



Solar Power South

Proposed Solar Farm – Land at East Farm, Codford St Mary, near Warminster

Heritage Statement

December 2012

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1.0 Introduction

This Heritage Statement has been prepared by Martin Brown, Principal Archaeologist, WYG on behalf of Solar Power South to inform a planning application for a proposed new solar farm development on land at East Codford Farm, Codford St Mary, near Warminster, Wiltshire.

1.1 Aims and Objectives

In accordance with the Institute for Archaeologists (IfA) standard definition of a desk-based assessment (Standard and Guidance for Desk-Based Assessment, 2012):

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the IfA. In a development context, desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary.
- Identify the potential for previously unrecorded sites to be present within the site.
- Identify potential impacts.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.

This assessment considers the cultural heritage potential within the site itself, the surrounding area and wider local and regional context. This assessment does not attempt to plot and review every archaeological



find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

2.0 Site and Development Description

The development site is located immediately to the north-east of Codford St Mary and south of Chitterne. The site is centred on ST 99675 41500 (399675 141500) and sits approximately 160m above the Ordnance Datum. A site location plan is included in Appendix A.

The site extends to circa 14 ha and has a capacity of approximately 36,000 solar panels (assuming rows of two). The site currently consists of agricultural land. The site is set within an existing field which extends to 60ha; the application site is a proportion of the existing field. The existing field is compressively screened from the south by a group of trees. There are existing agricultural buildings to the east and relatively flat open agricultural land to the west and north.

The planning application seeks detailed planning permission for the erection of up to around 35,000 solar panels and associated works including a small inverter building and extensive landscaping. The proposed development is shown at Appendix A.

3.0 Methodology

3.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

The heritage assets identified on the site have been assessed against the criteria developed by English Heritage for the designation of archaeological sites and monuments as Scheduled Monuments (DCMS 2010: 18). These are:



- **Period:** all types of monuments that characterise a category or period should be considered for preservation.
- **Rarity:** there are some monument categories which are so scarce that all surviving examples which still retain some archaeological potential should be preserved.
- **Documentation:** the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written or drawn records. Conversely, the absence of documentation can make the potential of a monument more important as the only means of developing our understanding.
- **Group Value:** the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods.
- **Survival / Condition:** the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.
- **Fragility / Vulnerability:** where designation would protect a historic asset.
- **Diversity:** some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.
- **Potential:** occasion, the nature of the evidence cannot be specified precisely, but it may still be possible to document reasons anticipating its existence and importance...

The field system identified was assessed against the relevant criteria. Although the criteria are intended to assess national significance, they provide a useful set of issues to be considered in order to assess significance more widely.

In addition, the impact of the development on the setting on the Codford Circle Scheduled Monument was assessed. No formal criteria were applied in this case but the effect of the development on the appreciation and understanding of the monument were considered.



3.2 Sources Consulted

A study area of 500m radius around the development site (NGR: ST 9949 4165) has been examined to assess the nature of the surrounding heritage sites and place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Wiltshire Historic Environment Record (HER);
- English Heritage and Local Planning Authority for designated sites; and
- Historic mapping available online.

4.0 Consultation

Consultation was undertaken with the Wiltshire Historic Environment Record for the provision of data for this report. Pre-application discussions were held with Melanie Pomeroy-Kellinger, County Archaeologist Wiltshire County Council, to agree the scope of this assessment.

5.0 Legislation and Planning Policy Context

5.1 Ancient Monuments and Archaeological Areas Act, 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

5.2 Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the



grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

5.3 National Planning Policy Framework, 2012

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126). NPPF replaces PPS5 (2010), which had already replaced PPG16, both of which dealt with planning and the historic environment in England and Wales. Section 12 of the NPPF addresses "Conserving and Enhancing the Historic Environment". Although slimmer than PPS5 the current professional opinion is that the intention of the document is very similar (English Heritage 2012).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 138).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (para 133). Where there is less than



substantial harm the harm should be weighted against the public benefits of the development (para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (para 134). The NPPF also makes provision to allow enabling development (para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 141).

5.4 Local Policy and Guidance

5.4.1 West Wiltshire Local Plan 1st Alteration 2004

The West Wiltshire Local Plan 1st Alteration (Adopted 2004) contains a number of policies saved under the provisions of the Planning and Compulsory Purchase Act 2004. These include the following policies, the full text of which can be seen in Appendix C:

- Policy C15 Archaeological Assessment
- Policy C17 Conservation Areas

The plan also contains a number of other heritage policies saved but not relevant to this development.

5.4.2 Wiltshire Core Strategy Pre-Submission Document, 2012

The Wiltshire Core Strategy Pre-Submission document has not yet been adopted but is sufficiently far advanced that its policies are now a material consideration in the planning process. The policy that directly relates to the historic environment is Policy CP58 and can be seen in Appendix C. Policy CP59 relates to the World Heritage Site and is not relevant to this submission.



6.0 Baseline Data

6.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the study area.

The study area lies within an Area of Archaeological Interest as defined on the Local Plan proposals map. This area encompasses an area across Codford and Deptford Downs which contain a concentration of Prehistoric monumental and funerary heritage assets. None of these sites falls within the proposed development but it is crossed by the remains of Prehistoric and Romano-British field systems.

6.2 Archaeological and Historic Background

The Wiltshire Historic Environment Record (WHER) holds details for 8 recorded heritage assets and one archaeological event within the study area. Details of the sites can be seen in Appendix D and their locations can be seen on Figure 2. Bracketed numbers within the text refer to the identifier in the Appendix D table and Figure 2.

6.2.1 Prehistoric (up to 43AD)

Palaeolithic activity in the region is not well characterised due to the paucity of data. Typically, 'sites' are recognised from lithic scatters, often found within river gravels and terraces and the open landscape findspots of the Avon valley, although the density drops in the Upper Avon and north of Salisbury (Hosfield et al. 2007, 30-31). Upper Palaeolithic activity in the region is focussed on the cave sites of Devon and central Somerset. Mesolithic activity in Wiltshire is focussed around the south, north-east and north-west of the county with a focus on riverine environments (Hosfield et al. 2007, 57).

Research on Neolithic and Bronze Age archaeological evidence has been focussed on the extensive landscapes of the Wessex chalkland, including Salisbury Plain, which lies to the north and east of the study area. This may partially account for a bias in the recorded evidence. Salisbury Plain is characterised in the Neolithic and earlier Bronze Age by significant ritual/funerary landscapes with large earthen monuments, often associated with burial. In this case, the nearest securely identified monuments of this type are part of the barrow cemetery south of Codford Down (SM31665), but a probable barrow was identified to the east of the development site (WHER MWI7247). Settlement dating to this period is not often identified but



becomes more easily identified toward the end of the Bronze Age when there was a shift to enclosed, settled agricultural communities in the middle to late Bronze Age in Wiltshire (Fitzpatrick, 2007, 117). Later Prehistoric settlements of this type include the enclosed hilltop settlements at Codford Circle to the south, or Knook Castle, to the north-west. Although there is no evidence of such a site within the study area, extensive field systems (WHER MWI7236) may have Iron Age origins, suggesting significant land management and agricultural activity at this time. Elements of these field systems cross the proposed development site.

6.2.2 Roman/Romano British (43AD to c.450AD)

The emerging picture of the Roman agricultural landscape is one of continuity from the Iron Age. Although settlements such as Knook may move, abandoning the old enclosed sites for linear villages along roads, the field systems appear to stay in use, as finds including an iron sickle (WHER MW3616) and the corn drying oven identified by Willoughby in the 19th century (WHER MWI3721) demonstrate. A Romano-British settlement in a D-shaped enclosure was excavated in 1812 by Colt Hoare (WHER MWI3720/EWI1355), but techniques and reporting at the time were not sufficient to determine the presence of earlier remains. This site is some 500m north of the proposed development.

The field system that crosses the site (WHER MWI7236) may have originated in the Iron Age and is likely to have continued in use into the Roman period. Such field systems are characterised by small rectangular fields enclosed by ditches and banks and connected to nearby settlement and pasture by droveways. The banks were probably originally surmounted by hedges. These monuments are relatively common in southern Britain and have been extensively identified on the chalk uplands. Good examples of this class of monument have been scheduled, such as those included in SM1010207, the settlements and associated landscape of Knook Castle.

6.2.3 Early Medieval (450AD to 1066AD)

There are no Early medieval remains recorded in the study area. The place name evidence for Codford and Chitterne suggest that both may have sub-Roman/early medieval origins – Codford is from the *ford of Codda* (Old English), while Chitterne is believed to have a Celtic linguistic origin meaning *the farm by the woods* (Mills 2011). These place names reflect a wider process observed across Salisbury Plain during the later Saxon period when settlement moves from the plateau to more sheltered locations by water sources.



6.2.4 Medieval Period (1066AD-c.1540AD)

By the medieval period settlement had moved to the nucleated villages at Chitterne to the north and Codford St Mary to the south. No evidence of medieval activity has been recorded with the study area, which suggests that it was primarily agricultural in character, probably providing the arable land, alongside pasture on the plateau of Salisbury Plain.

6.2.5 Post-Medieval Period (c.1540AD to 1750AD), Industrial (1750 to 1900AD) and Modern (1900AD to present)

Much of the wider region remained largely unchanged from the medieval period through the post-medieval period. The area remained agricultural in nature with continuation of farmsteads and villages established in the medieval period. The greatest pre-1914 changes to the landscape occurred as a result of the Parliamentary enclosures of land and changing agricultural techniques.

In 1914 the War Office expanded military training on Salisbury Plain following the outbreak of the Great War. They constructed camps around existing settlements, including Codford (<http://history.wiltshire.gov.uk>), which housed many Australian troops. Land on and around the Plain was used for military training until 1919 when areas on the western side were returned to civilian ownership. However, the western part of the plateau was requisitioned by the War Office following the outbreak of war in 1939 and has remained in military use ever since. Both Codford and Chitterne played host to British and American tank units prior to D-Day and a sketch plan of the area records field names close to Chitterne including *Tank Ground* and *Bomb Ground*.

7.0 Historic Mapping Survey

An online search was carried out for maps relating to the study area. In addition, the client has supplied a map documenting the field names from Chitterne to Codford St Mary (Appendix E).

Historic maps available online included the Ordnance Survey from First Series (1887) to 1994 (www.old-maps.co.uk). All the maps consulted show the study area as arable land called East Codford Down. Down Barn is shown some 500m west of the proposed development on maps until the 1961 edition when it is no longer extant. The 1890 Ordnance Survey map of the parish of Codford St Mary available on the website of the Wiltshire & Swindon Family History Centre is reproduced at Appendix E. Neither Andrews' and Durys' 1773 nor 1810 maps of Wiltshire were available to view online.



The client's farm plan shows the proposed development situated within an area called Penning and adjacent to fields called Starway and Woolborough. While some fieldnames may be indicative of archaeology, none of these suggest that archaeological deposits are present. This map is reproduced in Appendix A.

8.0 Heritage Potential and Impact Assessment

8.1 The Site

The archaeological potential of the site is considered to be low. Although the proposed development is within an area of previously recorded later Prehistoric and Romano-British field system monuments of this type do not tend to retain significant material information about the past, because of their very nature, nor are they particularly rare and much better, extant examples survive elsewhere in Wiltshire, including on Salisbury Plain. However, there is residual potential for previously undiscovered remains to be present. This would not only require further consideration, it might also enhance the significance of the field system.

It is considered that the development will have only a limited impact on the remains. The site is currently under arable crop and has been regularly ploughed, meaning that the remains will have been truncated and survival and potential already compromised. In addition, the construction method for solar farms means that there will be only limited impact on the monument. Construction requires the securing of each panel array with 4 x 1 metre long steel pins. Although this construction method would have a significant impact on some types of monument, such as a Roman villa, the extensive, agricultural nature of this site means that most pins would merely penetrate the subsoil between the infilled field boundaries. The service trenches for cables are also unlikely to significantly impact on any buried remains because they are unlikely to go below plough depth. An electricity substation will be constructed in the south-west corner of the site to service the solar farm. This aspect of the development may require foundations on unploughed ground, requiring deeper excavation to below plough depth. The proposed development also includes a planting scheme to reduce the visual impact of the scheme. This is not considered likely to adversely impact on the remains as planting will be in the former plough zone.

Although the impact of the development is considered to be low it cannot be considered negligible because of the presence of archaeological remains on and around the development area.



8.2 Setting Assessment

The Scheduled Monument of the Codford Circle earthwork enclosure is located 1.5km to the south-west of the site. From the northern side of the monument it is possible to see the northern part of the proposed development. However, much of site is masked by the existing deciduous plantation immediately to the south of the development site. In addition, planting has been proposed around the solar farm to soften the landscape and visual impact of the development.

The Codford Circle site sits in a dynamic landscape that includes a major public road, railway line, military activity and modern development. The limited area of the solar farm that may be visible from the site is not considered to impact on the appreciation or understanding of the site. In addition, there is no public access to the monument, so the number of people accessing the view north from the circle is considered to be very low.

9.0 Conclusions

The proposed development is located in an area of known archaeological remains. These remains include Prehistoric field systems that have been impacted by repeated ploughing over many years and which are, as a result, considered to have been compromised, reducing both the significance and potential of the monument.

The nature of the development is not considered harmful to the monument. This is, in part, because of the method of construction set against the extensive and dispersed nature of the archaeological features. In addition the monument is not considered to survive well, nor indeed to be a particularly rare, or good example of its monument class. However, there is potential for further, previously undisturbed remains to be identified within the field system.



References

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- Wiltshire County Council (2004) West Wiltshire Local Plan 1st Alteration.
- Wiltshire County Council (2012) Core Strategy Pre-Submission Document.
- history.wiltshire.gov.uk: <http://history.wiltshire.gov.uk/community/getcom.php?id=64>
- Codford (1887) http://history.wiltshire.gov.uk/gallery/map/codford_map001.jpg

Historic Mapping

Wiltshire & Swindon Family History Centre

Ordnance Survey First Edition Six Inch series (1890)

Old-maps.co.uk

Ordnance Survey:

Wiltshire 1:2,500: 1887, 1901, 1924, 1939,

Wiltshire 1:10,000: 1983, 1983-1994

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Land at East Codford Farm, Codford St Mary, near Warminster



Appendices

Proposed Solar Farm

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Appendix A – Site Location & Proposed Development Plan

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Appendix B – Planning Policies



West Wiltshire Local Plan 1st Alteration 2004

Archaeological Assessment

C15 Archaeological assessment will be required for development proposals within the Areas of Archaeological Interest, or affecting an area of 1 hectare or more within Areas of Higher Archaeological Potential, as shown on the Proposals Map. The results should be submitted with the planning application.

Conservation Areas

C17 The special character or appearance of the designated conservation areas and their settings in West Wiltshire, including those shown on the Proposals Map and listed in Appendix A will be preserved and enhanced.

The designation of further conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be considered from time to time where such areas are of special architectural or historic interest in the local context. Proposals will be formulated and published for the preservation and enhancement of the designated conservation areas.

Wiltshire Core Strategy Pre-Submission Document, February 2004

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment, and should not have an unacceptable impact on the historic environment, particularly where this could be avoided or mitigated.

Designated historic assets and their settings will be conserved, and where appropriate enhanced, including:

- i. archaeological remains and their setting
- ii. the World Heritage Site
- iii. buildings and structures of special architectural or historic interest and their settings
- iv. the special character or appearance of conservation areas and their settings
- v. historic parks and gardens and their setting
- vi. important landscapes and townscapes.

Development will be required to conserve and seek opportunities to enhance structures and areas of heritage significance throughout Wiltshire, including the character, setting and cultural significance of designated and other locally or regionally significant non-designated heritage assets, including:

- vii. the sensitive re-use of redundant and under-used historic buildings and areas which are consistent with their conservation especially in relation to the viable re-use of heritage assets at risk
- viii. opportunities to enhance Wiltshire's historic public realm by ensuring that all development, including transport and infrastructure work, is sensitive to the historic environment

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Distinctive elements of Wiltshire's historic environment, which creates a sense of local character and identity and variation across the county, will be conserved, enhanced and their potential to contribute towards wider social, cultural, economic and environmental benefits will be exploited, including:

- ix. the individual and distinctive character and appearance of Wiltshire's historic market towns and villages
- x. nationally significant prehistoric archaeological monuments and landscapes
- xi. the Stonehenge and Avebury World Heritage Site
- xii. historic buildings and structures related to the textile industry
- xiii. historic rural structures including threshing barns, granaries, malt houses, dovecots and stables
- xiv. ecclesiastical sites including churches, chapels and monuments
- xv. the historic Great Western Railway and associated structures
- xvi. the historic waterways and associated structures including canals and river courses
- xvii. heritage assets associated with the military.

Targets: No increase in Buildings at Risk (BAR), no loss of listed buildings.

Monitoring and Review: To be monitored through the Wiltshire Monitoring Framework.

Delivery Responsibility: Wiltshire Council.

