

Land North of White Street, West Lavington, Wiltshire

Heritage Statement

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Heritage Statement

LANDGAGE HERITAGE LIMITED

Company registration Number: 12993775

Project Details

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Land North of White Street, West Lavington, Wiltshire – Heritage Statement

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Executive Summary

This report has been prepared in relation to the Land North of White Street, West Lavington, Wiltshire, (the study site) on behalf of C G Frys and Sons. This land is proposed for development as a residential development. This assessment has been produced to inform a full planning application submission.

This report has been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessments (CIfA 2014), as well as Historic England (HE) guidance on the assessment of the significance and setting of heritage assets (HE 2015 and 2017, respectively). The assessment provided in this report has been informed by a review of data held in the National Heritage List for England (NHLE) held by Historic England and a site visit and walkover.

Heritage Baseline

The potential for the development of the study site to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit and walkover of the study site and the surrounding area. The site visit confirmed that most of the listed buildings and other designated heritage assets in the surrounding area are sufficiently screened by intervening trees, hedgerows, topography and buildings that the residential scale development of the study site would not materially affect their significance or require a design response. Following the site visit, it was confirmed that the following heritage assets would require full assessment within this report:

- The West Lavington and Littleton Panell conservation area
- NHLE 1198014 – Church of All Saints, grade I
- NHLE 1035835 – Church of St Mary, grade I
- NHLE 1198223 – 30, High Street, grade II
- NHLE 1035903 – 52, High Street, grade II
- NHLE 1198211 – Home Farmhouse, grade II
- NHLE 1035902 – 63 and 65, High Street, grade II
- NHLE 1035895 – West Lavington Manor, grade II
- NHLE 1035896 – Arched Gateway in Garden Wall, south of Lavington Manor, grade II

Discussion and Conclusions

This heritage statement considered the potential impacts and effects of the proposed development on the setting and significance of designated heritage assets in the surrounding area. It found that the proposals would change the setting of the West Lavington and Littleton Panell conservation area, the churches of St Mary and of All Saints, and the archway on the High Street. However, the changes that would occur would be modest and would not affect the appreciation of the heritage assets significance nor remove elements that contribute to their significance through other means. On this basis, it was concluded that the changes to the setting of these heritage assets would not result in any harm or loss of significance. On this basis it is clear that the impact of the proposed development on the setting and significance of heritage assets would be acceptable. It therefore accords with the requirements in paragraphs 207 and 212 - 216 of the NPPF and core policy 58 of the adopted Wiltshire Local Plan.

1.0 Introduction

1.1 The Study Site

1.1.1 This heritage statement considers land north of White Street, West Lavington, Wiltshire (Fig. 1). It has been prepared by Landgage Heritage Ltd on behalf of C G Frys and Sons. It has been prepared to inform a full planning application submission for the residential development of the study site.

1.1.2 The southeastern corner of the site (hereafter referred to as the study site) is located at grid reference SU 00527 53211.

Site Conditions

1.1.3 The study site comprises two pasture fields lined with mature foliage and hedgerows, the fields are bisected on an east/west alignment by a fence.



Plate 1 Site Location shown on Satellite Imagery

Location, Geology and Topography

1.1.4 The study site is located west of West Lavington, 40m southwest of the A360 and immediately north of white street (see Fig. 1). The study site occupies an area of approximately 2.1ha, with a height above ordnance datum (aOD) of approximately 91m aOD in the northwest of the study site before sloping down towards 87m aOD in the south of the study site. Plate 2, overleaf, provides a topographic model of the study site based on Environment Agency Lidar data terrain model data from 2022. The lighter blue contours indicate lower elevations, and the darker blue indicate higher elevations.

1.1.5 The underlying geology of the study site comprises sandstone, glauconitic of the Upper Greensand Formation, which formed during the Cretaceous period between 113 and 93.9 million years ago. No superficial deposits are recorded within the study site (BSG geology of Britain viewer 2024).

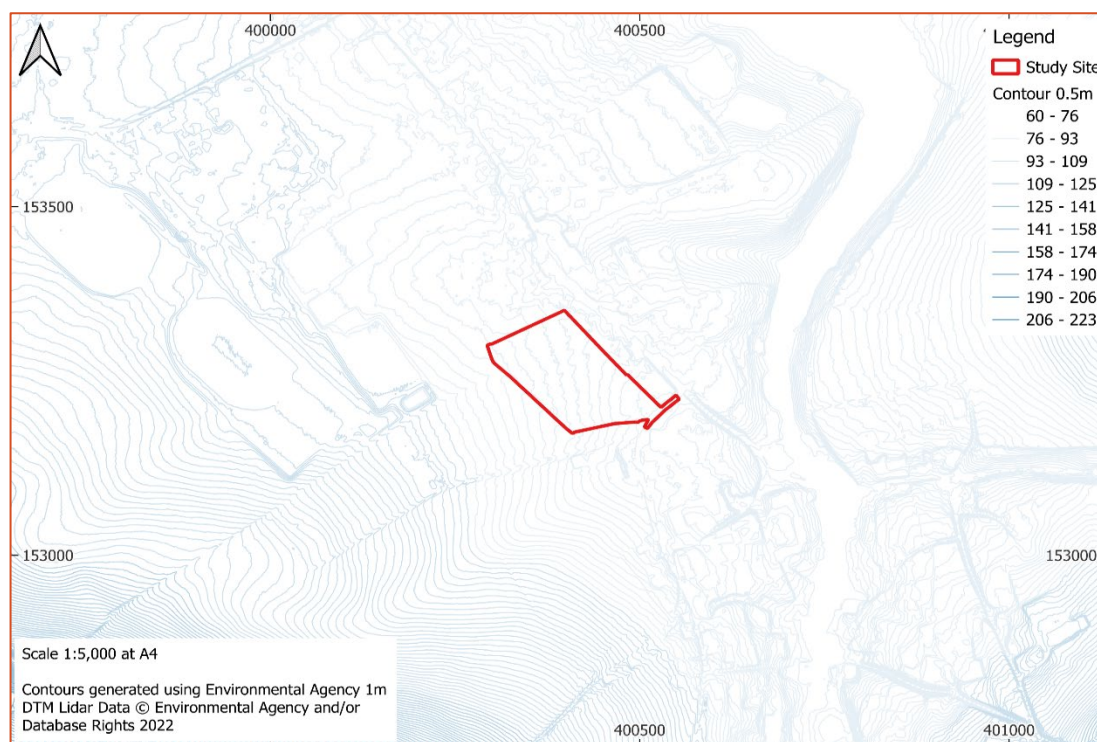


Plate 2 Contour map of the study site and the surrounding area

1.2 The Proposed Development

- 1.2.1 The study site was identified by the West Lavington Parish Council as a potential area for housing allocation. It was shortlisted as Site 3 within the Neighbourhood Development Plan 2017 – 2026 adopted in 2019, as a site with a number of factors in its favour including the opportunity to deliver affordable housing. The study site would form part of a residential development comprising mixed-use dwellings and their associated infrastructure.

1.3 Purpose and Scope of Assessment

- 1.3.1 This report assesses the effect the proposed development would have on the significance of heritage assets, both through any direct physical effects and also through changes to their setting. This assessment is made in the context of the statutory and policy framework set out in section 2. It follows best practice, and the approach to the assessment is set out in section 3. It has also been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessment (CIfA 2017).
- 1.3.2 Section 4 of the report provides:
- An assessment of which heritage assets have the potential to be affected by the proposed development, both through direct physical impacts and indirect effects through changes to their setting;
 - An assessment of the setting and significance of the heritage assets which could be affected; and
 - An assessment of the relationship of the study site to the heritage assets whose setting could be affected, to determine whether the study site makes a specific contribution to their significance by forming part of their setting.

- 1.3.3 Section 5 provides an assessment of the effect the implementation of the proposed development would have on the significance of the heritage assets, including a consideration of any mitigation measures and residual effects.
- 1.3.4 Finally, section 6 provides a summary of the results of the report.

2.0 Legislative, Planning and Development Plan Framework

2.1 Ancient Monuments & Archaeological Areas Act 1979

- 2.1.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of scheduled monuments.

2.2 Planning (Listed Building and Conservation Areas) Act 1990

- 2.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 enacts special controls for the protection of Listed Buildings and Conservation Areas and their settings. Of particular relevance to this assessment are the general duties set out in relation to listed buildings and conservation areas in the exercise of planning functions in sections 66(1) and 72(1) of the Act.

- 2.2.2 Section 66(1) states:

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

- 2.2.3 Section 72(1) states:

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 2.2.4 The Act does not make specific provisions to protect the setting of conservation areas.

2.3 National Planning Policy Framework & Planning Practice Guidance

Introduction and General Overview

- 2.3.1 Government policy in relation to the historic environment is set out in section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides policy for local planning authorities, property owners, developers and others on how effects to heritage assets which would result from a proposed development should be weighed and considered in plan-making and planning decisions.
- 2.3.2 The NPPF is supported by guidance provided in the Planning Practice Guidance (PPG), which helps to clarify some terms and requirements within the NPPF. The PPG has a category on the historic environment, which provides specific guidance in relation to heritage policies in section 16 of the NPPF.
- 2.3.3 In paragraph 202, the NPPF describes heritage assets as an irreplaceable resource, which should be "conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

Key Heritage Policies

- 2.3.4 Section 16 of the NPPF contains a number of key policies in relation to decision-making and the historic environment. These are briefly described below and are referenced to the NPPF by paragraph number.

