

Land at Home Farm, Warminster

Heritage Impact Assessment

Bellway Homes Ltd

24 April 2026

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1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf of Bellway Homes Limited (the Applicant). It assesses the effect of the proposal at Land at Home Farm Warminster (Site) on the Bishopstrow Conservation Area, Boreham Road boundary wall (non-designated heritage asset) and surrounding above-ground heritage assets.
- 1.2 A small part of the Site, at its south-eastern corner, crosses into the Bishopstrow Conservation Area, along Boreham Road. The Site contains part of the northern boundary wall to Boreham Road, a non-designated heritage asset. The boundary wall to the west of The Cotes (Grade II), has recently been identified by Wiltshire Council as forming part of the listed building.¹ This portion of the wall is also located within the Site. There are a number of listed buildings and scheduled monuments within the surrounding area. The Site and surrounding heritage assets are shown on a plan at Appendix 1.
- 1.3 In accordance with paragraph 207 of the National Planning Policy Framework, this HIA establishes the significance of the heritage assets that may be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.
- 1.4 A Landscape and Visual Impact Assessment (LVIA) has been completed by Pegasus Landscape. This includes accurate visual representations (AVRs) from a series of key viewpoints selected by Lichfields and Pegasus in collaboration. The LVIA should be read alongside the HIA and the AVRs are not reproduced within this report.

About the Author

- 1.5 This HIA has been produced by a team at Lichfields including Full Members of the Institute of Historic Building Conservation (IHBC) that has extensive experience in preparing reports which assess the effects of new development on the historic environment:
- Madeleine Rigby MA (Hons) MSc MCIfA IHBC
 - Heather Marshall BA (Hons) MSc MRTPI IHBC
- 1.6 There is no formal industry-wide definition of a competent expert for the production of Heritage Statements/Heritage Impact Assessments. Full IHBC membership is a benchmark and IHBC accreditation has been identified as compliant with the international standard on cultural heritage conservation practice - the ICOMOS Guidelines of 1993

¹ This stretch of wall was previously identified by Wiltshire Council as a non-designated heritage asset in relation to application ref. 16/10502/OUT, but was more recently identified as forming part of the listing for The Cotes (Grade II) during the pre-application for the current proposal.

2.0 Methodology and Scope

- 2.1 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CIfA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.²
- 2.2 The NPPF defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- 2.3 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study and fieldwork undertaken on numerous occasions and most recently on 25th November 2025. Desk-based references include the National Heritage List for England, Wiltshire Council's Bishopstrow Conservation Area description note (there is no adopted appraisal) and relevant mapping, as well as the Wiltshire Historic Environment Record. These methods are common practice when assessing the significance of a heritage asset and have been carried out in accordance with Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12), 2019; and Historic England's Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2, 2015.
- 2.4 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A19 that the relative importance of an asset should be identified and scaled. A Classification of Importance of Heritage Assets table prepared by Lichfields is included at Appendix 3. This assigns levels of importance to the various types of designated and non-designated heritage assets, drawing from relevant national and international guidance. It should be seen as a starting point as there may be instances where the particular characteristics of a specific asset merit a different category.
- 2.5 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017 (GPAPN3).

Scope

- 2.6 The scope of the HIA has been established in accordance with best practice set out within GPAPN3 which encourages due regard to the need for proportionality. GPAPN3 supports the use of an 'area of search' around the Site within which it is reasonable to consider setting effects and for the use of a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' (ZTV) in relation to the proposed development in order to better identify heritage assets and settings that may be affected.

² Institute of Environmental Management and Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA).

- 2.7 The scope of the HIA has been informed by ZTV mapping produced by Pegasus (included in the submitted LVIA), as well as an understanding of the Site's context and the scale of the proposed development. This approach was supplemented by fieldwork to establish a proportionate scope and a 1.5km search area was deemed appropriate.
- 2.8 The following heritage assets were considered to be potentially affected by the proposal:
- 1 Bishopstrow Conservation Area
 - 2 Boreham Road boundary wall (non-designated heritage asset)
 - 3 Bishopstrow House Hotel (Grade II)
 - 4 The Cotes and Stables (both Grade II) and 209-215 Boreham Road (non-designated heritage assets)
 - 5 15 & 17 Grange Lane (Grade II)
 - 6 Pavilion to the East of Grange Farmhouse (Grade II) and The Grange (non-designated heritage asset)
 - 7 Bishopstrow Home Farm (non-designated heritage asset)
 - 8 King Barrow and two Bowl Barrows located within the grounds of Bishopstrow House (all Scheduled Monuments)
 - 9 Battlesbury Camp Monuments (Scheduled Monument)
 - 10 Middle Hill Round Barrow (Scheduled Monument)
 - 11 Middlehill settlement and associated cultivation earthworks (Scheduled Monument)
- 2.9 There are several other heritage assets located within the 1.5km search area. These have been visited during fieldwork, where it was established that their setting and significance would not be affected by the proposal. These assets have therefore been scoped out of the assessment.
- 2.10 On the southern side of Boreham Road are various other Grade II listed buildings located within the grounds of Bishopstrow House, along with non-designated heritage assets such as Boreham Manor. Due to the distance and screening towards the Site from intervening development, the visual settings of these heritage assets would be preserved and therefore they are not considered individually but as part of the wider Bishopstrow Conservation Area. Scratchbury Hillfort (Scheduled Monument) has not been included in this assessment. The monument is located approximately 1.5km east of the Site and due to the distance and intervening buildings and woodland at Bishopstrow House, the proposal would not affect its setting or significance.
- 2.11 A separate archaeological desk-based assessment has been produced which deals with the effects of the proposal on archaeological assets. This HIA assesses the effects on above-ground scheduled monuments only.
- 2.12 Lichfields and Pegasus collaborated to select a series of sensitive heritage and landscape viewpoints that are assessed within the accompanying LVIA. This includes AVRs that are referenced within Section 6 the HIA.

Consultation

Historic England

- 2.13 Consultation has been carried out with Historic England (HE) and a written pre-application response was received by email on 15th May 2025.
- 2.14 Historic England were sent an Initial Heritage Assessment, as well as a covering letter.
- 2.15 In summary, the key points raised by HE were:
- 1 Views of the development from Battlesbury Hillfort and Middle Hill Barrow will be achievable, but the scale of that impact remains unclear given that the proposals are still within the master planning phase.
 - 2 HE acknowledges that any development within the north and western part of the site will very much be seen within the context of the existing settlement of Warminster.
 - 3 HE draws attention to the impact of cumulative change resulting from settlement creep to the setting of the assets to the north of the application site within longer range views.
 - 4 In regard to King Barrow and the Barrow 85m north of Bishopstrow House, HE considers that glimpsed views of the development will likely be achievable, and that those views will be more extensive in winter when vegetation cover is at its minimum.
 - 5 HE considers that light spill might have the greatest impact upon King Barrow given the presence of Home Farm, but further assessment will be required to assess the level of impact.
 - 6 HE acknowledges that the more limited area of development proposed in this latest application serves to minimise any potentially negative impacts on the Bishopstrow Conservation Area to the south and east. It does this by retaining a green buffer area and preserving some of its setting.
 - 7 HE notes that extending the built form in this direction would result in the urbanisation of the open rural agricultural setting of the Bishopstrow Conservation Area, resulting in some indirect harm. This harm has been minimised by the restrained development boundary and the scheme's retention of green space to the east and south, but HE notes they will seek to ensure that the density of the final development does not exacerbate this potential for harm.
- 2.16 Overall, Historic England, as per their statutory duty, focus on the effects on the Scheduled Monuments principally, but also on the conservation area. The comments do not cover effects on relevant Grade II buildings (Bishopstrow House) or non-designated heritage assets (Boreham Road boundary wall or Home Farm).

Historic England made three recommendations to the project team:

- 1 'We would strongly encourage the development of a comprehensive HIA which uses Landscape and Visual Analysis to determine which assets are likely to be impacted (rather than just an arbitrary boundary). A more detailed HIA will be able to inform the development of the masterplan insofar as how harm from the proposals to designated heritage assets can be minimised using good design and, where necessary, screening.'

- 2 'The HIA should also utilise the Historic England Good Practice Advice Note 3 (GPAN3): The setting of Heritage Assets. We would particularly draw your attention to any impacts from the increased lighting of the area that will inevitably accompany the proposals, and the effectiveness of vegetation screening.'
- 3 'If vegetation screening is to be used to reduce any impacts of the proposals, we would encourage a considered approach which utilises depth of planting rather than a linear boundary.'

Wiltshire Council

2.17

A pre-application submission was made to Wiltshire Council in August 2025. This comprised draft plans and the Initial Heritage Assessment, developed following Historic England's written feedback. Comments made by the Council's Conservation Officer in respect of heritage were received on 17th December 2025. The Conservation Officer raised concerns in relation to the following harm that they considered may arise from the proposed development:

- 1 'Harm to the setting of Bishopstrow Conservation Area through the urbanisation of the adjacent landscape and erosion of the rural setting;'
- 2 'The introduction of a highways-engineered splayed 'urban' access, including the loss of some historic wall, the introduction of road features, in particular tarmac, eroding the verdant informal character of the Conservation Area;'
- 3 'The loss of the rural setting to Home Farm, including the change in character of the southern part of the site as a result of the access road;'
- 4 'The loss of the rural setting to The Grange and its outbuilding;'
- 5 'The adverse impact of the development on the setting of The Cotes;'
- 6 'The adverse impact on views from Bishopstrow House Hotel (the access road will become a very apparent feature in the landscape with cars moving back and forth all the time).'

2.18

It was at this time that the Conservation Officer acknowledged Wiltshire Council's position, that the wall to the west of The Cotes (Grade II) forms part of the listed building. For this reason, a listed building consent application has been submitted covering the re-opening and repair works to the existing entrance within this wall.

3.0 **Heritage Statute and Policy**

- 3.1 The relevant statutory development plan for the Site comprises the Wiltshire Core Strategy (WCS), adopted in January 2015. This incorporates Saved Policies from former District Local Plans. Wiltshire's local plan is currently under review. The Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19) (WLP) was published in September 2023. It was submitted for examination in September 2024. The heritage statutory considerations for the proposal are s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act").
- 3.2 Material considerations include:
- 1 National Planning Policy Framework (NPPF) (December 2024);
 - 2 National Planning Practice Guidance: Historic Environment (July 2019);
 - 3 National Design Guidance (January 2021);
 - 4 National Model Design Code (July 2021); and
 - 5 Relevant Historic England guidance.
- 3.3 Amendments to the NPPF were consulted on between 16 September 2025 and 10 March 2026 but the proposed amendments would not materially change the thrust of relevant existing NPPF policy. It is noted that the proposed amendments include the removal of 'less than substantial harm' as a category to define change to the significance of heritage assets when assessing the effects of proposals. "Substantial harm" is defined for the first time in national policy, as harm which would *"seriously affect a key element of the asset's significance"*.

Application of statute and policy

- 3.4 The following are the key heritage policies and statutory considerations the proposal will be assessed against:
- 1 Does the proposal preserve and, where appropriate, enhance the setting and significance of the affected listed buildings? (s.66(1) of the 1990 Act; Paragraphs 210 and 212, NPPF; Core Policy 58, WCS; Policy 99, WLP).
 - 2 Does the proposal preserve or enhance the character, appearance, significance and setting of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 210 and 212, NPPF; Core Policy 58, WCS; Policy 99, WLP).
 - 3 Does the proposal preserve and, where appropriate, enhance the setting and significance of the surrounding Scheduled Monuments? (Paragraphs 210 and 212, NPPF; Core Policy 58, WCS; Policy 99, WLP).
 - 4 Where less than substantial harm is caused to a designated heritage asset, has the harm been weighed against the public benefits of the proposal? (Paragraph 215, NPPF; Policy 99, WLP).
 - 5 Does the proposal respond positively to the existing townscape and landscape context, being sensitive to historic buildings and landscapes? (Core Policies 57 and 58, WCS; Policies 98 and 99, WLP).

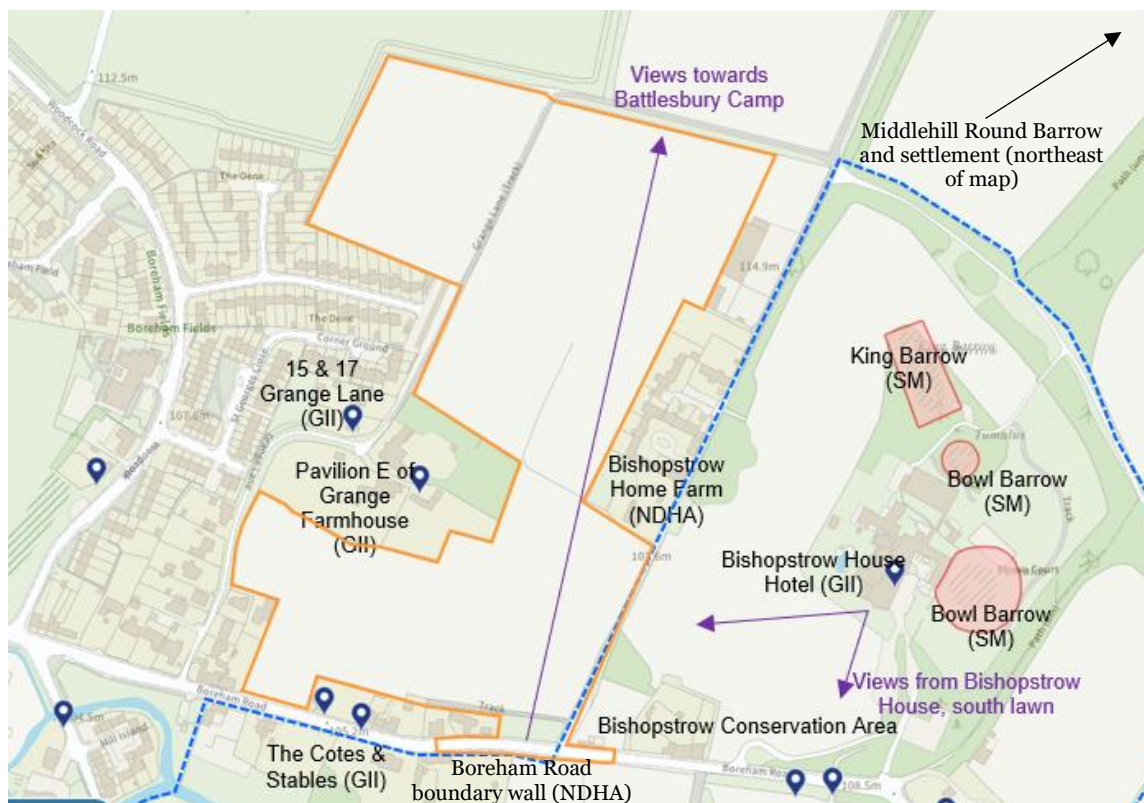
- 6 Has a judgement been made regarding the effects of the application on the significance of the affected non-designated heritage assets, balancing the scale of any harm or loss and the significance of the heritage asset? (Paragraph 216, NPPF; Core Policy 58, WCS; Policy 99, WLP).

4.0 Baseline Conditions

Site description

- 4.1 The Site comprises agricultural fields, divided by hedgerows and bounded by fences, hedges and trees. The Site lies within the same natural levels as the adjoining settlement edge to the west. The Site landform rises from approximately 105 metres Above Ordnance Datum (AOD) at its lowest point in the south to approximately 115m AOD at its highest point in the north.
- 4.2 The Site and surrounding heritage assets are shown on the plan at Appendix 1 with a zoomed-in plan at Figure 4.1. A small part of the Site, at its south-eastern corner, crosses into the Bishopstrow Conservation Area, along Boreham Road. Along the northern side of Boreham Road is a historic wall that is primarily considered a non-designated heritage asset, however, the section of wall to the west of The Cotes (Grade II) is considered to be statutorily listed³. Parts of this wall, including the statutorily listed wall, are located within the Site boundary.

Figure 4.1 Heritage assets plans showing listed buildings (blue icon), scheduled monuments (red polygon) and the approximate Bishopstrow Conservation Area boundary (blue dashed). The approximate Site boundary is shown in orange. The long view towards Battlesbury Camp and views from Bishopstrow House Hotel have been added in purple.



Source: National Heritage List of England Mapping; and Know Your Place Mapping for Wiltshire (both accessed November 2023), annotations by Lichfields

³ As identified by Wiltshire Council's Conservation Officer in relation to the current proposal, this part of the wall is considered to form part of the Grade II listing of The Cotes.

- 4.3 Two listed buildings sit north of Boreham Road adjacent to the southern boundary of the Site: the first being the aforementioned residential property, The Cotes (Grade II); and the second being its former Stables (Grade II). Approximately 50m west of the Site are two further listed buildings: a Pavilion to the East of The Grange Farmhouse (Grade II); and 15 and 17 Grange Lane (Grade II). The Grange Farmhouse (known as The Grange) is a non-designated heritage asset.
- 4.4 Directly adjacent to the eastern boundary of the Site is Bishopstrow Home Farm Farmhouse and its associated former farm complex, converted for residential use and known as Bishopstrow Court. These buildings date from the 19th century and are non-designated heritage assets. Approximately 170m east of the Site is Bishopstrow House Hotel (Grade II), an early-19th-century former country house, now hotel, set within the former Bishopstrow House parkland and grounds, the former extent of which corresponds with the northern part of the Bishopstrow Conservation Area. The Conservation Area borders part of the southern and eastern boundaries of the Site along Boreham Road and the Bishopstrow Home Farm access road. A small part of the Conservation Area, along Boreham Road, is located within the Site boundary. The House and much of the parkland and wider grounds are currently used as Bishopstrow Hotel & Spa.
- 4.5 On the southern side of Boreham Road are various other Grade II listed buildings that originally formed part of the picturesque gardens to the previous Bishopstrow House, which was located in this area to the south of the road. These comprise 18th century garden walls, a Doric temple and coach house and an early 19th century pavilion and carriage bridge. An early-19th century underground tunnel (Grade II) was introduced to link the gardens with the new Bishopstrow House to the north of Bishopstrow Road.
- 4.6 Within close proximity of Bishopstrow House are three Scheduled Monuments: two Bowl Barrows, funerary monuments dating from the Late Neolithic period to the Late Bronze Age; and a further King Barrow, a type of funerary monument known as a long barrow dating from the Early and Middle Neolithic periods (3400-2400 BC). Approximately 730m north of the Site is Battlesbury Camp (Scheduled Monument), an Iron Age hillfort, unenclosed Iron Age settlement, cemetery, three bowl barrows and a field system located on raised ground.
- 4.7 The Middle Hill Round Barrow (Scheduled Monument), a funerary monument dating from the Late Neolithic to Early Bronze Age, and deserted medieval Middlehill settlement and associated cultivation earthworks (Scheduled Monument), are around 1200m north-east of the Site.

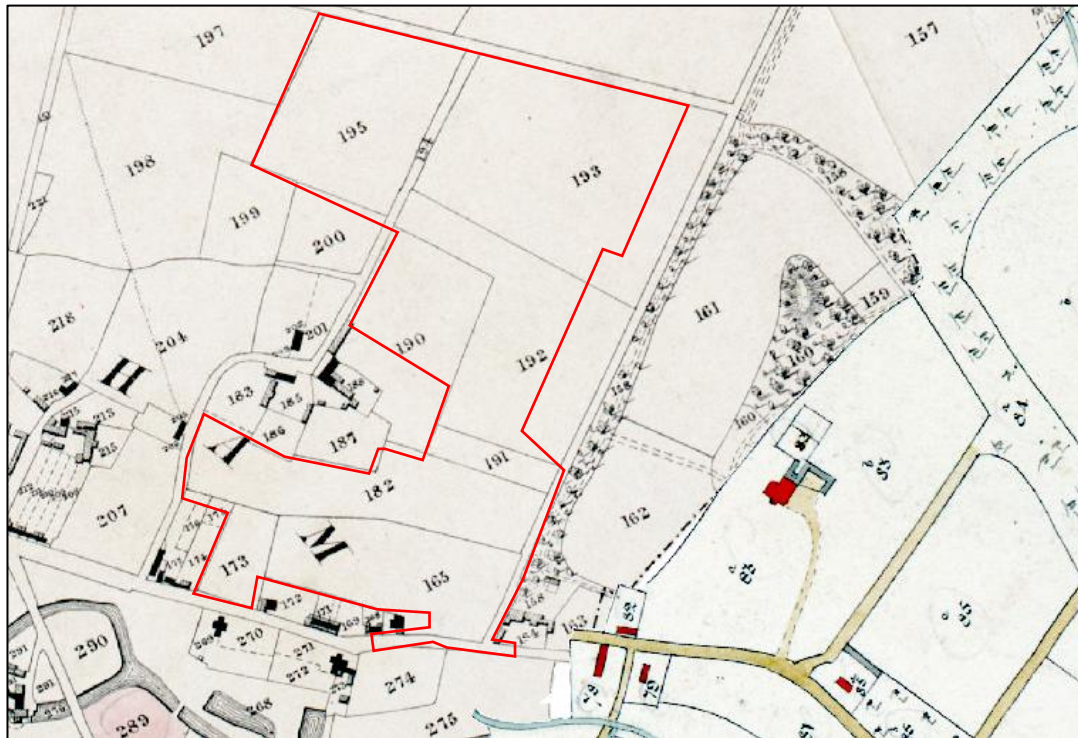
Historic Development

- 4.8 Bishopstrow House (Grade II) was constructed in 1817 for William Temple to designs by John Pinch the Elder of Bath. It replaced the previous 17th century Bishopstrow House after it was partly destroyed by a fire. The previous house is thought to have been located to the south of Boreham Road, near to the existing Coach House. The gardens of the previous house are located to the south of Boreham Road and a new underground tunnel was constructed to connect them to the current house⁴.

⁴ According to the listing description of Bishopstrow House, ref. 1364375.

- 4.9 Historic map regression indicates that, for much of its history, the Site comprised agricultural land. The 1783 Warminster Enclosure Map (Appendix 2)⁵ indicates that the fields within the Site had various occupants at this time. Larger fields within the Site were occupied by a William Buckler Esquire and a Solomon Huges, the latter being the occupant of the farm which was later developed with The Grange, to the west of the Site. It has not been possible to retrieve the 1840 Tithe records for the Site but it is assumed that some of the landholdings within it (see Figure 4.2) were incorporated into Bishopstrow House estate when Bishopstrow Home Farm was constructed during the 19th century.
- 4.10 Historic mapping indicates that the southern part of the Site may have been temporarily borrowed as part of the evolving 19th century parkland design of Bishopstrow House, as a number of trees are shown on the 1886 OS mapping (Figure 4.3). These appear to have been removed by the 1920s, by which time the previous agricultural use had presumably been reestablished.

Figure 4.2 1840 Tithe mapping. The approximate Site boundary is shown in red.



Source: Know Your Place Mapping for Wiltshire (accessed November 2025)

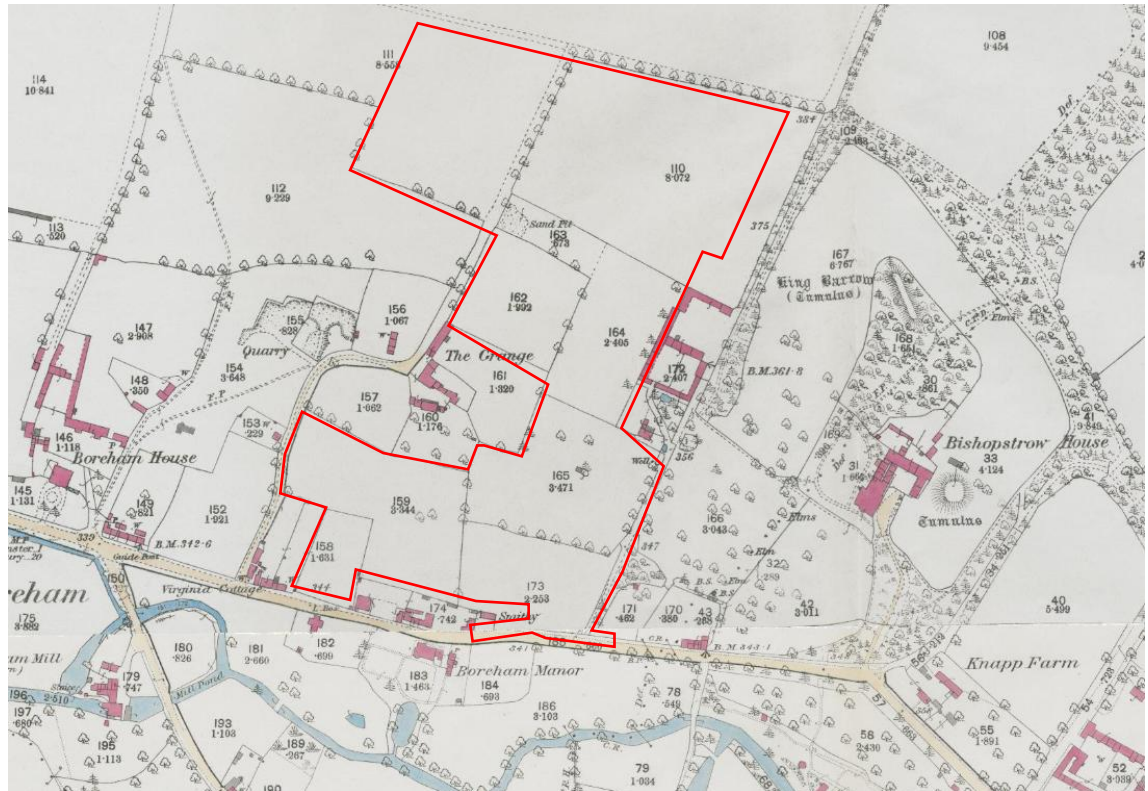
- 4.11 The majority of the Site remains in agricultural use, with some of the fields shown on the 1840 Tithe mapping (Figure 4.2) and 19th century OS mapping having been amalgamated during the late-19th and 20th centuries. There are some existing hedgerows within the Site, which are assumed to be historic, as they follow the boundaries shown on OS mapping. There are modern agricultural buildings adjacent to the northeastern corner of the Site, directly north of Home Farm. These buildings were granted prior approval under Class Q for change of use from agriculture to four residential dwellings (LPA Ref: PL/2022/02200).

