ROWDEN PARK GARDEN VILLAGE

ENVIRONMENTAL STATEMENT ADDENDUM
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1. **INTRODUCTION**

1.1. **Preface**

1.1.1. This document is submitted to support the outline planning application for Rowden Park Garden Village (Application No. 14/12118/OUT). The document responds to the matters raised by English Heritage (now Historic England) to the outline planning application in their letter of January 2015.

1.1.2. This document has been prepared for Crest Nicholson Operations and Redcliffe Homes Limited. The Addendum should be read in conjunction with the original Environmental Statement.

1.2. **Response to Consultation Background**

1.2.1. No specific request for further information has been made under Regulation 22 of the Town & Country Planning (Environmental Impact Assessment) Regulation 2011. However, the further information supplied here reflects a Regulation 22 response in order that the effects of the development can be considered through updated information that is relevant to the planning application before Wiltshire Council.

1.2.2. This Addendum deals with the consultation response from English Heritage (now Historic England) dated January 2015 which identified a request for further consideration and assessment of the setting of the Rowden Park Conservation Area. This correspondence confirmed that the assessment of impacts for listed buildings and their settings was robust and acceptable as such specific listed buildings are not discussed in detail except where discussions of these buildings is needed for development.
2. **CULTURAL HERITAGE**

2.1. **Introduction**

2.1.1. In 2014 SLR completed the Cultural Heritage Chapter that formed Chapter 6 of the Environmental Statement that supported the planning application (Application No. 14/12118/OUT) for the site which comprises some 175 hectares known as Rowden Park, Chippenham.

2.1.2. This chapter addresses the need for consideration of the Conservation Area and its setting. It builds upon the existing Rowden Conservation Area Statement (NWDC1999) and the Rowden Conservation Area Description (WCC October 2005). These documents are in need of updating, being published sometime before the English Heritage Guidance on Conservation Area Character Appraisals, first published in 2005 as “Guidance on management of conservation areas, and updated in 2011 as “Understanding Place; Conservation Area Designation, Appraisal and Management”. This was highlighted by English Heritage as a reason for further detailed assessment of the setting of the Conservation Area and this chapter has been prepared with reference to the specific guidelines outlined above. The assessment has included a study area of 250 m from the boundary of the Conservation Area.

2.1.3. In March 2015. Historic England published revised guidance on the setting of Heritage assets as a Good Practice Advice in Planning Note 3 (GPAN 3). This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

2.2. **Planning Policy Context**

**International Declaration and Directives**

2.2.1. The European Directive regarding EIA (Council Directive 85/337/EEC, amended 97/11/EC(e)) requires appropriate identification, description and assessment of the direct and indirect impacts of developments on a number of aspects of the environment, including human agency, landscape, material assets and cultural heritage, and the interaction between each of them.

2.2.2. The importance of protecting the setting of heritage assets, sites or areas is recognised internationally in various declarations and directives. Appendix E of the Directive includes the requirement that consideration of effects on cultural heritage features should include visual effects on the surrounding area, visitor and resident populations and landscape. The Xi’an Declaration 2005 (ICOMOS 2005) deals specifically with conservation of settings of heritage assets and was adopted by the participants of the 15th General Assembly. It includes acknowledgement of the contribution made by setting to the significance of heritage monuments, sites and areas.

**National Legislation**

2.2.3. English EIA Regulations 2011 (Statutory Instrument No. 1824) require a description of the aspects of the environment which are likely to be significantly affected by the
development, which include population demographics, landscape and material assets including ‘the architectural and archaeological heritage, and the interrelationship between them’.

2.2.4. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations dictate otherwise (Town and Country Planning Act 1990).

2.2.5. In England, designated heritage assets are given legal protection through various statutes including the Ancient Monuments and Archaeological Areas Act 1979 (scheduled monuments), the Town and Country Planning Act 1990 (listed buildings) and the Planning (Listed Buildings and Conservation Areas Act) 1990.

2.2.6. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Secretary of State is required to compile a list of buildings of ‘special architectural or historic interest’. Listed buildings are protected by law, and any alteration of a listed building requires Listed Building Consent (LBC) administered by the Local Planning Authority (LPA). An obligation of the Secretary of State and the LPA (as appropriate) to preserve the settings of listed buildings is stated in paragraph 16.2 of the Act:

“In considering whether to grant listed building consent for any works the local planning authority or 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”.

2.2.7. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities are required from time to time to designate as conservation areas those parts of their area which are ‘of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. The Act requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area’.

National Planning Policy

2.2.8. The Government’s planning policy relating to the historic environment is set out in the NPPF Section 12. At the heart of the NPPF is a presumption in favour of sustainable development, which includes as one of its core planning principles protecting and enhancing our historic environment. The planning process should:

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

2.2.9. In the NPPF, Section 12 deals with the conservation and enhancement of the historic environment. In that Section, it is required that great weight should be given to the conservation of a designated heritage asset, and that the heritage significance of such an asset can be harmed or lost through alteration or destruction of the asset or from development within its setting. Substantial harm to, or loss of, a Grade II listed building or
A [registered] park or garden should be exceptional, and wholly exceptional to assets of the highest significance (notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings parks or gardens, and world heritage sites) (NPPF Paragraph 133). For a development which had such an effect to obtain planning permission, it would need to provide substantial public benefits which outweighed the effect, or fulfil a number of other specific criteria (NPPF Paragraph 133). Less than substantial harm should be weighed against the wider public benefits of the proposed development (NPPF Paragraph 134).

2.2.10. Both direct and indirect effects on the significance of non-designated heritage assets should be taken into account when determining an application (NPPF Paragraph 135); significance derives from an asset’s physical presence and also from its setting (Annex 2: ‘significance [for heritage policy]’). Information gained about the significance of the historic environment during plan-making or development management should be made publicly accessible by the Local Planning Authority. Developers should be required to record and enhance understanding of the significance of any heritage assets to be wholly or partly lost in a manner proportionate to their significance and the impact. The evidence gained should be made publicly accessible by the developer. The ability to form the record should not be a factor when determining the application (NPPF Paragraph 141).

**Wiltshire Core Strategy**

2.2.11. The Wiltshire Core Strategy was adopted in January 2016 and covers the period up to 2028.

2.2.12. Core Policy 58 deals with ensuring the conservation of the historic environment which includes amongst other things listed buildings, conservation areas, scheduled ancient monuments etc. The policy states:

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

Designated heritage assets and their settings will be conserved, and where appropriate enhanced 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 structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscesp.

