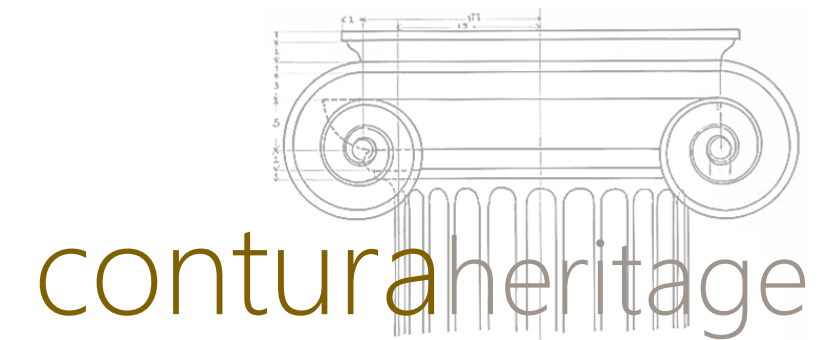


Heritage Impact Assessment

Site northwest of Chicklade EV Station





INFORMATION

Date	April 2026
Site Address	Land northwest of Chicklade EV Station Wiltshire SP3 5SS
Development Description	3MW Solar to support Chicklade EV Station
Local Planning Authority	Wiltshire Council
Client	Environmena Ltd.

Author: Franziska Callaghan MA MSc DipID IHBC ([contura heritage](#))

Report Revision: 2

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1 INTRODUCTION

This Heritage Impact Assessment has been prepared in support of a planning application for the change of use of arable land (one field) to solar harvesting at Chicklade. The proposal comprises a 3MW solar farm to support Chicklade EV Station together with associated services, landscaping and access.

This assessment has been carried out in line with the requirement set out in the National Planning Policy Framework 2024 that “in determining applications, local planning authorities should require an applicant to describe the significance¹ of any heritage assets² affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary”.

The NPPF defines heritage significance as the value of a heritage asset to this and future generations because of its heritage interest. This interest can be archaeological, architectural, artistic, or historic, and can be derived not only from the asset's physical presence, but also from its setting.

The NPPF states 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal”.

Historic England's *Conservation Principles*³ provide important theoretical underpinning for change in the historic environment: “**Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change. Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and**

future generations. If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change”.

Historic England's *Constructive Conservation* requires a **positive and collaborative approach to conservation that focuses on actively managing change** with its aim being to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.⁴

Historic England also states that “the historic environment plays an important role in addressing the climate emergency. By reducing the carbon footprint of historic buildings and landscapes, we can make a significant contribution to both climate change mitigation and adaptation, without sacrificing heritage values”.⁵

This assessment follows Historic England's methodology that requires a stepped approach to assessing significance and harm:

- Identify assets and their settings.
- Assess the significance and the contribution of the setting.
- Evaluate the effects (harm or enhancement) of a proposal.
- Explore ways to avoid/minimise harm and maximise enhancement.
- Conclusion on significance of relevant assets, identification of heritage impact and harm with the balancing exercise for any identified harm and heritage/public benefits.

For further relevant national and local planning policies, advice and guidance, please see below in appendices.

This report should be read in conjunction with drawings and other supporting documentation submitted by Environmena LTD.

¹ The significance was determined in accordance with the generic schema for classifying the significance of heritage assets as shown in the appendices: Grade II listed building generally have moderate significance, but elements of this significance can have high, low, very high, neutral or detrimental values.

² The National Planning Policy Framework (NPPF) defines a heritage asset 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”.

³ Conservation Principles, Policies and Guidance | Historic England.

⁴ Constructive Conservation in Practice | Historic England.

⁵ HEAG321 Adapting Historic Buildings for Energy and Carbon Efficiency

2 IDENTIFY HERITAGE ASSETS/ ASSESS SIGNIFICANCE/ DEFINE SETTING

2.1 IDENTIFY ASSETS

A site visit was undertaken in November 2025 by **contura heritage** to inspect the proposal site and its setting, and assess the relationship with designated and non-designated heritage assets within the vicinity and wider setting of the site. The site was walked over with views into and from the site from all accessible directions.

Both the National Heritage List for England⁶ (NHLE) and the Wiltshire Historic Environment Record (WHER) have been consulted, and the following heritage assets within the wider setting (1.5km radius) have been identified:

Designated assets:

- CHICKLADE HOUSE, CHICKLADE PLACE, THE WELL HOUSE: Grade II⁷ (780m from site)
- CHURCH OF ALL SAINTS: Grade II (900m from site)
- BURNETT MONUMENT in the Churchyard about 4 Metres North of Chancel of Church of All Saints: Grade II (900m From Site)

Non-Designated Assets:

- KNOYLE DOWN FARM (550m from site)
- FARMBUILDINGS AND COTTAGE at Chicklade Lodge

The settings of the following heritage assets are acknowledged and have been assessed, but due to the nature of the proposal as well as separation distances (1.8km) and intervening vegetation and structures, their settings are not affected by the proposal. No historic land association with the site has been identified.

- CHURCH OF ST PETER, Higher Pertwood Grade II
- PERTWOOD MANOR FARMHOUSE, Higher Pertwood Grade II
- BOWL BARROW 700m south east of Field Barn: Scheduled Monument (1km from site)

⁶ Search the List – Find listed buildings, monuments, battlefields and more | Historic England

⁷ Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I. Grade II* buildings are particularly important buildings of more than special

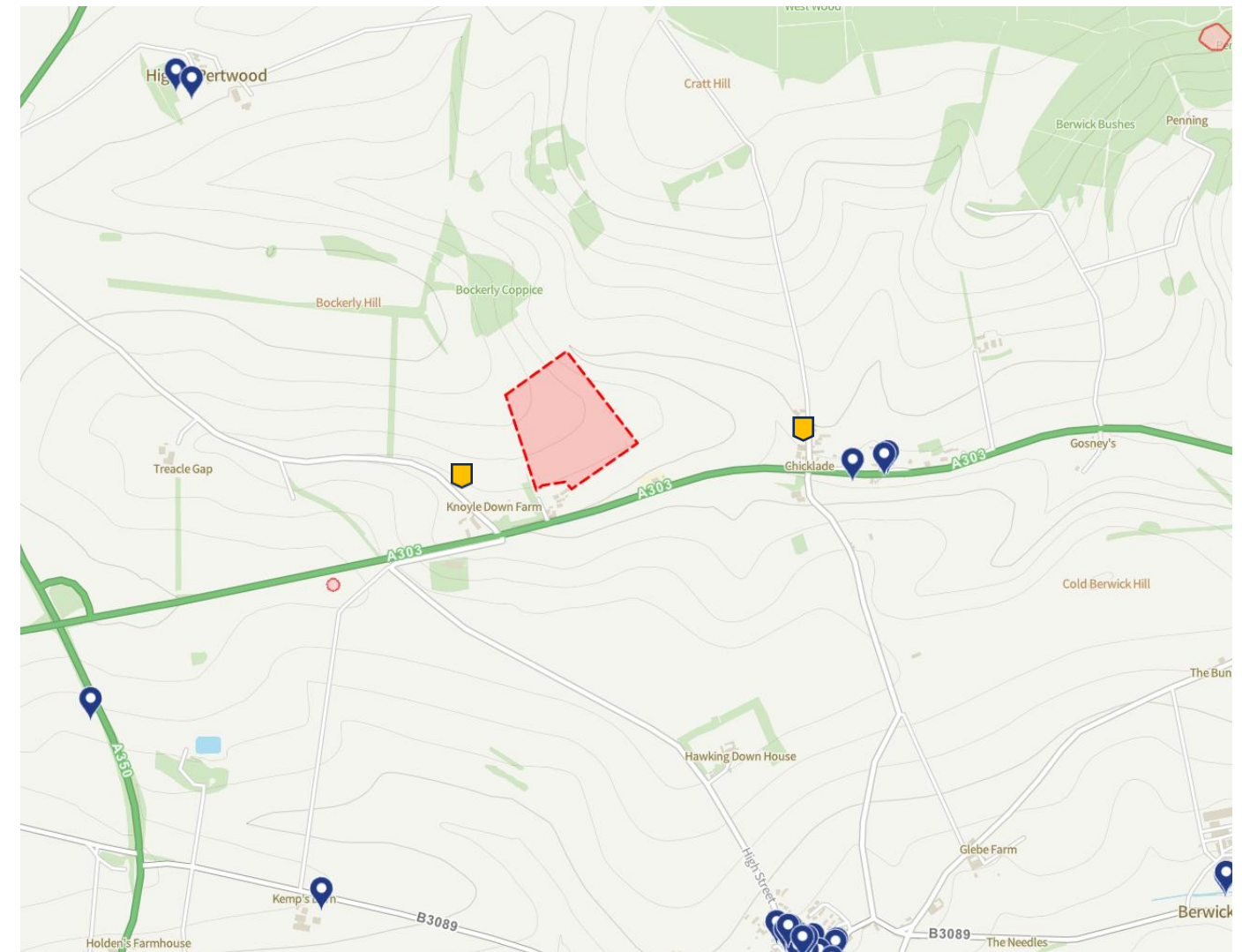


Figure 1

Site location and heritage assets as identified in Historic England's The List and the Wiltshire Historic Environment Record. Listed buildings are marked by blue pins. The red circle indicates a Scheduled Monument. Orange pins have been added to indicate locations of non-designated heritage assets.

