

## **Broad Chalke Neighbourhood Plan**

### **Heritage Assessment of emerging sites for new housing development**

#### **Overview**

Key heritage features of the Broad Chalke area, comprising wide extensive valley slopes and a generally flat narrow valley floor on chalk geology include:

- Historic landscape setting (designated Area of Outstanding Natural Beauty)
- Series of separated settlements to the north and south of the river, each with its own distinct historic character
- Important established views into and out of the area
- High density of highly important archaeological Neolithic and Bronze Age remains, typical of the wider area
- Historic settlement plan derived from ancient lanes and routes
- Conservation area, first designated in May 1975
- Large number of individual heritage assets including Scheduled Ancient Monuments, listed buildings (notably the grade I Church of All Saints and grade II\* Kings Old Rectory) and other undesignated heritage assets (as identified in the Broad Chalke Conservation Area Appraisal and Management Plan February 2009)

An inspection of the sites was made in Summer 2019.

#### **High level site assessments**

The sites assessed below are those identified by the Broad Chalke Neighbourhood Plan Group (Sites 1 – 5 inclusive) and Wiltshire Council (Sites 6 – 13 inclusive)

The methodology applied is based on guidance contained in ‘The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3 October 2015’

Undesignated Heritage Assets and Areas of Archaeological Potential are identified in the council’s adopted Broad Chalke Conservation Area Appraisal and Management Plan February 2009

<b>Site 1: Mount Sorrell Meadow</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Eastern part of the site lies within an Area of Archaeological Potential Conservation Area Three properties identified as undesignated heritage assets are adjacent to the site, including Cliffside to the east.
Contribution made by the site in its current form to the significance of the heritage assets	The site makes an important contribution to the open and largely undeveloped character of this part of the conservation area, including the significant watercress beds. Important uninterrupted view across the site towards Cliffside (undesignated heritage asset) from the adjoining public footpath to the west. Contributes to the setting of Cliffside.
Impact the site allocation might have on the significance of the heritage assets	Development would visually intrude on and harm the open settings of both this part of the conservation area and the undesignated heritage assets.
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	None identified If development were to be agreed an archaeological watching brief would be required as part of any planning permission.

**Recommendation: Unsuitable for development due to potential harm caused to the heritage assets**

<b>Site 2: Mascall's Meadow, South Street</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Conservation Area The Willows, an undesignated heritage asset adjoins the south west boundary of the site
Contribution made by the site in its current form to the significance of the heritage assets	The site contributes to the open and largely undeveloped character of this part of the conservation area It contributes to the open setting of The Willows on its north east side
Impact the site allocation might have on the significance of the heritage assets	Development of the entire site would be at odds with the open character of this part of the conservation area It would intrude on and harm the open setting of The Willows
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	Consideration could be given to developing only that part of the site facing South Street - possibly loose-knit large detached house(s) set in large gardens echoing the existing pattern of adjoining development to the east on the lane
<b>Recommendation: Consider development potential on the road frontage only – possibly one or two large houses set in large surrounding gardens</b>	

<b>Site 3: Burrough's Field, High Road</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Western site boundary abuts the conservation area boundary Undesignated heritage asset properties close to the site to the south and south east (Mead House and Penny Cottage) Important public views across the site towards the listed church tower
Contribution made by the site in its current form to the significance of the heritage assets	Forms part of the open countryside setting for this part of the conservation area Includes a historic and significant established view of the church tower
Impact the site allocation might have on the significance of the heritage assets	Development encroaching on the open countryside would harm the rural setting of the conservation area Important and historic view of the church from the public footpath which runs along the north boundary of the site would be substantially intruded on and harmed
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	None identified
<b>Recommendation: Harm caused to heritage assets - not suitable for development</b>	

<b>Site 4: Knighton Road West (south side)</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Outside the conservation area but located on its approach from the west along Knighton Road No other local heritage assets identified

Contribution made by the site in its current form to the significance of the heritage assets	Contributes to the open gap between the fragmented parts of the settlement which are characteristic of the area, including those of the conservation area
Impact the site allocation might have on the significance of the heritage assets	Would reduce the degree of openness and space between the separate built elements of the settlement Would alter the appearance of the eastern approach to the conservation area
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	If the site is considered to be acceptable overall, it is advised that only the eastern portion (approximately half) is developed to retain a clear visual break between the countryside and village edge. Continuation of the pattern of existing medium density development on this side of the road should be sought
<b>Recommendation: If considered acceptable overall, only promote development of the eastern end of the site which reflects the existing pattern of development and to largely retain the rural approach to this part of the conservation area</b>	

Site 5: Manor Road (SW corner of Site 10)	Heritage Assessment
Heritage assets affected by the potential site allocation	Outside the conservation area No heritage assets identified
Contribution made by the site in its current form to the significance of the heritage assets	Forms part of the conservation area rural setting on the eastern approach Flat river flood plain area with extensive views across the river valley to the hills beyond
Impact the site allocation might have on the significance of the heritage assets	Potential harm to the eastern approach to the conservation area by visually intruding on its largely undeveloped open countryside setting Visual intrusion on historic established important views
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	Only small scale development should be considered High quality development design would be critical to avoid an urbanising impact on this approach to the conservation area
<b>Recommendation: If the site is considered suitable overall a high quality design reflecting the local rural built character should be sought, avoiding any suburban or urban architectural influences</b>	

Site 6: Knighton Road East	Heritage Assessment
Heritage assets affected by the potential site allocation	Outside the conservation area Grade II listed Knighton Manor lies to the east of the site, and some distance from it
Contribution made by the site in its current form to the significance of the heritage assets	Contributes to the separation between the listed building in its rural setting and the distinctive built edge of the settlement
Impact the site allocation might have on the significance of the heritage assets	Would reduce the degree of separation between the stand alone listed building and the settlement edge, causing limited level of harm to the significance of the heritage asset