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 utilized where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

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

The North Wiltshire Local Plan 2011

2.2.13. The North Wiltshire Local Plan 2011 is part of the current local development plan for the North Wiltshire area of the county, including Chippenham. The former North Wiltshire District Council adopted the North Wiltshire Local Plan in June, 2006. Wiltshire Council has inherited the local plans produced by the former district councils in Wiltshire in 2011. ‘Saved’ policies within the local plans will be used to inform decisions on planning applications. The application of these policies will be based on the previous administrative boundaries to which they originally related.

2.2.14. The Local Plan defines a conservation area as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Statements and planning briefs for individual areas and sites will be prepared by the District Council, as appropriate, which will describe the special character and appearance of Conservation Areas and provide advice and guidance on the enhancement of areas and the design of new development. These are available as Supplementary Planning Documents.

2.2.15. The saved policy relating to development in conservation areas is HE1 and this states:

“HE1 DEVELOPMENT IN CONSERVATION AREAS

7.2 In Conservation Areas, proposals for development, advertisements and other works will only be permitted where the proposal will preserve or enhance the character or appearance of the area. Open spaces, village greens, gaps between buildings, fields, gardens and trees that provide attractive views and vistas to, from and within public areas will be protected from development that would fail to preserve or enhance the character or appearance of a Conservation Area. When permitting development in Conservation Areas, the established historic streets, building lines and frontages, burgage plots and boundaries, the plan form of buildings, and other historic physical and landscape features will be conserved and incorporated into the proposal where appropriate.

7.3 In order to protect the special character and appearance of Conservation Areas, there is a need for strict control over development, this does not preclude the possibility of new development, but any
development should be designed to preserve or enhance the character or appearance of the area.

7.4 Existing open spaces, village greens, fields, gaps between buildings, private gardens, and other parcels of land can make a positive contribution to the character or appearance of Conservation Areas in particular, and such features often need to be preserved. The loss of just one site to development in environmentally sensitive areas can make it extremely difficult to resist further development in an area, resulting in the loss of an attractive setting or feature, and can erode the rural and open character of an area. Care will also be taken to ensure that views and vistas, including familiar and cherished scenes such as open views of a church tower, the local village green, any surrounding hillsides and river valleys, remain unspoilt.

7.5 In preserving and enhancing the townscape of areas, regard will be had to the historic layout and building lines which provide the opportunity to maintain a record of the evolution of such areas and which endow such areas with a special character of their own, in relation to the spaces between buildings, as well as the buildings themselves. Retention of burgage plots, historic street patterns, plot boundaries, building frontages, and the plan form of buildings, is considered particularly important. New development in streets with a continuous frontage of buildings, situated with their front walls on the back edge of the pavement, needs to respect established building lines and avoid incongruous gaps and set-backs. Where such considerations are not satisfactorily dealt with, in connection with a particular proposal, the development will not normally be permitted, whether or not the proposal complies with any other policies as set out in the Development Plan.”

Industry Practice, and Planning Policy Guidance

2.2.16. This chapter makes reference to the following guidance:

- The National Planning Policy Framework (DCLG 2012) (NPPF);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (English Heritage 2015);
- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008);
- Seeing the History in the View: A Method for Assessing Heritage Significance in Views (English Heritage 2011); and
- Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage 2011).
2.3. **Rowden Conservation Area**

**Location**

2.3.1. Rowden Conservation area is located immediately to the south of Chippenham, and was formerly part of Chippenham Conservation Area, before being expanded and designated in its own right. It is centred at NGR ST 91769 72083. The Conservation Area is bordered by Pewsham on the hills to the east, and Rowden Hill to the west, with Chippenham Community hospital (formerly a workhouse) a prominent feature in the landscape to the northwest. To the South is a landscape of open fields along the Avon River Valley, with views from Lackham College up the valley into the conservation area.

![Extent of Rowden Park Conservation Area](image)

**Geology and Topography**

2.3.2. According to the British Geological Survey (BGS) the solid geology is divided into three distinct geological areas. The northern part of the study area comprises the Kellaways Formation, made of laminated sandstone, siltstone and Mudstone sedimentary rocks. The central section of the study area is principally comprised of river terrace gravel deposition; the result of the River Avon and it its tributary, Pudding Brook. This deposit overlies the
Kellaways Formation. The southern part of the study area contains rocks from the Kellaways Formation and limestone of the Cornbrash Formation.

2.3.3. The overlying Quaternary deposits comprise complex soil deposition associated with the various parent materials. In addition, and associated with the alluvial action of the various watercourse, the study area is covered with alluvium which is Holocene in date (comprising of sorted clay, sand, silt and gravel deposition/sedimentation).

2.3.4. The topography in and around the site can be generally described as undulating, with the highest point rising to c. 60 m AOD, comprising a series of shallow valleys and ridges. The River Avon gently meanders through the eastern section of the conservation area, flowing north to south. Three streams/brooks flow into the Avon, several of which appear to have been artificially coursed

Description of the Conservation Area

2.3.5. At the time of writing there is no Historic Landscape Characterisation Data available for this area, as the project has not been completed. In lieu of this the historic character of the area is best summarised in the NWDC 2005 Conservation Area Description. This describes the site as follows:

“\nThe Domesday Book (1085) records Chippenham as held by The King, but changed from hunting ground into farmland. The demesne was the King’s farm, called Inlands (Englands). Rowden was one of the small manors resulting from the breaking up of the Royal Manor in the 12th and 13th Centuries. The name of Rowden first appears documented in 1208 as Ruedon (Curia Regis Rolls), the name being derived from ‘rough down’ the expanse of high land between the river and the Chippenham to Corsham road.

The manor of Rowden has a long history linked to the evolution of Chippenham. The families that have owned Rowden have at times played leading roles in the Nation’s history. Rowden was one of two manors of Chippenham, The Ivy being the other, having been part of the Rowden Manor of Chippenham since Saxon times. In 1170 Richard I charged land at Rowden an annual rent. Later the rent was granted by Edward I to the monastery of Ivy Church, Salisbury. It was charged on Ivy Common, the house and islands in the Ivy, probably located where the Ivy is today.

Rowden Farm comprises a Grade II* House, several listed barns, 18th Century gate piers, a Scheduled Ancient Monument, civil war entrenchments and ancient medieval fish ponds. Rowden is one of the Norman Manors of Chippenham and although old Rowden House was destroyed in the Civil War, there remain the original earthworks and foundations of the old building. The house was owned in the 17th Century
by Sir Edward Hungerford of Farleigh Castle and Member of Parliament for Chippenham.