- 2.3.5 Paragraph 207 provides policy on the level of information required to inform a planning application which affects the historic environment. It states that developers must describe the significance of any heritage assets which would be affected by a proposed development, and specifies that the level of detail should be proportionate to the assets' importance and no more than is required to understand the impact the development would have on the significance of the asset.
- 2.3.6 Paragraph 212 requires that decision makers give great weight to the conservation of designated heritage assets when considering applications that could affect an assets' significance. It also makes clear that great weight must be given irrespective of the degree of harm which would result.
- 2.3.7 Paragraph 213 states that any harm to the significance of a designated heritage asset must be supported by a clear and convincing justification. It then goes on to differentiate between designated heritage assets, and designated heritage assets of the highest significance while setting policy in relation to substantial harm:

Substantial harm to or loss of:

- (a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - (b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*
- 2.3.8 The NPPF does not provide a definition of substantial harm, however the Planning Practice Guidance on the historic environment provides guidance on how to identify substantial harm in paragraph 18a-018:

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

- 2.3.9 Paragraph 214 then states that where a development would result in substantial harm or loss to a designated heritage asset the local planning authority should refuse consent unless it can be demonstrated that the proposed development would provide substantial benefits that clearly outweigh the harm, or specific circumstances apply.

- 2.3.10 Paragraph 215 specifies that where a development would result in less than substantial harm to the significance of a designated heritage asset, then this harm should be weighed against the public benefits of the proposal.
- 2.3.11 Paragraph 216 specifies that effects of a proposed development on the significance of non-designated heritage assets should be taken into account in the determination of the planning application, and requires that a balanced judgement is had having regard to both the scale of any harm or loss, and the significance of the asset.
- 2.3.12 Paragraph 218 requires that developers record and advance understanding of the significance of any heritage assets to be lost, in a manner proportionate to the significance of the asset to be lost, and to make this evidence publicly available.
- 2.3.13 Paragraph 219 requires that local planning authorities treat favourably planning applications that preserve elements of the setting of a heritage asset that contribute positively to its significance, or better reveal or enhance the significance of the heritage asset.

Key Definitions

- 2.3.14 Annex 2 of the NPPF provides a number of key definitions in relation to the historic environment:
- **Heritage Assets:** 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
 - **Archaeological Interest:** A heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Designated Heritage Assets:** World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
 - **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
 - **Setting:** 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.
 - **Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 2.3.15 In addition to the definitions provided in Annex 2 of the NPPF, the PPG also provides important definitions of what is meant by architectural, artistic and historic interest in paragraph 18a-006:

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.3.16 The Levelling-up and Regeneration Act 2023 introduced the following definition of cultural heritage in Section 152(4) of the act:

“Cultural heritage” means any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest.

2.4 Local Planning Policy

2.4.1 Local planning policy is provided by Wiltshire Council's Wiltshire Core Strategy 2015 to 2026, adopted in 2015. This contains the following policy which is relevant to this assessment:

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 structure of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes .*

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

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

2.4.2 Wiltshire is developing a new local plan to 2038, and a pre-submission draft (regulation 19) version of the emerging plan has been published. This has the following policy relevant to this assessment:

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.

- 2.4.3 The emerging local plan is a material consideration in accordance the Annex 1 of the NPPF.

3.0 Assessment Methodology

3.1 Scope of Study

- 3.1.1 This assessment will also consider the potential effects of development within the study site on the significance of heritage assets, through effects to their settings. This will include any heritage assets within the study site, and those in the surrounding area, whose setting may be affected. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas and heritage assets.
- 3.1.2 A basic search radius of 1km from the study site boundary was used to establish which heritage assets required assessment for impacts. The site visit confirmed that this is sufficient to ensure most heritage assets which require consideration are properly assessed, as beyond this distance the residential development would not be discernible to the degree that it would affect the heritage value of a view. However, the site visit confirmed that the study site was part of the wider setting of the church of St Mary in Market Lavington due to the local topography and the prominence of the church's tower. This church has therefore been included for assessment even though it is beyond the 1km search area. No other heritage assets beyond the 1km search area will require further assessment.
- 3.1.3 Not all designated heritage assets within this radius will require full assessment for impacts; as set out in paragraph 207 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question. When a heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study site.

3.2 Methodology for Assessment of the Significance and Setting of Heritage Assets

- 3.2.1 The significance and setting of the heritage assets considered within this report will be assessed using the methodology set out below. The methodology has been informed by Historic England's Good Practice Advice in Planning notes 2 and 3, which provide guidance on the assessment of the significance and the setting of heritage assets.
- 3.2.2 This section will therefore firstly summarise the methods set out in the Historic England guidance notes. This will be followed by a description of how the Historic England methods will be applied within this report.

Methodology for Assessment of Significance of Heritage Assets

- 3.2.3 Ultimately the assessment of the significance of archaeological remains and other heritage assets is a matter of professional judgement, having regard to the available evidence, including research priorities, guidance, as well as any designation the asset may have. However, assessments of significance should follow Historic England's Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment (GPA 2). This sets out that, when assessing the significance of a heritage asset, the nature, extent and level of the significance should be considered.
- 3.2.4 The **nature** of the significance refers to a heritage asset's archaeological, architectural, historic or artistic interest (NPPF annex 2), and to what extent its significance is derived from one or more of these. For example, a buried archaeological site may have high archaeological interest, but limited artistic interest.

- 3.2.5 The **extent** of the significance refers to the area in which the significance resides, which includes the setting of a heritage asset.
- 3.2.6 The **level** of significance refers to the heritage asset's importance; for example scheduled archaeological remains are considered to be of the national significance. For the purposes of this assessment, the significance of the heritage assets will be assessed to determine whether they are of the highest national, national, regional, local or limited significance. The distinction between heritage assets of national, as opposed to those of the highest national significance has been made to reflect the distinction made in paragraph 213 of the NPPF.
- 3.2.7 The assessment will be made with reference to the Principles of Selection for Scheduled Monuments provided in Annex 1 of the DCMS policy statement on Scheduled Monuments, Historic England designation guidance and research priorities set out in the relevant regional and local archaeological research frameworks, as appropriate.
- 3.2.8 The levels of significance used in this assessment are briefly defined below.
- **National (highest significance)** - Scheduled monuments (and archaeological remains of demonstrably equivalent significance), protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites.
 - **National** - Grade II listed buildings, grade II registered parks or gardens and conservation areas.
 - **Regional** - Archaeological remains which have considerable archaeological interest, but which do not meet the criteria for designation. Remains which contain evidence that would make a substantive contribution to regional research objectives. A historic building with considerable architectural and historic special interest, but which does not meet the criteria for listing.
 - **Local** - Archaeological remains which have clear archaeological interest, and which preserve evidence that would contribute to local research priorities. Such remains would make a limited contribution to regional research objectives. Locally listed historic buildings identified by the LPA, for example in a conservation area appraisal.
 - **Limited** - Archaeological remains which have limited evidence that would not meaningfully contribute to local or regional research objectives. A historic building which retains limited original fabric, and/or whose historic interest has been largely compromised.

Methodology for Assessment of Setting of Heritage Assets

- 3.2.9 The setting of heritage assets will be assessed in line with Historic England's Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (GPA 3). This sets out a five-step process for the assessment of the setting of a heritage asset (Historic England, 2017, p 8):

- Step 1. Identify which heritage assets and their settings are affected.
- Step 2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- Step 4. Explore ways to maximise enhancement and avoid or minimise harm.

Step 5. Make and document the decision and monitor outcomes.

3.2.10 This assessment will consider Steps 1 through 3 for all heritage assets which require assessment. Step 4 may be considered on a case by case basis as required. Step 5 is beyond the remit of the assessment.

3.2.11 The guidance also sets out the “twin roles” of setting in relation to the significance of heritage assets. It states that the setting can either contribute to the significance of a heritage asset, or provide an ability to appreciate that significance (Historic England, 2017, p 1 and 4).

Application of methods within this report

3.2.12 A full assessment of the potential impacts and effects of a proposed development on the significance of a heritage asset must incorporate the approaches in both GPA 2 and GPA 3, as it is necessary to understand both the setting and the significance of a heritage asset in order to understand what effect a development proposal would have on the significance of the heritage asset in question.

3.2.13 This report has therefore been structured to ensure that each step within both guidance notes is undertaken consistently for each heritage asset assessed. Table 1, below, sets out where each step of GPA 2 and 3 are found within this report. The table is organised around the first four steps in GPA 3, as the assessment of significance outlined in GPA 2 forms part of step 2 of the approach set out in GPA 3.

Table 1: Summary of application of Historic England guidance within report	
GPA 3 Steps	Location within report and descriptions
Step 1	- Section 3.1: Sets out the search areas used to determine which heritage assets may require further assessment. - Section 4.1: Describes any refinements to the scope of the assessment, and confirms which heritage assets require assessment.
Step 2	- Section 4.2: Contains descriptions of all the heritage assets which have been confirmed as requiring further assessment, consisting of: - o An assessment of the significance of the heritage asset, in accordance with the approach set out in Historic England’s Good Practice Advice in Planning note 2, and summarised above; and - o A description of the setting of the heritage asset, and of the role the asset’s setting plays in its significance.
Step 3	- Section 4.2: For each heritage asset assessed, there will also be an assessment of the role the study site plays within its setting and significance, confirming whether the study site forms part of or is within the setting of the heritage asset, and whether it is a positive, negative or neutral aspect of its setting and / or significance. This helps to inform the impact assessment. - Section 5.2: Provides an assessment of the impacts and effects of the proposed development on the significance of the heritage asset. This is undertaken in accordance with the approach set out in sections 3.3 and 3.4, below.
Step 4	- If appropriate, additional mitigation measures may be suggested to further reduce any harm identified in section 5.3.