There is no Conservation Area designation within the assessed 1.5km radius of the site.

interest; 5.8% of listed buildings are Grade II*. Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing.

These assets at Pertwood are over 1km distance from the site and there is no intervisibility. The proposal will not result in any adverse impact on these heritage assets.

Please also refer to the Landscape Visual Impact Assessment (LVIA) submitted with this application; it evidences the lack of any intervisibility with the site from several relevant viewpoints.

2.2 UNDERSTANDING THE SITE

Location

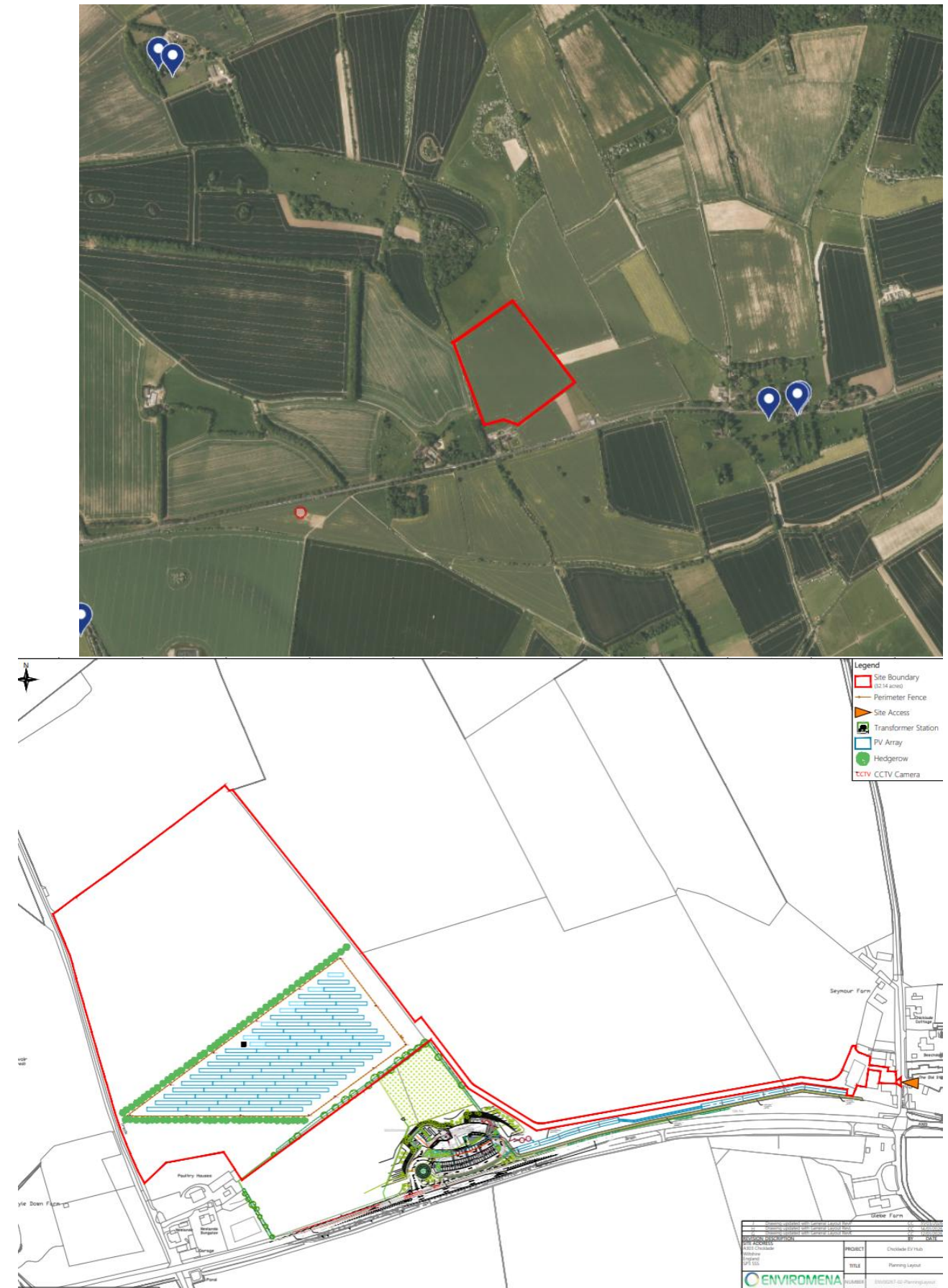
The parish of Chicklade is a relatively remote parish in southern Wiltshire, consisting of a small settlement, Chicklade, and a hamlet called Pertwood. The parish is approximately 11km south-southeast of Warminster, 9km east-northeast of Mere and 19km west-northwest of Wilton; Chicklade is separated from all three by downland. The northern boundary of the parish runs along the southern edge of Great Ridge Wood (sometimes called Chicklade Wood), the southern edge along a ridgeline track called Ox Drove, the eastern boundary along the line of the A350, and the western edge along a track rising towards Great Ridge Wood from the A303. This route was turnpiked in 1761 and designated a trunk road in 1936.

Chicklade was known as *Cytlid* in circa 912, *Chykled* in 1281, *Chitlad* in 1300, *Chiklade* circa 1350, and *Chicklade* by 1657. The meaning of the name is somewhat uncertain. The specific is probably 'wood'. Suggestions that the second element is 'slope', 'gate' or 'difficult river-crossing' are less persuasive and the etymology of this word remains unsolved.⁸

Chicklade is a nucleated roadside village in a narrow valley. In the later 18th century, the larger buildings were on the north side of the road. Chicklade House marked the west end of the village, and 400 m. away Manor Farm marked the east end. The church and rectory house, and north of them a

Figure 2

Aerial view of the site (indicative red line not showing access route) and surroundings with designated heritage assets and proposed site layout with landscaping.



⁸ Elements and their meanings: *cē,d* (Primitive Welsh) A forest, wood, *hlid* (Old English) A slope, *gelād* (Old English) A difficult river-crossing; possibly also a ferry, *hlid* (Old English) A lid, a door, a gate. [Key to English Place-names](#)

farmstead called *Dominick*, were in the centre. In the mid-19th century, a large house was built between the rectory house and Manor Farm, and in the late 19th century Dominick Farm was demolished. Small farmsteads and cottages were on the south side of the road in the late 18th century. A small farmhouse, perhaps partly rebuilt in 1818, is the only one to survive. In 1983 the only other buildings on the south side were the old school and schoolhouse. In the 19th and 20th centuries the majority of new building has been at the west end of the village. In the mid-19th century Chicklade Farm and Glebe Farm were built respectively north and south of the road west of the eastern Hindon-Warminster Road, and north of them along that road are a few 19th century cottages and 20th century houses. Glebe Farm was rebuilt in the later 20th century. Beside the main road and the western parish boundary a garage and two bungalows were built in the mid-20th century. Beside the road and the eastern parish boundary a pair of cottages was built in the late 19th century, and north-east of the village extensive farm buildings called Chicklade Dairy were erected in 1976. Alehouse keepers were mentioned in the late 16th century and early 17th and in the 18th century there was an inn called the Bull. A petrol station with a restaurant was opened west of the village beside the London—Exeter Road in 1972. Historically, the parish was not wealthy. By the early 19th century, it had a high rate of poverty compared to the surrounding area, spending significant sums on poor relief.

All Saints' Church: The original church was built in or before the 12th century. By the early 1800s, it was in such poor condition that it was demolished and replaced in 1832 by the current building, designed in a plain 12th century style by J.B. Papworth. **Chicklade House:** please see below for further details.

A detailed history of the village can be found here [Parishes: Chicklade | British History Online](#).



Figure 3

View into the village looking west towards the site.