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Appendix C – Recorded Heritage Sites



Recorded Heritage Sites (English Heritage and Wiltshire Historic Environment Record)

Identifier	Grid Reference	Period	Description
MWI3718	ST 9959 4204	Roman - 43 AD to 409 AD	Romano-British iron sickle.
MWI3720	ST 9945 4209	Roman - 43 AD to 409 AD	A) Settlement site yielding Romano-British sherds. B) A C-shaped enclosure was plotted at this site by the RCHME from aerial photographs in 1995.
MWI3721	ST 9984 4194	(Roman - 43 AD to 409 AD)	Romano-British corn-drying oven.
MWI3770	ST 9984 4200	Undated	Infilled ditch.
MWI3776	ST 9890 4236	Undated	Field system which covers much of Clay Pit Hill. Possibly Iron Age to Romano-British.
MWI7236	SU 0118 4101	Undated, possibly Iron Age	Celtic field system extending over 75 ha.
MWI7238	SU 0075 4273	Undated, possibly Iron Age	Celtic field system of approximately 60 hectares bounded on the south by a linear ditch, possibly a drove way.
MWI7247	SU 0012 4168	Bronze Age	Round barrow, recorded in 1971 as visible as a soil mark in an area of recently cleared plantation.

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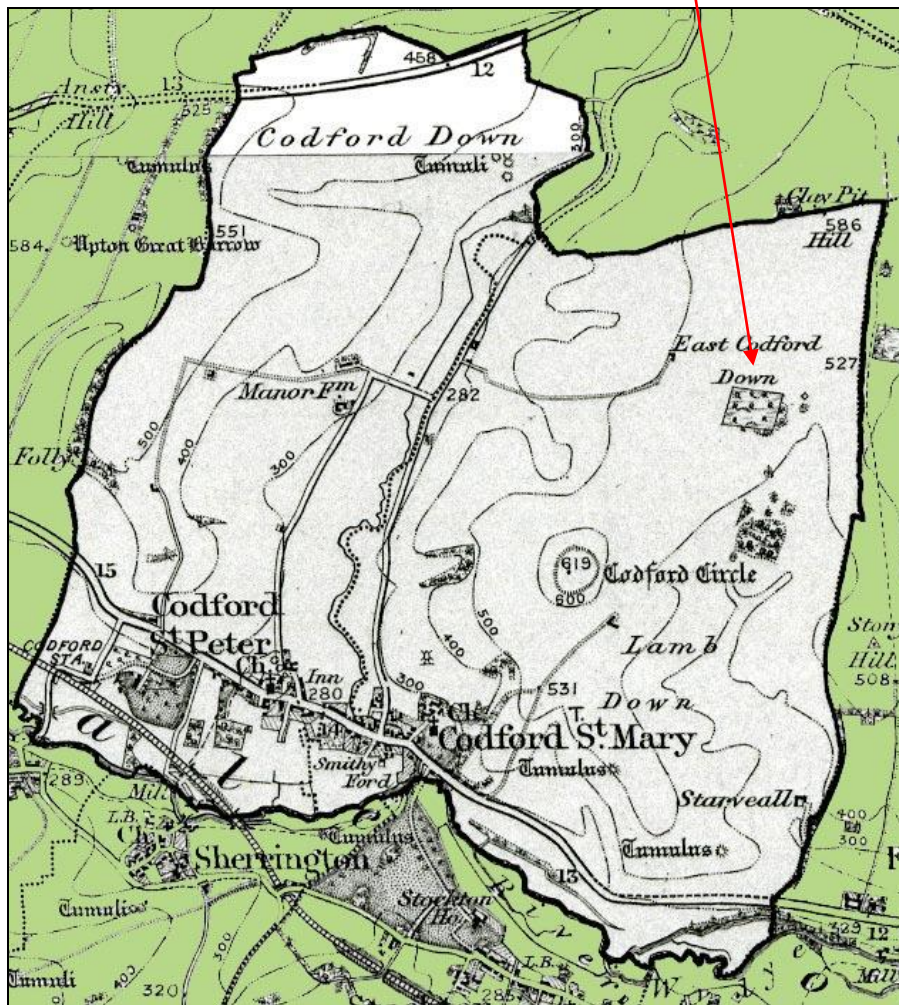
Appendix D – Historic Mapping

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Development Site



**Figure 3: Ordnance Survey 1" to the Mile, 1890 Revision,
(Showing the modern civil parish of Codford)**

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Appendix E – Report Conditions



Heritage Statement, Land at East Codford Farm, Codford St Mary, near Warminster
Proposed Solar Farm

This report is produced solely for the benefit of **Solar Power South** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd