

**LAND AT CHURCH FARM
ALVEDISTON
CRANBORNE CHASE
WILTSHIRE**

Results of a Heritage Impact Assessment



South West Archaeology Ltd. report no. 200327



www.swarch.net

Tel. 01769 573555
01872 223164

Land at Church Farm, Alvediston, Cranborne Chase, Wiltshire

Results of a Heritage and Archaeological Assessment

By E. Wapshott & B. Morris

Version: FINAL

Draft issued: March 27th 2020

Work undertaken by SWARCH for CAD Architects

SUMMARY

This report presents the results of a heritage and archaeological assessment carried out by South West Archaeology Ltd. for land at Church Farm, Alvediston, Wiltshire, as part of a pre-determination submission in advance of the proposed installation of a telecommunications mast, substation and associated works.

The proposed site lies within the parish of Alvediston in the historic Hundred of Chalke. The mast and cabinets would be located on the edge of a farmyard of modern farm buildings, the relocated successor to one of the post-medieval farms down in the valley: Church Farm. Alvediston, while not individually named, formed part of a grant made in 955 to the nuns of Wilton Abbey. At the Dissolution the estate passed to the Earl of Pembroke and was only sold out of that estate in 1928. Church Farm was originally the manorial demesne farm in the parish. Between 1960 and 1980 the farm was moved to a new location on the middle slopes of Middle Down.

The site lies within an area of relatively high archaeological potential based, based on the proximity of two bowl barrows excavated in the 1920s, the number of the Prehistoric assets in the area, and the likely original extent of Prehistoric fieldsystems along this ridge. The impact on the buried archaeological resource would be permanent and irreversible. However, the site of the proposed mast was extensively landscaped when the new farmyard was established and it is unlikely that, if they had been present, any archaeological deposits or features survive.

*In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking and the topography. Even for those locations where the mast would be visible, the scale of the landforms would dwarf and diminish the visual effect. The majority of the assets which lie in close proximity and were considered in detail in this assessment would be relatively unaffected by the proposed development (**neutral to negligible**). The impact of the proposed development on the historic landscape, and its cumulative and aggregate impact, would also be limited (**negligible**).*



March 2020

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith on the basis of professional judgement and on information available at the time of production.

CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGMENTS</i>	4
<i>PROJECT CREDITS</i>	5
1.0 INTRODUCTION	6
1.1 PROJECT BACKGROUND	6
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	6
1.3 HISTORICAL BACKGROUND	6
1.4 ARCHAEOLOGICAL BACKGROUND	6
1.5 METHODOLOGY	7
2.0 HERITAGE IMPACT ASSESSMENT	8
2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW	8
2.2 NATIONAL POLICY	8
2.3 LOCAL POLICY	8
2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS	9
3.0 DIRECT IMPACTS	10
3.1 STRUCTURE OF ASSESSMENT	10
3.2 HISTORICAL SUMMARY	10
3.3 CARTOGRAPHIC SOURCES	10
3.4 ARCHAEOLOGICAL BACKGROUND	13
3.4.1. Prehistoric (4000BC - AD43) and Romano-British (AD43 – AD409)	13
3.4.2. Early Medieval AD410 – AD1065	13
3.4.3. Medieval AD1066 - AD1540	13
3.4.4. Post-Medieval and Modern AD1540 – Present	14
3.5 LIDAR AND AERIAL PHOTOGRAPHY	15
3.6 SITE DESCRIPTION AND WALKOVER	15
3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY	17
4.0 INDIRECT IMPACTS	19
4.1 STRUCTURE OF THE ASSESSMENT	19
4.2 QUANTIFICATION	19
4.3 ZONE OF THEORETICAL VISIBILITY (ZTV)	20
4.4 IMPACT BY CLASS OF MONUMENT OR STRUCTURE	20
4.4.1. Conservation Areas and Listed Cottages and structures within Historic Settlements	20
4.4.2. Churches and pre-Reformation Chapels	28
4.4.3. Lesser Gentry Buildings	34
4.4.4. Prehistoric Settlements	38
4.4.5. Hillforts	39
4.4.6. Prehistoric and Historic Ritual/Funerary Monuments	42
4.4.7. Historic Landscape	44
4.4.8. Aggregate Impact	45
4.4.9. Cumulative Impact	45
5.0 CONCLUSION	47
6.0 BIBLIOGRAPHY & REFERENCES	48

LIST OF FIGURES

COVER PLATE: VIEW OF THE PROPOSED SITE OF THE MAST AT CHURCH FARM, ALVEDISTON, ON THE NORTH SIDE OF THE FARMYARD.

FIGURE 1: SITE LOCATION.	7
FIGURE 2: EXTRACT FROM THE 1807 ORDNANCE SURVEY SURVEYOR'S DRAFT MAP.	11
FIGURE 3: EXTRACTS FROM THE ALVEDISTON TITHE MAP 1844.	11
FIGURE 4: EXTRACT FROM THE 1890 1 ST EDITION OS 6" MAP.	12
FIGURE 5: EXTRACT FROM THE REVISED 1901 2 ND EDITION OS 6" MAP.	12
FIGURE 6: SITES AND MONUMENTS WITHIN 1KM.	14
FIGURE 7: IMAGE BASED ON 1M DSM LIDAR DATA.	16
FIGURE 8: 2018 AERIAL PHOTOGRAPH.	16
FIGURE 9: THE MODERN FARMYARD.	17
FIGURE 10: SITE LAYOUT FOR THE PROPOSED MAST AT CHURCH FARM.	18
FIGURE 11: THE UNDESIGNATED BARROW IN RELATION TO THE PROPOSED MAST SITE; VIEWED FROM THE NORTH.	18
FIGURE 12: VIEWSHED ANALYSIS SHOWING THE DESIGNATED HERITAGE ASSETS THAT FALL WITHIN THE ZTV.	21
FIGURE 13: ZTV, AS FIGURE 12, PLOTTED AGAINST THE 1:50,000 OS MAP.	22
FIGURE 14: CROSS COTTAGE, WITH THE HIGH GROUND OF NEW CHURCH FARM IN THE BACKGROUND; VIEWED FROM THE SSW.	25
FIGURE 15: THE MAIN STREET IN BERWICK ST JOHN, WITH THE TALBOT INN TO THE LEFT; VIEWED FROM THE WEST.	28
FIGURE 16: ALVEDISTON CHURCH AND VICARAGE; VIEWED FROM THE SOUTH-WEST.	30
FIGURE 17: THE LANDSCAPE CONTEXT OF ALVEDISTON CHURCH AND OLD CHURCH FARM; VIEWED FROM THE SOUTH-WEST.	31
FIGURE 18: THE CHURCH AT BERWICK ST JOHN; VIEWED FROM THE NORTH-EAST.	33
FIGURE 19: EBBESBOURNE WAKE CHURCH: FROM THE WEST-SOUTH-WEST.	33
FIGURE 20: THE MANOR, WALLS AND GARAGE AT ALVEDISTON; VIEWED FROM THE SSW.	36
FIGURE 21: SAMWAYS AS VIEWED FROM THE HILL ABOVE ALVEDISTON CHURCH; VIEWED FROM THE NORTH-EAST.	37
FIGURE 22: VIEW TOWARDS THE SETTLEMENT ON SWALLOWCLIFFE DOWN; VIEWED FROM THE SSW.	39
FIGURE 23: WINKELBURY HILLFORT, EXCAVATED BY PITT-RIVERS IN 1881-82; VIEWED FROM THE WEST-SOUTH-WEST.	42
FIGURE 24: LONG VIEW ACROSS THE EBBLE VALLEY FROM ABOVE BERWICK ST JOHN; VIEWED FROM THE SOUTH-WEST.	44
FIGURE 25: VIEW FROM THE FARMSTEAD ACROSS THE VALLEY TO THE SOUTH; VIEWED FROM THE NORTH-NORTH-EAST.	45

LIST OF TABLES

TABLE 1: TABLE OF HER RECORDS.	14
TABLE 2: SUMMARY OF DIRECT IMPACTS.	17
TABLE 3: SUMMARY OF IMPACTS.	46
TABLE 4: THE HIERARCHY OF VALUE/IMPORTANCE.	51
TABLE 5: MAGNITUDE OF IMPACT.	56
TABLE 6: SIGNIFICANCE OF EFFECTS MATRIX.	56
TABLE 7: SCALE OF IMPACT.	56
TABLE 8: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.	56
TABLE 9: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE.	57

LIST OF APPENDICES

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY	49
---	----

ACKNOWLEDGMENTS

CAD ARCHITECTS (THE AGENT)
THE CLIENT, FOR ACCESS

PROJECT CREDITS

DIRECTOR: DR. SAMUEL WALLS, MCIFA

FIELDWORK/PHOTOGRAPHY: EMILY WAPSHOTT

REPORT: EMILY WAPSHOTT; DR. BRYN MORRIS, ACIFA

EDITING: DR. BRYN MORRIS, ACIFA; DR SAM WALLS, MCIFA

GRAPHICS: DR. BRYN MORRIS, ACIFA; SEAN STEVENS; EMILY WAPSHOTT

ZTV: DR. BRYN MORRIS, ACIFA

1.0 INTRODUCTION

LOCATION:	LAND AT CHURCH FARM
PARISH:	ALVEDISTON
COUNTY:	WILTSHIRE
NGR:	ST 97273 24431 (MAST SITE)
SWARCH REF.	WACF20
PLANNING REF.	PREPLANNING

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by CAD Architects (the Agent) to undertake a heritage impact assessment for land south-west of Church Farm, Alvediston, Wiltshire, in advance of the proposed installation of a telecommunications mast, substation and associated works. This work was undertaken in accordance with best practice Historic England guidance and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site lies c.1.25km north-west of the village of Alvediston, on the north side of the extant modern farmstead at Church Farm (Figure 1). Alvediston is a small village and civil parish in the county of Wiltshire, 11km east of Shaftesbury and 18km south-west of Salisbury. The site lies within the Cranborne Chase AONB.

The farmstead is located on the top of a sloping hill spur projecting into the valley of the River Ebbble, dropping down from White Sheet Hill/Swallowcliffe Down, at an altitude of c.173m AOD. The soils of this area are recorded as the shallow well-drained calcareous silty soils of the Andover 1 Association (SSEW 1983); these overlie the rocks of the Lewes Nodular Chalk Formation which step down the steep slopes (BGS 2020).

1.3 HISTORICAL BACKGROUND

The proposed site lies within the parish of Alvediston in the Hundred of Chalke and formed part of the 100 *mansiunculae* (little dwellings) granted by King Eadwig to Wilton Abbey in 955 (S582). The profusion of Anglo-Saxon charters for this area, and references to ploughlands and headlands as landmarks in the OE charter bounds (Grundy 1920), indicate the valleys were densely settled and extensively cultivated.

The Manor of Alvediston was granted to a succession of leaseholders during the medieval period. Following the Dissolution, the estate was granted in 1541 to Sir William Herbert (created Earl of Pembroke in 1551), and it remained part of the Pembroke estate until its sale in 1928. The Open Fields of the parish were enclosed in stages over the course of the post-medieval period, and communal agriculture was formally extinguished in 1785. Church Farm was one of two large farms created in the late 18th century, though normally leased together with the other farm (Elcombe) for much of the 19th century. In 1928 both farms were sold to T.H. Sims and A.G. Hull; in 1959 Church Farm was sold to G.B. Grant.

1.4 ARCHAEOLOGICAL BACKGROUND

Archaeological fieldwork in the immediate area is rather sparse, limited to early 20th century investigations of several barrows in the area; two barrows were investigated in the field to the west of the proposed mast site (Clay 1925×27b). On Swallowcliffe Down R.C. Clay also excavated

an Anglo-Saxon barrow burial and Iron Age settlement (1925×27b), and subsequent investigations in the 1960s located and excavated a high-status Anglo-Saxon bed burial (Speake 1989). There are the earthworks of deserted medieval settlements around Norrington Manor and in and around Alvediston. On the shallower slopes and high downs, the earthworks of small rectangular ‘Celtic’ fields survive in varying states of preservation and were clearly more extensive in the past, and there are a series of cross dykes closing off the narrow ridges. The Wiltshire HLC characterises the fields here as *fields and enclosed land*.

1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The heritage impact assessment follows the guidance outlined in: Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008), The Setting of Heritage Assets (Historic England 2015, revised 2017), Seeing History in the View (English Heritage 2011), Managing Change in the Historic Environment: Setting (Historic Scotland 2015), and with reference to Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute 2013). Under the present circumstances (Covid-19) it was not possible to consult the Wiltshire HER directly, and use was made of the online HER data.



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset or assets – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 1.

2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

Paragraph 189

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted, and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190

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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

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

2.3 LOCAL POLICY

Core Policy 58 of the Wiltshire Core Strategy states:

Development should protect, conserve and where possible enhance the historic environment.

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

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structure of special architectural or historic interest*
- iv. The special character of appearance of conservation areas*
- v. Historic parks and gardens*
- vi. Important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57.

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

2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS

This assessment is broken down into two main sections. Section 3.0 addresses the *direct impact* of the proposed development i.e. the physical effect the development may have on heritage assets within, or immediately adjacent to, the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via the *design and access statement* and other planning documents. Robust assessment, however, also requires a clear understanding of the value and significance of the *archaeological* potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0. Section 4.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect i.e. the proposed development impinges on the *setting* of the heritage asset in question and does not have a direct physical effect.

3.0 DIRECT IMPACTS

3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.6 examines the archaeological background to the site. Appendix 1 details the methodology employed to make this judgement.

3.2 HISTORICAL SUMMARY

The proposed site lies within the parish of Alvediston in the Hundred of Chalke and formed part of the 100 *mansiunculae* (little dwellings) granted by King Eadwig to Wilton Abbey in 955 (S582). The profusion of Anglo-Saxon charters for this area, and references to ploughlands and headlands as landmarks in the OE charter bounds (Grundy 1920), indicate the valleys were densely settled and extensively cultivated. This is reflected in the number of manors recorded in the Domesday Book: *Chelke* (Chalke); *Eblesborne* (Ebbesbourne Wake); *Fifehide* (Fifield); *Cumbe* (Coombe Bisset); *Humitone* (Homington); *Odestoche* (Odstock); *Stradford* (Startford Tony) and *Trow*. Alvediston (*Alfweiteston: Ælfgeat's tūn*; Watts 2010, 12) is first documented in 1156, presumably carved out of Ebbesbourne Wake and incorporating the small manor of Trow. Trow and Norrington were held as separate manors.

A detailed account of the descent of the Manor of Alvediston can be found in the Wiltshire VCH (1987), but to summarize: during the course of the 13th century and until the Dissolution the estate was granted to a succession of leaseholders, most frequently to members of the Berenger family. Following the Dissolution, the estate was granted in 1541 to Sir William Herbert (created Earl of Pembroke in 1551). It remained part of the Pembroke estate until its sale in 1928.

In 1842 the land in the parish was mainly held by four large farms: Norrington (1269a); Samways, Church and Elcombe (all c.400a). For much of the 19th century the two farms on the Pembroke Estate (Church and Elcombe) were usually leased together, and in 1842 they were held by Joseph Walter Goddard Rogers Esq. In 1928 the Pembroke Estate was sold, as Church Farm (c.350a) and Elcombe Farm (c.400a). Both farms were bought by T.H. Sims and A.G. Hull; both were owned by Sims & Sons in 1923. Church Farm was sold to G.B. Grant in 1959.

During the medieval period the inhabitants of Alvediston operated a two-field Open Field system with sheep-and-corn husbandry (sheep pastured on the Downs during the day and penned in the fields at night). By the mid-16th century there were three Open Fields: Home, Middle and South Field, with open pasture to the north of the parish claimed by the demesne farm. It appears that the Open Fields were enclosed through agreement from the later medieval period. By the late 18th century the demesne farm (Church Farm, c.500a) was held in severalty in a number of consolidated blocks to the north and south of the village. In 1781 the former copyhold lands were transferred to Elcombe Farm. Common cultivation came to a formal end in 1792 following an Act of Parliament in 1785.

3.3 CARTOGRAPHIC SOURCES

The first relevant cartographic source available to this study is the 1807 Ordnance Survey surveyor's draft map (Figure 2). In general, the OS draft maps tend to show settlements, roads and the boundary between enclosed and unenclosed land with some accuracy; however, the depiction of enclosed fields on these maps tends to be illustrative rather than accurate. The first

accurate cartographic source is the 1844 tithe map (Figure 3). This shows the area around the proposed site as divided up into a series of very large fields, most with very straight and regular boundaries. The clear exception to this rule, the dogleg boundary between field no.168 and 169, is curious but explicable: with reference to the LIDAR imagery below (see Figure 7), this boundary could follow the boundary of the open field strips between Norrington and Alvediston, or the field banks of Celtic fields. The field names are generally prosaic and straightforward: no.168 (*North Field*); no.169 (*North Field*); no.176 (*The Down*). The most interesting is the long narrow immediately north-east of the proposed site: no.173 *The Burnbake*.



FIGURE 2: EXTRACT FROM THE 1807 ORDNANCE SURVEY SURVEYOR'S DRAFT MAP; THE APPROXIMATE LOCATION OF THE SITE IS INDICATED (BL).



FIGURE 3: EXTRACTS FROM THE ALVEDISTON TITHE MAP 1844 (NORTH IS TO THE RIGHT); THE SITE OF THE MAST IS INDICATED (PRO).

For the area around the proposed site the later historic OS maps indicate some further enclosure of the open downland. By 1890 (Figure 4) the north boundary of field no.169 had been removed and re-established c.75m to the north, and field no.177 (a coppice) incorporated into within a formal enclosure. A small pond (dewpond) is shown where the lane from Church Farm emerges

onto the open down. The 1901 map is essentially identical, but a number of antiquities are depicted: a **Tumulus** and a **Ditch**, both to the north of the proposed site.

Subsequent OS maps (not depicted) show additional intakes on Middle Down by the 1920s, and field no.168 extended again to the line of the track across the down. Between 1960 and 1980 the new Church Farm was established on the site and the large fields around the farmstead divided into smaller units. A second house was built here in c.2005.



FIGURE 4: EXTRACT FROM THE 1890 (SURVEYED 1886) 1ST EDITION OS 6" MAP (WILTSHIRE SHEET LXIX); THE SITE OF THE MAST IS INDICATED (NLS).



FIGURE 5: EXTRACT FROM THE REVISED 1901 (SURVEYED 1900) 2ND EDITION OS 6" MAP (WILTSHIRE SHEET LXIX); THE SITE OF THE MAST IS INDICATED (NLS).

3.4 ARCHAEOLOGICAL BACKGROUND

The site itself has not been subject to previous archaeological work, and fieldwork in the area appears to be limited to earlier 20th century investigation of upstanding upland monuments, mainly Bronze Age barrows (e.g. the work of D.C. Clay in the 1920s). The usual range of extensive area investigations – e.g. historic landscape characterisation – have taken place. The proposed site lies within an area the Wiltshire HLC characterises as *fields and enclosed land recently*, subdivided into the categories *reorganised fields*, *Parliamentary enclosure* and *planned enclosure*.

It should be noted that the HER is a guide to the archaeological potential of an area; it records the known or suspected sites based on the evidence currently available. It is not a comprehensive guide, and coverage in this area is rather sparse.

3.4.1. PREHISTORIC (4000BC - AD43) AND ROMANO-BRITISH (AD43 – AD409)

The Prehistoric and Romano-British entries in the HER fall into one of two categories: the field systems of probable Iron Age date (so called Celtic fields), and funerary monuments of Bronze Age date. In terms of the former, these survive as upstanding earthworks on the ridges above the valley, and a fair number have been opened and investigated by R.C. Clay in the 1920s. The field immediately to the west of the proposed mast site contains the remains to two small bowl barrows. The first (Barrow I) was approximately 11m in diameter and survived (in the 1920s) to a height of c.0.4m with a central burial that had been disturbed in antiquity. Just to the east was a second and slightly smaller barrow, ploughed flat (Clay 1925×27, 432-434). Two other barrows are known at just to the south of North Hill Farm, and in a similar topographical location (ST92SE611; ST92SE613; ST92SE632; ST92SE602).

In terms of the latter, the distribution of surviving Celtic fields would strongly suggest they were once more widely distributed and that only fragments remain. Analysis of LiDAR data (See Figure 7, below) demonstrates traces extend along the middle and lower slopes on both sides of the ridge to the north of the village (ST92SE619; ST92NE623).

There are a series of cross-dykes to the north of Church Farm that may be Prehistoric in date; equally, they could be early medieval in origin (ST92NE615; ST92SE623; ST92NE614; ST92NE612; ST92SE624).

3.4.2. EARLY MEDIEVAL AD410 – AD1065

It is possible the cross-dykes on the ridge date to the early medieval period, although this remains unproven. A barrow close to one of the cross dykes was excavated by R.C. Clay and found to contain a single Anglo-Saxon inhumation with shield, spear and knife (Clay 1925×27; 435-439) (ST92NE602). Otherwise, and as documented, many of the settlements and manors in the valley belonged to the estate of Chalke owned by Wilton Abbey from 955 to the 1530s. The Anglo-Saxon charters for this area indicate it was settled and the landscape utilised from at least the mid-10th century onwards, and it is during this period that the tenurial and ecclesiastical framework of the medieval landscape was established.

3.4.3. MEDIEVAL AD1066 - AD1540

The HER records for this period are sparse and relate to the principal medieval settlements (Norrington MWI65344, MWI35410; Alvediston ST92SE452; Samways ST92SE455). At both Norrington (ST92SE453) and Alvediston there are the earthworks of tofts and crofts, with strip lynchets on Windmill Hill (ST92SE633; ST92SE635), and a church at Alvediston (though the extant building dates to the 17th century) (MWI35414). The base and sides of the valley would have been covered with strip fields operating under a common Open Field system, with enclosures and land held in severalty relatively rare.

3.4.4. POST-MEDIEVAL AND MODERN AD1540 – PRESENT

For the post-medieval period the records in the HER mainly cover structures: houses (e.g. MWI37562), cottages (e.g. MWI39344), barns (e.g. MWI37561), stables (e.g. MWI35411) and outfarms (e.g. MWI65353). During this period settlement contracted and the landscape was partly depopulated, leaving each settlement with an aureole of earthworks (e.g. Norrington ST92SE453). On notable addition to the landscape here was a carriageway linking Norrington Manor to the church at Alvediston, which now survives as a pronounced earthwork bank.

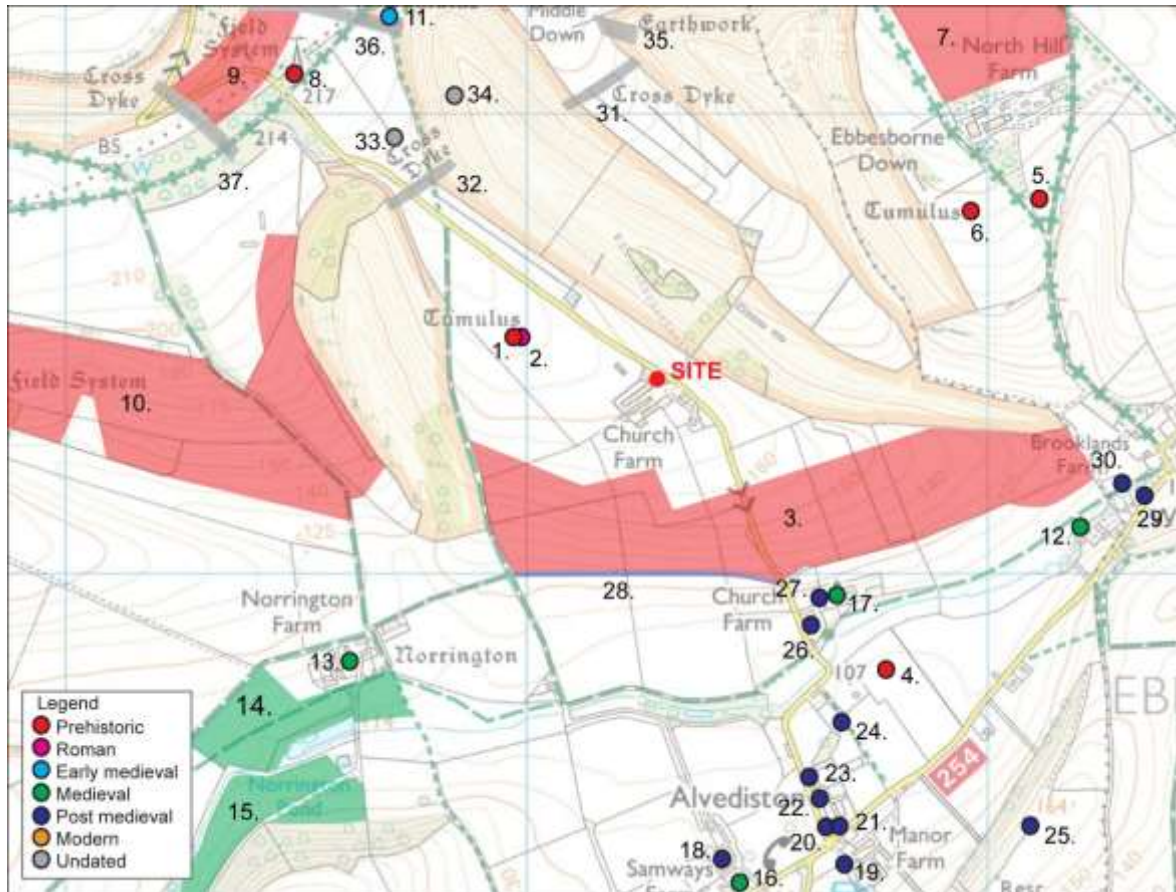


FIGURE 6: SITES AND MONUMENTS WITHIN 1KM (SOURCE: WILTSHIRE HER).

TABLE 1: TABLE OF HER RECORDS (SOURCE: WILTSHIRE HER).

No.	Ref.	Name	MonType	Summary	Period
1	ST92SE611 ST92SE631	Bowl Barrows	Earthwork	A pair of BA bowl barrows excavated in the 1920s by R.C. Clay. Probable crouched inhumations but disturbed. Sherd of Beaker pottery?	BA
2	ST92SE203 ST92SE303	IA pottery; RB pottery	Findspot	IA and RB pottery recovered from the ditch fills of the BA barrows.	IA/RB
3	-	IA fieldsystem	Earthworks	LiDAR data for the ploughed-down remains of a Celtic field system (see Figure 7, below).	IA
4	ST92SE664	Ring ditch at Shortlands	Cropmark	Undated ringditch visible as a cropmark	BA?
5	ST92SE632	Ebbesbourne Down	Earthwork	Probable bowl barrow	BA?
6	ST92SE602	Ebbesbourne Down	Earthwork	Bowl barrow excavated by R.C. Clay in the 1920s.	BA
7	-	IA fieldsystem	Earthworks	LiDAR data for the ploughed-down remains of a Celtic field system.	IA
8	ST92NE150	Antsy Hollow Gravel Pit	Findspot	Bronze Age founders hoard.	BA
9	ST92NE623	Undated fieldsystem	Earthworks	Probable Celtic field system.	IA
10	ST92SE619	Undated fieldsystem	Earthworks	Probable Celtic field system.	IA
11	ST92NE602	Early medieval barrow	Earthwork	'Saxon' bowl barrow excavated by R.C. Clay in the 1930s.	Emed
12	ST92SE457	Medieval coin find	Findspot	Medieval coin find.	Med
13	MWI65344 MWI35410	Norrington Manor	Extant Buildings	Listed GI manor house and associated farm and outbuildings. Remains of medieval	Med

No.	Ref.	Name	MonType	Summary	Period
				undercroft dating to the late C14	
14	ST92SE453	Norrington DMV	Earthworks	Well-preserved earthworks of a deserted medieval settlement to the south and west of Norrington manor house.	Med
15	ST92SE633 ST92SE635	Undated Strip Lynchets	Earthworks	Lynchets cut into the west and north sides of Windmill Hill.	Med
16	ST92SE455	Samways Farm	Documentary	Farm with medieval origins.	Med
17	ST92SE414	St Mary's Church	Building	Listed GII* church. C17 and restored in 1866	Med
18	MWI35411 MWI37560 MWI37561	Samways Farm	Buildings	Listed GII farmhouse c.1700, eC18 barn and mid C19 stables.	PMed
19	MWI37566	The Crown Inn	Building	Listed GII public house, formerly two mid-C17 cottages.	PMed
20	MWI35412	Cross Cottage	Building	Listed GII cottage, probably eC18 date.	PMed
21	MWI74727	Alvediston War Memorial	Structure	Listed GII wheel-head cross of Chilmark stone within a low iron fence.	1920s
22	MWI35413	Garages at the Manor	Building	Listed GII C18 stable and carriage house.	PMed
23	MWI37562 MWI37563	The Manor Walls and gate piers	Buildings	Listed GII mid C18 house.	PMed
24	MWI37564	Short Meads	Building	Listed GII pair of late C17 cottages.	PMed
25	MWI65353	Site of outfarm	Documentary	Site of demolished C19 outfarm	PMed
26	MWI65354	Church Farm	Buildings	Site of C17 farm, elements of which survive.	PMed
27	MWI37565	Church Cottage	Building	Listed GII eC17 cottage.	PMed
28	-	Former Drive to Norrington Manor	Earthwork	Site of drive shown on the tithe map linking Norrington Manor to the Church. Survives as a pronounced linear earthwork bank in LiDAR.	PMed
29	MWI65402	Site of farm building	Documentary	Site of demolished C19 farm building	PMed
30	MWI65401	Brooklands Farm	Buildings	C19 farmstead.	
31	ST92NE615	Undated Cross Dyke, Middle Down	Earthwork	Undated cross dyke.	IA? Emed?
32	ST92SE623	Undated Cross Dyke, Middle Down	Earthwork	Undated cross dyke.	IA? Emed?
33	ST92SE642	Undated ditch system	Earthwork	Undated ditches.	IA? Emed?
34	ST92NE616	Undated ditch	Earthwork	Undated ditch.	IA? Emed?
35	ST92NE611	Undated ditches	Earthwork	Two undated parallel ditches; probably to be associated with the enclosure to the north.	IA?
36	ST92NE614	Undated Cross Dyke	Earthwork	Undated cross dyke.	IA? Emed?
37	ST92NE612 ST92SE624	Undated Cross Dyke	Earthwork	Undated cross dyke.	IA? Emed?

3.5 LIDAR AND AERIAL PHOTOGRAPHY

Analysis of the LiDAR data for the site (Figure 7) evidences a busy multi-period relict landscape. There are the clear earthworks around the shrunken settlements of Alvediston and Norrington, and the earthworks of Celtic fields are visible on the edge of the downs to the north. The latter are well-preserved to the north of Norrington, but they also appear to be evident along the slopes between the old and new Church Farms. In the field north-west of new Church Farm the tumulus marked on the OS maps is clearly visible, but also two phases (or one comprehensive phase) of parallel land drains.

Rapid assessment of readily available aerial photographs adds little to this discussion. Imagery from 2018 is the most interesting, in relative terms, as there are the cropmarks of land drains and possible pit features in the field to the west of the proposed site (Figure 8). The barrow in that field shows as a slight feature in some of these more recent aerial photographs.

3.6 SITE DESCRIPTION AND WALKOVER

The proposed mast would be located at the north-east corner of a large modern farmstead. It will stand just within the large earth bund, planted with trees, designed to screen the modern sheds from wider view. The farmstead is wholly 20th century in date, this block of land being sold away

from Alvediston Manor in 1928. There is a hedge along the roadside boundary; otherwise the farmstead is bounded by post-and-rail or post-and-wire fencing, and very open to the fields.

The mast and cabinet would be located towards the back of the farmstead where the yard is terraced into the slope. To the west is a long low animal shed, to the south-east is an open-fronted equipment shed, and to the south-west a longer mixed-use store and animal housing complex. The former land surface has been completely altered here, through drainage and landscaping.



FIGURE 7: IMAGE BASED ON 1M DSM LIDAR DATA (DATA PROCESSED WITH QGIS 3.8, ANALYSIS>SLOPE) (USES ENVIRONMENT AGENCY LIDAR DATA, OPEN GOVERNMENT LICENCE V.3.0 2020); THE LOCATION OF THE MAST IS INDICATED.



FIGURE 8: 2018 AERIAL PHOTOGRAPH. THE CROPMARKS OF LAND DRAINS AND ?PIT FEATURES ARE VISIBLE IN THE FIELD TO THE WEST OF THE PROPOSED SITE; THE LOCATION OF THE MAST IS INDICATED (© GOOGLE EARTH 2020).



FIGURE 9: THE MODERN FARMYARD; THE PROPOSED MAST AND CABINETS WOULD BE LOCATED IN FRONT OF THE TREES TO THE LEFT. VIEWED FROM THE SOUTH.

3.7 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

The direct *effect* of the development would be the disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits.

Based on the results of the desk-based assessment and walkover survey, the archaeological potential of the site is likely to be **low to negligible**. The proposed mast and cabinets would be located in the corner of a modern farmyard that has been the subject of extensive landscaping in the late 20th century. It is highly unlikely that archaeological deposits or features have survived here, despite the proximity and number of archaeological sites in this landscape.

