



Russell Brown
Wiltshire Council - Development Services Central
County Hall
Bythesea Road
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Dear Russell Brown

**T&CP (Development Management Procedure) (England) Order 2015 & Planning
(Listed Buildings & Conservation Areas) Regulations 1990**

**Land at Home Farm, Boreham Road, Warminster
Application No. PL/2026/02717**

Thank you for your letter of 11 June 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice.

Summary

The application for 135 dwellings and associated landscaping at Boreham, Warminster has the potential to cause harm to a number of designated heritage assets.

The application currently in our view does not provide sufficient information to allow a decision to be made on the level of harm caused. In our view this is contrary to NPPF 207.

Historic England recommend that a decision on this application is delayed until additional visualisations have been provided. These should use wireframe and/or photomontages for the viewpoints from the heritage assets. Additional viewpoints from the top of Battlesbury Camp will also be useful in making this assessment.

Historic England Advice

The application site sits in an area containing a rich archaeological history. There is evidence of extensive human activity from the Mesolithic to the present day. This is in the form of burials, settlement and exploitation of the landscape. Much of this archaeology is undesignated.

There are a number of designated archaeological sites close to the proposed



development. The following sites have the greatest potential to be impacted by the development:

- Battlesbury Camp Monuments: hillfort, settlement, cemetery, barrows, enclosure, and field system (NHLE 1010195).
- Middle Hill Round Barrow (NHLE 1009834)
- King Barrow: a long barrow 100m north of Bishopstrow House
- Bowl Barrow 85m north of Bishopstrow House

Significance of the designated heritage assets:

Historic England will be providing comments on the scheduled monuments, listed above, that have the potential to be impacted on by this development. The Conservation Officer will provide comments on the potential impacts to the grade II listed buildings and the conservation area. The non-designated archaeology on the site will be dealt with by the Archaeological Officer for Wiltshire Council.

King Barrow, Bowl Barrows and Round Barrows

The Wylde River valley has a number of barrows within it and along the higher ground each side. Dating from the Neolithic and Bronze Age, they represent the archaeological evidence of the funerary practices of these periods.

Barrows are often constructed in prominent locations, in groups, and with a degree of intervisibility. It is thought that they served to remind family groups of their ancestors but may also have been territorial markers.

Whilst there are many thousand nationally, where they survive upstanding (as those listed above do), they are able to greater illustrate their scale, size and prominence in any landscape.

The barrows were and still are prominent landscape features meant to be seen, as markers in the landscape of ownership and territories.

Battlesbury Hillfort

In the late Bronze Age communities started to build defended settlements on high ground. This continued into the Iron Age as communities formed into tribes with a prominent leader. Around Warminster, there are three hillforts of this period (Cley Hill, Battlesbury and Scratchbury).



Hillforts would have served to provide both a defended settlement and to be a visual display of dominance and wealth. Given the number of surrounding hillforts it is likely that these would have had a relationship with each other which extends beyond a visual connection. Battlesbury sits to the north of the proposed development site and has views across it and beyond.

They formed a central administrative centre for trade and settlement, controlling the agricultural activity in the surrounding landscape. That activity centred on the production of wheat and cattle, which provided wealth for the tribe.

Impact of the proposals

The proposed development is for 135 units, with associated landscaping, provision of green space, lighting and, new access arrangements. The area of residential development is proposed to be limited to the north and eastern section of the application site boundary, with land to the south being designated as public open space. It is also proposed that a green corridor comprising of further public open space be retained along the eastern boundary of the site.

The proposed development will appear in views from Battlesbury Hillfort and potentially from some of the Barrows. We do acknowledge that any development within the north and western part of the site will very much be seen within the context of the existing settlement of Warminster. However, we would also draw your attention to the impact of cumulative change resulting from settlement creep to the setting of those assets to the north of the application site with longer range views.

The setting of the hillfort and barrows currently consists of rural and semi-rural land with some blocks of woodland. That rural character forms part of the setting which contributes to the significance of those assets. When originally constructed they would have been in a rural landscape with a patchwork of woodland, fields and pasture, similar to today.

That rural landscape has been impacted on by the development of Warminster, especially in the 20th century.

In our pre-application advice provided last year we identified that the proposed development could cause to a number of heritage assets. We recommended that any application was supported with a comprehensive Heritage Impact Statement that uses the Landscape and Visual analysis to determine if assets are likely to be impacted. We also recommended that if vegetation screening was proposed then planting in depth was used rather than linear planting.

Historic England Position



It is our view that the application does not provide sufficient information to make a informed decision on the level of harm caused. This is contrary to National Planning Policy Framework (NPPF) paragraph 207.

The documents relevant to our response, submitted in support of this application, are:

- Archaeology Desk-Based Assessment (ADBA)
- Heritage Impact Assessment (HIA)
- Landscape and Visual Impact Assessment (LVIA)

The LVIA includes a number of views from key points within the surrounding landscape including from some of the heritage assets identified above.

The viewpoints from the designated assets (Viewpoint 7, 8, 10, 12b) all show the current view and a red line in the sky of the development area. It is impossible to understand in which field the development will actually be in and how visible it will be from the hillfort or barrows.

Viewpoints 7 and 8 are also not from the highest point of the hill. Being at a lower level they do not show the true view from the main defences of the hillfort or its interior. In higher views the view will be at less of an angle and the development may be more visible.

Viewpoint 9 has a photomontage visualisation, however this is to the east of the hill fort and lower down the slope so is not representative of the view from the hillfort.

The HIA also includes a view (Figure 5.21) showing the area of the development marked in yellow. It is at a small scale and difficult to make out. It is therefore unclear exactly where the development will be within the image.

Photomontages or wireframes of the proposed development superimposed on the LVIA views is needed to allow us to better understand the impacts of the development. Additional viewpoints taken from the interior of the hillfort and the top of the defences would also be needed to better understand the impacts of the proposed development.

The HIA discusses the Middle Hill Round Barrow as being part of the Iron Age landscape (5.58). However Barrows are late Neolithic and Bronze Age in date and are part of an earlier landscape.

Archaeological work was undertaken in advance of previous applications for this site and although not submitted for this application the DBA summarises those results. The



advice of your Archaeological Advisor needs to be followed to ensure the archaeology is recorded prior to development (NPPF 218).

Use of vegetation to screen the development needs to be carefully used. In our guidance (The Setting of Heritage Assets: GPA3 paragraph 40) screening may play a part in reducing harm but can only never mitigate negative effects. It will not remove the impact or provide enhancement to that asset. Vegetation can be lost (through development or disease) if it isn't protected. Once removed any harm it is mitigating will still be there.

Recommendation

Historic England advises that your Council should seek the following amendments to this application in order for it to follow National Planning Policy Framework paragraph 207.

- Photomontages or Wireframes for the LVIA views 7,8,10 and 12b.
- Additional viewpoints are needed from the interior of the hill fort and its defences.
- The HIA also needs to be updated at 5.58 to remove the reference to an Iron Age Landscape in relation to the Neolithic and Bronze Age barrows.

Once these have been produced we will be able to confirm the level of harm and how the proposed mitigation may reduce any harm identified.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

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