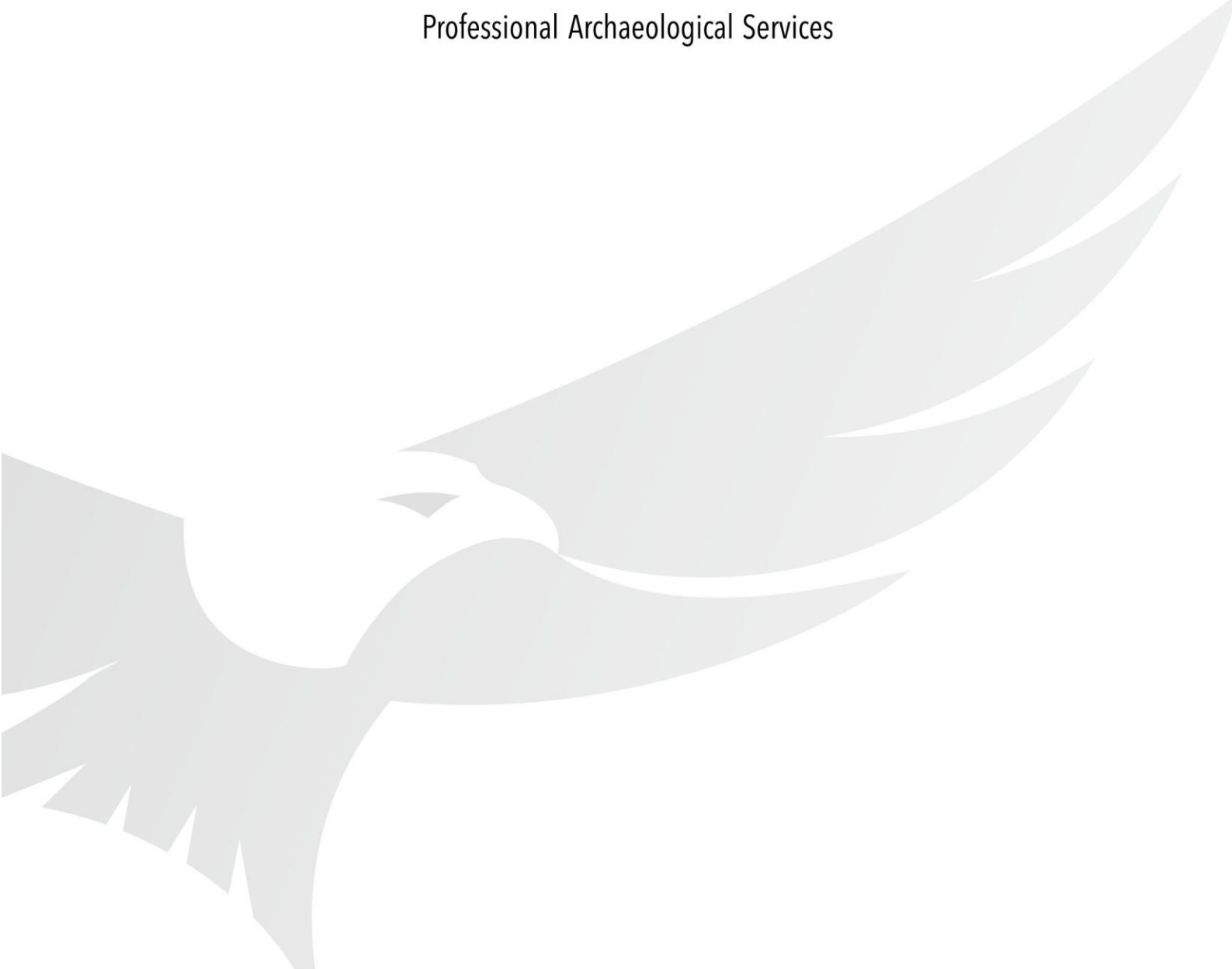




The Old Paddock, Winsley, Wiltshire, BA15 2LN

Historic Environment Desk Based Assessment

25 March 2026

Client:	Mr T and Mrs J Tomkins
Project Site:	The Old Paddock, Winsley, Wiltshire, BA15 2LN
NGR:	ST 80007 60859
Easting / Northing:	380007 , 160859
Document Type:	Heritage Environment Desk Based Assessment
Issue ID:	v4 (drawing reference updated to reflect final planning-issued drawings, 25 March 2026)
Date of Preparation:	25 March 2026
Local Planning Authority:	Wiltshire Council
HPS Site Code:	HPS675/25
Oasis ID:	heritage10-530983
OS Licence:	AC0000855249

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Non-Technical Summary

Heritage Planning Services Ltd has been commissioned by Mr T & Mrs J Tomkins to prepare a Historic Environment Desk Based Assessment for land at The Old Paddock, Winsley, Wiltshire, BA15 2LN. This updated report has been prepared to accompany revised plans submitted under planning application reference PL/2025/09906.

Planning History

An initial application for a dwelling at the Project Site was the subject of a recommendation for refusal. The case officer raised concerns regarding the scale, massing and height of the original scheme and its impact on the character and setting of Winsley Conservation Area and surrounding heritage assets. Following constructive engagement with the Local Planning Authority, a revised scheme has been prepared that directly addresses the concerns identified. The case officer has indicated that the revised plans are generally acceptable and represent a positive improvement, though this is given without prejudice to comments yet to be received from the conservation officer (Thomas, pers. comm., 9 March 2026).

Designated and Non-Designated Heritage Assets

The nearby listed buildings, including Manor Farmhouse and the Seven Stars Public House, are contained within their own private curtilages and have no functional or visual dependency on the open character of the paddock. The impact of the revised scheme on the significance of the listed buildings and their settings is assessed as neutral.

The drystone boundary wall enclosing the Project Site is a non-designated heritage asset in a poor and deteriorating condition. The proposed repair and rebuilding programme, together with the occupation of the Project Site by a private household, will secure its long-term maintenance and is considered to represent a positive outcome.

Winsley Conservation Area

The Project Site lies within Winsley Conservation Area, designated in May 1973. The revised scheme reduces the footprint from approximately 249m² to 154m², lowers the ridge height to 128.39m AOD, and repositions the dwelling to the southeast corner of the site, retaining the substantial majority of the paddock as open managed meadow. Whilst the partial development of the paddock will result in some harm to the open character of the conservation area, the revised scheme retains the

principal open aspect of the site and represents a significant improvement over the original submission. The degree of harm is judged to be at the lower end of less than substantial and should be weighed against the benefits of the proposal, which include the provision of a new dwelling of appropriate scale and design within the village meeting an identified housing need, and the repair and long-term maintenance of the drystone boundary wall.

Recommendations

It is recommended that material removed from the wall in the area of the new vehicular access be reused in the infilling of the existing farm gate entrance, in accordance with the proposals shown on drawing LAMA56 L203 (P04).

It is recommended that a staged programme of intrusive investigation and recording be carried out in order to further assess the archaeological potential of the Project Site. As there is no evidence to suggest the preservation of archaeology of such significance as to preclude planning permission being granted, further investigation may be secured by way of a suitably worded condition of planning.

1. Introduction

- 1.1. Heritage Planning Services Ltd has been commissioned by Mr T & Mrs J Tomkins, to prepare a Historic Environment Desk Based Assessment for land belonging to The Old Paddock, Winsley, Wiltshire, BA15 2LN (the Project Site).
- 1.2. The report has been commissioned to inform plans for the proposed development of a one and a half storey, three bed, detached dwelling, with parking and amenities on land formerly used as a paddock. A single storey single bay garage will be attached to the property. The property will be accessed via a new entrance in the southern boundary wall of The Paddock, replacing the existing farm gate.
- 1.3. The report assesses the archaeological potential of the Project Site with a view to understanding the likely survival and significance of hitherto unidentified archaeology and the impact that may occur to any surviving archaeology through the process of development.
- 1.4. This report also considers the potential impact to designated and non-designated heritage assets within close proximity to the proposed development, along with potential impact to Winsley Conservation Area.
- 1.5. This report has been completed by Sam Driscoll, MCIfA under Project Reference HPS657/25.

The Project Site

- 1.6. The Project Site comprises a small parcel of former paddock to the south of the village of Winsley.