TABLE 2: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	Onsite	Unknown [negligible]	Moderate	Neutral/Slight	Neutral/Negligible

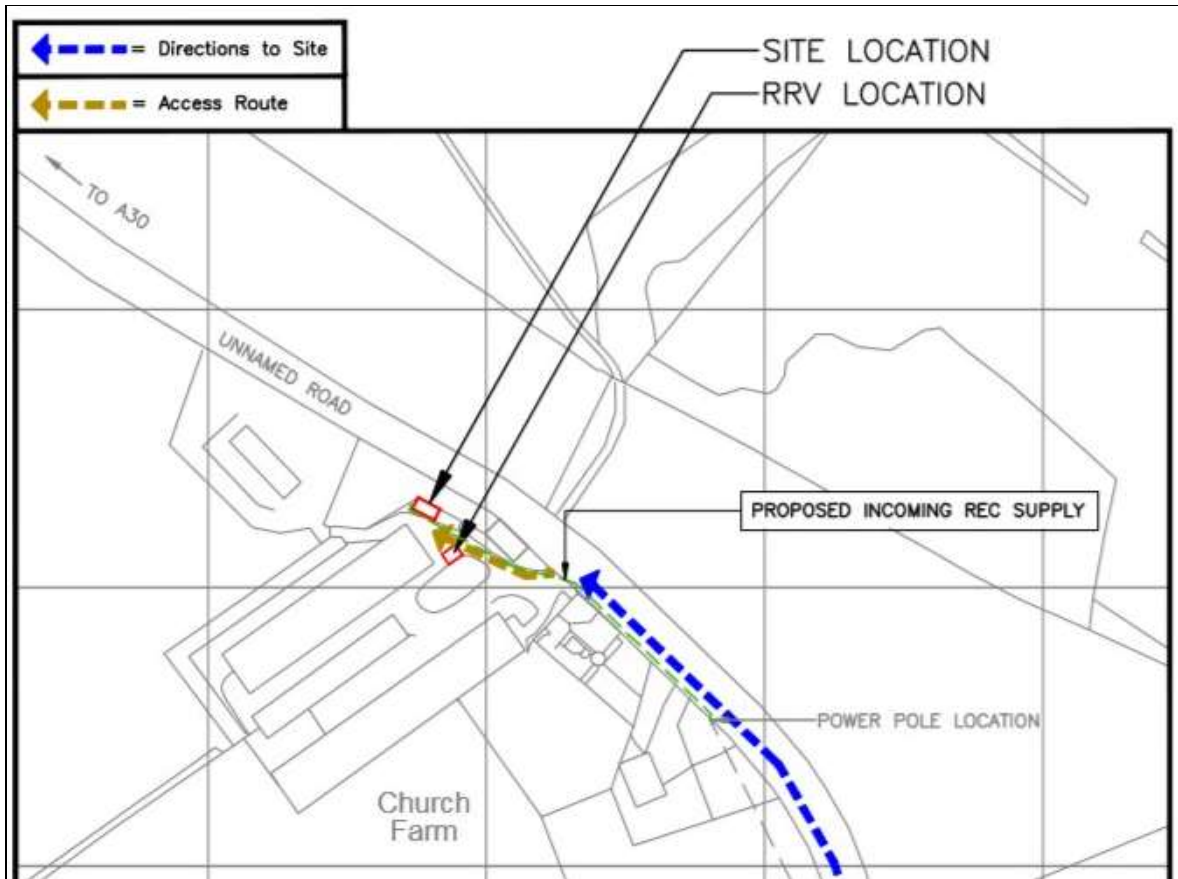


FIGURE 10: SITE LAYOUT FOR THE PROPOSED MAST AT CHURCH FARM (SUPPLIED BY AGENT).



FIGURE 11: THE UNDESIGNATED BARROW IN RELATION TO THE PROPOSED MAST SITE; VIEWED FROM THE NORTH.

4.0 INDIRECT IMPACTS

4.1 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015, revised 2017), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 1 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

4.2 QUANTIFICATION

The size of the proposal site would indicate a search radius of up to 2.5km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced. There are 32 designated assets within this search radius: one Grade I Listed building (Norrington Manor); two Grade II* Listed buildings (Church of St Mary; Church of St John the Baptist); 20 Grade II Listed buildings, one Conservation Area (Ebbesbourne Wake) and nine Scheduled monuments. Some designated assets have been scoped out of the assessment due to their topographical location relative to the mast, and the large Scheduled Winkelbury hillfort has been included due to its

visual prominence and landscape views. There are no Registered Parks and Gardens or Battlefields in this area.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets*), only those assets where there is the possibility for an effect greater than negligible (see Table 5 in Appendix 1) are considered here in detail.

- Category #1 assets: None.
- Category #2 assets: Berwick St John (village); Ebbesbourne Wake (village); Cross Cottage (GII); Crown Inn (GII); Shortmead (GII); Elcombe House (GII); St Mary's Church (GII*); St John's Church (GII*); Church of St John the Baptist (GII*); Norrington Manor (GI); Samways (GII); Alvediston Manor (GII); Swallowcliffe Down and associated monuments (SAM); Winkelbury Camp (SAM); Woodland Down Ditch (SAM); Earthwork near Warren Copse (SAM); Gallows Hill Barrow (SAM); Long Barrow on White Sheet Hill (SAM).
- Category #3 assets: All other assets within the 2.5km buffer.

4.3 ZONE OF THEORETICAL VISIBILITY (ZTV)

Given the dramatic local topography of steeply incised valleys, narrow ridges and high downs, the ZTV of the proposed telecommunications mast is somewhat limited. In a bare-earth scenario there is intervisibility primarily with opposing slopes of the adjacent ridges (See Figures 12-13). The role of local blocking, and the screening provided by buildings, hedgerows, embankments and trees close to the site is pronounced as the mast would be located adjacent to an existing modern farmstead. In addition, the scale of the large, open landforms in this area tend to overwhelm all but the largest man-made structures. As a result, the visual effect of the mast in this landscape will be less pronounced than the ZTV would suggest.

4.4 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.4.1. CONSERVATION AREAS AND LISTED COTTAGES AND STRUCTURES WITHIN HISTORIC SETTLEMENTS

Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced by development, unless they are located in close proximity to the settlement.

The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these

buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant development is unlikely to prove particularly intrusive.

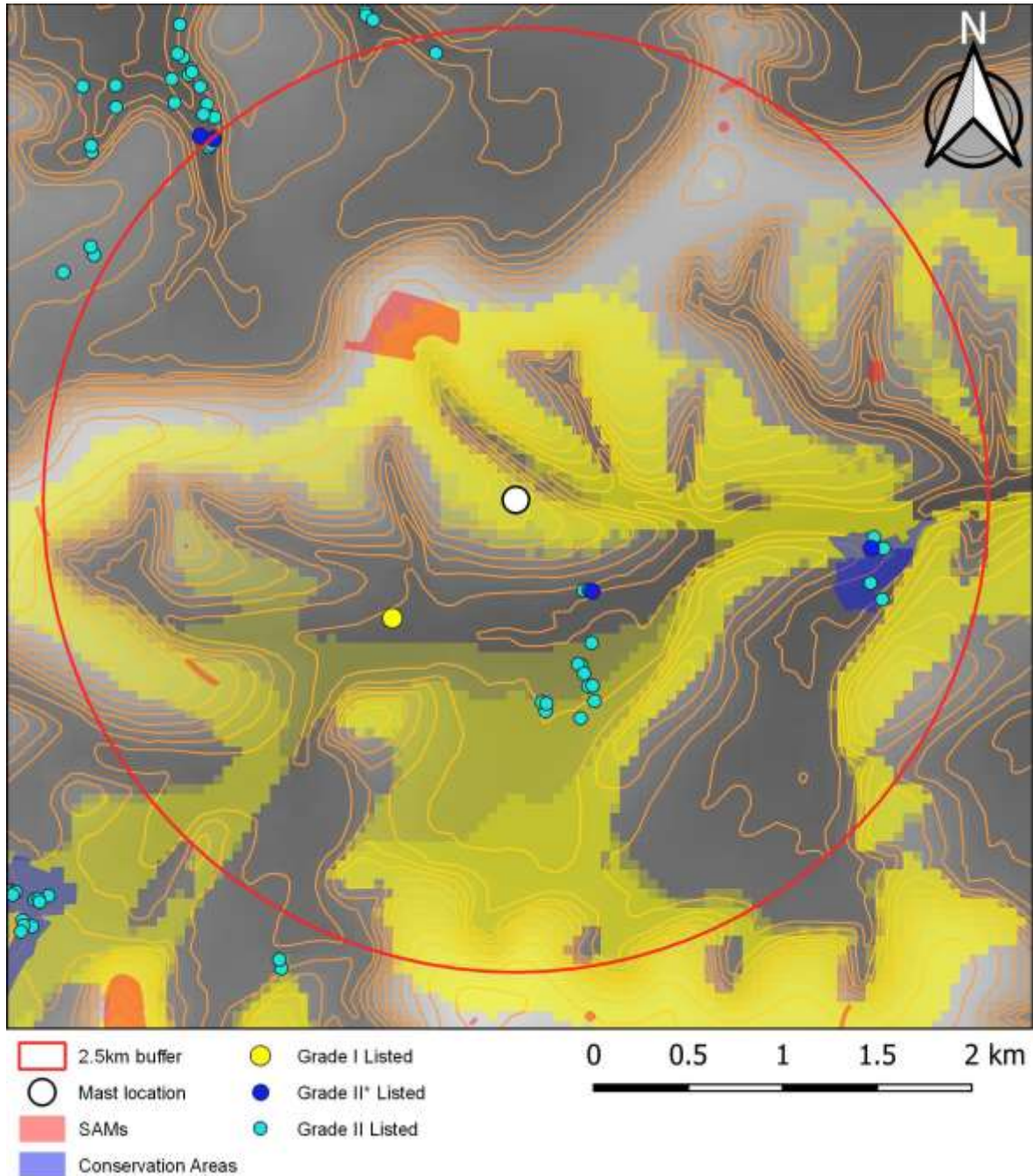


FIGURE 12: VIEWSHED ANALYSIS SHOWING THE DESIGNATED HERITAGE ASSETS THAT FALL WITHIN THE ZTV OF THE PROPOSED MAST (YELLOW, INTENSITY OF COLOUR BASED ON % OF THE MAST VISIBLE). NOTE THIS IS A BARE-EARTH ZTV AND THUS REPRESENTS THE WORSE-CASE SCENARIO [VIEWSHED CALCULATED USING *VISIBILITY ANALYSIS* V.1.0 PLUGIN FOR *QGIS* VERSION 3.8; DATA © HISTORIC ENGLAND 2019; CONTAINS ORDNANCE SURVEY DATA [PANORAMA ELEVATION DATA: CONTOURS AND DEM] © CROWN COPYRIGHT AND DATABASE RIGHT 2019].

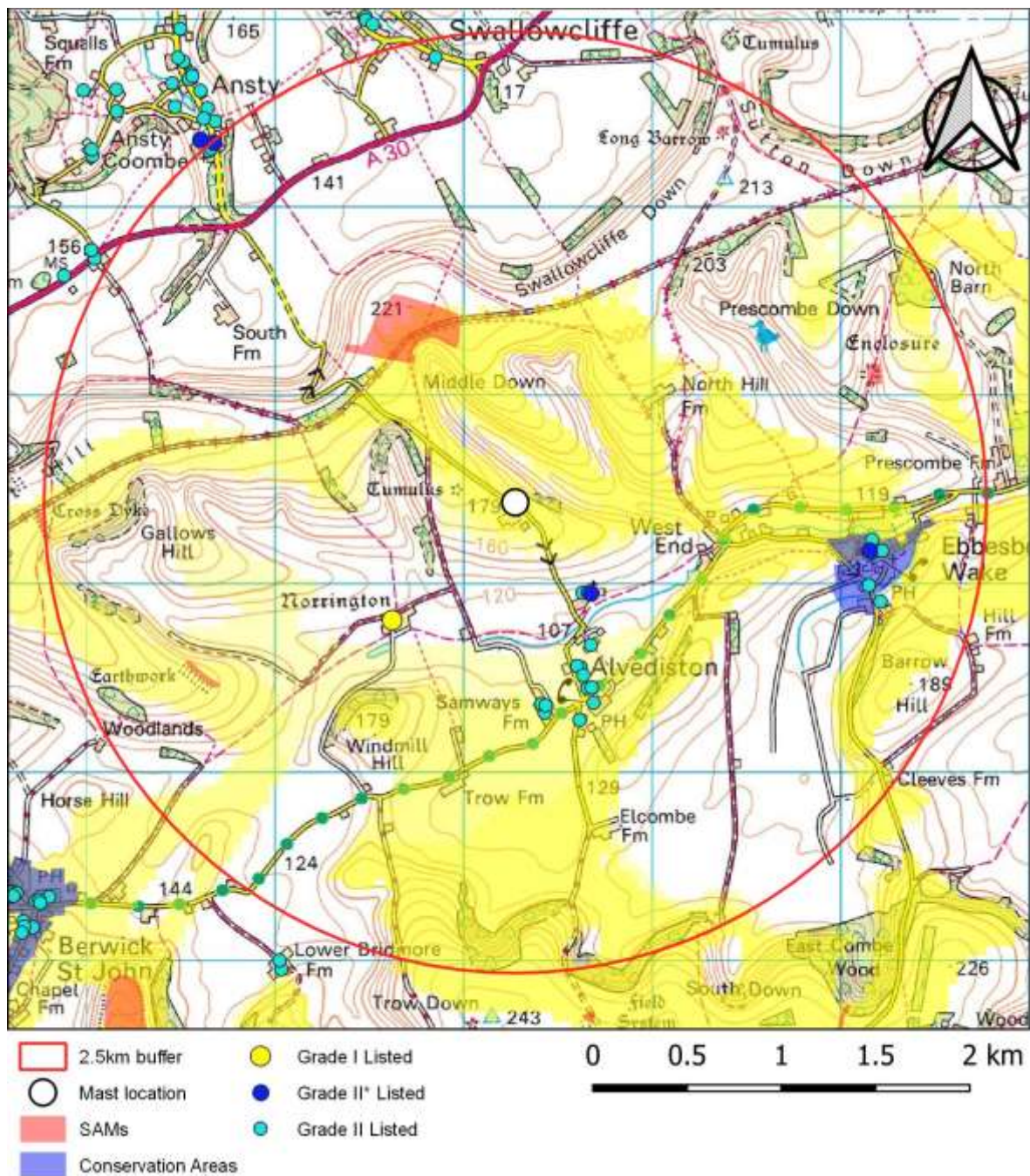


FIGURE 13: ZTV, AS ABOVE, PLOTTED AGAINST THE 1:50,000 OS MAP.

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalow growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Totnes), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th

century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. Redruth-Camborne-Pool for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain threshold size distant lines of sight become more difficult and local blocking more important.

Asset Name: Church Cottage	
Parish: Alvediston	Value: Medium
Designation: GII	Distance to Development: 0.6km
<i>Listing Text: Detached house. Early C17, altered late C19. Uncoursed dressed limestone, tiled roof with coped verges, brick stacks. T-plan with C19 extension to rear right. 2-storey and cellar, 3-window. C19 hipped porch to left of centre with glazed doors, two 9-pane sashes to right and one to left. Cellar to left has one 2-light hollow-chamfered mullioned window. First floor has three 9-pane sashes. Left return has 1-light casement and 2-light ovolo-mullioned window to first floor, single chamfered window to attic. Right return has external brick stack and late C19 extension with 12-pane sashes. Rear has outshut with horizontal sash, rear wing has outshut and C20 porch, casements. Interior has deeply chamfered beam to front range, rear wing has chamfered beams with bar stops to ground and first floor, 4-panelled doors, stairs in outshut of rear wing.</i>	
<i>Supplemental Comments: This appears to be the original farmhouse attached to Church Farm. Located next to the churchyard, with all the associated farm buildings converted to residential use.</i>	
<i>Conservation Value: A attractive large cottage/small farmhouse, high aesthetic value, relatively high evidential value as the Listing is fairly sparse. Historical value for its association with the demesne land of the manor. Group value with the (converted) farm buildings. No communal value.</i>	
<i>Authenticity and Integrity: The association with the church survives through proximity, but all authenticity as an occupied farmhouse has been lost. While in good repair, it is likely the transition from farmhouse to non-agricultural dwelling will have been accompanied by comprehensive renovation that may have compromised internal integrity.</i>	
<i>Setting: Located adjacent to the churchyard within large gardens. Tall hedges screen the gardens from the road and the churchyard, and it is clear that since conversion the house and gardens have been recast as a large country house set in semi-formal gardens: the access runs past a large triple-garage/pool house with swimming pool, through into a cluster of herbaceous beds and lawns to the house. South of the house is a pair of lawns on different levels, and to the north of the house and garden is a second, larger meadow/lawn with pagoda. The main converted farm building to the south has its own garden within a formed walled yard and associated swimming pool and lawns. There is, throughout, an emphasis on enclosure and privacy. Open agricultural fields on all sides.</i>	
<i>Contribution of Setting to Significance of Asset: The setting of the former farmhouse is attractively composed but quite inauthentic: the former farmhouse and yard has been transformed into a gentry residence set within semi-formal grounds with all the aspirant attributes of the monied incomer (pool, pool house, formal garden). The relationship with the church survives but has been deliberately diminished by the privacy hedge. The house does still benefit from the mature trees to its backdrop. This setting could be transposed to almost anywhere in southern and eastern England. Ultimately, the setting is attractive but inauthentic.</i>	
<i>Magnitude of Effect: The new Church Farm is not visible from the cottage, which is tucked in under the base of the slope. Views to and from the cottage are from across the valley floor to the south and south-west, and views here are screened by the mature trees in and around the base of the valley.</i>	
<i>Magnitude of Impact: Medium value asset + No change = Neutral effect</i>	
Overall Impact Assessment: Neutral Impact	

Asset Name: Shortsmead	
Parish: Alvediston	Value: Medium
Designation: GII	Distance to Development: 0.87km
<i>Listing Text: Pair of semi-detached cottages. Late C17. Dressed limestone, thatched roof, brick stacks. Baffle-entry plan. Single storey and attic, 1-window. Planked door in chamfered case to left of centre with C20 gabled porch, to right are two 2-light casements, to left is one 3-light casement. Attic has one 2-light recessed chamfered-mullioned window. Left return has two 2-light recessed chamfered-mullioned windows to attic and one mullioned window to loft, stone-coped verge. Rear has door to right in C20 porch, to left is horizontal sash and 3-light recessed chamfered mullioned window, to right is 2-light casement, attic has 2-light casement and 2-light recessed chamfered mullioned window. Left return has planked door and C20 steel casements. Interior not accessible at time of survey (Feb 1985).</i>	
<i>Supplemental Comments: Pair of small cottages set down a long lane behind the Manor on the north-west corner of its grounds. Not accessed, as it is set too far from the public lane, glimpsed at a distance. Likely form something of a dispersed group with those to the north and Cross cottage and Crown Inn.</i>	
<i>Conservation Value: Very pretty pair of traditional thatched cottages, high aesthetic value, high evidential value as the</i>	

interior was not inspected during the Listing. No known historical value and no communal value.
<i>Authenticity and Integrity:</i> This pair of cottages have retained their plan form and paired layout and are expected to have high historic integrity, with some allowance for expected modernisations.
<i>Setting:</i> Located down a long grass track from the road to the north these clasp the north-west corner of the Manor grounds and may have been built for manor house workers directly. They have small gardens to front and back enclosed by hedges and trees, wrapped around with small paddocks to south-east and west and the gardens of the other cottages to the north and fields to the east.
<i>Contribution of Setting to Significance of Asset:</i> These cottages retain their very rural setting, framed by open fields or pasture/lawns. Their association with the manor house grounds may be important and they can be fully interpreted as intended standing out in a rural setting, being built for agricultural workers. The surviving houses and cottages all have a similar aesthetic, being 17 th or 18 th century in date making this a very cohesive village of strong historic character. Beyond the village is framed by low lying undulating pasture fields, those to the north and west contain earthworks indicative of this being a shrunken settlement once having had far more houses giving a real sense of place for the heritage asset.
<i>Magnitude of Effect:</i> A principal view of the cottages is on the approach from the north, looking south and then from their south elevations looking south and south-east across the fields. As a functional worker's dwelling, they were not built for views, and so windows are small. Other farms in the wider area also have large modern sheds, and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape; the mast is likely to do the same. At this distance, and with screening provided by the trees along the approach and the agricultural sheds of Church Farm, no effect is anticipated.
<i>Magnitude of Impact:</i> Medium value asset + No change = Neutral effect
Overall Impact Assessment: Neutral Impact

Asset Name: Cross Cottage	
<i>Parish:</i> Alvediston	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 1km
<i>Listing Text:</i> Detached cottage. Probably C18, with C19 alterations. Rubble stone with some brick and flint, half-hipped thatched roof, brick stacks. Single storey and attic, 3 windows. Half-glazed door to left, four 2-light and one 1-light casement to right. Three 2-light casements to dormers. Left return has 2-light and 1-light casements, evidence of raised roof. Rear has C19 two-storey porch with planked door to centre, out-shut to right with 2-light casements and lean-to extension to left. Interior not accessible at time of survey (Feb 1985). May have been a pair of semi-detached cottages.	
<i>Supplemental Comments:</i> Good example of a pair of former worker's cottages located at the crossroads in the village. Forms something of a dispersed group with the Crown Inn, also originally a pair of cottages. The front wall is rebuilt in brick, but the rest is vernacular flint and stone build and it has a good thatched roof and small English cottage garden.	
<i>Conservation Value:</i> Very pretty traditional thatched cottage, high aesthetic value, high evidential value as the interior was not inspected during the Listing process. No known historical value and no communal value.	
<i>Authenticity and Integrity:</i> The cottage is very authentic as a small rural dwelling but has been combined into one house, with the expected loss of detail and blurring of historic planned layout.	
<i>Setting:</i> The cottage sits at the crossroads in the centre of the 'village'. It faces south and it has a small hedge-lined cottage garden to the south and a small domestic courtyard to the rear. Its principal views are to the south as it is next to the gardens of the Manor House and would not traditionally have been afforded views in that direction (north).	
<i>Contribution of Setting to Significance of Asset:</i> The cottage is readily interpreted as a worker's cottage with small garden plot in the middle of the village. The surviving houses and cottages all have a similar aesthetic, being 17 th or 18 th century in date making, this a very cohesive (if dispersed) village of strong historic character. Beyond the village it is framed by low-lying undulating pasture fields; the fields to the north and west contain earthworks indicative of this being a shrunken settlement.	
<i>Magnitude of Effect:</i> The cottage only has very low ground floor windows lighting small service spaces like a dairy or pantry in the rear elevation, the thatched roof dropping down in a catslide and the small gabled stair turret being blind to its north side, so as not to overlook the manor house gardens. There is no direct intervisibility. The main focus of the cottage is to the south to the rest of the village. Approached from east and west its area of visibility quite small due to its low roofline. As a functional worker's dwelling it was not built for views and windows are small. Other farms in the wider area also have large modern sheds, and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape; the proposed mast is likely to do the same. At this distance, and with screening from trees along the lane and the sheds of Church Farm, no effect is anticipated.	
<i>Magnitude of Impact:</i> Medium value asset + No change = Neutral effect	
Overall Impact Assessment: Neutral Impact	



FIGURE 14: CROSS COTTAGE, WITH THE HIGH GROUND OF NEW CHURCH FARM IN THE BACKGROUND; VIEWED FROM THE SSW.

Asset Name: The Crown Inn	
<i>Parish:</i> Alvediston	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 1.1km
<p><i>Listing Text:</i> Pair of semi-detached cottages, now inn. Mid-C17. Painted rubble stone with some brick, half-hipped thatched roof, brick stack. Single-storey and attic, 4-window front. Planked doors in hipped thatched porches to left and right, two 3-light and two 2-light casements. First floor has four 2-light casements in eyebrow dormers. Right return has hipped porch, to right is C20 extension with external stack and casements. Left return has attached C20 extension. To rear is C20 extension. Interior has chamfered beams with runout stops, former rear wall is timber-framed, blocked open fireplaces. Northern part of building currently being repaired and re-roofed following a fire in 1984.</p>	
<p><i>Supplemental Comments:</i> Good example of a pair of former worker's cottages, to the south part of the village and flanking onto a 20th century farmyard, a busy working agricultural business. Forms something of a dispersed group with Cross Cottage, which was also a pair of cottages. The front wall is partly rebuilt in brick, but most appears to be vernacular flint and stone build and it has a good thatched roof.</p>	
<p><i>Conservation Value:</i> Very pretty traditional thatched pair of cottages, high aesthetic value, high evidential value as the interior was not fully inspected during the Listing process. No known historical value, but high communal value, as a valued village amenity space and community hub for social life.</p>	
<p><i>Authenticity and Integrity:</i> The pair of cottages are still very authentic as rural dwellings, as each has retained their porch etc, so can be read as a pair, but they have obviously been combined inside for pub use, with the expected loss of detail and blurring of historic planned layout.</p>	
<p><i>Setting:</i> The pub sits to the south of the crossroads along an unadopted lane and to the west of a large 20th century stud farmyard. It is framed to the east by a small grass area with a few pub benches. To the south the former garden has been tarmaced as a carpark and to the north and west there is a terrace and lawned pub garden. This garden has a tree lined northern boundary screening views from the road.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The surviving houses and cottages in the village all have a similar aesthetic, being 17th or 18th century in date making this a very cohesive (if dispersed) village of strong historic character. Beyond the village is framed by low-lying undulating pasture fields, those to the north and west contain earthworks indicative of this being a shrunken settlement. This gives the asset a real sense of place and complements its views and setting. As a small rural pub, the asset is defined by its village setting, as a community social outpost.</p>	
<p><i>Magnitude of Effect:</i> Principal views for the pub are limited, to the approach from the north down the lane, to the south-west to the frontage and from the pub itself to the east to the farmyard. No direct intervisibility as the north as the gable is blind, and no effect on key views or setting, as the pub is screened by the trees in its garden. The mast would be located behind the existing agricultural sheds of Church Farm just over 1km to the north, over the brow of the undulating hillslope, so is not expected to be directly visible. In wider views of the village from within the valley, particularly the opposite hillslope to the south, the mast may appear, but other farms in the wider area have large</p>	

modern sheds and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape; the mast is likely to do the same.

Magnitude of Impact: Medium value asset + No change = Neutral effect

Overall Impact Assessment: Neutral Impact

Asset Name: Elcombe House

Parish: Alvediston

Value: Medium

Designation: GII

Distance to Development: 1.19km

Listing Text: Detached house. Late C17, early C19 extension. Rubble stone, thatched roof, C19 addition has Welsh slate roof, brick stacks. L-plan. 2-storey, 3-window entrance to rear. C20 door in porch to right, French windows to left with 6-pane sash and 2-light casement. First floor has three 2-light casements, attic dormer with one 2-light casement. Right return has 2-light casements to main build, 12-pane sashes with flat arches and keystones to early C19 build. Rear has 2-light casements and C20 door to lean-to extension to right, wing has 12-pane sashes with keystones. Interior has chamfered beams with step and runout stops and exposed joists, open fireplace with chamfered lintel with runout stops on stone jambs.

Supplemental Comments: Small former farmhouse tucked to the south-west of the village along Elcombe Lane. It sits in a large wedge-shaped plot, bounded by hedges and trees, but to the north much of this land is now divided with a few modern houses built within the plot.

Conservation Value: Attractive vernacular traditional thatched building, high aesthetic value, high evidential value as not all of the interior was described during the Listing process. No communal or historic known associative value.

Authenticity and Integrity: The exterior of the house exhibits modern changed elements such as French patio doors which suggest it has been modernised and therefore there may be a loss of interior details. The structural integrity seems high. It remains a single rural dwelling.

Setting: To the east, north-east and south-east the house is framed by open farmed pasture fields. To the west are fields with a more parkland style character opposite Samways. The house itself stands in a domestic character garden which is quite enclosed and arboreal in character and enclosed by hedges.

Contribution of Setting to Significance of Asset: The modern domestic garden is irrelevant to the asset, but the wider field setting does relate to its working agricultural past. The presence of the modern houses detracts from its setting.

Magnitude of Effect: Built to the south of the village the focus of this farm is distinctly to the south and east. Principal views of the house are on the approach from the north or south along the lane. As a functional farmhouse it was not built for views, so windows are small; the north gable appears to be blind. Other farms in the wider area have large modern sheds, including that in the key views east and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape; the mast is likely to do the same. At over 1km and with extensive screening from trees along Elcombe lane, which is particularly wooded, further reducing views north. With the existing agricultural sheds Church Farm providing additional blocking, no effect is anticipated.

Magnitude of Impact: Medium value asset + No change = Neutral effect

Overall Impact Assessment: Neutral Impact

Asset Name: Ebbesbourne Wake

Parish: Ebbesbourne Wake, Ebbles valley

Value: Very High to High

Designation: GII (GII* church) all separately Listed.

Distance to Development: c.1.5km

Description Summary: There are four Listed buildings and one war memorial in the village: Buntings, Manor Farmhouse, Bounds Close, War Memorial and the Church of St John the Baptist. There are however numerous small cottages of undesignated heritage value along Duck Street.

Supplemental Comments: The main streets in the village are Duck Street, Ebbesbourne Hollow, Pound Street and May Lane/Hay Lane. The cottages in the village cluster around the church mostly to the east and north-east along Duck Street, and Pound Street, the Manor Farmhouse stands just south of the church. The village lies to the east of the mast site and is much quieter than the other villages, without a pub or secular focus. It also has more modern elements with more obvious full-time occupants, living in closes of semi-detached houses, along May Lane.

Conservation Value: The village has some pretty and historic areas, particularly Duck Street, with most properties either of undesignated heritage value or if modern of good blended aesthetics. There is very high evidential value with so many historic buildings, so few of which have been recorded and Listed. The village itself is very valuable as a communal heritage asset and is very active but appears quieter than Alvediston and Berwick St John. No known associative historical value.

Authenticity and Integrity: The village is very authentic as a busy rural village, more of the houses here appear to have been altered however or modernised and there are more visibly modern areas to the village such as along May Lane/Hay lane.

Setting: The village occupies the eastern end of this section of the valley, the church at its centre sits on a slight raised tump, above the village which sits within a curving coombe to the south-east, south-west and east where the Ebbles wraps around the village and runs south. The focus of the village is the church and this large building and its elevated position in effect screens much of the village from any views to the west.

Contribution of Setting to Significance of Asset: The houses and cottages all have a similar aesthetic, being 17th or 18th century in date, with a colour palette of soft red bricks, flint walls and yellow stonework, with pantile or thatched

roofs. Beyond the village is framed by low lying undulating pasture fields, the area much more wooded than the other villages and more enclosed in a curving valley location. To the west of the church, in a noticeable open area in the village plan there are earthworks indicative of this being a shrunken settlement once having had far more houses. This gives the village a sense of place. Along streets like Duck Street the houses provide each other with a cohesive setting.

Magnitude of Effect: In wider views of the valley, from the village looking west the top of the antennae of the mast, may be glimpsed, the infrastructure and main part of the shaft screened by the tall hedge which frames the eastern boundary of the farmyard at Church Farm and also protects the wider landscape to the east from direct views to the modern sheds. Other farms in the wider area also have large modern sheds and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape, the mast is likely to do the same. At over 1km it is unlikely to have any real visual impact and the village itself it quite inward looking views along the streets contained by the clustered and close-set dense historic housing and topography and tree lined lane along the valley bottom, although there will be views to the top of the mast from the church tower. Views down onto the village from the high ground to the south-west may include the mast at a distance.

Magnitude of Impact: High value asset + Negligible change = Negligible effect

Overall Impact Assessment: **Negligible Impact**

Asset Name: Berwick St John	
<i>Parish:</i> Berwick St John	<i>Value:</i> High
<i>Designation:</i> GII (all separately listed)	<i>Distance to Development:</i> 3.35km
<i>Listing Text:</i> There are twelve Listed buildings in the village: Church of St John, The Old Rectory, The Talbot Inn, Barn at Cross Farm, The Forge, Dormers, Easton Farmhouse, Monks Cottage, Cobblers Cottage, Frenley and Grovelly Cottages, The Manse and attached Baptist Chapel and Dairyhouse Farmhouse. There are also five Listed tombs or gravestones in the churchyard. All of the heritage assets are Grade II Listed. Just to the east of the village, between it and Alvediston is Lower Bridmore Farmhouse and barns, which are also Grade II Listed. To the west and outside of the ZTV is Ashcombe House, a small country house, also Grade II Listed.	
<i>Supplemental Comments:</i> The main streets in the village are Church Street, Luke Street and Water Lane, with Dog Lane and Woodland Lane smaller roads. The cottages in the village cluster around the junction of the three main streets, in front of The Talbot Inn. The village lies to the south-west of the proposed mast site and is something of a gateway settlement to this stretch of the Ebbles valley. It is the largest and most prosperous of the villages in the immediate area of the mast.	
<i>Conservation Value:</i> The village is very pretty with most properties either of undesignated heritage value or if modern of good blended aesthetics. There is very high evidential value with so many historic buildings, so few of which have been recorded and Listed. The village is of high associative value as it is part of the Cranbourne Chase Area of Outstanding Natural Beauty and both Cecil Beaton, the famous photographer and famous archaeologist Augustus Pitt-Rivers lived nearby. The village itself is very valuable as a communal heritage asset and is very active, quite populous for the area, with a popular church and busy public house.	
<i>Authenticity and Integrity:</i> The village is very authentic as a busy rural settlement; it still retains a number of working in-town or edge of settlement farms and therefore is not as 'pristine' as some others. Whilst it will have second homes and some dormitory settlement from Salisbury and Shaftesbury it seems to be vibrant and fairly well settled full time. There are a high proportion of un-listed but interesting historic properties in the village.	
<i>Setting:</i> The village sits at the edge of a deep bowl in the southern ridge which forms the Ebbles valley, known as Ash Coombe below the promontory of Winkelbury hill. It is settled in the Cranbourne Chase AONB and is framed by high open grass downland and intensively farmed valleys.	
<i>Contribution of Setting to Significance of Asset:</i> The houses and cottages all have a similar aesthetic, being 17 th or 18 th century in date, with a colour palette of soft red bricks, flint walls and yellow stonework, with pantile or thatched roofs, making this a very cohesive village of strong historic character. Beyond the village is framed by low lying undulating pasture fields, those to the west and south-east contain earthworks indicative of this being a shrunken settlement once having had far more houses.	
<i>Magnitude of Effect:</i> In wider views of the village from within the valley, particularly the promontory to the south, may include the top of the mast, the rest would be screened by the existing sheds at Church Farm. Other farms in the wider area also have large modern sheds, and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape; the mast is likely to do the same. At over 3km it is unlikely to have any real visual impact and the village itself has quite inward-looking views along the streets contained by the clustered and close-set historic housing and mature gardens with trees and shrubs. Cumulatively it may add to the modern profile of the farmstead at Church Farm, which sits high and relatively exposed above the various historic villages in the valley. However, no appreciable effect is anticipated.	
<i>Magnitude of Impact:</i> High value asset + No change = Neutral effect	
<i>Overall Impact Assessment:</i> Neutral Impact	



FIGURE 15: THE MAIN STREET IN BERWICK ST JOHN, WITH THE TALBOT INN TO THE LEFT; VIEWED FROM THE WEST.

4.4.2. CHURCHES AND PRE-REFORMATION CHAPELS

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, most churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by modern development unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

As the parishes of Wiltshire often reflect the ancient manor-holdings they can often be relatively small (certainly in comparison with the multi-township parishes of northern Britain) the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group; heightened in a linear settlement landscape where the villages are spaced along the valley bottoms and are views are focussed by the topography. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and lychgates are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role.

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). They are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the ‘patina of age’ (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value. In general terms, the evidential, historical and communal value of a church would not be particularly affected by individual developments; however, the aesthetic of the tower and its role as a visible symbol of Christian worship in the landscape/soundscape could be.

Asset Name: Church, St Mary, Alvediston	
Parish: Alvediston, Wiltshire	Value: High
Designation: GII*	Distance to Development: 0.63m
<p><i>Listing Text: Anglican parish church. C17, restoration 1866 by T. H. Wyatt. Dressed limestone, tiled roofs. Consists of nave, chancel, north and south transepts, north organ chamber and west tower, south porch. C19 lean-to porch with chamfered pointed doorway. C17 square-headed window over porch. South transept has diagonal buttresses, 2-light Perpendicular-style window with foliated terminals to hoodmould, coped verge, east side has C19 2-light square-headed window. South side of chancel has lancet and C19 lean-to vestry with shouldered chamfered doorway and lancet. East end has three stepped lancets with continuous hoodmould with foliated terminals. North organ chamber has 3 lancets and a trefoil. North transept has 3-light Perpendicular-style window with hoodmould. North side of nave has 2-light C19 square-headed window with hoodmould. All roof verges are coped, cross finials. C17, 3-stage west tower has diagonal buttresses, hollow-chamfered square-headed windows to second and third stages of north side, west side has 2-light C19 pointed window to first stage, single square-headed window to second stage and 2-light round-arched window to bell-stage, south side has similar windows and three-sided stair turret, battlemented parapet with pinnacles. Interior: Chamfered pointed doorway with ornamented C19 door. Four-bay nave has arch-braced collar truss roof, stone floors. Double-chamfered arch on tassel-carved corbels to tower, chamfered Tudor-arched doorway to tower stairs, C12 font bowl on cylindrical base at base of tower. C19 round-arch on half-shafts to north transept, pointed arch with continuous moulding to south transept, both transepts with exposed wagon roofs. Restored hollow and double-ogee chamfered chancel arch on C19 foliated corbels. 3-bay arch-braced collar chancel roof, polychrome tiled floor, pointed door to vestry and lancet to right, now on interior wall. C19 piscina on north wall. Open traceried wooden partition between north-east chapel and chancel. 1860's pews, pulpit, choir stalls. Good unsigned glass of 1881 in west window. A good collection of C17 and C18 wall tablets in south transept; slate and marble tablet with Ionic columns, open segmental pediment and fine lettering to John Wyndham of Norrington (q.v.), died 1668, marble with composite pilasters, broken segmental pediment and cupids to Mrs. Wadham Wyndham died 1704, marble with urn and rococo cartouche to John Wyndham died 1724, but by Rysbrack 1746. In north transept a marble with shafts by F. Brown of Salisbury to Thomas King, died 1787, of Samways (q.v.). Recumbent late C14 knight, possibly John Gawen, with angels and dog in niche in wall of south transept. (N. Pevsner, <i>The Buildings of England: Wiltshire</i>, 1975.)</i></p>	

Supplemental Comments: Unusually, this church appears to have been built in Anglican times and does not have a medieval Catholic origin (if the Listing is to be believed); however, it may merely have been considerably remodelled in the 1600s, rather than rebuilt. It represents the influence of the Wyndham family in the wider area, as they took over the estate at Norrington Manor in 1658. There are various fine monuments to notables of this family group, and a causewayed track once linked the church to the Manor house.

Conservation Value: Very high aesthetic value, pleasing small church of unspoilt rural charm. Good evidential value in the structure, as the presence of medieval fabric, with the tomb of John Gawen, highlights the possibility of earlier and unacknowledged origins. High communal value as this remains the active parish church. Associative historical value as a church and with Wyndham family and T.H. Wyatt.

Authenticity and Integrity: Very authentic as a small rural parish church which has received a significant Victorian makeover, with good historical structural integrity for its later phase.

Setting: The church sits in a small churchtown settlement in the lee of the hillslope to the north-east of the main part of the village which clusters around a crossroads. A series of low open fields flanks the stream between which contains numerous occupation earthworks, suggesting this village was once considerably more populous and of more sinuous pattern, the two groups of habitation connected.

Contribution of Setting to Significance of Asset: The church is defined by its social and cultural position within the settlement as a community hub and focus for Christian worship. The immediate setting of the church, flanked to the east, by the Vicarage, to the west, by Church Cottage, emphasises its 19th century phase and makes this a good cohesive historic group, even though the other buildings are not Listed. The key view to the church, on the approach along the lane from the Manor House, looking across the fields is important, as it places the church in a wider chronological setting, creating a sense of place within the village narrative, as it is viewed over the earthworks of a medieval settlement.

Magnitude of Effect: There would be no direct intervisibility between the church and mast as the church is tucked in under the base of a south-facing slope. The principal views from the church face south and south-west to the village. On the approach and within the wider setting of the village views to the mast will be screened by the modern agricultural sheds on Church Farm. In wider views, driving along the valley towards Alvediston from either approach, the top of the mast may be visible above either the roofs of the farmyard or the adjacent hedge. The church has a short squat tower with only a very localised landscape presence and therefore there will be no direct competition or loss of skyline profile.

Magnitude of Impact: High value asset + No change = Neutral effect

Overall Impact Assessment: **Neutral Impact**



FIGURE 16: ALVEDISTON CHURCH AND VICARAGE; VIEWED FROM THE SOUTH-WEST.



FIGURE 17: THE LANDSCAPE CONTEXT OF ALVEDISTON CHURCH AND OLD CHURCH FARM; VIEWED FROM THE SOUTH-WEST.

Asset Name: Church of St John the Baptist, Ebbesbourne Wake	
Parish: Ebbesbourne Wake	Value: High
Designation: GII*	Distance to Development: 1.92km
<p><i>Listing Text: Anglican parish church. C14, C17 and restored 1876. Flint with limestone dressings, ashlar tower, tiled roof. Plan: nave, chancel, west tower, north aisle and transept, south porch. Gabled south porch has double chamfered pointed doorway, coped verge with cross finial. Nave to left and right has restored 2- light pointed window with Y-tracery and hoodmould, angle buttresses to west. Chancel has 2-light window with Y-tracery, buttress with offsets, rainwater heads dated 1876. East end has 2 buttresses and 2-light C19 pointed window, over is incised tablet: WP IB/1696; William Perry and John Bodenham who paid for chancel repairs. North side of chancel has C19 two-light window, lean-to vestry has chamfered shouldered doorway and 3 shouldered windows. North side of nave has two 2- light windows with Y-tracery, blocked pointed chamfered doorway. Two-stage C14 west tower has diagonal buttresses with niches, pentagonal stair turret with arrowloops, heavily moulded plinth and blocked cyma-moulded doorway to west, 3- light Perpendicular window over, offset bell stage has 3-light square-headed windows with Tudor-arched lights and pierced decorative louvres, parapet with coping and corner pinnacles. Interior: Three-bay nave has C19 crown post trusses and scissor- rafter roof, tiled floor, windows have restored C13 attached shafts and cusped inner openings. Wooden chancel screen with traceried openings, of 1899. Chancel as polychrome tiled floor, double chamfered C19 arch to vestry/organ chamber, 2-bay roof similar to nave, trefoil piscina and sedilia below enriched pediments with pinnacles. Tower has tall pointed opening from nave with hollow- chamfered arch on foliated corbels, rib-vaulted ceiling springing from corbels with carved beasts and heraldic shields, Tudor-arched chamfered doorway to tower stairs on north. Fine C12 Purbeck marble font, in tower, has central column with 4 shafts supporting square bowl. C19 pews and pulpit. Chancel glass of 1870s to Parham family. (N. Pevsner, <i>The Buildings of England: Wiltshire</i>, 1975.)</i></p>	
<p><i>Supplemental Comments:</i> This is a large church with a fine embattled tower; significant medieval fabric survives but a fairly intensive Victorian restoration.</p>	
<p><i>Conservation Value:</i> This is a building of high aesthetic value, with a good variety of historic window styles. It has some really fine monuments and a piscina and is of imposing scale.</p>	
<p><i>Authenticity and Integrity:</i> Very authentic as a small rural parish church which has received a significant Victorian makeover, with good historical structural integrity for the diversity of the features which survive from its various phases of enlargement and remodelling.</p>	
<p><i>Setting:</i> The church sits on a high knoll on the south side of the valley, the churchyard has a strong linear boundary of conifer trees which screen views on the approach along Church Path from the west. There is a historic wall and lych gate to the east and north-east, a tall beech hedge to the north, trees to trees. The churchyard slopes away steeply to the north-east, the grass very neatly trimmed and with flower borders and some specimen shrubs it almost has an acquired Victorian cemetery character it is so well kept. The village wraps around the churchyard predominantly on the east and north-east sides focussed along Duck Street, Pound Street, Handley Street and The Hollow. More</p>	

modern village properties have been built on May Lane, as it rises and crests the hill, to the west, enclosing the church on this side, whereas it seems to have looked out over the fields and along the valley to the west, being fairly open on this side.

Contribution of Setting to Significance of Asset: The church nestles in the centre of the village landscape, the cottages and houses clustering along the cyclical road system, wrapping around the churchyard. The church is defined by its social and cultural position within the settlement as a community hub and focus for Christian worship. The setting for this church is cohesive and complementary to the building, both cottages and church cumulatively increasing the value of each and being appreciated as a wider historic asset. The raised topographic setting of this church on the tump is particularly interesting in that it highlights the important intended visual dominance of this building

Magnitude of Effect: The mast is unlikely to be visible, as it will stand behind the tall farmyard hedge and be screened by the barn to the east, although from the top of the church tower the general location may be glimpsed. Again, from this elevated level the tip of the mast may be visible, but at such a distance as to make them largely irrelevant to the wider landscape views, which has other modern vertical elements such as telegraph poles etc. Within the setting of the churchyard, the tall hedge more directly screens views. The focus of the village is along Duck Street, so principal views of the church are likely from the south-east or north-east and therefore will not include the distant mast. Whilst the tower does have a skyline profile, important to social competition and religious messaging, the proposed mast would be too far away to compete and the other churches within the valley have far smaller towers or spires, so linking views are less of a consideration.

Magnitude of Impact: High value asset + Negligible change = Slight effect

Overall Impact Assessment: Negligible Impact

Asset Name: Church of St John, Berwick St John	
<i>Parish:</i> Berwick St John	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 3.34km
<p><i>Listing Text:</i> Anglican parish church. C14, 1861 restoration by H. Woodyer. Dressed limestone, tiled roof. Cruciform plan, north-east vestry. C19 pointed double-chamfered arch to north doorway, double doors, nave to left has cusped lancet, 2-light pointed window with geometric tracery to right. North transept has 3-light window with reticulated tracery, diagonal buttresses and coped verges. C19 vestry to north side of chancel has group of four cusped lancets and pointed chamfered doorway, rainwater head dated 1861. East end of chancel has 4-light geometric-style window with hoodmould with carved head terminals, diagonal buttresses, south side of chancel has 2-light geometric window, south chapel has 2-light geometric window to east, pointed door and cusped lancet to south. South transept has 3-light geometric window with hoodmould and carved head terminals, dated rainwater heads. Covered stairs to tower have shouldered chamfered doorway and three arrow loops, in angle between nave and south transept. South side of nave has double chamfered pointed doorway, two 2-light geometric-style windows and one cusped lancet. West end has 3-light window with geometric tracery, diagonal buttresses and coped verges. C14 crossing tower has angle buttresses, 2 stages over nave with string courses. 3-light Tudor-arched window to each face with decorative pierced louvres, carved battlemented parapet with crocketed pinnacles and rainwater spouts. INTERIOR: nave has 3-bay C19 arch-braced collar roof, with windbraced purlins. Chancel and nave arches are double-ovolo-moulded, transepts have double-chamfered arches. Transepts have pointed wood-panelled barrel-vaulted roofs. Chancel has ogee piscina on north wall, pair of double hollow-chamfered arches to south organ chamber and north vestry and chapel. South transept has cusped piscina, large free-standing cusped arch over recumbent knight; Sir John Hussey, C13, classical marble tablet to Samuel Foot, died 1792, signed by R.Earlsman of Salisbury. Nave and chancel fittings such as pews, limestone octagonal font at west end, date from 1861, wooden pulpit with traceried panels of 1911. North transept has C19 free-standing arch with C15 recumbent knight; Sir Robert Lucy, six hatchments on wall, tablet with arms to Grove family of Ferne House, date is 1758, signed by Osmond of Sarum. North chapel has marble tablet to Rev. Peregrine Bingham, died 1826, signed by T. King of Bath. Some good late C19 stained glass in chancel, south transept and west window, attributed to Hardman. (N. Pevsner, <i>The Buildings of England; Wiltshire, 1975.</i>)</p>	
<i>Supplemental Comments:</i> This is a large church with a fine embattled tower, having significant medieval fabric surviving but a fairly intensive Victorian restoration.	
<i>Conservation Value:</i> This is a building of high aesthetic value, with a good variety of historic window styles.	
<i>Authenticity and Integrity:</i> Very authentic as a small rural parish church which has received a significant Victorian makeover, with good historical structural integrity for the diversity of the features which survive from its various phases of enlargement and remodelling.	
<i>Setting:</i> The church sits to the west of the historic core of the village, set back behind the Rectory, a tall three-storey late Georgian building. Church Street extends far to the east. The church is cocooned by garden walls, tall hedges and trees in many cases with a lot of screening within the churchyard that mean the only views out are to the immediate roofs of surrounding	
<i>Contribution of Setting to Significance of Asset:</i> The church lies in the centre of the village and feels very insulated from the wider landscape. This fosters an intimate feel to the churchyard. The gardens and trees around the yard provide an aesthetically pleasing backdrop to the building, but limit appreciation to its immediate environs.	
<i>Magnitude of Effect:</i> The proposed mast would be located at some distance from the church, with screening provided by the agricultural sheds at Church Farm. No views would be possible from the churchyard itself, though views might be possible from the tower. Views across the village, and including the church, that could include the proposed mast in the wider landscape, would be possible from higher ground to the west and south-west. However, at this scale,	

appreciation of the historic building is limited and the mast itself insignificant.

Magnitude of Impact: Medium value asset + Negligible change = Slight effect

Overall Impact Assessment: **Negligible Impact**



FIGURE 18: THE CHURCH AT BERWICK ST JOHN; VIEWED FROM THE NORTH-EAST.



FIGURE 19: EBBESBOURNE WAKE CHURCH: FROM THE WEST-SOUTH-WEST.

4.4.3. LESSER GENTRY BUILDINGS

Listed older houses with an element of formal planning; may survive as farmhouses

These structures have much in common with the greater Houses but are more usually Grade II Listed structures. Across England there were many minor landed gentry, those that held single manors or smaller farming estates. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a development would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may only survive as a farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore, the sensitivity of these sites to the visual impact of a development is less pronounced.

What is important and why

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

Asset Name: Norrington Manor, with Walls and Gate Piers	
Parish: Alvediston, Wiltshire	Value: High
Designation: GI	Distance to Development: 0.9m
<p><i>Listing text: Manor house. Late C14, C15, C16, late C17 and C19 services. Dressed limestone, tiled roof, ashlar stacks. Consists of C14 three-bay hall and cross passage with flanking 2-storey C17 cross wings, C16 two-storey range to front. C15 porch to right of front has heavy moulding to pointed archway, diagonal and angle buttresses, moulded string course and hollow-chamfered light over archway, pointed window to left return, to left are three 2-light pointed cusped windows with transoms lighting hall, with intermediate buttresses. Cross wing to right has two ovolo-moulded cross windows to ground and first floor, 2-light ovolo-mullioned window to attic and saddleback coped verge. Cross wing to left has 5-light mullioned window with hoodmould to ground floor and first floor has mullioned and transomed window with hoodmould, saddleback coped verge. Projecting to left is 2-storey, 5-window range with 2-light ovolo-mullioned windows and string course, rear of this range has inserted C20 doors and 3-light and 2-light ovolo-mullioned windows to ground floor, first floor has one C16 2-light square-headed window with round-arched lights and 2-light or 3-light chamfered or hollow-chamfered mullioned windows. Left return of west cross wing has hollow-chamfered doorway, rear of this has two chamfered lights to C14 undercroft and 5-light mullioned and transomed window to first floor, former stairs to solar are lit by 3-light ovolo-mullioned window. Rear of hall has two 2-light cusped pointed windows as front and pointed chamfered doorway to through passage and 3-light casement to left, 2 buttresses with offsets. East cross wing has ovolo-moulded cross windows, ovolo-mullioned window to attic and hollow-moulded string courses. Rear C17 wing has same string course and C20 casements. Right return of cross wing has 4-light Tudor-arched window lighting stairs, large external stacks either side, 2-light casement to dormer. Late C19 service wing to right has 2-light and 3-light casements. Interior: porch has fine ribbed stone vault with quatrefoils, on carved head corbels with grotesque boss, depressed Tudor-arched inner door. Hall has Tudor-arched stone fireplace and chamfered doorway to solar at west end, rebuilt roof. 2-bay rib-vaulted undercroft of late C14, rest of west solar wing rebuilt C17; blocked Tudor-arched fireplace and deeply-chamfered arched doorway, C19 roof. East wing retains good C17 closed string newel stairs with squat turned balusters. Attached to front are low stone walls with saddleback coping, square gate piers with pineapples in acanthus leaves. Manor house probably built by John Gawen who bought property 1377. C17 alterations probably by the Wyndhams who acquired estate in 1658. (N. Pevsner, <i>The Buildings of England: Wiltshire</i>, 1975.)</i></p>	
Supplemental Comments: This is a very fine small manor house with substantial surviving medieval fabric and 17 th	

century alterations. It sits at the heart of a rural valley inaccessible from public roads.
<i>Conservation Value:</i> This is a house of complex but very pleasing visuals, of different phases, with markedly different architectural styles on display. It is of immense evidential value, within the complex structure and within its floors and footprint with the ground surfaces it will seal. It is of no communal value but is of minor local historical value, being owned and built by the Gawen and Wyndham families.
<i>Authenticity and Integrity:</i> The house is still an authentic larger-scale semi-agricultural dwelling with a home farm and farming estate grounds, although much of the wider land was sold away in the early 20 th century. The Listing text suggests the house is full of a wealth of features from various medieval and post medieval periods, with very high historic integrity, hence its high Listing and associated protection.
<i>Setting:</i> The house sits in extensive gardens, surrounded on all sides by its actively farmed pasture or arable fields. To the south is a shallow scoping hollow with evidence of potentially a more ancient parkland style feel with some mature trees and medieval fishpond earthworks and an extant pond. To the north and north-west a large modern farmstead and Norrington Farm, a busy working agricultural business. The tall outcrop of Windmill Hill sits directly south and forms something of an eye catcher. The White Sheet Hills frame it to the north with their steeply undulating slopes and open grassy coombes, directly above the Manor is Gallows Hill.
<i>Contribution of Setting to Significance of Asset:</i> Manor houses are an older landed gentry type of asset associated more directly with farming the land and more ancient middle status nobility. The continued working character of its setting far from being a detraction actually allows us to understand this house as intended, it would never have associated with its estate in the way a later more removed country house would have done in the post-medieval rural landscape, its owners would still have been relatively hands-on in their management. Certainly, this house sits in a landscape of manors and estates set out in the Anglo-Saxon period.
<i>Magnitude of Effect:</i> Due to the topography, Norrington Manor falls outside the bare earth ZTV, so direct views from the house or its setting are not anticipated. However, from Windmill Hill looking across the estate the tip of the mast would be visible above modern sheds at Church Farm. In these wider views however the modern aspects of the farm are more visible than the house anyway. Other farms in the wider area also have large modern sheds, and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape; the mast is likely to do the same. Cumulatively, it may add to the modern profile of the farmstead at Church Farm which sits high and relatively exposed above the valley; however, this effect is not expected to be meaningful. On the approach to the house from the south it might be glimpsed but would quickly drop out of sight; no change to key views or setting.
<i>Magnitude of Impact:</i> High value asset + Negligible change = Slight effect
Overall Impact Assessment: Negligible Impact

Asset Name: The Manor, Gates, Walls and Gate piers; Garages at the Manor	
<i>Parish:</i> Alvediston	<i>Value:</i> Medium
<i>Designation:</i> GII (all individual listings)	<i>Distance to Development:</i> just within 1km
<i>Listing Texts: The Manor: Detached house. Mid C18. Reader bond brick to front, Flemish bond to returns, tiled roof, brick stacks. 2-storey, 5-bay symmetrical front. Central door with 6-fielded panels in moulded case with shell hood on enriched brackets, either side are two 12-pane sashes with flat arches. First floor has four 12-pane sashes with central segmental-headed sash, all flush, but renewed. Good lead rainwater heads with lion's face, dentilled brick eaves cornice. Right return has half-glazed central door, two sashes to left and one to right, C20 glazed conservatory attached to ground floor, first floor has three sashes, external stack. Left return has C20 flat-roofed extension to ground floor, one sash to first floor and external stack to left. Rear has central half-glazed. door with flat wooden hood on enriched brackets, two sashes either side, lozenge diaper brickwork between ground and first floor, five sashes to first floor; original flush sashes in moulded cases. Interior has been refitted on several occasions in C20, but newel stairs with ramped handrail and two turned balusters per tread, moulded architraves and doors with 6-fielded panels are probably original. Reused enriched cornices with pulvinated friezes to doors, reset C18 fielded panelling with fluted pilasters and wooden cornice in drawing room. Attached to sides of front and rear walls are C20 brick walls with square piers and ball finials. Undergoing extensive renovations, including re-roofing, at time of survey (Feb 1985). The house was occupied by Anthony Eden, Lord Avon, during the last years of his life; his grave is in the churchyard.</i>	
<i>Walls, Gatepiers and Finials: Walls and gate piers to front of house, extending from the left of house to in line with rear of garages. C18 with later repairs. Flemish Bond limestone coping swept up to intermediate piers. Square brick piers to two pairs of gates with ball finials.</i>	
<i>Garages: Stable and carriage house, now garage. C18. Flemish bond brick, half-hipped tiled roof. Rear facing right return of Manor has gabled timber dovecote. Front has inserted C20 doors and windows. Included primarily for group value.</i>	
<i>Supplemental Comments:</i> This is a very attractive and authentic small manor house, enclosed within walled gardens, forming a group with a set of stables, now converted to garaging. Its blocky Queen Anne style proportions and attached pavilions with roundel windows are a particularly nice detail.	
<i>Conservation Value:</i> This house's main value lies in its aesthetics. Carefully designed for show, it is very pleasing in the proportions and detailing unusual for a mid-18 th house – it has more of a late Queen Anne feel than early Georgian. It will also have high evidential value, as there is clear historic phasing shown in the front brickwork; only the ground floor was discussed in the Listing text and the earlier features it mentions as reset may hint at earlier origins than	

mid-18th century. It has high associative value as infamous UK politician Anthony Eden lived in the house in the last years of his life. No communal value.

Authenticity and Integrity: The house remains a private minor gentry residence and is exceptionally authentic with fine formal gardens. It looks to be little altered in modern times, with high integrity expected. The stables have been altered to garaging, but still present as smart service outbuildings, ultimately retaining their overall character, but fittings will have been lost.

Setting: The manor lies just north of the crossroads at the centre of the village, it is framed in its immediate setting by formal walled or hedge-lined gardens to south, north and east, on the west side it faces the parish lane. Beyond the village is framed by low lying undulating pasture fields, those to the north and west contain earthworks indicative of this being a shrunken settlement. The surviving houses and cottages all have a similar aesthetic, being 17th or 18th century in date making this a very cohesive (if dispersed) village of strong historic character.

Contribution of Setting to Significance of Asset: The house can be interpreted as intended, its immediate garden setting has been retained successfully, as has its outbuildings. The building, its attached walls gates and gardens and stables make a strong historic character grouping, which collectively increases their value.

Magnitude of Effect: The mast would stand behind and slightly to one side of the barns of Church Farm to the north, but over the brow of the undulating hillslope so it is not expected to be directly visible from the house. Although there are a few windows forced in the historically blind north gable, direct intervisibility is not anticipated. The tall brick walls which enclose the kitchen garden and front courtyard will also screen views within the immediate setting; the tall hedges will also protect wide views from within the garden. Generally, the gardens are self-contained and somewhat inward looking, the exclusive gentry environment historically protected from prying eyes and now providing protection via reduced outward views. The principal views face west and the garden front faces east.

Magnitude of Impact: Medium value asset and Neutral/Slight change

Overall Impact Assessment: Negligible Impact



FIGURE 20: THE MANOR, WALLS AND GARAGE AT ALVEDISTON; VIEWED FROM THE SSW.

Asset Name: Samways, Stables and Barn	
Parish: Alvediston	Value: Medium
Designation: GII (all individually listed)	Distance to Development: 1.1km
<p><i>Listing Text: House: Detached house. Circa 1700 with additions of C18 and mid C19. Limestone ashlar, tiled roof, ashlar or brick stacks. L-plan with later additions to south. 2-storey, 2-window front. Chamfered pointed doorway has heavy ledged door, 16-pane segmental-headed sash to right and two to first floor. Coped verge to right, stacks have moulded cappings. Projecting wing to left has two 16-pane sashes on ground floor of right return and one to first, moulded string course is carried over segmental heads of ground floor, front of wing has two early C20 8-pane sashes to ground and first floors, copied verge. C18 added bay to left has 16-pane sash and cross window. Single storey late C17 range to left has 2-light chamfered recessed mullioned window and one 3-light casement, left return has ovolo-mullioned 2-light window, and saddleback copied verge. Right return has large external stack with offsets and string course. Rear has C19 2-storey canted bay to left with French windows and louvred shutters, moulded cornice, to right are French windows with painted glass and three 16-pane sashes with string course carried over segmental heads, first floor has four 16-pane sashes, the right bay is C18 addition in same style. Left return from front has mid C19 service addition</i></p>	

with margin-pane French windows and casements, in Flemish bond brick. Interior: entrance hall with early C18 newel stairs with three turned balusters to a tread, open string, doors with 6-fielded panels, panelled dado. Rear single storey range has chamfered beam with ogee stops and round-arched chamfered stone doorway with planked door. Main reception rooms refitted c.1910 with mirrored fireplace overmantels on columns, plaster ceiling margins with rosettes, painted glass in French windows with Arcadian scenes.

Stables: Stable blocks enclosing yard on two sides, with entrance archway and clock tower at angle. Mid C19. Dressed limestone and rubble stone, Welsh slate roofs. Single storey and loft. Chamfered archway from drive to courtyard has hoodmould, to left is pointed garage door and 2-light chamfered-mullioned windows. Clock tower over archway built by W. Day 1861 to celebrate the winning of the Cesarewitch race at Newmarket, by his horse Dulce Bella; octagonal tower has clock face and pointed louvred openings to bellstage, 2-light chamfered mullioned window and loop holes over archway, gabled lead roof. Courtyard side of stables has planked stable doors, stone steps to planked loft door to right of archway with kennel below. Interior has chamfered beams and wooden partitions, tiled floors.

Barn: Barn. Early C18. Rubble stone plinth with weatherboarding on timber-frame, or English bond brick, half-hipped tiled roof. Five bays. Central corrugated iron double doors and three 2-light leaded casements to left. Interior has inserted floors, tie-beam roof has vertical struts to principals, collar, tension bracing to tie-beam from main posts and two tiers of butt purlins.

Supplemental Comments: Large and rather grand minor gentry residence, with established and rather fine ornamental 19th century character gardens and grounds.

Conservation Value: Clearly designed to impress, this is of very high aesthetic value with a grand frontage facing south-east across to the village and likely a garden side as well. Very high evidential value with primarily only the ground floors accessed during the Listing process, and a very high proportion of 17th-early 20th century features. No known communal value. The stables associated with Wiltshire's famous horse racing and training past have high associative value. The Listed farm buildings, set back from public view, form a large and cohesive double-courtyard plan with good detailing.

Authenticity and Integrity: The house and grounds retain their single occupancy high status and appear very authentic, with good survival of features, all being individually listed.

Setting: The house stands within large wooded rounds and formal gardens, very open to the north and north-east to sweeping lawns and then fields beyond. As a gentry residence this was located and designed for wider views and is clearly aligned to have views up the valley to the north and north-west. There will be principal views from the house to the gardens and beyond and the house is approached from the village from the east with views across the intervening field which contains lots of earthworks of the shrunken settlement, giving a sense of place. There will be key views between house, stables and barn within its own plot, the other building subservient to the main house.

Contribution of Setting to Significance of Asset: We can continue to understand the house as a minor gentry residence with its fine gardens and particularly its grand stables. The village setting gives it a sense of place and the retained rural character wider afield contributes to its outlook, for which it was carefully placed in the landscape.

Magnitude of Effect: Its immediate setting would not be affected; views within the garden to and from the house would remain the same, but as a gentry residence this was located and designed for wider views and is clearly aligned to have views up the valley to the north and north-west. The mast is unlikely to be visible. Other farms in the wider area have large modern sheds, including ones within the key view east, and telegraph poles can be seen dotted across the skyline and along the valley bottoms, so modern impacts already exist and have been subsumed into the wider open landscape; the mast is likely to do the same.

Magnitude of Impact: Medium value asset + Negligible effect = Neutral/Slight effect

Overall Impact Assessment: **Negligible Impact**



FIGURE 21: SAMWAYS (INDICATED) AS VIEWED FROM THE HILL ABOVE ALVEDISTON CHURCH; VIEWED FROM THE NORTH-EAST.

4.4.4. PREHISTORIC SETTLEMENTS

Prehistoric settlements are undoubtedly very common in Wiltshire, as the landscape was cleared and utilised from at least the Middle Bronze Age, if indeed it needed to be cleared at all. These settlements range from surviving upstanding examples – limited to those areas of the high downs that have escaped modern arable cultivation – to the majority which survive as buried features and showing as cropmarks, if at all. As these settlements are likely to be relatively common this would suggest that decisions about location and prospect were made on a fairly local level. Despite that – and assuming at least some of these settlements were contemporary – visual relationships would have played an important role in interactions between the inhabitants of different settlements.

Smaller farmsteads tend to be inward-looking and focused on the relationship between the individual structures and the surrounding field systems, where they survive. The setting of these monuments does contribute to their wider significance, but that setting is generally quite localised; the relevance of distance prospects and wider views has not been explored for these classes of monument, and it is thus difficult to assess the impact of a development at some distance removed.

What is important and why

Smaller Prehistoric earthwork monuments contain structural and artefactual information and represent a time and resource investment with implications of social organisation; they may also be subject to reoccupation in subsequent periods (evidential). The range in scale and location make generalisations on aesthetics difficult; all originally had a design value, modified through use-life but then subject to hundreds if not thousands of years of decrepitude, re-use and modification. The best examples retain their earthworks, but many no longer exist in an appreciable form.

Asset Name: Swallowcliffe Down Settlement; Round Barrow; Cross Dykes; Ring Ditch	
Parish: Swallowcliffe, Ansty, Alvediston	Value: High
Designation: SAM	Distance to Development: 1km
<p><i>Scheduling Text:</i> An Iron-Age settlement enclosure excavated in 1924-6 by Clay. Over 100 pits, a post-hole and several cooking places. Fragments of human skull and many small finds. Probably 1.5ha in size. Evidence of iron smelting for domestic needs was revealed during a research study of the finds. A large ring ditch with a gap on the north side, possibly a Henge, stands just to the north of an Iron Age settlement enclosure. An undated bowl barrow. Bowl barrow with outer bank now only identifiable as a swelling in 1974. A second, larger Bronze Age bowl barrow with an intrusive Saxon burial, excavated between 01/08/1966 and 19/10/1966 by Faith and Major Lance Vatcher, on behalf of the Ministry of Public Buildings and Works. They found the primary burial had been destroyed by an intrusive Saxon bed-burial. The barrow was considered to be a two-phase structure. The earlier mound consisted of chalk lumps covered with turves. There was a berm between the ditch and the mound, the earlier barrow should be identified as a bell barrow. A Bronze Age sherd was recovered from the central fill on the North-South line at a depth of 3ft 1inch. Charcoal was also recorded. A further Saxon bowl barrow excavated by Clay in 1925, but now barely survives. An undated cross ridge dyke lies to the east and there is an undated field system, well preserved in places in 1974 with terraces up to 1.0m high to the west and north-west.</p>	
<p><i>Supplemental Comments:</i> The National List contains a legacy entry devoid of further information. Some geophysical work has been undertaken across the various elements of this site, which confirm the rich archaeological deposits and features. This appears to be a small multivallate hillslope enclosure, with a wealth of other features in the immediate setting, for example a possible field system, earthworks to the north higher up on the slope and at least two clear barrow mounds. The site has quite a distinctive earthwork profile on the skyline of the ridge when looking from Church Farm.</p>	
<p><i>Conservation Value:</i> These features survive in open grassland on Swallowcliffe Down. This site was a focus for multi-period activity, potentially from the Bronze Age through to the early medieval period. It was the subject of excavation in the 1920s and 1960s, and geophysical survey has identified additional features. However, it retains great evidential value. There is some aesthetic value to the site but particularly to its views. Its historical value is enhanced by the nationally rare bed burial excavated here in the 1960s and published in the 1980s. It is of no known communal value although it has been the subject of several excavations by notable local archaeologists.</p>	
<p><i>Authenticity and Integrity:</i> The site is very authentic as upland archaeological earthworks. The integrity of many of the elements has been compromised previous excavations, but most of the upstanding earthworks are still clearly identifiable.</p>	
<p><i>Setting:</i> The site is located on the upper break of slope on Swallowcliffe down, facing south at the head of a dramatic</p>	

declivity above a deep coombe. It lies within open grassland now fenced into smaller units, with blocks of windbreak trees on the ridge behind. It has extensive views to the south and south-west, but the ground is higher to the south-east and north. Open and exposed.

Contribution of Setting to Significance of Asset: Leaving aside the intended function of this settlement site and the choices that lay behind the selection of such an elevated and exposed site, the site is currently experienced as an open and exposed grassland site that contains visible and intelligible earthworks. The key experiential elements of this site are its isolated and exposed location and the extensive landscape views it enjoys, within which modern elements are visible but not particularly intrusive. The profile of the earthworks can still draw the eye on the skyline as one drives up past Church Farm.

Magnitude of Effect: There are several existing masts directly to the west of the site, within or close to the various windbreak trees. These masts stand behind the site on the ridge and appear in views on the approach along the road from the south. Several other modern farmsteads are visible in views down and across the valley; the proposed mast at Church Farm would be partly screened by an earth bund and tree planting, and with a backdrop of large agricultural sheds. The mast would not have a strong separate visual profile. There would be a slight cumulative effect, but not a pronounced one.

Magnitude of Impact: High value asset + Negligible Change = Slight Effect

Overall Impact Assessment: **Negligible Impact**



FIGURE 22: VIEW TOWARDS THE SETTLEMENT ON SWALLOWCLIFFE DOWN; VIEWED FROM THE SSW.

4.4.5. HILLFORTS

Hillforts, cross dykes, promontory forts

Hillforts are large embanked enclosures, most often interpreted as fortifications, and usually occupy defensible and/or visually prominent positions in the landscape. They are typically visible from all or most of the surrounding lower and higher ground, with the corollary that they enjoyed extensive views of the surrounding countryside. As such, they are as much a visible statement of power as they are designed to dissuade or repel assault. The location of these sites in the landscape must reflect earlier patterns of social organisation, but these are essentially visual monuments. They are designed to see and be seen, and thus the impact of large developments is often disproportionately high compared to their height or proximity.

Cross dykes and promontory forts are rather similar in nature, being hill spurs or coastal promontories defended by short lengths of earthwork thrown across the narrowest point. Both classes of monument represent similar expressions of power in the landscape, but the coastal

location of promontory forts makes them more sensitive to visual intrusion along the coastal littoral, due to the contrast with the monotony of the sea. Linear earthworks are the cross-dyke writ large, enclosing whole areas rather than individual promontories. The investment in time and resources these monuments represent is usually far greater than those of individual settlements and hillforts, requiring a strong centralised authority or excellent communal organisation.

Asset Name: Earthwork 360yds (328m) NW of Warren Copse	
<i>Parish:</i> Alvediston/Berwick St John	<i>Value:</i> High
<i>Designation:</i> SAM	<i>Distance to Development:</i> 2.45km
<i>Scheduling Text:</i> This monument includes part of a cross ridge dyke situated at the narrow point close to the summit of the prominent escarpment called White Sheet Hill overlooking the distant confluence of the Rivers Sem and Nadder. The cross-ridge dyke survives as two banks with a medial ditch aligned roughly north to south. The western bank is 5m wide and up to 1.5m high, the ditch up to 7m wide and 3.2m deep and the eastern bank 4m wide and 1m high. It is known locally as 'Half Mile Ditch' and also marks the parish boundary between Berwick St John and Alvediston. Although the date is not known with certainty, limited evidence suggests a prehistoric origin. Further sections of the dyke are not included in the scheduling because they have not been formally assessed.	
<i>Supplemental Comments:</i> This low upstanding pair of earth banks with ditch are truncated by the drove way and extend far further than the scheduled area but have been more obviously damaged by ploughing.	
<i>Conservation Value:</i> The barrow has an impressive Prehistoric aesthetic, immediately recognisable as a relict feature. There will be considerable evidential value relating to date and function, and it will contain and seal deposits containing palaeo-environmental information. There is no communal or known historical value, though it does mark the boundary between the parishes of Alvediston and Berwick St John.	
<i>Authenticity and Integrity:</i> The ditch and banks are immediately recognisable as authentic relict features. The Scheduled section of the monument appears to be in good condition, but the Unscheduled parts are much less well preserved.	
<i>Setting:</i> The Scheduled section of the monument is located south of the drove way within an area of open grassland. The feature runs down the shallow south-facing slope, with wide landscape views to the valley beyond. The drove way features quite a lot of modern fencing, gates etc. for the use of local farmers.	
<i>Contribution of Setting to Significance of Asset:</i> Leaving aside the date and function of this linear earthwork, the site is currently experienced within open and exposed grassland as a clear and intelligible earthwork. The key experiential elements of this site are its isolated and exposed location and the extensive landscape views it enjoys, within which modern elements are visible but not particularly intrusive.	
<i>Magnitude of Effect:</i> The mast would be 2.5km away and will be lost within the wide open landscape views possible from the monument and from around the monument. These views already include numerous modern farmsteads, and the buildings of Church Farm would provide a significant amount of screening. There would be a very slight cumulative effect.	
<i>Magnitude of Impact:</i> High value asset + No change = Neutral effect	
Overall Impact Assessment: Neutral Impact	

Asset Name: Woodland Down Ditch	
<i>Parish:</i> Alvediston/Berwick St John	<i>Value:</i> High
<i>Designation:</i> SAM	<i>Distance to Development:</i> 2.65km
<i>Scheduling Text:</i> This monument includes part of a cross ridge dyke situated on the upper north east facing slopes of the prominent ridge called Woodlands Down overlooking a steep dry valley and the valley of a tributary to the River Ebble. The cross-ridge dyke survives as a ditch of approximately 220m long, 9m wide and 2.5m deep with an accompanying north eastern bank of up to 7m wide and 1.8m high. It marks the parish boundary between Alvediston and Berwick St John. Its exact date and function are unclear, but it is thought it may have originally connected with similar features on White Sheet Hill.	
<i>Supplemental Comments:</i> Access to the site was difficult as the footpaths all run along the valley at the base of the promontory and the open access land along this raised ridge is fenced off. For this assessment it was viewed from adjacent publicly accessible areas.	
<i>Conservation Value:</i> The barrow has an impressive Prehistoric aesthetic, immediately recognisable as a relict feature. There will be considerable evidential value relating to date and function, and it will contain and seal deposits containing palaeo-environmental information. There is no communal or known historical value, though it does mark the boundary between the parishes of Alvediston and Berwick St John.	
<i>Authenticity and Integrity:</i> The ditch and bank are immediately recognisable as an authentic relict feature. The bank appears to be in good condition.	
<i>Setting:</i> Located on the upper slopes of a south-east facing section of high exposed open downland. The open permanent pastures are subdivided by post-and-wire fences. There are wide landscaped views to the east, south-east and south across the Ebble valley.	
<i>Contribution of Setting to Significance of Asset:</i> Leaving aside the date and function of this linear earthwork, the site is currently experienced within open and exposed grassland as a clear and intelligible earthwork. The key experiential elements of this site are its isolated and exposed location and the extensive landscape views it enjoys, within which	

modern elements are visible but not particularly intrusive.
<i>Magnitude of Effect:</i> The mast would be 3km+ away and will be lost within the wide open landscape views possible from the monument and around the monument. These views already include numerous modern farmsteads, and the buildings of Church Farm would provide a significant amount of screening. There would be a very slight cumulative effect.
<i>Magnitude of Impact:</i> High Value Asset + No change = Neutral Effect
Overall Impact Assessment: Neutral Impact

Asset Name: Winkelbury Camp	
<i>Parish:</i> Berwick St John, Wiltshire	<i>Value:</i> High
<i>Designation:</i> SAM	<i>Distance to Development:</i> 3.2km
<p><i>Scheduling Text:</i> Winkelbury Camp: This monument includes a slight univallate hillfort situated on the summit of an extremely prominent and steeply sloping spur called Winkelbury Hill. The hillfort survives as a roughly oval enclosure which measures up to 382m long by 160m wide internally, covers approximately 7.5ha and is defined by a single rampart bank standing up to a maximum 2.5m high and an outer ditch of up to 4m wide and 2m deep. The style of construction is unusual since it appears to have been built as a series of individual lengths of rampart and ditch which to the south overlap to form an entrance. Within the interior a later single curving rampart and ditch was apparently added to enclose a smaller more compact oval area of approximately 3ha. The interior also contains a large number of hollows of varying shape and size and these represent both buildings and various forms of storage or refuse pits. The hillfort was partially excavated by Pitt-Rivers in 1881-2 and sections across the rampart, a central hollow way and six pits and a hut circle were examined. The pits were found to contain Iron Age 'refuse', the hut circle had been constructed in timber with wattle and daub walls and the excavations produced large quantities of earlier prehistoric flint flakes and implements as well as Romano-British artefacts and pottery which indicated a prolonged occupation. The manner in which the 'defences' were constructed has led to the conclusion that this hillfort was not built for entirely military purposes and may reflect different social, territorial and economic factors surrounding the site through time. It is mentioned in early post-conquest charters as 'Winterburh' meaning winter camp.</p> <p><i>Winkelbury Hill earthworks:</i> This monument, which falls into two areas, includes a cross ridge dyke and associated boundary of unknown date situated on the summit of the extremely prominent and steeply sided ridge called Winkelbury Hill. The cross ridge dyke is entirely preserved as buried features running east to west across the ridge summit visible on aerial photographs with a northern associated boundary which meets the cross ridge dyke at right angles and survives as a slight bank of up to 0.6m wide and 0.6m high. The cross-ridge dyke is mentioned in a Saxon charter of 955 AD and called 'Esna Dic' meaning 'serf's dyke'. It has had various interpretations including Pitt-Rivers who suggested it was an outwork for the hillfort to the north. Further archaeological remains survive in the immediate vicinity and are scheduled separately.</p>	
<p><i>Supplemental Comments:</i> This is a very impressive and evocative monument which overlooks the Ebbel valley and its prominent upstanding banks give it a marked visual profile in and across the surrounding area, and it retains its landscape presence.</p>	
<p><i>Conservation Value:</i> Aesthetically this is designed to visually impose the visitor, the good condition of the monument means that intended visual messaging is still very active. There will be considerable further evidential value as it is a large and expansive site. It is of considerable associative historical value as it was excavated by the famous archaeologist Pitt-Rivers. It has no known communal value, but it must be acknowledged as a local landmark with real cultural local influence for the village of Berwick St John and the surrounding farms and wider valley.</p>	
<p><i>Authenticity and Integrity:</i> This is a very authentic archaeological site. It is on private land but with open access, grazed by sheep as the steep topography is unworkable for more intensive modern farming methods. There are no visitor boards or modern signage and the visitor is left to experience the site in its raw state. It is in very good condition, with well-preserved upstanding banks and surrounding associated earthworks.</p>	
<p><i>Setting:</i> The monument sits on the very end of the promontory called Winkelbury Hill. It is open to very steep slopes to the north-east, east and north-west. To the south and south-west, the ground drops down in a shallow saddle behind the promontory and there are additional earthworks here, possibly outworks and berms protecting the flanks of the enclosure. The wider setting is a traditional Wiltshire grass downland environment, lightly grazed by flocks of sheep. The grassland is divided into flatter and steeper slopes by post-and-wire fencing allowing for the rotation of grazing and thus limiting animal damage. There are extensive landscape views to the north-west, north and north-east from the site across the valley, views being directed by the topography towards the east and north-east, towards Alvediston.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The site was clearly defensive in nature and located in a very prominent location making visibility and landscape views a key part of its significance. The monument is experienced as an open and exposed grassland site that contains visible and highly intelligible earthworks. The key experiential elements of this site are its isolated and exposed location and the extensive landscape views it enjoys, within which modern elements are visible but not particularly intrusive. The profile of the earthworks is clearly visible from the surrounding area.</p>	
<p><i>Magnitude of Effect:</i> The mast would be 3km+ away and will be lost within the wide open landscape views possible from the monument. These views already include numerous modern farmsteads, and the buildings of Church Farm would provide a significant amount of screening. There would be a very slight cumulative effect.</p>	
<p><i>Magnitude of Impact:</i> High value asset + Negligible Change = Slight Effect</p>	



FIGURE 23: WINKELBURY HILLFORT, EXCAVATED BY PITT-RIVERS IN 1881-82; VIEWED FROM THE WEST-SOUTH-WEST.

4.4.6. PREHISTORIC AND HISTORIC RITUAL/FUNERARY MONUMENTS

Stone circles, stone rows, barrows and barrow cemeteries

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of intervisibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to new development is lessened where tall hedgebanks restrict line-of-sight.

What is important and why

Prehistoric ritual sites preserve information on the spiritual beliefs of early peoples, and archaeological data relating to construction and use (evidential). The better examples may bear names and have folkloric aspects (historical/illustrative) and others have been discussed and illustrated in historical and antiquarian works since the medieval period (historical/associational). It is clear they would have possessed design value, although our ability to discern that value is limited; they often survive within landscape palimpsests and subject to the 'patina of age', so that fortuitous development is more appropriate. They almost certainly once possessed considerable communal value, but in the modern age their symbolic and spiritual significance is imagined or attributed rather than authentic. Nonetheless, the location of these sites in the historic landscape has a strong bearing on the overall contribution of setting to significance: those sites located in 'wild' or 'untouched' places – even if those qualities are relatively recent – have a stronger

spiritual resonance and illustrative value than those located within enclosed farmland or forestry plantations.

Asset Name: Gallows Hill Barrow	
Parish: Alvediston, Wiltshire	Value: High
Designation: SAM	Distance to Development: 1.75km
<i>Scheduling Text: Disc barrow or bowl barrow surrounded by a tree-ring. Excavated by Clay in 1924-5. Disturbed previously, ill-defined central cist, bone and ?Bronze Age pottery.</i>	
<i>Supplemental Comments: There are a number of barrows here on this ridge; this is the only one that is Scheduled, the others are Listed on the HER. They stand in arable fields but are fenced off or on open grassland.</i>	
<i>Conservation Value: The barrow has an impressive Prehistoric aesthetic, immediately recognisable as a relict feature. It contains further evidential value and will seal historic ground surfaces beneath the mound. It has no communal value and only some limited local value, having been studied and excavated by Clay.</i>	
<i>Authenticity and Integrity: It remains a visible and authentic relict archaeological feature in a modern working agricultural landscape. Its integrity will inherently have been affected by its excavation.</i>	
<i>Setting: The barrow stands on the upper west-facing slopes of Gallows Hill in an area of open grassland, with fenced arable fields to the south, south-east and south-west. The ridge behind is open access and mostly grass downland, but the fenced fields are smaller here. There are particularly good landscape views to the south, south-west and west. The barrow sits on the west side of the ridge, so views are slightly more restricted to the east.</i>	
<i>Contribution of Setting to Significance of Asset: The character of the setting is that of a modern working agricultural landscape. The site is currently experienced within open and exposed grassland as a clear and intelligible earthwork. The key experiential elements of this site are its isolated and exposed location and the extensive landscape views it enjoys, within which modern elements are visible but not particularly intrusive. It has a skyline profile.</i>	
<i>Magnitude of Effect: The mast would be 1.75km to the east on the adjacent ridge but will be lost within the wide, open landscape views possible from the monument and from around the monument. These views already include numerous modern farmsteads, and the buildings of Church Farm would provide a significant amount of screening. There would be a very slight cumulative effect.</i>	
<i>Magnitude of Impact: High value asset + No Change = Neutral effect</i>	
Overall Impact Assessment: Neutral Impact	

Asset Name: Long barrow 170m SW of triangulation pillar on White Sheet Hill	
Parish: Ansty, Wiltshire	Value: High
Designation: SAM	Distance to Development: 3km
<i>Scheduling Text: The monument includes a long barrow lying in a prominent position immediately south west of the highest point of White Sheet Hill. The barrow includes a mound 42m long and a maximum of 23m wide, aligned WSW-ENE. The mound is 2m high at its uphill (easterly) end, rising to over 2.5m high at the downslope end. The mound has a central disturbance c.5m in diameter and 0.7m deep, from which excavated material has been tipped down its southern flank. Although this disturbance may be the result of an antiquarian excavation there are no records of the barrow having been investigated. The mound is flanked by clearly defined ditches, a maximum of 6m wide and 1m deep from which material for its construction was quarried. All fence posts are excluded from the scheduling although the ground beneath these features is included.</i>	
<i>Supplemental Comments: Located on high ground but off the summit of this high ridge. Accessed via the fenced drove road and a footpath, the barrow is located next to a plantation of trees. There is a second barrow, much ploughed down, on the other side of the drove road, and other barrows along this high ridge. Almost opposite is a SAM milestone marker, which emphasises the historic nature of this old routeway.</i>	
<i>Conservation Value: The barrow has an impressive Prehistoric aesthetic, immediately recognisable as a relict feature. It will have considerable evidential value. It has no communal value, and its historical value is limited to the information readily obtained.</i>	
<i>Authenticity and Integrity: It remains a visible and authentic relict archaeological feature within the modern working agricultural landscape. Its integrity will have been compromised by antiquarian activity.</i>	
<i>Setting: The barrow stands on the north side of the road under a mature grass sward, between a block of trees to the north, an arable field to the east, and a pasture field to the west. To the south is open access grass downland. The drove way has quite a lot of modern fencing, gates etc. for the local farmers. The character of the setting is modern working agricultural.</i>	
<i>Contribution of Setting to Significance of Asset: The character of the setting is that of a modern working agricultural landscape. The site is currently experienced as a clear and intelligible earthwork within enclosed fields next to open grassland but hemmed in by elements of the modern landscape. Thus, the key experiential elements of similar funerary sites in this landscape – i.e. isolated and exposed – are less pronounced here. In those landscape views possible from the monument, modern elements are visible but not particularly intrusive.</i>	
<i>Magnitude of Effect: The mast would be located 3km from the monument and will be lost within the wide, open landscape views possible from the monument. These views already include numerous modern farmsteads, and the buildings of Church Farm would provide a significant amount of screening. It is not clear if indeed it would be visible from the long barrow; if so, there would be a very slight cumulative effect.</i>	

Magnitude of Impact: High value asset + No change = Neutral effect

Overall Impact Assessment: **Neutral Impact**

4.4.7. HISTORIC LANDSCAPE

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, it can only be **negative**.



FIGURE 24: LONG VIEW ACROSS THE EBBLE VALLEY FROM ABOVE BERWICK ST JOHN; VIEWED FROM THE SOUTH-WEST.

The proposed site would be located within the **Dorset Downs and Cranborne Chase** Character Area (CA), specifically the **Ebble Broad Chalk River Valley Slopes** Landscape Character Type (LCT):

- This Landscape character type (LCT) is described as: "The broad, shallow slopes of the Ebble River Valley are cut by a series of dry tributary valleys, which create a gently undulating topography. Picturesque villages and hamlets are often located at the foot of the valley slopes. The visual connectivity to the landscapes of chalk downland is emphasised by the predominant arable land use contained within fields that are extensive in size, the previous pastoral land use having given way to arable crop production. Pasture is largely defined by improved ley and is intensively grazed. Some areas of rough pasture also survive but are largely limited to small grazing pockets on the floodplain or steepest valley sides. The Valley Slopes have a generally simple landscape pattern and there is generally a strong sense of openness throughout. Sense of tranquillity is also strong throughout much of the area." The LCT assessment goes on to state: "The shallow slopes and contrasting deep chalk coombes are particularly sensitive to landscape change since their relatively open character and simple landscape pattern would be easily disrupted by inappropriate development or changing land uses and because the entire landscape is highly visible in views from the adjacent enclosing ridgetops. This visual relationship is particularly prevalent to the east of Broad Chalke. Overall visual sensitivity is therefore considered to be moderate to high." The proposed development would comprise a single static mast at an existing modern farmstead. Given the level of screening and visual

clutter afforded by the farmstead it is unlikely that there will be further appreciable change to the LCT. On that basis the impact is assessed as **negligible**.

4.4.8. AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **negligible**.



FIGURE 25: VIEW FROM CHURCH FARM ACROSS THE VALLEY TO THE SOUTH; VIEWED FROM THE NORTH-NORTH-EAST.

4.4.9. CUMULATIVE IMPACT

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must consider existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The proposed development would have a slight cumulative impact in relation to the

existing modern farmstead, but that cumulative effect would not be readily appreciable from any distance. On that basis, an overall assessment of **negligible** is appropriate.

TABLE 3: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Norrington Manor	GI	0.9km	High	Negligible	Slight	Negligible
Church of St Mary	GII*	0.63m	High	No Change	Neutral	Neutral
3 unidentified monuments in the churchyard of St Mary	GII	0.62km	Medium	No Change	Neutral	Neutral
Church of St John the Baptist	GII*	1.92km	High	Negligible	Slight	Negligible
Church of St John	GII	3.34km	Medium	Negligible	Neutral/Slight	Negligible
Church Cottage	GII	0.6km	Medium	Negligible	Neutral/Slight	Negligible
The Manor, Gates, Garages	GII	1km	Medium	Negligible	Neutral/Slight	Negligible
Samways, Barn, Stables	GII	1.1km	Medium	Negligible	Neutral/Slight	Negligible
Shortmead	GII	0.87km	Medium	No Change	Neutral	Neutral
Cross Cottage	GII	1km	Medium	No Change	Neutral	Neutral
Alvediston War Memorial	GII	1km	Medium	No Change	Neutral	Neutral
The Crown Inn	GII	1.1km	Medium	No Change	Neutral	Neutral
Elcombe House	GII	1.19km	Medium	No Change	Neutral	Neutral
Ebbesbourne Wake	CA	1.5km	High	Negligible	Slight	Negligible
Berwick St John	CA	3.35km	High	No Change	Neutral	Neutral
Swallowcliffe Down etc	SAMs	1km	High	Negligible	Slight	Negligible
Earthwork nr Warren Copse	SAM	2.45km	High	No Change	Neutral	Neutral
Woodland Down Ditch	SAM	2.65km	High	No Change	Neutral	Neutral
Winkelbury Camp	SAM	3.2km	High	Negligible	Slight	Negligible
Gallows Hill Barrow	SAM	1.75km	High	Negligible	Slight	Negligible
Long Barrow, Whitesheet Hill	SAM	3km	High	No Change	Neutral	Neutral
Milestone, Whitesheet Hill	SAM	3.2km	High	No Change	Neutral	Neutral
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Negligible	Slight	Negligible
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negligible

5.0 CONCLUSION

The proposed site lies within the parish of Alvediston in the historic Hundred of Chalke. The mast and cabinets would be located on the edge of a farmyard of modern farm buildings, the relocated successor to one of the post-medieval farms down in the valley: Church Farm. Alvediston, while not individually named, formed part of a grant made in 955 to the nuns of Wilton Abbey. At the Dissolution the estate passed to the Earl of Pembroke and was only sold out of that estate in 1928. Church Farm was originally the manorial demesne farm in the parish. Between 1960 and 1980 the farm was moved to a new location on the middle slopes of Middle Down.

The site lies within an area of relatively high archaeological potential based, based on the proximity of two bowl barrows excavated in the 1920s, the number of the Prehistoric assets in the area, and the likely original extent of Prehistoric fieldsystems along this ridge. The impact on the buried archaeological resource would be permanent and irreversible. However, the site of the proposed mast was extensively landscaped when the new farmyard was established and it is unlikely that, if they had been present, any archaeological deposits or features survive.

In terms of indirect impacts, most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking and the topography. Even for those locations where the mast would be visible, the scale of the landforms would dwarf and diminish the visual effect. The majority of the assets which lie in close proximity and were considered in detail in this assessment would be relatively unaffected by the proposed development (**neutral to negligible**). The impact of the proposed development on the historic landscape, and its cumulative and aggregate impact, would also be limited (**negligible**).

6.0 BIBLIOGRAPHY & REFERENCES

Published Sources:

- Clay, R.C.** 1925×27a: 'An inhabited site if La Tene date on Swallowcliffe Down', *The Wiltshire Archaeological & Natural History Magazine* **43**, 59-93.
- Clay, R.C.** 1925×27b: 'The Barrows on Middle Down, Alvediston', *The Wiltshire Archaeological & Natural History Magazine* **43**, 432-39.
- English Heritage** 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- Exmoor National Park** 2018: *Landscape Character Assessment*.
- Crowley, D.A. (ed.)** 1987: *A History of the County of Wiltshire: Volume 13, South-West Wiltshire: Chalke and Dunworth Hundreds*. VCH.
- Grundy, G.B.** 1920: 'The Saxon Land Charters of Wiltshire (Second Series)', *Archaeological Journal* **77**, 8-126.
- Historic England** 2015 (Revised 2017): *The Setting of Heritage Assets*.
- Historic Scotland** 2015: *Managing Change in the Historic Environment: Setting*.
- Hull, R.B. & Bishop, I.D.** 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* **27**, 99-108.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition. London.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- Speake, G.** 1989: *A Saxon bed burial on Swallowcliffe Down*. English Heritage archaeological report 10.
- University of Newcastle** 2002: *Visual Assessment of Wind Farms: Best Practice*.
- Watts, V.** 2004: *The Cambridge Dictionary to English Place Names*. Cambridge University Press.

Websites:

- British Geological Survey** 2019: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- Design Manual for Roads and Bridges (DMRB)** 2016: *Volume 11, Cultural Heritage*
<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>
- WEBTAG** 2016: *Transport Analysis Guidance, Cultural Heritage*
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>
- British History Online. University of London:** 2020 'Victoria County History - Wiltshire - Vol 13 pp.6-16 - Parishes: Alvediston' <https://www.british-history.ac.uk/vch/wilts/vol13/pp6-16>

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2018). The relevant guidance is reproduced below:

Paragraph 189

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted, and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190

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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

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.

Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient*

Monuments and Archaeological Areas Act a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value. Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals. Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

Conservation Areas

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Registered Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

Registered Battlefields

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

World Heritage Sites

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. These sites are recognised at an international level for their intrinsic importance to the story of humanity and should be accorded the highest level of protection within the planning system.

Value and Importance

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated 'monuments of Schedulable quality and importance' should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 4: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and

integrity as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

Evidential Value

Evidential value (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective. However,

Historical Value

Historical value (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

Aesthetic Value

Aesthetic value (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

Communal Value

Communal value (togetherness) is derived from the meaning a place holds for people and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative*, *symbolic*, *social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

Integrity

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

Setting – The Setting of Heritage Assets

The principle guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.

While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting. Landscape context is based on topography and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

Views

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape ‘naturally’ brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

Views play an important part in shaping our appreciation and understanding of England’s historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

The Setting of Heritage Assets (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the

Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related. Thus, the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

Type and Scale of Impact

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact) and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 5). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 5: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 6: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 7: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 8: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

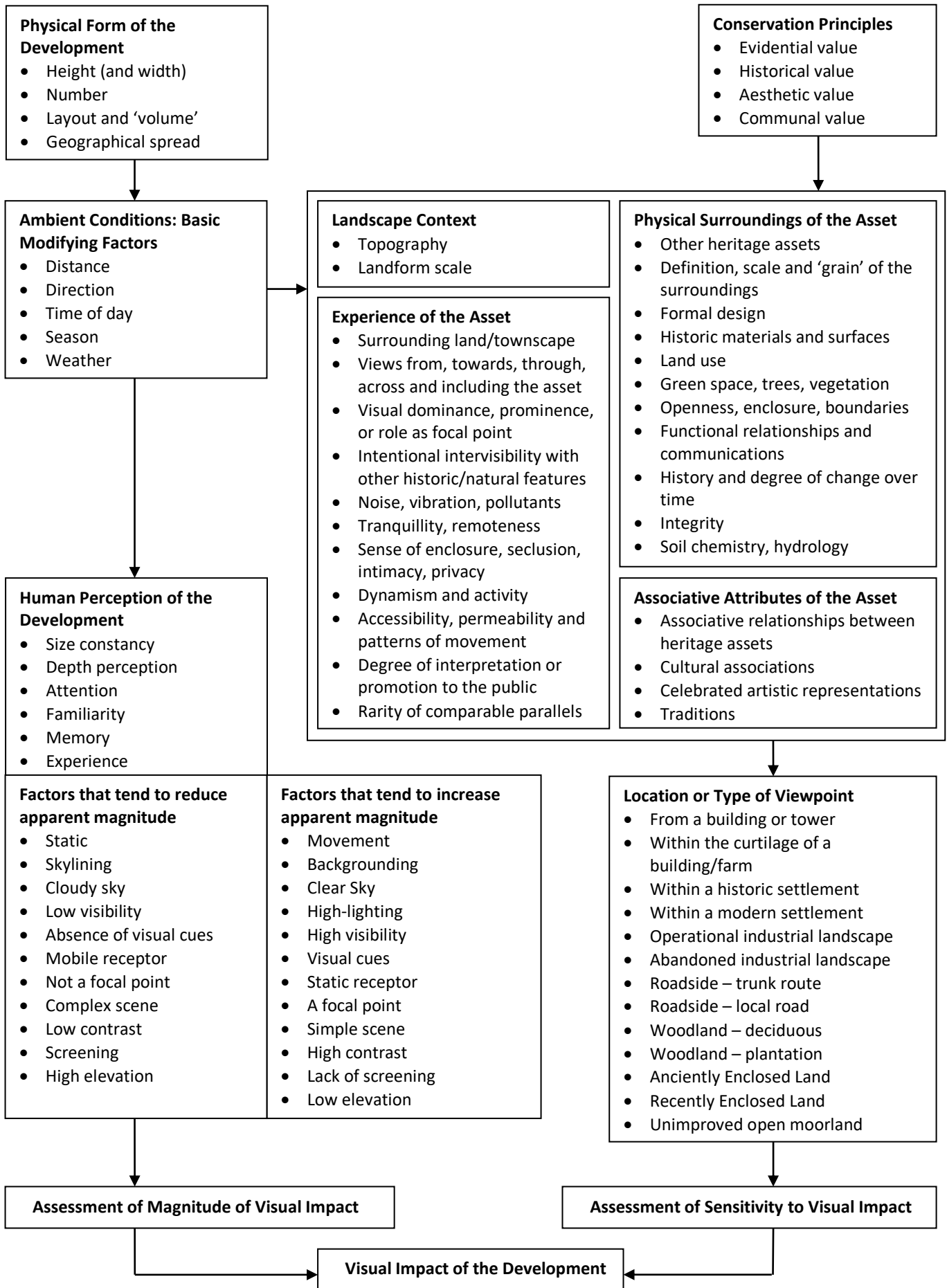


TABLE 9: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

01769 573555
01872 223164

EMAIL: MAIL@SWARCH.NET