Site opportunities to maximise enhancement and avoid harm (mitigation measures)	Tree planting to screen the development may assist in reducing development impact on the setting of the listed building
<b>Recommendation: Not considered suitable</b>	

<b>Site 7: Church Bottom</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	<p>North boundary of the site abuts the conservation area boundary</p> <p>Remnant planned landscape (ref: conservation area appraisal)</p> <p>Important view looking north towards the conservation area and church</p> <p>Visible in the important view from the road higher up on the valley side looking north/north east across the historic settlement</p>
Contribution made by the site in its current form to the significance of the heritage assets	Forms part of the open countryside setting for the conservation area
Impact the site allocation might have on the significance of the heritage assets	Could harm by intruding on the uninterrupted views referred to above and as a result, the significance of the conservation area
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	If overall development is considered as acceptable, this should be contained in a much reduced area in the north west corner of the site, screened and enclosed by mature and newly planted trees/hedging.
<b>Recommendation: Only considered suitable for small development contained in the north west corner of the site</b>	

<b>Site 8: Bury Orchard</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	<p>Contains Scheduled Ancient Monument (Bury Ditch – a linear earthwork possibly forming the edge of a shrunken settlement)</p> <p>Area of Archaeological Potential</p> <p>Conservation Area</p> <p>Close proximity to the grade I listed church and grade II listed Manor Farm</p>
Contribution made by the site in its current form to the significance of the heritage assets	The site has ancient history and archaeological significance Open undeveloped character forms part of the historic setting for the church and farm
Impact the site allocation might have on the significance of the heritage assets	Extremely sensitive site Development would cause substantial harm by encroaching on the established settings of the conservation area , church and Manor Farm, and could be anticipated to cause harm to below ground archaeology
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	None identified
<b>Recommendation: Unsuitable for development due to the potential harm caused to the heritage assets</b>	

<b>Site 9: Land at Manor Farm</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Southern end abuts the conservation area boundary In close proximity to the listed Manor Farm and other undesignated heritage assets with rear gardens backing on to the site
Contribution made by the site in its current form to the significance of the heritage assets	Forms part of the rural setting on this side of the conservation area Forms open farmland adjoining Manor Farm which contributes to its significance
Impact the site allocation might have on the significance of the heritage assets	That part of the site adjacent to the conservation area and other heritage assets is environmentally and historically sensitive
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	None identified
<b>Recommendation:</b> Unsuitable for development due to the potential harm caused to the settings of the adjacent heritage assets	

<b>Site 10: Adjacent to village school</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	(Includes site 5 at the south west end) Outside the conservation area No heritage assets identified
Contribution made by the site in its current form to the significance of the heritage assets	Forms part of the conservation area rural setting on its eastern approach Flat river flood plain area with extensive views across the river valley to the hills beyond
Impact the site allocation might have on the significance of the heritage assets	Potential harm to the eastern approach to the conservation area by visually intruding on its largely undeveloped open countryside setting Intrusion on important views to and from the conservation area
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	None identified
<b>Recommendation:</b> Unsuitable for development due to the potential harm caused to the setting of the conservation area and detrimental impact on important views (see also comments on site 5 where limited development potential is considered)	

<b>Site 11: High Lane</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Conservation area Several undesignated heritage assets (properties) in close proximity along the lane
Contribution made by the site in its current form to the significance of the heritage assets	No significant contribution identified
Impact the site allocation might have on the significance of the heritage assets	None identified – small ‘infill’ scheme for one unit may be acceptable subject to satisfactory design

Site opportunities to maximise enhancement and avoid harm (mitigation measures)	Ensure design fully reflects and respects the local built character and form of this part of the conservation area
<b>Recommendation:</b> No detrimental impact on heritage provided suitable design is achieved	

<b>Site 12: Kings Old Rectory</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Area of Archaeological Potential Conservation area Kings Old Rectory – Grade II* listed building Parish Church in close proximity – Grade I listed building Several undesignated heritage assets on opposite side of the lane
Contribution made by the site in its current form to the significance of the heritage assets	Extremely high contribution to local heritage significance both historically and architecturally Kings Old Rectory has high importance in its own right and makes a significant contribution to the character and appearance of this part of the conservation area The listed building and its grounds contribute to the character and appearance of the conservation area and also the settings of the adjoining undesignated heritage assets, and their important group value
Impact the site allocation might have on the significance of the heritage assets	Development within the site would cause substantial harm to the significance of the heritage assets
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	None identified
<b>Recommendation:</b> Entirely unsuitable for development	

<b>Site 13: Knighton Road West (north side)</b>	<b>Heritage Assessment</b>
Heritage assets affected by the potential site allocation	Outside the conservation area On the eastern approach to the conservation area No heritage assets identified
Contribution made by the site in its current form to the significance of the heritage assets	Forms part of the rural setting on the eastern approach/entrance to the conservation area
Impact the site allocation might have on the significance of the heritage assets	The entrance to the conservation area would alter
Site opportunities to maximise enhancement and avoid harm (mitigation measures)	The immediate area has previously accepted development (sports centre) resulting in change to local character Subject to achieving sympathetic design development may be considered acceptable provided any harm to the conservation area setting is avoided
<b>Recommendation:</b> Considered suitable for small scale development of high design quality reflecting local character	

Desk top study key references:

- Emerging Broad Chalke Neighbourhood Plan
- The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3 October 2015
- Broad Chalke Conservation Area Appraisal and Management Plan February 2009
- Cranborne Chase and Chalke Valley Landscape Character Assessment – Chris Blandford Associates January 2018

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