

HERITAGE IMPACT ASSESSMENT LAND EAST OF SHOWELL FARM, SOUTH CHIPPENHAM

MAY 2026



CONTENTS

1.0	INTRODUCTION.....	3
2.0	LEGISLATIVE AND PLANNING POLICY FRAMEWORK.....	6
3.0	HISTORIC DEVELOPMENT.....	9
4.0	ASSESSMENT OF SIGNIFICANCE OF HERITAGE ASSETS	11
5.0	HERITAGE ASSESSMENT	20
6.0	CONCLUSION	23

APPENDICES

APPENDIX 1.0	LISTING ENTRIES
APPENDIX 2.0	HERITAGE ASSET PLAN

1.0 INTRODUCTION

1.1 This (Built) Heritage Impact Assessment has been prepared by Montagu Evans on behalf of Hallam Land Ltd ('the Applicant') to support an application for outline planning permission for a Proposed Development of up to 400 residential dwellings, commercial business and service use, local community use and amenity green space and play ('the Proposed Development') on land at Showell Farm, Chippenham in Wiltshire.

1.2 The Application seeks planning permission for the following development:

"Outline Planning Application for up to 400 dwellings (Class C3 use), land for a local centre accommodating commercial business and service uses (Class E use), drinking establishment and hot food takeaway (Sui Generis); and local community uses (Class F2); open space and landscaping to include natural green space, amenity green space, area of formal play, allotments and community orchard, sustainable drainage infrastructure including attenuation basins; cycle and pedestrian routes; parking; utilities infrastructure and ground remodelling. All matters reserved except for the formation of a new vehicular access and cycle and pedestrian access including emergency access, onto B4528".

1.3 The Proposed Development is for the construction of:

- up to 400 dwellings;
- a local centre accommodating commercial business and service uses (within class E), drinking establishment and hot food takeaway (Sui Generis) with a GIA limit of 675 sq m of which no more than 200 sq m
- (GIA) shall be used for retail (Class E(a)) drinking establishment and hot food takeaway (Sui Generis); and F2 (local community uses);
- public open space, including natural green space, amenity green space, parks, play space, allotments and community orchard;
- creation of new vehicular access onto B4528, and cycle and pedestrian access including emergency access onto B4528;
- internal vehicular, cycle and pedestrian routes;
- drainage infrastructure including attenuation basins;
- utilities infrastructure; and
- ground remodelling.

1.4 The details of appearance, landscaping, layout and scale will be subject to Reserved Matters applications in due course.

THE SITE AND ITS SURROUNDINGS

1.5 The Proposed Development Site is located within administrative area of Wiltshire Council ('the Council').

1.6 The Site is approximately 30ha and is located to the south of Chippenham and lies to the east of the B4528 which forms a main thoroughfare into Chippenham from the south. The Site extends from the B4528 to the River Avon to the east. The Site consists of a number of large enclosed pasture fields, and it bounded by mature hedges. The Site is described within the Design and Access Statement prepared by EDP. **Figure 1.1** outlines the boundary of the Site.

1.7 Within the Site boundary is a historic shelter shed comprising a single storey structure with associated pens which is listed on within the Wiltshire and Swindon Historic Environment (HER) (ref: MWI53876) and is considered a non-designated heritage asset (NDHA) within this assessment. There are no other heritage assets within the Site, and the Site is not located within a conservation area but is situated approximately 45.6m south of the Rowden Conservation Area at the nearest point. The Site is also located approximately 40m east of the Grade II listed Showell Farmhouse (NHLE ref: 1022145), barn to the southeast of Showell Farmhouse (Grade II) (NHLE ref: 1198151) and a granary to the south of Showell Farmhouse (Grade II) (NHLE ref: 1363926) (their listing entries can be found at **Appendix 1.0**). A Heritage Asset Plan showing surrounding heritage assets within a 500m radius of the Site can be found at **Appendix 2.0** of this report.

1.8 Located approximately 1.5km north of the Site is the Chippenham Conservation Area. Due to the substantial separating distance between the two, as well as intervening development and vegetation, there would be no intervisibility between the conservation area and the Proposed Development and therefore the receptor is scoped out of the assessment. There

are no other heritage assets within the wider area that share a setting relationship with the Site and are therefore not taken forward for assessment within this Heritage Impact Assessment.

PURPOSE AND STRUCTURE OF THE REPORT

- 1.9 The purpose of the HIA is to assess the effect of the Proposed Development on the significance of identified (built) heritage assets. The Proposed Development is subject to Environment Impact Assessment (EIA). This HIA informs Chapter 9: Cultural and Built Heritage of the Environment Statement (ES) which is submitted with the application and will form the appendix of the chapter. The assessment is undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations').
- 1.10 Paragraph 207 of the National Planning Policy Framework (2024) requires applicants to describe the significance of identified assets so that the impact of the proposals on those assets may be understood. This report provides an assessment of the heritage effects of the Proposed Development, consistent with the methodology defined in Historic England's guidance GPA2 – Managing Significance in Decision-Taking in the Historic Environment (2015), GPA3 – The Setting of Heritage Assets (2017) and Statements of Heritage Significance: HE Advice Note 12 (2019).
- 1.11 This report describes the historic development of the Site, the Rowden Conservation Area and the nearby Showell Farm.
- 1.10.1 In broad terms the significance of each of the assets and the contribution of setting to that significance; and
- 1.10.2 The contribution of the Site to the significance of the assets and whether the proposals undermine / erode / diminish the ability to appreciate or experience their significance.
- 1.12 The purpose of this Heritage Statement is therefore to assist the Council in its consideration of the proposals in light of relevant national, regional and local planning policy and guidance, and material considerations.
- 1.13 This report is structured as follows:
- **Section 2.0** will identify the legislation, planning policy and guidance which is relevant to the applications.
 - **Section 3.0** provides a description of the historical development of the Site and surrounding area which informs the baseline;
 - **Section 4.0** will describe the significance of heritage assets affected by the proposals in accordance with policy.
 - **Section 5.0** will assess the proposals against legislation and policy, including the effect on the significance of the heritage assets described at Section 3.0.
 - The report is concluded at **Section 6.0**.

OTHER RELEVANT CONSIDERATIONS

Other Planning Consents

- 1.14 The following recent planning applications for the Site and its surroundings are pertinent to this assessment. When considered cumulatively, they show that the area south of Chippenham has been identified as a focus for major development and is already subject to significant and ongoing change.

Land East of Showell Farm, Showell, Chippenham, SN15 2NU Ref: PL/2023/04417(2024)

- 1.15 In 2024, Hallam Land Management Ltd submitted an outline planning application on the Site for:

Up to 450 dwellings, a Local Centre, accommodating uses within classes E (commercial, business and service), C3 (dwellings) and F2 (local community uses), public open space, including natural green space, amenity green space, parks, play space, allotments and community orchard, creation of new vehicular, cycle and pedestrian access (B4528) including emergency access, internal vehicular, cycle and pedestrian routes, any required diversions to the PROW, drainage infrastructure including attenuation basins, utilities infrastructure, diversion of 33kV overhead electricity transmission line traversing the site and removal of pylon structures, ground remodelling and, safeguarded route for potential future distributor road.

- 1.16 This application was subject to EIA and, as such, a standalone Heritage Statement and a Historic Environment ES Chapter were prepared by Orion to support the submission and meet the relevant EIA requirements. In their assessment, Orion

reviewed a wide range of heritage assets within the surrounding area; however, due to factors such as a lack of historical or functional association with the Site, separation distances, and an absence of intervisibility, only the three listed buildings within the Showell Farm complex and the Rowden Conservation Area were taken forward for detailed assessment. All other heritage assets were scoped out on this basis. This Heritage Impact Assessment agrees with Orion's conclusions and will carry out an assessment on these heritage assets.

Land at SouthPoint Business Park, Patterdown Road, Chippenham, SN15 2NU, Ref: PL/2024/03204 (2024)

- 1.17 In 2024 consent was given for new manufacturing and research and development centre, including offices, facilities, laboratories, warehousing, and ancillary facilities on land to the west and north of Showell Farm.
- 1.18 The Historic Environment Desk Based Assessment (2024) produced by SLR to accompany the application concluded the development would result in harm to the setting of the listed buildings which is at the lower end of less than substantial harm. This is due to the loss of connection between the buildings and their surrounding rural landscape as a result of a change in the character of the site and severance of historical land association. The Conservation Officer agreed with the assessment within the report. The proposed landscape mitigation measures were considered important to ensuring that the degree of harm perceived was reduced to an acceptable degree.
- 1.19 The proposals were largely built out as of February 2026, and are addressed in more detail at **Section 4.0** below.

Rowden Park, Patterdown Road, Chippenham, Wiltshire, Ref: 14/12118/OUT (2017)

- 1.20 In 2017 consent was granted by Wiltshire Council for an urban extension of Chippenham to provide up to 1,000 residential dwellings infilling the area between the A350 and edge of the conservation area, starting from Roden Lane and extending to the north of Showell Nurseries, which lie directly north of the Site. The proposal is to create a Country Park within Rowden Conservation Area.
- 1.21 We have consulted the committee report for the application. The committee report concluded that the scale and density of this development would considerably alter the character of the area and setting of the heritage assets. This would cause a less than substantial degree of harm to the setting of a number of heritage assets within the proximity to the Site, including the Rowden Conservation Area, due to development being brought to its western boundary.

Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU Ref: 17/08554/OUT (2020)

- 1.22 In 2020, consent was granted by Wiltshire Council for outline planning permission for approximately 120 dwellings on land at Showell Nurseries, directly north of the application Site, infilling open land to the south of the Rowden Park development. The Heritage Statement prepared by CgMs concluded that the listed buildings within the Showell Farm complex would experience a negligible-minor degree of less than substantial harm due to the proposals bringing development closer to the farm and reducing its former rural isolation. A negligible degree of harm to the Rowden Conservation Area was also found due to an urbanising effect on the southern boundary of the area.
- 1.23 Collectively, the recently approved schemes discussed above demonstrate the clear development trajectory and objectives for this area of Chippenham, characterised by significant residential expansion. This pattern of consented development evidences a coordinated approach to intensification, with notable change both already underway and planned for the coming years. The consented planning applications listed above, therefore, provide important context for assessing the Proposed Development within this report.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 This section sets out the relevant legislation, planning policy and guidance on the historic environment context for the redevelopment of the Site, including national and local guidance.

2.2 The statutory duties of the decision-maker when considering development proposals which affect listed buildings and conservation areas are provided by the Planning (Listed Building and Conservation Areas) Act 1990 ('the 1990 Act').

2.3 This is a setting case involving listed buildings and accordingly the following statutory provision applies:

2.4 Section 66 (1) of the Planning (LBCA) Act 1990. This states:

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

2.5 The Proposed Development does not comprise any buildings or other land in a conservation area and, therefore, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is not engaged. We are mindful that the impact on the setting of a CA, as a designated heritage asset, is enshrined in policy (see the NPPF).

NATIONAL PLANNING POLICY FRAMEWORK (2024)

2.6 At the national level, policies are set out in the National Planning Policy Framework (2024).

2.7 The National Planning Policy Framework (2021) ('NPPF') sets out the government's planning policy. Chapter 16 sets out the approach to the historic environment and its provisions will frame much of the approach to the assessment.

2.8 If a proposal meets the terms of the NPPF then it is highly likely to comply with the corresponding development plan policies.

- 2.7.1 Paragraph 207;
- 2.7.2 Paragraph 212;
- 2.7.3 Paragraph 213;
- 2.7.4 Paragraph 214;
- 2.7.5 Paragraph 215; and
- 2.7.6 Paragraph 216.

2.9 The glossary to the Framework defines 'conservation' as:

'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'

2.10 The approach to the assessment of heritage impacts as set out in the NPPF is summarised below:

2.10.1 First, the significance of all designated heritage assets needs to be identified in a manner proportionate to their importance (paragraphs 207 and 208 of the NPPF). The heritage interest of any asset may be archaeological, architectural, artistic or historic (Annex 3: Glossary, NPPF). The setting of a heritage asset may contribute to that significance or an appreciation thereof. Hence a change to setting can harm significance (I treat setting as defined in the NPPF further below).

2.10.2 Second, the assessment must consider the impact of the development and its effect on the significance of the identified assets.

2.10.3 If the proposals have no harmful effect on the significance of any identified designated asset, then 'conservation' (as defined in the Glossary to the NPPF) is achieved. If the proposals enhance or benefit that

significance, or enhance our ability to appreciate that, then these benefits attract significant weight as a matter of policy.

- 2.10.4 If, on the other hand, the proposed development is held to cause harm to the significance of a designated heritage asset, such harm should be categorised as either less than substantial or substantial (NPPF paragraphs 214 and 215 respectively), and within each category the extent of harm should be clearly articulated (Planning Practice Guidance or 'PPG' paragraph 18).
- 2.10.5 The nature and extent of harm will be important to ascertain because that analysis informs the balancing out of any harm under the terms of paragraph 215. Underpinning this approach is the principle of proportionality. Whilst any harm to a designated asset is 'weighted harm', it is important for the assessor to assess the extent, nature or degree of harm through the exercise of expert judgement.
- 2.10.6 Any harm to the significance of a designated heritage asset should require 'clear and convincing justification', as per NPPF paragraph 213. A clear and convincing justification does not create a freestanding test requiring the demonstration of less damaging alternatives. To the extent that there is a test it is to be found in NPPF paragraphs 214 (in the case of substantial harm) and 215 (in the case of less than substantial harm).
- 2.10.7 In either case, and particularly looking at less than substantial harm, the clear and convincing justification the NPPF requires is thus made out through countervailing public benefits delivered by a proposal. Public benefits can include heritage benefits (which are weighted) and any other planning benefit (housing, for example).
- 2.10.8 The specific policy on non-designated heritage assets within the NPPF is 216:

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

DEVELOPMENT PLAN

- 2.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination must be made in accordance with that plan unless material considerations indicate otherwise. Local planning policy is provided in the Wiltshire Core Strategy (2015).
- 2.12 The following are relevant policies from the Wiltshire Council's adopted Local Plan:
- 1.26.1 Core Policy 57: Ensuring High Quality Design and Place Shaping; and
- 1.26.2 Core Policy 58: Ensuring the Conservation of the Historic Environment.
- 2.13 Policy 57 states that high-quality development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. New development must make a positive contribution to the character of Wiltshire by responding to the historic environment, as outlined in part (i) of the policy:
- 'enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced'*
- 2.14 Part (iv) also addresses heritage assets by stating that proposals should be sympathetic to and conserve historic buildings and historic landscapes.
- 2.15 Policy 58 treats the historic environment, including the setting of heritage assets, and states that *'designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance'*

MATERIAL CONSIDERATIONS

- 2.16 The following are relevant material considerations:

- 2.16.1 National Planning Practice Guidance (online);
- 2.16.2 National Design Guide (2019);
- 2.16.3 Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and
- 2.16.4 Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
- 2.16.5 Rowden Conservation Area Statement (1999); and
- 2.16.6 Wiltshire and Swindon Historic Environment Record (HER).

3.0 HISTORIC DEVELOPMENT

3.1 This section provides a description of the historic development of the Site and that of the surrounding area. This section has been informed by secondary sources, including:

- Historic maps, including Ordnance Survey and Tithe Plans
- National Heritage List for England maintained by Historic England; and
- Rowden Conservation Area Statement (1999).

ROWDEN

3.2 By the 9th century, Chippenham had developed as a royal manor and hunting seat, with the surrounding forested landscape forming an important resource for the Crown.

3.3 Following the breaking up of the royal manor of Chippenham during the 12th and 13th centuries, Rowden emerged as one of three newly formed manors. The name appears in documentary sources from 1208 as Ruedon, meaning “rough down,” a reference to the area of high land rising from the river valley. By the mid-13th century, Rowden was a functioning manor complete with its own court and landholdings, including arable land, meadow, and several mills. Ownership passed to the Hussey family, whose arms were later adopted into the Borough of Chippenham’s civic heraldry.

3.4 The manor was purchased by Sir Walter Hungerford in 1434, initiating over two centuries of ownership by this influential family. Under the Hungerfords, Rowden became integrated into a wider estate network that shaped the agricultural landscape south of Chippenham.

3.5 In 1540, following political upheaval, the manor was seized by the Crown. Queen Mary later granted a substantial portion of former Hungerford land (over 200 acres) to Chippenham Borough in 1554. These “Borough Lands” became a long-standing point of dispute as the Hungerfords sought to recover significant portions, ultimately regaining around 80 acres. The remaining 40 acres, known as the “Half-Yardland,” formed a distinct historic block of fields, Little Down, Great Down, and The Cunniger, whose boundaries survive in today’s field pattern.

3.6 Rowden played a significant role during the English Civil War. In late 1644, the medieval manor house, located on the moated platform immediately south-east of the present farmstead, was occupied by Parliamentary troops. A six-week Royalist siege followed, culminating in the defenders’ surrender. Rowden House was intentionally burned to prevent further military use. Civil War earthworks survive west of the moated site, and are now scheduled (NHLE: 1013876).

3.7 Shortly after the war, a new manor house was constructed close to, or directly on, the earlier site. This building, Rowden Farmhouse is now Grade II* listed and dates largely from c.1540 but incorporates fabric and form from earlier periods, having functioned historically as a lodging range to the former medieval manor. Associated barns, stables and agricultural structures, some with medieval origins, developed around a courtyard plan that remains a central component of the Conservation Area’s character.

3.8 Mapping from the late 18th century onwards shows Rowden as an isolated agricultural landscape structured by a historic field system, mature hedgerows and the wooded valley of the River Avon. Mortimore’s Wood to the east, a remnant of the former royal hunting forest, forms a long-standing landscape boundary. Throughout this period Rowden remained distinctly rural, with the town of Chippenham confined to the north.

3.9 The 19th century witnessed the formal transfer of Borough Lands to newly established administrative bodies following local government reform, but the agricultural and pastoral character of Rowden remained largely unchanged.

3.10 The most significant changes in the 20th century occurred not within Rowden itself but along its boundaries. The expansion of Chippenham’s suburbs, the construction of Pewsham Way and later of the Pewsham Estate, introduced new forms of development visible on the ridgelines east of the Conservation Area. Despite these pressures, the River Avon valley preserved an important “green finger” of open countryside extending into the town.

SHOWELL FARM AND THE SITE

3.11 Showell Farm has origins traceable to at least the mid-18th century, when it formed part of the Lacock estate owned by the Talbot family, prominent landowners associated with Lacock Abbey. The farm appears in the 1755 *Book of Maps of Farms and Lands in Lacock*, and again on the 1764 Parish Map (as “Shouhill Farm”), where it is shown alongside several

field parcels bearing the same name to the west of the Lacock–Chippenham Road. By 1775, a map of the estates of Thomas Kington, referenced in the NHLE listing for the Barn at Showell Farm, indicates that the farmstead had passed out of Talbot ownership by this date.

- 3.12 By the time of the 1840 Lacock Tithe Map, Showell Farm was owned by Thomas Rumming, who also held a number of adjoining field parcels on both sides of the Lacock–Chippenham Road, including the land that the Site now occupies. The apportionment records a mixed pattern of landownership in the immediate area, including land held by the Burrard, Rooke, Talbot, Neale and Kingston families, reflecting the fragmented agricultural landscape of the period. The Tithemaps show the core configuration of the farmstead largely as it remained into the late 19th century, and also record Showell Cottages to the north.
- 3.13 Successive Ordnance Survey mapping charts the gradual expansion and alteration of the farmstead. Between 1885 and 1899, additional barn ranges were constructed to the south-east of the original farmyard, alongside new ancillary buildings near the road. Further changes occurred by the early 20th century, including the construction of an additional cottage and enlargement of northern outbuildings. Mid-20th-century mapping shows the emergence of Showell Nursery to the north-east, alongside the loss of some earlier barn ranges.
- 3.14 By the later 20th century, the farmstead underwent further redevelopment, including the replacement of certain earlier structures, the expansion of nursery buildings, and adaptation of former barn footprints into new U-shaped and ancillary building forms. Mapping from 1990 and 2001 records the loss of some historic barns and the construction of new small-scale buildings, while the 2020 mapping shows the removal of the long-standing ancillary structure immediately north-east of the farmhouse, present since the early 19th century but evidently altered or replaced during the later 20th century.

THE SITE

- 3.15 The area the Site occupies appears to have remained as open, undeveloped land.
- 3.16 Historically, the 1838 Tithe Map demonstrates that the allocation site, as well as a considerable area of the surrounding land, was owned and occupied by a Mr Thomas Rumming and had a historic connection with Showell Farm (Figure 2.1). This was a functional and not a designed relationship as between the assets and the land. This historic and functional connection has since been lost, although it is not clear when. The shelter shed structure that survives within the Site today is shown on the Tithe Map and was likely used as a piggery or animal shelter associated with Showell Farm.
- 3.17 Within the farm complex are three Grade II listed buildings, Showell Farmhouse (NHLE: 1022145), a granary (NHLE: 1363926) and a barn (NHLE: 1198151). This cluster of listed buildings is situated approximately 30m west of the Site and directly west of the B4528, a road that connects Rowden Hill to the north with the A350 to the south.

4.0 ASSESSMENT OF SIGNIFICANCE OF HERITAGE ASSETS

- 4.1 This section provides an assessment of the significance of heritage assets that have potential to be affected by the Proposed Development. Any heritage assets without intervisibility with the Site or a historic functional relationship have been scoped out of the assessment.
- 4.2 The five assets under consideration are:
- Rowden Conservation Area;
 - Showell Farmhouse, Grade II (NHLE: 1022145);
 - Barn to South East of Showell Farmhouse, Grade II (NHLE: 1198151);
 - Granary to South of Showell Farmhouse, Grade II (NHLE: 1363926); and
 - Shelter Shed, Showell Farm (HER ref: MWI53876).

ROWDEN CONSERVATION AREA

- 4.3 The Rowden Conservation Area was first designated in 1989 and was further extended in 1996 to include a wider area around the manor, as this better reflected the historical ownership of land by the manor and controlled the topographical and visual enclosure of the manor lands around the house and to the river valley. Although old Rowden House was destroyed in the Civil War, there remains the original earthworks, foundations of the old building, a moat and fishponds. The Conservation Area Statement describes the buildings, situated within the attractive river valley as *'unique historic, architectural, landscape and archaeological importance and is considered sufficiently rare and valuable to justify conservation area status as a means to protecting the site and preserving its character'*. The boundary follows the contours of the river valley, incorporating the Borough Lands, Half-Yardland fields, and the distinctive blocks of Home Leaze, Little Down, Great Down, and The Cunniger, whose origins date back to medieval estate organisation.

Character and Appearance

- 4.4 The Rowden Conservation Area lies on the southern fringe of Chippenham, occupying the valley of the River Avon between the rising ground of Rowden Hill to the west and the elevated slopes of Pewsham to the east. The topography is a key component that contributes to the character of the conservation area, as the land gently falls towards the river from the west and rises steeply towards Pewsham to the east, creating a natural sense of enclosure and framing views both into and out of the valley.
- 4.5 The conservation area is centred on the historic manor farmstead of Rowden, and encompasses a broad area of open agricultural land, meadows, and ancient field systems that form one of the last remaining green corridors extending into Chippenham town. Within the Rowden farmstead are three listed building, including the Grade II* listed Rowden Farmhouse. As outlined in the Conservation Area Statement, the primary reason for the designation of the conservation area, and its subsequent expansion, is its historic association as forming part of the historic landscape associated with a highly graded and important asset with a distinguished history.
- 4.6 The Conservation Area Statement notes encroaching development from the urban expansion of Chippenham southward towards the farmhouse, and therefore the conservation area, and its subsequent extension, were designated to protect the rural setting of the farm and prevent any further encroachment into its historic farmland context.
- 4.7 Most of the conservation area is characterised by its extensive network of ancient field boundaries. Mature hedgerows, veteran oaks, and the dense woodland of Mortimore's Wood reinforce the historic qualities of the conservation area. Water features, including the River Avon, Pudding Brook and small tributaries, contribute to its rural character. The Conservation Area Statement describes the River Avon, which is on a north-south axis through the Site, as:

'The River Avon and the tributary of Pudding Brook to the west pass through the centre of the Conservation Area, being visible and picturesque. The River Acon gives the land its valley form and gives rise to a ribbon of vegetation along its banks, This adds greatly to the character and the area, particularly the south part where the area around the river bank remains tranquil'.

- 4.8 Public footpaths stretch along the length of the conservation area, providing long and uninterrupted vistas across the valley where Rowden's historic connections with its wider landscape are best appreciated.

Contribution of Setting to Significance

- 4.9 From Rowden Farmhouse itself and the associated listed buildings, which form the core of the conservation area, the presence of tree belts limits views from the farmstead to the periphery of the conservation area and the wider setting beyond. Moving towards the edge of the conservation area boundary, there is an awareness of existing urban development. This includes Chippenham town, where the CAA notes views from the north of the CA towards the spires of St Andrew's and St Paul's, as well as more recent urban encroachment southward from the centre of Chippenham, including Pewsham. The CAA notes that historic views of Pewsham Forest have been affected by later development on the skyline.
- 4.10 In the years following the publication of the CAA, the wider setting of the Rowden CA has changed considerably, with a number of consents for new housing granted along the western boundary of the CA, on the land to the east of the B4643. These are newly constructed or are under construction
- 4.11 In views south from the conservation area, closer to the Site, the CAA notes that the sewage treatment works are visible in outward views but is screened by hedgerows.

Contribution of Site to Significance

- 4.12 The application Site is located approximately 48 metres south of the Rowden Conservation Area at its nearest point and therefore forms part of the setting of the conservation area, with potential for intervisibility between the two. The Site currently comprises open agricultural land that contributes to the verdant western edge of the River Avon corridor, reinforcing the rural and river-valley character that underpins the significance of the conservation area. In a wider context where much of the conservation area boundary is subject to planned or emerging urban development, the Site represents one of the remaining open areas associated with the river valley and therefore contributes positively to the character and appearance of the conservation area.

SHOWELL FARMHOUSE (GRADE II), BARN TO SOUTH EAST OF SHOWELL FARMHOUSE (GRADE II), GRANARY TO SOUTH OF SHOWELL FARMHOUSE (GRADE II)

- 4.13 Owing to their similarity in age and character, proximity and shared setting, the cluster consisting of three listed buildings at Showell Farm has been grouped within this assessment.
- 4.14 Showell Farmhouse is Grade II listed and is situated approximately 41m west of the Site. The list description describes Showell Farmhouse as dating from c.1820, with a late-17th century attached wing. The main range is constructed from red brick with ashlar dressings and a slate pitched roof. The farmhouse is two storeys and three bays across with large, timber sash windows to the front. Above the central entrance is an elliptical-arched surrounding with keystone framing a fanlight above the door. The earlier attached wing is 2-storeys and constructed from rubblestone with a slate roof. Also included in the listing is the early 18th century screen wall, which originally had iron railings but now ashlar block walls between piers to two gateways. The gateways are iron and early-19th century.
- 4.15 The Barn is situated to the south-east of Showell Farmhouse and abuts the red line boundary of the Site to the east. The barn is constructed of rubble stone with timber-framed side walls clad in corrugated iron, and a Bridgewater tile roof with coped gables. It features a gabled east cart entry with lean-to additions, a blocked Tudor-arched opening at the south end, and a three-bay roof with tie-beam and-collar trusses.
- 4.16 The granary lies to the south of the farmhouse and is located approximately 42m west of the Site. It is constructed of a weatherboarded timber frame with a Bridgewater tile half-hipped roof, raised on 3x3 staddlestones.

Historic Significance

- 4.17 The historic interest of this group of listed buildings lies within their age, representing farm buildings with 17th origins but dating mainly to the 18th century. Their survival provides legibility as a historic farmstead and the various types of development demonstrate the evolution of farming techniques and methods. Both ancillary structures have been converted

for residential use, however, and no longer perform their historic function. This has changed their character to an extent, but they remain, nevertheless and obviously, farm buildings set within an agricultural open landscape.

- 4.18 Records of a farm in this location go as far back as 1755 and the farmhouse's late-17th century origins and subsequent additions add to the historic interest of the building. They evidence the architectural evolution of the farmhouse and farmstead, which reflects the changes in farming practices and fashions throughout the centuries.

Architectural Significance

- 4.19 Architecturally, the buildings read as an attractive group of c. 18th century farm buildings that are clearly identifiable as comprising a farmstead. The granary and barn have a strong agricultural character. The farmhouse has a polite, well-mannered residential character. It displays an attractive classical style and original detailing such as the timber sashes, the elliptical-arched surrounding and low-pitched roof.
- 4.20 As a group, these buildings have a clear architectural identity as belonging to an historic farm complex. The granary and barn have a functional appearance which contribute to their understanding of ancillary buildings to the farmhouse, which is residential in character;
- 4.21 The farmhouse in particular demonstrates an attractive classical style with a symmetrical frontage displaying original features and detailing, as well as historic buildings materials that have aged attractively; and
- 4.22 The survival and originality of all three buildings allows for an appreciation of their overall composition.