⁵ Viewed after: CgMs. 2014. Archaeological Desk Based Assessment: Land at Warminster, Wiltshire.

4.12

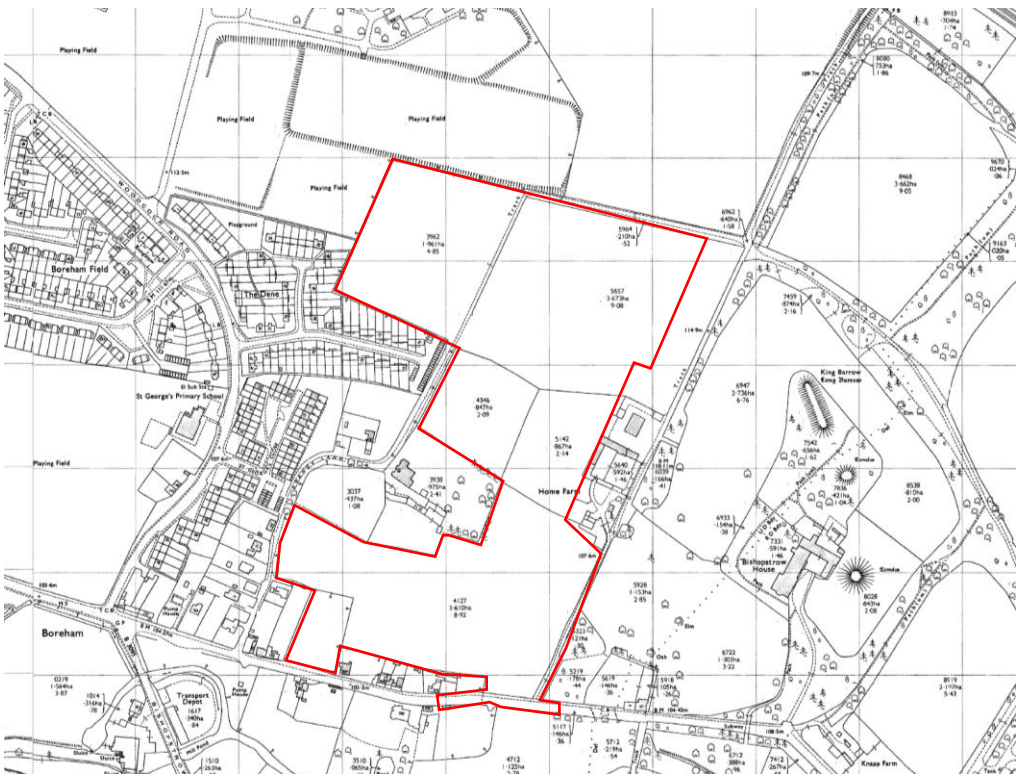
The Great Western Railway line was introduced on Chalk Hill, c.320m north of the Site during the 1850s. Development associated with the Battlesbury Barracks is shown on mapping from 1942 extending up to the northern boundary of the Site. Modern housing was introduced to the west of the Site between 1960 and 1974 (Figure 4.4).

Figure 4.3 1886 OS mapping. The approximate Site boundary is shown in red.



Source: Know Your Place Mapping for Wiltshire (accessed November 2025)

Figure 4.4 OS mapping from 1974. The approximate Site boundary is shown in red.



Source: Promap

5.0 Significance of Heritage Assets

1 Bishopstrow Conservation Area

- 5.1 Bishopstrow Conservation Area was designated in 1988. It encompasses the village which is focussed along Bishopstrow Road (Figure 5.1), Bishopstrow Mill, Bishopstrow House and gardens, and the water meadows of the River Wylfe. It also includes the historic grounds of Barrow House and Eastleigh Court.
- 5.2 The Conservation Area is of historic, architectural and archaeological significance as a historic village including country houses largely dating from the early-19th century. The Bishopstrow House estate retains the 19th century house and various 18th and 19th century ancillary buildings, temples, gardens and parkland. This is partly diminished as the house and grounds are now in hotel use and characterised by various modern extensions, structures and car parking.

Figure 5.1 Bishopstrow Conservation Area, Bishopstrow Road.



Source: Lichfields (November 2025)

- 5.3 The particular archaeological interest of the Conservation Area relates to the various Scheduled Monuments within it: a King Barrow; and four Bowl Barrows, as well as the site of the former 17th century Bishopstrow House. Within the vicinity of the Conservation Area are further Scheduled Monuments: Battlesbury Camp; Middle Hill Settlement; Scratchbury Hill; and the earthwork remains of a former 12th century castle. Together these monuments indicate almost continuous settlement of the Salisbury Plain, including this part of the Wyle Valley, from the Neolithic period onwards.
- 5.4 The Conservation Area is of medium importance.
- 5.5 The setting of the Conservation Area is characterised by Boreham Road, a relatively straight 'b' road fronted by a stone rubble wall and clusters of low-scale historic houses, and, to the

west, by modern housing marking the outer fringes of Warminster. Enclosed irregular fields and woodland characterise the remainder of the Conservation Area's setting. The wider visual setting includes various glimpsed views of the surrounding hills. This includes a linear view towards Battlesbury Camp hillfort (Scheduled Monument) across the Site, taken from the junction between Boreham Road and the Home Farm access road. The historic rural character of the Conservation Area's setting is largely appreciable, except for an awareness of development at the outer edges of Warminster to the west and the busy vehicular character experienced along Boreham Road.

- 5.6 A small part of the Site overlaps with the Conservation Area, along a short stretch of Boreham Road, encompassing the modern road and one section of the stone boundary wall to the north of Boreham Road (Figure 5.2), which appears to be rebuilt. The rest of the Site falls within the wider historic and visual setting of the Conservation Area, where the agricultural character of the southern part of the Site is visible at the junction between Boreham Road and Bishopstrow Home Farm access road and in glimpses from the south lawn of Bishopstrow House. The retained agricultural character of the Site can be read as part of its historic setting, albeit the southern part of the Site may have been temporarily converted to parkland as part of the late-19th century design of the Bishopstrow estate. Generally, it provides an open buffer to the north and west of the Conservation Area that contributes to how its rural historic context is understood and appreciated.

Figure 5.2 View facing west along Boreham Road, showing the section of rebuilt stone wall located at the north-western edge of the Bishopstrow Conservation Area



Source: Lichfields (November 2025)

2 Boreham Road boundary wall (non-designated heritage asset)

- 5.7 A historic stone rubble wall runs along parts of the northern boundary of Boreham Road for approximately 500m. Parts of this wall reflect the architectural vernacular of this stretch of Boreham Road, which is characterised by the use of coursed and un-coursed rubble masonry with red brick detailing including quoining, window surrounds, decorative string courses, and wall capping. Sections of this wall have previously been demolished or rebuilt in salvaged or modern stone.
- 5.8 The Site encompasses a section of stone-rubble wall at the access towards Home Farm (Figure 5.3). This section appears to have been at least partially rebuilt and is largely overgrown with vegetation. On either side of the access drive the wall is substantially lowered and appears to be of modern construction.
- 5.9 The boundary wall is of historic significance as a historic wall marking the northern boundary of Boreham Road. The appearance and degree of alteration varies along the length of the wall but overall, it makes some contribution towards the historic character experienced along Boreham Road.
- 5.10 As a non-designated heritage, it is of low heritage importance.

Figure 5.3 A portion of the Boreham Road boundary wall located at the access drive to Home Farm



Source: Lichfields (November 2025)

- 5.11 The setting of the wall is characterised by Boreham Road and a series of properties on both sides of the road but mainly on the northern side. This includes a number of 18th-to-early-20th century buildings, including The Cotes and Stable Building (both Grade II), a converted smithy and row of cottages. As historic buildings constructed in the local vernacular they create a consistent character along this stretch of Boreham Road, as well as contributing towards how the wall is understood as a boundary marker.

- 5.12 The agricultural fields within the southern part of the Site contribute towards how the boundary wall is appreciated as a historic boundary between Boreham Road and landholdings that appear to have had various owners, historically.

3 Bishopstrow House Hotel (Grade II)

- 5.13 Bishopstrow House Hotel (Figure 5.4) is a former country house built in 1817 to designs by John Pinch the Elder of Bath for William Temple. It was built in the Regency style and features a series of later additions. The principal elevation of the house faces west. The building was extensively renovated as part of the hotel conversion in c.1985.
- 5.14 Bishopstrow House Hotel is primarily of historic and architectural significance as a grand former country house that forms an example of Regency style architecture and is associated with the prominent Georgian architect, John Pinch the Elder, who is known for a wide range of buildings in Bath and Somerset. As a Grade II listed building, Bishopstrow House is of medium importance.
- 5.15 The setting of the house comprises the hotel grounds which encompass the historic gardens, parkland and woodland, which extends across an area to the north and south of Bishopstrow Road, connected by a 19th century underground tunnel. The grounds to the north of Bishopstrow Road include the three prehistoric barrows and lawns/parkland planted with tree belts and specimen trees. The gardens to the south of Bishopstrow Road (Figure 5.5) include an 18th century garden temple, pavilion, garden walls, orchard, coach house, bridge and section of the River Wylfe.
- 5.16 The wider setting is characterised by a patchwork of agricultural fields containing 19th century farmsteads, the historic village of Bishopstrow to the south and the modern outer fringes of Warminster to the west. This includes modern residential housing which extends up to the western boundary of the Site, c.375m to the west of Bishopstrow House. The siting of Bishopstrow House to the north of the previous 18th century house may be significant. The location was most likely selected for the same desirable features that attracted the construction of the adjacent funerary monuments, in this instance, the slightly elevated position affording glimpsed views towards the surrounding hills, but more generally access to water and fertile land.
- 5.17 The Site forms part of the wider historic setting of Bishopstrow House, which is largely appreciated and understood from within its preserved parkland and grounds, which corresponds with the current extent of the hotel grounds. The northern part of the Site is entirely screened from the House by the dense historic tree belt and Bishopstrow Court, the former Home Farm and modern agricultural buildings. The southern portion of the Site is visible in glimpsed views from the south lawn of the House (Figure 5.6). This portion of the Site appears from historic mapping to have been planted with trees between 1840 and 1880 and the southern end of the shelterbelt to the west of the House may have been thinned at this time. As such, it is assumed that this may have been an intentional borrowing of the wider landscape beyond the confines of the earlier parkland, perhaps to enhance this southern vantage point, before it was reverted to agricultural use.
- 5.18 The Site primarily contributes towards the significance of Bishopstrow House due to the assumed association through historic ownership and estate functioning, as part of its 19th century agricultural landholdings and possibly at one stage, wider parkland setting.

Figure 5.4 Bishopstrow House Hotel (Grade II), east elevation (above) and its complex of ancillary buildings to the rear of the main house (below).



Source: Lichfields (November 2025)

Figure 5.5 The gardens and temples of Bishopstrow House located to the south of Bishopstrow Road.



Source: Lichfields (November 2025)

Figure 5.6 View from the southern terrace to Bishopstrow House towards the southern part of the Site.



Source: Lichfields (November 2025)

4 The Cotes and Stables (both Grade II) and 209-215 Boreham Road (non-designated heritage assets)

- 5.19 According to its listing description The Cotes (207 Boreham Road) (Figure 5.7) dates from the early-19th century and is possibly a re-fronting of an earlier 18th century house. The Stable building is dated 1821. Both buildings are constructed in local rubble stone with stone and brick quoins.
- 5.20 Located within the Site is a c.50m long stretch of wall, of around 2.45m tall, running between Nos. 195 Boreham Road and The Cotes (Grade II) (Figure 5.8). In 2026 the LPA identified this section of wall as forming part of the adjacent Grade II listed building, as it is referred to in the listing description. The eastern end of this wall (Figure 5.9) contains two openings: an existing doorway which appears from historic mapping to have formed part of a small outbuilding; and a boarded-up opening which appears to have been adapted from a smaller arched opening, shown by the retained brick header. The latter is unused and in a very poor state of repair and is subject to temporary propping.
- 5.21 These buildings are of historic and architectural significance as fine examples of a modest gentleman's house and stables constructed in the local vernacular.
- 5.22 They are of medium importance.
- 5.23 Nos. 209-215 Boreham Road form a group of historic properties shown on 19th century mapping. These are a terraces of red-brick houses and a detached cottage. A building to the rear of No. 15a is identified on historic mapping as a smithy, indicating the site was once occupied by a blacksmith. These buildings are of historic significance as a group of 19th century modest, workers' housing in the area.
- 5.24 They are of low importance.

Figure 5.7 The Cotes (left) and the Stables (right)



Source: Lichfields (November 2025)

Figure 5.8 A portion of the Boreham Road boundary wall to the west of The Cotes (Grade II). Visible is the unused and boarded up historic opening at the eastern end of the wall (below).



Source: Lichfields (November 2025)

Figure 5.9 The unused and boarded up historic opening at the eastern end of the boundary Wall, west of The Cotes.



Source: Lichfields (November 2025)

- 5.25 The visual setting of the listed buildings and adjacent non-designated heritage assets is largely appreciated from within their own enclosed gardens and along Boreham Road (Figure 5.10). This section of Boreham Road retains much of its historic architectural vernacular, with buildings characterised by the use of coursed and un-coursed rubble masonry with red brick detailing.
- 5.26 Boundaries on historic mapping and records associated with the 1783 Enclosure Map (Appendix 2) indicate that the Site was not historically associated with The Cotes, Stables or Nos. 209-215 Boreham Road, either through a shared ownership or function. The fields within the Site, particularly those within the southern part, provide the listed buildings and adjacent non-designated heritage assets with a retained rural setting which contributes towards how they are appreciated as rural village dwellings, albeit located on a busy road.

Figure 5.10 The setting of the Cotes and the Stables along Boreham Road



Source: Lichfields (November 2025)

5 15 & 17 Grange Lane (Grade II)

- 5.27 According to the listing description, the properties (Figure 5.11) originally date from the mid-17th century, as indicated by a very large datestone on first floor which reads "1652 AD". The buildings are timber-framed with a red brick front (timber framing is visible from the rear). 15 & 17 Grange Lane are of historic and architectural significance for their early date and evident timber-framed construction, suggesting that they were originally modest dwellings of rural workers.
- 5.28 The properties are of medium importance.
- 5.29 Records associated with the 1783 Enclosure Map indicate that one field within the southern part of the Site was under the same ownership as 15 & 17 Grange Lane (Everett) at that time. The rest of the Site was not historically associated with these houses, either through a

shared function or ownership. The properties are set within a modern garden that is densely vegetated with large trees, beyond which are houses developed during the 1960s and 1970s to the north and west and The Grange to the east. The surrounding buildings and vegetation fully screen the Site within the visual setting of Nos. 15 & 17. The Site makes some contribution towards the significance of Nos. 15 & 17, as it forms a retained element of their wider rural historic setting and the southern part of the Site contributes towards an understanding of how the properties functioned during the 18th century.

Figure 5.11 Nos. 15 & 17 Grange Lane



Source: Lichfields (November 2025)

6 Pavilion to the East of Grange Farmhouse (Grade II) and The Grange (non-designated heritage asset)

- 5.30 The Grange (Figure 5.12) dates from the early-19th century. It is a two-three storey 'L'-plan house constructed in rubble stone with stone mullions. According to its listing description, the Pavilion to the east of The Grange dates from c.1700. It is a square stone pavilion with no windows and one door to the south elevation. The Grange is visible along Grange Lane but there is no public access to the Pavilion which is enclosed within its grounds.
- 5.31 The Grange and the Pavilion are of historic and architectural significance as a grand house and ornamental garden building, suggestive of high-status occupants of the early-19th century farmhouse and earlier house to which the 18th century pavilion relates.
- 5.32 The Grange is of low importance. The Pavilion is of medium importance.
- 5.33 The visual setting of The Grange and Pavillion is largely enclosed by dense trees and vegetation within its grounds. Historic mapping shows a series of ancillary farm buildings

surrounding The Grange, identified as a 19th century farmstead of dispersed plan on the HER. According to the HER only the farmhouse survives, presumably The Grange.

- 5.34 Boundaries on historic mapping and records associated with the 1783 Enclosure Map indicate that two of the agricultural fields within the southern part of the Site were at one point under the same ownership as Grange Farm, prior to the introduction of The Grange. These fields within the Site consequently make a very limited contribution towards an understanding of how The Grange and its former ancillary buildings might have functioned historically. Generally, the Site contributes towards how The Grange is appreciated as a rural dwelling, albeit this has been largely diminished by the modern housing introduced to the west of the Site, connecting it to the built settlement of Warminster.
- 5.35 No direct association has been found between the Pavilion and the Site. The Site therefore makes no direct contribution towards the setting or significance of the Pavilion, which is largely appreciated in isolation within the grounds of The Grange.

Figure 5.12 The Grange, farmhouse



Source: Lichfields (November 2025)

7 Bishopstrow Home Farm (non-designated heritage asset)

- 5.36 According to the HER, Bishopstrow Home Farm was constructed in the 19th century. As a model farm, it was a deliberately planned farm typology built to demonstrate improved farming and building techniques. It consists of a two-storey farmhouse (5.13) and ancillary buildings (Figure 5.14) in a regular courtyard arrangement. The buildings at Home Farm were converted into residential use in the late-1980s (planning application ref. W/87/00376).

- 5.37 Bishopstrow Home Farm is of historic and architectural interest as an example of a mid-late 19th century model farm complex. It originally formed part of the Bishopstrow House estate, where it would have been introduced as an income stream and status symbol. Its conversion to residential use has somewhat diminished the historic character of the farm buildings and its overall significance.
- 5.38 Home Farm is of low heritage importance.

Figure 5.13 Bishopstrow Home Farm. Farmhouse (above) and some of the converted ancillary buildings (below).



Source: Lichfields (November 2025)

Figure 5.14 An example of some of the converted ancillary buildings at Bishopstrow Home Farm.



Source: Lichfields (November 2025)

- 5.39 Home Farm has a largely unchanged immediate setting comprising agricultural fields to the north, west and south (Figure 5.15) and Bishopstrow House and former parkland to the east. Modern housing introduced c.175m to the west of Home Farm has changed the character of its wider setting.
- 5.40 The Site is located to the immediate west and south of Home Farm where the agricultural fields are assumed to have formed part of its agricultural holding via Bishopstrow House. This is based on the proximity between Home Farm and the Site. The retained agricultural use and character of the Site provides a preserved historic context to Home Farm and contributes towards how its former use as a working farm is understood and appreciated, albeit the southern fields within the Site appear to have been converted to parkland when Home Farm was originally constructed, which was lost when the parkland trees were removed in the early 20th century.

Figure 5.15 View into the southern part of the Site from the access driveway to Home Farm. The farmhouse is visible on the right-hand side of the view.



Source: Lichfields (November 2025)

8 King Barrow and two Bowl Barrows located within the grounds of Bishopstrow House (all Scheduled Monuments)

- 5.41 According to its listing description, the mound of the King Barrow: a long barrow 100m north of Bishopstrow House (Scheduled Monument) (Figure 5.16), is 70m long, 22m wide and c.3m high. It is orientated NNW-SSE and is ovoid in plan. It is funerary monument typology associated with the Early and Middle Neolithic periods (3400-2400 BC). The barrow has been partially excavated on two occasions, by Colt-Hoare and Cunnington. Finds have included a cremation burial and numerous later burials. Part of the mound was removed in the 19th century leaving a scar at the northern end of the monument.
- 5.42 The Bowl Barrow 85m north of Bishopstrow House (Scheduled Monument) (Figure 5.17) mound is 1.5m high, and 18m across from north to south and 17m from east to west. The profile of the barrow is irregular due to disturbance and the banking up of earth around the mound. The Bowl Barrow immediately east of Bishopstrow House (Scheduled Monument) (Figure 5.18) has a flat-topped mound, 2.2m high from the north but 4m high from the south. From east to west it is 52m in diameter and from north to south 50m, the lower edge of the mound to the north having been truncated by the building of a tennis court. Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age. According to their listing descriptions there is no record that they have been excavated.
- 5.43 The three barrows were scheduled in 2001. They are of archaeological significance as early prehistoric funerary monuments. They have high potential for the survival of archaeological and environmental evidence relating to their construction and use, and to the contemporary landscape.

5.44 They are of high importance.

Figure 5.16 King Barrow: a long barrow 100m north of Bishopstrow House (Scheduled Monument)



Source: Lichfields (November 2025)

Figure 5.17 Bowl Barrow 85m north of Bishopstrow House (Scheduled Monument)



Source: Lichfields (November 2025)

Figure 5.18 Bowl Barrow immediately east of Bishopstrow House (Scheduled Monument), visible beyond the tennis court.



Source: Lichfields (November 2025)

- 5.45 The three barrows have a visual setting that is largely contained within the gardens and parkland surrounding Bishopstrow House. A large amount of discarded refuse (see Figure 5.16), a modern workshop building, marquee (see Figure 5.17) and tennis court (see Figure 5.18), currently detract from the immediate settings of all three prehistoric barrows, by obscuring how the form and ceremonial use of the monuments are currently recognised and understood. Due to their proximity, the barrows form an important grouping of funerary monuments which each enhance the known and potential archaeological significance of the others. The wider setting, which encompasses an extensive number of prehistoric funerary monuments found on the Salisbury Plain, likewise contributes to their significance.
- 5.46 The King Barrow and Bowl Barrow to the north of Bishopstrow House are visually contained by the surrounding woodland and modern workshop building at Bishopstrow House. There is no intervisibility between these monuments and the Site, with further screening from the historic and modern buildings at Home Farm and tree belts to the west. The Bowl Barrow immediately east of Bishopstrow House has a more open setting, which incorporates the complex of buildings at Bishopstrow House, its gardens including the adjacent tennis court and distant glimpses towards fields and rooftops in Warminster, beyond the western tree belt (Figure 5.6). This includes one glimpsed view of the southern fields within the Site (Figure 5.19).
- 5.47 The Site plays a highly limited role in the visual settings of the Barrows, restricted to one localised and glimpsed view across the southern fields within the Site from the Barrow to the west of Bishopstrow House. The agricultural character of the Site does not make any specific contribution towards the funerary/ceremonial character of the setting and how this is understood, albeit possible prehistoric archaeological features found within the southern part of the Site may have some evidential value.

Figure 5.19 View towards the southern fields within the Site taken from the southern slope of the Bowl Barrow immediately mound, immediately east of Bishopstrow House.



Source: Lichfields (November 2025)

9 Battlesbury Camp Monuments (Scheduled Monument)

- 5.48 Battlesbury Camp Monuments (Scheduled Monument) (Figure 5.20) was scheduled in 1981. The scheduled area includes an Iron Age hillfort, an unenclosed Iron Age settlement, a cemetery, three bowl barrows, a field system and enclosure within the hillfort, and two strip lynchet systems outside the hill fort. According to its listing description it has been partially excavated in the 19th century and 1950s.
- 5.49 The Scheduled Monument is primarily of archaeological significance as a large Iron Age Hillfort that is a prominent prehistoric landscape feature, found with an associated complex of settlement, agricultural and ceremonial features.
- 5.50 It is of high importance.

Figure 5.20 Battlesbury Camp Hillfort



Source: Lichfields (November 2025)

- 5.51 Battlesbury Camp is part of an extensive network of surviving prehistoric archaeological features located on the Salisbury Plain, including seven hillforts recorded on the Salisbury Plain Training Area. As one of the tallest landscape features in the area, extensive views are available from the top of the hillfort across the surrounding landscape. Views towards other hillforts and archaeological sites (including at Cop Heap, Cley Hill, Middle Hill and Scratchbury Hill) make a particular contribution towards how the monument is appreciated as part of a wider prehistoric ceremonial and political landscape.
- 5.52 Views out from the scheduled monument across its surrounding rural landscape help to illustrate the camp's historic setting and role. These views include visibility of subsequent modern development, including various large-scale buildings at the Land Warfare Centre (Battlesbury Barracks) and mixed development at the eastern edge of Warminster, which do not contribute towards the significance of the monuments and how they are appreciated as prehistoric occupation sites.
- 5.53 Distant views of the Site are available from some parts of the hillfort (Figure 5.21) but there is a fair amount of screening from trees in Battlesbury Wood and existing vegetation at field boundaries.

