Lavington. Sporadic events of agricultural activity related to the small hamlet of Fiddington might have spanned within the Site, although no associated traces are depicted by aerial photographs or by lidar imagery. Following the enclosure of 1781, the Site was subject to agricultural regimes, likely associated with the village of Easterton and the town of Market Lavington. As such, buried remains of agricultural features dating to the late post-medieval period and the beginning of the modern era are likely to be encountered. Such remains would retain a very low heritage significance and would not be considered non-designated heritage assets.
- 6.6. It is also noted that the boundaries enclosing the Site to the east and the south might include sections of hedgerow which meet the criteria of the 1997 Hedgerow Regulations.
- 6.7. Given the paucity of previous investigations undertaken within the Site's environs, geophysical survey has been recommended, with the aim of better understanding the archaeological potential and significance within the Site. The results would inform the need for, and scope of, any further work required, though the presence of any features of such importance it would preclude development is considered highly unlikely. The scope of any/all further work should be agreed in advance with the Archaeological Advisor to the LPA.

Non-physical effects

- 6.8. The settings assessment identified six designated heritage assets and one non-designated heritage asset as being potentially sensitive to the proposed development due to their proximity to and potential intervisibility with the Site. The designated heritage assets include Easterton Conservation Area, Kestrels (Grade II*), and gate piers to yard at rear of Kestrels, garden wall and gate piers to Kestrels, High View, and Easterton Manor (Grade II). The non-designated heritage asset is the Qaker Burial Ground located opposite the Site on the south side of Drove Lane.
- 6.9. The assessment has established the contribution of setting to the significance of the assets through the analysis of what matters and why to their significance through their physical and experiential setting. The contribution of the current Site to the setting of the assets has then been examined, and finally how the proposed change to the Site with the construction of a new residential development may affect their

setting and if this change is in any way harmful to appreciating and experiencing the assets' significance.

- 6.10. The settings analysis has found that in respect of the Grade II* Listed Kestrels and the NDHA Quaker Burial Ground, the Site by itself makes no particular contribution to significance, but does form one component of the wider rural landscape setting that makes a broadly positive (if limited) contribution to their significance. While the proposed scheme will introduce some change into this wider rural setting, it is concluded that the proposals will cause no harm to the significance or appreciation of these heritage assets. In respect of the other Listed Buildings, the Site forms a peripheral component of their wider rural setting which makes no meaningful contribution to their significance, and the proposed scheme will not be harmful to the significance of the Listed Buildings through changes to their setting.
- 6.11. In respect to the Conservation Area, the assessment has found that the principal contribution of the Site to the significance of the Conservation Area is as an one part of a field that is appreciable as part of its rural surroundings. The Site and scheme will comprise only the southern part of the field, and the development will be firmly anchored to the area of Drove Lane, which is characterised by residential development. The northern part of the field which is closest to the Conservation Area does not fall within the Site and therefore will remain as open space; this will ensure that a green buffer of encircling land is retained around the south-western part of the Conservation Area, preserving its rural surroundings and preventing physical coalescence with the settlement of Market Lavington. As such, it is concluded that the proposals will cause no harm to the special interest of the Conservation Area.
- 6.12. The proposed scheme therefore complies with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, local policy and the provisions of the NPPF (2024).

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1840 Tithe Map of the Parish Of West Lavington

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1886	Ordnance Survey Scale 1:2,500
1888-89	Ordnance Survey Scale 1:10,560
1900	Ordnance Survey Scale 1:2,500
1926	Ordnance Survey Scale 1:10,560
1936	Ordnance Survey Scale 1:2,500
1961	Ordnance Survey Scale 1:10,000

1981-82	Ordnance Survey Scale 1:2,500
1983-84	Ordnance Survey Scale 1:10,000
1988-91	Ordnance Survey Scale 1:2,500
1990	Ordnance Survey Scale 1:2,500
1994	Ordnance Survey Scale 1:2,500
2000	Ordnance Survey Scale 1:10,000
2006	Ordnance Survey Scale 1:10,000
2025	Ordnance Survey Scale 1:10,000

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission 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 feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2024) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2024) also clarifies in [Paragraph 220](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2024), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2024), Annex 2). The NPPF (2024), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The setting of heritage assets

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2024), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 207 of the NPPF (2024) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 202 of the NPPF (2024) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 212 notes 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'. Paragraph 213 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage 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'.