The Borough Arms dating from the 14th Century combine the crests of the Hussey and Gascelyn families of Rowden and Sheldon respectively. The Hungerfords bought Rowden in 1434, adding to Lowden and Sheldon acquired in 1424 and beginning some 250 years of association with Rowden.

The present Rowden House dates from about 1540 and was built as a lodging range to the old Manor House. One of the barns also dates from the medieval period.

The Conservation Area was first designated in January 1989 as part of the Chippenham Conservation Area, which was extended to include the Avon river valleys to the south of the town and Rowden Farm and farmstead. The review and extension of the boundary in May 1996 was to include a large part of the lands within the River Valley in view of the history associated with the area. As well as the small group of buildings forming the Rowden Farm settlement, the Conservation Area consists of farmland, bisected north/south by the river Avon.

The Conservation Area of Rowden exhibits the unusual combination of an intensely rural and agricultural domain surrounded by the peripheral development of a large town. The topography of the area seems to make Rowden Farm, as the historic focus of the Conservation Area, both visible and vulnerable from development into the general field of view. By virtue of its protected river valley nature, it is one of the two green fingers of countryside that follow the line of the river Avon right into the centre of Chippenham”.

2.3.6. This demonstrates the emphasis put on the setting of the conservation area as an undeveloped green finger approach to the town, along the river valley.

2.3.7. Walkover survey undertaken by SLR on the 27th January 2016 established that the northern areas of the Conservation area are more open, with larger areas, more characteristic of historic parkland, while the south is characterised by more enclosed fields with mature hedges and trees.

Previous Assessments in the Vicinity

2.3.8. As far as SLR Consulting are aware there has been formal consultation with county and national heritage agencies for the proposed scheme, resulting in the production of an Archaeological Desk-based Assessment, a Geophysical Survey, and a walkover and aerial transcription (including LiDAR) study (CgMs 2014a, b, and Hawkins 2014).

2.3.9. While not dealing with the conservation area specifically, the DBA briefly describes the archaeological landscape and includes in full an article published by Cotswold
Archaeology of an excavation undertaken in 1999 at Showell Farm (NGR ST 907 712). Apart from these two pieces of work, 59 sites are presently on Wiltshire Council’s HER which fall within the 500 m study area.

2.3.10. Two phases of geophysical survey, a walk-over survey, and an aerial photography and LiDAR transcription exercise were undertaken during July and August 2014. The first phase of geophysical survey covered the northern and central fields of the proposed application site, whereas the second phase of prospection targeted six balancing ponds proposed for excavation within the Rowden Conservation Area, in fields east of the proposed housing scheme.

2.3.11. Finally the report on the field survey and aerial photography identified fresh evidence for earthworks. The main results of Aerial Photographic interpretation and walkover were that buried ditches of uncertain date probably exist in the western and north-western fields, with some additional potential for pits and isolated lengths of ditch scattered elsewhere in the survey area. Further ditches were identified in the southern balancing pond locations, as well as modern services, boundaries, ferrous disturbance and disturbance caused by the Pudding Brook. (Hawkins 2014)

2.3.12. This assessment also identified previously unknown medieval (and potentially earlier) earthworks in the area to the east of Rowden Manor, known as Riverside Park (Figure 2.1). These consisted of field boundaries, both curvilinear and rectilinear in nature, as well as a possible Holloway which had been previously identified on OS mapping as Civil War entrenchments or siege works. The CGMS aerial photographic assessment and walkover survey stressed the significance of the local topography for the battle of Rowden, especially Rowden Down Hill as a potential location for artillery, and the potential for material evidence to survive relating to the battle within the fields surrounding Rowden Manor.

2.3.13. Previous assessment has not focussed on the conservation area itself, however, and understanding the archaeological landscape, allows greater appreciation of the historical and archaeological significance of the conservation area and its reasons for designation.

**Designated Heritage Assets**

2.3.14. In addition to the conservation area itself there are 19 listed buildings (Table 2.1) and 1 scheduled monument located within 250 m of the conservation area boundary.

2.3.15. Only the Rowden Manor complex of three listed buildings and one scheduled monument fall within the boundary of the conservation area (Figures 2.1 and 2.4).

2.3.16. There are no Registered Parks and Gardens or Registered Battlefields. The Conservation Area includes the Grade II* Rowden Manor and the moated scheduled monument. The listed buildings and scheduled monument are discussed in further detail within the Environmental Statement.
2.3.17. In the ES the buildings within the conservation area have been assessed as likely to experience a negligible impact from the proposed development. This demonstrates the low impact the proposed scheme is thought to have on the setting of these heritage assets.

<table>
<thead>
<tr>
<th>LB No.</th>
<th>Name</th>
<th>Listing Value</th>
<th>Period</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1022145</td>
<td>Showell Farmhouse</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Building dating to the late 17th century with later additions.</td>
</tr>
<tr>
<td>1022194</td>
<td>Rowden Farmhouse with barn, outbuildings and gate piers</td>
<td>Grade II*</td>
<td>Medieval</td>
<td>Farm building complex dating to the 16th/17th century with later additions.</td>
</tr>
<tr>
<td>1198151</td>
<td>Barn, south-east of Showell Farmhouse</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Timber-framed 18th century barn.</td>
</tr>
<tr>
<td>1198642</td>
<td>Stable at Rowden Farm</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Stone rubble barn with half-hipped roof, dating to the 18th century.</td>
</tr>
<tr>
<td>1267928</td>
<td>Wiltshire Area Health Authority Headquarters</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Large country residence dating to c. 1870 retaining many contemporary features.</td>
</tr>
<tr>
<td>1267929</td>
<td>Front and Main Rear Range of St Andrews Hospital and attached walls</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Former workhouse, later converted into hospital buildings, dating to c. 1857-9.</td>
</tr>
<tr>
<td>1267965</td>
<td>Number 51 and attached walls and gate piers</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>House dating to the mid-19th century. Building retaining much of its original fixtures and fittings.</td>
</tr>
<tr>
<td>1267966</td>
<td>St Margaret’s Convent and attached walls</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Large house dating to 1765 but with later 19th and 20th century additions.</td>
</tr>
<tr>
<td>1268057</td>
<td>Three Cottages</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Mid-19th century row of cottages, constructed of brick.</td>
</tr>
<tr>
<td>1268058</td>
<td>Lowden Manor</td>
<td>Grade II</td>
<td>Medieval</td>
<td>Large country residence, constructed in the 16th century but with 17th, 19th and 20th century additions.</td>
</tr>
<tr>
<td>1268059</td>
<td>Gate Piers and</td>
<td>Grade II</td>
<td>Modern</td>
<td>Structures dating</td>
</tr>
</tbody>
</table>

