

Heritage Statement.

Land off Storridge Road, Westbury.

On behalf of Gladman Developments Ltd.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Gladman Developments Ltd to prepare a Heritage Statement to consider the proposed residential development on at Land at Storridge Road, Westbury, as shown on the Site Location Plan provided at Plate 1.

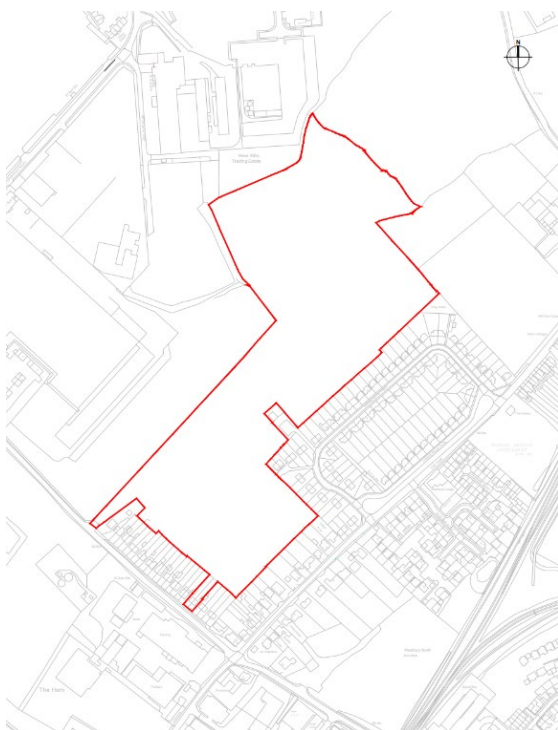


Plate 1: Site Location Plan

- 1.2. The Heritage Statement has been prepared to support:
- “An outline planning application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Storridge Road. All matters reserved except for means of access.”***
- 1.3. This Heritage Statement represents an update to the previous Statement issued in support of the 2022 application (ref. PL/2022/O9842). The Statement has been updated to account for the minor changes to site boundaries and proposed development, changes to planning policy, and updated Historic Environment Record Data.
- 1.4. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:
- “...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”.¹***
- 1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

environment and archaeological resource, following paragraphs 212 to 215 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

- 1.6. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be "*proportionate to the assets' importance*".²

² MHCLG, *NPPF*, para. 207.

2. Methodology

- 2.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 2.2. This assessment considers archaeological resource, built heritage and historic landscape.

Sources

- 2.3. The following key sources have been consulted as part of this assessment:
- An Archaeological Desk-Based Assessment prepared for the site by CgMs in 2016³, a Geophysical Survey of the site undertaken by Pre-Construct Geophysics in 2017⁴, and a trial trench evaluation undertaken by MOLA⁵ (Appendix 8).
 - The Wiltshire and Swindon Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;

- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

- 2.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

- 2.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

- 2.6. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Photographs

³ Thomas, N, 2016. *Land off Storridge Road, Westbury, Wiltshire: Archaeological Desk-Based Assessment*. CgMs.

⁴ Bunn, D, 2017. *Archaeological Geophysical Survey: Land off Storridge Road, Westbury, Wiltshire*. Pre-Construct Geophysics.

⁵ Tuffey, A, 2022. *Archaeological Evaluation on Land off Storridge Road, Westbury, Wiltshire*. MOLA.

2.7. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

2.8. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;⁶
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter *GPA:2*);⁷

- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter *GPA:3*);⁸
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter *HEAN:1*).⁹
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);¹⁰ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.¹¹

Consideration of Harm

2.9. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.¹² With regard to non-designated heritage assets,

⁶ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁷ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (*GPA:2*) (2nd edition, Swindon, July 2015).

⁸ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (*GPA:3*) (2nd edition, Swindon, December 2017).

⁹ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (*HEAN:1*) (2nd edition, Swindon, February 2019).

¹⁰ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (*HEAN:12*) (Swindon, October 2019).

¹¹ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

¹² MHCLG, *NPPF*, paras. 214 and 215.

potential harm should be considered within the context of paragraph 216 of the *NPPF*.¹³

2.10. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹⁴

2.11. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹⁵ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹⁶

¹³ MHCLG, *NPPF*, para. 216.

¹⁴ MHCLG, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁵ MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁶ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

3. Site Description and Planning Context

Site Description

- 3.1. The site is approximately 9.92 ha in extent and is located to the north-east of Westbury. It comprises one large agricultural field bounded by industrial development and agricultural land to the north, residential development and agricultural land to the east; residential development to the south, and a woodland belt to the west.

Planning History

- 3.2. The site was the subject of a previous planning application which was refused by Wiltshire Council on 6th July 2018:

17/12342/OUT Land off Storridge Road, Westbury, Wiltshire – Outline planning application for the demolition of number 13 and 14 Storridge Road and the erection of up to 200 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and a vehicular access point from Storridge Road. All matters reserved except for means of access.

- 3.3. The fourth reason for refusal was related to archaeology:

“The site includes within its boundaries potential heritage assets with archaeological interest, including Romano-British pottery and the remains of several buildings which may be possible remnants of prisoner-war camps. The Council considers that in these circumstances, and in accordance with paragraph 128 of the NPPF [paragraph 189 of the 2019

NPPF], an archaeological field evaluation is required to properly inform the decision maker of the impact of the development on archaeological remains. No such evaluation has been undertaken on the site and the proposal is therefore considered to be premature as the Council is unable to assess properly the impact on any potential archaeological heritage asset on the site. The proposal would therefore conflict with Core Policy 58 i) of the Wiltshire Core Strategy and would not comply with paragraph 128 of the NPPF [paragraph 189 of the 2019 NPPF].”

- 3.4. A second application for the same site was refused on 17th January 2020 (ref. 19/O6389). The fourth reason for refusal again related to archaeology, and had the same wording as the decision relating to the previous application.

- 3.5. In light of the fourth reason for refusal of the 2017 application, a Written Scheme of Investigation (WSI) for an archaeological trial trench evaluation of the site was approved by Rachel Foster, Assistant County Archaeologist for Wiltshire. The WSI was re-agreed with the current Assistant Archaeological Advisor, Neil Adam, following some minor amendments from MOLA in August 2022. The trial trench evaluation was undertaken in September 2022 (Appendix 8).

- 3.6. A further application for the same site was submitted in 2022 (PL/2022/O9842). In their consultation response, Neil Adam, the Assistant County Archaeologist, advised that impacts to identified archaeological remains within the site could be mitigated by further archaeological

investigations, and provided suggested Condition wording. No further concerns were raised in relation to heritage.