3.3 Assessment of Impacts

3.3.1 As is confirmed by the PPG: “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset” (PPG 18a-018). The NPPF uses the term “harm”, when discussing the impacts of a development on the significance of a heritage asset. The assessment of the overall impacts of the proposed development on the significance of heritage assets is evaluated by taking into account both the significance of the heritage asset, and the nature and extent of the predicted impact on that significance. If a proposal would change the setting of a heritage asset in a way which is considered harmful, it is essential that clear reasoning is provided on why the change would lead to harm. That reasoning must explain how the change to the setting of the heritage asset would either affect some element of its setting which contributes to its significance or hinder the appreciation of the asset’s significance.

3.3.2 The NPPF identifies only three levels of harm, substantial harm, less than substantial harm and no harm in the wording of the policies set out in paragraphs 213-215. However, as is noted above, the PPG states that substantial harm is a “high test” (PPG Paragraph 18a-018). This means that less than substantial harm can encompass impacts that range from just below substantial harm, down to just above negligible, which is a considerable range of impacts. Furthermore, in paragraph 18a-018 the PPG also clarifies that:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

3.3.3 Therefore, to ensure the impacts are clearly articulated, where a finding of less than substantial harm is identified it will be categorised as either medium or low depending on the degree of harm. This results in a spectrum of potential impacts on the significance of heritage assets which ranges from no impact up to substantial harm. This spectrum of impacts is summarised in Table 2, below, along with brief descriptions of the terms used.

Table 2: Criteria for determining the degree of harm on the significance of heritage assets	
Level of impact	Description
Substantial harm	- Total or substantial loss of the significance of a heritage asset. - Harm to a heritage asset through effects to its setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial harm - medium	- Moderate harm to a heritage asset, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial harm - low	- Low level of harm to the significance of a heritage asset. - This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value). - Low level of harm to the heritage asset’s significance through effects to its setting.
Negligible	- A change to a heritage asset or its setting that involves no loss of significance or harm.

Table 2: Criteria for determining the degree of harm on the significance of heritage assets

Level of impact	Description
No Impact	- No change to a heritage asset or its setting.

- 3.3.4 Assessments of the degree of harm on the significance of heritage assets are based on the extent to which the proposed development would affect the nature, extent and level of significance of the asset. By nature, this process is not quantitative but relies on professional judgement. However, this judgment is informed by accepted, observable facts, such as spatial relationships and designations.

3.4 Assessment of Heritage Benefits

- 3.4.1 There are no criteria within the NPPF or in the PPG for the assessment of beneficial effects to the significance of heritage assets. However, the NPPF does make it clear that enhancements to the significance of heritage assets are desirable (paragraph 210) and that developments that enhance the significance of heritage assets should be treated favourably (paragraph 219).

- 3.4.2 The National Planning Policy Guidance defines public benefits, and also provides examples of heritage benefits in Paragraph 18a-020:

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

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

- 3.4.3 Furthermore, there are often instances where the effects of a development on the significance of a heritage asset are multifaceted, with both harmful and beneficial effects. In these instances it is necessary to come to an overall understanding of the impact of a proposed development, which considers both positive and negative effects. To inform such a judgment, it is not sufficient to understand that an effect is beneficial, it is also necessary to understand the scale of the benefit in order to understand how a harmful effect compares to a beneficial one.

- 3.4.4 Therefore, where a beneficial effect to a heritage asset is identified it will be categorised as either substantial, moderate or low, mirroring the degrees of harm set out in Table 2.

Where a benefit is categorised, this will be justified within the assessment. The categorisation of a benefit will follow the broad criteria set out below in Table 3.

Table 3: Scale of heritage benefits	
Level of effect	Description
Substantial benefit	- Benefits that enhance key elements of a heritage asset's significance to a substantive degree. This would include effects such as substantial repairs or restoration of original fabric of a listed building which is at risk, or works that allow a central part of an asset's special interest to be appreciated or understood where this was not previously possible.
Moderate benefit	- Benefits that provide a moderate enhancement to important elements of a heritage asset's significance. Examples would be realising the research value of remains of archaeological interest through archaeological investigation, modest repairs and restoration of key parts of the fabric of a heritage asset, and works that better reveal key elements of the significance of a listed building, either by removing unsympathetic extensions or by sympathetically modifying the building's setting.
Low benefit	- Benefits that either provide minor enhancements to important elements of a heritage asset's significance, or which benefit more peripheral elements of the asset's significance. Examples would include removing unsympathetic elements from the setting of a heritage asset which allow for generally enhanced appreciation of the asset's significance, or minor repairs and restoration of a historic building's fabric.

- 3.4.5 It is important to note that the descriptions and categories above are for guidance, and that assessments of benefits must ultimately be based on professional judgment which is informed by a thorough understanding of the heritage asset's significance, and of the effects of the proposed development.

3.5 Photography

- 3.5.1 Photographs taken to illustrate the scale of a heritage asset from a particular viewpoint have been taken with a Canon EOS 6D camera with a 24-105mm lens. The camera has a 20.2 megapixel full-frame CMOS sensor.
- 3.5.2 Research has found that images taken with a focal length of between 70mm and 80mm provide the most realistic representation of landscape features in terms of their scale within the photograph, with shorter focal lengths (i.e. 50mm or 60mm) found to exaggerate the distance of the object (Hunter 2012). While this chapter does not consider landscape impacts, it does consider views of heritage assets within their setting, including distant key views, in which similar considerations to those studied by Hunter's research apply (for instance, one of the receptors considered in the 2012 study was Urquhart Castle, a scheduled monument in Scotland).
- 3.5.3 Therefore, photographs of heritage assets within this assessment, such as a church tower seen from a specific viewpoint, will be taken at focal lengths of between 70mm to 80mm, to provide an accurate representation of the scale of the heritage asset within any view presented. Lower focal lengths (which provide a more wide-angle view) may be used in certain circumstances, for example in urban contexts or for general site or location photographs, to provide better context for a view, or understanding of the setting of a heritage asset, if appropriate. The focal length of the image will be provided with all photographs.

- 3.5.4 Care has also been taken to ensure that the images presented are of a good quality. Photographs are taken in clear weather wherever possible. Finally, photographs within the body of this assessment are provided for illustrative purposes only and are not sized within the assessment for viewing to scale as is done in Landscape and Visual Impact Assessment (LVIA). If it is necessary to provide such a scaled view, it will be clearly labelled with specific viewing instructions.

4.0 Heritage Baseline

4.1 Introduction

- 4.1.1 This assessment considers the setting of designated heritage assets in the area around the study site, to determine whether the development of the study site would affect their setting. There are a total of 43 listed buildings, one conservation area and one scheduled ancient monument within 1km of the study site. In addition, as was mentioned in section 3 of this report, the site visit confirmed that the study site was part of the wider setting of the church of St Mary in Market Lavington due to the local topography and the prominence of the church's tower. This church has therefore been included for assessment even though it is beyond the 1km search area. No other heritage assets beyond the 1km search area will require further assessment.

4.2 Key Heritage Assets Requiring Assessment

- 4.2.1 The potential for the development of the study site to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit and walkover of the study site and the surrounding area. The site visit confirmed that most of the listed buildings and other designated heritage assets in the surrounding area are sufficiently screened by intervening trees, hedgerows, topography and buildings that the residential scale development of the study site would not materially affect their significance, or require a design response.
- 4.2.2 Following the site visit, it was confirmed that the following heritage assets would require full assessment within this report:
- The West Lavington and Littleton Panell conservation area
 - NHLE 1198014 – Church of All Saints, grade I
 - NHLE 1035835 – Church of St Mary, grade I
 - NHLE 1198223 – 30, High Street, grade II
 - NHLE 1035903 – 52, High Street, grade II
 - NHLE 1198211 – Home Farmhouse, grade II
 - NHLE 1035902 – 63 and 65, High Street, grade II
 - NHLE 1035895 – West Lavington Manor, grade II
 - NHLE 1035896 – Arched Gateway in Garden Wall, south of Lavington Manor, grade II
- 4.2.3 This is because the site visit confirmed that the study site either forms part of the setting of the heritage asset, or because residential-scale development within the study site has the potential to affect their setting.
- 4.2.4 The remaining designated heritage assets located in the wider area do not require further assessment. This is because it was clear from the site visit that residential-scale development within the study site would not materially affect their setting due to the distance between them and the study site, and the presence of intervening landscape features.
- 4.2.5 A gazetteer of all of the designated heritage assets considered for assessment in this report is provided in Appendix 1 for ease of reference.

4.3 Assessment of Heritage Assets

Conservation Areas

The West Lavington and Littleton Panell conservation area

- 4.3.1 The conservation area covers the historic cores of Littleton Panell to the north and West Lavington in the southern part of the area. The conservation area covers an area of 37.6ha and contains 36 listed buildings. Most are grade II listed, with the exception of the Church of All Saints (grade I, NHLE 1198014) and Dial House (grade II*, NHLE 1035898). The majority of the study site is located immediately to the west of the conservation area, with a small part of White Street included to allow for access which is located within the conservation area. The location of the study site in relation to the conservation area can be seen in Figure 2 of this report.

Level of significance

- 4.3.2 Given the concentration of listed buildings within the West Lavington and Littleton Panell conservation area, it is considered to be a heritage asset of national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.3 The significance of the conservation is primarily derived from its character and appearance, and architectural and historic interest. The landscape setting of the area also contributes positively to its significance.

Extent of significance, including setting

- 4.3.4 The conservation area appraisal for the conservation area provides a fairly detailed assessment of the “landscape setting” of the area (KDC 2003, pp 4 - 7):

Littleton Panell is defined in the north by a wooded hillside rising out of the Avon Vale. The straight High Street is excavated out of the slope close to the top of an east facing valley side of meadows leading down to the wooded banks of the Semington brook. On the west side of the street the valley slope rises to a continuous rim, which is the boundary with relatively level open farmland that extends away to the west. The High Street follows a fairly consistent contour along the valley slope southwards to meet West Lavington High Street.

Buildings along the east side are level with the road and overlook the broad valley of the brook to the rear while those to the west side are set into the bank or on the slope among trees. East from the cross roads Lavington Lane plunges steeply down into the valley and crosses the brook at a low point near Cornbury Mill. The highest point in the Conservation area is on the Cheverell Road where it leaves the village to the west.

West Lavington High Street continues along the contours of the valley slope much in the same way as that of Littleton Panell. To the east the valley of the brook converges on the street, steepening and narrowing towards the source of the brook. Opposite on the west side of High Street open arable land extends relatively level across to the downland scarp to meet Strawberry Hill above the village in the west. This farmland along the base of the scarp slope is subject to protection from development or engineering operations by designation as a ‘Special Landscape Area’ in the Kennet Landscape Conservation Strategy.

In the village towards the south the slope becomes progressively steeper as it nears the end of the valley. The Parish Church is situated on level ground on a rise above the valley

bottom. The whole of West Lavington is dominated by the proximity of Salisbury Plain to the south, west and east.

- 4.3.5 The conservation area appraisal provides a list of key green areas which have a distinctive character. The appraisal also notes a number of key views to and from the conservation area, that are considered to be a key part of its significance and setting.
- 4.3.6 The West Lavington Neighbourhood Plan (First Review) contained a draft Character Appraisal which provided a separate set of character areas for the settlement. While not a heritage-specific document there were several areas of overlap with the conservation area appraisal produced in 2003.

Relationship with study site

- 4.3.7 The study site is located close to important green areas 2, 3, 4 and 5 of the conservation areas (KDC 2003, p 7):

- 2 The grounds and avenue east of Dauntsey's School*
- 3. The green at the junction of Sandfields and High Street*
- 4. The garden of Wyneshore House*
- 5. The grounds of West Lavington Manor House*

- 4.3.8 The location of these green spaces in relation to the study site is shown in plate 3, below.

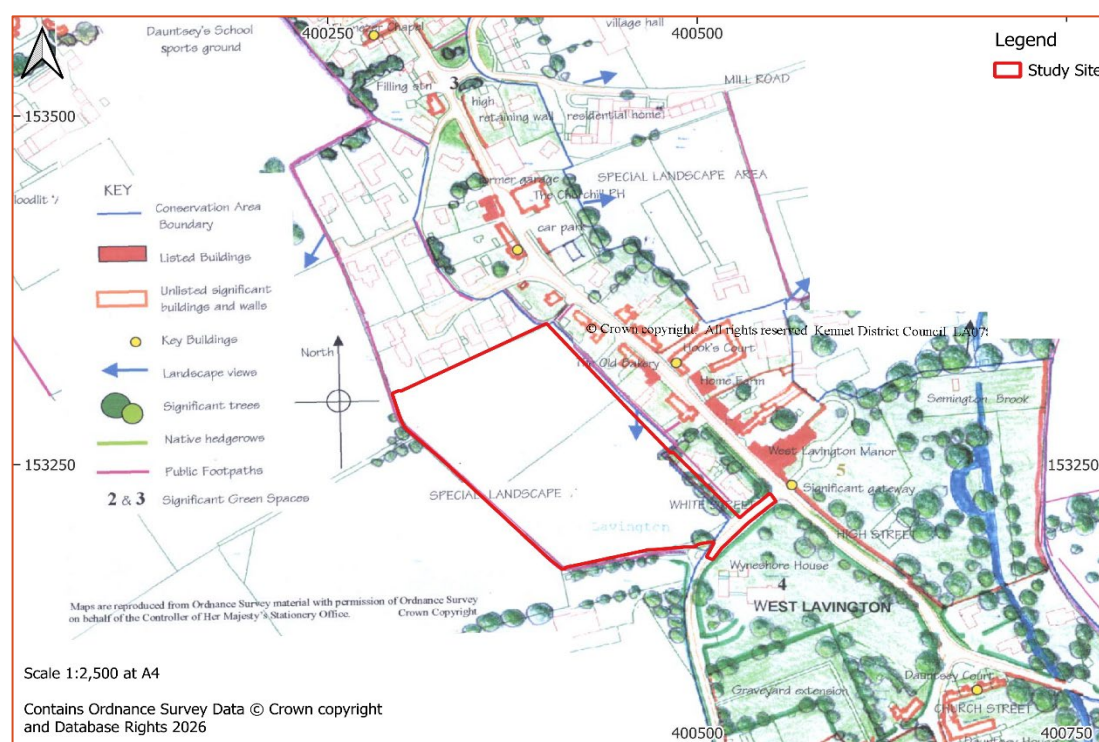


Plate 3 Location of study site in relation to key features within the conservation area

- 4.3.9 The study site is part of an identified view from the western boundary of the conservation area towards the landscape to the south. The identified view is indicated by the blue arrow in the plate above.
- 4.3.10 The Character Appraisal contained in the Neighbourhood Plan has replicated this as an important view for its purposes (see plate 4, below). The view is indicated by the purple arrow in this plate.

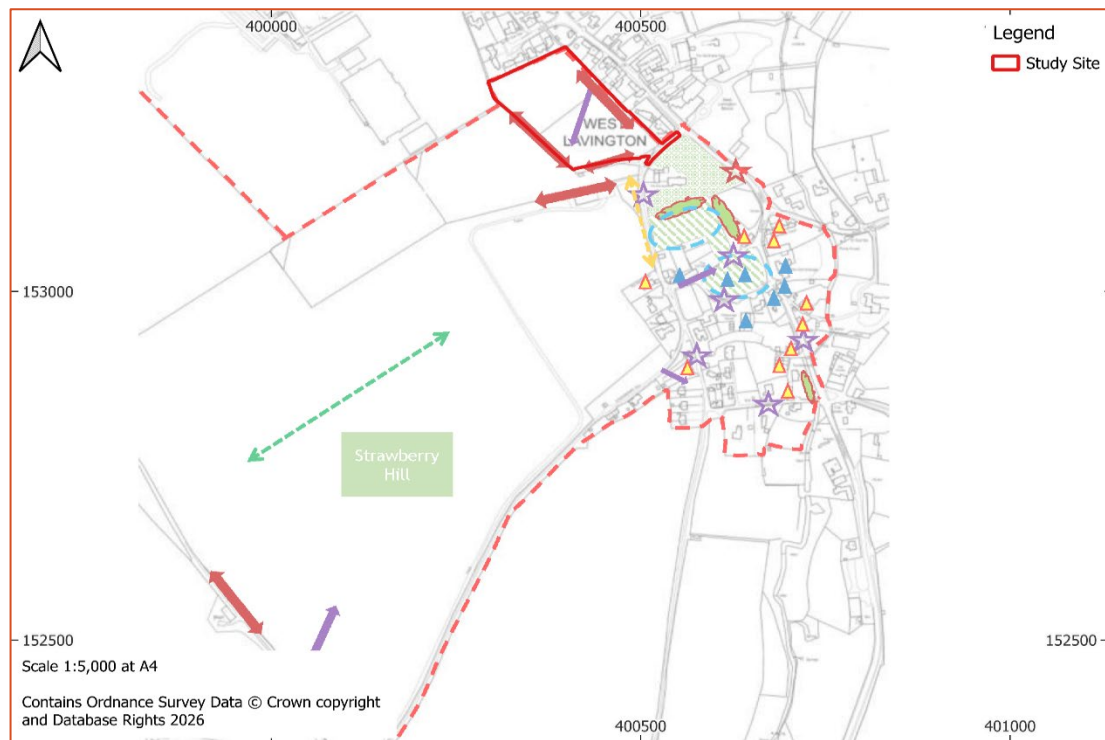


Plate 4 Location of study site in relation to key features identified within the Character Appraisal undertaken as part of the Neighbourhood Plan

- 4.3.11 Also noted in both appraisals is the views from Strawberry Hill, which is located to the south west of the study site (see plate 4, above). Plate 5, overleaf, shows a view of the study site from the hill.
- 4.3.12 The view from Strawberry Hill provides some appreciation of the character and appearance of the conservation area, mostly through views of the roofs of buildings, and of the church of All Saints (discussed separately below).
- 4.3.13 Therefore, the study site is considered to form part of the setting of the conservation area. It forms part of an identified view from the western boundary of the conservation area, which provides an appreciation of the rural setting of the settlement. This is a positive aspect of the setting of the conservation area.
- 4.3.14 The study site also forms a very small part of views towards the conservation area from Strawberry Hill. The hedge that forms the western boundary of the study site is the most visible feature within the view and is consistent with the rural context of the view. Therefore, while a very small element of the view, it forms a positive aspect of the conservation area's setting.