Wiltshire Historic Environment Record and

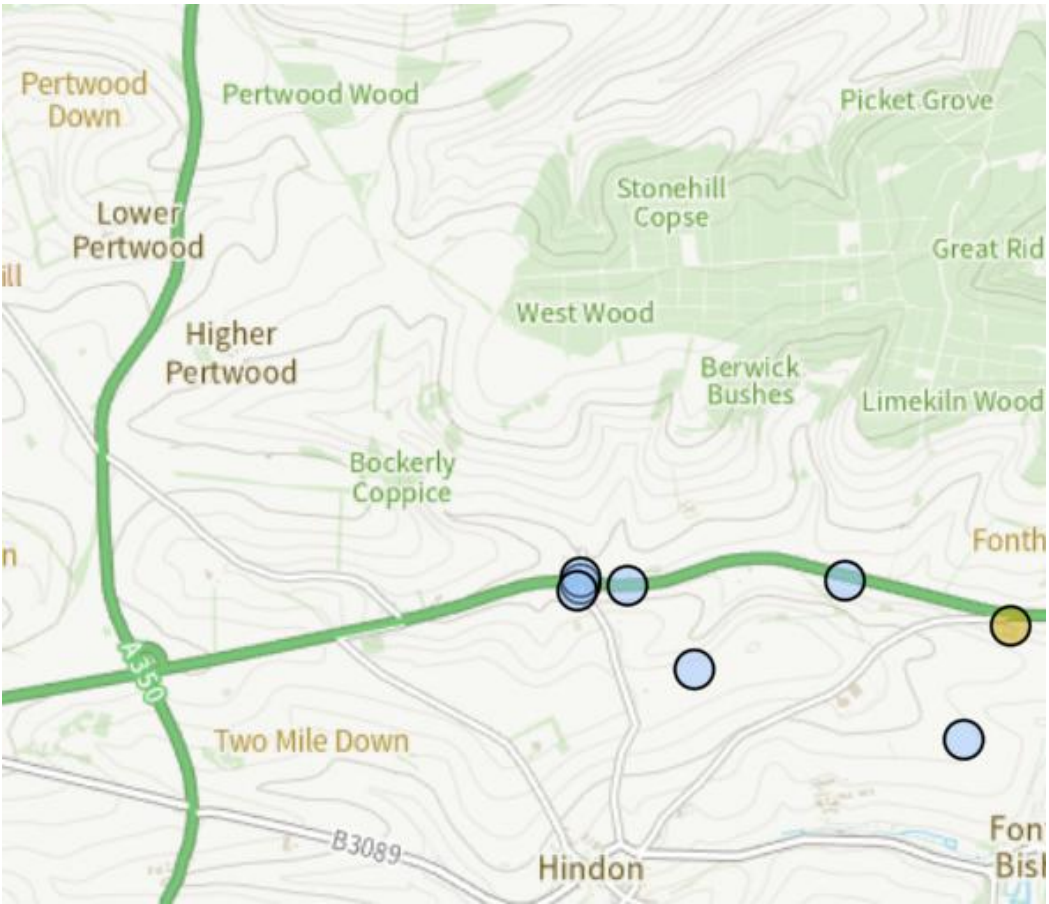
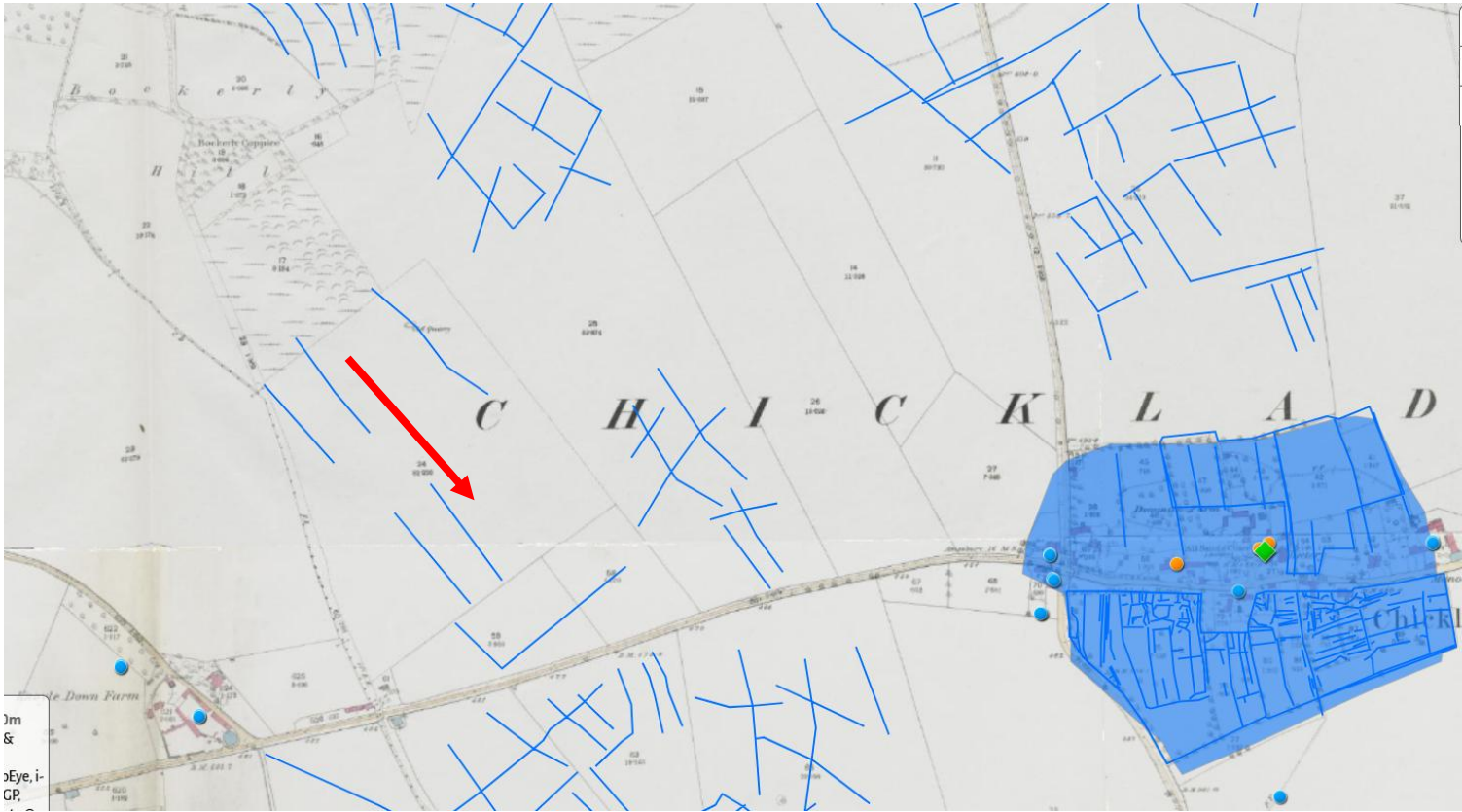
The following archaeological records as shown in the Wiltshire Heritage Explorer are noted. The area has moderate to high below ground archaeology potential; for a detailed assessment and mitigation measures please refer to the Archaeological Desk Based Assessment submitted with this application.

More informative than the WHER is actually the Know Your Place Wiltshire map resource which shows the existing non-designated assets identified in this report.

Figure 4

Below: Wiltshire Historic Environment Record Map data: Most of the identified heritage is no longer extant.

Above right: History and Map resource Know Your Place - Wiltshire shows a good amount of data including historic field systems (blue lines) and several non-designated assets. For further data see appendices.



Type	Ref	Name	Summary
	MWI65114	Site of Outfarm, South of Chicklade	Demolished 19th century outfarm.
	ST93SW400	Chicklade	Village with Saxon origins.
	MWI65117	Site of Farmstead in Chicklade	Demolished 19th century farmstead.
	MWI65186	Chicklade Bottom Farm	18th century farmstead.
	MWI65116	Site of Yard in Chicklade	Demolished 19th century farmstead.
	ST93SW623	Earthworks, Chicklade Bottom	Undated, unclassified earthworks.
	MWI65118	Site of Outfarm in Chicklade	Demolished 19th century outfarm.
	ST93SW615	Ring Ditch, South West of Chicklade Bottom Farm	An undated ring.

Landscape Character

The proposal site lies within the Cranborne Chase AONB, National Character Area 142 – Salisbury Plain and West Wiltshire Downs, and within Landscape Character Area 2A Open Chalk Downland - West Wiltshire Downs Local Character Area (Cranborne Chase AONB Landscape Character Assessment) and West Wiltshire Downs Wooded Downland (Wiltshire Landscape Character Assessment).

Chicklade is situated within the West Wiltshire Downs Wooded Downland landscape type, a region defined by its prominent chalk geology and significant historic depth.

Key Landscape Characteristics

- **Topography & Geology:** The area features a strongly rolling chalk landform with gently domed hilltops, dramatic scarps, and dry river valleys.
- **Land Cover Mosaic:** The landscape is a mix of expansive arable fields and significant woodland blocks, including the nearby Great Ridge Wood. These elements are unified by a network of hedgerows and hedgerow trees.
- **Visual Character:** Characteristics include a contrast between wide open views of rolling downland and enclosed, large-scale rooms of farmland created by dense woodland belts.
- **Historic Settlement:** Chicklade is a small, nucleated village with medieval origins. The settlement pattern is sparse, with farmsteads often nestled in valleys or at the foot of escarpments.
- **Archaeological Depth:** The landscape is rich in visible history, influenced by former Royal Hunting Forests and ancient monuments such as Neolithic barrows and hill forts on surrounding ridges.

The Wiltshire Historic Landscape Characterisation has been undertaken to define the historic environment for each of the Landscape Character types in the county. The application area lies within an area described as 'these enclosures are recent in origin and first show on the modern OS mapping/aerial photographs. They have been created in an area that was shown as downland on the 1st edition 6" OS map and other early historic mapping sources'.

The site is not particularly prominent in the landscape due to the topography curving away and mature vegetation that shields any views from the bottom of the valley where the road and the service station are located.



Historic Maps

Please see captions to Figures 5 – 7 for detailed analysis.

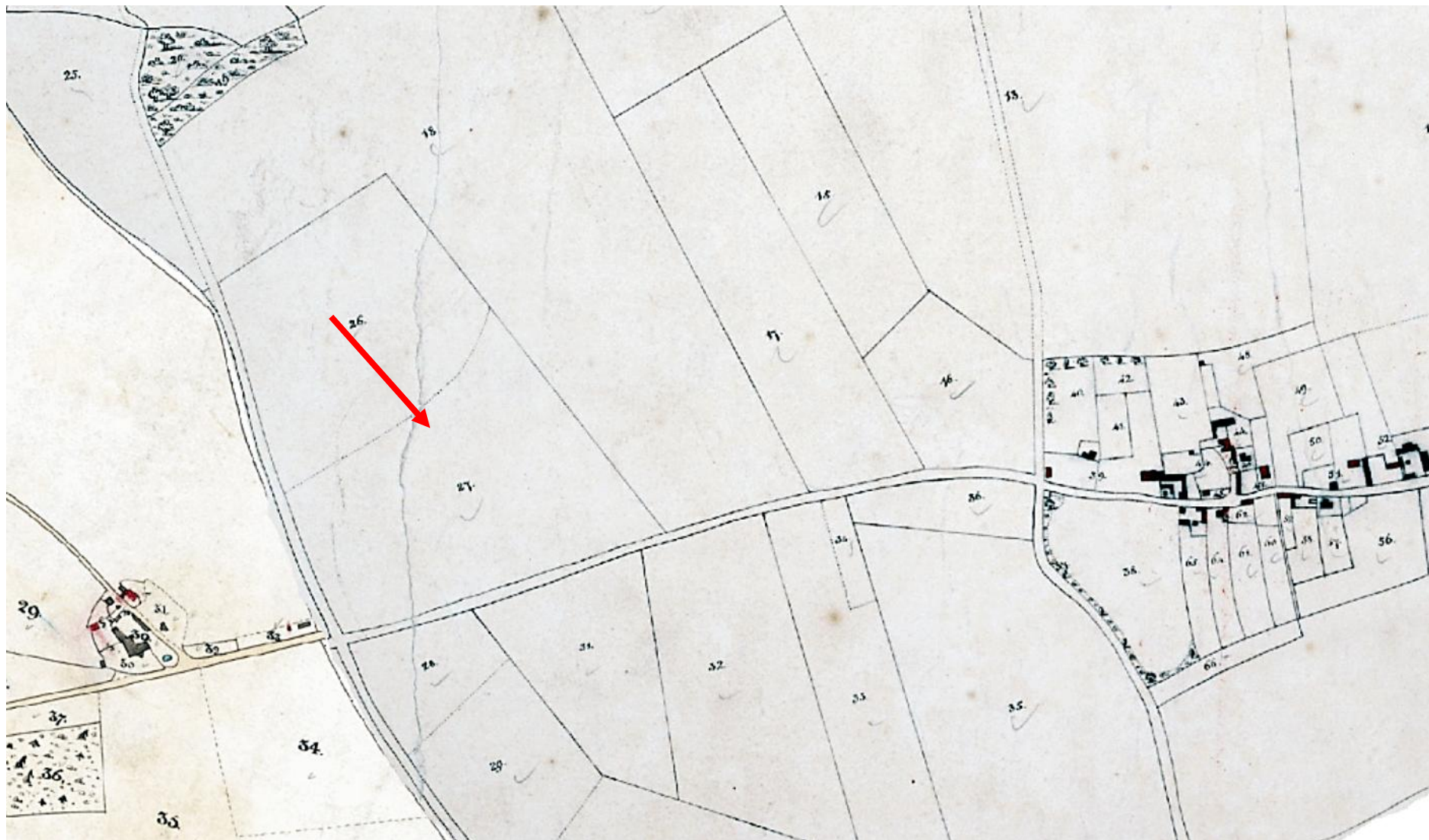
Figure 5a and b

The 1838 Tithe Map shows the use of the proposal site as parcels 26 as Down with use as pasture and 27 as Field next Knoyle Down with use as arable land.

The Tithe Records evidence that the landowner in 1838 is Mary Vincent and the occupier is James Folliott.

Knoyle Down Farm is owned by the Bishop of Winchester and the occupier is Henry Seymour who both own and occupies the Pertwood Parsonage and Upper Pertwood Farm in 1838 (see small figure bottom right).

Land and building ownership and leasehold in Chicklade village vary to the above-mentioned owner of parcel 26 and 27, and there appears no historic link to nearby heritage assets in the 19th century.