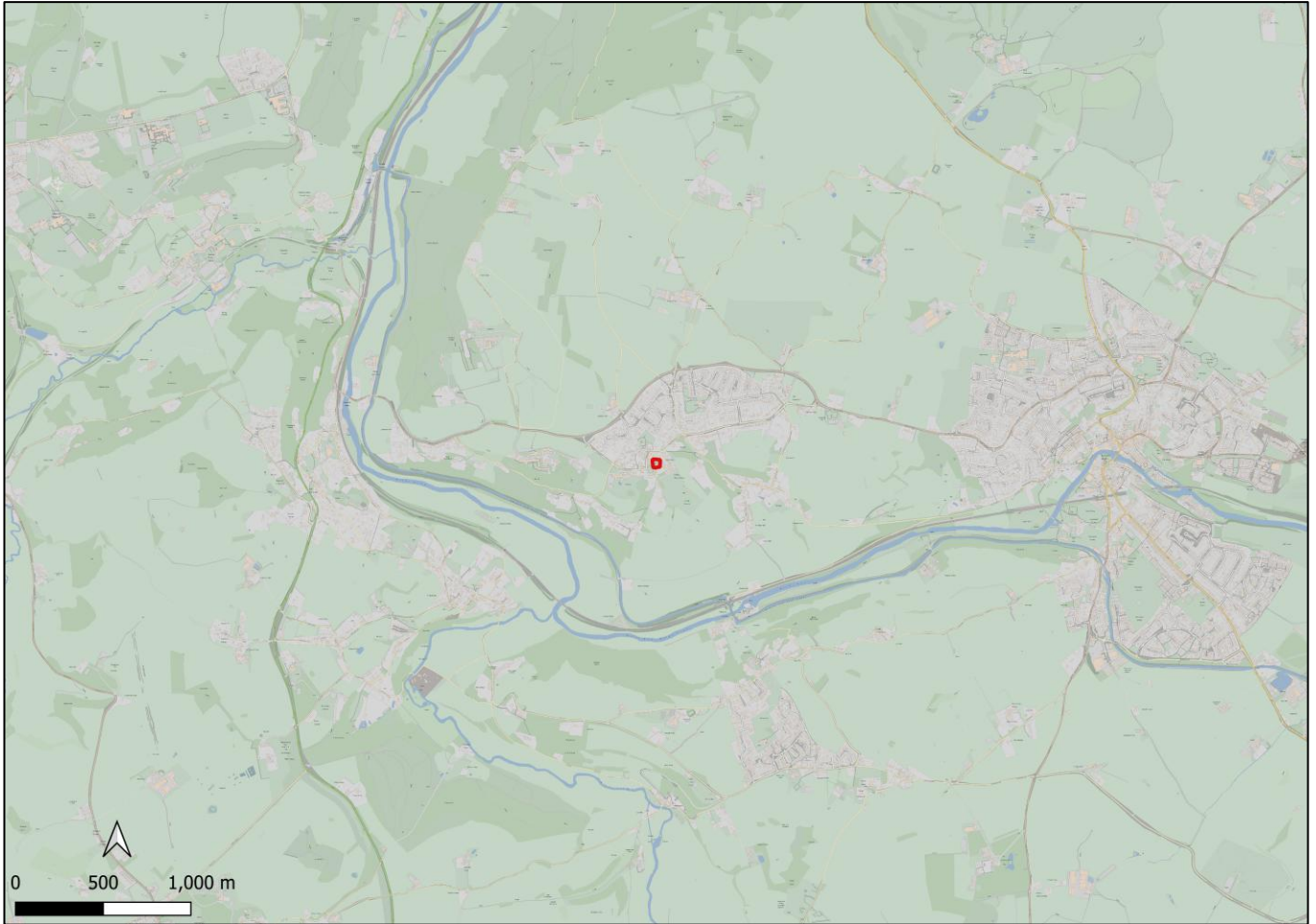


Figure 1: General location (Project Site in red).

- 1.7. A site visit was carried out on the 15th January 2025 in dry overcast conditions. The proposed development area was accessed via a five bar gate to the south of the plot. The Project Site is characterised by an area of former paddock surrounded predominantly by 17th to 19th century development, with the exception of land to the southwest, that was developed as the village hall in the 1920s.
- 1.8. The Project Site is enclosed by a collapsing drystone wall, which also separates the plot from the garden belonging to no. 33 Winsley to the east. A stand of mature trees borders the land to the west. The remainder of the plot is characterised by a small former paddock with roadside access to the south. The land is disused and there is evidence of dumped or scraped material banked up around the southern and western extent of the plot.



Figure 2: Detailed Site Location. Project Site outlined in red.

- 1.9. Numbers 33 and 39 back onto the plot to the east. The semidetached properties were constructed in the first half of the 19th century, possibly relating to the period of change which saw Manor Farm established as a private holding, distinct from the Manor House Estate (between 1825 and c. 1841). The properties are not listed, but are counted as non-designated heritage assets due to their historic and architectural significance. Number 39 shares a garden boundary with the Project Site, which is defined by a low drystone wall.
- 1.10. The boundary to the north is shared with the garden belonging to Manor Farmhouse. This is a modern boundary, having been established in the 1960s / 1970s in order to annex the garden plot following the change of use from farmhouse to a domestic dwelling. Manor Farmhouse and the Project Site are currently owned by Mr & Mrs Tomkins (the clients).
- 1.11. The boundary to the west is shared with the Seven Stars Public House, which historically owned the land to the west / southwest of the Project Site.
- 1.12. The plot to the southwest was gifted to the village for the purpose of constructing a new Village Hall in the early 20th century and land to the north of the hall borders the Project Site.

- 1.13. Geologically the Project Site is defined by Jurassic Corsham Limestone Formation, sedimentary bedrock formed between 168 and 166 million years ago. No superficial deposits are recorded for this location (BGS 2025).
- 1.14. The land is situated at c. 120m above ordnance datum on land that slopes gently to the southeast, towards the Avon river valley.
- 1.15. The Project Site is defined by unimproved pasture (former paddock) with a band of mature trees along the west border and access to Manor Farmhouse garden to the north. Access to the south is via a five bar timber farm gate. A five bar gate connects the plot to the garden belonging to Manor Farmhouse to the north.



Photo 1 The Project Site, facing east towards the rear / side elevations of nos. 33 & 39 Winsley non-designated heritage assets.



Photo 2 Northeast facing view from proposed development area towards no. 33 Winsley, with shared drystone wall in poor state of repair.



Photo 3 Southeast facing view across the Project Site, towards non-designated heritage asset, Hill Corner Cottage and the southern site entrance gate.



Photo 4 Dumped material to the south of the Project Site, with drystone wall and 1920s village hall and bowling club (date?) in the background.



Photo 5 ENE facing view of potential access route to the south of The Paddock, with five bar gate to the left and Hill Corner Cottage non-designated heritage asset in the background.

2. Planning History

- 2.1. Planning application PL/2025/09906 was submitted to Wiltshire Council in 2025 for the erection of a one and a half storey detached dwelling with parking, amenity space and a triple garage on land belonging to The Paddock, Winsley. The original scheme proposed a dwelling of approximately 249m² positioned centrally within the paddock, with a ridge height of 128.67m aOD (Watkins, pers. comm., 4 March 2026).
- 2.2. Following consideration of the original application, the case officer identified a number of heritage-related concerns which were communicated to the applicants. These concerns related principally to the scale, massing and height of the proposed dwelling; the impact of the development on the open character of the paddock and its contribution to Winsley Conservation Area; potential harm to the setting of nearby listed buildings including the Grade II listed Manor Farmhouse and Grade II listed Seven Stars Public House; and the prominence of a centrally-sited structure within a relatively open enclosure that contributes to the historic landscape character of the Conservation Area.
- 2.3. Following the case officer's feedback, the applicants were invited to submit a revised and improved scheme that responded directly to the heritage concerns raised. The applicants engaged constructively with the Local Planning Authority and the conservation officer, and instructed substantially revised the proposals.
- 2.4. The revised scheme incorporates the following changes made directly in response to the heritage concerns identified:
 - The footprint of the dwelling has been reduced from approximately 249m² to approximately 154m² (including a single garage, replacing the original triple garage);
 - The building has been repositioned from the centre of the paddock to the southeast corner of the site, preserving the open character and views across the majority of the paddock;
 - The ridge height has been reduced by 280mm to 128.39m aOD, closely matching the ridge height of the adjacent Walnut Cottage at 128.44m aOD (Watkins, pers. comm., 4 March 2026);
 - The design has been revised to adopt a more traditional cottage-style frontage with greater articulation to reduce the visual mass of the building;
 - The majority of the paddock is retained as managed grass meadow, preserving the open landscape character valued by the conservation officer;
 - The dilapidated drystone boundary wall has been annotated for repair and rebuilding to existing height; and

- The existing farm gate opening is proposed to be infilled with matching drystone walling, with a new vehicular access formed in the southern wall.

- 2.5. Following the submission of the revised scheme, the case officer indicated that the revised plans are generally acceptable and represent a positive improvement over the original submission. Whilst the officer's response is given without prejudice to any comments yet to be received from the conservation officer, this is considered to represent a positive indicator that the principle of residential development on the Project Site may be supported (Thomas, pers. comm., 9 March 2026).
- 2.6. This updated Heritage Environment Desk Based Assessment has been prepared to reflect the revised scheme and to respond to the case officer's request for a specific assessment of the proposed works to the boundary wall, including the relocation of the vehicular access.