Plate 5 Looking northeast towards study site from Strawberry Hill; the study site is located behind the mature hedge in the centre of the photograph and is nearly entirely screened from view (70mm)

Listed Buildings

NHLE 1198014 – Church of All Saints, grade I

- 4.3.15 The Church of All Saints is grade I listed and is located approximately 190m to the south of the study site. The church dates to the 12th century and is a prominent landmark. It has the following description in the NHLE:

WEST LAVINGTON ALL SAINTS ROAD SU 0053 13/273 Church of All Saints 19.3.62 GV I Anglican parish church. C12, C13, C14, C15 and reworked in 1847 by T.H. Wyatt. Greensand rubble and squared stone. Limestone ashlar to chancel. Slate roofs but copper to chancel and lead to chapel. C12 or earlier nave, with late C13-early C14 north aisle and slightly later south aisle and north and south porches. C13 north transept and chancel, with C16 south chapel. C15 chantry chapel converted from south transept. C13 west tower, heightened in C14. Nave has lancet clerestorey. Aisle windows C19, two trefoiled lights. Lancets to chancel, C19 triple lancets at east end.

[...]

Level of significance

- 4.3.16 As a grade I listed building, the Church of All Saints is a heritage asset of the highest national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.17 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.3.18 The church is located within a churchyard which contains a large number of historic monuments many of which are listed in their own right. This is an important aspect of the

church's setting as it provides a good appreciation of its architectural and historic interest and also the group value it has with the monuments.

- 4.3.19 The church tower is locally prominent and is visible from the surrounding area, including in elevated views from Strawberry Hill to the southwest of the church (see plate 6, below). The immediate churchyard setting of the church is an important aspect of its significance, as it preserves key relationships and means of appreciation. The wider setting of the church is also important in providing an understanding of its prominence and importance.

Relationship with study site

- 4.3.20 The church is not intervisible with the study site. However, the study site is visible in views of the church from the public right of way on Strawberry Hill (see plate 6, below).



Plate 6 Looking E from Strawberry Hill towards study site and Church of All Saints (50mm)

- 4.3.21 As such the study site is considered to form a small part of the wider setting of the church. However, it is not considered to make a specific contribution to its significance.

NHLE 1035835 – Church of St Mary, grade I

- 4.3.22 The Church of St Mary is grade I listed and is located approximately 1.4km to the northeast of the study site. The church dates to the 13th century and is a prominent landmark. It has the following description in the NHLE:

MARKET LAVINGTON CHURCH STREET SU 0054-0154 (north side) 12/128 Church of St Mary 19.3.62 I Anglican parish church. Late C13, probably including earlier fabric, C14, C15, restored c1860 by Ewan Christian, and 1910. Greensand and ashlar and rubble, with some limestone freestone. Lead roofs to nave and aisles, stone slates. to chancel, vestry and porch. Chancel and nave late C13, north vestry late C13-early C14, porch erected and aisles widened C14. South aisle extended east as organ chamber and choir vestry in 1910. Tower C15. Chancel has 2- light C13 bar tracery windows on north, and 3- light east window, tracery renewed C19.

[...]

Level of significance

- 4.3.23 As a grade I listed building, the Church of St Mary is a heritage asset of the highest national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.24 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.3.25 The church is located within a churchyard which contains a large number of historic monuments many of which are listed in their own right. This is an important aspect of the church's setting as it provides a good appreciation of its architectural and historic interest and also the group value it has with the monuments.
- 4.3.26 The church tower is locally prominent and is visible from the surrounding area, including in elevated views from Strawberry Hill to the southwest of the church (see plate 7, below). The immediate churchyard setting of the church is an important aspect of its significance, as it preserves key relationships and means of appreciation. The wider setting of the church is also important in providing an understanding of its prominence and importance.

Relationship with study site

- 4.3.27 The church is not intervisible with the study site. However, the study site is visible in views of the church from the public right of way on Strawberry Hill (see plate 7, below).

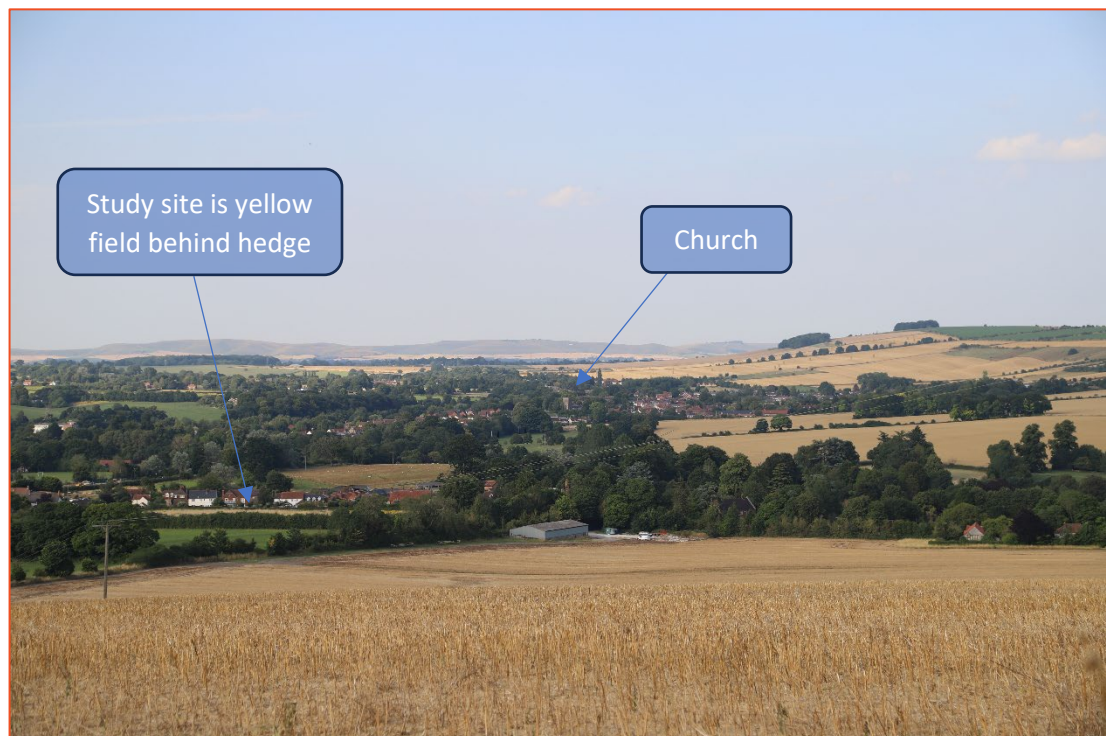


Plate 7 Looking E towards Church of St Mary and study site (67mm)

- 4.3.28 As such the study site is considered to form a small part of the wider setting of the church. However, it is not considered to make a specific contribution to its significance.

NHLE 1198223 – 30, High Street, grade II

- 4.3.29 This listed building is located approximately 95m to the north of the study site at the nearest point. It dates to the 17th century and has the following description in the NHLE:

WEST LAVINGTON HIGH STREET, SU 0053 (west side) West Lavington 13/304 No 30 - - II House. C17 or early C18. Colourwashed stone faced in brick with flush stone quoins. Thatched roof. Two storeys, 2 bays, extended to right by a third bay in early C19. Entrance central to original 2-bay structure, a 6-panelled door now with C20 supported canopy. Sixteen and 20-paned sash windows. External stack to left, and four-flue external stack to fourth bay before lean-to extension. Two storey weather- boarded extension to rear.

Level of significance

- 4.3.30 As a grade II listed building, 30, High Street is a heritage asset of national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.31 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.3.32 The setting of the house is focussed on the experience provided by its immediate surroundings, in particular along the High Street. The house is located opposite a pub and to the north of non-designated historic buildings with which it has group value.



Plate 8 Looking south towards 30 High St, non-designated historic buildings are visible to the left (©Google 2025)

Relationship with study site

- 4.3.33 While the study site is relatively nearby, it is separated from the setting of the house by intervening modern buildings and mature vegetation. There are no views of the building from the study site nor does the study site form part of any views of the house. Finally, the study site has no strong contextual association with the building. As such the study site is not considered to form part of the setting of No. 30 High Street.

NHLE 1035903 – 52, High Street, grade II

- 4.3.34 This listed building is located 30m to the east of the study site at the nearest point. It dates to the 17th century and has the following description in the NHLE:

House and shop. C17 and mid C18. Colourwashed brick with tiled roof. Two storeys, 4 bays. Shops in left 2 bays, with C19 paned shop window and simple boarded door to left. Central 6 x fielded and panelled door to dwelling, with metal canopy on brackets. Moulded string course. Two 20-pane sashes to ground floor, recessed 2-light stone mullioned windows to upper floor with reserve chamfer mouldings. Sun fire mark. Nigel Balchin, novelist, lived here and attended Dauntsey's school from 1919 to 1927. Left gable rebuilt in blockwork forming buttress to front. Interior has deep chamfered spine beam, probably indicating an early-mid C17 house altered in C18.

Level of significance

- 4.3.35 As a grade II listed building, 52, High Street is a heritage asset of national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.36 The significance of the building is primarily derived from its architectural and historic interest. The historic interest of the building derives from its association with the novelist and psychologist Nigel Balchin, a well-known 20th century academic and author.¹

Extent of significance, including setting

- 4.3.37 The setting of the house is focussed on the experience provided by its immediate surroundings, in particular along the High Street. The house is located opposite listed buildings at Home Farmhouse and further south along the High Street, with which it has group value.



Plate 9 Looking south towards 52 High Street (@Google 2025)

¹ <https://www.britannica.com/biography/Nigel-Balchin>

Relationship with study site

- 4.3.38 The study site does not form part of the experience provided along the High Street. However, it is located at the boundary of the house's plot. Due to the presence of a mature hedge the experience of the house from the study site is limited to views of the roof. The house is present in views from Strawberry Hill from which the study site is also visible. However, the house is not readily discernible from this view and forms part of the general roofscape of the conservation area (see plate 7, earlier in this report).
- 4.3.39 On this basis the study site is considered to form part of the house's setting. However, the study site is considered to provide only a limited appreciation of the house's heritage interest.

NHLE 1198211 – Home Farmhouse, grade II

- 4.3.40 This listed building is located 55m to the east of the study site at the nearest point. It dates to the 17th century and has the following description in the NHLE:

WEST LAVINGTON HIGH STREET, West Lavington SU 0053 (east side) 13/300 No 61 (Home Farmhouse) II Farmhouse. C17 and early C19. Rendered with C20 concrete tiled roof. Two storeys, 3 wide bays, with left bay beyond gable stack being a C17 timber framed structure. Central 6-panelled door within a late C19 open masonry porch with round arch and flat lead roof. Sixteen-paned sash windows. Gable stacks. Framed bay has colourwashed brick noggings to framing 2 panels high with straight corner brace. Roof hipped with raking slatted flush ventilator to roof space. Interior not seen.

Level of significance

- 4.3.41 As a grade II listed building, Home Farmhouse is a heritage asset of national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.42 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.3.43 The setting of the house is focussed on the experience provided by its immediate surroundings, in particular along the High Street (see plate 10, overleaf). The house is located opposite No. 52 High Street which is grade II listed, and other listed buildings present further south along the High Street, with which it has group value.
- 4.3.44 Farm buildings are located to the north and east of the farmhouse which also have group value with the listed building and reinforce understanding of its historic function.



Plate 10 Looking north towards Home Farmhouse (24mm)

Relationship with study site

- 4.3.45 The study site does not form part of the experience provided along the High Street nor is the farmhouse visible from the study site. Finally, the study site does not form part of any views of the farmhouse. Any association the study site had with the farmstead is no longer legible due to the separation of the study site from the farmstead by the High Street and the row of properties along it.
- 4.3.46 As such, while the study site is located in the rural landscape around the farmstead, it is not considered to form a meaningful part of its setting.

NHLE 1035902 – 63 and 65, High Street, grade II

- 4.3.47 This listed building is located 50m to the east of the study site at the nearest point. It dates to the 17th century and has the following description in the NHLE:

WEST LAVINGTON HIGH STREET, West Lavington SU 0053 (east side) 13/301 Nos 63 and 65 II Two houses in row. Early-mid C18. Colourwashed brick with flush stone quoins. Slate roof. Two storeys, 4 structural bays, 6 windows. Four panelled door in fourth bay with eared architrave of stone, and secondary door to No 63 between window bays 1 and 2. Moulded string course rising over main door. Reserve chamfer moulded 2-light windows with later timber casements. Interior: right bay of No 65, original parlour, has chamfered spine beam and large bolection moulded fireplace to rear wall. Angle stack in first bay.

Level of significance

- 4.3.48 As a grade II listed building, 63 and 65, High Street is a heritage asset of national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.49 The significance of the building is primarily derived from its architectural and historic interest. The building also has group value with other historic buildings located along the High Street (see plate 11, overleaf).

Extent of significance, including setting

- 4.3.50 The setting of the house is focussed on the experience provided by its immediate surroundings, in particular along the High Street (see plate 11, below). The house is located adjacent to Home Farmhouse and No. 69, High Street, West Lavington Manor which are located further south along the High Street, with which it has group value.

Relationship with study site

- 4.3.51 The study site does not form part of the experience provided along the High Street nor is the house visible from the study site. Finally, the study site does not form part of any views of the property, nor does it have any meaningful contextual association with it.
- 4.3.52 It is therefore considered that the study site does not form a meaningful part of the setting of the house.



Plate 11 Looking southeast along the High Street towards Nos. 63 and 65, with No. 69 and West Lavington Manor visible in the background (24mm)

NHLE 1035895 – West Lavington Manor, grade II

- 4.3.53 This listed building is located 45m to the east of the study site at the nearest point. It dates to the 16th century and has the following description in the NHLE:

WEST LAVINGTON CHURCH STREET SU 0053 (east side) 13/285 West Lavington Manor 19.3.62 II Manor House, now offices. C16, much altered 1908 and 1980's. Greensand rubble with limestone quoins, tiled roof. Rear single storey wing of C17 brick and pantiled roof. Main block two storeys and attics. Four gables, the first added, second, main gable and two bays before small gable incorporating recessed entrance in arch, and fourth gable with angled 2-storey bay window. Stone mullioned and transomed

windows, hollow chamfered window to added first gable. Main gable has Venetian French windows to ground floor flanked by niches, and very large sundial in gable. All gables have raised ball finials. To street, inset hollow chamfered 2-light windows, three on ground floor renewed, with limestone relieving arches. Rear wing along road of 4 bays, the fourth bay raised as gable in C20. Four-paned sashes. Rear has two major gabled wings and various later extensions. Interior not seen. Porch has initials of Dauntsey family 1571 and 1559.

Level of significance

- 4.3.54 As a grade II listed building, West Lavington Manor is a heritage asset of national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.55 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.3.56 The manor house is prominent on the High Street, although the main elevations of the house are to the northwest and southeast. (see plate 12, below).



Plate 12 Looking east towards West Lavington Manor (35mm)

- 4.3.57 The manor house also has substantive grounds to the southeast and a courtyard to the northwest, both of this provide a means of appreciating the architectural and historic interest of the manor house. The manor house also has group value with the surrounding historic building, most notably with the grade II listed archway described below.

Relationship with study site

- 4.3.58 The study site does not form part of the experience provided along the High Street nor is the manor house visible from the study site. Finally, the study site does not form part of any views of the property, nor does it have any meaningful contextual association with it.

- 4.3.59 It is therefore considered that the study site does not form a meaningful part of the setting of the manor house.

NHLE 1035896 – Arched Gateway in Garden Wall, south of Lavington Manor, grade II

- 4.3.60 This listed building is located 45m to the east of the study site at the nearest point. It dates to the 16th century and has the following description in the NHLE:

WEST LAVINGTON CHURCH STREET SU 0053 (east side) 13/287 Arched Gateway in garden wall, south of West Lavington Manor 19.3.62 GV II Arched gateway in garden wall (q.v.). Late C16-early C17. Limestone ashlar work. A formal carriage archway comprising a half-round arch with key and springing blocks, flanked by Tuscan pilasters supporting entablature of cavetto and fascia architrave, and pulvinated frieze, cut by vertical slots. Cornice and small pediment with central and end baluster finials, the ends supported by scale carved consoles. Oak gates, probably C20, with slatted upper section and shaped top rail. Said to have been brought in and rebuilt in this position.

Level of significance

- 4.3.61 As a grade II listed building, the Arched Gateway in Garden Wall, south of Lavington Manor is a heritage asset of national significance as defined in section 3.2.8 of this statement.

Nature of significance

- 4.3.62 The significance of the building is primarily derived from its architectural and historic interest. It also has group value with West Lavington Manor.

Extent of significance, including setting

- 4.3.63 The archway is a prominent feature along the High Street at the junction with White Street to the southwest (see plate 13, below).



Plate 13 Looking northeast towards archway from White Street (35mm)

- 4.3.64 These views provide an appreciation of the architectural interest of the archway and of its historic relationship with the manor house. It is also a clear signifier of prestige which enhances understanding of the historic significance of the West Lavington Manor House.

Relationship with study site

- 4.3.65 The southern boundary of the study site forms part of the approach towards the Archway along White Street. However, the archway is not visible from within the study site. As such the southern boundary of the study site is considered to form part of the setting of the archway. The hedgerow frames views of the archway along the road but does not play any other role in its setting or significance.

5.0 Proposed Development and Predicted Effects

5.1 The Proposed Development

- 5.1.1 The proposed development comprises a residential development comprising 47 dwellings with associated public open space, access and infrastructure. The current masterplan for the proposed development is reproduced below.



Plate 14 Current masterplan for the proposed development

- 5.1.2 The masterplan has been developed to respond to the setting of the heritage assets discussed in this heritage statement. The open space within the proposed development has been designed to retain a key view from the conservation area towards Strawberry Hill. The proposed development would also retain the planting along the southern boundary of the study site and would keep the opening for vehicular access modest and recessive. This would protect the character of the approach to the listed archway along White Street.

5.2 Potential Impacts

The West Lavington and Littleton Panell conservation area

- 5.2.1 Views towards Strawberry Hill within the proposed development are attained from the south and west of the study site ensuring the connection of the conservation area to the wider rural setting would remain legible. The proposed development would also include pedestrian footpaths which connect to existing public rights of way and increase connectivity between the conservation area and the rural landscape to the west.
- 5.2.2 The building heights of the proposed development have also been carefully considered to ensure that the new dwellings do not intrude into the experience provided from within the High Street. Finally, care has been taken with the materials for the roofs within the proposed development, to ensure that it sits sympathetically with the existing roofscape visible in longer views from the public right of way on Strawberry Hill.
- 5.2.3 These measures ensure that the character and appearance of the conservation area would be preserved. There would be a change to the setting of the conservation area, however,

with the retention of the key view identified in the conservation area appraisal, the connection with the rural landscape to the west would still be possible from the south and west of the proposed development. As such it is not considered that the proposed development would harm the significance of the conservation area.

Church of All Saints and the Church of St Mary

- 5.2.4 The proposed development would not affect the immediate setting of the churches. The only change would be a small addition to the wider landscape in views of the church spires from Strawberry Hill. This small change would not result in any harm or loss of significance to the churches, which would equate to a negligible effect as described in Table 2 of this heritage statement. This is consistent with Historic England guidance on the assessment of impacts to the setting of churches (HE 2017, p 7):

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

30, 52, 63 and 65, and 69 High Street, Home Farmhouse and West Lavington Manor

- 5.2.5 The proposed development would be effectively screened from the setting of these buildings by the presence of existing intervening buildings and vegetation. This, combined with carefully considered building heights, would ensure that the experience of the buildings from their setting along the High Street would not be affected. It is therefore considered that the proposed development would result in no harm to their significance.

Arched Gateway in Garden Wall, south of Lavington Manor

- 5.2.6 The introduction of the proposed development would result in a small change to the approach to the archway along White Street. The access to the proposed development would create an opening in the hedge, however it would be modest in extent and planting would be retained on either side of the access. No new dwellings will front onto White Street and the southern boundary of the study site would continue to frame views of the archway.
- 5.2.7 Given the above it is considered that the proposed development would change the setting of the archway, but that this change would not affect its significance. This would equate to a negligible effect as described in Table 2 of this heritage statement

5.3 Mitigation Measures

- 5.3.1 This assessment has found that the proposed development would preserve the significance of heritage assets in the surrounding area. As such no further mitigation measures are considered necessary in terms of the layout and massing of the scheme.

6.0 Discussion and Conclusions

6.1 Discussion of findings

- 6.1.1 This heritage statement has considered the potential impacts and effects of the proposed development on the setting and significance of designated heritage assets in the surrounding area. It found that the proposals would change the setting of the West Lavington and Littleton Panell conservation area, the churches of St Mary and of All Saints, and the archway on the High Street. However, the changes that would occur would be modest and would not affect the appreciation of the heritage assets significance nor remove elements that contribute to their significance through other means. On this basis, it was concluded that the changes to the setting of these heritage assets would not result in any harm or loss of significance.

6.2 Conclusions

- 6.2.1 On this basis it is clear that the impact of the proposed development on the setting and significance of heritage assets would be acceptable. It therefore accords with the requirements in paragraphs 207 and 212 - 216 of the NPPF and core policy 58 of the adopted Wiltshire Local Plan.

7.0 Bibliography

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Appendix 1 – Gazetteer of Heritage Data Used

National Heritage List Data

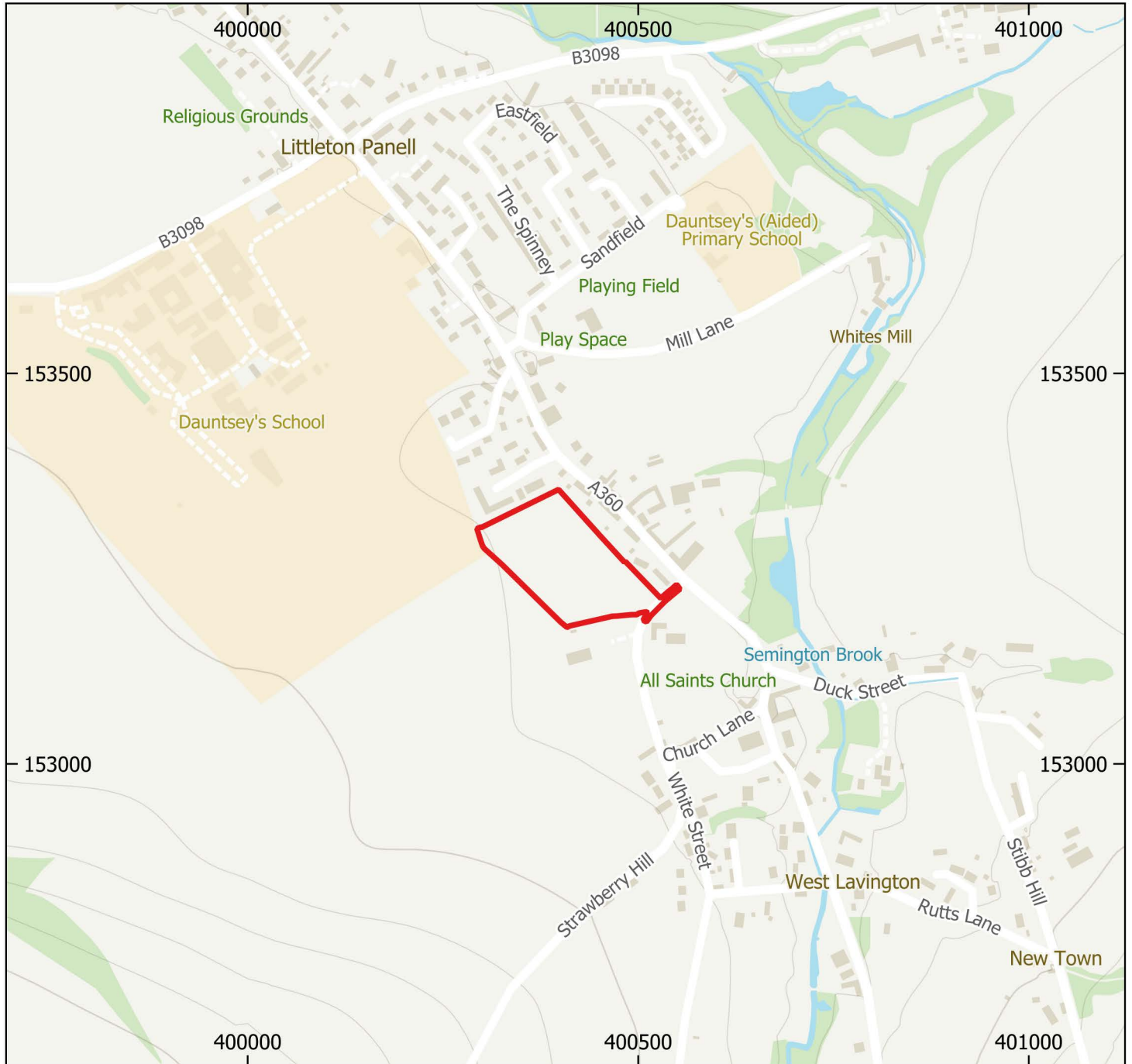
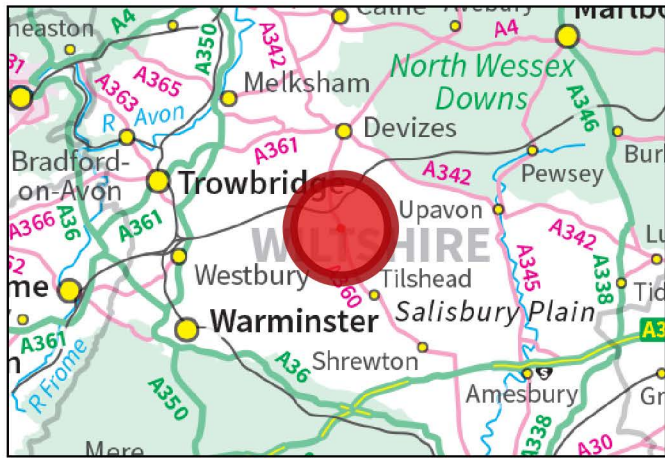
Table 4: Designated Heritage Assets considered for assessment				
List Entry	Name	Grade	hyperlink	NGR
1198014	CHURCH OF ALL SAINTS	I	https://historicengland.org.uk/listing/the-list/list-entry/1198014	SU 00645 53031
1035835	CHURCH OF ST MARY	I	https://historicengland.org.uk/listing/the-list/list-entry/1035835	SU 01404 54134
1035830	STABLE AND CARRIAGEHOUSE TO CLYFFE HALL	II	https://historicengland.org.uk/listing/the-list/list-entry/1035830	SU 00857 53926
1035890	GATEPIERS AND WALL TO HUNT'S HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1035890	SU 00766 52782
1035891	UNIDENTIFIED MONUMENT IN CHURCHYARD, APPROXIMATELY 9 METRES NORTH OF CHANCEL, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1035891	SU 00660 53045
1035892	LEDD MONUMENT IN CHURCHYARD, IN NORTH WEST CORNER, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1035892	SU 00586 53023
1035893	THE PARSONAGE	II	https://historicengland.org.uk/listing/the-list/list-entry/1035893	SU 00643 52963
1035894	OLD MANOR HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1035894	SU 00550 53018
1035895	WEST LAVINGTON MANOR	II	https://historicengland.org.uk/listing/the-list/list-entry/1035895	SU 00562 53265
1035896	ARCHED GATEWAY IN GARDEN WALL, SOUTH OF LAVINGTON MANOR	II	https://historicengland.org.uk/listing/the-list/list-entry/1035896	SU 00564 53239
1035897	13, CHURCH STREET	II	https://historicengland.org.uk/listing/the-list/list-entry/1035897	SU 00693 53003
1035899	THE OLD POST OFFICE	II	https://historicengland.org.uk/listing/the-list/list-entry/1035899	SU 00681 52998
1035900	PYT HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1035900	SU 00823 53128
1035902	63 AND 65, HIGH STREET	II	https://historicengland.org.uk/listing/the-list/list-entry/1035902	SU 00517 53297
1035903	52, HIGH STREET	II	https://historicengland.org.uk/listing/the-list/list-entry/1035903	SU 00468 53322
1182527	DOORWAY AND SECTION OF KITCHEN GARDEN WALL TO MARKET LAVINGTON MANOR	II	https://historicengland.org.uk/listing/the-list/list-entry/1182527	SU 00260 54278