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

Development Plan

The Site is located within Wiltshire County Council. The local Development Plan, The Wiltshire Core Strategy was formally adopted on 20 January 2015. The relevant policies in regard to the Historic Environment are CP57 and CP58, as follows:

CP57: Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. vying regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

-
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
 - ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe, and accessible in accordance with Core Policy 66 (Strategic Transport Network)
 - x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting, and materials
 - xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future
 - xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
 - xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
 - xiv. meeting the requirements of Core Policy 61 (Transport and New Development)

CP58: Ensuring the conservation of the historic environment.

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of Conservation Areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

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

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

Wiltshire Local Plan 2020 -2038 Pre-Submission draft (Regulation 19)

Policy 98: Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. This will be achieved through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;
- iii. responding positively to the existing townscape and landscape in terms of the distinctive local characteristics of the built form (i.e. the layout of blocks, streets, plots and buildings' scale, mass, height, build-line), and appearance (i.e. elevational composition, articulation, detailing and materials) and where a distinct change in character is proposed this must be explained and justified in the Design and Access Statement;
- iv. being sympathetic to and conserving historic buildings and historic landscapes;

v. taking all opportunities for incorporating sustainable building design by following the energy hierarchy i.e. reducing the need for energy (e.g. for home heating or cooling), being more efficient with energy, and maximising the use of renewable energy (e.g. installing photovoltaics, and orienting facades, roofs and amenity spaces to receive optimal benefit from sunlight and solar gain) in accordance with the Wiltshire Climate Strategy;

vi. making efficient use of land whilst taking account of the local context (including, where applicable, density standards in local design guidance and local transport infrastructure and strategies) and of any distinctive characteristics, constraints and opportunities of the site itself;

vii . the inclusion of tree-lined streets and taking the opportunities to include trees elsewhere in developments i.e., parks, orchards, integrated with sustainable drainage systems;

viii . having regard to the compatibility of existing land and building uses in the vicinity of the proposed development, the impact of the development on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of vehicle parking, access and movement, internal and external space standards, private outdoor space, waste storage and collection, privacy, overshadowing, mass and height (overbearing), vibration, and pollution (e.g. light intrusion, noise (including vibration), smoke, odour, fumes, effluent, waste or litter);

ix. incorporating design features to reduce actual or perceived opportunities for crime and anti-social behaviour on the site and in the surrounding area through the design of the new streets, buildings and spaces including the use of building frontages with windows and doors located to assist in the informal surveillance of public and shared areas;

x. ensuring that the public realm, including new streets, public open spaces and other rights of way, are designed to create places of character which are legible, safe and accessible, with the integration of art and design in the public realm;

xi. the sensitive design of shop frontages, advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials, having regard to local design guidance, where applicable;

xii . taking account of the needs of potential users, with regard to accessibility and inclusivity, and considering how space and buildings will be used in the immediate and long-term future;

xiii . the use of high standards of materials and finishes for: buildings (e.g. appropriate form, colour and characteristic weathering); external spaces and hard landscaping (e.g. boundaries,

paths, street materials and retaining structures), and all street furniture (e.g. seating and signage); and having regard to any local design guidance, where applicable.

Policy 99: Ensuring the conservation and enhancement of the historic environment

Development should conserve or 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.

Any harm to the significance of designated heritage assets which will result from development proposals will be required to be justified and outweighed by public benefits (including heritage benefits) at a level appropriate to the significance of the asset and the harm caused.

Any harm to the significance of undesignated assets which will result from development proposals must be carefully balanced considering the significance of the asset and the harm caused.

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 heritage assets towards wider social, cultural, economic and environmental benefits will be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Policy 98 (Ensuring high quality design and place shaping). The sensitive reuse of historic buildings and spaces will be supported and opportunities for the historic environment to inform and shape new development and regeneration projects will be encouraged. The adaptation of heritage assets in accordance

with Policy 85 (Sustainable construction and low carbon energy) using appropriate materials and techniques which conserve their fabric and significance will be encouraged.

Proposals for change affecting the historic environment (which require planning permission or listed building consent) should be accompanied and informed by an assessment of heritage significance and the impact of the proposals on this significance, making reference to the information held in the Historic Environment Record. Where a proposal includes potential archaeological interest a desk based assessment, and if necessary, field evaluation should be carried out and submitted with the proposal.

Development proposals that improve the condition of heritage assets at risk will be supported.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a 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, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2024) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records.

This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.

- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 219 of the NPPF (2024) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2024) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of

demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2024) paragraph 216 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Hedgerows Regulations, 1997

The 1997 Hedgerows Regulations were made under section 97 of the Environment Act 1995, and introduced arrangements for Local Planning Authorities to protect ‘important’ hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication ‘The Hedgerows Regulations 1997: A Guide to the Law and Good Practice’ is a useful guide in this respect. The Regulations provide criteria for assessing whether a hedgerow is ‘important’ for the purposes of the Regulations. To qualify as ‘important’ a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 criteria. Those for ‘archaeology and history’ comprise Part II, namely:

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is-
 - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979(g); or
 - (b) recorded at the relevant date in a Sites and Monuments Record [Historic Environment Records have largely replaced Sites and Monuments Records].
3. The hedgerow-
 - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
 - (b) is associated with any monument or feature on that site.

-
4. The hedgerow-
 - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a sites and Monuments Record or on a document held at that date at a Record Office; or
 - (b) is visibly related to any building or feature of such an estate or manor.
 5. The hedgerow-
 - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure acts(a); or
 - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system-
 - (i) is substantially complete; or
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(b), for the purposes of development control within the authority's area, as a key landscape characteristic

The criterion of point five is the subject of debate and differing interpretation. Some heritage professionals interpret the criterion referring to the individual Inclosure Act for the parish in which a site is located, and numerous Acts were made in the 18th century (including the 1773 Inclosure Act). However, the criterion references the Short Titles Act of 1896, and it is commonly interpreted by LPAs and heritage professionals that it thus refers to the Inclosure Act of 1845, and subsequent Acts up to the Commonable Rights Compensation Act of 1882. This latter interpretation sets a date of 1845 as the benchmark test.

'Important' hedgerows are not designated heritage assets (as defined in NPPF Annex 2). The Regulations are essentially a notification mechanism. Thus an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Designated Heritage Assets

Ref	Description	Designation / Grade	NGR (centred)	NHLE
CA1	Easterton Conservation Area	Conservation Area	SU 0250 5497	-
CA2	Market Lavington Conservation Area and associated Listed Buildings	Conservation Area	SU 0156 5416	-
LB1	Kestrels	Grade II* Listed Building	SU 01943 54940	1364630
LB2	Gate Piers to Yard at Rear of Kestrels	Grade II Listed Building	SU 01935 54960	1035822
LB3	Front Garden Wall and Gate Piers to Kestrels	Grade II Listed Building	SU 01959 54933	1284566
LB4	High View	Grade II Listed Building	SU 01998 54891	1035821
LB5	Easterton Manor	Grade II Listed Building	SU 02069 54795	1035817
LB6	Royal Oak	Grade II Listed Building	SU 02071 54921	1035818
LB7	Lilac Cottage and Little Thatch	Grade II Listed Building	SU 02074 54899	1364627
LB8	Court Close Farmhouse	Grade II Listed Building	SU 02134 54837	1182435
LB9	Granary to rear of Platt's Farm	Grade II Listed Building	SU 02215 54889	1364631
LB10	Fairfield Farmhouse	Grade II Listed Building	SU 02251 54867	1035823
LB11	Willoughby's	Grade II Listed Building	SU 02252 54924	1182459
LB12	20 White Street	Grade II Listed Building	SU 02269 54916	1182449
LB13	Forge Cottage	Grade II Listed Building	SU 02103 54999	1182402
LB14	The Grange	Grade II Listed Building	SU 02075 55045	1364628
LB15	The Homestead	Grade II Listed Building	SU 02126 55160	1364629
LB16	Halstead Farmhouse	Grade II Listed Building	SU 02102 55172	1035819
LB17	Community Washplace	Grade II Listed Building	SU 02097 55202	1284560
LB18	Church of St Barnabas	Grade II Listed Building	SU 02108 55295	1035820

Ref	Description	Designation / Grade	NGR (centred)	NHLE
LB19	The Rest	Grade II Listed Building	SU 01502 54513	1182763
LB20	Eastcott Manor	Grade II* Listed Building	SU 02362 55603	1284568
LB21	Gate Piers at Eastcott Manor	Grade II Listed Building	SU 02352 55575	1035815
LB22	Walls and Gazebo at Eastcott Manor	Grade II Listed Building	SU 02395 55551	1035814
LB24	Eastcott House	Grade II Listed Building	SU 02221 55678	1364626
LB25	Four Winds	Grade II Listed Building	SU 02475 55639	1035816

Non-Designated Heritage Assets

Ref	Description	Designation / Grade	NGR (centred)	NHLE
NDHA1	Quaker Burial Ground	Non-Designated Heritage Asset	SU 01700 54700	-

Archaeological Remains

Ref	Description	Period	NGR (centred)	HE ref. HER ref. HEA ref.
1	Find Spot: Neolithic worked flint tool	Neolithic	SU 0259 5459	MWI7571
2	Find Spot: The hilt and much of the blade of a sword was found at Spin Hill, although location is approximate	Bronze Age	SU 0100 5475	MWI7573
3	Find Spot: Iron Age brooch. A fibula of 'Birdlip' type but lacking the upper end of the bow and the pin.	Iron Age	SU 0250 5590	MWI7403
4	Roman Coins: Seventeen coins were found by a metal detectorist.	Roman	SU 0247 5589	MWI6421
5	Burial: A Romano-British human burial in a wooden coffin with another skeleton nearby.	Roman	SU 0215 5483	MWI7579 215388
6	Roman Coin: A barbarous radiate coin imitating an Antoninianus of Tetricus 2nd.	Roman	SU 0204 5444	MWI7580 903902
7	Roman Coin: A follis of Decentius found in the garden of 9 Eastfield	Roman	SU 0182 5434	MWI7582 903897
8	Site of Roman Building: A small Roman building with a mortared floor was excavated in 1991	Roman	SU 0136 5421	MWI7584

Ref	Description	Period	NGR (centred)	HE ref. HER ref. HEA ref.
9	Roman Brooch: A fibula with the pin missing found on the northern edge of Market Lavington	Roman	SU 0180 5450	MWI7586 904368 215410
10	Find Spot: A Saxon pottery sherd recovered from Drove Road	Early Medieval	SU 0170 5580	MWI6422
11	Settlement: Excavations on Grove Farm revealed evidence for Saxon settlement	Early Medieval	SU 0132 5418	MWI7589 MWI7590
12	Settlement: Easterton is a village of medieval origin. Known as Esterton juxta Stepellavynton AD1348	Medieval	SU 0208 5521	MWI6425
13	Settlement: The hamlet of Eastcott is of medieval origins. Known as Estcota AD1167. Eastcott Manor survives as a partially extant medieval farmstead of regular courtyard plan. Possible medieval hollow ways are recorded around the settlement. A chapel is also recorded, documented in 1309, but fell into disuse in 1548 when it was seized by the Crown.	Medieval	SU 0252 5573	MWI6426 MWI69361 MWI64225 215256 1493471 215245
14	Find Spot: A medieval a pewter shield-shaped mount with a merchant's mark and a small ring-brooch of gilt bronze and blue enamel, with a silver pin were found by a metal detectorist	Medieval	SU 0240 5570	MWI7427 904558
15	Earthwork: An undated trackway survives as a linear feature, extending from the outskirts of Eastcott to Wickham Green. Of possible medieval origins.	Medieval	SU 0236 5635	MWI7457
16	Settlement: Fairfield Farm is a partially extant medieval farmstead of loose courtyard plan	Medieval	SU 0226 5488	MWI70476
17	Settlement: Court Close Farm (Manor House) is a partially extant medieval farmstead formed of a L-Plan regular courtyard	Medieval	SU 0212 5482	MWI70477
18	Settlement: The village of Fiddington has medieval origins. Earthworks of a possible medieval origin, associated with the village, are recorded on aerial photographs, on the south side of Easterton	Medieval	SU 0206 5468	MWI7597 215245 1032397
19	Earthworks: Strip lynchets of a probable medieval date area visible on aerial photographs	Medieval	SU 0189 5357	MWI7633
20	Earthworks: The earthworks of a possible medieval hollow way are visible on aerial photographs	Medieval	SU 0283 5425	MWI64095
21	Findspot: Medieval bronze banal seal with the design of a hare or rabbit and the inscription 'PRIVE SU'	Medieval	SU 0220 5425	MWI7602

Ref	Description	Period	NGR (centred)	HE ref. HER ref. HEA ref.
22	Earthworks: A number of medieval burgrave plots in Market Lavington can be seen on aerial photographs, which appear as a series of terraces. This part of the village was laid out in the mid-13th century	Medieval	SU 0162 5439	MWI7618 1486436
23	Settlement: Northbrook has medieval origins. It was the home of Roger Northebrok AD1282.	Medieval	SU 0146 5450	MWI7598
24	Find Spot: A medieval cauldron foot and a pewter ampulla was found here	Medieval	SU 0130 5480	MWI7604
25	Settlement: Halstead Farm is an 18th century farmstead, of loose courtyard plan.	Post-medieval	SU 0207 5517	MWI69365
26	Settlement: Willoughbys and 20 White Street are 17th century farmsteads of regular courtyard plan	Post-medieval	SU 0225 5494	MWI71173 MWI71172
27	Burial Ground: A Society of Friends (Quaker) burial ground that contains some early 19th century tombstones.	Modern	SU 0171 5472	MWI76586
28	Site of Farm: Site of demolished 19th Century farm, constructed as a singular structure.	Modern	SU 0188 5502	MWI69366
29	Placename Evidence: A possible barrow evidenced by the place name 'Foote Burrowe' first mentioned in 1591. Not visible on aerial photographs	Undated	SU 0250 5550	215266
30	Earthworks: Undated earthwork banks, possibly lynchets, visible on aerial photographs	Undated	SU 0260 5594	MWI7453
31	Archaeological Features: Investigations revealed two probable Neolithic and one Bronze Age pit, two of which contained distinctive worked flint. A fourth pit, may also be prehistoric.	Prehistoric	SU 0397 5514	EWI7139 EWI7321
32	Findspot: Neolithic Scraper, North of St Mary's Church	Neolithic	SU 01299 54200	MWI7569
33	Findspot: Bronze Age Pottery, Market Lavington	Bronze Age	SU 01257 54167	MWI7576
34	Findspot: 15th century Book Mount, The Grove	Medieval	SU 01399 54100	MWI7601
35	Parkland: Market Lavington Manor	Modern	SU 00916 54698	MWI7615
36	Settlement Homestead Farm, Market Lavington: Extant 19th century farmstead	Modern	SU 01406 54958	MWI70475
37	Archaeological Remains: Investigations revealed unstratified Mesolithic flint tools and medieval buried soil containing artefacts	Multiperiod	SU 0219 5447	EWI8636

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

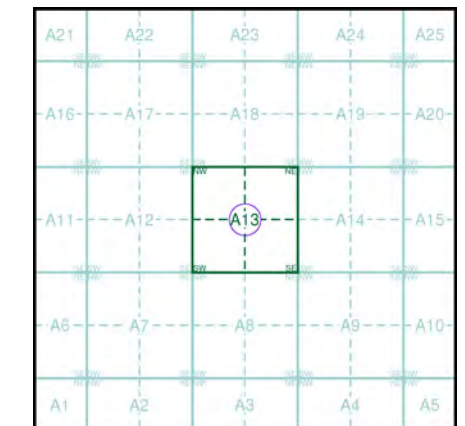
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Wiltshire	1:10,560	1888 - 1889	2
Wiltshire	1:10,560	1901	3
Wiltshire	1:10,560	1926	4
Wiltshire	1:10,560	1926	5
Wiltshire	1:10,560	1939	6
Historical Aerial Photography	1:10,560	1947 - 1948	7
Ordnance Survey Plan	1:10,000	1961	8
Ordnance Survey Plan	1:10,000	1983 - 1984	9
10K Raster Mapping	1:10,000	2000	10
10K Raster Mapping	1:10,000	2006	11
VectorMap Local	1:10,000	2025	12

Historical Map - Slice A



Order Details

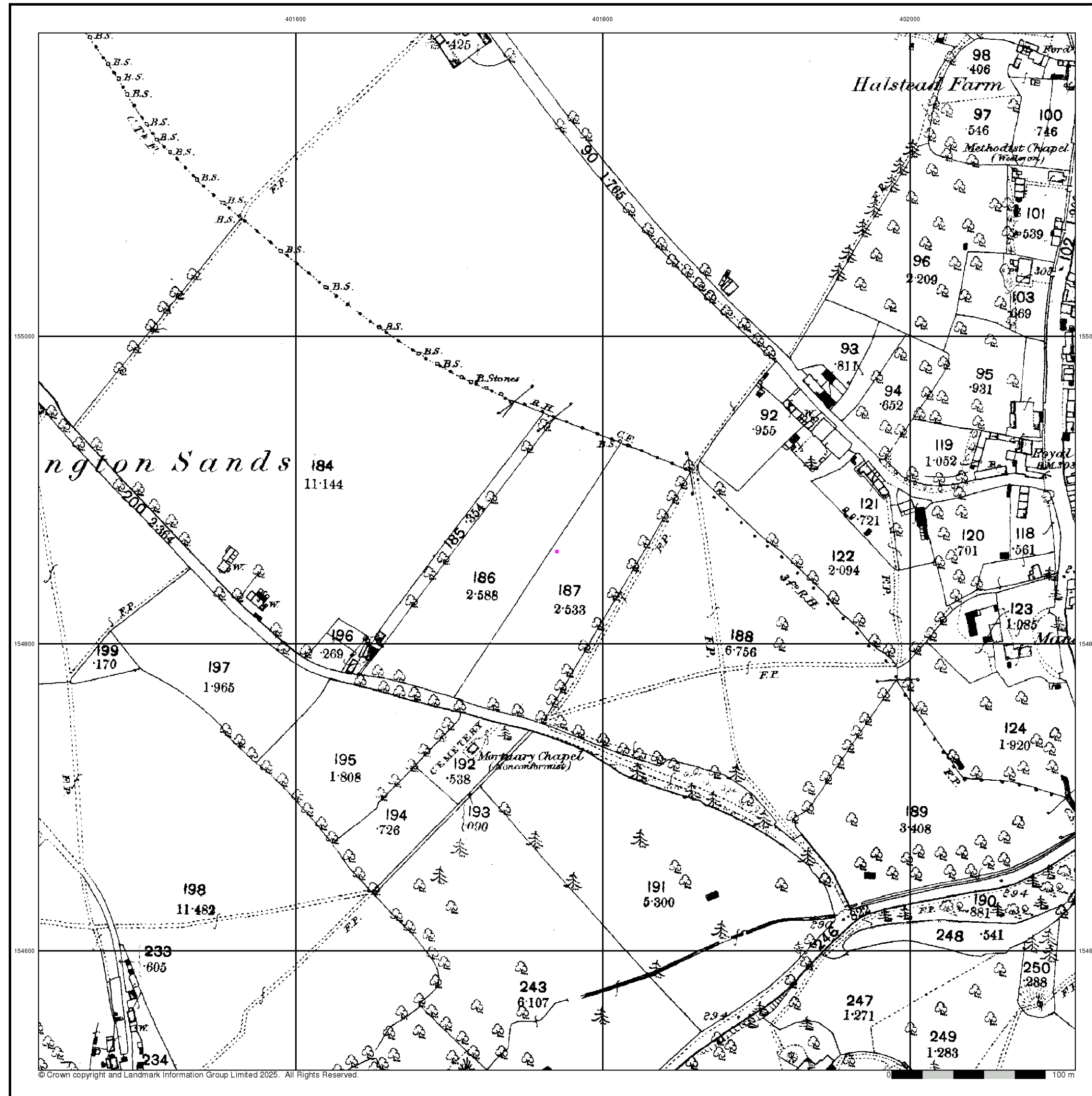
Order Number: 389260619_1_1
Customer Ref: AN1068
National Grid Reference: 401770, 154860
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 401770, 154860

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
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Web: www.envirocheck.co.uk



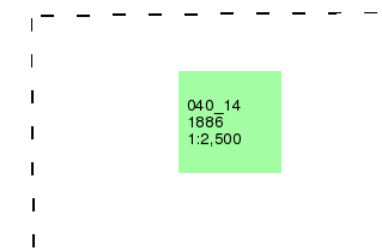
Wiltshire

Published 1886

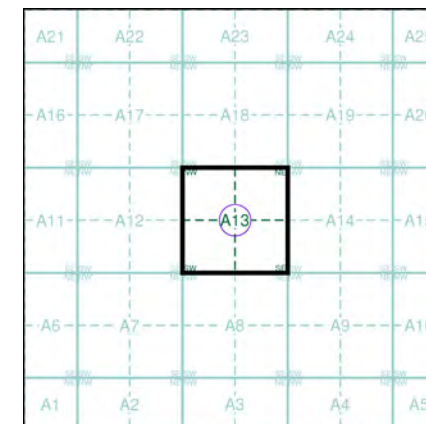
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