3. Planning Policy and Developmental Framework

- 3.1. With regards to the relevant policy and development framework, the following will need to be considered in a full planning application.

National Planning Policy Framework (NPPF), 2024;

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

210. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

214. 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.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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

Wiltshire Core Strategy adopted 2015.

Core Policy 58 Ensuring the conservation of the historic environment.

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

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

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

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be 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."

4. Historic Environment Baseline Survey

- 4.1. The information presented here is derived from sources including the Wiltshire Historic Environment Record (HER), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.
- 4.2. A radius of 1000m from the centre of the Project Site has been established as the Study Area for archaeological sites and 500m for designated assets.

Designated Assets

Listed Buildings

- 4.3. The Project Site lies within an enclosure road extended south from the main Winsley / Bradford Road in the late 18th or early 19th century. The road system appears to trace the historic enclosure of holdings formerly belong to Manor House Estate and groups several Grade II listed buildings together.

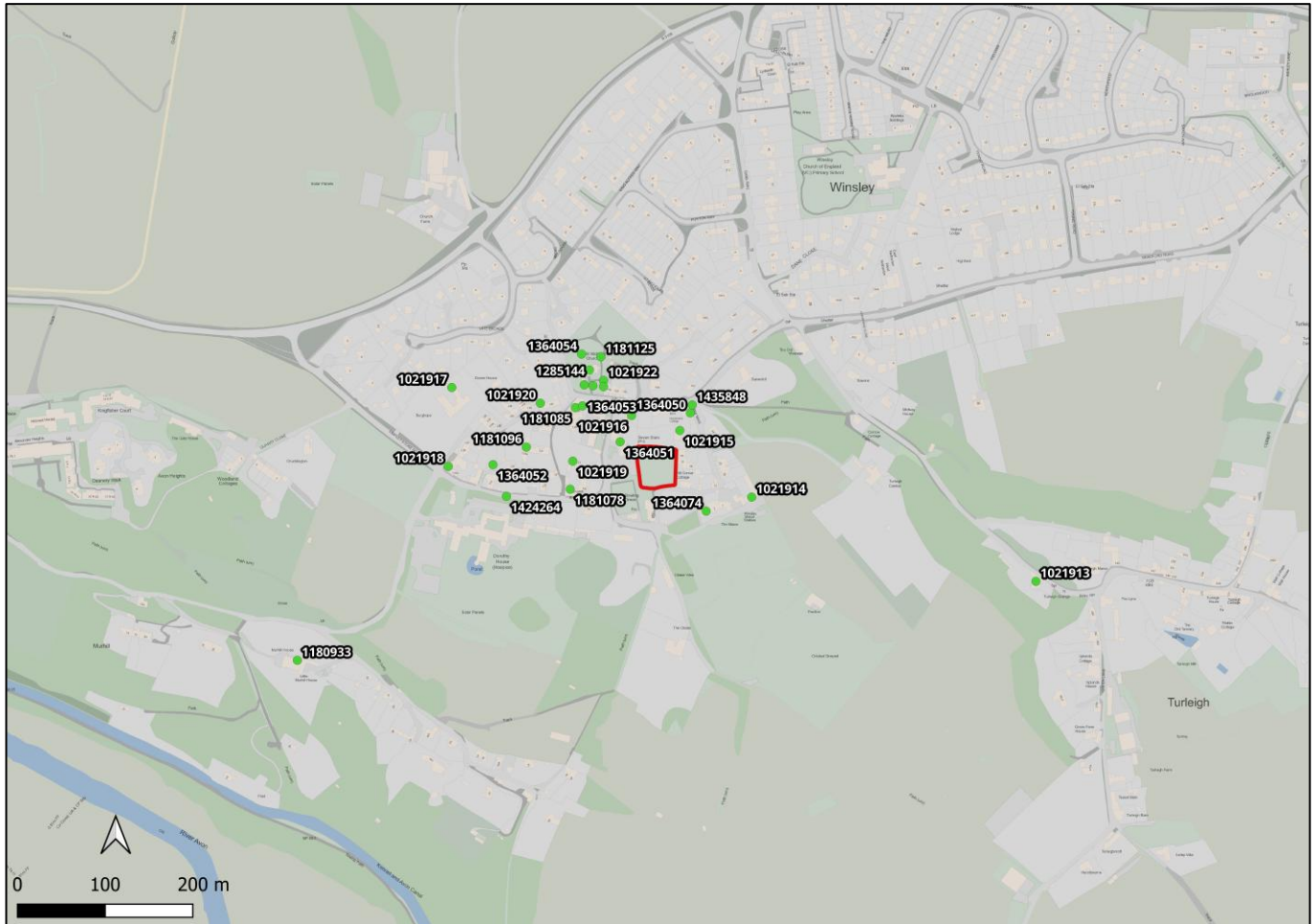


Figure 3: Listed Buildings in the Study Area (Project Site in red).

- 4.4. The north boundary of the Project Site is shared with the boundary of the garden to the west of Manor Farmhouse (List Entry Number: 1021915, listed November 1962). The garden was annexed for the private use of Manor Farmhouse in the 1960s / early 1970s and once formed the northern extent of the Project Site. The farmhouse has been dated to the 17th century, with alterations in the 19th century and is historically associated with the Manor House Estate which lies beyond the enclosure, to the southeast.
- 4.5. The former outbuildings belonging to Manor Farmhouse are located to the northeast of the Project Site, screened from view by the former farmhouse. The 18th to early 19th century outbuildings were listed in June 1988.
- 4.6. The Seven Stars Public House is situated to the west of the Project Site (List Entry Number: 1364051, listed June 1988). The inn is dated to the 18th – early 19th century. Records dating to 1817 were identified during research for this report.¹ Grounds belonging to the pub border the Project Site.

¹ Salisbury and Winchester Journal - Monday 10 March 1817

- 4.7. Bleak House (List Entry Number: 1021916, listed Jun 1988) was developed to the northwest of the Project Site in the early 19th century.
- 4.8. The Grade II listed Manor House is situated beyond the enclosure road, to the southeast of the Project Site (List Entry Number: 1364074, listed in November 1962). Records indicate that estate lands belonging to the Manor House were broken up in the first half of the 19th century, with individual plots sold into private ownership between 1825 and 1844. By the 1840s the current layout of the grounds belonging to the Manor House had been established with an enclosed private landscaped garden situated opposite the southern entrance to the Project Site and stables and barn to the east. The former stable and barn are also grade II listed and have been converted to private dwellings.

Summary

- 4.9. The listed buildings in the immediate vicinity of the site, including Manor Farm to the northeast and the Seven Stars Public House to the west, are contained within their own private curtilages and are not experienced in direct association with the paddock. The significance of these assets derives principally from their architectural and historic interest and their relationship to the historic grain of the settlement, rather than from any functional or visual dependency on the open character of the paddock. No key views of or from the listed buildings are defined across the Project Site, and the paddock does not form part of the formal or designed setting of any of the designated assets. The proposed dwelling, repositioned to the southeast corner of the site in the revised scheme, further reduces any potential for visual intrusion into views from the listed buildings or their immediate settings. On this basis, the impact of the revised scheme on the significance of the listed buildings and their settings is assessed as neutral.

Non-Designated Heritage Assets

- 4.10. The drystone wall that defines the west, south and east boundary of the Project Site is a non-designated heritage asset. Fabric to the south, east and northeast potentially preserves the earliest material and follows the line of the boundary as depicted in the early 19th century. Walling to the southwest and potentially to the west was realigned in the mid to late 19th century. Due to the nature of the style of walling, there will undoubtedly have been continued repairs throughout the 20th century when the plot was in use as a paddock. The low drystone walling makes a positive contribution to the historic and aesthetic character of Winsley Conservation Area.

- 4.11. A cluster of early 19th century cottages border the Project Site to the east, comprising Hill Corner Cottage, The Nook and Walnut Cottage. The buildings have historic and architectural merit and make a positive contribution to Winsley Conservation Area.
- 4.12. Hill Corner Cottage (no. 35) faces south onto the enclosure road and is situated adjacent to the proposed new driveway and development.
- 4.13. Walnut Cottage (no. 33) and The Nook (no. 39) share a boundary with the Project Site to the west. Both properties back onto the Project Site to the northeast of the proposed new dwelling.
- 4.14. Walnut Cottage is a period dwelling in Bath Stone, with garden laid to lawn bordering the Project Site and enclosed by a low stone boundary wall.
- 4.15. The Nook is classed as a non-designated heritage asset due to its historic and architectural significance. The significance of the building was assessed in line with a planning application for the extension, alteration and repair to the dwelling in 2022 (Wiltshire Planning Application Reference PL/2022/05869). The significance of the west elevation which overlooks the Project Site was considered to be low in heritage terms "due to the poor condition generally and the rather ad-hoc mixture of differing window shapes, sizes and styles, including materials" (Brown, R. Case Officer's Report PL/2022/05869). The impact of piecemeal extension and renovation over the years had resulted in an elevation that was no longer "visually cohesive" (ibid). The west elevation has recently been renovated, further reducing any heritage value.

The early 20th century Village Hall is situated to the south of the Project Site, set within grounds that share a border with the proposed development area to the north. Whilst of no particular architectural merit, the building is significant to the historic development of the village and has close ties to the community, having been constructed by Winsley building firm F. Forster and Son. The hall was opened to great ceremony in 1926.

Summary

- 4.16. The non-designated heritage assets most directly affected by the proposed development are the drystone boundary wall and the early 19th century cottages bordering the eastern boundary of the site, Hill Corner Cottage, Walnut Cottage and The Nook. Of these, only the drystone wall derives its significance directly from its physical relationship with the paddock as an enclosure boundary.
- 4.17. The impact of the revised scheme on the setting and significance of the non-designated heritage assets is assessed as causing limited harm, with regards to the relatively modest significance of the assets affected and the degree to which the revised scheme reduces the prominence of the new

development in relation to them. The exception is the drystone boundary wall, where the proposed repair and maintenance programme is considered to represent a modest beneficial effect.

Conservation Area

4.18. The Project Site is within Winsley Conservation Area which extends across the historic development of Winsley and abuts Turleigh Conservation Area to the east. Winsley Conservation Area was designated in May 1973 in recognition of the special architectural and historic interest of the village, characterised by informally sited buildings of Cotswold stone arranged in attractive groups, and a historic street plan lined with stone walls and mature trees (Blades, no date).

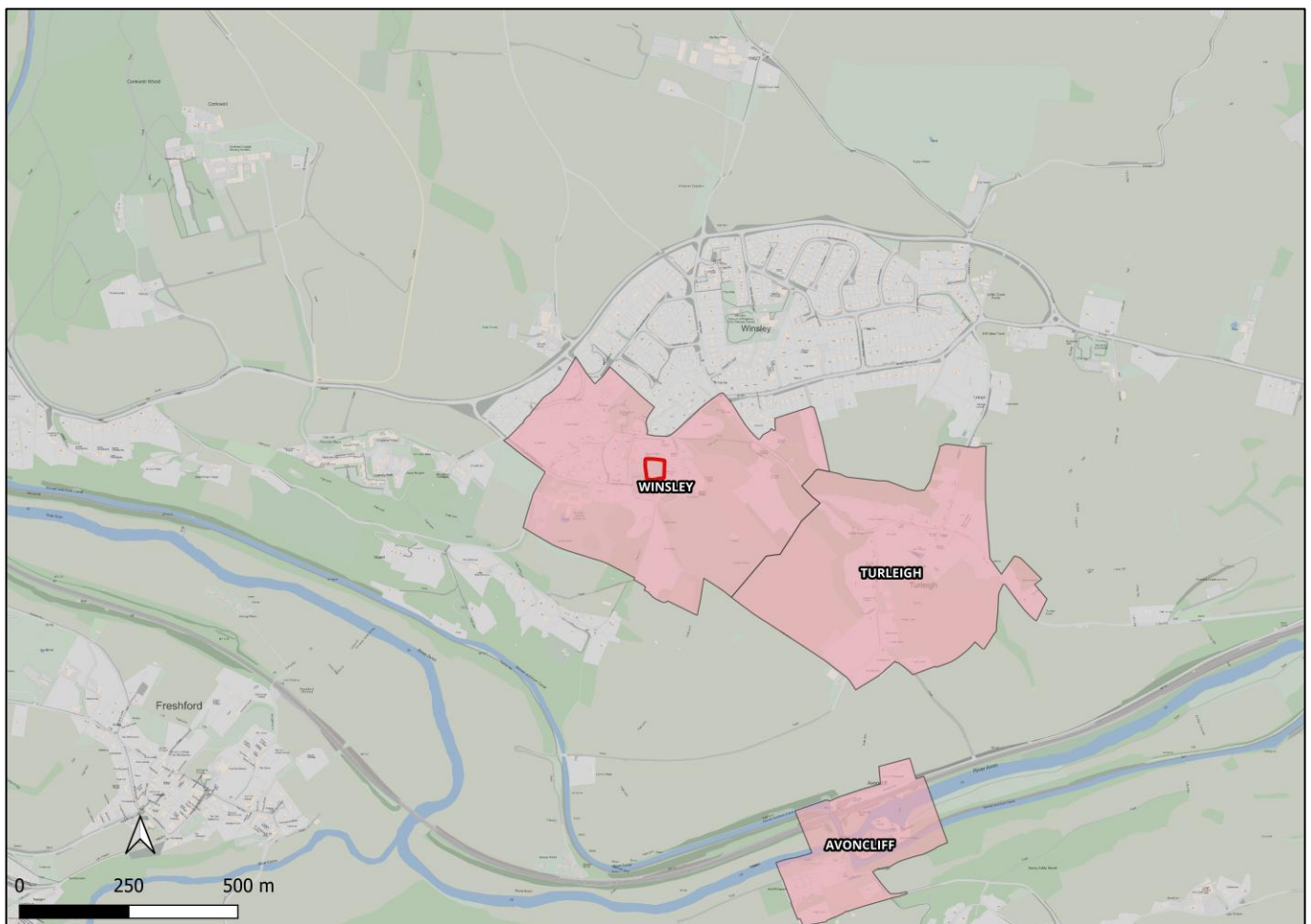


Figure 4: Conservation Areas (Project Site in red).

4.19. Winsley was significantly extended through a programme of post war housing development focused to the north of the historic core. Now a large village, Winsley is situated just over a mile to the west of Bradford and Avon.

4.20. Traditionally development has been characterised by 2/3 storey buildings of Cotswold Stone, with varied roof materials including slate and stone. The character of the village is considered to be enhanced by informally sited dwellings arranged in attractive groups.

- 4.21. The overall character is further enhanced through the preservation of the historic street plan lined with stone walls and mature trees which are considered “essential [to the] character of the village” (Blades, no date).
- 4.22. Due to the special character of the village, Winsley Conservation Area Statement advised that suitable development was to be limited to the “infilling of small sites with the existing limit” and that “A high standard will be required in the design of new buildings... and care will be exercised to ensure that the colour and texture of building materials will harmonise with the local traditional materials” (Blades, no date).

Summary

- 4.23. The revised scheme proposes a dwelling of reduced scale and massing, repositioned to the southeast corner of the Project Site, which retains the majority of the paddock in its open, undeveloped form. The more traditional cottage-style form of the revised dwelling, with greater articulation to the principal elevation, responds more sympathetically to the established character and grain of development in this part of the village than the original submission. The proposed use of natural stone and complementary materials is consistent with the established palette of the conservation area. The boundary wall, which makes a positive contribution to the historic character of the area, will be repaired and maintained as part of the proposals.
- 4.24. Whilst the development of any part of the paddock will inevitably result in some reduction in the open character of this part of the conservation area, the revised scheme is considered to cause less than substantial harm to the character and appearance of Winsley Conservation Area and represents a significant improvement over the original submission.

Events

- 4.25. No archaeological events have taken place within the red line boundary of the Project Site and only one has taken place close to the site.
- 4.26. A watching brief took place at Dorothy House (WHER EWI7632), c.140m southwest of the Project Site. The results were negative.
- 4.27. Buried soil horizons were identified as part of a watching brief (WHER EWI3390) c. 700m southeast of the Project Site. However, this was in a deep valley at a significantly lower elevation than the Project Site and such deposits are not expected to be present on the Project Site.

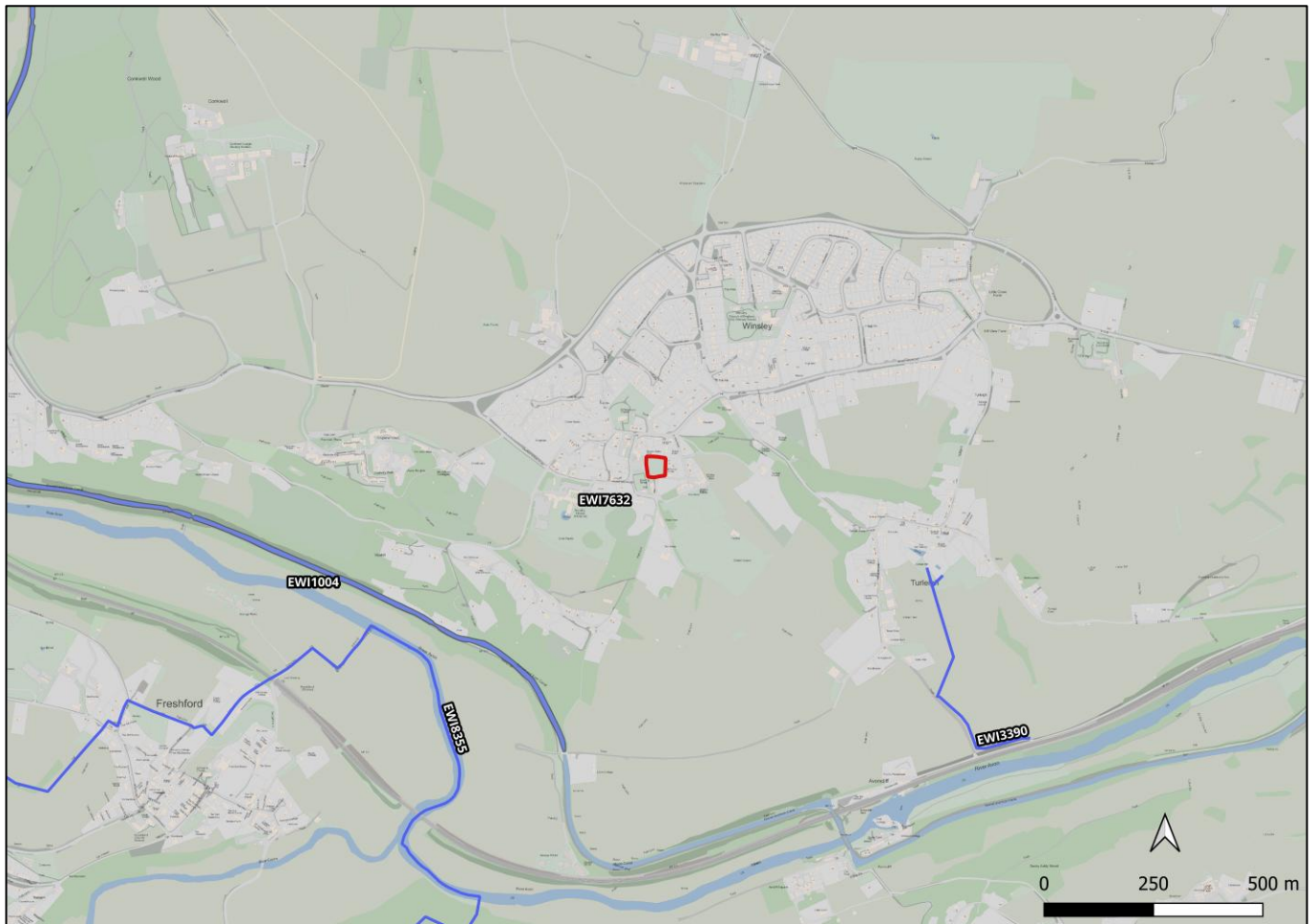


Figure 5: Archaeological events within the Study Area. Project Site outlined in red.

Archaeological Sites

Prehistoric

- 4.28. The evidence for Prehistoric activity around the Project Site is mixed. A selection of flints (core, scraper, struck and waste flakes) found north of Turleigh (MWI1942) c.565m NNE of the Project Site is the only evidence for Neolithic or Bronze Age activity and is concentrated in a single area.
- 4.29. Widespread evidence exists for Late Iron Age / Roman field systems in all locations surrounding the Project Site (MWI2015). It is difficult to determine (without any other archaeological investigations in the village of Winsley) whether the absence of such features immediately around the Project Site is because the later village development truncated earlier features or whether Winsley was an area of settlement in the Iron Age and Roman period. The Project Site is too small to determine anything from the LiDAR modelling and is now surrounded by development.
- 4.30. There is potential for Prehistoric archaeology to survive on the Project Site. Based on the available evidence, were any such archaeology to survive, this is expected to be of local and regional significance and not of such significance as to preclude planning permission being granted.

Roman

- 4.31. A silver coin of Carausius and a bronze coin of Allectus were found in 1819 c.100m WNW of the Project Site (MWI125).
- 4.32. Coins of Carausius and Allectus (MWI1953) were also recovered c.850m southeast of the Project Site.
- 4.33. Further evidence for Roman activity is meagre with the exception of the aforementioned field systems (MWI2015) which could be Roman in date.
- 4.34. There is potential for Roman archaeology to survive on the Project Site. Based on the available evidence, were any such archaeology to survive, this is expected to be of local and regional significance and not of such significance as to preclude planning permission being granted.

Early Medieval

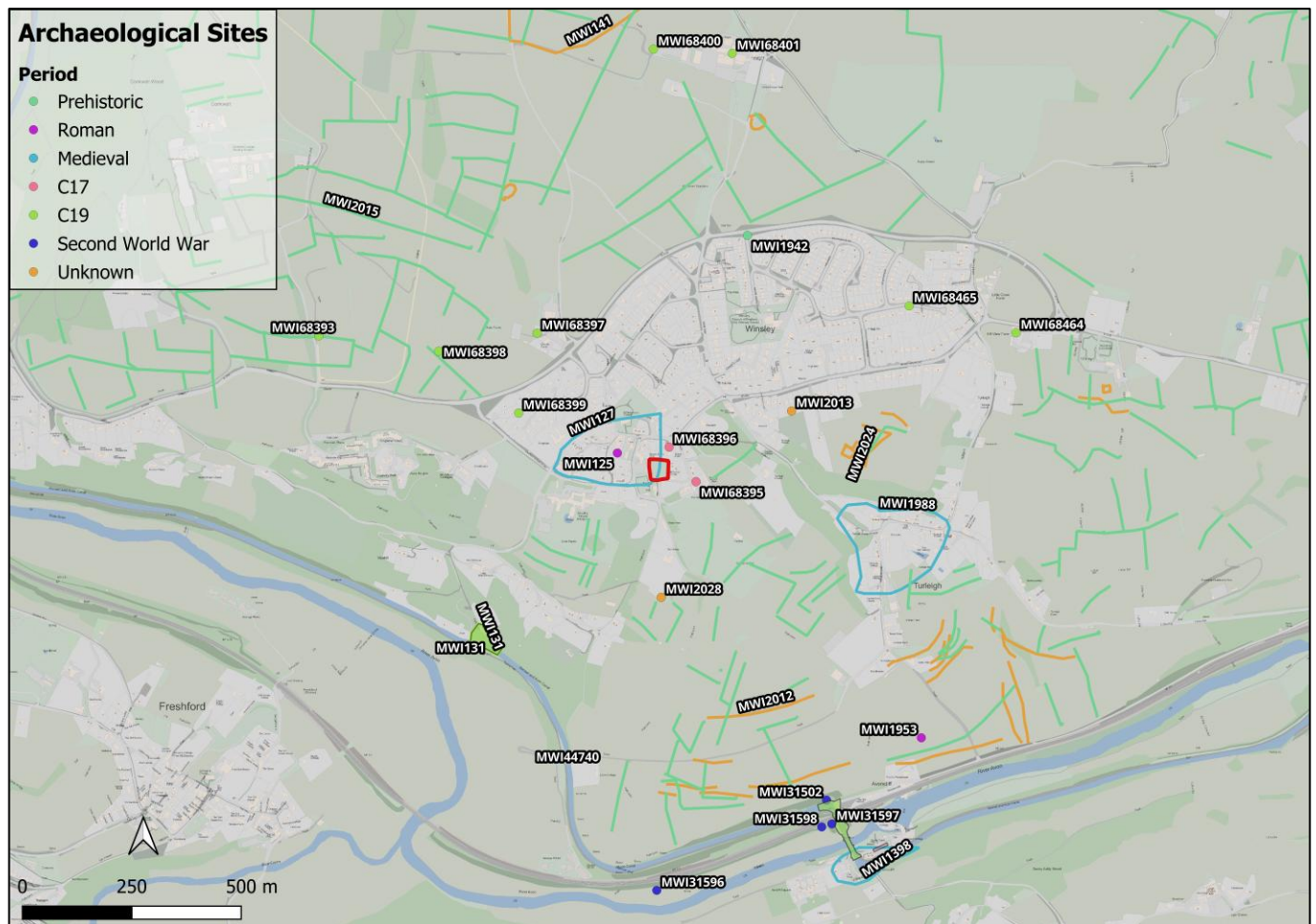
- 4.35. Although there is no evidence for Early Medieval archaeology within the Study Area, the name Winsley is Early Medieval in origin. The name, translated as *Wine's Leah* (Ekwall 1960: 524) formed part of the Bradford-on-Avon Estate in this period. There is no separate entry in the Domesday Book,

although there may have been a small settlement at Winsley that was counted amongst the holdings of Bradford-on-Avon.

- 4.36. Based on the available evidence, the potential for significant Early Medieval archaeology to occur on the Project Site is considered to be low.

Medieval

- 4.37. Winsley is first mentioned in the 12th century (Ekwall 1960: 524) and pottery sherds dating to the 12th to 13th centuries have been found in the village (MWI127). The settlement boundary is shown on the Historic Environment Record, and the eastern boundary of this is depicted as crossing through the Project Site. This is probably broadly correct. Whilst the Thomas Thorpe map of 1742 shows buildings to the east of the Project Site, such as the Manor House which is recorded as being 17th century through the Wiltshire Farmsteads Project, the road layout is different to that shown on the later maps (such as the Tithe map), implying that the roads east of the Project Site were not established until later.
- 4.38. Prior to that the approach from the south appears to dog-leg into the village, a typical Medieval layout. Based on the available evidence, the bounds of the village are considered to be broadly accurate as shown on the HER.
- 4.39. There is potential for archaeology relating to the development of Winsley in the Medieval period to survive on the Project Site. If the land spans the eastern extent of the early settlement as the HER implies, then evidence of a features associated with the village limits in the Medieval period may be preserved.



Post-Medieval

4.40. The earliest map consulted for this report was Thomas Thorpe's plan dated 1742. The map shows the area of the Project Site in some detail. The southern and eastern portion of the enclosure road is not shown and may not have been laid out at this time. The relative position of the Manor House and Manor Farmhouse appear to be shown, however it is likely that the map only depicts landmark buildings and substantial stone buildings, omitting axillary agricultural buildings and workers dwellings of a more ephemeral nature.



Figure 7: Part of Thomas Thorpe's 1742 map of 5 miles around the City of Bath. Source Bradford on Avon Museum.² The area of the Manor House, Manor Farm and the Project Site is circled in red.

4.41. The Andrews' and Drury Map of Wiltshire dated 1773 is more detailed in terms of the road layout and appears to document the begins of the formation of the east and south portion of the enclosure road which is seen to surround the Project Site by 1841.

² <https://www.bradfordonavonmuseum.co.uk/winsley-maps>. Accessed 21/01/2025.



Figure 8: John Andrews & Andrew Dury topographical map of Wiltshire, on a scale of 2 inches to a mile [sheet 1] dated 1773.³ The general location of Manor House, Manor Farm and the Project Site is circled in red.

4.42. Winsley Estate and Manor House were put up for sale at auction in February 1825. Included in the sale was 640 acres of land which extended south to include a portion of the Kennet and Avon Canal which had been cut through the land in the latter 18th century. The holding also included two farmhouses.⁴ One of these is likely to represent Manor Farmhouse.

4.43. In the years that followed, some of the estate lands were parcelled up and sold into private ownership, including land belonging to the Project Site, which was annexed to form part of the holding of the newly formed to Manor Farm. The farm was in private ownership by 1841.

4.44. The Tithe Map for the Parish of Bradford surveyed by G. C. Ashmead in 1841 documents that the Project Site was owned by John Pinchin and James Antrobus. The land formed part of an irregular enclosure to the west of Manor Farmhouse and within the curtilage of the 19th century farmstead. A barn or dwelling was situated on the north border of the large paddock, within the area of the plot that was later annexed to provide a garden to Manor Farmhouse. Manor Farmhouse bordered the plot to the east and a cluster of dwellings were arranged on land to the south of the farmhouse.

³ Source <https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A80923> accessed 20/01/2025

⁴ British Press - Saturday 05 February 1825

4.45. The land was farmed by John Pinchin, who was recorded on the census of 1841 as aged 55, living with wife Lydia (50) and their son, John (c. 15), also working as a farmer. John junior had taken over the farm by 1851 and is recorded on the census of that year as a farmer of 50 acres, employing 3 labourers. The windowed Lydia Pinchin remained at the residence with her son.



Figure 9: Bradford-on-Avon Tithe Map 1842 (surveyed 1841). Project Site outlined in red.

4.46. The First Edition Ordnance Survey Map (surveyed 1886 OS 6 inch) shows the Project Site including land now within the curtilage of Manor House to the north, as an uncultivated parcel of land within a complex of dwellings and outbuildings, with the Seven Stars Public House to the northwest and cultivated gardens to the east and west. The west boundary had been formalised and moved a few metres west to align it with the east garden boundary of Bleak House. As a result, land to rear of the dwelling labelled Rock House on the First Edition Ordnance Survey map was incorporated into The Paddock. The building can be seen to abut the west Project Site boundary on later maps.

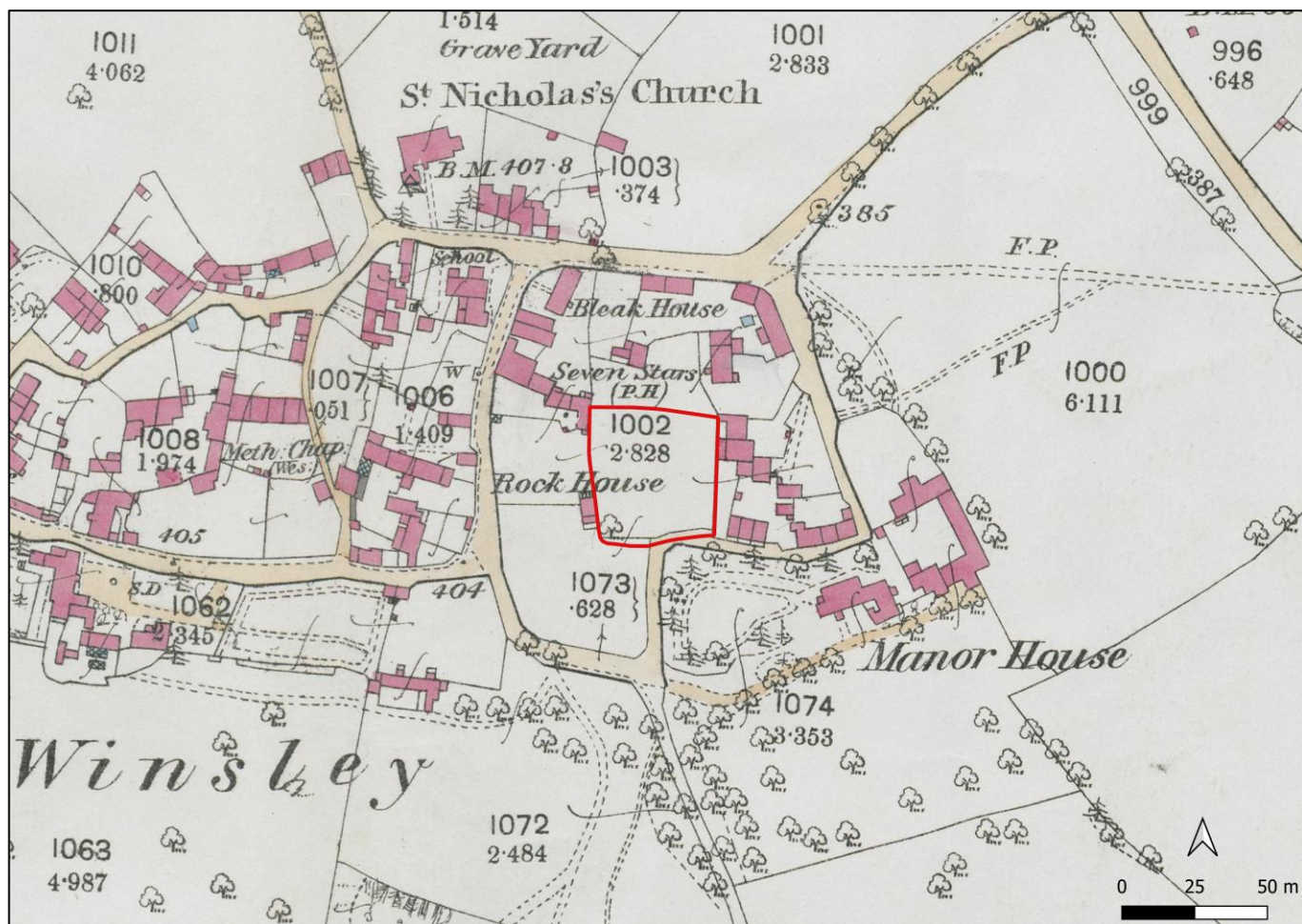


Figure 10: 1st edition OS map. The Project Site is outlined in red.