Table 4: Designated Heritage Assets considered for assessment

List Entry	Name	Grade	hyperlink	NGR
1182551	GATE PIERS AND WEST WALL TO KITCHEN GARDEN OF CLYFFE HALL	II	https://historicengland.org.uk/listing/the-list/list-entry/1182551	SU 00830 53952
1182804	RUSSELL MILL HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1182804	SU 00181 54209
1183341	MILL FARMHOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1183341	SU 00812 53610
1183357	WALL FORMING EASTERN BOUNDARY TO GARDEN OF WEST LAVINGTON MANOR	II	https://historicengland.org.uk/listing/the-list/list-entry/1183357	SU 00732 53244
1198052	HOLMERS MONUMENT IN CHURCHYARD, APPROXIMATELY 3 METRES NORTH OF CHANCEL, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1198052	SU 00656 53039
1198056	GROUP OF 10 MONUMENTS IN CHURCHYARD, SOUTH OF SOUTH AISLE, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1198056	SU 00637 53008
1198119	UNIDENTIFIED MONUMENT IN CHURCHYARD, APPROXIMATELY 13 METRES WEST OF WEST END, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1198119	SU 00620 53018
1198121	THREE UNIDENTIFIED HEADSTONES IN GROUP, APPROXIMATELY 15 METRES NORTH WEST OF NORTH AISLE, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1198121	SU 00614 53038
1198128	7 AND 9, CHEVERELL ROAD	II	https://historicengland.org.uk/listing/the-list/list-entry/1198128	SU 00015 53751
1198135	WALL TO WEST LAVINGTON MANOR	II	https://historicengland.org.uk/listing/the-list/list-entry/1198135	SU 00606 53202
1198143	THE OLD VICARAGE	II	https://historicengland.org.uk/listing/the-list/list-entry/1198143	SU 00690 53035
1198159	FRONT GARDEN WALLS AND GATE PIERS TO DIAL HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1198159	SU 00762 52861
1198183	THE OLD HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1198183	SU 00808 52984
1198206	LITTLETON HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1198206	ST 99880 54051
1198211	HOME FARMHOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1198211	SU 00511 53311
1198223	30, HIGH STREET	II	https://historicengland.org.uk/listing/the-list/list-entry/1198223	SU 00362 53439

Table 4: Designated Heritage Assets considered for assessment

List Entry	Name	Grade	hyperlink	NGR
1283940	69, HIGH STREET	II	https://historicengland.org.uk/listing/the-list/list-entry/1283940	SU 00537 53284
1284497	CLYFFE HALL	II	https://historicengland.org.uk/listing/the-list/list-entry/1284497	SU 00828 53924
1364586	GRANARY TO NORTH OF MILL FARMHOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1364586	SU 00819 53623
1364588	HUNT'S HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1364588	SU 00760 52751
1364589	GROUP OF 3 MONUMENTS IN CHURCHYARD, ADJACENT TO SOUTH AISLE WALL, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1364589	SU 00641 53019
1364590	TWO UNIDENTIFIED MONUMENTS IN CHURCHYARD, APPROXIMATELY 8 METRES NORTH WEST OF NORTH AISLE, CHURCH OF ALL SAINTS	II	https://historicengland.org.uk/listing/the-list/list-entry/1364590	SU 00620 53035
1364591	53, HIGH STREET	II	https://historicengland.org.uk/listing/the-list/list-entry/1364591	ST 99828 54171
1364592	SURGERY	II	https://historicengland.org.uk/listing/the-list/list-entry/1364592	ST 99969 53962
1364593	DAUNTSEY'S SCHOOL	II	https://historicengland.org.uk/listing/the-list/list-entry/1364593	ST 99958 53638
1364635	MANOR HOUSE	II	https://historicengland.org.uk/listing/the-list/list-entry/1364635	SU 00527 54296
1439032	West Lavington War Memorial	II	https://historicengland.org.uk/listing/the-list/list-entry/1439032	SU006655 3011
1035898	DIAL HOUSE	II*	https://historicengland.org.uk/listing/the-list/list-entry/1035898	SU 00770 52874
1017862	Strip lynchet system east of Three Corner Firs	SM	https://historicengland.org.uk/listing/the-list/list-entry/1017862	ST 99125 52735
-	The West Lavington and Littleton Panell conservation area	CA	https://www.planning.data.gov.uk/entity/44000956	-



Project Number: PR0255 Date: 23 FEB 2026
Drawing Number: PR0255-1

Legend

 Study Site



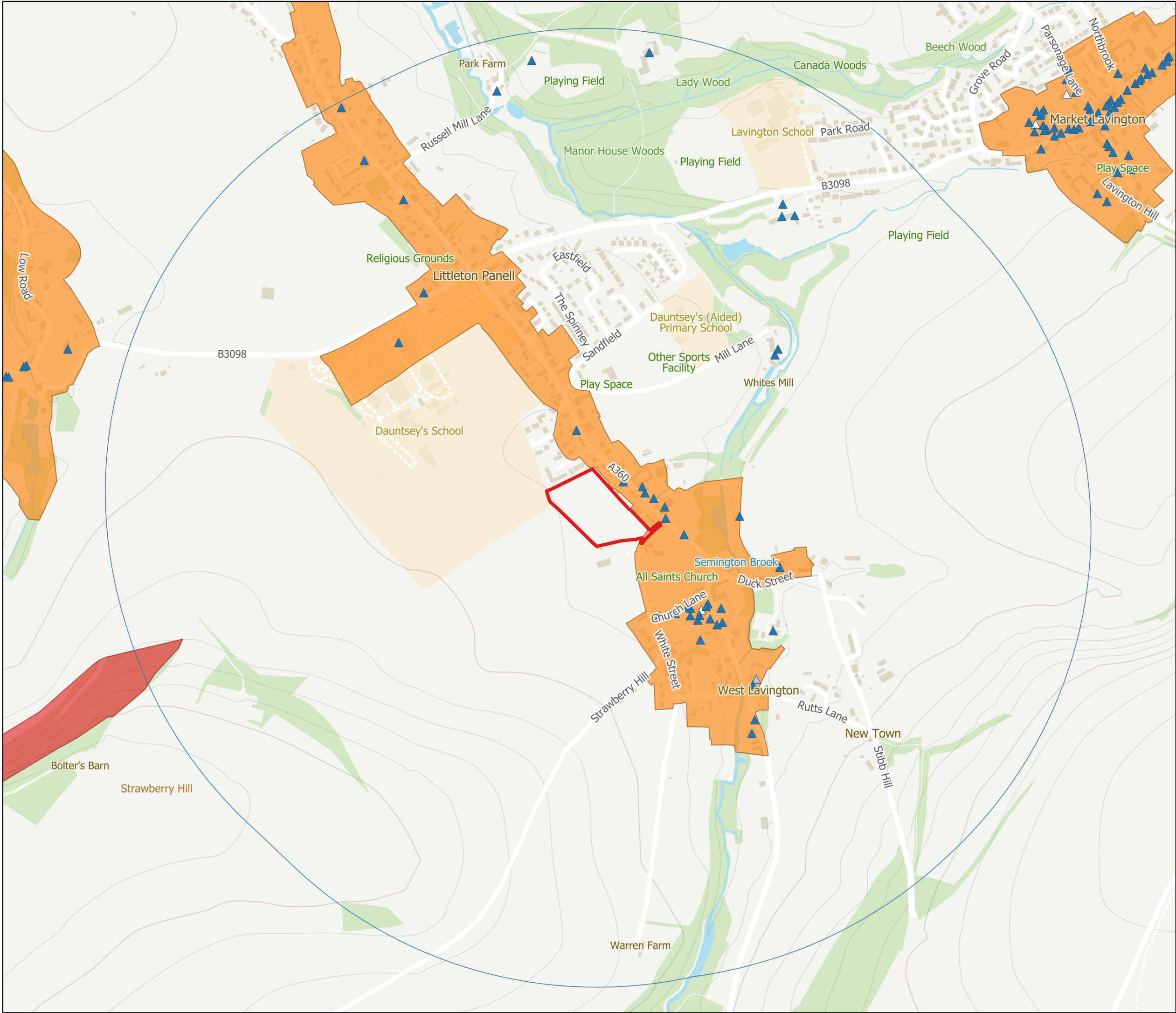
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Address:

West Lavington, Wiltshire

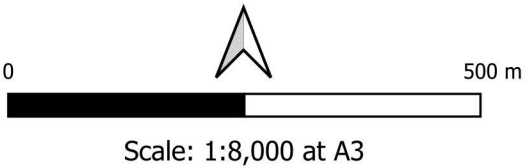
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Figure 1: Site Location Plan



Legend

-  Study Site
-  1km search area
- Listed Buildings
 -  Grade I
 -  Grade II*
 -  Grade II
-  Scheduled Monuments
-  Conservation Areas



Project Number: PR0255 Date: 23 FEB 2026
Drawing Number: PR0255-2

Address:
West Lavington, Wiltshire

Figure 2: NHLE Data within 1km of the study site