- 3.7. This most recent application was ultimately refused on 16th February 2024 for reasons not relating to heritage. An Appeal of the decision was dismissed on 30th August 2024 (APP/Y3940/W/24/3340811). No matters relating to heritage were raised in the Appeal.

Proposed Development

- 3.8. The site is to be re-proposed for residential development for up to 165 dwellings with public open space, landscaping, sustainable drainage system, and vehicular access point from Storridge Road.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁷
- 4.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁸ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁹
- 4.4. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 4.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF), an updated version of which was published in December 2024. The NPPF is also supplemented by the national *Planning Policy Guidance* (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.²⁰ The PPG also contains the *National Design Guide*.²¹
- 4.6. Full details of the relevant national policy guidance is provided within **Appendix 5**.

The Development Plan

- 4.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Wiltshire Core Strategy (Adopted January 2015)
- 4.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.
- 4.9. Those policies set out in the core strategy do not allow for a balanced judgement to be undertaken by the

¹⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁸ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

¹⁹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

²⁰ Ministry of Housing, Communities & Local Government (MHCLG), *Planning Practice Guidance: Historic Environment* (PPG) (revised edition, 14th February 2024), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

²¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Design Guide* (London, January 2021).

decision maker and therefore the policy is not considered to reflect guidance set out in the NPPF. Thus, the weight which can be attached to the policies during the decision-making process is limited.

5. The Historic Environment

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix EWI and HER 'monument' numbers have the prefix MWI

5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-4 in Appendix 2.

Previous Archaeological Works

5.4. A trial trench evaluation was undertaken in 2022 within the site by MOLA (EWI 10172), which identified Romano-British features indicative of domestic and agricultural activity within the site, along with some undated features (Appendix 8).

5.5. Three previous archaeological works are recorded as extending through or abutting the site by the Wiltshire HER; and two other investigations are known but not recorded by the HER:

- Desk-based assessment and walkover survey (1997) of the proposed Westbury Eastern Bypass route (EWI 4848);
- Archaeological watching brief (2002) for a new pipeline between Hawkeridge Pumping Station

and Westbury Sewage Treatment Works (EWI 5573);

- Archaeological watching brief (2013) for a rising main at Northacre Business park (EWI 7348);
- Desk-based assessment prepared by CgMs in 2016;
- Geophysical survey undertaken by Pre-Construct Geophysics in 2017.

5.6. Several other investigations are recorded within the study area (Appendix 1 and Appendix 2: Figure 2). Those most relevant to this assessment comprise:

- Desk-based assessment (2014), geophysical survey (2014) and archaeological evaluation (2015) of land at Glenmore Farm, immediately north-east of the site (EWI 7708 & EWI 8801);
- Archaeological watching brief of geotechnical test pits (2002), archaeological evaluation (2003), and fieldwalking and archaeological evaluation (2008) for the proposed Westbury Eastern Bypass, east of the site (EWI 6551, EWI 6630, & EWI 6547);
- Evaluation (2019) and strip map and sample excavations (2021) at the Wiltshire trading estate c.210m north-north-east of the site (EWI 19579 and EWI 19946);

- Geophysical survey (2010) and archaeological evaluation (2011) of land at Hawkeridge Farm, c. 325m north-east of the site (EWI 6832 & EWI 7293);
- Desk-based assessment (2012) and archaeological evaluation (2013) of land south-west of Blenches Mill Farm, c. 330m east of the site (EWI 7346 & EWI 7347);
- Geophysical survey (EWI 10036) and trial trench evaluations (EWI 10129) in 2022 on land >605m west-south-west of the site;
- A watching brief at Hawkeridge Road (2022), c.645m north of the site (EWI 10004);
- A watching brief (2018) during a water mains replacement c.690m south-west of the site (EWI 9465);
- A watching brief (2019) during works associated with an outflow pipe c.750m east of the site (EWI 9465); and,
- Desk-based assessment (1992) of medieval settlements c.750m south-west of the site (EWI 4631).

5.7. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

5.8. The topography of the site varies from approximately 55–70m aOD. The site is located on the north-west facing slope of a north-east to south-west orientated ridge within a gently undulating agricultural landscape. The south-eastern corner of the site lies at c. 69m aOD, while the north-western corner of the site lies at approximately c. 55m aOD.

5.9. The solid geology of the majority of the site is mapped as mudstone of the Oxford Clay Formation. In the southeastern corner of the site a geological fault is present which runs in a north-east to south-west direction. To the south-east of this fault is recorded ironstone of the Westbury Ironstone Formation and limestone of the Todber Freestone Member. No superficial geological deposits are recorded within the site.²²

5.10. The soils recorded within the site comprise lime-rich loamy and clayey soils with impeded drainage, suitable for autumn-sown crops and grass.²³

Archaeological Baseline

5.11. Detailed synopses of the archaeological resource of the study area are provided in the Archaeological Desk Based

²² British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

²³ Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

Assessment prepared by CgMs (Thomas 2016). What follows are summaries, ordered by chronological period, that incorporate the results of the 2017 geophysical survey of the site, along with the results of the 2022 trial trench evaluation, and is informed by a recent HER search to take into account any relevant data added since previous works within the site.

Prehistoric (pre-43 AD)

- 5.12. No prehistoric archaeological remains were recorded within the site during the trial trench evaluation. Some residual flint was however recovered from later features, indicative of some activity, during these periods, in the wider vicinity (MOLA 2022, Appendix 8).
- 5.13. Only a limited amount of prehistoric archaeology is recorded in the wider vicinity of the site, comprising the following:
- A single worked flint flake of possible Bronze Age origin found in the topsoil of the field to the south of Westbury Sewage Works c. 150m southwest of the site during the archaeological watching brief for the rising main at Northacre Business Park (EWI 7348; Tabor 2013, 7);
 - The findspots of two Neolithic axes, an Iron Age coin and other unspecified Iron Age artefacts, all discovered pre-1957, are recorded at the former Westbury Ironworks c. 200m south of the site (MWI 1447, MWI 1448, MWI 1471, MWI 1474);
 - Later prehistoric ditches, recorded during archaeological works (EWI 19946) c.225m north-north-east of the site (MWI 178098); and,

- Pits, ditches and a post-hole containing Middle to Late Bronze Age pottery sherds within their fills were revealed to the south-west of Blenches Mill Farm, c. 590m east of the north-eastern boundary of the site, by evaluations carried out in 2004 and 2013 (MWI 1468).