- 4.47. Between 1886 and 1899 further plot charges occurred. The boundary to the south of the Seven Stars Public House was brought further north annexing the stalls / outbuildings attached to the dwelling formerly labelled Rock House, leaving the remainder of the building within the parcel of land to the south, which was to become the village bowling green.
- 4.48. By the early 20th century some of the land belonging to Manor Farm had been sold privately.
- 4.49. Manor Farm and surrounding plots including the Project Site were owned by William Wilkins of Turleigh and occupied by Henry Nelson Stokes (Plot Number 2083). The land was described as a house and builings and included Manor Farmhouse, stables and barn, along with the Project Site.
- 4.50. In 1911 Henry Nelson Stokes was listed as a Dairy Farmer aged 43, living with wife Naomi (42), three children and Henry's brother, who was a worker on the farm. Stokes was still listed as a farmer in Winsley in the Kelly's directory of 1923 and it is assumed that he was still resident at Manor Farm.

- 4.51. William Wilkins appears in the records as a retired brewer aged 76, living in Turleigh in 1911. The Wilkins family appear to have been substantial land owners in Winsley since at least the mid-18th century.
- 4.52. Local builder Fred Forster brought the idea of bowls to Winsley in 1903, making the club one of the oldest in Wiltshire, second only to Warminster. Sydney Robinson M.P., then occupant of Winsley Manor House laid the first green out on his own land, where it remains today, to the southwest of the Project Site. This plot later appears within the holdings of the Seven Stars Inn which was owned by publican Richard Edmunds in the early 20th century.
- 4.53. In the 1920s land east of the village bowling green was annexed and developed as the new Village Hall. The land was reported to have been gifted by Mr T. C. Usher of Usher's Wiltshire Brewery and it is therefore logical to infer that Usher's had purchased the Seven Stars Public House in the intervening years. The new hall was opened by Major William Llewellyn Palmer on the 26th Nov 1926 to great ceremony after six years of local campaigning.⁵ The hall still stands and is built of studded asbestos with wainscotting all round.⁶ The hall originally had an asbestos roof and was said to be practically fireproof. The building was erected by local Winsley building firm Fred J. Forster and Son.⁷
- 4.54. The Forster's had strong historic links with the village. Fred Forster was the son of James (aka Tom) Forster from whom he inherited the building firm. James was appointed to the post of Clerk at St. Nicholas Church in 1893, retaining the office for 40 years, succeeding his father in the post.⁸
- 4.55. The revised Ordnance Survey map of 1936 shows further complexity of the plot boundaries to the southwest of the Project Site. Boundary markers detailed on the map indicate that the land allocated for the Village Hall fell within the curtilage of the bowling green, which included a narrow strip of land to the north which had been annexed as grounds west of the former Rock Cottage. The annexed land would become the gated entrance to the bowling club post 1936.
- 4.56. The historic layout of the Project Site was preserved until at least 1960 / 1961. The building on the northern boundary was demolished between c. 1961 and 1970 when the northern portion of The Paddock was annexed to provide a garden to the west of Manor Farmhouse. It is likely that the Project Site remained within the ownership of Manor Farmhouse for a period of time following the annexing of the garden, as indicated by the connecting farm gate allowing access between the two plots.

⁵ Wiltshire Times and Trowbridge Advertiser - Saturday 20 November 1926.

⁶ Wiltshire Times and Trowbridge Advertiser - Saturday 04 December 1926.

⁷ Wiltshire Times and Trowbridge Advertiser - Saturday 04 December 1926.

⁸ Wiltshire Times and Trowbridge Advertiser - Saturday 22 February 1930

4.57. The Paddock was subsequently sold into private ownership and has only recently been purchased by the current owners of Manor Farmhouse.

5. Statement of Significance

- 5.1. The Project Site preserves a small parcel of land enclosed in the late 18th or early 19th century, with traditional low drystone boundary wall. The wall makes a positive contribution to the character of the village, although the dilapidated nature of the boundary in places detracts from the significance of the feature.
- 5.2. Whilst the former paddock makes a contribution, the plot does not enhance significant views within the Conservation Area and does not contribute to key views to, from or across designated and non-designated heritage assets which share the secluded setting.
- 5.3. The drystone boundary wall that encloses the Project Site to the west, south and east is considered to be a non-designated heritage asset. The wall is of relatively modest evidential value in its own right, having been subject to repeated repair and partial rebuilding over its history, with some sections rebuilt in the 20th century or more recently. Its principal significance lies in its contribution to the aesthetic and historic character of Winsley Conservation Area, and its role as a legible enclosure boundary dating from the late 18th or early 19th century. However, in its current dilapidated state, with large sections collapsed, tumbled by ivy growth, and structurally compromised, the wall is actively losing significance and is at risk of further deterioration.

6. Impact Assessment

Designated Heritage Assets

- 6.1. The Grade II listed Manor Farmhouse and the Grade II listed Seven Stars Public House are notable for their historic and architectural significance, with their setting making only a minor contribution to significance of the heritage assets. Although the paddock has formed a part of the wider landscape character from potentially the late 18th century, the plot makes no notable contribution to the setting of the neighbouring listed buildings that share a border the Project Site.
- 6.2. The revised scheme has repositioned the dwelling to the southeast corner of the site, significantly reducing its visual relationship with the listed buildings. The ridge height has been reduced to 128.39m aOD, comparable with neighbouring residential properties.

- 6.3. The development of the Project Site is considered to have a neutral impact on the character and setting of designated heritage assets bordering the site.

The Boundary Wall - Non-Designated Heritage Asset

- 6.4. The drystone boundary wall enclosing the west, south and east of the Project Site is considered to be a non-designated heritage asset, as identified in Section 5 of this report. Site photography confirms that significant sections of the wall are in poor condition, with substantial areas having collapsed due to ivy growth, frost, and lack of maintenance. The wall is currently losing significance through ongoing deterioration. In the absence of development or investment, this process is likely to continue.
- 6.5. The revised proposals include the repair and rebuilding to existing height of the boundary wall. These works are considered to be a positive and substantive heritage intervention, directly addressing the at-risk condition of the non-designated heritage asset and restoring its structural integrity in the traditional drystone style.

Proposed Relocation of Vehicular Access

- 6.6. The revised scheme retains a vehicular access in the southern boundary wall in a similar position to that shown on the original submission, located between the existing telegraph pole and the mature tree to the south of the site. Both schemes also show the infilling of the existing farm gate opening with new drystone walling built to match the existing fabric and height.
- 6.7. The formation of a vehicular access in the boundary wall will result in a modest breach of the non-designated heritage asset. However, this is considered acceptable for the following reasons: the width of the opening is modest and consistent with a single residential access; the wall will remain largely intact and continuous on both sides of the opening; the stone removed in the formation of the access will be reused in the infilling of the existing farm gate opening, ensuring that no historic material is lost; and the overall commitment to repair and rebuild the wall to its existing height with traditional cock-and-hen capping throughout the frontage will result in a greater length of intact walling than exists today.
- 6.8. The infilling of the existing farm gate opening in matching drystone restores a degree of continuity to the boundary that is currently absent, and represents a modest enhancement to the setting of the conservation area at this point. Taken together with the repair programme, the net impact of the proposed works to the wall is considered to be neutral to marginally beneficial.

Winsley Conservation Area

- 6.9. The Paddock preserves a Post Medieval enclosure, located within the historic settlement of Winsley. The surrounding low drystone wall is a non-designated heritage asset and has been identified as making a positive contribution to the special character of Winsley Conservation Area.
- 6.10. The revised scheme repositions the proposed dwelling into the southeast corner of the Project Site, preserving the open character of the majority of the paddock and the views across the site to the rear of Manor Farm. The principal open aspect of the paddock, which contributes to the character of the Conservation Area, is substantially retained under the revised proposals, in marked contrast to the original scheme.
- 6.11. The proposed development includes the restoration and sympathetic repair of the extent of the drystone walling enclosing the Project Site which will benefit the Conservation Area and enhance the local setting.
- 6.12. Impact on the special character of Winsley Conservation Area is considered to be less than substantial harm, through the change of use of a former paddock which forms a part of the wider landscape character. This represents a reduction in harm compared with the original scheme, which would have had a materially greater impact on the open character of the paddock and the Conservation Area.

7. Conclusion

- 7.1. The revised scheme proposes a new dwelling within Winsley Conservation Area, designed to respond to the character and appearance of the historic settlement. The reduction in footprint, the lowering of the ridge height to 128.39m AOD, and the repositioning of the building to the southeast corner of the Project Site together serve to retain the majority of the paddock in its open, undeveloped form. The more traditional cottage-style form of the revised dwelling, with greater articulation to the principal elevation, is considered to sit more comfortably within the established grain of development than the original submission.
- 7.2. The proposed development will include the restoration and repair of the low drystone walling around the west, south and east perimeter of the Project Site, which will benefit Winsley Conservation Area. The occupation of the Project Site by a private household represents a significant practical benefit to the long-term maintenance and survival of the boundary wall, which should be weighed as a material consideration in the planning balance. The proposed works to the wall, taken together, are

considered to result in a net neutral to marginally beneficial impact on the non-designated heritage asset.

7.3. The proposed scheme will require the change of use of a Post Medieval paddock within Winsley Conservation Area. It is acknowledged that the paddock makes a contribution to the open character of the conservation area, and that its partial development will result in a degree of harm. However, the revised scheme retains the substantial majority of the paddock as open managed meadow, materially preserving the open character that the conservation officer has identified as significant. The degree of harm is judged to be at the lower end of less than substantial and should be weighed against the benefits of the proposal, which include:

7.3.1. The provision of a new dwelling of appropriate scale and design within the historic village, meeting an identified housing need within the settlement boundary.

7.3.2. The repair and rebuilding to existing height of dilapidated sections of drystone boundary wall (a non-designated heritage asset);

7.3.3. The long-term maintenance and upkeep of the boundary wall that occupation of the site will secure.

7.4. With regard to the vehicular access, the formation of a modest opening in the boundary wall is considered a necessary and proportionate element of the proposals. The wall will remain largely intact and continuous on both sides of the opening, and the infilling of the existing farm gate opening in matching drystone will restore continuity to the boundary at that point.

7.5. The significance of the nearby listed buildings derives principally from their architectural and historic interest and their relationship to the historic grain of the settlement. These assets are contained within their own private curtilages and have no functional or visual dependency on the open character of the paddock. The repositioning of the proposed dwelling to the southeast corner of the Project Site further reduces any potential for visual intrusion. The impact of the revised scheme on the significance of the listed buildings and their settings is therefore assessed as neutral.

8. Recommendations

8.1. It is recommended that material removed from the wall in the area of the new vehicular access be reused in the infilling of the existing farm gate entrance.

- 8.2. It is recommended that a staged programme of intrusive investigation and recording be carried out in order to further assess the archaeological potential of the Project Site. As there is no evidence to suggest the preservation of archaeology of such significance as to preclude planning permission being granted, further investigation may be secured by way of a suitably worded condition of planning.

9. Bibliography

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10. Appendices

Appendix 1: Listed Buildings

NHLE Ref	Name	Grade	Hyperlink
1021913	Turleigh Grange	II	https://historicengland.org.uk/listing/the-list/list-entry/1021913
1021914	Barn To East Of The Manor House	II	https://historicengland.org.uk/listing/the-list/list-entry/1021914
1021915	Manor Farmhouse	II	https://historicengland.org.uk/listing/the-list/list-entry/1021915
1021916	Bleak House With Railings	II	https://historicengland.org.uk/listing/the-list/list-entry/1021916
1021917	Burghope Burghope Manor	II	https://historicengland.org.uk/listing/the-list/list-entry/1021917
1021918	115, Winsley Village	II	https://historicengland.org.uk/listing/the-list/list-entry/1021918
1021919	Scarath	II	https://historicengland.org.uk/listing/the-list/list-entry/1021919
1021920	146, Winsley Village	II	https://historicengland.org.uk/listing/the-list/list-entry/1021920
1021921	Baker Monument In Churchyard About 3 Metres West Of West End Of Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1021921
1021922	Three Unidentified Monuments In Churchyard About 12 Metres South Of South East Angle Of Nave Of Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1021922
1180933	Murhill House	II	https://historicengland.org.uk/listing/the-list/list-entry/1180933
1181078	Wesleyan Chapel And Sunday School	II	https://historicengland.org.uk/listing/the-list/list-entry/1181078
1181085	Nos 126 To 128 (Consecutive) And Railings To Nos 126 And 127	II	https://historicengland.org.uk/listing/the-list/list-entry/1181085
1181096	The Barn	II	https://historicengland.org.uk/listing/the-list/list-entry/1181096
1181125	Unidentified Monument In Churchyard About 9 Metres North East Of North East Angle Of Nave Of Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1181125
1181136	Unidentified Monument In Churchyard About 18 Metres South Of South East Angle Of Nave Of Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1181136
1181142	Group Of Eight Monuments South Of Tower Of Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1181142
1285144	Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1285144
1364050	Outbuilding To North Of Manor Farmhouse	II	https://historicengland.org.uk/listing/the-list/list-entry/1364050
1364051	The Seven Stars Inn	II	https://historicengland.org.uk/listing/the-list/list-entry/1364051
1364052	117, Winsley Village	II	https://historicengland.org.uk/listing/the-list/list-entry/1364052
1364053	Outbuilding To Rear Of No 126	II	https://historicengland.org.uk/listing/the-list/list-entry/1364053
1364054	Atwood Monument In Churchyard About 13 Metres North Of North Wall Of Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1364054
1364055	Druce Monument In Churchyard About 14 Metres South Of Nave Of Church Of St Nicholas	II	https://historicengland.org.uk/listing/the-list/list-entry/1364055
1364074	The Manor House	II	https://historicengland.org.uk/listing/the-list/list-entry/1364074
1424264	Garden Wall With Stone Talbots At Dorothy House Hospice (Formerly Winsley House)	II	https://historicengland.org.uk/listing/the-list/list-entry/1424264
1435848	Winsley War Memorial	II	https://historicengland.org.uk/listing/the-list/list-entry/1435848

Appendix 2: Archaeological Events

WHER EvUID	Name
EWI3390	Watching Brief on the Turleigh Flood Prevention Scheme, Bradford on Avon
EWI8355	Research into the origins of the north-western boundary of Wiltshire

EWI1004	Archaeological Survey and Watching Brief on the Bath Valley Section Relining Project
EWI7629	A LIDAR Survey of a Part of the Bradford Hundred
EWI7632	Watching Brief at Dorothy House

Appendix 3: Archaeological Sites

WHER MonUID	Name	Monument Type	Period
MWI125	Roman Coins, South of St Nicholas Church	FINDSPOT	Roman
MWI127	Winsley	SETTLEMENT	Medieval
MWI131	Wharf, Murhill	QUAY; TRAMWAY	Early C19
MWI131	Wharf, Murhill	QUAY; TRAMWAY	Early C19
MWI1398	Avoncliff	SETTLEMENT	Medieval
MWI141	Undated Settlement, Southeast of Parsonage Farm	SETTLEMENT	Unknown
MWI142	Undated Enclosure, Northwest of Church Farm	OVAL ENCLOSURE	Unknown
MWI1942	Neolithic Flint, North of Turleigh	FINDSPOT	Neolithic
MWI1953	Romano-British Coins, South of Turleigh Villa	FINDSPOT	Roman
MWI1988	Turleigh	SETTLEMENT	Medieval
MWI2012	Strip Lynchets, South of Turleigh	STRIP LYNCHET; NATURAL FEATURE	Unknown
MWI2013	Undated Earthwork, Dane Bottom	SITE	Unknown
MWI2015	Possible Late Iron Age or Roman Field System, Bradford Hundred	FIELD SYSTEM	Late Iron Age to Roman
MWI2023	Undated Circular Cropmark, North of Turleigh	SITE	Unknown
MWI2024	Undated Field System, North of Turleigh	FIELD SYSTEM	Unknown
MWI2028	Undated Mound, West of Turleigh	MOUND	Unknown
MWI2029	Undated Rectangular Cropmark, East of Cottles Combe	SITE	Unknown
MWI31502	WWII Pillbox Next to Kennet and Avon Canal	PILLBOX (TYPE FW3/26)	Second World War
MWI31596	WWII Pillbox on the North Bank of the River Avon, Avoncliff	PILLBOX (TYPE FW3/24)	Second World War
MWI31597	WWII Square Pillbox, North of Westwood	PILLBOX	Second World War
MWI31598	WWII Square Pillbox, North of Westwood	PILLBOX	Second World War
MWI44652	Avoncliff Aqueduct	AQUEDUCT	Early C19
MWI44653	The Cross Guns Inn	INN	Late C17 to Early C19
MWI44740	Winsley Canal Bridge	CANAL BRIDGE	Early C19
MWI68393	Site of Outfarm, East Northeast of Crockford Farm	OUTFARM	C19
MWI68395	Winsley Manor (Manor House, Winsley)	FARMSTEAD	C17
MWI68396	Manor Farm, Winsley	FARMSTEAD	C17
MWI68397	Church Farm (Winsley Farm)	FARMSTEAD	C19
MWI68398	Site of Outfarm, West of Church Farm	OUTFARM	C19
MWI68399	Site of Outfarm, Northeast of Burghope	OUTFARM	C19
MWI68400	Site of Outfarm, South-southwest of Hartley	OUTFARM	C19
MWI68401	Site of Outfarm, South-southeast of Hartley	OUTFARM	C19
MWI68464	Hill View Farm	FARMSTEAD	C19
MWI68465	Site of Outfarm, North West of Sunny Bank	OUTFARM	C19



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