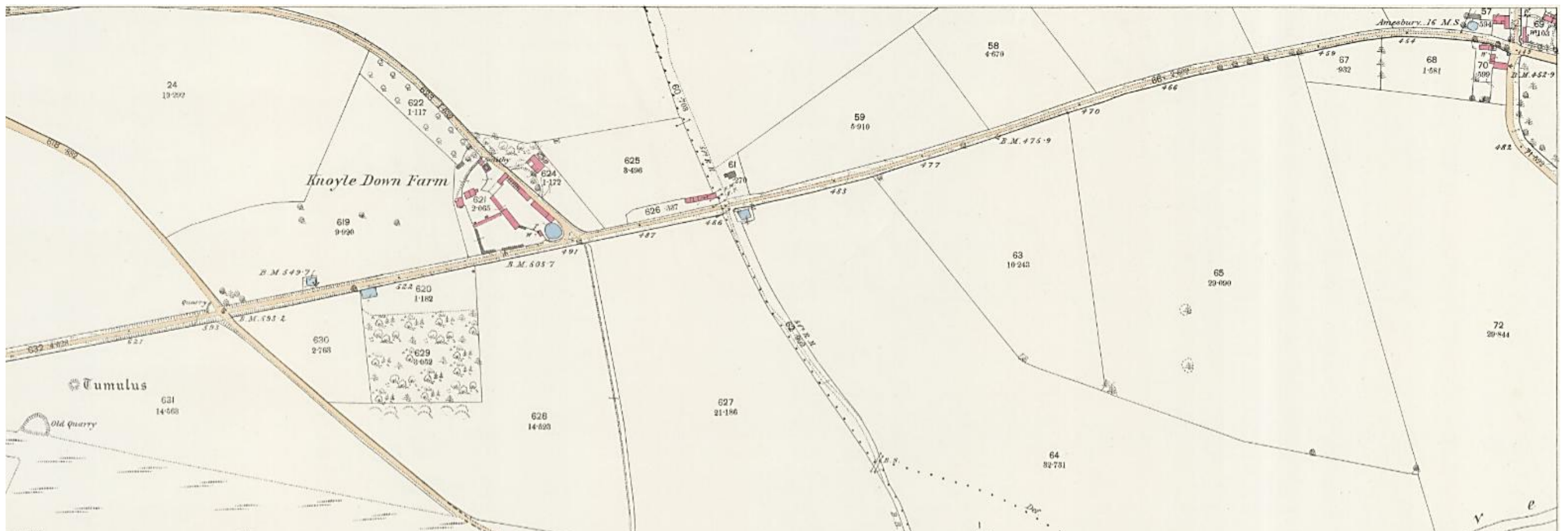
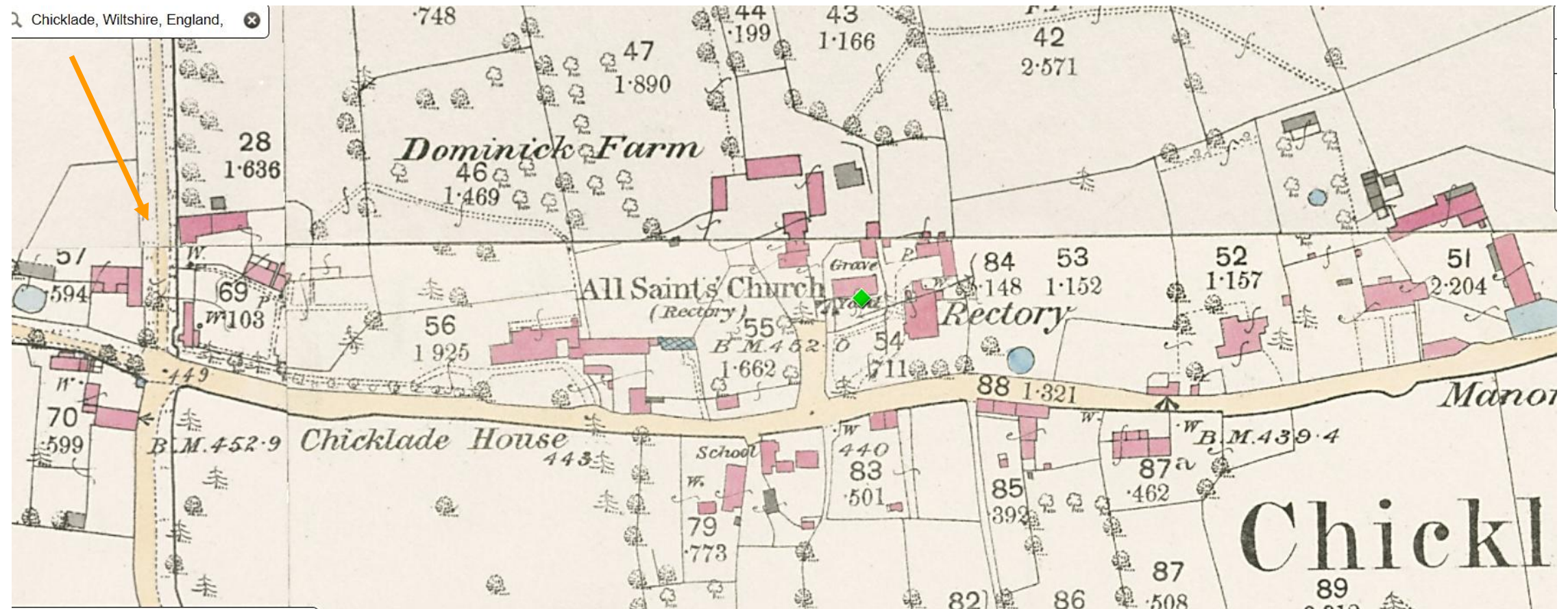
Upper Pertwood Farm, Church and Parsonage.



Figure 7

This detailed extract from 1886 shows the group of non-designated historic farm buildings and Chicklade Lodge which are still extant and form the western built edge to the village (now hidden from view from west by large modern agricultural sheds.)

Dominick Farm to the northwest of the church is no longer extant.



2.3 SIGNIFICANCE AND SETTING

Significance

In heritage terms, significance has been defined as 'the value of a heritage asset to this and future generations because of its heritage interest' and as the sum of cultural and natural heritage values of a place. This assessment of significance has been based on desk-based research and a site visit. It considers the significance of the site, any relevant heritage assets and their settings and context. Where appropriate reference has been made to the different types of values identified in Historic England's *Conservation Principles, Policies and Guidance*. These guidelines separate heritage values into four categories:

- *Evidential* The potential of a place to yield evidence about past human activity.
- *Historical* The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.
- *Aesthetic* The ways in which people draw sensory and intellectual stimulation from a place.
- *Communal* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The relative contribution of the heritage values to the significance of the site are graded as either high, medium, low, neutral or detrimental, where:

- *High Significance* is attributable to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance.
- *Medium Significance* is attributable to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
- *Low Significance* is attributable to a theme, feature, built fabric or characteristic which has minor cultural value and which may, even to a small degree, contribute towards the character and appearance of the site.
- *Neutral Significance* – elements of neutral significance typically do not possess any heritage values which are important to the site. As such, they

neither contribute to – nor detract from – its overall character and understanding.

- *Detrimental* – elements that are intrusive to heritage value have characteristics which detract from the overall significance and character of the site.

The table below gives commonly applied selection criteria for **non-designated heritage assets**.

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... 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'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Setting

Section 66(1) of the Planning “Listed Buildings and Conservation Area Act states *“In considering whether to grant planning permission for any development which affects a listed building or its setting, the local planning authority or 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.”*

This makes it clear that the setting of a listed building is a material consideration in the planning process; however, the Act does not contain a definition of “setting.” This is a frequent point of contention because the Act uses the word “setting”, but never defines it in the legislation.

Historic England define the setting of a heritage asset “as is the surroundings where it is experienced, appreciated, and understood. It encompasses a wide range of elements, including physical and visual factors, as well as historical relationships, natural landscapes, and even sensory elements like noise or a sense of remoteness. The extent of the setting is not fixed and can change over time as both the asset and its environment evolve”.⁹

It also has to be noted that list descriptions almost never define the setting or specify how it contributes to significance (unless there is a designed landscape); not even most recent listings where the setting appears to play a crucial role in the assets’ significances.¹⁰

The HE guidance on setting is clear that not all change is negative. **A setting can accommodate change without necessarily harming the heritage significance. Harm occurs when the change results in the loss of an element that is crucial to the asset's significance.**

⁹ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>, p.2.

¹⁰ Five waterside chalets in the Broads National Park - Dutch Tutch, Tower View, The Eel Sett, The Holt, and Staithcote - have recently been listed as Grade II by Historic England,

recognizing their unique character and historical significance. These buildings all have a very important relationship with the Broad and their uses are connected with this setting. However, this is not described or mentioned as being crucial in terms of the asset's significance.

- **Chicklade House** Grade II

List description

Chicklade Place, The Well House and Chicklade House II Country house, now three houses. Mid C18, extended and refenestrated mid C19. Limestone ashlar with chamfered quoins to C18 build, tiled hipped roof, ashlar stacks with moulded cappings. Two-storey, eleven-window. Chicklade Place to right has 8-panelled door with flat stone hood with two 12-pane sashes to right and Venetian window to left hand projecting bay. Well House to centre has door with 8 fielded panels in porch with Corinthian columns, 9- pane sash and Venetian window to right. Chicklade House to left has double doors to projecting bay with Venetian window to right and left and two 6-pane sashes to left. First floor has plat bands, four Venetian windows, 10-pane semi-circular headed stair window to centre, 12-pane sashes in moulded architraves, two projecting bays have pedimented gables. Two bays to left are plain early C19. Rear has gabled wings with sashes. Left return has 2- storey bay with casements to left. Interior not accessible at time of survey (August 1986), but said to have been altered during 1970s conversion to three separate dwellings.

The house was converted into three dwellings in 1972 (Chicklade House, Chicklade Place, and The Well House) and has a central part which was built around 1720, with extensions and alterations in the mid-19th century.

Some notable historical associations are the Duke of Somerset, then Chamberlain Family and a possible Wren Family connection: There is a possible historical connection to the Wren family, potentially even related to the family of the renowned architect Sir Christopher Wren, whose father was the Rector of nearby Knoyle. Elizabeth Wren was buried in Chicklade in 1837.

No internal inspection of the building has been carried out. For the purposes of this report and due to the nature of the proposal, the focus is to determine how and if the wider setting contributes to the asset's significance and how this wider setting might be affected by the proposal.

Significance

Chicklade House as a Grade II listed building mainly derives its moderate national significance from the historical, aesthetic and evidential values

Figure 8

Chicklade House as shown on the HE The List website; the house is mostly screened from public views.

relating to its built fabric (details of internal features are unknown) and past uses as well as its connection to notable historical figures.

Setting

The contribution of the building's setting to its significance is primarily derived from the immediate surroundings of the garden which is well screened and private. Views of the house are limited due to dense mature vegetation surrounding the property. The positive contribution of the building's setting to its significance is derived from its relationship with the surrounding garden, but there is no direct or obvious visual or factual historic link to the surrounding farmland.

The proposal site lies some distance (900m) from the asset and does not make a crucial contribution to the setting and/ or significance of Chicklade House. See also analysis in text to **Figure 5** in regards to historic ownership and land uses of the site. In addition to the separation distance, there are intervening buildings as well as topography and vegetation that prevent any intervisibility. Views west towards the proposal site are limited due to intervening buildings and mature hedgerows and trees. No important views of the asset from the proposal site or vice versa have been identified during the assessment.



Chicklade Church and Burnett Monument, both Grade II

List descriptions

Church of All Saints Anglican parish church. 1832, on site of Medieval church. Limestone ashlar, Welsh slate roof with coped verges. Nave and chancel under one roof, west entrance and bellcote. Gabled west porch with pointed doorway and C15 style window to sides, rendered gable with shaped bargeboards. Plain ashlar west end with slightly projecting bell tower with offset square bell turret with pointed louvre hipped lead roof with ball finial, buttresses with offsets to corners. South side has three bays of pointed C15-style windows with buttresses between. No east window, but relief carved cross with quatrefoil over, reset memorial tablet with consoles and broken pediment to Margaret Sympson died 1685. North side has no windows, but buttresses, reset memorial tablet with semi-circular shaped top to John Barron died 1685. Interior: One-space divided by open traceried chancel screen, two steps up to chancel. Rib-panelled wooden ceiling. Chancel has piscina set in south west window sill with carved wooden pieta over, possibly pre-Reformation, painted Crucifixion on panelled reredos is copy of one by Perugino and executed by Miss Ella Jacob of Salisbury. Nave and chancel furniture all C19, some pieces in chancel with initials AM, given by Alfred Morrison of Fonthill. Plain C12 stone font bowl. Monuments include a brass set in stone with semi-circular head to Richard Randall died 1745, classical marble by Reeves to Ellen Frowde died 1830.

Burnett monument in the churchyard about 4 metres north of chancel of Church of All Saints GV II Chest tomb. Late C18. Limestone, two plain panels with good lettering and fielded pilasters, moulded flat top badly weathered at time of survey (August 1986). Henry Burnett died 1767.

This small building, designed by John Buonarotti Papworth (a founder member of the Royal Institute of British Architects), replaced a medieval church and is in a relatively plain twelfth-century style, possibly after the original, in ashlar with a combined nave and chancel and a rectangular bell-turret. In 1893 a visitor said of the 1832 church "it is difficult to conceive of anything more devoid of 'feeling' and even of the most elementary principles of art than the present building.

No internal inspection of the church has been carried out. For the purposes of this report and due to the nature of the proposal, the focus is to determine how and if the wider setting contributes to the asset's significance and how this wider setting might be affected by the proposal.

Significance

Both assets as a Grade II listed structures mainly derive their moderate national significance from the historical, aesthetic and evidential values



Figure 9

Glimpses of the Church of All Saints, Chicklade from south.

relating to their built fabric (details of internal features are unknown) and past uses.

Setting

The contribution of the building's setting to its significance is primarily derived from the immediate surroundings of the churchyard which is bounded and fully screened by overgrown yews. There are no views out into the surrounding countryside. Views of the church are limited to glimpses from the immediate southern approach (see figure 9).

The setting of the Burnett monument is limited to the immediate surroundings of the churchyard. The positive contribution of the building's setting to its significance is derived from its relationship with the surrounding churchyard and the church.

In addition to the separation distance, there are intervening buildings as well as topography and vegetation that prevent any intervisibility. Views south and west towards the proposal site are limited due to intervening buildings and mature hedgerows and trees. No important views of the asset from the proposal site or vice versa have been identified during the assessment.

The proposal site lies some distance (900m) from the assets and does not make a crucial contribution to the setting and/ or significance of either asset. See also analysis in text to **Figure 5** in regards to historic ownership and land uses of the site.

NON-DESIGNATED HERITAGE ASSETS

- **Knoyle Down Farm**

This farmstead is shown on both the Tithe and early OS map as a medium to large sized farmstead. It is recorded in the Tithe record from 1838 and was owned by the Bishop of Winchester. Please see also record MWI65010 in the appendices; there appears to be no record for the farmstead in the Historic Environment Record.

There is no ownership or leasehold connection with the proposal site and no intervisibility; however, it is considered to lie within the wider setting of the site.

Significance

Due to the architectural (local vernacular) and historic (19th century) nature of the group, Knoyle Down Farm buildings are non-designated heritage assets and mainly derive their low local significance from the historical, aesthetic and evidential values relating to its built fabric (details of internal features are unknown) and past uses.

Setting

The contribution of the building's setting to its significance is primarily derived from the immediate surroundings of the farmyards and farmland. The farm buildings are bounded by the A303 to the south and the road to Pertwood to the east.

The proposal site lies some distance (300m) from the assets and does not make a crucial contribution to the setting and/ or significance of either asset. See also analysis in text to **Figure 5** in regards to historic ownership and land uses of the site.

In addition to the separation distance, there are intervening buildings as well as topography and vegetation that prevent any intervisibility. Views east towards the proposal site are limited due to intervening buildings and mature hedgerows and trees. No important views of the asset from the proposal site or vice versa have been identified during the assessment.



Figure 10

Top: View East from the site towards the western edge of Chicklade village. There is no intervisibility with any designated heritage assets.

- Chicklade Lodge and farmstead

There is a 19th century farmstead on the western edge of the village which is first shown on the 1886 Edition OS Map, but the earlier part of Chicklade Lodge is already shown on the Tithe Map. It is shown as Plot 39 House, Offices and Paddocks. The group of buildings still appear very much like on the 19th century map. These are mentioned as demolished in the WHER, but most of the buildings are still extant including the historic farmhouse, Chicklade Lodge. The buildings mark the historic western edge of the village, but views of them from the open fields are screened by large modern agricultural sheds. There is no ownership or leasehold connection with the proposal site and no intervisibility; however, the farmstead is considered to lie within the wider setting of the site.

Significance

Due to the architectural (local vernacular) and historic (19th century) nature of the group, Chicklade Lodge and farmstead are non-designated heritage assets and mainly derive their low local significance from the historical, aesthetic and evidential values relating to its built fabric (details of internal features are unknown) and past uses.

Setting

The contribution of the building's setting to its significance is primarily derived from the immediate surroundings of the farmyards and farmland. The farm

buildings are bounded by the A303 to the south and the road leading north to the east or west respectively.

The proposal site lies some distance (670m) from the assets and does not make a crucial contribution to the setting and/ or significance of either asset. See also analysis in text to **Figure 5** in regards to historic ownership and land uses of the site.

In addition to the separation distance, there are intervening buildings as well as topography and vegetation that prevent any intervisibility. Views east towards the proposal site are limited due to intervening buildings and mature hedgerows and trees. No important views of the asset from the proposal site or vice versa have been identified during the assessment.

Figure 11 The 1886 first edition OS map showing the westernmost farmstead in Chicklade and how it appears today (streetview and aerial).



3 IMPACT ASSESSMENT

Design Concept and Proposal

The proposal is for a small scale 3MW Solar Farm. PV panels will be mounted at a low level.

- The nature of any potential impact on the setting of assets would be only visual.
- There will be no direct physical impact on any of the above identified heritage assets.
- Due to the proposal site being bounded to the south, east and west by mature native hedgerow with small mature deciduous trees within these hedges, views of the low mounted solar panels will be extremely limited. Any glimpses of the panels are not considered to adversely affect the setting of the identified heritage assets. Please see table for a more detailed assessment.
- The development represents land use change within the wider setting of the identified heritage assets. Views from all heritage assets would be unaffected due to the separation distances of the heritage assets from the proposal site and the intervening topography and vegetation.
- The proposal site does not form a crucial element of the significance of any identified assets.

Heritage Asset	Designation	Impact Assessment	Result
Chicklade House	Grade II	The proposal site does not make a crucial contribution to the significance of the asset.	Neutral.
Church and monument	Grade II	There is no intervisibility between the site and the asset.	Neutral.
Bowl Barrow	NDHAs	There is no intervisibility between the site and the asset.	Neutral.
Pertwood Farm and church	Grade II	There is no intervisibility between the site and the asset.	Neutral.
Knoyle Down Farm	NDHA	The proposal site does not make a crucial contribution to the significance of the asset.	Neutral.
19 th century Farm buildings around Chicklade Lodge	NDHAs	The proposal site does not make a crucial contribution to the significance of the assets.	Neutral.

4 EXPLORE WAYS TO MAXIMISE ENHANCEMENT AND AVOID OR MINIMISE HARM

The proposal includes enhancement and minimises harm as suggested in the NPPF and outlined in Historic England's guidance on the setting of heritage assets.

Mitigation by Natural Screening

Figure 11 shows proposed mitigation through additional and enhanced planting around the site. The proposal will provide for mixed native hedgerows. The hedgerow to the East could be further enhanced to shield any glimpses of the solar field. This would prevent any potential adverse minimal visual impact and improve green infrastructure.



Figure 12

The Landscape Strategy Plan shows proposed mitigation. The red circle indicates where mitigation is desirable to further mitigate and reduce any potential visual impact on the setting of relevant heritage assets to an absolute minimum.

5 CONCLUSION

It is important to bear in mind the above-mentioned *Conservation Principles* that state that if conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance. The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change.

The above assessed settings of relevant heritage assets are not sensitive to the proposed changes and no harm has been identified.

Potential glimpses of some solar panels from a 900m distance will not lead to any harm to the moderate significance of Chicklade House or the low significance of non-designated farm buildings on the Western edge of the village.

Any perceived less than substantial harm to the significance of above-described heritage assets would trigger the requirement for public benefit. Section 215 of the NPPF states “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”.

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits¹¹ may follow from many developments and could derive from anything that delivers economic, social or environmental objectives as described in the *National Planning Policy Framework* (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Historic England states that “climate change is one of the most challenging issues of our time, with potential negative consequences for both people and heritage. It is both an immediate challenge and a long-term one. Historic

England strongly supports urgent climate action and, crucially, believes that heritage is part of the solution”.¹²

Solar harvesting reduces the effects of climate change on heritage assets and can therefore be seen – when executed in a sympathetic manner – as a heritage benefit. Solar farms deliver clear environmental benefits which should be considered in the balancing exercise of the planning process. Please also refer to the *Enviromena Planning Statement* for general public benefits associated with this proposal.

Whilst the proposal does not deliver any tangible heritage benefits, the solar harvesting delivers clear environmental benefits which should be considered in the balancing exercise of the planning process.

The development complies with the requirements of Section 66 (1) of the Planning (LB and CA) Act, section 16 of the NPPF and other relevant national and local policies, advice and guidance.

¹¹<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>, Paragraph: 020 Reference ID: 18a-020-20190723.

¹² Our Climate Change Strategy | Historic England

6 APPENDICES

6.1 National and Local Policies, Advice and Guidance

- Section 66.1 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* 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.” Section 72 adds that “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”. The act can be accessed here:

Planning (Listed Buildings and Conservation Areas) Act 1990

- National Planning Policy Framework 2024 with specific reference to section 16 which can be accessed here:

National Planning Policy Framework - 16. Conserving and enhancing the historic environment - Guidance - GOV.UK

- Other relevant documents are the National Planning Policy Guidance (NPPG) *Conserving and enhancing the historic environment* 2019, which advises on enhancing and conserving the historic environment.
- Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2016 and *Good Practice Advice in Planning 3 – The Setting of Heritage Assets*, December 2017.
- Local Policies of the Wiltshire Local Plan (2015) are also relevant. *Core Policy 58: Ensuring the Conservation of the Historic Environment* and *Core Policy 57: Ensuring High Quality Design and Place Shaping*.

6.2 SIGNIFICANCE CATEGORIES

The relative significance of heritage assets was determined in accordance with the generic schema for classifying the significance of heritage assets:

Very High

- World Heritage Sites (including nominated sites)
- Assets of recognised international importance
- Assets that contribute to international research objectives

High

- Scheduled Monuments
- Grade I and Grade II* Listed Buildings
- Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations
- Grade I and Grade II* Registered Parks and Gardens
- Registered Battlefields
- Non-designated assets of national importance
- Assets that contribute to national research agendas

Moderate

- Grade II Listed Buildings
- Grade II Registered Parks and Gardens
- Conservation Areas
- Assets that contribute to regional research objectives

Low

- Locally listed buildings
- Assets compromised by poor preservation and/or poor contextual associations
- Assets with importance to local interest groups

Negligible

- Sites, features, structures or landscapes with little or no archaeological, architectural or historical interest

Unknown

- The importance of the asset has not been ascertained from available evidence

6.3 RECORDS

Historic England: The List¹³

- CHICKLADE HOUSE CHICKLADE PLACE THE WELL HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: v1318427

Date first listed: 09-Sept-1987

Statutory Address 1: CHICKLADE HOUSE, CHICKLADE

Statutory Address 2: CHICKLADE PLACE, CHICKLADE

Statutory Address 3: THE WELL HOUSE, CHICKLADE

District: Wiltshire (Unitary Authority)

Parish: Chicklade

National Grid Reference: ST 91132 34515

Details

CHICKLADE Environment ST 93 SW (north side) 9/3 Chicklade Place, The Well House and Chicklade House II Country house, now three houses. Mid C18, extended and refenestrated mid C19. Limestone ashlar with chamfered quoins to C18 build, tiled hipped roof, ashlar stacks with moulded cappings. Two-storey, eleven-window. Chicklade Place to right has 8-panelled door with flat stone hood with two 12-pane sashes to right and Venetian window to left hand projecting bay. Well House to centre door with 8 fielded panels in porch with Corinthian columns, 9-pane sash and Venetian window to right. Chicklade House to left has double doors to projecting bay with Venetian window to right and left and two 6-pane sashes to left. First floor has plat bands, four Venetian windows, 10-pane semi-circular headed stair window to centre, 12-pane sashes in moulded architraves, two projecting bays have pedimented gables. Two bays to left are plain early C19. Rear has gabled wings with sashes. Left return has 2-storey bay with casements to left. Interior not accessible at time of survey (August 1986), but said to have been altered during 1970s conversion to three separate dwellings.

Listing NGR: ST9113234515

- CHURCH OF ALL SAINTS, CHICKLADE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1318426

Date first listed: 09-Sept-1987

List Entry Name: Church of All Saints

Statutory Address 1: CHURCH OF ALL SAINTS, CHICKLADE

District: Wiltshire (Unitary Authority)

Parish: Chicklade

National Grid Reference: ST 91238 34533

Details

CHICKLADE capping ST 93 SW (north side) 9/1 Church of All Saints GV II Anglican parish church. 1832, on site of Medieval church. Limestone ashlar, Welsh slate roof with coped verges. Nave and chancel under one roof, west entrance and bellcote. Gabled west porch with pointed doorway and C15 style window to sides, rendered gable with shaped bargeboards. Plain ashlar west end with slightly projecting bell tower with offset square bell turret with pointed louvre hipped lead roof with ball finial, buttresses with offsets to corners. South side has three bays of pointed C15-style windows with buttresses between. No east window, but relief carved cross with quatrefoil over, reset memorial tablet with consoles and broken pediment to Margaret Sympton died 1685. North side has no windows, but buttresses, reset memorial tablet with semi-circular shaped top to John Barron died 1685. Interior: One-space divided by open traceried chancel screen, two steps up to chancel. Rib-panelled wooden ceiling. Chancel has piscina set in south west window sill with carved wooden pieta over, possibly pre-Reformation, painted Crucifixion on panelled reredos is copy of one by Perugino and executed by Miss Ella Jacob of Salisbury. Nave and chancel furniture all C19, some pieces in chancel with initials AM, given by Alfred Morrison of Fonthill. Plain C12 stone font bowl. Monuments include a brass set in stone with semi-circular head to Richard Randall died 1745, classical marble by Reeves to Ellen Frowde died 1830. N. Pevsner, The Buildings of England, Wiltshire, 1975; Survey of Countryside Treasures, 1969.

Listing NGR: ST9123834533

¹³ The scope of legal protection for listed buildings: The 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.

- **BURNETT MONUMENT IN THE CHURCHYARD ABOUT 4 METRES NORTH OF CHANCEL OF CHURCH OF ALL SAINTS, CHICKLADE**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1131163

Date first listed:

09-Sept-1987

List Entry Name:

Burnett Monument in the Churchyard About 4 Metres North of Chancel of Church of All Saints

District: Wiltshire (Unitary Authority)

Parish: Chicklade

National Grid Reference: ST 91249 34540

Details

CHICKLADE capping ST 93 SW (north side) 9/2 Burnett monument in the churchyard about 4 metres north of chancel of Church of All Saints GV II Chest tomb. Late C18. Limestone, two plain panels with good lettering and fielded pilasters, moulded flat top badly weathered at time of survey (August 1986). Henry Burnett died 1767.

Listing NGR: ST9124934540

- **BOWL BARROW 700M SOUTH EAST OF FIELD BARN**

Heritage Category: Scheduled Monument

List Entry Number: 1015937

Date first listed: 30-Nov-1955

Date of most recent amendment: 17-Apr-1997

District: Wiltshire (Unitary Authority)

Parish: Chicklade

National Grid Reference: ST 89403 34115

Reasons for Designation

Bowl barrows, the most numerous forms of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500 BC. They were constructed as earthen or rubble mounds, sometimes ditched, which covered single or multiple burials. They occur either in isolation or grouped as cemeteries and often acted as a focus for burials in later periods. Often superficially similar, although differing widely in size, they exhibit regional variations in form and a diversity of burial practices. There

are over 10,000 surviving bowl barrows recorded nationally (many more have already been destroyed), occurring across most of lowland Britain. Often occupying prominent locations, they are a major historic element in the modern landscape and their considerable variation of form and longevity as a monument type provide important information on the diversity of beliefs and social organisations amongst early prehistoric communities. They are particularly representative of their period and a substantial proportion of surviving examples are considered worthy of protection.

Despite reduction of the mound by cultivations the bowl barrow 700m south east of Field Barn will contain archaeological remains providing information about Bronze Age beliefs, economy and environment.

Details

The monument includes a bowl barrow, lying on the crest of Two Mile Down, 700m south east of Field Barn. The barrow has a mound 30m in diameter which, although much reduced by cultivation, survives to a height of c.0.4m. Surrounding this is a ditch from which material to construct the mound was quarried. This is no longer visible on the surface but will survive as a buried feature 3m wide.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2-metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Wiltshire Historic Environment Record

The Wiltshire Historic Environment Record does not show the following non-designated assets which are listed in *Know your Place*, a resource with information layers that use authoritative data from the Wiltshire Historic Environment Record (WHER) and official archives.

Monuments (polygons): Chicklade	
MONUMENT_UID	MWI3384
NAME	Chicklade
MONUMENT_TYPE	SETTLEMENT
DESCRIPTION	A) 'Cytlid' in AD912. B) Features visible behind the Church and the Rectory. C) Earthworks on both north and south sides of A303 subject to measured survey by RCHM. D) The etymology of the name 'Cytlid' is analysed in an article by Andrew Breeze in Wiltshire Archaeological Magazine volume 99, p248.
ADMIN_AREA	Chicklade, Salisbury, Wiltshire
PERIOD	Early Medieval (Saxon)
PREF_REF	ST93SW400
SOURCES	Gover, J.E.B et al. 1939. The Place-names of Wiltshire. ; Gover, J.E.B et al. 1939. The Place-names of Wiltshire. p184; Wiltshire County Council. 1981. K11/4181 232. ; Wiltshire County Council. 1981. K11/4181 232. ; Borthwick, Alison. 1982. Fieldwork AM B
SUMMARY	Village with Saxon origins.
EASTING	391212
NORTHING	134480

Monuments (lines): W and NW of Hindon	
MONUMENT_UID	MWI3402
NAME	W and NW of Hindon
MONUMENT_TYPE	FIELD SYSTEM
DESCRIPTION	Extensive field system.
ADMIN_AREA	Chicklade, Salisbury, Wiltshire
PERIOD	
PREF_REF	ST93SW606
SOURCES	Pugh, R. B. (ed.). 1957. The Victoria History of the Counties of England: A History of Wiltshire. Oxford University Press. p275(79); Wiltshire County Council. 1971. A8/215186-7. ; Wiltshire County Council. 1971. A9/215218. ; RCHME. 1979. ST9034/2/NMR 1686
SUMMARY	Undated field system.
EASTING	390375
NORTHING	133857

Monuments: Knoyle Down Farm	
MONUMENT_UID	MWI65010
NAME	Knoyle Down Farm
MONUMENT_TYPE	FARMSTEAD
DESCRIPTION	Knoyle Down Farm, Chicklade. Partially extant 19th century farmstead of regular courtyard plan. The farm buildings are dispersed across multiple yards. The farmhouse is set away from the yard. Isolated location. There has been a partial loss (less than 50%) of traditional buildings. (1)
ADMIN_AREA	Chicklade, Salisbury, Wiltshire
PERIOD	C19
PREF_REF	MWI65010
SOURCES	Lake, J. + Edwards, B.. 2014. Wiltshire and Swindon Farmsteads Guidance. Farmsteads Assessment Framework. English Heritage and Wiltshire Council. ; Lake, J. + Edwards, B.. 2014. Wiltshire and Swindon Farmsteads Guidance. Wiltshire and Swindon Farmsteads C
SUMMARY	Partially extant 19th century farmstead.
EASTING	389890
NORTHING	134321

Monuments (points): Site of Outfarm Northwest of Knoyle Down Farm	
MONUMENT_UID	MWI65011
NAME	Site of Outfarm Northwest of Knoyle Down Farm
MONUMENT_TYPE	OUTFARM
DESCRIPTION	Site of Outfarm northwest of Knoyle Down Farm, Chicklade. Demolished 19th century outfarm of loose courtyard plan. One side of the loose courtyard is formed by working agricultural buildings. Isolated location. The farmstead and all historic buildings have been lost. (1)
ADMIN_AREA	Chicklade, Salisbury, Wiltshire
PERIOD	C19
PREF_REF	MWI65011
SOURCES	Lake, J. + Edwards, B.. 2014. Wiltshire and Swindon Farmsteads Guidance. Farmsteads Assessment Framework. English Heritage and Wiltshire Council. ; Lake, J. + Edwards, B.. 2014. Wiltshire and Swindon Farmsteads Guidance. Wiltshire and Swindon Farmsteads C
SUMMARY	Demolished 19th century outfarm.
EASTING	389791
NORTHING	134384

Monuments (points): Site of Yard in Chicklade	
MONUMENT_UID	MWI65116
NAME	Site of Yard in Chicklade
MONUMENT_TYPE	FARMSTEAD
DESCRIPTION	Site of Yard in Chicklade, Chicklade. Demolished 19th century farmstead of regular courtyard plan. The courtyard is of L-plan (with a detached house) with additional detached elements to the main plan. The farmhouse was set away from the yard. Located within or in association to a village. The farmstead and all historic buildings have been lost. (1)
ADMIN_AREA	Chicklade, Salisbury, Wiltshire
PERIOD	C19
PREF_REF	MWI65116
SOURCES	Lake, J. + Edwards, B.. 2014. Wiltshire and Swindon Farmsteads Guidance. Farmsteads Assessment Framework. English Heritage and Wiltshire Council. ; Lake, J. + Edwards, B.. 2014. Wiltshire and Swindon Farmsteads Guidance. Wiltshire and Swindon Farmsteads C
SUMMARY	Demolished 19th century farmstead.
EASTING	390972

6.4 References

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework 2024 (NPPF).
- National Planning Policy Guidance Historic Environment 2019.
- Wiltshire Local Plan 2015
- Historic England's Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking in the Historic Environment, July 2015.
- Historic England: Historic Environment Good Practice Advice in Planning: Note 3 – The Setting of Heritage Assets 2017.
- <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>
- Historic England: Statements of Heritage Significance Advice Note 12, 2019.
- Historic England, Conservation Principles. Policies and Guidance, April 2008.
- <https://www.historicengland.org.uk/listing/the-list>
- Local Heritage Listing: Identifying and Conserving Local Heritage | Historic England
- Commercial Renewable Energy Development and the Historic Environment HEAN15
- Responses to Climate Change | Historic England
- Our Climate Change Strategy | Historic England
- World Heritage and Climate Change | Historic England
- <https://historicengland.org.uk/research/results/reports/9057/ClimateChangeAdaptationReport2024>
- HEAG321 Adapting Historic Buildings for Energy and Carbon Efficiency
- Heritage-Topic-Paper_September-2024.pdf
- Climate strategy and delivery plans - Wiltshire Council
- Historic Environment Records | Wiltshire Council
- Know Your Place - Wiltshire
- www.pastscape.org.uk
- <http://maps.nls.uk/index.html>
- <http://www.heritagegateway.org.uk/gateway/>
- <http://archivehistoricengland.org.uk/>
- Parishes: Chicklade | British History Online
- Cranborne Chase and West Wiltshire Downs AONB Historic Landscape Website: Index
- Parishes: Chicklade | British History Online