Contribution Of Setting To Significance Including the Site

- 4.23 Firstly, the three listed buildings form a group which collectively are read as belonging to an 18th century farmstead and they therefore have a mutually reinforced setting. The small agricultural buildings east of them, across the road, reflect that use.
- 4.24 The physical surroundings are formed of open, agricultural fields lying across a relatively flat topography, allowing for long views from and to the farmstead. The farmhouse is orientated to face east and towards the road, the main approach to it, which explains the attractive Georgian character of this façade and the use of varied brickwork facing. This surrounding open, rural land, including the Site, reflects what was historically the condition of the land and is a positive contributor to the setting of the listed buildings. That landscape condition reinforces or complements their architectural character (of the barns mainly) and also reinforces their historic use.
- 4.25 Historically, the 1838 Tithe Map demonstrates that the allocation site, as well as a considerable area of the surrounding land, was owned and occupied by a Mr Thomas Rumming and had a historic connection with Showell Farm (**Figure 2.1**). This was a functional and not a designed relationship as between the assets and the land. This historic and functional connection has since been lost, although it is not clear when.



Figure 4.1 1838 Tithe Map. Source: Genealogist

- 4.26 This map shows the farmstead layout relating to the road (from the east courtyard) and to the land to the west, via smaller courtyards or enclosures and paddocks. Those immediately adjacent enclosures and associated fields comprise an inner setting, and that is extended across the road to the paddock associated with the animal shed (which appears later than the date of the map, albeit the existing one replacing one shown here).
- 4.27 The fieldscape to the west does not appear ancient but had the characteristics of parliamentary enclosure with, however, some irregularities that denote the amalgamation, potentially, of older field systems. The land immediately east is large regular fields and it is worth noting here that the area of land left open at the moment in the Hallam scheme corresponds roughly to the depth of the fields immediately opposite, 687 and 688 on the plan.
- 4.28 That fieldscape has eroded as later maps and an aerial photograph shows, so the grain of the land to the east is now more modern; however, the enclosure immediately east of the road, facing the farm has the dimensions, roughly of those two fields just identified.
- 4.29 As evidenced in the earliest Ordnance Survey of 1886, the setting of the farmstead at this time was formed of a series of enclosures which contained trees and buildings of different scales and uses (**Figure 2.2**). There is what looks to have been riverside pasture on one side due to a watercourse running east-west across the top of the proposed allocation site and large regular enclosed fields on the other side. There's no indication of footpath or farmtrack. By this time, the Great Northern Railway had been constructed approximately 530m west of Showell Farm. The railway line continues to be in use today, albeit separated from the farm by the interposing A350.
- 4.30 By the Ordnance Survey of 1926, a footpath had been established across the now proposed allocation site on a north-south axis (**Figure 2.3**).
- 4.31 Today, the assets are separated from the open land to the east by the B4643 whose alignment has been changed marginally, along with widening it appears, to accommodate higher traffic flows.
- 4.32 The road forms a perceptual barrier and interrupts the continuity of farmland as between the farm group and the open land on this side. The A350 also lies 200m south-west of Showell Farm and the road traffic appears behind the farm in key views of it from the land to the east, further removing the former historic rural character of the setting.

- 4.33 Surrounding roads impact experience and the road signs leaving Chippenham also make one aware of the substantial surrounding road network.

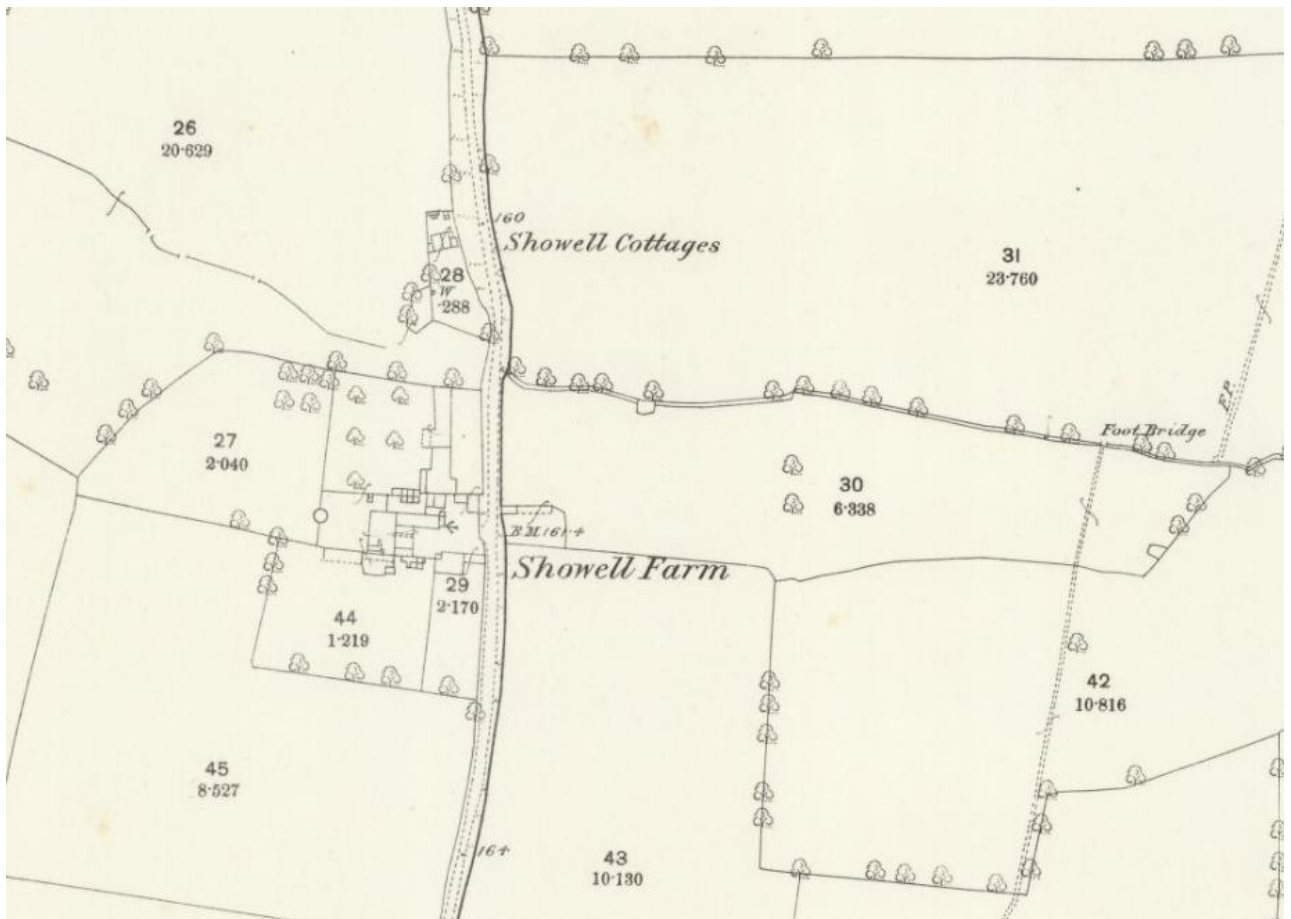


Figure 4.2 1886 Ordnance Survey. Source: National Library of Scotland



Figure 4.3 1926 Ordnance Survey. Source: National Library of Scotland

- 4.34 Showell Farm also appears now in amongst other buildings along the road, and to the north along the B4643 are modern housing estates, including a substantial urban extension consented under planning ref 14/12118/OUT for 1,000 dwellings that extends from housing at Rowden Hill south to abut the Site boundary to the north. 120 dwellings at Showell Nurseries (ref: 17/08554/OUT), directly north of the Site, has also been consented. The rural character of this part of Chippenham has, therefore, changed as a consequence of recent development.
- 4.35 The most notable consent, however, is to the immediate west of the farmstead for a new manufacturing, research and development centre (ref: PL/2024/03204), which has now largely been built out.
- 4.36 The site photographs below were taken in February 2026 and demonstrate the extent of most recent change, that is ongoing, to the setting of the listed building cluster. **Figures 4.4 and 4.5** shows that in key views of the principal frontage of the building, the new development appears to the right of the farmstead, and introduces a new building typology and form that is clearly at odds with the former rural character of the wider setting of the building. The new development is visible behind the listed group from a PROW (LAC09) which runs north-south through the site and truncates the northern boundary. Views of the farm from this route enables one to recognise and appreciate some of the historic characteristics of the buildings, but are relatively distant, and as a consequence the views of the buildings are less important to appreciating significance than those available from the western parts of the site.
- 4.37 We conclude that the setting of the Showell Farm complex of buildings has seen a significant degree of change, and is set further to change, and the site does not feel remote or tranquil anymore as it would have done as recently as the 1960s.
- 4.38 The principal of developing the land in question with buildings, means that the character of the land will change from open and agricultural to developed, with open space comprising amenity parkland not fields.
- 4.39 In summary, we conclude that all of the farmland around the listed farm is identified for change of use to a non-agricultural purpose. There has also been encroachment into wider residential setting from the north. Therefore, the point at issue is not the principal of a noticeable change, it is about the extent of that change and its ability to appreciate the significance.