Romano-British (AD 43 – 410)

- 5.14. Several features dating to the Romano-British period were recorded within the site during the recent trial trench evaluation within the site. Linear features were recorded within the north of the site which are interpreted as being indicative of field boundaries or water management (MWI 78329); these are similar in nature to agricultural features recorded c. 80m north-east of the site. In the south of the site evidence of domestic activity was recorded in the form of a potential drip gully, with internal pits containing domestic waste (MWI 78323 and MWI 78324), with further ditches to the south (MWI 78325). Further evidence of occupation was recorded to the east, where a limestone spread was recorded, infilling a possible pond or quarry pit (MWI 78327). Although there is no evidence of a structure within the site, the infilled material and recovery of material such as CBM, suggest that the material may relate to the demolition of a building in the vicinity, later used to infill or stabilize a depressed area of land.
- 5.15. Finds indicative of Roman period occupation were also discovered when extracting iron ore at the Westbury Ironworks between 1877 and 1882 (MWI 1481 & MWI 1482); and eleven sherds of Romano-British pottery were recovered along the upper south-eastern boundary of the site during the archaeological watching brief for the pipeline between the Hawkeridge Pumping Station and

Westbury Sewage Treatment Works (EWI 5573; Clark and Valentin 2002, 4)

- 5.16. Romano-British archaeological remains recorded in the wider vicinity comprise:
- Numerous ditches and pits symptomatic of Romano-British settlement and field systems, as well as two inhumation burials of probable Romano-British date, recorded during evaluative works on land south of Hawkeridge Farm between Hawkeridge Road and the railway line, c. 200m north-east of the site (MWI 1503, MWI 1508, MWI 1509, MWI 1510).
 - Additional evidence of, potentially the same Romano-British settlement, comprising enclosures and trackways, recorded in 2014–15 by the geophysical survey and archaeological evaluation of land at Glenmore Farm on the west side of Hawkeridge Road, immediately to the north-east of the site (MWI 1585).

Early medieval (410 AD – 1066), Medieval (1066 – 1539), and Post-medieval (1540 – 1800)

- 5.17. During the early medieval, medieval and post-medieval periods, the site almost certainly comprised part of an agricultural landscape outlying nearby settlements. Buried furrows were detected in the southern and eastern fields of the site by the 2017 geophysical survey (Bunn 2017, 4). However, no significant medieval or post-medieval archaeology was identified during the trial trench evaluation (MOLA 2022, Appendix 8).

- 5.18. A bone ‘pin-beater’ found during the archaeological evaluation for the proposed Westbury Eastern Bypass (MWI 1515) and a ditch revealed during an archaeological evaluation at Storridge Farm c. 600m north-west of the site (MWI 1513) represents the only archaeological evidence of early medieval activity recorded within the wider vicinity.

- 5.19. Westbury, centred c. 1.5km south-east of the site, is first recorded in the Domesday Survey of 1086 AD. A moated enclosure, located c. 320m north-west of the site, is thought to have been abandoned in the 13th century (MWI 517). There are extensive earthwork remains of a deserted 13th-century settlement near Brook Farm in the southwestern part of the study area (MWI 1519) and there are records from the 14th century of another small settlement at Hawkeridge in the northern part of the study area (MWI 1526).

- 5.20. A network of ditches (MWI78059) was recorded c.210 m north of the site during archaeological works (EWI19946). Recovered finds included animal bone, medieval pottery, and iron panning.

- 5.21. Buried furrows and pottery sherds suggestive of medieval ploughing have been recorded at The Ham, to the east of Brook Farm, to the south of the Westbury Sewage Treatment Works, and to the south of Storridge Farm (MWI 1530, MWI 1539, MWI 1540, MWI 1541).

Modern (1901 – present)

- 5.22. A large boundary bank was recorded during the trial trench evaluation, approximately 30m wide, and observed running for c. 170m, on a north-east to southwest alignment, across the north of the site (MWI

78328). The feature was undated, but it is thought that it may relate to mid-20th century industrial/aircraft hangers that survive on the adjacent land (MOLA 2022, Appendix 8).

- 5.23. The earliest available cartographic depictions of the site are the 1808 Enclosure Map for Westbury and the 1840 Tithe Map for Westbury. Both sources show the site to comprise part of four fields and demonstrate that the extant outer boundaries of the northern field of the site date to at least the early-19th century. The remaining, outer boundaries of the site were established following the construction of houses at Storridge Road and The Ham in the post-war period. A full historic map regression is presented in the CgMs report (Thomas 2017, 17–18 and Figures 3–8 and 10–13).
- 5.24. Historic maps and historic aerial photographs demonstrate that the site remained in agricultural use throughout the 19th and 20th centuries. By the late-19th century, the Westbury Ironworks was in operation c. 100m south of the site (MWI 1552 & MWI 60280). A linear earthwork labelled 'Old quarry' is shown in the southern part of the site on the 1890 Ordnance Survey Map; this may have been a former iron ore pit and was identified by the 2017 geophysical survey as an area of magnetic disturbance (Bunn 2017, 4).
- 5.25. During the Second World War, a prisoner of war (POW) camp was established immediately to the south-east of the site (MWI 1586 & MWI 1587). Rectilinear cropmarks in the southern part of the site have been interpreted by the HER as the footings of POW camp buildings. Structures are visible in this location on an aerial

photograph dated 1947 (Thomas 2017, Figure 9) and small areas of modern disturbance were detected by the 2017 geophysical survey (Bunn 2017, 4). A transit camp used by the US military prior to the Normandy Landings is also recorded across a wider area which extends to the north-west and south-east of the site (MWI 78722). No evidence of the POW buildings or buildings associated with the former transit camp were recorded during the trial trench evaluation within the site (MOLA 2022, Appendix 8).

Undated

- 5.26. An undated pit was recorded in the south of the site during the trial trench evaluation (MOLA 2022, Appendix 8).

Designated Heritage Assets

- 5.27. No designated heritage assets are located within the site.
- 5.28. The Scheduled Monument of a moated site on the West Wiltshire Industrial Estate is located c. 300m west of the site. Another Scheduled Monument, the medieval settlement and associated field systems west of Brook Farm, is located c. 800m south-west of the site.
- 5.29. The Grade II Listed Hawkeridge Farmhouse is located c. 490m north-east of the site. The Grade II Listed Brook Farmhouse is located c. 725m south-west of the site.
- 5.30. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²⁴
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. Designated heritage assets beyond a 1km radius have been excluded from detailed assessment on the basis of distance, and/or absence of intervisibility, absence of historical functional relationships and the nature of the development which will form an extension of existing built form at Westbury meaning they are not considered to have the potential to be harmed by the proposed development.
- 6.5. Most designated assets within the study area were likewise excluded on the basis of intervening modern development, a lack of intervisibility with the site, and a

lack of recorded historic functional association with the site. The closest Listed building to the site, Hawkeridge Farmhouse, was excluded on the basis of intervening modern farm buildings and vegetation and its location 500m distant from the site, meaning that the proposed development is unlikely to be visible from it. In addition, no historic functional association between the farmhouse and the site was identified from available sources.

- 6.6. Assets in the vicinity identified for further assessment comprise:
 - The Scheduled Monument of a moated site on the Westbury Industrial Estate c. 300m west of the study area was considered potentially sensitive to the proposals and so is discussed further below.

Moated Site on the Westbury Industrial Estate

- 6.7. As a Scheduled Monument, the moated site on the West Wiltshire Trading Estate is a designated heritage asset of the highest significance.
- 6.8. The moated site lies c.300m west of the site and survives as a sub-rectangular enclosure aligned northwest/south-east. It comprises a central building platform surrounded by a ditch; a causeway entrance is located mid-way along the south-eastern side. The moated site is thought

²⁴ Historic England, *GPA:3*, p. 4.

to be original manorial residence of Brook and was likely abandoned in the 13th or 14th century.



Plate 2: Landscape setting of moated site (yellow)

- 6.9. The heritage significance of the moated site is derived almost exclusively from the archaeological and historic interest associated with its upstanding and buried archaeological remains. The fill of its ditch may preserve palaeoenvironmental and archaeological deposits relating to construction, occupation, and abandonment. The central platform may preserve the footings of the manorial building as well as other occupational debris.

Elements of setting also contribute to the significance of the moated site, but to a lesser degree.

- 6.10. The moated site lies in a lightly-wooded area surrounded by modern warehouses and infrastructure at the centre of the Westbury Industrial Estate (Plate 2). The wider landscape is of a modern character, shaped by 19th century enclosure and 20th-century development; but does preserve the earthwork remains of the deserted medieval settlement (DMV) of Brook, thought to have been abandoned in the 13th century (MWI 1519), as well as of Brook Hall, which succeeded the moated site as the manorial centre (MWI 1518). These two areas contribute to the significance of the moated site through historical associative value; but there is no intervisibility between the three assets.
- 6.11. The moated site can only be experienced at close range, from within the boundaries of the Scheduled Monument. There are glimpsed views towards it from the northeastern part of the site, which lies at approximately 60m aOD, but the earthworks cannot be discerned and so it is not possible to appreciate or understand the monument.

Summary

- 6.12. In summary, the site does not contribute to the significance of the Scheduled moated site through setting. As such, the proposed development is anticipated to cause no harm to the significance of the asset. This is consistent with consultee responses associated with previous applications which have not identified any harm to the significance of the asset.

7. Conclusions

- 7.1. This Archaeological and Built Heritage Assessment has been informed by the findings of the Archaeological Desk-Based Assessment prepared for the site by CgMs in 2016, a geophysical survey of the site undertaken by Pre-Construct Geophysics in 2017, a trial trench evaluation undertaken by MOLA in 2022, and a review of current Wiltshire Historic Environment Record data.
- 7.2. No prehistoric archaeological remains have been identified within the site. The trial trench evaluation within the site has identified some localised evidence of Romano-British domestic and agricultural activity within the north and south of the site. These remains are not considered to be of a significance to preclude development.
- 7.3. The site appears to have comprised agricultural land throughout the historic periods, with the southern field seeing localised quarrying in the 18th and/or 19th century and the construction of buildings associated with a prisoner of war camp in the 1940s. No significant postmedieval or modern remains have been identified within the site by the trial trench evaluation.
- 7.4. The site is likely to have formed part of the agricultural hinterland to settlements in the wider vicinity from at least the medieval period. No significant remains from this period were identified within the site during the trial trench evaluation.
- 7.5. An appropriate and proportionate level of settings assessment has been carried out for designated heritage assets in the immediate and wider locality of the site. It has been established that the site does not contribute to the significance of any of the identified assets through setting; and as such, the proposed development will result in no harm to the significance of any such asset through change to setting.
- 7.6. In conclusion, no overriding archaeological or built heritage constraints to the proposed development have been identified. This is consistent with previous consultee responses and decisions related to previous applications for residential within the site.

Sources

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Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
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Historic England, <i>Statements of Heritage Significance: Analysing Significance in Heritage Assets</i> , Historic England Advice Note 12 (Swindon, October 2019).
Historic England, <i>The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3</i> (2 nd edition, Swindon, December 2017).

Court and Appeal Decisions
Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.
Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).
Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.
Jones v Mordue [2015] EWCA Civ 1243.
Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).
Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
EWI1147	Excavation at Romano-British Settlement, Westbury Ironworks	EVT
EWI1148	Excavation of Romano-British Well, The Ham	EVT
EWI3359	Desktop assessment of the Moated Site	EVP
EWI4631	Desk Based Assessment of the Medieval Settlements around Salisbury Plain Training Area	Man
EWI7832	Documentary Evidence Review on the Medieval Moated Site, E. Of Penleigh, Westbury	EVP
EWI8111	Evaluation at Land at Westbury Sailing Lake, Westbury, Wiltshire	EVT
EWI4848	Assessment of the A350 Westbury Bypass Route	Man
EWI5396	Watching Brief on the Construction of a Flood Relief Channel on Land adjoining Northacre Business Park, Westbury	EVT
EWI5435	Watching Brief on the Construction of Flood Relief Drainage on Land at Northacre Park, Westbury	EVT

EWI5573	Watching Brief on Land between Hawkeridge Pumping Station and Westbury Sewage Treatment Works, Westbury	EVS
EWI7348	Watching Brief at Northacre Industrial Park	EVT
EWI9465	Watching Brief from Brook Farm to Fairwood House	EVT
EWI9517	Watching Brief at Westbury Wastewater Outfall Pipeline	EVT
EWI3346	Geophysical Survey at Storridge Farm, Westbury	EVS
EWI137	Evaluation at Frogmore Road, Westbury	EVS
EWI4823	Evaluation of Three Areas of Land at the Brook Lane Industrial Park	EVP
EWI5113	Archaeological Evaluation at The Ham, Westbury	EVP
EWI5121	Desk Based Assessment of the Moated Site on the West Wilts Industrial Estate	EXT
EWI6042	Evaluation on Land off Storridge Road, Northacre Industrial Park, Westbury	EVP
EWI6551	Watching Brief on Geotechnical Test Pits on the Westbury Eastern Bypass	EVT
EWI6547	Evaluation on the Proposed Westbury Eastern Bypass	EXT
EWI6552	Geophysical Survey on the Westbury Eastern Bypass	EVS
EWI7005	Geophysical Survey on the Glenmore Link, Westbury Bypass	EVS

EWI968	Archaeological Desk-Based Assessment of Land at 114 Station Road, Westbury	EXT
EWI963	Archaeological Watching Brief at Fourways, Station Road, The Ham	EVT
EWI7806	Desk Based Assessment for Northacre Resource Recovery Centre	EVP
EWI6630	Fieldwalking and Evaluation on the Proposed Westbury Bypass: Stage 5	EVP
EWI6832	Magnetometer Survey at Hawkeridge Farm, Westbury	EVS
EWI7293	Evaluation at Hawkeridge Farm, Westbury	EVT
EWI6925	Archaeological Evaluation at Vivash Park, Westbury	EVP
EWI7118	Geophysical Survey of a Moated Site at Brook, Hawkeridge	EVS
EWI7197	Building Heritage Assessment at Hawkeridge Farm	EVS
EWI7347	Desk Based Assessment of Land at Blenches Mill Farm	EVP
EWI7346	Evaluation at Blenches Mill Farm	EVT
EWI7348	Watching Brief at Northacre Industrial Park	EVT
EWI7703	Desk Based Assessment at Land at Glenmore Farm, Westbury	EVS
EWI7708	Geophysics at Land at Glenmore Farm	EVS

EWI8895	Geophysical Survey of West of Hawkeridge	EVS
EWI8002	Evaluation on Land at Glenmore Farm	EVT
EWI8108	Geophysical Survey at Land at Westbury Sailing Lake, Westbury, Wiltshire	EVS
EWI8113	Geophysical Survey at Land at Westbury Sailing Lake, Westbury, Wiltshire: Phase 2	EVS
EWI8113	Geophysical Survey at Land at Westbury Sailing Lake, Westbury, Wiltshire: Phase 2	EVS
EWI8117	Evaluation at Land at Westbury Sailing Lake Phase 2, Station Road, Westbury, Wiltshire	EVT
EWI8482	Evaluation at 19 Hawkeridge	EVT
EWI8669	Evaluation of Land at Nos 2-3 The Ham, Westbury	EVT
EWI9244	Evaluation of Land West of Cory Way, West Wiltshire Trading Estate	EVT
EWI9278	Evaluation at Plot 20A, West Wiltshire Trading Estate	EVT
EWI9579	Evaluation at Plot 290B, West Wiltshire Trading Estate	EVT
EWI9946	Strip, Map and Sample Excavation, Plot 290B, West Wiltshire Trading Estate	EVT
EWI10004	Watching Brief at Hawkeridge Road, Heywood	EVT

EWI10036	Geophysical Survey on Land on the west side of Storridge Road	EVS
EWI10129	Land West of Storridge Road, Westbury, Wiltshire	EVT
EWI10181	Geophysical Survey at Land West of Mane Way	EVS
EWI10172	Archaeological Evaluation on Land off Storridge Road, Westbury	EVT

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MWI1447	ST85SE100	Neolithic Stone Axe, Westbury Ironworks	FINDSPOT	Neolithic
MWI1448	ST85SE101	Neolithic Axe, The Ham	FINDSPOT	Neolithic
MWI1449	ST85SE102	Neolithic Axe, Station Road	FINDSPOT	Neolithic
MWI78098	MWI78098	Prehistoric Ditch, Plot 290 West Wiltshire Trading Estate	DITCH	Early Bronze Age to Late Iron Age
MWI1462	ST85SE155	Bronze Age Pottery, The Ham	FINDSPOT	Bronze Age
MWI1468	ST85SE161	Middle/Late Bronze Age Ditches and Pits, South west of Blenches Mill Farm	SETTLEMENT	Bronze Age
MWI1471	ST85SE200	Iron Age Artefacts, Westbury Ironworks	FINDSPOT	Iron Age

MWI1474	ST85SE204	Iron Age Coin, Westbury Ironworks	FINDSPOT	Iron Age
MWI1476	ST85SE206	Iron Age Coin, South East of Westbury Railway Station	FINDSPOT	Iron Age
MWI78327	MWI78327	Roman Quarry Pit, South West of Hawkeridge Park	QUARRY	Roman
MWI78329	MWI78329	Roman Ditches, North West of Hawkeridge Park	DITCH	Roman
MWI1482	ST85SE301	Romano-British Well, The Ham	WELL	Roman
MWI1500	ST85SE319	Undated Pottery, Northacre Business Park	FINDSPOT	Roman
MWI1501	ST85SE320	Romano-British Pottery, The Ham	FINDSPOT	Roman
MWI1507	ST85SE326	Romano-British Pottery, East of Glenmore Farm	FINDSPOT	Roman
MWI1508	ST85SE327	Romano-British Grave, Northeast of Glenmore Farm	BURIAL	Roman
MWI1509	ST85SE328	Romano-British Grave, East of Glenmore Farm	BURIAL	Roman
MWI1510	ST85SE329	Romano-British Pottery, South West of Hawkeridge Farm	Associated finds	Roman
MWI1481	ST85SE300	Romano-British Settlement, Westbury Ironworks	SETTLEMENT	Roman
MWI1503	ST85SE322	Romano British Well, East of Glenmore Farm	ENCLOSED SETTLEMENT	Roman

MWI1510	ST85SE329	Romano-British Pottery, South West of Hawkeridge Farm	Associated finds	Roman
MWI1585	ST85SE619	Romano-British Settlement, Glenmore Farm	SETTLEMENT	Roman
MWI1644	ST85SW301	Roman Settlement, Ox Leaze Wood	SETTLEMENT	Roman
MWI78323	MWI78323	Roman Gully Terminal, South West of Hawkeridge Park	GULLY	Roman
MWI78324	MWI78324	Roman Pits, South West of Hawkeridge Park	PIT	Roman
MWI78325	MWI78325	Roman Ditches, South West of Hawkeridge Park	DITCH	Roman
MWI1513	ST85SE402	Saxon Ditch, Storridge Road, Northacre Industrial Park	DITCH	Saxon
MWI1515	ST85SE404	Anglo-Saxon Bone Implement, East of Glenmore Farm	FINDSPOT	Saxon
MWI78059	MWI78059	Medieval Ditch, Plot 290, West Wiltshire Trading Estate	DITCH	Saxon to Medieval
MWI74937	MWI74937	Medieval/Post Medieval Ridge and Furrow, West of Storridge	RIDGE AND FURROW	Medieval to Late C19
MWI1530	ST85SE465	Medieval Pottery, The Ham	FINDSPOT	Medieval
MWI1539	ST85SE475	Medieval Pottery, South of West Wilts Trading Estate	FINDSPOT	Medieval
MWI1540	ST85SE476	Medieval Pottery, Northacre Business Park	FINDSPOT	Medieval

MWI1541	ST85SE477	Medieval Ditches, Storridge Road, Northacre Industrial Park	DITCH	Medieval
MWI72873	MWI72873	Possible Moated Feature, Westbury	MOAT?	Medieval to Late C19
MWI1517	ST85SE451	Medieval Moat, West Wilts Industrial Estate	MOAT	Medieval
MWI1518	ST85SE452	Brooke House	MANOR HOUSE	Medieval
MWI1519	ST85SE453	Brook	DESERTED SETTLEMENT	Medieval
MWI1526	ST85SE460	Hawkeridge	SETTLEMENT	Medieval
MWI1538	ST85SE474	Deer Park, East of Brooke House Farm	DEER PARK	Medieval
MWI1548	ST85SE484	Medieval Ridge and Furrow, North of Sewage Works	RIDGE AND FURROW	Medieval
MWI1518	ST85SE452	Brooke House	MANOR HOUSE	Medieval
MWI1518	ST85SE452	Brooke House	MANOR HOUSE	Medieval
MWI74937	MWI74937	Medieval/Post Medieval Ridge and Furrow, West of Storridge	RIDGE AND FURROW	Medieval to Late C19
MWI1564	ST85SE539	Post Medieval Pit, South West of Hawkeridge Farm	QUARRY	Post Medieval
MWI1562	ST85SE537	Post Medieval Water Meadow, West of Bitham Brook	WATER MEADOW	Post Medieval

MWI1577	ST85SE610	Possible Post-Medieval House, South West of Brook Farm	BUILDING	Post Medieval
MWI32068	MWI32068	Water Meadows, West of Westbury	WATER MEADOW	Post Medieval
MWI59029	MWI59029	The Railway Inn	INN	Post Medieval
MWI70264	MWI70264	Court Farm (Hawkeridge Farm)	FARMSTEAD	C17
MWI70264	MWI70264	Court Farm (Hawkeridge Farm)	FARMSTEAD	C17
MWI43123	MWI43123	Brook Farmhouse	FARMHOUSE	Early C18 to Mid C18
MWI80162	MWI80162	Line of the Old Road from Westbury to Trowbridge	ROAD	Mid C18 to Unknown
MWI70254	MWI70254	Brook Farm	FARMSTEAD	C18
MWI54207	MWI54207	Signal Box, Railway Station	SIGNAL BOX	Early C19 to C20
MWI60280	MWI60280	Westbury Ironworks	IRON WORKS; IRON WORKS	Mid C19 to C20
MWI60280	MWI60280	Westbury Ironworks	IRON WORKS; IRON WORKS	Mid C19 to C20
MWI79700	MWI79700	Wiltshire, Somerset and Weymouth Railway	RAILWAY	Mid C19
MWI70253	MWI70253	Brook Cottages (Brook Mill Farm)	FARMSTEAD	C19

MWI70255	MWI70255	Site of Outfarm, Southeast of Storridge Farm	OUTFARM	C19
MWI70256	MWI70256	Storridge Farm	FARMSTEAD	C19
MWI70269	MWI70269	Site of Outfarm, Northwest of Westbury	OUTFARM	C19
MWI70270	MWI70270	Site of Outfarm, Northwest of Westbury	OUTFARM	C19
MWI70271	MWI70271	Site of Outfarm, Northwest of Westbury	OUTFARM	C19
MWI70293	MWI70293	Site of Frogmore Farm	FARMSTEAD	C19
MWI71216	MWI71216	Site of Outfarm, Southwest of Frogmore Farm	OUTFARM	C19
MWI1552	ST85SE527	Westbury Ironworks Site, Station Rd	IRON WORKS	C19
MWI70265	MWI70265	Site of Lodge Wood Farm	FARMSTEAD	C19
MWI70266	MWI70266	Hawkeridge Farm	FARMSTEAD	C19
MWI70267	MWI70267	Site of Biggs' Bush Farm	FARMSTEAD	C19
MWI70265	MWI70265	Site of Lodge Wood Farm	FARMSTEAD	C19
MWI70265	MWI70265	Site of Lodge Wood Farm	FARMSTEAD	C19
MWI77590	MWI77590	Hawkeridge Railway Junction	RAILWAY JUNCTION	Late C19 to C20

MWI31386	MWI31386	19th/Early 20th Century Building, Station Road, The Ham	TERRACED HOUSE	Late C19 to Late 20th Century
MWI78224	MWI78224	Westbury Iron Works Gas Works	GAS WORKS	Late C19
MWI1554	ST85SE529	Post Medieval Water Meadows, Northacre Industrial Park, Storridge	WATER MEADOW	Early 20th Century to C21
MWI1616	ST85SE655	Hawkeridge Mill	MILL	Early 20th Century to C21
MWI56843	MWI56843	Penleigh Park Estate	PREFABRICATED HOUSE	C20
MWI56844	MWI56844	Pillar Box Square	TERRACE	C20
MWI56864	MWI56864	A. E. Farr Limited	INDUSTRIAL SITE	C20
MWI77646	MWI77646	Ammunition Depot, Westbury	AMMUNITION DEPOT	C20
MWI48749	MWI48749	20 Oldfield Road	SEMI DETACHED HOUSE	C20
MWI58605	MWI58605	1 Hamfields or 1 The Ham	SEMI DETACHED HOUSE	C20
MWI60338	MWI60338	Cheese Factory or Alpin & Barretts Ltd or Savencia Fromage & Dairy UK Ltd	CHEESE FACTORY	C20
MWI60621	MWI60621	7 The Ham	SEMI DETACHED HOUSE	C20
MWI76755	MWI76755	2 The Ham	SEMI DETACHED HOUSE	C20

MWI76926	MWI76926	Westbury Glove Co. Ltd or Orchard Hall	GLOVE FACTORY; APARTMENT	C20
MWI76826	MWI76826	83 or 83a and 83b Hawkridge Park	DETACHED HOUSE	Modern
MWI61141	MWI61141	12 Brunel Close	SEMI DETACHED HOUSE	Modern
MWI76822	MWI76822	Lakeside View	HOUSING ESTATE	Modern
MWI1586	ST85SE620	Modern Building Platform Cropmarks, The Ham	ARMY CAMP	Second World War
MWI1587	ST85SE621	Modern Building Cropmarks, The Ham	ARMY CAMP	Second World War
MWI78722	MWI78722	WWII US Army Camp and Depot, The Ham, Westbury	ARMY CAMP	Second World War
MWI1612	ST85SE651	Undated Gully, South of West Wilts Trading Estate	LINEAR FEATURE	Unknown
MWI1618	ST85SE657	Possible Medieval Ditches, Frogmore Road	DITCH	Unknown
MWI1632	ST85SE671	Undated Posthole, South West of Blenches Mill Farm	POST HOLE	Unknown
MWI1584	ST85SE618	Undated Ditches, East of Brook House	LINEAR FEATURE	Unknown
MWI1608	ST85SE647	Undated Field System, West of Hawkeridge Mill	FIELD SYSTEM	Unknown
MWI74335	MWI74335	Undated Ditches, Glenmore Farm	DITCH	Unknown
MWI74594	MWI74594	Undated Enclosures, West of Hawkeridge Mill	ENCLOSURE	Unknown

MWI74595	MWI74595	Undated Field Boundaries, West of Hawkeridge Mill	FIELD BOUNDARY	Unknown
MWI74596	MWI74596	Undated Pits, West of Hawkeridge Mill	PIT	Unknown
MWI74887	MWI74887	Undated Ring Ditch, North of the Sewage Works	RING DITCH	Unknown
MWI74889	MWI74889	Undated Ditches, North of the Sewage Works	DITCH	Unknown
MWI74890	MWI74890	Undated Pits, North of the Sewage Works	PIT	Unknown
MWI74888	MWI74888	Undated Field Boundary, North of the Sewage Works	FIELD BOUNDARY	Unknown
MWI78328	MWI78328	Undated Boundary Bank, North West of Hawkeridge Park	BOUNDARY BANK	Unknown

Historic England Data

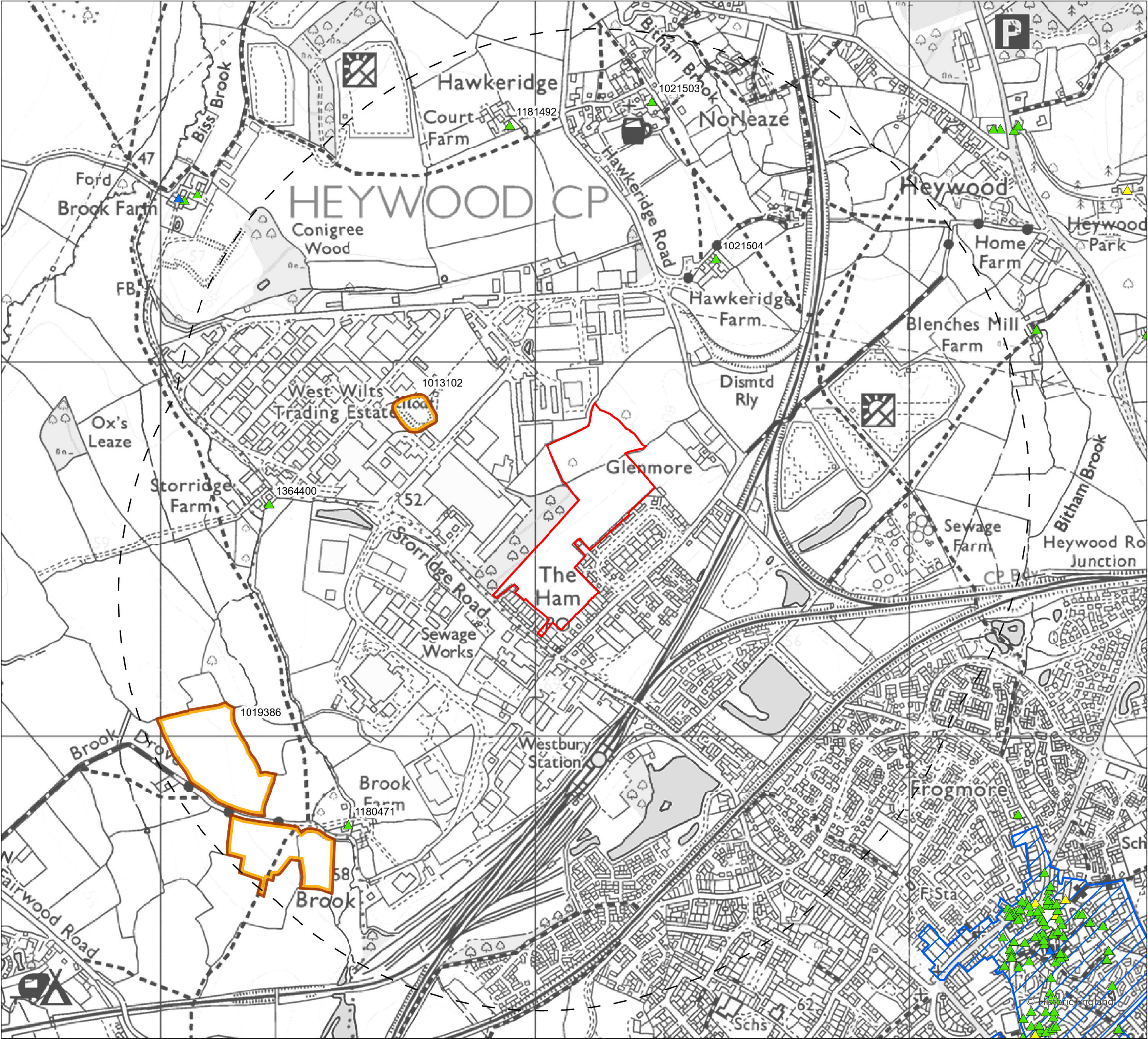
Historic England Listed Buildings

List Entry	Name	Asset Type	Grade	NGR
1013102	Moated site on the West Wiltshire Industrial Estate	Scheduled Monument	N/A	ST 85677 52863
1019386	Medieval settlement and associated field systems west of Brook Farm	Scheduled Monument	N/A	ST 85320 51701, ST 85148 51955
1021504	Hawkeridge Farmhouse	Listed Building	II	ST 8648 5327
1364400	Storridge Farmhouse	Listed Building	II	ST 8528 5262
1180471	Brook Farmhouse	Listed Building	II	ST 8550 5176
1181492	Court Farmhouse	Listed Building	II	ST 8593 5363
1021503	5, Hawkeridge	Listed Building	II	ST 8631 5369



Appendix 2: Figures

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KEY

- Site
- 1km Buffer
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monuments
- Conservation Area

REV	DATE	DESCRIPTION
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FIGURE 1: DESIGNATED HERITAGE ASSETS

DATE	SCALE	DRAWN	APPROVED
19/01/2026	1:10,000@A3	DS	GS
SHEET	REV	N	O
-	A	▲	└─┘

REV	DATE	DESCRIPTION
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DATE	SCALE	DRAWN	APPROVED
19/01/2026	1:10,000@A3	DS	GS
SHEET	REV	N	0
-	A		0.2KM
DRAWING NUMBER			
PI7-2345_HT_O2			
			

KEY

-  Site
-  1km Buffer
-  HER Monument Point – Prehistoric
-  HER Monument Line – Prehistoric
-  HER Monument Point – Roman
-  HER Monument Line – Roman
-  HER Monument Polygon – Roman
-  HER Monument Point – Medieval
-  HER Monument Line – Medieval
-  HER Monument Polygon – Medieval
-  HER Monument Point – Unknown
-  HER Monument Line – Unknown
-  HER Monument Polygon – Unknown

REV	DATE	DESCRIPTION
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FIGURE 3: HER MONUMENTS – PREHISTORIC TO MEDIEVAL

DATE	SCALE	DRAWN	APPROVED
19/01/2026	1:10,000@A3	DS	GS
SHEET	REV	N	0.2KM
-	A		
DRAWING NUMBER			
PI7-2345_HT_O3			

REV	DATE	DESCRIPTION
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SHEET REV N 0 0.2 KM
- A  

DRAWING NUMBER
P17-2345_HT_03

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Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁵

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²⁶

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.²⁷ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁸

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the *National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **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 skills, 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.²⁹

²⁵ MHCLG, *NPPF*, Annex 2.

²⁶ Historic England, *GPA:2*.

²⁷ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁸ MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-2019072.

²⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.³⁰

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”³¹

Setting is defined as:

“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.”³²

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³³

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

³⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

³¹ MHCLG, *NPPF*, Annex 2.

³² MHCLG, *NPPF*, Annex 2.

³³ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³⁴

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;³⁵
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³⁶ and

³⁴ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

³⁵ MHCLG, *NPPF*, para. 213 and fn. 75.

³⁶ MHCLG, *NPPF*, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.³⁷

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

"...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

*assessment using professional judgement is inevitably involved."*³⁸

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

³⁷ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁸ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³⁹ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."⁴⁰

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.⁴¹

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.⁴² Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

³⁹ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁴⁰ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁴¹ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

⁴² Historic England, GPA:2, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁴³ Of particular relevance is the checklist given on page 13 of *GPA:3*.⁴⁴

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁵

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴⁶

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴⁷

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 5**, the *NPPF* (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴⁸

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁴⁹

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“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

⁴³ Historic England, *GPA:3*, p. 8.

⁴⁴ Historic England, *GPA:3*, p. 13.

⁴⁵ Historic England, *GPA:3*, p. 4.

⁴⁶ Historic England, *GPA 3*, p. 8.

⁴⁷ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁴⁸ MHCLG, *NPPF*, paras. 214 and 215.

⁴⁹ Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); MHCLG, *NPPF*, paras. 214 and 216.

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.***⁵⁰

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁵⁰ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁵¹ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“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.”⁵²

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

when the decision-maker carries out the balancing exercise.”⁵³

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁵⁴

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under 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.”⁵⁵

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

⁵¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵² UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁵³ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵⁴ Jones v Mordue [2015] EWCA Civ 1243.

⁵⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵⁶

⁵⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁵⁷

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁵⁸ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“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. It includes designated heritage

⁵⁷ MHCLG, NPPF, para. 11.

⁵⁸ MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing)."⁵⁹

The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."⁶⁰

As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁶¹

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."⁶²

Paragraph 210 goes on to state that:

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

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness."***⁶³

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the

⁵⁹ MHCLG, NPPF, Annex 2.

⁶⁰ MHCLG, NPPF, Annex 2.

⁶¹ MHCLG, NPPF, Annex 2.

⁶² MHCLG, NPPF, para. 208.

⁶³ MHCLG, NPPF, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁶⁴

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

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶⁵***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

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

- a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶⁶***

Paragraph 215 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁶⁷

⁶⁴ MHCLG, NPPF, para. 212.

⁶⁵ MHCLG, NPPF, para. 213.

⁶⁶ MHCLG, NPPF, para. 214.

⁶⁷ MHCLG, NPPF, para. 215.

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶⁸

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶⁹

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“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

⁶⁸ MHCLG, NPPF, para. 216.

⁶⁹ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

*still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their 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."*⁷⁰ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

*"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."*⁷¹

*"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."*⁷²

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."*⁷³

⁷⁰ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷¹ MHCLG, NDG, para. 46.

⁷² MHCLG, NDG, para. 47.

⁷³ MHCLG, NDG, paras. 48-49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Westbury are currently considered against the policy and guidance set out within the Wiltshire Core Strategy which was adopted in January 2015.

The following policies relate to the historic environment:

‘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:

nationally significant archaeological remains

World Heritage Sites within and adjacent to Wiltshire

Buildings and structures of special architectural or historic interest

The special character or appearance of conservation areas

Historic parks and gardens

Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage

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

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

Wiltshire Council is in the process of adopting a new Wiltshire Local Plan. Stage 2 of hearings related to the Duty to Cooperate for this plan commenced on 11th November 2025.

The following policies are set out in the draft submission of the new Local Plan produced September 2023:

‘Policy 99 – Ensuring the conservation and enhancement of the historic environment

Development should conserve or enhance the historic environment.

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

Nationally significant archaeological remains;

World heritage sites within and adjacent to Wiltshire;

Buildings and structures of special architectural or historic interest;

The special character or appearance of conservation areas;

Historic parks and gardens;

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.'

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Edinburgh

20-22 Torphichen Street, Edinburgh, EH3 8JB

T 0131 589 2774

Edinburgh@pegasusgroup.co.uk

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