Table 2.1
Listed Buildings within the vicinity of the Rowden Park Conservation Area
<table>
<thead>
<tr>
<th>LB No.</th>
<th>Name</th>
<th>Listing Value</th>
<th>Period</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Walls to Lowden Manor</td>
<td></td>
<td></td>
<td>to 1919 to included piers with pyramidal caps.</td>
</tr>
<tr>
<td>1268140</td>
<td>The Pheasant Public House</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Mid-19th century building constructed of coursed limestone blocking.</td>
</tr>
<tr>
<td>1268170</td>
<td>Railway bridge over Bath Road</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Railway bridge dating to 1839-40, designed by Isambard Kingdom Brunel.</td>
</tr>
<tr>
<td>1268171</td>
<td>The Ivy and the Ivy West-Wing</td>
<td>Grade I</td>
<td>Post medieval</td>
<td>Manor House dating to 1728 with earlier 17th century elements.</td>
</tr>
<tr>
<td>1268174</td>
<td>The Ivy Longhouse and the Ivy Stables</td>
<td>Grade II*</td>
<td>Post-medieval</td>
<td>A 17th century house (and outbuildings) with later remodelling during the 18th century.</td>
</tr>
<tr>
<td>1268176</td>
<td>Garden Wall attached to the west of Ivy</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Garden features and buildings dating to the 18th century</td>
</tr>
<tr>
<td></td>
<td>Stables and extending south</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1363912</td>
<td>Barn at Rowden Farm</td>
<td>Grade II</td>
<td>Medieval</td>
<td>Probable medieval barn which was later altered during the 17th century. Elevations support a corrugated iron sheet roof.</td>
</tr>
<tr>
<td>1363926</td>
<td>Granary to the south of Showell Farm</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Late 18th century timber-framed farm building.</td>
</tr>
<tr>
<td>1363969</td>
<td>Patterdown Farmhouse</td>
<td>Grade II</td>
<td>Post-medieval</td>
<td>Dated Farmhouse to 1738, constructed of coursed rubble stone with stone clad roof.</td>
</tr>
</tbody>
</table>

**Historic Mapping**

2.3.18. Historic mapping from the 18th and 19th centuries pre-dating the Ordnance Survey are represented in the desk-based assessment. Drury’s 1773 map, the draft OS 1st edition of 1808, and the 1838 – 1844 Tithe maps for Corsham, Lacock and Chippenham, all show the land surrounding the conservation area as comprising farmland with dispersed farmsteads. The conservation Area falls within this landscape character, with Rowden Manor at the centre, surrounded by enclosed fields.
2.3.19. The first edition OS map at 1:10,560 scale surveyed in 1885 provides further evidence for the rural nature of land-use (hedged fields of irregular but largely rectilinear form) with Milbourne Farm located within the area of proposed housing, and other farms (Pattertown, Holywell, Showell, and Rowden Manor) located around the edges of the application site. To the north a workhouse occupies Rowden Hill.

2.3.20. The second and third editions of OS mapping show little change, although the 1926 map labels a gravel pit in the southern part of the application site (near Holywell Farm) and a sewage works beside the Pudding Brook. A series of footpaths cross the application site west–east, and also north–south, suggesting ancient right of way through the area.

2.3.21. It is not until the 1980s that significant change occurs to the south of the later conservation area. A nursery can be seen to have been established around Showell Farm. There is also significant expansion of the urban area of Chippenham apparent north-west and north-east of the conservation area along with the continued growth of Pewsham.
Historic Background

2.3.22. Rowden Manor moated site is designated as a scheduled monument and is also considered an historic Civil War monument due to the associated (non-designated) Civil War remains. These latter are recorded as HER entry (ST97SW529), northwest of Rowden Manor, and described as a Civil War defensive ditch and bank (Figure 2.4).

2.3.23. The manor is first recorded in 1208 as Ruedon (Curia Regis Rolls), and Rowden was one of two manors of Chippenham, The Ivy being the other, having been part of the Rowden Manor of Chippenham since the early medieval period. In 1170 Richard I charged land at Rowden an annual rent. Rowden was one of three manors created in the 12th and 13th centuries around Chippenham. The Borough Arms, which dates from the 14th century, included the crest of the Hussey’s, the Gascelyn’s of Rowden and Sheldon Manors, demonstrating their importance. The Hungerford Family bought Rowden Manor in 1434, having already acquired Lowden and Sheldon in 1424. This association lasted for 250 years (Baines 2009).

2.3.24. In 1540 Hungerford was executed and the manor was acquired by the Crown. It was eventually recovered to some extent by Walter Hungerford by 1554, as the family had regained royal favour. The queen granting 213 acres previously associated with Rowden back to the Hungerford family. Hungerford recovered a further 80 acres in Rowden down in 1574 and by 1605 a further 40 acres had been recovered (Baines 2009).

2.3.25. Overlooking the site of the Manor from the east is Mortimores wood. The history of Mortimores Wood can be traced back to the 12th century, at which time it formed part of
the Royal Forest of Pewsham, a hunting preserve of the King and it is designated as ancient woodland (Baines 2009).

2.3.26. During the civil war Rowden Manor was laid under siege or attacked at least twice. The first of these was on 20th March, 1643, when the Parliamentarian Sir William Waller heard that a small number of Royalist forces were attacking Rowden House, the home of Sir Edward Hungerford. He intercepted them at Sherston. At the same time, the small Royalist army camped out in Chippenham was driven out (Mercurius Aulicus 1644).

2.3.27. On 17th July, 1643 Rowden was again under attack when Royalist horsemen managed to capture Col. Ludford, Rowden’s Governor. Rowden House itself ‘was physically robust and seemed almost impregnable’ but it contained a garrison of only c.200 men and could not hold for long (Mercurius Aulicus 1644).

2.3.28. On 15th February, 1645 Rowden House was again under siege when two Royalist Knights with 500 men demanded surrender – they received musket fire in response. A Parliamentarian reinforcement unexpectedly arrived bringing with it food and ammunition. They tried to leave an hour later but the Royalists were now prepared and stopped them. What followed was two days of heavy bombardment (Baines 2009, Daniel 1894).

2.3.29. A large mound (ST97SW554),(Figure 4) is recorded on the HER, located on a natural high point in the landscape, immediately east of the River Avon. It is of an uncertain date and function, that could have its origins either as an icehouse (as recorded on the HER), or the remains of a pile of soil from dredging the river, although it seems too far away from both the manor and river for these interpretations to be the most likely. However site inspection of this recorded asset by SLR during the walkover survey of the Site suggests that it may be related to offensive earthworks dating to the Civil War, protecting the approach to the high point in the landscape overlooking Rowden Manor. Given the extent of military activity within the area this seems a plausible interpretation. Alternatively these earthworks may relate to a piece of remnant designed landscape, within the context of an 18th century park, with key views towards the manor house and towards Chippenham cut through mature trees in the woodland along the river bank, forming an intentionally designed view.

2.3.30. Post Civil War and later landscaping, industrial development was introduced into the historic landscape and forms part of the setting for the conservation area. The terminus of the Chippenham Branch of the Wiltshire and Berkshire Canal is located to the east of the River Avon (ST97SW535). Within the study area most of the canal is either under the A4 Pewsham Way, or has been covered by subsequent development within the historic core of Chippenham. The railway line to the east of Rowden forms part of the main line of the Great Western Railway (GWR) which was authorised in 1835, and opened in stages in the mid 19th century. The section between Hay Lane and Chippenham opened on 31 May 1841 with the final section of the GWR main line, between Chippenham and Bath, opened on 30 June 1841. This runs along the western edge of the study area.
Figure 2.4
**Reason for Designation**

2.3.31. The conservation area has been designated as a result of its retained character of rural landscape along the Avon River Valley on the fringes of the town. The central historic core around Rowden Manor, is of high significance, as it contains a scheduled monument, three listed buildings and the remains of a Civil War battlefield and remains the focal point of the conservation area. The areas which have been identified as contributing the most character are the open spaces to the North, central river valley along the river Avon, the central manorial complex at Rowden Manor, the woodland of Mortimores Wood to the east, and the significant mature hedgerows across the central and southern parts of the conservation area. The designation is designed to preserve this piece of landscape as a green approach into Chippenham from the South, as outlined in the Conservation Area Description. The other approach is from the east, through Monkton Park.

2.3.32. Considerations in the designation of the conservation area in 1989 and its extension to include the river valley hillsides in 1996 include the following:

- National and regional significance of the owners of Rowden Manor
- Local significance of the manor, its ownership and the impact on the evolution of Chippenham
- Importance placed on recovering ownership of borough lands by the owners of the Manor from various local landowners and the crown
- The success of recovering ownership previously lost high land to the west, by the Hungerford Family, the owners of the manor
- The topographical and visual enclosure within the valley of the manor lands around the manor house.

2.4. **Appraisal of Conservation Area**

**Character**

2.4.1. The conservation area retains much of the key historic character outlined as a reason for designation in the conservation area description. The conservation area retains a sense of open space in the fields to the north, along with the central river valley and enclosed by fields in the south.

2.4.2. The central point within the conservation area is the significant complex at Rowden Manor. Originally around this group of buildings, open parkland would have opened up, however as described above much of this was sold off and then reclaimed in the post medieval period as the Hungerford family fell in and out of favour with the Crown. The conservation area retains this rural character, although the mature field boundaries that exist today are more reflective of later eighteenth and early nineteenth Inclosure rather than earlier post-medieval fields.

2.4.3. The mature hedges provide much natural screening within the conservation area, especially within its southern extents. This prevents any distant views to the South along
the wider river valley, which is part of the topographical significance of the conservation area, with the exception of those along the River Avon itself.

2.4.4. Within the Conservation Area Statement (NWDC 1996), significant views are identified as being towards the complex and their topographic relationship to the river. This is highlighted by the recorded mound (ST97SW554) to the south east of Rowden Manor, on the east bank of the River Avon. This is recorded as a possible result of dredging or an ice house. However it does not seem practical as an ice house, certainly one associated with Rowden Manor as it is too far away, with no direct access across the river. It also seems to be too well-planned and too far from the river bank to be the result of an episode of river dredging, with associated improvements to the slope and several associated banks. From the highpoint above this mound, there are clear views to Rowden Manor and Chippenham, through clearings in the mature tree line along the river bank. This is suggestive of a designed landscape element and suggests that key views are indeed from the east, looking north and west towards the town and manor respectively. This is in agreement with what is described within the Conservation Area Statement (NWDC 1999) and the Conservation Area Description (WCC 2005).

**Contribution of Setting**

2.4.5. There are three main elements to the setting of the Rowden Conservation Area. The first of these is the development that encloses the Conservation Area to north, west and east. This area is characterised by residential development that forms part of the southwards urban expansion of Chippenham. To the north is the town of Chippenham itself as a conservation area. The boundary between the Chippenham Conservation Area and Rowden Conservation Area is taken as the A4 where it crosses the River Avon.

2.4.6. To the east the prominent residential developments on the ridge line that forms the western edge of Pewsham are clearly visible form the conservation area, as well as in views from the west at Rowden Hill. Rowden Hill itself, located to the north west of the conservation area, along with the Chippenham Community Hospital, are the prominent features in views from the east looking westward. The setting of the northern half of the conservation area is therefore currently predominantly residential in character, consisting of two strips to the east and west, with the historic town of Chippenham to the north.

2.4.7. The second element of the setting of the conservation Area is to the south. Here the setting is much more rural, with open fields and views into the conservation area up the river Valley. These include views from Lackham College (SLR Consulting 2014), although there is intermittent screening from mature hedge lines that form the field system in this area.

2.4.8. The third element of the setting of the conservation area is to the south-west. It is here that the proposed development will be located. Here there are further mature hedge lines and the most significant feature is the rail embankment that runs north into Chippenham. There is significant screening from the mature hedges and trees. This results
in intermittent views into the conservation area from this part of the landscape to the south west. Beyond the CA to the east clear views from this part of the landscape are dominated by residential development along the edge of the ridge which forms the western edge of Pewsham on the hills.

2.4.9. Other development in this area includes a rifle range, Milbourne Farm and the Rowden Manor Drive development. These are all screened by mature treelines or hedges from direct views from within the conservation area and Rowden Manor complex. The only exception to this is the Rowden Manor Drive development, which is more visible at its highest point along Rowden Lane. In addition, due to the low lying and gently undulating nature of the ground to the west of the conservation area, the only uninterrupted views from this point are from the top of the railway embankment. However this is not accessible by the public and the only views would be glimpsed during rail travel along the line. This is confirmed by Viewpoint 1 in the visualisations contained within the Landscape and Visual Assessment undertaken for the proposed scheme (SLR Consulting 2014). The setting in this area is more fragmentary, with only remnants of the historic setting of the conservation area and Rowden Manor surviving.

2.4.10. There are numerous points of access from public rights of way and permitted footpaths, in the north from the A4, from the west at Rowden Lane and from the east from the A4 to the east of the River Avon (Figure 2.1). The networks of paths allow access through most of the conservation area with styles and gates allowing access through the mature hedge lines and field boundaries. On the east bank of the River Avon, there is a national cycle network track, allowing good access from north to south along the river bank until it reaches the point opposite Rowden Manor, where it turns southeast.

2.4.11. Historic mapping shows access to Rowden Manor from the west, along what is now Rowden Lane. This would presumably have been the former driveway to the manor itself. However, there would also have also north - south access to Chippenham along the Avon Valley, although the primary route would be set away from the manor and floodplain of the river, to the west, potentially where the permitted footpath runs from just west of the manor site north to Gypsy Lane.

2.4.12. The river valley landscape to the south is the more significant surviving element of the setting and contributes to the significance of the heritage asset in that it preserves the finger of green space south of Chippenham that runs into the town along the river Avon. As long as this character is preserved it is concluded that impacts to the setting of the Rowden Conservation Area will be minimal.

2.5. **Heritage Significance**

2.5.1. Due to its reasons for designation, character and historic setting, the Rowden Park Conservation Area is understood to be a heritage asset of high significance. It has the following values as a heritage asset:
Evidential Value: High

2.5.2. It has high potential to yield archaeological evidence which could further our understanding of a Civil War battlefield. It could also potentially yield evidence of prehistoric and medieval activity.

Historic Value: High

2.5.3. The conservation area has historical associations with the prominent Hungerford Family, who were important locally and had significant roles nationally. Their Manor at Rowden had an impact in the way that the settlement of Chippenham evolved through the medieval and post-medieval periods.

Aesthetic Value: Medium

2.5.4. The conservation area retains much of its setting and is seen as an important part of the landscape to the South of Chippenham. Aesthetically it is seen as important open space along the Avon River Valley.

Communal Value: Medium

2.5.5. The conservation area is used extensively by local people for walking and as recreational green space. While many footpaths are permissive, rather than rights of way, there is a strong sense of the importance that this space has for the community. However this does not seem to be in relation the historic elements of the landscape as there is no interpretation of the manor or civil war earthworks.

2.6. Assessment of Effects

Summary of Effects

2.6.1. Rowden Park Conservation Area, is a Designated Heritage Asset of High significance. The following assessment supplements that contained within the Environmental Statement in light of the above assessment of the significance of the conservation area and its setting.

2.6.2. Although the proposed scheme is at outline stage, it is clear that this asset would experience both direct and indirect impacts from the proposed scheme. The direct impacts, however, would only effect potential buried archaeological remains such as those identified from geophysical survey, whereas the reasons for the land having been designated as a conservation area are for its visible character and extant historical remains. The direct effects to archaeology are assessed in detail within Chapter 6 of the accompanying Environmental Statement. The Methodology used for the below assessment is included in this Heritage Statement as Appendix A.

2.6.3. The most significant indirect effect is that of the construction of housing along the western and south-western margin of the conservation area. As discussed above the emphasis of the designation is on the landscape surrounding and focussed on the Rowden Manor complex, and the Civil War battlefield. Within the Conservation Area Statement (NWDC 1996), significant views are identified as being towards the complex and their topographic relationship to the river, and therefore the change along the western boundary
of the conservation area that would result from the new housing is considered of negligible impact resulting in a neutral significance of effect (Appendix A).

2.6.4. The significance of effect of the proposed development would therefore be generally Neutral/nil, except for listed buildings within the conservation area (the Rowden Farm complex) where moderate and slight harm is anticipated prior to mitigation. Effects to the listed buildings and scheduled monument that form this complex are assessed in detail within chapter 6 of the accompanying Environmental Statement.

2.6.5. Construction of residential housing within the application site, as well as ancillary infrastructure such as flood alleviation within the fields east of the housing, would change the existing predominantly rural character. The scheme design has addressed these changes and reduced potential impacts by ensuring a reasonable separation zone between housing and the conservation area, with a lower density for those areas in closest proximity, and enhancement of the existing hedges and screening vegetation to minimise visual intrusion of the new buildings.

Mitigation

2.6.6. The scheme landscape design includes vegetation screening, retention of topography and existing field boundaries, which would help to alleviate potential indirect impacts. In addition the research, design and erection of appropriate interpretation panels within the conservation area would help to better inform the public about the cultural heritage and buried archaeology of the Rowden Park area.

Residual Effects

2.6.7. Implementation of the suggested mitigation measures would help to increase public appreciation of the cultural heritage of the Conservation Area, which at present is not publicised. As the Conservation Area is of High heritage significance, and the Rowden Farm complex includes a scheduled monument and listed building of the highest significance, the proposed interpretation strategy would be assessed as of medium beneficial value and thus would have a residual effect of moderate-substantial enhancement.

2.7. Impact Assessment

2.7.1. The proposed scheme will not significantly impact the setting of the conservation area as it falls within a low lying area, which does not contribute significantly to the setting of the conservation area or impede significant views. This assessment has established that the open areas to the south of the Rowden Conservation Area, and views from the south and east towards Rowden Manor are the sensitive parts of the setting which contribute to the significance of the conservation area.

2.7.2. It is not proposed to develop any areas that make a substantial contribution to the setting of the conservation area, or directly contribute to its significance. Only areas to the west, which are low lying, already well screened and already contain buildings at Milbourne Farm and a Rifle Range, will be subject to development. The proposed scheme would
therefore be in compliance with local policy HE1, 7.4 for protection of the rural setting to the conservation area as well as Core Statutory Policy 58.

2.7.3. None of the significant views from the east will be interrupted, nor will the river valley setting of the Rowden Manor complex or wider conservation area be degraded through development. Fragmentary views from the west will be changed through development however these are not seen as crucial to understanding the significance of the conservation area.