Figure 4.4 View of Showell Farm as of February 2026 showing the recent change to setting



Figure 4.5 View of Showell Farm as of February 2026 showing the recent change to setting



Figure 4.6 Aerial photograph of the Site and Showell Farm today (the development to the west is not shown). Source: Google Maps

SHELTER SHED, SHOWELL FARM (NDHA)

- 4.40 A shelter shed is located within the red line boundary on the western edge of the Site, immediately east of the B4643 and approximately 20m east of the Showell Farm complex. The structure is recorded in the Wiltshire Historic Environment Record (HER ref: MWI53876) and is depicted on the tithe map, indicating its historic association with the farmstead, likely contemporary with the listed buildings.
- 4.41 Due to its age and functional and spatial relationship with the farm complex, the shed is considered a non-designated heritage asset. It comprises a single-storey rectangular structure of five bays, with an open front supported by timber posts and a timber roof frame. The walls are constructed of coursed rubble stone, although some later, unsympathetic repairs are evident. The roof is clad in corrugated iron, and the gable apices are weatherboarded. The shed forms the fourth side of a rectangular enclosure, with the remaining sides defined by coursed drystone walls.

Historic Significance

Its historic significance lies in its association with an 18th-century farm complex, where it likely functioned as a piggery. As such, it contributes to an understanding of historic farming practices and the organisation of agricultural spaces, particularly the use of enclosed yards and ancillary structures within working farmsteads.

Architectural Significance

- 4.42 The building is of attractive vernacular construction with modest proportions reflecting traditional rural construction techniques, including rubble stone walling, timber framing, and a utilitarian open-fronted design typical of functional farm buildings. Despite some later alterations, it retains key characteristics of its historic form and materials.



Figure 4.7 The Shelter Shed to the east of the B4643

Contribution of Setting to Significance

- 4.43 The setting of the shed is primarily defined by its relationship with the adjacent Showell Farm complex, with which it forms part of a historic agricultural group. However, the construction of the B4643 has resulted in partial physical and visual severance, diminishing this relationship. Owing to its small scale and modest form, the shed has limited visual presence within the wider landscape and is primarily experienced in close proximity, with no notable long-distance views.

Contribution of Site to Significance

- 4.44 The first edition OS indicates that the shed was located within an enclosed pen associated with the farmyard, rather than the surrounding agricultural land that now forms the Site. As a structure likely used for pig rearing, its function would not have depended on the wider landscape. Accordingly, the Site makes only a limited contribution to the heritage significance of the shed, with its principal setting relationship remaining the nearby Showell Farm complex.

5.0 HERITAGE ASSESSMENT

- 5.1 The following assessment considers the potential heritage effects arising from the Proposed Development, with reference to the Parameter Plan produced below (**Figure 5.1**).

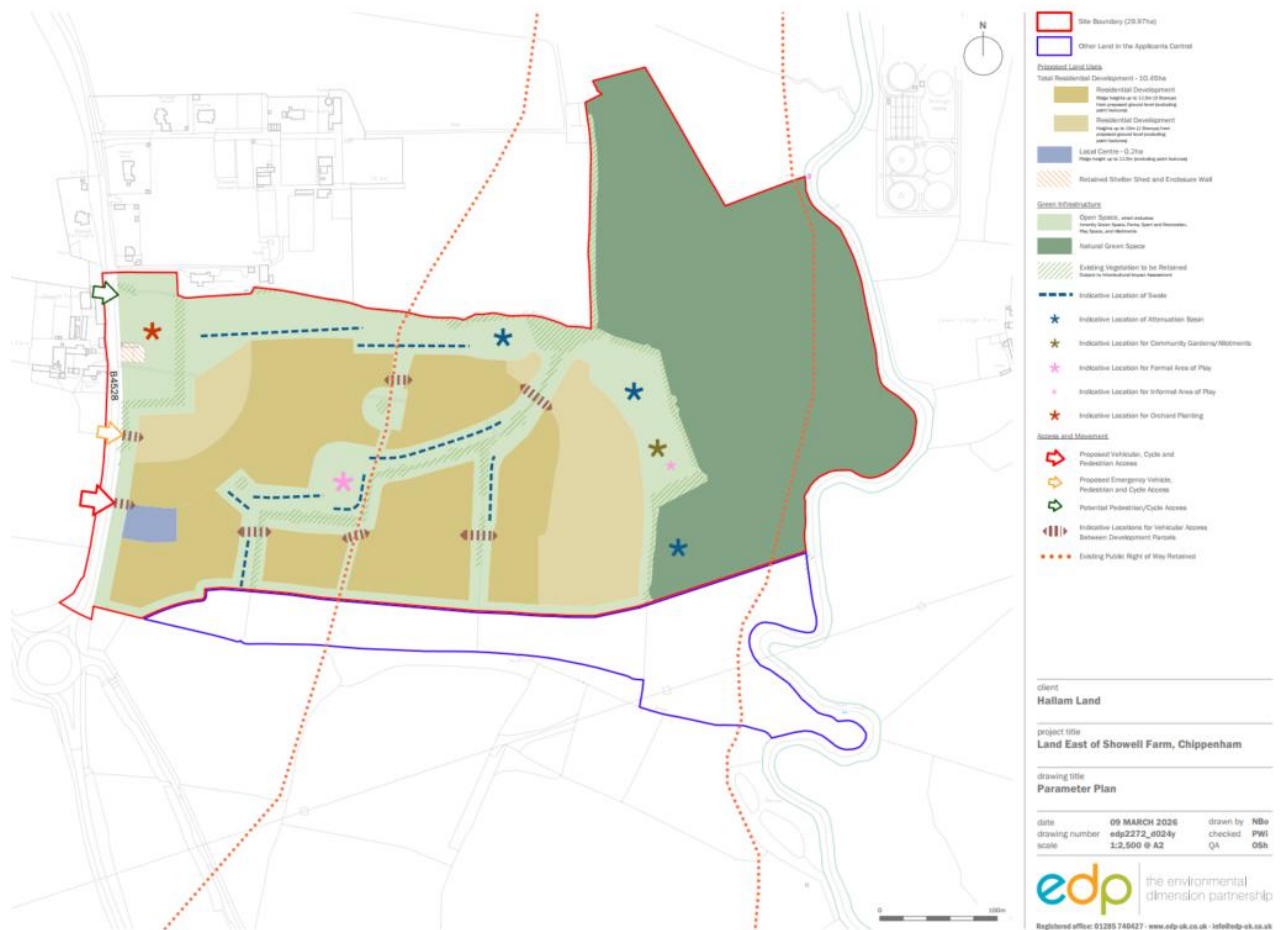


Figure 5.1 Parameter Plan (Source: EDP)

ROWDEN CONSERVATION AREA

- 5.2 As discussed above, the principal reason for the designation of the Rowden Conservation Area is its association with the cluster of listed buildings at Rowden Manor, which are of considerable age and historic interest. The manor house and related structures represent a long-established manorial focus within a predominantly rural landscape. At the closest point between the frontage of the Grade II* listed Rowden Manor and the nearest part of the proposed housing, the separation distance is approximately 1.2 km. Given both this substantial distance and the intervening landform and vegetation, there is no potential for intervisibility between the proposed housing and the manor itself.
- 5.3 The conservation area forms an area of land of historic interest, formed of the River Avon and a series of enclosed fields and open landscape associated with the manor, which is recorded on site as early as 1208. The conservation area forms the rural setting of both the listed buildings and the scheduled monument that sits to the east of the listed building cluster. The interposing land is intended to be a country park. Any potential intervisibility between the proposed housing and the conservation area would be limited to the southern boundary of the Rowden Conservation Area.
- 5.4 The parameter plan at **Figure 5.1** demonstrates that a substantial proportion of the Site, approximately 10.66 ha of a total 30ha, located to the east and closest to the River Avon, would be retained as open green space. The proposed housing would commence approximately 360 m south of the conservation area at the nearest point and would be located to the west of an established band of vegetation forming a historic field boundary. The siting of the housing on the Site therefore considerably reduces the potential for intervisibility between the southern edge of the conservation area and the Site. In addition, the proposed housing would be located to the south of the approved Rowden Park scheme, where residential development is already visible within the wider landscape to the north of the Site.

- 5.5 When considered within the wider context of recently consented residential development progressively surrounding the conservation area, the Proposed Development would not result in incremental or erosive harm to its significance. Instead, it would secure the long-term preservation of an extensive area of land with a character complementary to that of the conservation area for the lifetime of the development.
- 5.6 It is anticipated that the retained open land would be managed in a manner sympathetic to the historic landscape character of the area, reinforcing the rural setting of the conservation area and enhancing opportunities for its appreciation. This land therefore has the potential to deliver a positive contribution to the conservation area through long-term landscape management and public benefit.
- 5.7 When considered against the assessment set out above, the Proposed Development would have no impact on the ability to appreciate what is special about the conservation area, which is largely derived from it being agricultural land that has an intrinsic historic connection to Rowden Manor and maintains to some extent the agricultural character of the historic ownership. Having regard to the extent of the landscape buffer and the siting of housing within the Site, it is considered that the Proposed Development would deliver a heritage benefit to the Rowden Conservation Area. This arises from the securing of a substantial area of open land to the west of the River Avon with a character complementary to the conservation area, reinforcing its rural and riverside setting and providing a meaningful buffer against future encroachment. In the context of increasing development pressure within the setting of the conservation area, the Proposed Development represents a positive intervention that preserves this sensitive aspect of its setting and results in a net heritage benefit.

SHOWELL FARM COMPLEX

- 5.8 Given the Site's historical associations and its close proximity to the listed buildings, it is concluded that the Site lies within their setting. The Proposed Development would result in a change to that setting by altering the character of the land from an open field to one containing built form.
- 5.9 As set out above, the significance of the listed buildings that form Showell Farm is principally derived from their intrinsic architectural qualities as attractive and well-designed buildings that are characteristic of the local vernacular and form the historic core of a 18th century farmstead. The 'age-value' of the buildings is also a major contributor to significance.
- 5.10 The buildings have group value with one another, and together contribute to the legibility of the farmstead and the way it historically operated as a coherent unit. The Proposed Development does not interfere with that interaction.
- 5.11 When considering any possible setting impacts, it is important to note that Showell Farm no longer functions as a farm, and this is evident in the polite frontage to the farmhouse, the conversion of the listed former barn for residential use and the presence of modern outbuildings such as a double garage in the setting of the listed building. As a result, the intrinsic functional relationship between the Showell Farm cluster and the Site has been lost and therefore the potential indirect impact to the listed buildings is limited.
- 5.12 When positioned within the Site itself, the Proposed Development would not feature in any significant views of the building as the housing will be set back from it. Due to the typology of the listed building cluster, they sit within a well-defined curtilage which is enclosed by boundary walls and peripheral ancillary buildings. This is then further severed from the Site due to the B4643, which forms both a physical and visual barrier between the listed buildings and the Site.
- 5.13 As discussed in **Section 4.0**, the 2024 consent at SouthPoint Business Park (Ref: PL/2024/03204) on land to the west of the Site has resulted in an erosion of setting as a result of the manufacturing and research and development centre that is now built within its wider setting, forming a prominent element in key views of its principal frontage. It is important to note that the proposals include a buffer area between the development and the listed buildings, as well structural planting which will partly remove the current adverse impact of the backdrop setting when viewing the farm complex from the east. However, this modern and large-scale commercial development has introduced a marked change in character, diminishing the listed building's historic rural context and reducing the extent to which its setting contributes to the legibility of its architectural and historic significance. In this context of an already compromised setting, the Proposed Development, would not introduce a considerable or more harmful form of change. Rather, the introduction of sensitively designed residential buildings would be more consistent with the historic pattern of domestic development associated with rural settlement edges. The proposed housing would be carefully designed and respond to the existing character of the area at Reserved Matters stage. Appropriate materials would be used to moderate affect, as would style of new housing, which would be complementary to the listed building when seen over distance.

- 5.14 The siting and scale of the buildings have been designed with an awareness of the listed buildings in mind in order to reduce any harmful impacts. As part of the Proposed Development, the housing is set back to the north-west corner of the Site and tapers to the east to create a more open and longer view between the Site and Showell Farm, optimising the viewing potential of the listed buildings and their setting. It is from this position that one can appreciate fully the architectural characteristics of the historic farm building, including its classical form and historic materiality. From nearer distances one can gain a good appreciation of the historic barn. The proposed set back is approximately the depth of two fields recorded on the Tithe Map at **Figure 4.1**, and thus reflects a historic division. The regular proportions/shape and tapering of what is proposed is similar to the historic geometry. The area is proposed as Open Space, as illustrated at Figure 5.1 and will have an open character approximating open fields that formerly characterised the setting of the farm.
- 5.15 Orchard planting is also proposed within the enclosed meadow area situated closest to the Site, forming an attractive feature that would further assist in softening the transition between the agricultural character of the farmstead to the new built form of the Proposed Development. The orchard would also act as a visual buffer, and will provide a benefit to the listed building by further screening the new development to the west of the listed buildings to create a more focussed setting on Showell Farm when stood within the application Site.
- 5.16 Additionally, the Parameter Plan shows that the Proposed Development has been designed to respond sensitively to the listed building's setting through the considered placement of building heights across the Site, with height stepping down to the west and closest to the listed buildings.
- 5.17 Notwithstanding the above, the Proposed Development would result in a general change in character in part of the setting of the listed buildings, from open agricultural land to residential development. This would lead to a degree of harm to the setting of the listed buildings, as the historic spatial relationship between the farmstead and the Site would be altered and the wider rural context within which the listed buildings are experienced would be reduced. However, for the reasons set out above, including the already eroded character of the wider setting, the separation created by the B4643, the setback and tapering of development, the provision of open space reflecting historic field divisions, and the use of appropriate scale, materials and landscape planting, this harm would be at the very low end of the less than substantial harm scale.

SHELTER SHED, SHOWELL FARM (NDHA)

- 5.18 The proposals retain the shelter shed and associated wall, with no change of use proposed. The housing is positioned approximately 67m to the east and set behind orchard planting and existing vegetation, which will provide a visual buffer in eastward views. Importantly, the development will not affect the shed's relationship with Showell Farm to the west, with which it shares a positive setting relationship. As such, the Proposed Development will result in no material change to the significance will be preserved.

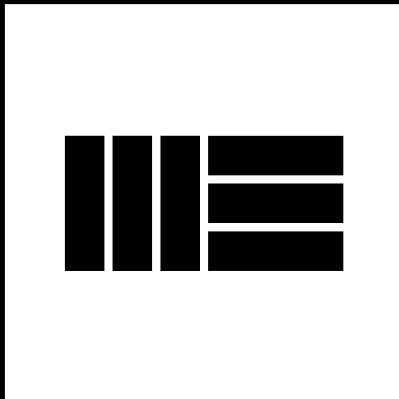
6.0 CONCLUSION

- 6.1 This Heritage Statement provides an assessment of the significance of the heritage assets and their setting sufficient to understand the potential impact of the proposals, consistent with Core Policy 58 of the Local Plan and paragraph 207 of the NPPF.
- 6.2 Pursuant to paragraph 212 of the NPPF, great weight has been given to the conservation of heritage assets affected by the Proposed Development. The assessment at **Section 5.0** concludes that the significance of the NDHA within the Site would be preserved.
- 6.3 In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving the character and appearance of the conservation area. The Proposed Development would comply with this statutory duty, ensuring that the conservation area's rural and riverside setting remains intact. In this context, the scheme would give rise to a net heritage benefit through the long-term safeguarding and management of land that reinforces the conservation area's setting and protects it against future encroachment.
- 6.4 The heritage assessment concluded a harmful heritage impact on Showell House, Showell Barn and the granary, which are all listed at Grade II, due to in a general change in character in part of the setting of the listed buildings, from open agricultural land to residential development. This would lead to a degree of harm to the setting of the listed buildings, as the historic spatial relationship between the farmstead and the Site would be altered and the wider rural context within which the listed buildings are experienced would be reduced.
- 6.5 As outlined in the above assessment, the Proposed Development provides mitigation to this harm through design including appropriate setback, stepped massing, landscape buffering and the retention of open space adjacent to the listed buildings. When considering the above, the overall impact would result in low less than substantial harm as defined by the NPPF.
- 6.6 It is recognised that any identified degree of harm to a designated heritage asset should attract considerable importance and weight in the planning balance, albeit its extent is relevant in the weighing exercise required by paragraph 215 of the NPPF. The Planning Statement prepared by David Lock Associates identifies the considerable public benefits of the scheme and carries out the heritage balancing exercise in paragraph 215 of the NPPF.
- 6.7 The Mordue (2015)¹ judgment confirmed that if a decision-maker has worked through the relevant NPPF tests for assessing harm to designated heritage assets, then the statutory duties in the 1990 Act would be achieved.
- 6.8 Therefore, if Wiltshire Council is satisfied, as decision maker, that the public benefits of the scheme² would outweigh the identified less than substantial harm to the Showell Farm complex (notwithstanding that such heritage harm attracts considerable importance and weight) then the duty at Section 66(1) of the 1990 Act would be met.

¹ *Jones v Mordue* [2015] EWCA Civ 1243; [2016] 1 WLR 2682

² Paragraph 18a-020-20190723 states that “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 development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL

APPENDIX 1.0

LIST ENTRY DESCRIPTIONS

SHOWELL FARMHOUSE

Listed on the National Heritage List for England.

Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1022145**

Date first listed:**20-Dec-1960**

List Entry Name:**SHOWELL FARMHOUSE**

Statutory Address 1:**SHOWELL FARMHOUSE, A350**

Statutory Address 2:**SHOWELL FARMHOUSE, CHIPPENHAM ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address:**SHOWELL FARMHOUSE, A350**

Statutory Address:**SHOWELL FARMHOUSE, CHIPPENHAM ROAD**

The building or site itself may lie within the boundary of more than one authority.

District:**Wiltshire (Unitary Authority)**

Parish:**Lacock**

National Grid Reference:**ST 90909 70945**

Details

LACOCK CHIPPENHAM ROAD, (A350) ST 97 SW 1/33 Showell Farmhouse 20.12.60 GV II

Farmhouse, c1820 with late C17 attached wing. Main range is red brick with ashlar dressings, slate low-pitched roof, coped gables and end stacks. Formal 2-storey, 3-window front with ashlar plinth, flush quoins, moulded cornice, parapet and flush window surrounds. Twenty-pane outer windows, 12-pane to first floor centre over ashlar doorcase, broad elliptical-arched surround with keystone framing full-width fanlight over 6-panel door and sidelights. Attached wing is 2-storey, rubble stone with slate roof. To left, cyma-moulded 2-light recessed mullion-and-transom window with hoodmould and 2-light window above, centre door in chamfered surround with rounded shoulders. To right is double-fronted stable section with two 2-light beaded mullion windows of C18 type and centre door to each floor. Dove openings to upper floor. Across forecourt is early C18 screen wall, originally with iron railings, now with ashlar block walls between piers to 2 gateways. Rusticated piers with gate stops, cornices and urn finials. Early C19 iron gates. Wing rear wall has chimney gable and 4-light mullion-and-transom window to right.