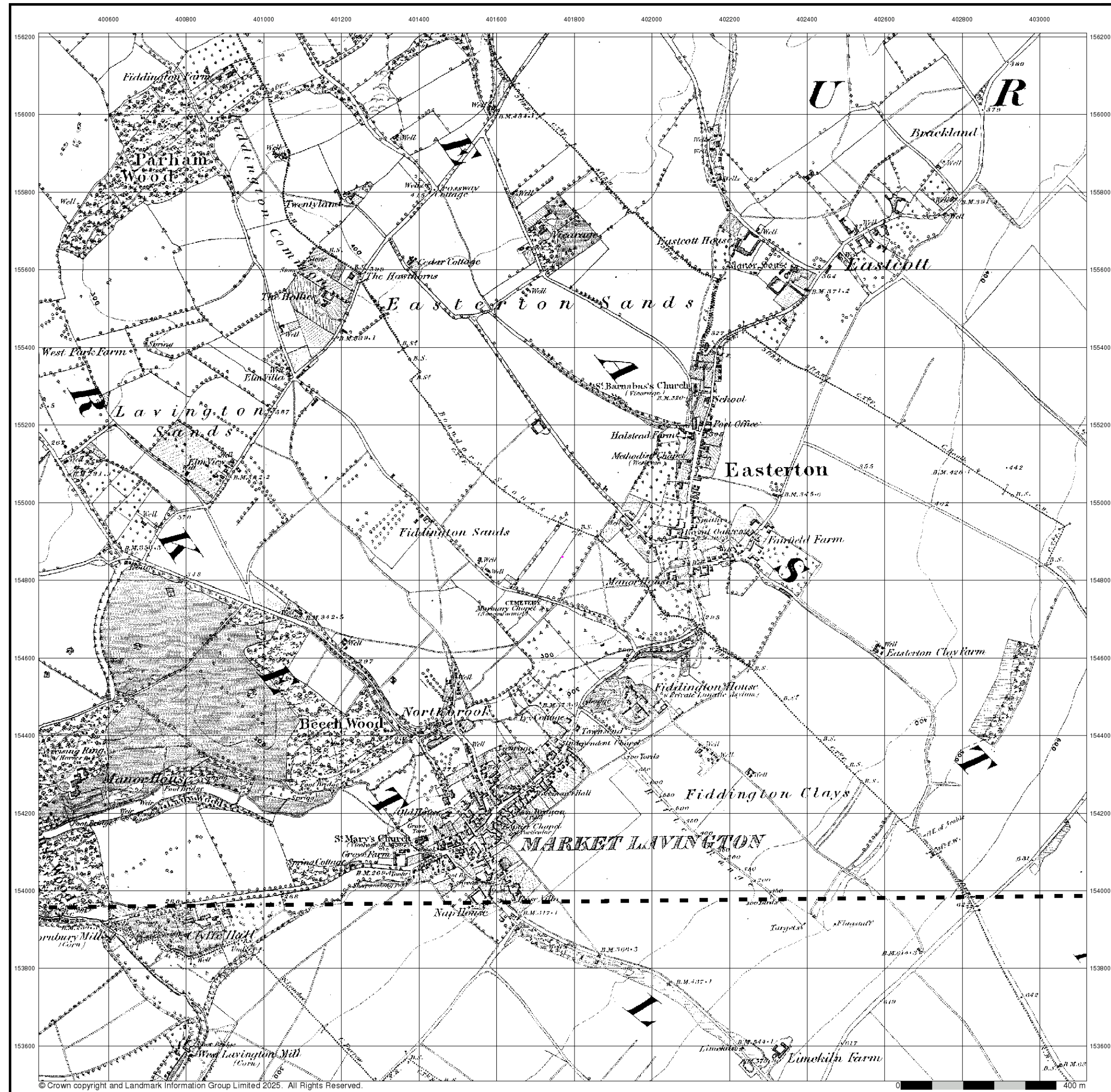


Order Details

Order Number: 389260619_1_1
Customer Ref: AN1068
National Grid Reference: 401770, 154860
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 401770, 154860



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Wiltshire

Published 1888 - 1889

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

04000
1888
1:10,560
04600
1889
1:10,560

Historical Map - Slice A

Order Details

Order Number:	389260619_1_1
Customer Ref:	AN1068
National Grid Reference:	401770, 154860
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at 401770, 154860

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