2.7.4. Proposed mitigation such as the screening, improvements to access and interpretation of the conservation area can actually be considered beneficial. This is as a large portion of historic landscape will be opened up. The historic hedgerows would be repaired and restored, and interpretation boards for the Manor, conservation Area and Battlefield would be designed and erected.

2.7.5. Considering all of the above assessment and mitigation, while it is recognised that the Rowden Conservation Area is an asset of the high significance, it is not envisaged that there will be any significant effect to the conservation area or its setting. There would in fact be a moderate-substantial enhancement rather than any harm to the conservation area or its setting.

2.8. Conclusion

2.8.1. A further detailed assessment of the impact of the proposed development on the character and appearance of the Conservation Area has been undertaken. It has been considered that there would be no significant effect to the character and appearance of the Conservation Area or its settings.
3. **OVERALL CONCLUSION TO ES**

3.1.1. There have been no amendments to the proposed development.

3.1.2. The consultation response received in January 2015 from English Heritage (now Historic England) has been dealt with in Chapter 2. No objections were raised to the proposed development but additional analysis on the effect of the proposed development on the character and appearance of the Rowden Park Conservation Area and its setting was requested. This analysis has been undertaken and concluded that there would be no significant effect on the character and appearance of the Conservation Area or its setting.
APPENDIX 2.1 METHODOLOGY

THE STUDY AREA
The study area comprises all land within the conservation area, together with all additional land within 250 m of its boundary. This has been considered sufficient to:

- identify all designated heritage assets within the application site;
- identify all designated heritage assets with the potential to be subject to significant indirect impacts from the proposed development;
- identify all recorded non-designated heritage assets lying within, or with the potential to extend within, the application site;
- assist understanding of the historic environment context of the application site; and
- assist assessment of the probability that currently-unknown archaeological sites lie within the application site, and indicate what their character might be.

Consideration has been given to the potential need to include additional assets beyond, but adjacent to, the study area in order to avoid artificial truncation of groups.

ZTV ANALYSIS
Assessment of visual impact has been assisted with the aid of a ZTV calculation, prepared principally for the Landscape and Visual Impact Assessment. The methodology is set out in detail in that Assessment, but briefly it maps the predicted degree of visibility of the proposed development from all points within a study area around the Site, as would be seen from an observer’s eye level 1.8m above ground. The degree of visibility is expressed as the theoretical vertical subtended angle of view (visible vertical angle, or ‘VVA’).

The resulting map does not take into account the screening or filtering effects of vegetation, buildings or other surface features, and in that respect is likely to be an over-estimate of the actual visibility. The width of the feature is not taken into account in the VVA; where relevant the corresponding visible horizontal angle (VHA) has been calculated or otherwise taken into account.

For ease of reference, HER sites are referenced with the HER ‘preferred reference number’, prefixed with ‘ST’; designated heritage assets are referenced using the National Heritage List for England’s ‘List Entry Number’, without a prefix.

DATA SOURCES
Table 1 sets out the main data sources used in this study.

<table>
<thead>
<tr>
<th>Subject</th>
<th>Source</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated assets</td>
<td>National Heritage List for England</td>
<td>On line¹</td>
</tr>
<tr>
<td>(except conservation areas)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage assets</td>
<td>Wiltshire County Council Historic Environment Record (HER)</td>
<td>Digital data supplied by email</td>
</tr>
<tr>
<td>(including conservation areas)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rowden Conservation North Wiltshire District</td>
<td>Hard copy report</td>
<td></td>
</tr>
</tbody>
</table>

¹ at http://list.english-heritage.org.uk/mapsearch.aspx
Designated and non-designated heritage assets within the study area that have been subject to detailed assessment are presented in Table 1.

**IMPACT ASSESSMENT**

**Framework of Assessment**
Impacts may be caused by the proposed development where it changes the baseline condition of either the asset itself or its setting.

In accordance with EIA regulations, the assessment identifies impacts and effects as direct or indirect, adverse or beneficial, and short-term, long-term or permanent. Direct impacts are those which physically alter an asset and therefore its heritage significance; indirect impacts are those which affect the heritage significance of an asset by causing change within its setting.

All assessment has commenced with establishing an understanding of the historic environment of the study area through synthesis of the acquired data from the sources noted above, informed by professional experience.

Direct effects on the heritage significance of assets have been identified from consideration of a combination of the heritage significance of the known affected assets, the probability of further currently-unknown assets being affected and their likely significance, and the magnitude of impact to be formed by the implementation of the proposed scheme.

Indirect effects on the heritage significance of assets have been identified with reference to guidance from English Heritage\(^2\), and assessment has been carried out in the following stages:

- initial consideration of intervisibility and other factors leading to identification of potentially affected assets;
- assessment of the heritage significance of potentially-affected assets;
- assessment of the contribution of setting to that heritage significance;
- assessment of the magnitude of impact of the proposed scheme due to causing change within the setting of the assets; and
- assessment of the significance of the effect.

---

Heritage Significance

The heritage significance of potential heritage assets has been assessed using professional judgement, with reference to Table 2 which has been devised by SLR, with reference to Government and English Heritage Guidance. This table acts as an aid to consistency in the exercise of professional judgment and provides a degree of transparency for others in evaluating the conclusions reached by this assessment. It shows the potential levels of heritage significance of an asset related to designation status and grading, and, where non-designated, to a scale of highest to negligible importance.

Where there is no such designation, grading has been assessed with reference to a scoring system (Table 3), in which column 3 provides a mechanism to allow comparable assessment with the designated assets. These tables act as an aid to consistency in the exercise of professional judgment and provide a degree of transparency for others in evaluating the conclusions reached by this assessment.

For assessment using Table 3, scores are awarded to each guidance criterion and added together for each site. Generally, the higher the score, the more important the site.

Sites are categorised based on the scores awarded. Equation of scores with significance is indicated in Table 2.