Figure 5.21 View towards the Site from Battlesbury Hillfort. The approximate Site location is shown in yellow.



Source: Lichfields (November 2025)

5.54

The hillfort is located c.730m north of the Site. Due to its scale, the hillfort is visible from within much of the Site, with some views obtained from Boreham Road (Figure 5.22), due to a gap in buildings along the northern side of the road and the low wall at the access entrance to Home Farm. This gap in development and the fields beyond provide a viewing corridor towards the monument. While this contributes to its prominence within the wider landscape, generally, the modern agricultural nature of the Site does not directly contribute towards how the monument is understood, as a prehistoric occupation site.

Figure 5.22 View towards Battlesbury Hillfort from Boreham Road/the access drive to Home Farm



Source: Lichfields (November 2025)

10 Middle Hill Round Barrow (Scheduled Monument)

- 5.55 Middle Hill Round Barrow (Figure 5.23) is a bowl barrow, presumed to have been circular, but now oval in shape due to ploughing, with a maximum width of c.33m. There are trees on the barrow and there is some mutilation. Partial excavation took place in the 19th century.
- 5.56 The Round Barrow is of archaeological significance as an early prehistoric funerary monument and as part of the extensive survival of chalk downland archaeological remains within this area. It has potential for the survival of archaeological and environmental evidence relating to its construction and use.
- 5.57 It is of high importance.

Figure 5.23 View towards Middle Hill Round Barrow (Scheduled Monument) from the edge of a field to its south.



Source: Lichfields (November 2025)

- 5.58 The principal parts of the setting of the barrow that contribute to its significance is the surrounding landscape of other Iron Age monuments. This setting derives from not just visual connections but their historic associations as part of this well-preserved Iron Age landscape. This landscape is well preserved, and the monument sits between Battlesbury Hillfort to the west and Scratchbury Hillfort to the east.
- 5.59 The barrow is located circa 1200m north-east of the Site. Whilst the barrow's prominent position at the top of Middle Hill gives it extensive views across the surrounding landscape, towards the Site there are two intervening tree belts which substantially screen intervisibility. The Site makes a negligible contribution to the significance of the monument, being an open, rural site in character, but being some distance away from the

monument and screened by trees. The Site is also adjacent to existing development, reducing its contribution to the open quality of the rural setting.

11 Middlehill settlement and associated cultivation earthworks (Scheduled Monument)

- 5.60 The scheduled area covers c.3ha and incorporates the site of a deserted medieval village in the south and associated cultivation earthworks to the north, including six strip lynchets.
- 5.61 Downland Medieval villages surviving as well-preserved earthworks are rare nationally due to the destructive effects of later cultivation. The importance of the Middlehill monument is considerably enhanced by its association with contemporary cultivation earthworks. These earthworks provide distinctive traces of medieval and earlier agricultural activities in Downland areas, and indicate the degree of intensity of land use and farming practices through time.
- 5.62 The scheduled monument is of high importance.
- 5.63 The southern end of the SM sits on lower ground before rising towards the north along the western side of Middle Hill. The southern end is partially covered with a thick tree belt which heavily screens views in or out. The six strip lynchets on the east side of Middlehill do not have any tree cover and are much more widely visible.
- 5.64 The principal components of the setting of the monument are the remaining parts of Middle Hill and its barrow, as well as the other nearby archaeological remains of the Iron Age period. This contribution to setting is in both visual and associative terms. Views out from the earthworks face predominantly east towards Scratchbury Hillfort, and north and south. Views west are screened by the higher parts of Middle Hill and by tree cover at the south end of the Site. Further views towards the Site are screened by tree belts south of the railway line. Generally, there is limited intervisibility between the Site and the scheduled monument and the Site makes a negligible contribution to its significance.

Figure 5.24 View towards Middle Hill from the top of Battlesbury Hillfort



Source: Lichfields (November 2025)

6.0 **Proposal's Effect on Significance**

Description of proposal

6.1 The description of development is:

“Full planning permission for residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessible amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, and new vehicular, cycle and pedestrian routes through the site. All associated infrastructure works.”

6.2 A linked Listed Building Consent application has also been submitted for:

“Removal of modern gate and repairs to reinstate the existing pedestrian opening in stone wall immediately west of The Cotes (Grade II).”

6.3 The full details of the proposal are described in the Design and Access Statement and shown on the application drawings. A combination of photographs, application drawings and Accurate Visual Representations has been used to predict and evaluate the change. The following features are key aspects of the proposal relevant to this HIA:

- 1 The northern portion of the Site would be developed with 135 dwellings. The proposed houses are two storeys, with lower densities located at the eastern edge of the built-up area. A green buffer is proposed at the eastern boundary, to reduce the effect on Home Farm and Bishopstrow Court and to preserve distant visibility towards Battlesbury Camp.
- 2 The southern portion of the Site would be converted into an area of public open space, incorporating an estate driveway, new trees, compacted gravel pathways, a play area, and SuDS basin.
- 3 The proposed estate driveway utilises the existing vehicular access to Home Farm and Bishopstrow Court and includes the removal/modification of the Boreham Road boundary wall in this location. The driveway has been sunken into the existing sloping landform and low bollard lighting is proposed to reduce any visibility from Bishopstrow House Hotel. The existing overhead cables would be relocated underground beneath the estate driveway. The use of a lighter surface material for the driveway, such as resin-bound gravel, was explored by the design team. However, Wiltshire Council's Highways Officer, has confirmed the requirement for this feature to be in asphalt. Conservation Officer input into how the boundary wall is terminated is desired and simple stone piers incorporating brick banding or quoins to reflect the local vernacular is suggested.
- 4 The existing blocked and temporarily propped opening within the Boreham Road boundary wall, just west of The Cotes (Grade II), will be reestablished to create the pedestrian access into the Site.
- 5 The landscape proposal includes reinforcing many of the existing hedgerows and introducing new trees within the Site and at the Site boundaries, to provide screening of the proposed houses.

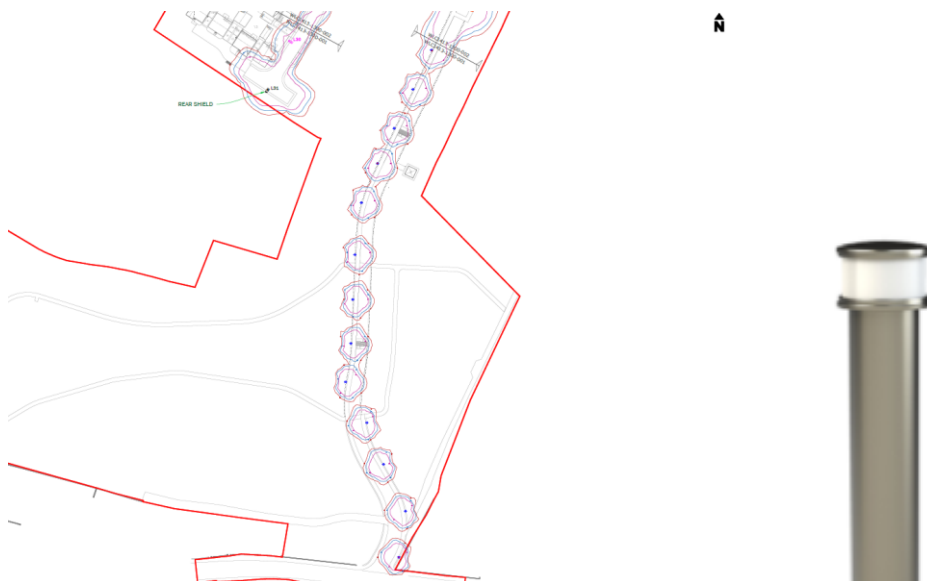
- 6 The lighting strategy has been designed to reduce light-spill and minimise impacts on the surrounding heritage assets. Low bollard lighting (Figure 6.2) is proposed along the estate driveway, on one side only (alternating).

Figure 6.1 Proposed Landscape Masterplan



Source: Pegasus Group

Figure 6.2 Light strategy proposed layout within the southern part of the site, showing low bollard lighting on one side of the estate drive only. Exmample image of low bollard lighting included.



Source: WLC Ltd

Assessment of effects

Bishopstrow Conservation Area

- 6.4 The proposed dwellings have been confined to the northern portion of the Site and the relative lack of development within the southern portion of the site would provide a suitable buffer, of approximately 260m, between the built development and the northern edge of the Conservation Area. As demonstrated by the AVRs for LVIA Views 2A and 2B, the proposed houses would introduce a minor change within the distant setting of the Conservation Area, as appreciated from the access to Home Farm along Boreham Road. Once the proposed trees have matured, views towards the proposed housing would be largely screened within the setting of the Conservation Area.
- 6.5 The proposals within the southern portion of the Site, comprising the removal of a section of the Boreham Road boundary wall within and adjacent to the Conservation Area and introduction of an estate driveway, pedestrian pavement, low level lighting and trees, would change the appearance of the Conservation Area's immediate setting, as shown by the AVRs for LVIA Views 2A and 2B.
- 6.6 This change would result in a low level of harm to the Conservation Area's setting and therefore significance, however, this would be partly mitigated by the careful design. The new access incorporates estate railings, hedges and a terminating feature to be confirmed by the Conservation Officer: simple piers with red-brick banding/quoined detailing is suggested to reference the local vernacular. The driveway is proposed as a sunken feature, built into the existing gradient of the Site and the relocation of overhead cables beneath the driveway would enhance the setting of the Conservation Area. Mitigation also includes the use of low bollard lighting and the introduction of screening from a series of parkland trees. The proposed trees are considered to be characteristic of the Conservation Area's existing setting and consistent with the early-19th century parkland character of the Site, as evidenced by historic mapping. The portion of unlisted wall located within the Conservation Area that is proposed for removal appears to have been modernised or rebuilt and therefore this element of the scheme is not considered to adversely affect its significance, albeit its character and appearance would be slightly affected.
- 6.7 The proposal to re-open the blocked historic entrance within the Boreham Road boundary wall to the west of The Cotes would form a sensitive and modest change that would result in an enhancement to the Conservation Area's setting.
- 6.8 Due to intervening vegetation and buildings, the proposal would be screened from the majority of the Conservation Area and would not be visible beyond buildings immediately south of Boreham Road. This is illustrated by LVIA Views 11A and 11B.
- 6.9 Overall, the proposal would result in a low level of less than substantial harm to the significance of the Conservation Area through the introduction of the estate drive and modest suburbanisation of its current rural setting.

2 Boreham Road boundary wall (non-designated heritage asset)

- 6.10 The modification of the Home Farm access, including the removal of approximately 12m of the Boreham Road boundary wall would result in some harm. By locating the entrance within the existing access to Home Farm, the extent of harm has been minimised.
- 6.11 The section of wall that is proposed for removal is largely a lowered modern wall and only c.5m is considered to be historic fabric. This would affect a small proportion of the non-designated wall, overall, and the linear historic boundary would remain legible.
- 6.12 An appropriate terminating feature is proposed at the widened entrance, such as a simple pier with brick banding or quoins is proposed to help mitigate the harm, as well as the introduction of estate railings and hedges. The detailed design of this feature is for agreement with the Conservation Officer.
- 6.13 Overall, the proposal would result in a low degree of harm to the significance of the Boreham Road boundary wall, primarily through the removal of historic fabric. The low degree of harm to the non-designated heritage asset, would be balanced against its significance, which is low, in accordance with NPPF Paragraph 216.

3 Bishopstrow House Hotel (Grade II)

- 6.14 The proposed development would remove the existing agricultural use of the Site, thereby affecting the existing contribution it makes to an understanding of how the Bishopstrow House estate functioned historically, albeit the southern part of the Site was converted to parkland when the house was originally constructed.
- 6.15 Due to the location and modest scale of the proposed housing and existing screening from the shelterbelt and Home Farm buildings located to the west of Bishopstrow House (Grade II), the proposal would have a limited effect on the visual setting of the listed building (see LVIA View 1B). The proposed houses would be entirely screened within the visual setting of Bishopstrow House Hotel.
- 6.16 The introduction of the new estate drive and associated lighting within the southern part of the Site would have a small effect on the visual setting of Bishopstrow House, limited to glimpsed views available from the southern lawn (see LVIA View 1A) and from within the curtilage of the house, mainly surrounding the hotel car park. The effect of this would be largely mitigated by the sunken level of the drive, which would be constructed into the existing slope across the Site, the use of more sensitive 'heritage bollard lighting', and the introduction of parkland trees. This would help to screen the driveway and vehicles in westerly views from Bishopstrow House and the visual effect would be minor. Reinstating the former parkland character of the southern part of the Site through the planting of trees, is consistent with the late-19th century evolution of Bishopstrow Park.
- 6.17 Overall, the proposed development would result in less than substantial harm to the significance of Bishopstrow House, through the change to a small part of its visual and historic setting. The resulting harm is considered to be at the lowest end of the scale.

4 The Cotes and Stables (both Grade II) and 209-215 Boreham Road (non-designated heritage assets)

- 6.18 The modest degree of development proposed within the southern portion of the Site would ensure that the proposal would form a minor change within the settings of The Cotes (Grade II), Stables (Grade II) and Nos. 209-215 Boreham Road (non-designated heritage assets). The proposed housing, restricted to the northern part of the Site, would be appreciable as a distant component within their wider setting, largely screened by vegetation surrounding The Grange. The visual effect would be further mitigated through the undeveloped buffer to the west of Home Farm and screening from the proposed parkland trees within the southern part of the Site.
- 6.19 The proposed estate drive within the southern part of the Site would introduce a suburban character, approximately 120-145m east and 200m northeast of The Cotes, Stables and Nos. 209-215 Boreham Road. Due to the distance, sunken nature of the driveway, low bollard lighting and screening from trees, the overall rural character of their immediate setting would be maintained by the proposal. The proposed parkland character and trees within the southern portion of the Site is consistent with the early 19th century evolution of Bishopstrow Park. As such, this is considered an acceptable change to the setting of the listed buildings and group of non-designated heritage assets.
- 6.20 The proposal to sympathetically repair and re-open the blocked and propped-up historic opening within the boundary wall immediately west of The Cotes, would result in a minor enhancement to the listed building. The existing timber gate is modern and in a derelict state of repair and its removal would enhance the character and quality of the wall overall.⁶ This would result in a small visual enhancement to the settings of the surrounding heritage assets.
- 6.21 The way in which The Cotes (Grade II), Stables (Grade II) and Nos. 209-215 Boreham Road (non-designated heritage assets) are currently understood and appreciated, as a 'modest gentleman's house', ancillary building and modest workers' housing, would be preserved. As such, their significance would be preserved.

5 15 & 17 Grange Lane (Grade II)

- 6.22 Due to screening from the existing vegetation at the boundaries of 15 & 17 Grange Lane and the Site, the immediate visual setting of the listed building and how it is currently appreciated would be unaffected by the proposal. The late-18th century shared ownership between the listed building and one small field within the southern portion of the Site is no longer appreciable as this field boundary was lost in the 19th century. However, the proposal retains the overall rural, undeveloped character of the southern portion of the Site, therefore preserving this element of the listed building's wider historic setting. The proposed houses on the northern portion of the Site would be characteristic of the existing modern housing located immediately north and west of 15 & 17 Grange Lane.
- 6.23 Overall, the setting and significance of 15 & 17 Grange Lane would be preserved.

⁶ This is detailed further in the accompanying listed building consent application.

6 Pavilion to the East of Grange Farmhouse (Grade II) and The Grange (non-designated heritage asset)

- 6.24 The Pavillion is currently experienced from within the gardens of The Grange, which are visually enclosed by dense vegetation surrounding the property. The proposed development would be screened by the existing vegetation, preserving the setting and significance of the listed building.
- 6.25 The surrounding vegetation would provide screening between The Grange and the proposed development and therefore the visual setting of the listed building and how it is currently appreciated within its own grounds would be largely unaffected. The proposal would reduce the extent of the wider rural setting to The Grange, by introducing houses on the northern fields within the Site. However, the overall rural, undeveloped character of the southern portion of the Site would be preserved.
- 6.26 Some of the fields within the Site were under the same ownership as the former 18th century farm on the site of The Grange, however, no direct association has been confirmed between The Grange and the Site.
- 6.27 Overall, the proposal would have a slight adverse effect on the wider setting of The Grange and how it is appreciated as a rural dwelling, albeit this is broadly characteristic of the existing setting to the west of Grange Lane. This would result in a very low degree of harm to its significance. The resulting harm to the non-designated heritage asset would be balanced against its significance, which is low, in accordance with NPPF Paragraph 216.

7 Bishopstrow Home Farm (non-designated heritage asset)

- 6.28 The development of the northern portion of the Site would change the existing relationship between the non-designated heritage assets at Home Farm and its assumed former landholdings, resulting in a low degree of harm to its setting and significance, by reducing the legibility of how the former farm historically functioned. Visually, the proposed houses would appear consistent with the existing 1960s-1970s houses that are evident, c.175m to the west of the Site, albeit positioned closer to the asset. The visual impact of the proposal would be partly mitigated by the undeveloped buffer preserved to the west of Home Farm, the lower density of housing at the eastern end of the developed area and screening from the proposed boundary planting and street/on-plot trees.
- 6.29 The proposal would change the existing agricultural character across the southern portion of the Site, however, this is consistent with the early-19th century parkland character of this area, as evidenced by historic mapping. The rural character across much of the southern portion of the Site would be retained, however, the proposed estate driveway would introduce a suburban feature that would somewhat detract from the setting of Home Farm. This would be partly mitigated by the sunken nature of the estate driveway, low bollard lighting and proposed vegetation.
- 6.30 Overall, the low degree of harm to the setting and significance of Home Farm, a non-designated heritage asset, would be balanced against its significance, which is low, in accordance with NPPF Paragraph 216.

8 King Barrow and two Bowl Barrows located within the grounds of Bishopstrow House (all Scheduled Monuments)

- 6.31 In relation to King Barrow and the Barrow 85m north of Bishopstrow House, HE considered that ‘glimpsed views of the development will likely be achievable, and that those views will be more extensive in winter when vegetation cover is at its minimum. It may be that light spill has the greatest impact given the presence of Home Farm, but further assessment will be required to assess the level of impact.’
- 6.32 LVIA Views 12A and 12B indicate that glimpsed views would not be achievable from these monuments, due to the distance and existing screening from intervening trees. In relation to nighttime affects, whilst there may be additional illumination because of the proposed development, this would only be perceived as a negligible change to the existing illumination from the neighbouring hotel and Home Farm, and the existing baseline from Warminster itself. This is demonstrated by the nighttime AVR produced for LVIA View 6, a viewpoint taken from a public footpath to the north of the site, where the extent of screening from trees is much less than from the King Barrow and two Bowl Barrows. The proposed vegetation at the northeast boundary of the Site would introduce further screening between the barrows and the proposed development.
- 6.33 Any visibility of the proposal from the Bowl Barrow to the east of Bishopstrow House would be limited to the perception of distant rooftops within the northern part of the Site, glimpsed beyond the existing trees to the west of Bishopstrow House and new trees planted in the southern portion of the Site. The change would be characteristic of existing glimpsed views of modern rooftops available from the top of the mound and the change would be largely imperceptible. Additional illumination from the proposed development, would only be perceived as a negligible change to the existing illumination from the neighbouring hotel, Home Farm, and Warminster. The lighting to the proposed estate driveway uses more sensitive, low bollard lighting, mitigating any potential impact from this feature.
- 6.34 Overall, the setting and significance of all three scheduled monuments would be preserved.

9 Battlesbury Camp Monuments (Scheduled Monument)

- 6.35 The existing visibility of the Site from the Battlesbury Camp Monuments is demonstrated by LVIA Views 7, 8 and 9. In views from the top of the hillfort (View 8), the proposed development would be screened by the intervening trees in Battlesbury Wood, so far that any change to these views from the proposed houses would be negligible. Along a small part of the western slopes of the hillfort (View 7) and from the lynchet strips at the eastern base of the hillfort (View 9), there is currently an awareness of the Site as a field surrounded by hedges and trees, located at the outer edge of Warminster. From these locations the proposed houses would be visible as a distant feature, increasing the current awareness of built form. This would be partly mitigated by the proposed trees at the northern and northeastern boundaries of the site, which on maturity, would provide screening, such that only a distant perception of sloped roofs would be appreciable from the Scheduled Monnument.
- 6.36 Whilst the development would introduce an increased perception of Warminster’s urban character from Battlesbury Hillfort, this would be limited and characteristic of the existing awareness of built form, including various large-scale buildings at the Land Warfare Centre

(Battlesbury Barracks) and mixed development at the eastern edge of Warminster. Overall, the proposal would appear as a modest and natural extension of Warminster, that would not interfere with any key elements of the setting to Battlesbury Camp, such as the intervisibility with other hillforts in the wider landscape.

- 6.37 Once the proposed planting has matured the effects of the development would be significantly reduced. The LVIA (Pegasus) sets out that visibility from Battlesbury Hillfort would be:

‘From Battlesbury Hill a local high point, there are open wide-ranging views across Warminster and in the direction of the Site. Battlesbury Barracks are clearly visible in the mid ground of the view to the southwest (Viewpoint 7). The Proposed Development would sit beyond the Barracks and recently planted field of trees visible in the centre of the view. Moving further up the hill (Viewpoint 8) a large block of woodland screens much of the view in the direction of the Site. Warminster is visible extending to the west. Further east at the base of the hill views from the long-distance route (Viewpoint 9), where it meets WARM40) become obscured by the layering of intervening vegetation. At Viewpoint 6 north of the railway line views towards the Site are obscured by intervening vegetation

The magnitude of change to views experienced by long distance route users would range from low (Viewpoint 7 – open highpoint) to negligible (Viewpoints 6, 8 and 9 – due to intervening screening) at year 1. The proposed planting would help to integrate the built form into the landscape and would reduce the magnitude to change to negligible at Viewpoint 7 by year 15.’

- 6.38 The existing viewing corridor from Boreham Road towards Battlesbury Hillfort would be maintained by the retained buffer of fields within the southern and eastern parts of the Site. This is demonstrated by LVIA View 2B, albeit the proposed houses and parkland trees (once matured) would screen some visibility of the hillfort.

- 6.39 Overall, the proposal would result in a negligible change to the wider setting of the Battlesbury Camp Monuments, once the proposed mitigation planting has matured. The significance of the scheduled monument would be preserved.

10 Middle Hill Round Barrow (Scheduled Monument) and 11 Middlehill settlement and associated cultivation earthworks (Scheduled Monument)

- 6.40 The existing visibility of the Site from the uppermost point of Middle Hill Round Barrow is demonstrated by LVIA View 10. In this view the Site is substantially screened by the intervening woodland surrounding Bishopstrow House Hotel. The existing woodland would continue to provide substantial screening towards the proposed development, once built. However, there would be a distant perception of new roof forms within the western, less sheltered part of the Site. These would sit in the foreground of existing roofs visible from this location and the perception of built form would remain broadly the same.
- 6.41 The effect would be further reduced once the proposed planting has matured. The LVIA (Pegasus) sets out that visibility from Middle Hill would be:

With the proposals in place there may be glimpsed views of built development at year 1 however this would sit within the context of existing development at the edge of Warminster.

Overall, the magnitude of change to visitors of Middle Hill is assessed to be Low at year 1 prior to the establishment of proposed vegetation. At year 15 any visible development would be softened and screened by intervening maturing vegetation and the planting proposals within the Proposed Development reducing the magnitude of change to negligible.

- 6.42 Overall, the proposed development would introduce an imperceptible visual change to the surrounding setting of the barrow and its significance would be preserved.

7.0 Conclusion

7.1 This assessment has established the significance of the Boreham Conservation Area, The Cotes (Grade II), the Boreham Road boundary wall (non-designated heritage asset) and surrounding heritage assets and has assessed the potential effects of the proposal on their significance.

7.2 It has been identified that the proposal would meet the heritage policy tests outlined in Section 2, and the legal requirement can be carried out, as follows:

- 1 Does the proposal preserve and, where appropriate, enhance the setting and significance of the affected listed buildings? (s. 16(2) and s.66(1) of the 1990 Act; Paragraphs 210 and 212, NPPF; Core Policy 58, WCS; Policy 99, WLP).

Yes. The proposal would preserve the significance of The Cotes and Stables (both Grade II), 15 & 17 Grange Lane (Grade II) and the Pavilion to the East of Grange Farmhouse (Grade II), as a screened or characteristic change to the setting of these listed buildings which would not adversely affect how they are currently understood or appreciated.

There would be a low level of harm to the setting of Bishopstrow House Hotel (Grade I), mainly due to the development of the fields within the northern part of the Site and how these contribute to an understanding of how the estate historically functioned. This would result in less than substantial harm to the significance of the listed buildings, but at the lowest end of the scale.

- 2 Does the proposal preserve or enhance the character, appearance, significance and setting of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 210 and 212, NPPF; Core Policy 58, WCS; Policy 99, WLP).

The proposed development would cause a low level of less than substantial harm to the significance of the Bishopstrow Conservation Area through the introduction of the estate drive and subsequent modest suburbanisation of a small part of its current rural setting. This harm would be at the lower end of the scale. As there would be no direct harm to the character or appearance of the Conservation Area, s.72(1) of the 1990 Act is not engaged.

- 3 Does the proposal preserve and, where appropriate, enhance the setting and significance of the surrounding Scheduled Monuments? (Paragraphs 210 and 212, NPPF; Core Policy 58, WCS; Policy 99, WLP).

Yes. The proposed development would result in a negligible or no change to the settings of the surrounding scheduled monuments, once the proposed vegetation has matured. Once built, it would appear characteristic of existing distant visibility of rooftops at the eastern edge of Warminster and would not interrupt any key elements of their prehistoric setting. As such, the setting and significance of the scheduled monuments would be preserved.

- 4 Where less than substantial harm is caused to a designated heritage asset, has the harm been weighed against the public benefits of the proposal? (Paragraph 215, NPPF; Policy 99, WLP).

The Planning Statement balances the harm against the public benefits to draw a conclusion on the overall acceptability of the proposed development.

- 5 Does the proposal respond positively to the existing townscape and landscape context, being sensitive to historic buildings and landscapes? (Core Policies 57 and 58, WCS; Policies 98 and 99, WLP).

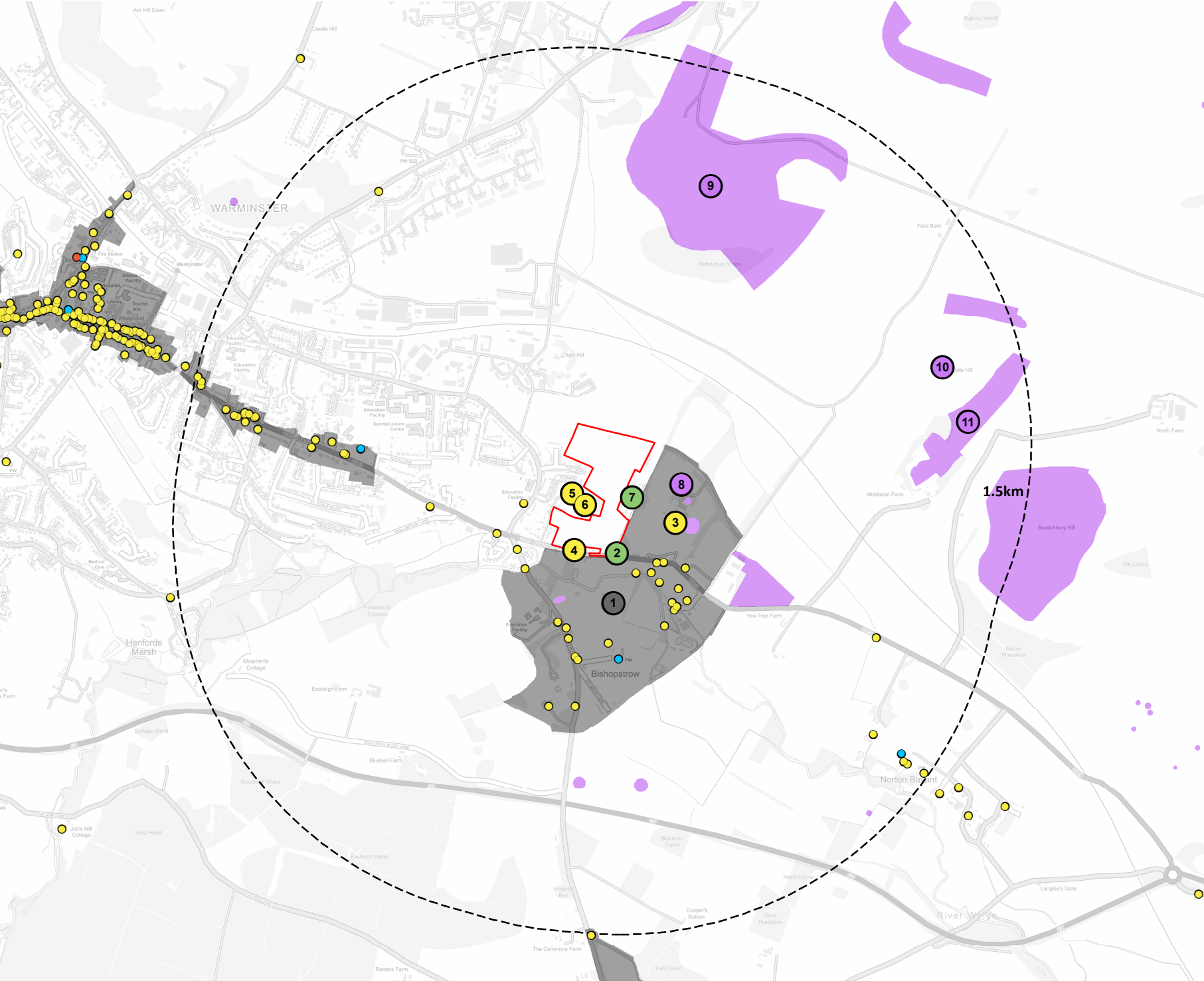
Yes. The proposed built development and landscape proposals have been designed to mitigate potential harm to the surrounding heritage assets through the location of the houses within the northwestern part of the Site, with greater housing densities focussed to the area adjacent to existing modern development, the retention of an undeveloped buffer to the east and south of the built development, the careful placement of vegetation to provide screening, the design of architectural elements reflecting the local vernacular, the sunken position and low bollard lighting for the estate driveway, and relocation of overhead cables underground. This would ensure that the proposal would sit comfortably within its current context at the eastern edge of Warminster. The removal of a small part of the Boreham Road Boundary Wall to facilitate the new access has been minimised by reusing the existing Home Farm access, reducing the overall effect on the non-designated heritage asset (see 6 below).

- 6 Has a judgement been made regarding the effects of the application on the significance of the affected non-designated heritage assets, balancing the scale of any harm or loss and the significance of the heritage asset? (Paragraph 216, NPPF; Policy 99, WLP).

The proposed development would cause a low or very low level of harm to the setting and therefore significance of Home Farm, The Grange and the Boreham Road Boundary Wall, through changes to their historic agricultural setting and therefore how they are understood or, in the instance of the boundary wall, through a modest loss of historic fabric.

- 7.3 Overall, the proposal would cause a low level of less than substantial harm to the significance of heritage assets of medium importance: the Bishopstrow Conservation Area and Bishopstrow House Hotel (Grade II). As required by the NPPF, great weight needs to be given to this harm within the planning balance recognising the level of harm (low) and the importance of the assets (medium).
- 7.4 The Planning Statement sets out the public benefits that would need to outweigh the low less than substantial harm identified (NPPG Paragraph 215). If the decision maker finds that the public benefits outweigh this harm, the scheme would be compliant with heritage planning policy.
- 7.5 The proposed development would cause a low or very low level of harm to the significance of Home Farm, The Grange and the Boreham Road Boundary Wall. The very low/low degree of harm to these non-designated heritage assets, would be balanced against their significance, which is low, in accordance with NPPF Paragraph 216.
- 7.6 The setting and significance of the remaining heritage assets would be preserved in accordance with heritage legislation and planning policy.

Appendix 1 Heritage Assets for Assessment

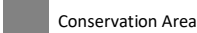


Key

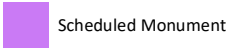


Site

Heritage Assets



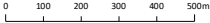
Conservation Area



Scheduled Monument

- Statutorily Listed Building: Grade I
- Statutorily Listed Building: Grade II*
- Statutorily Listed Building: Grade II
- Non-Designated Heritage Asset

- Heritage assets for assessment:
- Bishopstrow Conservation Area
 - Boreham Road boundary wall (non-designated heritage asset)
 - Bishopstrow House Hotel (Grade II)
 - The Cotes, Stables (both Grade II) and 209-215 Boreham Road (non-designated heritage assets)
 - 15 & 17 Grange Lane (Grade II)
 - Pavilion to the East of Grange Farmhouse (Grade II) and The Grange (non-designated heritage asset)
 - Bishopstrow Home Farm (non-designated heritage asset)
 - King Barrow and two Bowl Barrows located within the grounds of Bishopstrow House (all Scheduled Monuments)
 - Battlebury Camp Monuments (Scheduled Monument)
 - Middle Hill Round Barrow (Scheduled Monument)
 - Middlehill settlement and associated cultivation earthworks (Scheduled Monument)



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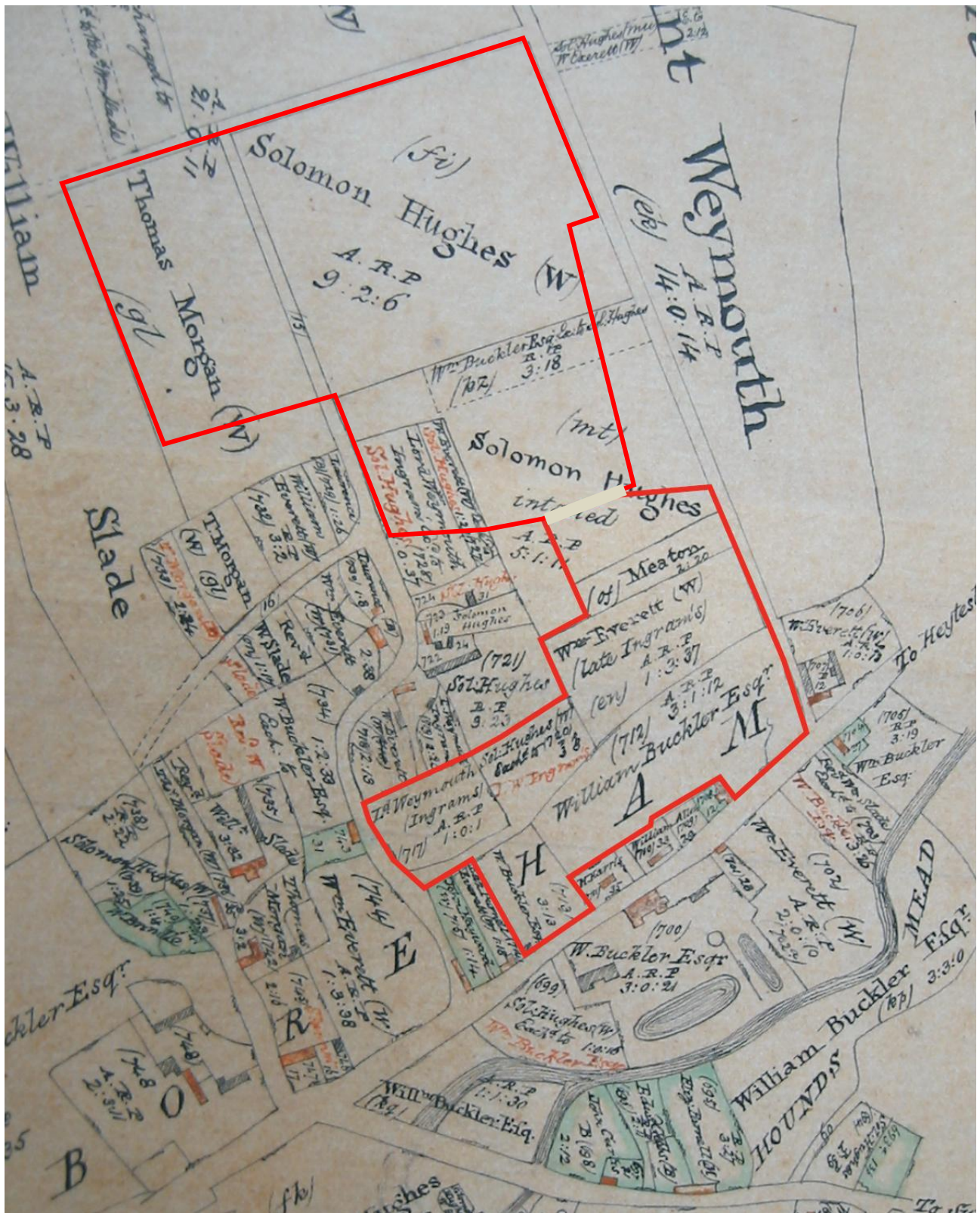


Project	Land at Home Farm, Warminster
Title	Heritage Assets
Client	Bellway Homes Limited
Date	21.04.2026
Scale	1 : 20,000 @ A4
Drawn by	MAR
Drg. No	GIS\LF\65496\02-01