Listing NGR: ST9094470930

Legacy

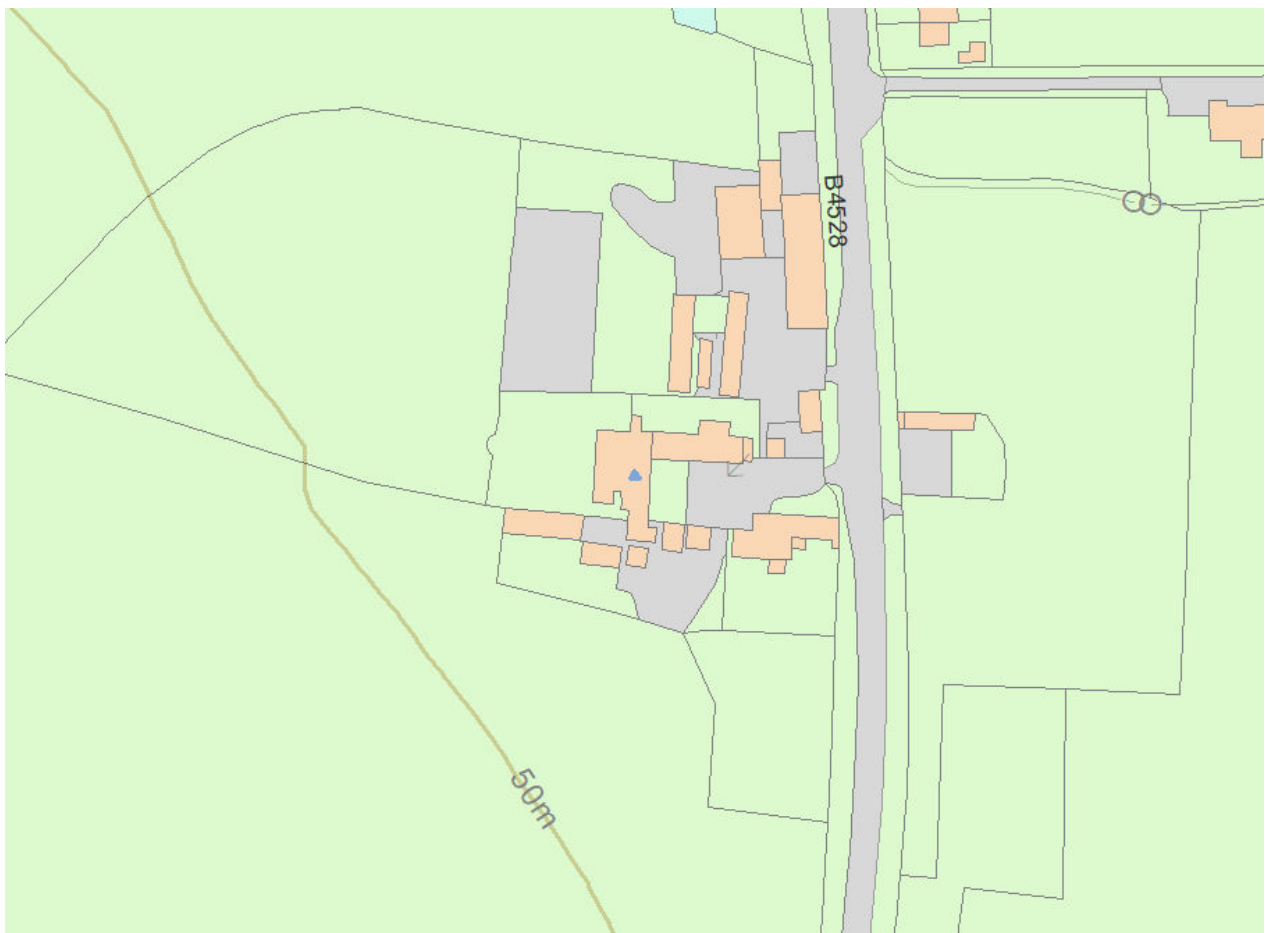
The contents of this record have been generated from a legacy data system.

Legacy System number:**315467**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 25-Nov-2024 at 10:10:40.

© Crown copyright [and database rights] 2024. OS AC0000815036. All rights reserved.
Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions
Limited 2024. All rights reserved. Licence number 102006.006.

End of official list entry

BARN TO SOUTH EAST OF SHOWELL FARMHOUSE

Listed on the National Heritage List for England.

Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1198151**

Date first listed:**20-Dec-1960**

Date of most recent amendment:**07-Jan-1987**

List Entry Name:**BARN TO SOUTH EAST OF SHOWELL FARMHOUSE**

Statutory Address 1:**BARN TO SOUTH EAST OF SHOWELL FARMHOUSE, A350**

Statutory Address 2:**BARN TO SOUTH EAST OF SHOWELL FARMHOUSE, CHIPPENHAM ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address:**BARN TO SOUTH EAST OF SHOWELL FARMHOUSE, A350**

Statutory Address:**BARN TO SOUTH EAST OF SHOWELL FARMHOUSE, CHIPPENHAM ROAD**

The building or site itself may lie within the boundary of more than one authority.

District:**Wiltshire (Unitary Authority)**

Parish:**Lacock**

National Grid Reference:**ST9094070932**

Details

LACOCK CHIPPENHAM ROAD, (A350) ST 97 SW 1/34 Barn to south east of Showell Farmhouse 20.12.60 (formerly listed with farmhouse) GV II

Barn, C18, rubble stone with timber-framed side walls clad in corrugated iron. Bridgwater tile roof with coped gables. Projecting gabled east cart-entry with lean-to additions each side. Side walls on rubble stone plinth. South end blocked Tudor-arched opening. Three-bay, 2-purlin roof with tie-beam-and-collar trusses. A 1775 map of Showell and Notton lands of T. Kington in W.R.O. shows barn.

Listing NGR: ST9094070932

Legacy

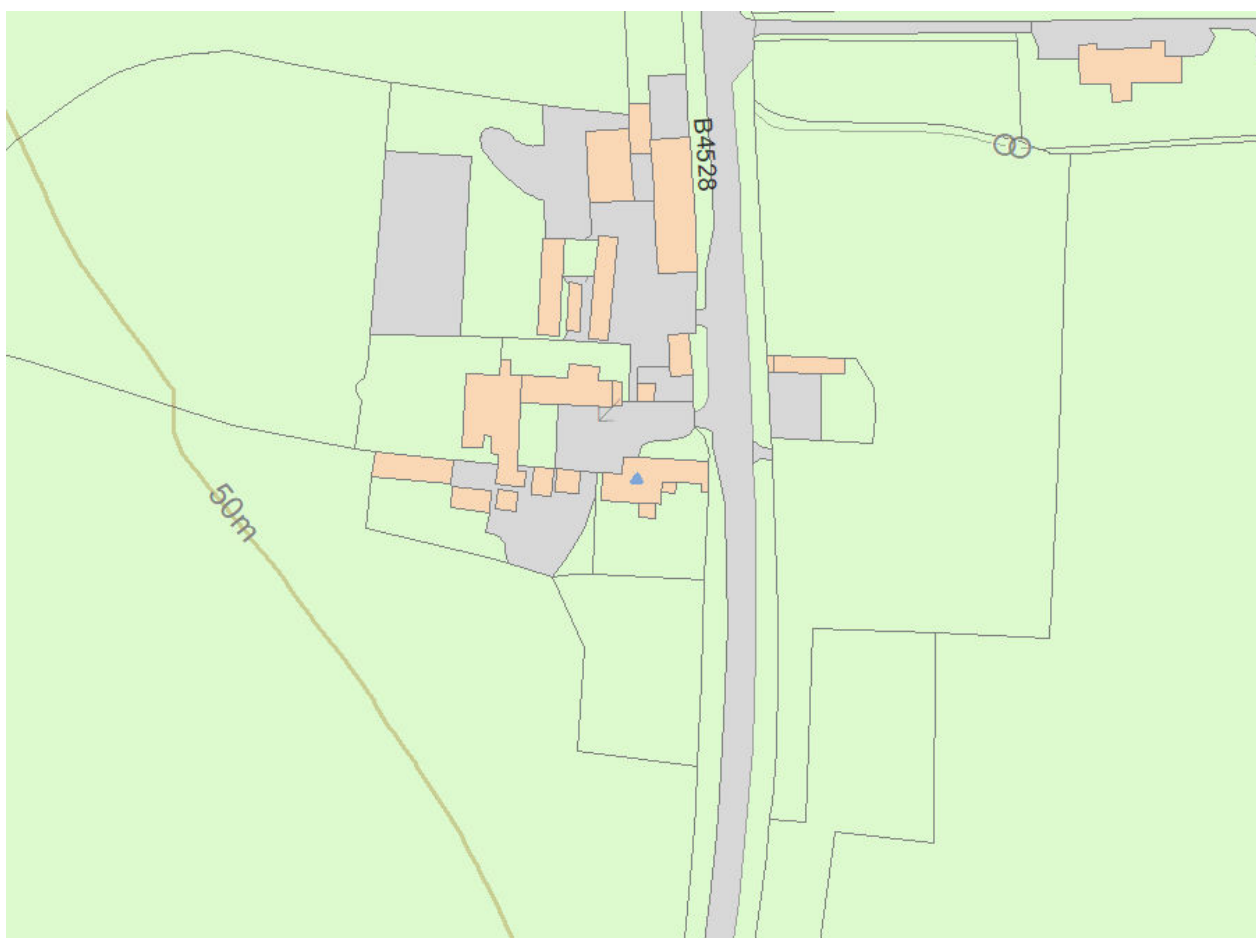
The contents of this record have been generated from a legacy data system.

Legacy System number: **315468**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 29-Nov-2024 at 16:37:12.

© Crown copyright [and database rights] 2024. OS AC0000815036. All rights reserved.
Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions
Limited 2024. All rights reserved. Licence number 102006.006.

End of official list entry

GRANARY TO SOUTH OF SHOWELL FARMHOUSE

Listed on the National Heritage List for England.

Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1363926**

Date first listed:**07-Jan-1987**

List Entry Name:**GRANARY TO SOUTH OF SHOWELL FARMHOUSE**

Statutory Address 1:**GRANARY TO SOUTH OF SHOWELL FARMHOUSE, A350**

Statutory Address 2:**GRANARY TO SOUTH OF SHOWELL FARMHOUSE, CHIPPENHAM ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**GRANARY TO SOUTH OF SHOWELL FARMHOUSE, A350**

Statutory Address:**GRANARY TO SOUTH OF SHOWELL FARMHOUSE, CHIPPENHAM ROAD**

The building or site itself may lie within the boundary of more than one authority.