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Where appropriate for more detailed assessments, the following may have been referred to: DCMS 2010: Principles of Selection for Listing Buildings - General principles applied by the Secretary of State when deciding whether a building is of special architectural or historic interest and should be added to the list of buildings compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990; DCMS 2010: Scheduled Monuments - Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979; English Heritage, various dates: Designation Selection Guides referenced at: http://www.english-heritage.org.uk/caring/listing/criteria-for-protection/
<table>
<thead>
<tr>
<th>Heritage Significance</th>
<th>Explanation</th>
<th>Scores</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highest</td>
<td>World heritage sites&lt;br&gt;Scheduled monuments&lt;br&gt;Grade I and II* listed buildings&lt;br&gt;Grade I and II* registered parks and gardens&lt;br&gt;Designated battlefields&lt;br&gt;Protected wrecks&lt;br&gt;Non-designated assets of equivalent significance</td>
<td>15</td>
</tr>
<tr>
<td>High</td>
<td>Grade II listed buildings&lt;br&gt;Grade II registered parks and gardens&lt;br&gt;Conservation areas&lt;br&gt;Non-designated assets of equivalent significance&lt;br&gt;Archaeological sites which are of particular individual importance within the regional archaeological resource</td>
<td>Between 14 and 15</td>
</tr>
<tr>
<td>Medium</td>
<td>Archaeological sites of local importance</td>
<td>Between 11 and 12</td>
</tr>
<tr>
<td>Low</td>
<td>Sites are of minor importance or with little remaining to justify a higher category</td>
<td>Between 9 and 10</td>
</tr>
<tr>
<td>Negligible</td>
<td>Negligible or no heritage significance</td>
<td>Between 0 and 8</td>
</tr>
<tr>
<td>Unknown</td>
<td>Further information is required to assess the potential of these sites</td>
<td>No score awarded</td>
</tr>
</tbody>
</table>
Table 3
Heritage significance: criteria and scores

<table>
<thead>
<tr>
<th>Guidance Criteria</th>
<th>Scores</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. Archaeological/ Historic Period</td>
<td></td>
</tr>
<tr>
<td>Prehistoric, Roman, Medieval</td>
<td>2</td>
</tr>
<tr>
<td>Post-medieval</td>
<td>1</td>
</tr>
<tr>
<td>II. Rarity</td>
<td></td>
</tr>
<tr>
<td>Common</td>
<td>1</td>
</tr>
<tr>
<td>Moderate</td>
<td>2</td>
</tr>
<tr>
<td>Scarce</td>
<td>3</td>
</tr>
<tr>
<td>III. Documentation</td>
<td></td>
</tr>
<tr>
<td>Minimal documentary evidence</td>
<td>1</td>
</tr>
<tr>
<td>Cartographic evidence</td>
<td>2</td>
</tr>
<tr>
<td>A fuller documentary history</td>
<td>3</td>
</tr>
<tr>
<td>IV. Group Value (associations with other sites/assets)</td>
<td></td>
</tr>
<tr>
<td>Low group value</td>
<td>1</td>
</tr>
<tr>
<td>Medium group value</td>
<td>2</td>
</tr>
<tr>
<td>High group value</td>
<td>3</td>
</tr>
<tr>
<td>V. Survival/Condition</td>
<td></td>
</tr>
<tr>
<td>Poor</td>
<td>1</td>
</tr>
<tr>
<td>Moderate</td>
<td>2</td>
</tr>
<tr>
<td>Good</td>
<td>3</td>
</tr>
<tr>
<td>VI. Diversity (period and/or function)</td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td>1</td>
</tr>
<tr>
<td>Medium</td>
<td>2</td>
</tr>
<tr>
<td>High</td>
<td>3</td>
</tr>
</tbody>
</table>

Based upon Highways Agency 1994: Design Manual for Roads and Bridges Vol 11 Part 2. Scoring for earlier periods as 2 rather than a score of 1 for post-medieval is designed to help redress the balance as it is likely that more recent assets would be better preserved and more likely to contain documentary evidence, thus skewing the scoring system in favour of such assets.
Contribution of Setting to Heritage Significance
This is not quantified on a scale but used to assist the assessment of the magnitude of impact.

Magnitude of Impact
Magnitude of impact has been assessed with reference to the criteria set out in Table 4, which has been devised by SLR, with reference to English Heritage Guidance.5

<table>
<thead>
<tr>
<th>Magnitude of impact</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>High beneficial</td>
<td>The development would considerably enhance the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>Medium beneficial</td>
<td>The development would enhance to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>Low beneficial</td>
<td>The development would enhance to a minor extent the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>Negligible beneficial</td>
<td>The development would enhance to a negligible extent the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>Neutral / None</td>
<td>The development would not affect, or would have harmful and enhancing effects of equal magnitude, on the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>Negligible adverse</td>
<td>The development would erode to a negligible extent the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>Low adverse</td>
<td>The development would erode to a minor extent the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>Medium adverse</td>
<td>The development would erode to a clearly discernible extent the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
<tr>
<td>High adverse</td>
<td>The development would severely erode the heritage significance of the affected asset or the ability to appreciate it</td>
</tr>
</tbody>
</table>

Significance of Effect
The significance of effect is presented in Table 5 below. This provides a matrix that relates the heritage significance to the magnitude of impact (incorporating contribution from setting where relevant) to establish the likely significance of effect.

The terms ‘harm’ and ‘enhancement’ used in the table to define effects relate to the terms ‘harm’ and ‘enhance’ / ‘better reveal’ used in English policy guidance6. ‘Not significant’ refers to significance in the context of EIA7 (which is considered also to apply to historic environment assessments).

NPPF paragraph 132 notes that:

- “Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

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5 Based on Seeing the History in the View page 22 Table 3.
6 Department of Communities and Local Government March 2012: National Planning Policy Framework (NPPF).
7 Seeing the History in the View page 29: “Significance (in the context of EIA)”.
<table>
<thead>
<tr>
<th>Magnitude of impact</th>
<th>Heritage significance</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>High beneficial</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Medium beneficial</td>
<td>Substantial</td>
<td>Moderate</td>
</tr>
<tr>
<td>Low beneficial</td>
<td>Moderate</td>
<td>Slight</td>
</tr>
<tr>
<td>Very low beneficial</td>
<td>Slight</td>
<td>Very slight</td>
</tr>
<tr>
<td>Negligible beneficial</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
<tr>
<td>Neutral / nil</td>
<td>Neutral / nil</td>
<td>Neutral / nil</td>
</tr>
<tr>
<td>Negligible adverse</td>
<td>Negligible</td>
<td>Negligible</td>
</tr>
<tr>
<td>Very low adverse</td>
<td>Slight</td>
<td>Very slight</td>
</tr>
<tr>
<td>Low adverse</td>
<td>Moderate</td>
<td>Very slight</td>
</tr>
<tr>
<td>Medium adverse</td>
<td>Substantial</td>
<td>Slight</td>
</tr>
<tr>
<td>High adverse</td>
<td>Substantial</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

EIA “significant effect” is interpreted by English Heritage’s “Seeing the History in the View” 2011 Table 5 as moderate and above.