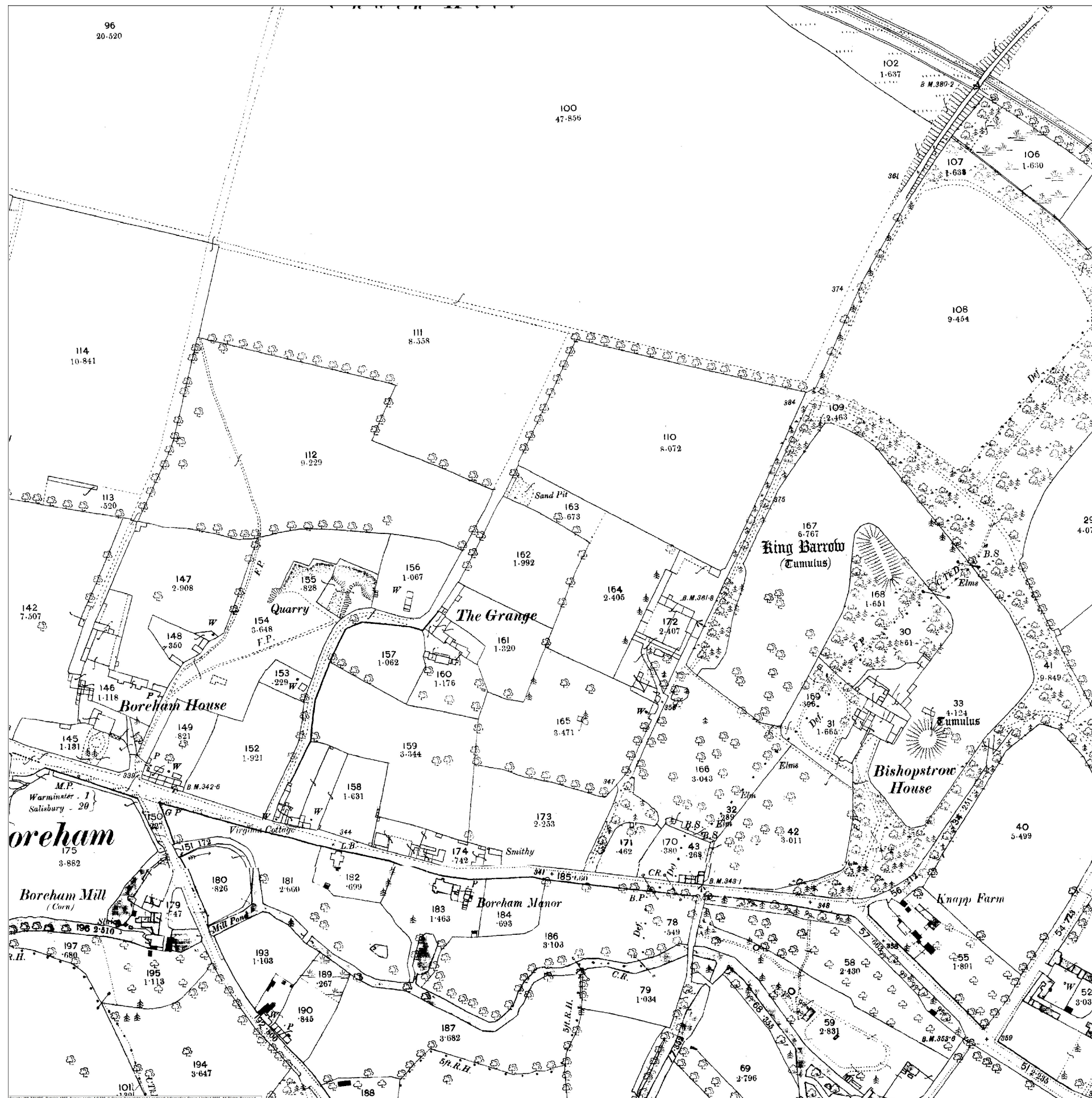
GIS Reference: S:\LF Jobs\LF65000 - LF65999\LF65496 - Land at Home Farm, Warminster\LF65496-02 - Land at Home Farm, Warminster - Heritage Assets - 06.11.2025.mxd



Appendix 2 Historic Mapping

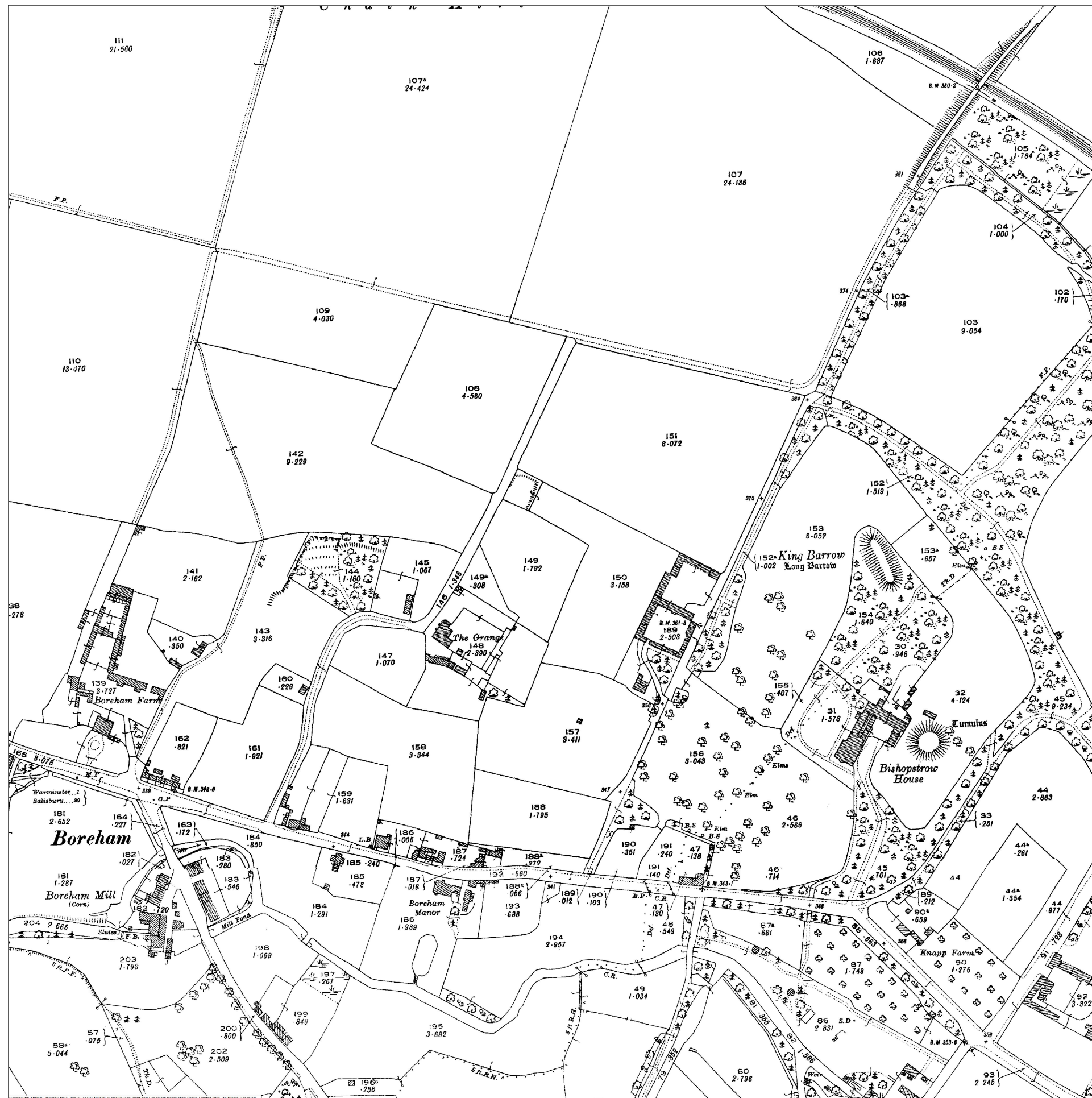


1783 Warminster Enclosure Map. The approximate Site boundary is shown in red.



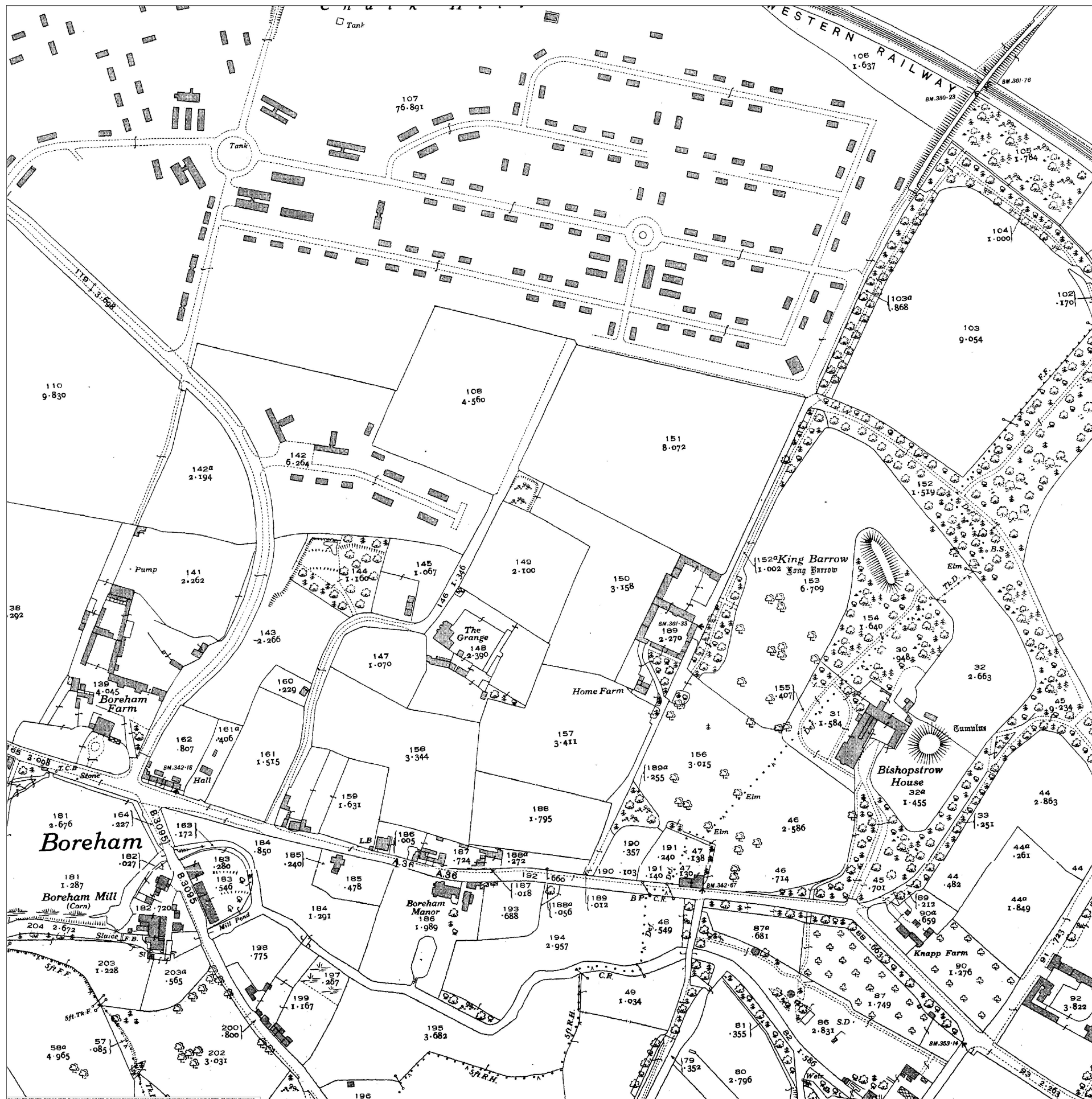
Landmark
INFORMATION GROUP

Landmark Historical Map
County: WILTSHIRE
Published Date(s): 1887
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County: WILTSHIRE
Published Date(s): 1924
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County: WILTSHIRE
Published Date(s): 1942
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1974
Originally plotted at: 1:2,500

Appendix 3 Classification of Importance of Heritage Assets, Lichfields

Importance	Designation types
Very High	World Heritage Sites
High	Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally Listed heritage assets Non-designated heritage assets
Negligible or nil	Heritage assets with little or no surviving heritage significance

the 1990s, the incidence of *S. flexneri* infections has increased in the United Kingdom [10]. In the United States, *S. flexneri* has been reported as the most common serotype of *Shigella* isolated from children with shigellosis [11]. In the United Kingdom, *S. flexneri* is the most common serotype isolated from children with shigellosis [12].

There is a paucity of data on the epidemiology of *S. flexneri* in the United Kingdom. In the 1980s, *S. flexneri* was the most common serotype isolated from children with shigellosis in the United Kingdom [12]. In the 1990s, the incidence of *S. flexneri* infections has increased in the United Kingdom [10]. In the United States, *S. flexneri* has been reported as the most common serotype of *Shigella* isolated from children with shigellosis [11].

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