District:**Wiltshire (Unitary Authority)**

Parish:**Lacock**

National Grid Reference:**ST9090970926**

Details

LACOCK CHIPPENHAM ROAD, (A350) ST 97 SW 1/35 Granary to south of Showell Farmhouse GV II

Granary, late C18, weatherboarded timber frame with Bridgwater tile half-hipped roof, raised on 3 x 3 staddlestones.

Listing NGR: ST9090970926

Legacy

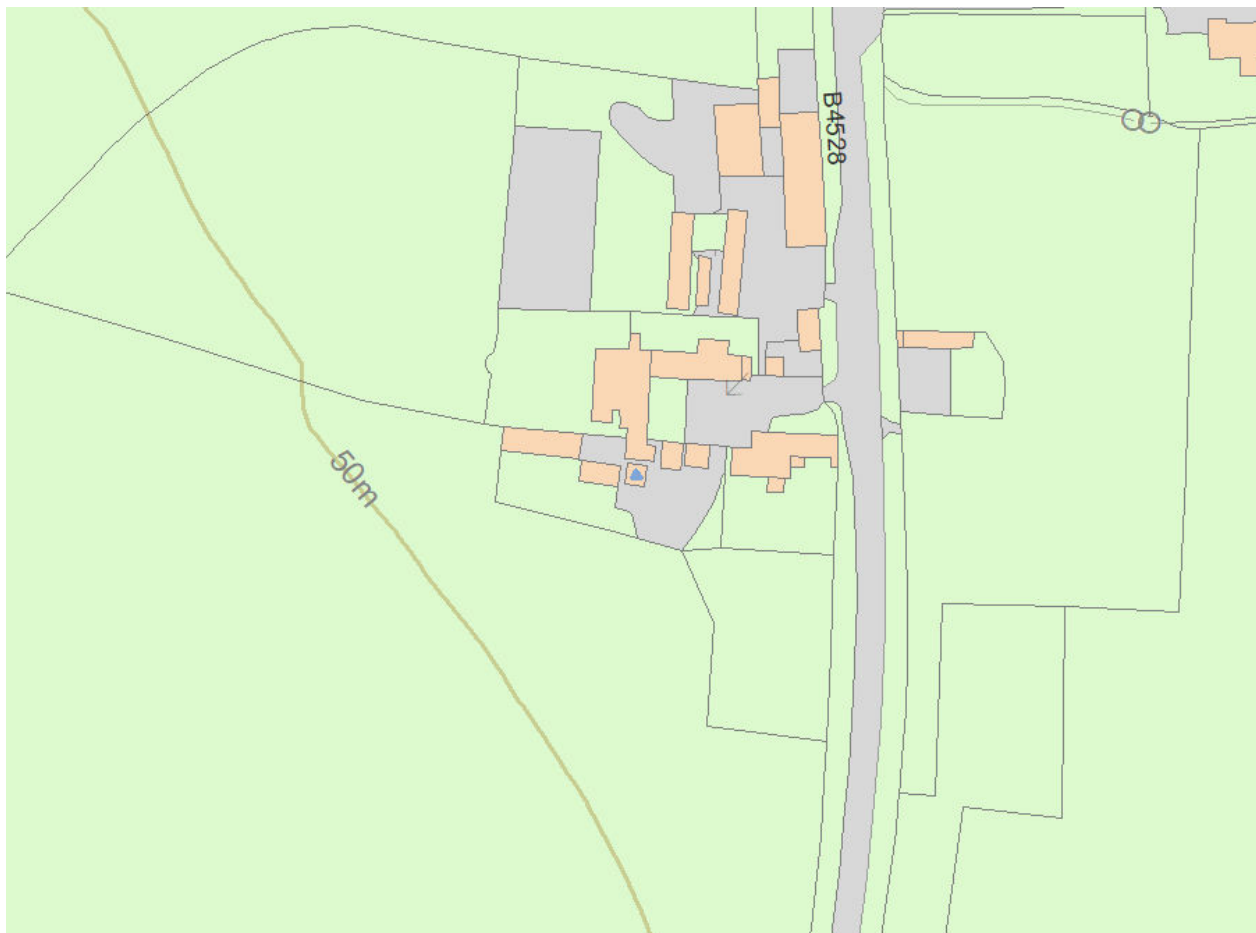
The contents of this record have been generated from a legacy data system.

Legacy System number:**315469**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

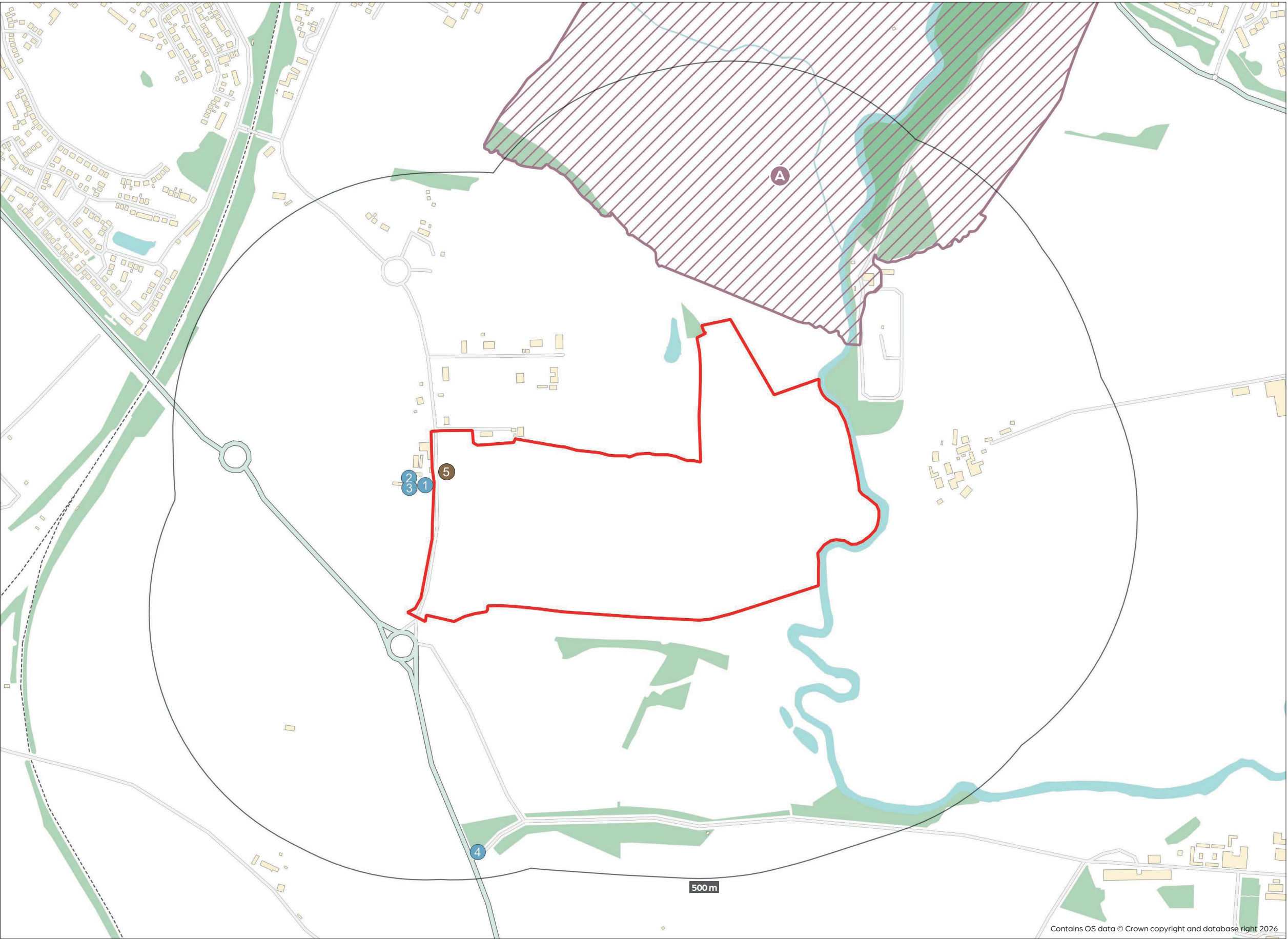
This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 29-Nov-2024 at 16:36:17.

© Crown copyright [and database rights] 2024. OS AC0000815036. All rights reserved.
Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions
Limited 2024. All rights reserved. Licence number 102006.006.

End of official list entry

APPENDIX 2.0

HERITAGE ASSET PLAN



HERITAGE ASSET PLAN

Application Site

Conservation Areas

A. Rowden CA

Listed Buildings

Grade II

1. Barn to South East of Showell Farmhouse
2. Showell Farmhouse
3. Granary to South of Showell Farmhouse
4. Front Lodge, Lackham College

Non-designated Heritage Asset

5. Shelter Shed, Showell Farm

LOCATION:
Chippenham Housing Land

DATE:
May 2026

SCALE:
1:7,500 @ A3

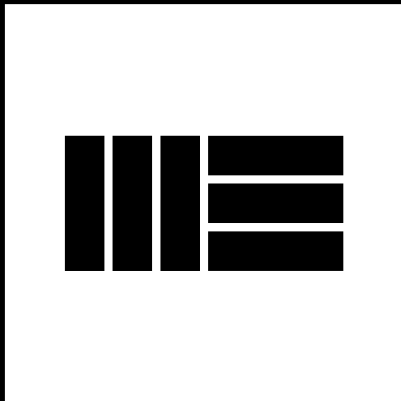
FIGURE:

▲ NORTH



MONTAGU EVANS
70 ST MARY AXE,
LONDON, EC3A 8BE
T: +44 (0)20 7493 4002
WWW.MONTAGU-EVANS.CO.UK

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL