

Heritage Setting Assessment

February 2026

Wyvols Court Farm, Basingstoke Road,
Swallowfield

Prepared by
CSA Environmental

On behalf of
Wyvols Court Farm Ltd

Report No: CSA/7728/03

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EXECUTIVE SUMMARY

Commercial development is proposed at Wyvols Court Farm, Basingstoke Road, Swallowfield, for which planning permission is sought.

CSA Environmental was instructed by Wyvols Court Farm Ltd to undertake a Heritage Setting Assessment of the Site. This report provides an assessment of the potential impacts to heritage assets as a result of alteration to setting.

The Grade II listed Wyvols Court is located to the north of the Site. This is a 19th-century house which has been developed as a business centre, including a large 20th-century extension on the south-western side of the 19th-century house. The historic grounds have been altered, and the area between the Site and the listed building comprises a later-20th century car park. There are views to Wyvols Court from across the Site, but views to 19th-century sections of the building are limited and are not key views.

The Proposed Development would introduce additional commercial buildings to the south-west of Wyvols Court, extending existing commercial use at Wyvols Farm. The proposed buildings avoid the eastern area of the Site, closest to Wyvols Court, and screening planting is proposed along the northern Site boundary. Harm as a result of the alteration to the wider setting of Wyvols Court is expected to be negligible at worst, which is to say less than substantial harm at the lowermost end of this harm spectrum.

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Wyvols Court farm Ltd, for the proposed development at Wyvols Court Farm, Basingstoke Road, Swallowfield (hereafter referred to as 'the Site'). The erection of 3 no commercial units is proposed at the Site, for which planning permission is sought.
- 1.2 The Site occupies an area of c. 1.60ha and is located around central grid reference SU 7200 6476, to the west of Swallowfield (see Figure 1). It consists of grassland fields, crossed by a track leading from Basingstoke Road.
- 1.3 This Heritage Setting Assessment aims to:
 - identify any heritage assets which may be impacted by the proposals through alteration to setting; and
 - assess the impact of the proposals on this heritage resource.
- 1.4 This Heritage Setting Assessment has been prepared with reference to the Historic England guidance The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2017), and Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2 (2015). Assessment of the archaeological resource is outside the scope of this report.

2.0 LEGISLATION, PLANNING POLICY & GUIDANCE

2.1 This assessment has been prepared in the context of current heritage legislation, planning policy and guidance, including:

- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Levelling-up and Regeneration Act (2023)
- English Heritage (now Historic England) *Conservation Principles, Policies and Guidance* (2008)
- Historic England *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2* (2015)
- Historic England *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (2017)
- The National Planning Policy Framework (MHCLG 2024)
- The Planning Practice Guidance (MHCLG & DLUHC 2019)

2.2 Further information is provided in Appendix B.

National Planning Policy

2.3 The National Planning Policy Framework (NPPF; MHCLG 2024) sets out the government planning policies for England and how they should be applied. Chapter 16: Conserving and Enhancing the Historic Environment, is of particular relevance to this report as it relates to heritage assets. Accompanying guidance is published in the Planning Practice Guidance (PPG; MHCLG & DLUHC 2019) which expands on how the historic environment should be assessed within the National Planning Policy Framework. Further details are provided in Appendix B.

Local Planning Policy

2.4 Local planning policy is contained within the Wokingham Borough Local Plan. Relevant policies relating to heritage are summarised in Table B.1 of Appendix B.

Guidance

2.5 Historic England have prepared a number of guidance documents including Good Practice Advice notes (GPAs) designed to provide supporting information on good practice and how national policy and guidance can be applied. These include GPA2, *Managing Significance in Decision-Taking in the Historic Environment* and GPA3, *The Setting of Heritage Assets*. Further details are provided in Appendix B.

3.0 METHODOLOGY

- 3.1 This setting assessment has been prepared with reference to the Historic England Guidance The Setting of Heritage Assets (2017). This recommends a stepped approach, covering five broad steps:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

- 3.2 Steps 1, 2 and 3 are described in Section 5 below. Step 4 has been taken into account in the formulation of design plans.

Sources of Information

- 3.3 This report involved consultation of publicly available archaeological and historical information including heritage databases and documentary, cartographic and aerial photographic sources. The major sources of information included:

- The National Heritage List for England (NHLE), maintained by Historic England, for details of designated heritage assets
- The Berkshire Historic Environment Record (HER), for details of recorded heritage features and previous archaeological works (data received 10 October 2025)
- Historic maps and documentary sources available online
- Aerial photographs and satellite imagery available online
- Other online sources including the Local Authority website for information on conservation areas, locally listed heritage assets and the Environment Agency for LIDAR data
- A site walkover undertaken on 14 October 2025. Selected designated heritage assets in the vicinity were also visited at this time, as far as public access allowed.

Assessment of Significance

- 3.4 A heritage asset is *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest"*. This interest may be archaeological, architectural, artistic or historic. Significance may derive from physical remains and also from setting, that is *"the surroundings in which a heritage asset is experienced"* (NPPF).
- 3.5 Heritage assets include designated heritage assets and non-designated heritage assets. Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Of these, world heritage sites, scheduled monuments, Grade I and II* listed buildings, protected wreck sites, and Grade I and II* registered parks and gardens are of the highest significance.
- 3.6 Non-designated heritage assets may include those identified by the local authority, such as local listings or assets recorded on a Historic Environment Record, or assets identified during the course of an application (Historic England 2015). They are generally of lesser significance than designated heritage assets. However, non-designated archaeological assets may at times be of a significance commensurate to a scheduled monument, such as where they are not of a type suitable for designation or have not yet been formally assessed. Assessment of the significance of archaeological assets refers to criteria for scheduling monuments outlined by DCMS (2013), including period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential (DCMS 2013), as well as the Historic England Scheduling Selection Guides.
- 3.7 An assessment of significance will consider archaeological, historic, architectural and artistic interest of an asset, its fabric and its setting. In order to further understand significance, an assessment may also refer to the heritage values identified in Historic England's *Conservation Principles* (2008), namely evidential, historical, aesthetic and communal values. An assessment of significance should also seek to identify the nature, extent and level of significance for a particular heritage asset (Historic England 2015).

Assessment of Impacts

- 3.8 Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a heritage asset, and how this significance will be altered, both in terms of direct physical change, and change to setting (Historic England 2015). Assessment of

impacts may also consider how an asset might be enhanced, or how loss of significance might be offset (ClfA 2020).

- 3.9 Assessment of impacts through change to setting will reference the Historic England Guidance, *The Setting of Heritage Assets* (GPA3; Historic England 2017), discussed further in Section 5 and Appendix B.
- 3.10 With reference to the NPPF, harm to designated heritage assets may be expressed in terms of 'substantial harm' or 'less than substantial harm'. Substantial harm "*is a high test, so it may not arise in many cases...It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed*" (PPG).

4.0 BACKGROUND AND PROPOSED DEVELOPMENT

4.1 The Site is situated to the west of Swallowfield and to the south of Wyvols Court Business Centre and Wyvols Court Farm, which includes existing commercial units. It is bounded to the east by Basingstoke Road, and to the south and west by grassland fields.

4.2 Proposals are for 3 no. commercial units with associated infrastructure.

Designated Heritage Assets

4.3 The location of designated heritage assets are shown on Figures 1 and 2. NHLE reference numbers are given in **bold italics** in the text. A gazetteer of designated heritage assets is included in Appendix A.

4.4 No designated heritage assets are recorded in the Site. The Grade II listed Wyvols Court is located immediately to the north of the Site (**1135805**).

4.5 Designated heritage assets in the wider area include:

- Grade II listed Bowyer's Farmhouse and associated Grade II listed Granary, located c. 300m east of the Site (**1135962, 1118075**)
- Grade II listed buildings between c. 290m and 800m to the south of the Site, including Queen Anne's Mead (**1135937**), Goddard's Farmhouse and associated Grade II listed barn (**1118098, 1319146**), and a Milestone (**1118097**).
- The scheduled monument 'Moated Manorial Site at Beaumys Castle, 200m north-east of Priory Farm', located c. 780m west of the Site (**1013179**)
- Grade II listed 'Milestone North West of Sheep Bridge', located c. 520m north of the Site (**1389116**)
- Grade II* listed Sheepbridge Court (**1313105**), on the site of the Scheduled Monument 'Moated Site at Sheepbridge Court' (**1013336**), located c. 530m north of the Site
- Grade II listed Girdlers, located c. 360m north of the Site (**1135834**)
- Grade II Registered Park and Garden Swallowfield Park, located c. 480m north-east of the Site (**1000537**). The registered park includes eleven listed buildings, focused on the Grade II* listed Swallowfield Park and Adjoining Stable Block located c. 1.2km north-east of the Site (**1313056**).
- Swallowfield Conservation Area, located c. 490m north-east of the Site and overlaps with Swallowfield Park registered park and garden.

Non-designated Heritage Assets and Recorded Heritage

- 4.6 Wokingham Borough Council maintain an online Buildings of Traditional Local Character (Wokingham Borough Council 2025). These can be considered to be of a significance commensurate to a non-designated heritage asset. No Buildings of Traditional Local Character are recorded within or adjacent to the Site.

Map/Aerial Photo Regression

- 4.7 The Site is located within the historic parish of Swallowfield West. The area of the Site is recorded on the 1841 Tithe map of the Parish of Swallowfield. This shows the area of the Site as agricultural land, to the west of Basingstoke Road (historically the Reading South Turnpike), and south of farm buildings at Wyvols Court.
- 4.8 The 1870s Ordnance Survey mapping shows the Site area remained agricultural land, with some loss of field boundaries (Plate 2, Plate 3). Park and garden are recorded at Wyvols Court, at the northern edge of the Site. By the time of the 1899 25" Ordnance Survey, farm buildings to the north of the Site had been removed, and replaced by Orchard, with new buildings shown to their west (outside the Site) (Plate 4). No major changes are recorded within the Site on early 20th century Ordnance Survey mapping.

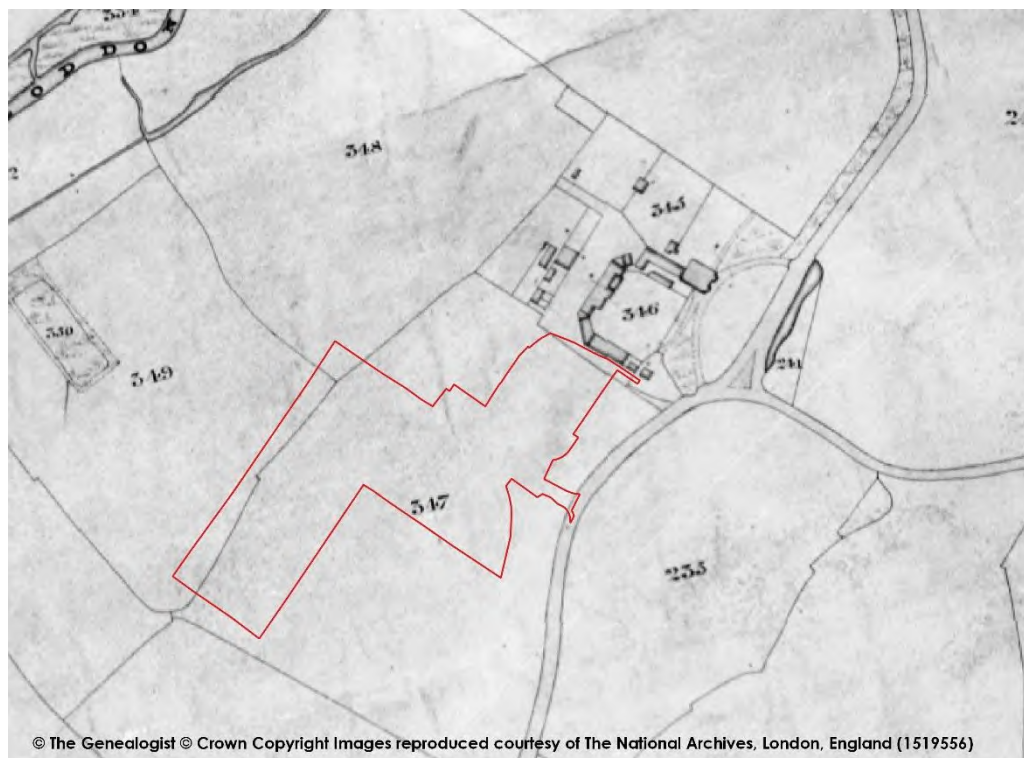


Plate 1: Extract from the 1841 Tithe map of the Parish of Swallowfield

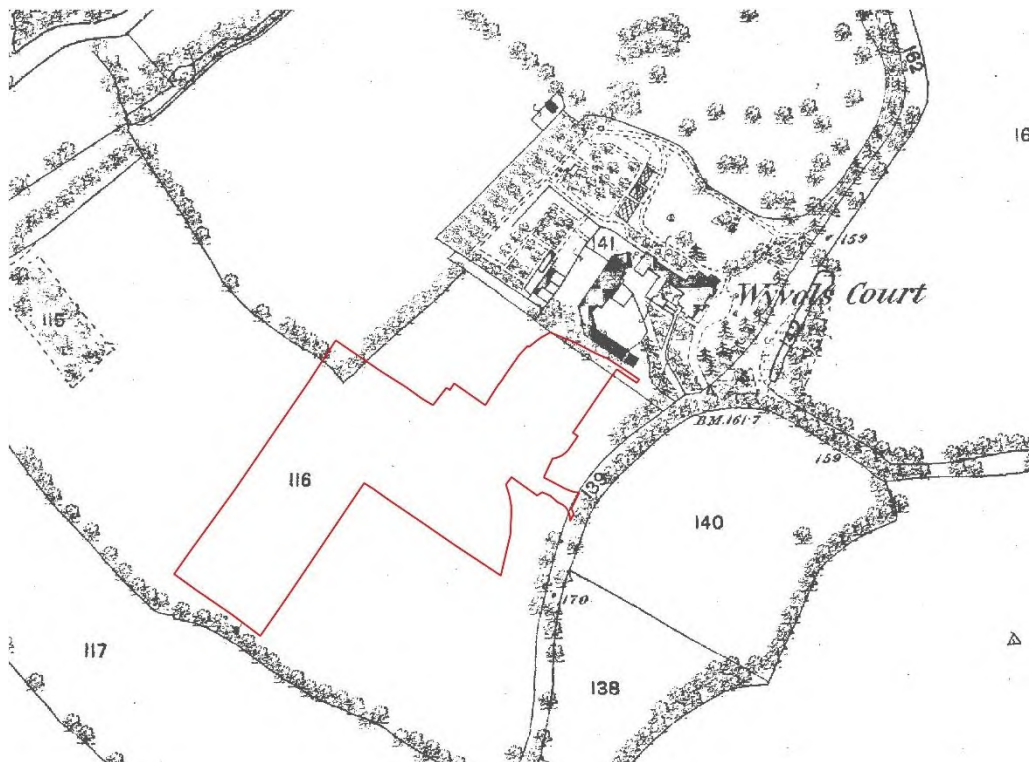


Plate 2: Extract from the 1872 25" Ordnance Survey mapping

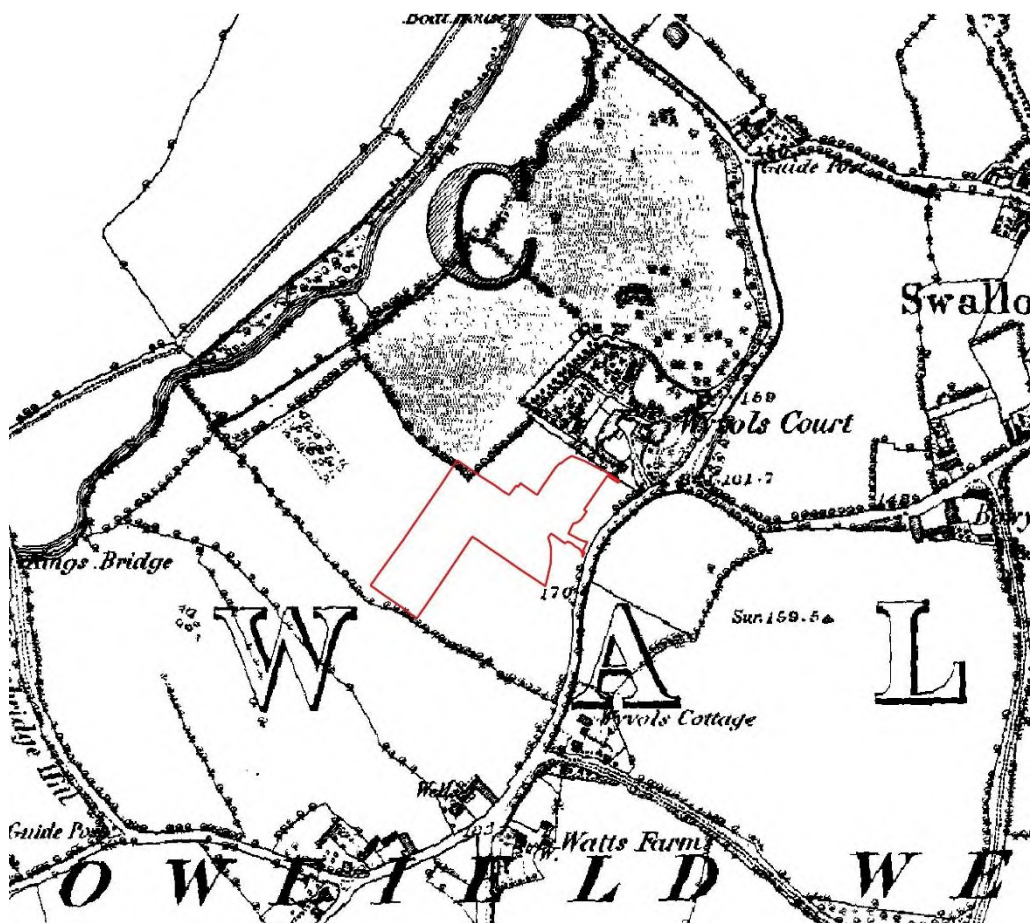


Plate 3: Extract from the 1877 6" Ordnance Survey mapping and highlighted area parkland at Wyvols Court

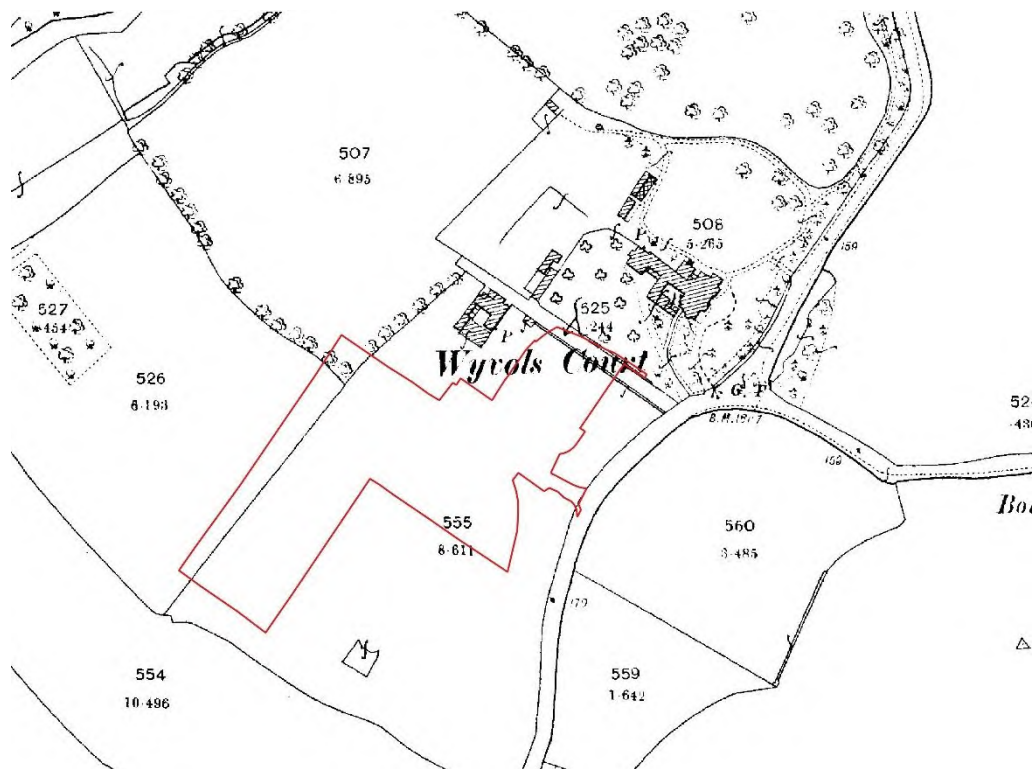


Plate 4: Extract from the 1899 25" Ordnance Survey mapping



Plate 5: Extract from recent satellite imagery (© Google Earth)

- 4.9 Changes in the later-20th/early 21st century include the separation of Wyvols Court from Wyvols Farm. Wyvols Court was developed as a business park, with a south-western extension to the building and surrounding car park. The majority of historic buildings at Wyvols Farm were demolished, and commercial warehouse buildings were established. A road was established crossing the Site from Basingstoke Road (Plate 5).

5.0 SETTING ASSESSMENT

- 5.1 This section follows the methodology detailed in the Historic England Guidance *The Setting of Heritage Assets* (2017). This recommends a stepped approach, as detailed in Appendix B.
- 5.2 In line with step 1 of the guidance, consideration was given to which heritage assets in the vicinity of the Site include the Site as part of their setting, and which may therefore be affected by the proposed development.
- 5.3 The Site is located to the south of the Grade II listed building Wyvols Court, to the north of the Site (**1135805**) and there are views towards Wyvols Court from within the Site. This discussed in further detail below.
- 5.4 A review of other designated heritage assets in the wider area, taking into account factors including distance, intervisibility and the nature of proposals, did not identify any considered to require setting assessment.

Wyvols Court

- 5.5 The Grade II listed Wyvols Court (**1135805**) is located to the north of the Site. This is an early 19th century house with late 19th-century additions, and later-20th century extension. The main south-eastern facing façade includes a two-storey, five-bay central section, with one storey wings either side (see NHLE listing description; Photo 1). The later-20th century extension is on the south-western side, closest to the Site.



Photo 1: View of Wyvols Court from Basingstoke Road, view to west

- 5.6 The adjacent area of the Site is recorded as part of Wyvols Farm at the time of the mid-19th century Tithe survey, under the same ownership as Wyvols Court but separate occupancy. 19th century mapping records farm buildings immediately north of the Site, later replaced with park and garden, with the main Site area comprising agricultural land.
- 5.7 Wyvols Court has been developed as a business centre and is located within associated grounds including car park to the south and lawn to the north. The 19th century park and garden, recorded on historic mapping, is no longer extant although some associated features may survive, including some trees. The wider setting includes former agricultural and commercial buildings at Wyvols Court Farm to the west/south-west, a domestic property (Wyvols Court Farmhouse) to the north-west, Basingstoke Road to the east and surrounding agricultural land.
- 5.8 There are views to Wyvols Court from across the Site, but views to 19th-century sections of the building are limited (Photo 2). The 19th-century section is to the east of the 20th-century extension, and can be seen beyond this in views from the Site. There are limited views of the upper part of a ground floor window on the 19th-century southern elevation from some areas (Photo 3), but this is screened elsewhere by trees, fencing and the 20th century extension. Glimpsed views of the main façade were visible from along eastern boundary of the Site (Photo 4). Views to the rest of Wyvols Court are screened by the 20th century extension.



Photo 2: View towards Wyvols Court from the northern area of the Site, view to north-east



Photo 3: View towards Wyvols Court from the south-eastern area of the Site, view to north-east



Photo 4: View towards Wyvols Court from the eastern boundary of the Site, view to north-east

- 5.9 Wyvols Court is a Grade II listed building, a designated heritage asset. It principally derives its significance from the architectural and historic interest associated with its built form. The 20th-century extension does not contribute to the significance of the listed building. The associated grounds have been redeveloped and do not survive in their historic form so do not make any particular contribution to the significance of the building. The car park between the Site and Wyvols Court does not contribute to the significance of the listed building. Land within the Site does not make any direct contribution to the significance of the listed building, although does form part of a wider historic agricultural setting to a limited extent. Views towards the 19th-century section of Wyvols Court from within the Site are limited and are not key views. It is unlikely that there are any views of the Site from 19th century elements of Wyvols Court.
- 5.10 The Proposed Development would introduce additional commercial buildings to the south-west of Wyvols Court, extending existing commercial use at Wyvols Farm. The proposed buildings avoid the eastern area of the Site, closest to Wyvols Court, and screening planting is proposed along the northern Site boundary. Harm as a result of the alteration to the wider setting of Wyvols Court is expected to be negligible at worst, which is to say less than substantial harm at the lowermost end of this harm spectrum.

6.0 CONCLUSIONS

- 6.1 The Grade II listed Wyvols Court is located to the north of the Site. This is a 19th-century house which has been developed as a business centre. There is a 20th-century extension on the south-western side of the 19th-century house, which does not contribute to the significance of the listed building. The historic grounds have been altered, and the area between the Site and the listed building comprises later-20th century car park, which does not contribute to the significance of the listed building. There are views to Wyvols Court from across the Site, but views to 19th-century sections of the building are limited and are not key views.
- 6.2 The Proposed Development would introduce additional commercial buildings to the south-west of Wyvols Court, extending existing commercial use at Wyvols Farm. The proposed buildings avoid the eastern area of the Site, closest to Wyvols Court, and screening planting is proposed along the northern Site boundary. Harm as a result of the alteration to the wider setting of Wyvols Court is expected to be negligible at worst, which is to say less than substantial harm at the lowermost end of this harm spectrum. Under the NPPF, less than substantial harm to a designated heritage asset should be weighed against the public benefit in decision making.

7.0 REFERENCES

Bibliographic Sources

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MHCLG & DLUHC 2019. 'Historic Environment' in *Planning Practice Guidance*. Ministry of Housing, Communities & Local Government and Department for Levelling Up, Housing and Communities

MHCLG 2024. *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government

Wokingham Borough Council 2025. *Buildings of Traditional Local Character*. Available at: [Listed buildings, heritage and conservation areas](#) (Accessed 16/10/2025).

Cartographic Sources

- 1841 Swallowfield Parish Tithe map
- 1877 First Edition Ordnance Survey mapping, 25" and 6" series
- 1899 Second Edition Ordnance Survey mapping, 25" and 6" series
- 1913 Third Edition Ordnance Survey mapping, 25" and 6" series

Appendix A: Heritage Data Gazetteers

Designated Heritage Assets

NHLE Ref.	Name/Designation
1135805	Grade II LISTED BUILDING WYVOLS COURT
1135962	Grade II LISTED BUILDING BOWYER'S FARMHOUSE
1118075	Grade II LISTED BUILDING GRANARY AT BOWYERS FARMHOUSE APPROXIMATELY 3 METRES TO THE WEST
1135937	Grade II LISTED BUILDING QUEEN ANNE'S MEAD
1118098	Grade II LISTED BUILDING GODDARD'S FARMHOUSE
1319146	Grade II LISTED BUILDING BARN ADJACENT TO GODDARD'S FARMHOUSE ON THE NORTH
1135937	Grade II LISTED BUILDING QUEEN ANNE'S MEAD
1135834	Grade II LISTED BUILDING GIRDLERS
1013336	SCHEDULED MONUMENT Moated site at Sheepbridge Court
1313105	Grade II* LISTED BUILDING SHEEPBRIDGE COURT
1135822	Grade II* LISTED BUILDING BARN APPROXIMATELY 80 METRES NORTH OF SHEEPBRIDGE COURT
1389116	Grade II LISTED BUILDING MILESTONE NORTH NORTH WEST OF SHEEP BRIDGE
1000537	REGSITERED PARK AND GARDEN SWALLOWFIELD PARK
1118064	Grade II LISTED BUILDING BRIDGE OVER THE RIVER BLACKWATER AT SWALLOWFIELD PARK
1135897	Grade II LISTED BUILDING THE RED LODGE
1118065	Grade II LISTED BUILDING WALLS AND PIERS TO THE RED LODGE
n/a	Swallowfield Conservation Area
1319135	Grade II LISTED BUILDING VILLAGE FARMHOUSE
1135958	Grade II LISTED BUILDING THE OLD POST HOUSE AND SWALLOWFIELD COTTAGE

Appendix B: Legislation and Planning Policy

The **Ancient Monuments and Archaeological Areas Act (1979)** forms the principal legislation for designated archaeological sites. It relates to Scheduled Monuments and designated Areas of Archaeological Importance (the historic city centres of Canterbury, Chester, Exeter, Hereford and York). The 1979 Act does not contain any requirements relating to the setting of designated archaeological assets.

The **Planning (Listed Buildings and Conservation Areas) Act 1990** (the 1990 Act) sets out legislation relating to listed buildings and conservation areas. With regards to listed buildings, Section 66 (1) of the 1990 Act states that *"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, 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"*. With regards to conservation areas, Section 72 (1) of the 1990 Act states that *"...with respect to any building or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

The **Levelling-up and Regeneration Act 2023** (LURA) introduces section 58B to the **Town And Country Planning Act 1990**. Section 58B (1) states that *"In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting."* An 'asset' in this context includes scheduled monuments, registered parks and gardens, registered battlefields, protected wrecks and world heritage sites.

National Planning Policy Framework (2024) (NPPF) sets out the government planning policies for England and how they should be applied. With regards to the historic environment, Chapter 16: Conserving and Enhancing the Historic Environment highlights that heritage assets *"are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"* (NPPF paragraph 202).

A heritage asset is defined as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"* (NPPF Annex 2). Heritage significance is defined as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* Setting is defined as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

With regards to the level of information to be provided, paragraph 207 of the NPPF states that *"In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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".

With regards to considering impacts the NPPF states that "great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance" (paragraph 212).

With regards to impacts to designated heritage assets, "Any harm to, or loss of...should require clear and convincing justification", substantial harm to or loss of designated heritage assets of the highest significance should be "wholly exceptional", and for grade II designated heritage assets should be "exceptional" (paragraph 213). Less than substantial harm to a designated heritage asset "should be weighed against the public benefits of the proposal" (paragraph 215). Footnote 75 clarifies that "non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets".

With regards to non-designated heritage assets "a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (paragraph 216).

Where heritage assets will be lost as a result of development "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact" (paragraph 218).

Advice on enhancing and conserving the historic environment is also published in the **Planning Practice Guidance (2019)** (PPG) which expands on how the historic environment should be assessed within the National Planning Policy Framework. This notes that "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss)" and also that "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated... In general terms, substantial harm is a high test, so it may not arise in many cases". With regards to non-designated heritage assets it also notes that "A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets".

Local Planning Policy is contained within the **Wokingham Borough Local Plan**, including the Wokingham Borough Core Strategy. Local planning policies relevant to heritage and the Site have been set out in Table B.1 below.

Table B.1. Local planning policy relating to heritage

Policy Ref.	Policy Text
Wokingham Borough Core Strategy (adopted 2010)	
CP3 - General Principles for Development	Planning permission will be granted for proposals that: [...] c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
Wokingham Borough Managing Development Delivery (adopted 2014)	
Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)	Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by: a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views. b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.
Policy TB25: Archaeology	Areas of high archaeological potential are shown on the Policies Map. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.
Policy TB26: Buildings of Traditional Local Character and Areas of Special Character	Areas of Special Character are shown on the Policies Map. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.

The Historic England document **Conservation Principles, Policies and Guidance** (2008) sets out the recommended approach making decisions about the historic environment. It defines 'conservation' as *"the process of managing change to a significant place in its setting in ways that will best sustain its*

heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations" (Principle 4.2). In order to understand significance, it recommends consideration of four heritage 'values', evidential, historical, aesthetic and communal in relation to a 'place'. Conservation Principles uses the term 'place' to mean "*any part of the historic environment that can be perceived as having a distinct identity*". **Evidential value** "*derives from the potential of a place to yield evidence about past human activity*", derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement". **Historical value** "*derives from the ways in which past people, events and aspects of life can be connected through a place to the present*". Historical value is often 'illustrative', i.e. visible remains may illustrate an aspect of the past, or 'associative', i.e. may be associated with a notable family, person, event or movement. **Aesthetic value** "*derives from the ways in which people draw sensory and intellectual stimulation from place*" and may be associated with conscious design or 'fortuitous' development. **Communal value** "*derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory*". Communal value is closely related to historical associative value and aesthetic value but tends to have additional aspects such as commemorative, symbolic, social or spiritual values. Conservation Principles recommends that assessment of significance should also consider setting and context. Setting being "*the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape*", with the clarification that "*definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance*". Context relates to the "*relationship between a place and other places*". In the context of managing change to significant places Conservation Principles highlights that "*Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded*".

Historic England have prepared a series of advice notes including **Good Practice Advice notes** (GPAs) and **Historic England Advice Notes** (HEANs). The GPAs included **Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2** (2015) which includes guidance relating to the assessment of significance through understanding the nature, extent and level of significance.

The IEMA, IHBA and ClfA guidance **Principles of Cultural Heritage Impact Assessment in the UK** details two principles and six analytical stages recommended for impact assessment, specifically:

A. Understanding cultural heritage assets:

1. describing the asset;
2. ascribing cultural significance; and
3. attributing importance.

B. Evaluating the consequences of change:

1. understanding change.

2. assessing impact; and
3. weighting the effect.

The Historic England guidance **The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3** (Second Edition) (2017) (GPA3) details the recommended approach to assessing setting and potential harm to heritage assets through alteration to setting. This clarifies that “*setting is not itself a heritage asset...its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*”. Historic England recommends that assessment of setting covers five broad steps:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

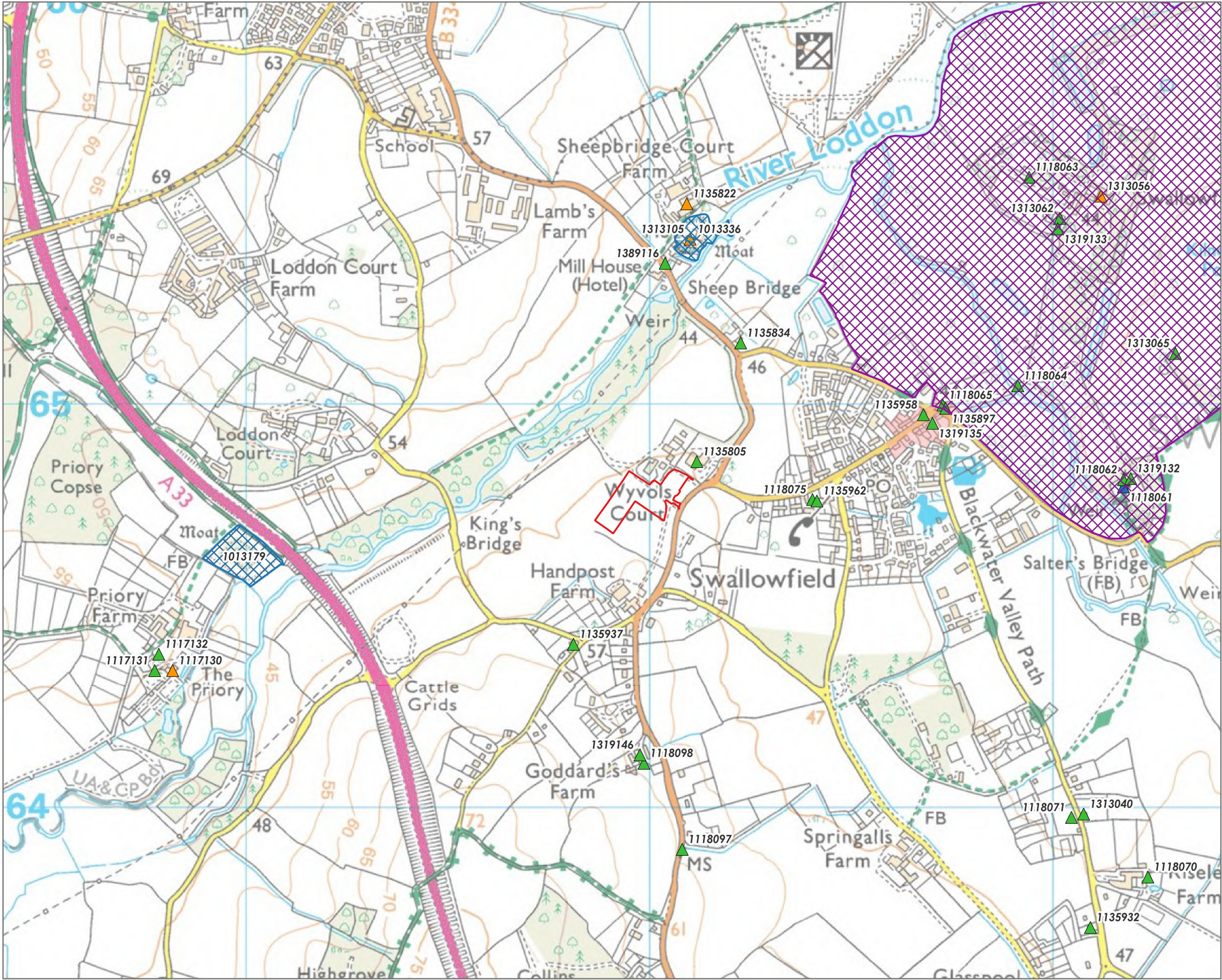
Step 5: Make and document the decision and monitor outcomes.

Step 1 should consider whether proposals have the potential to affect the setting of any heritage assets. Where appropriate this may utilise a ‘search area’ and ‘Zone of Theoretical Visibility’, as well as the nature of proposals. **Step 2** should consider the assets physical surroundings and its relationship with other heritage assets, intangible associations with surroundings and patterns of use, the contribution made by factors such as noise and smell, as well as the ways in which views allow the significance of the asset to be appreciated. A non-exhaustive checklist of potential attributes is given on page 11 of GPA3, including items such as: topography, aspect, definition of surrounding spaces, formal design, orientation, historic materials, greenspace, vegetation, openness, functional relationships, history, change over time, surrounding character, views, intentional intervisibility, visual dominance, vibration, tranquillity, busyness, enclosure, land use, accessibility, patterns of movement, degree of interpretation, rarity, associations, artistic representations and traditions. **Step 3** is informed by step 2 and considers the effects of the proposed development with reference to factors including location, siting, form, appearance and permanence. Minimising harm in **Step 4** may include design alterations or the implementation of mitigating factors such as screening. **Step 5** includes documenting steps 1-4, but also reviewing a scheme following its implementation.

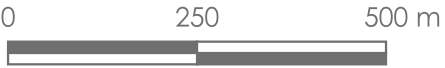
Appendix C: Figures

Figure 1: Site Location & Designated Heritage Assets

Figure 2: Designated Heritage Assets (Detail)



- Site
- Registered Park and Garden
- Scheduled Monument
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Conservation Area



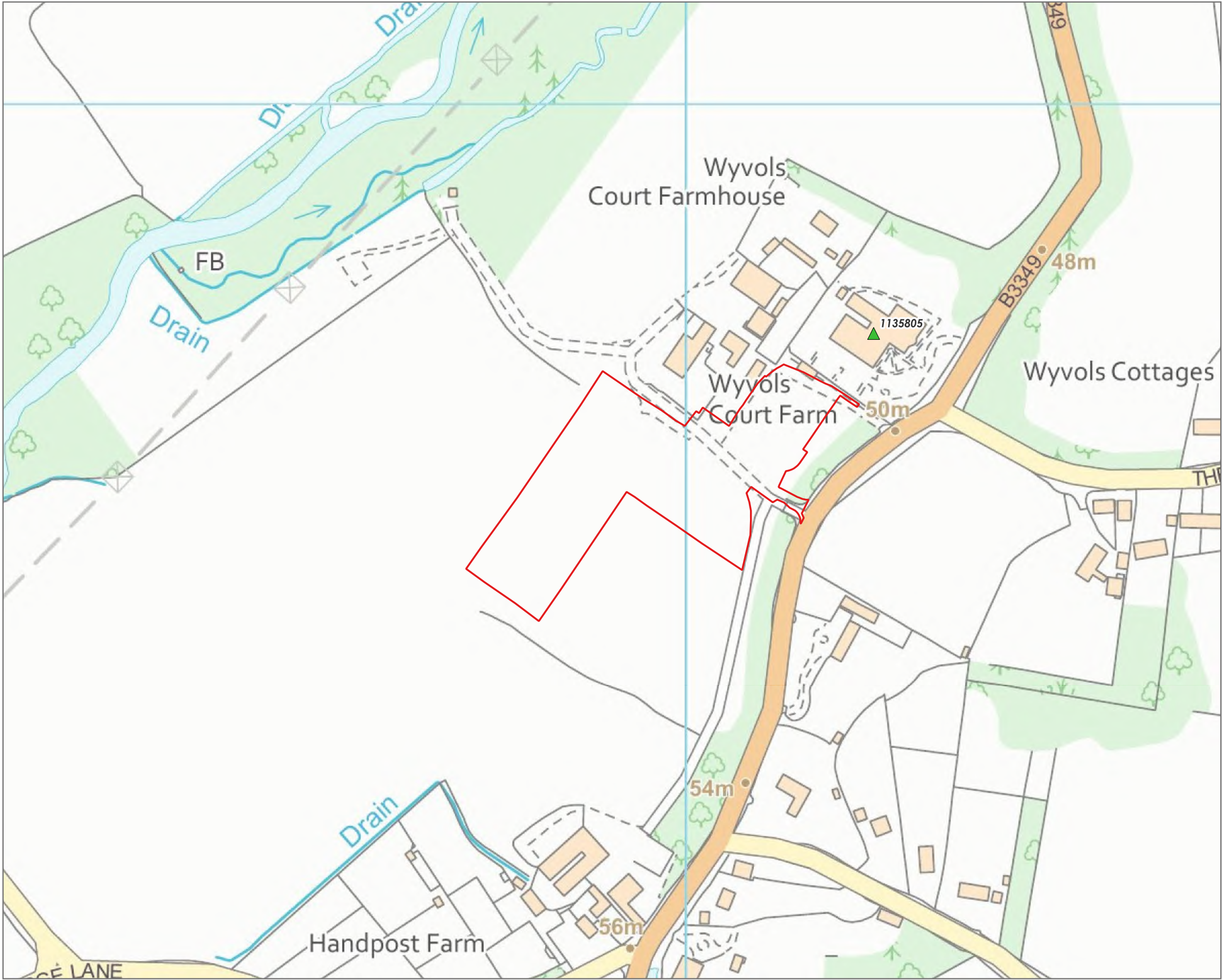
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Project	Wyvols Court Farm, Basingstoke Road, Swallowfield	Date	Feb 2026	Drawing No.	CSA/7728/110
Drawing Title	Figure 1: Site Location & Designated Heritage Assets	Scale	1:10,000 @A3	Rev	B
Client	Wyvols Court Farm Ltd	Drawn	RJ	Checked	RM



- Site
- Grade II listed building



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Project	Wyvols Court Farm, Basingstoke Road, Swallowfield	Date	Feb 2026	Drawing No.	CSA/7728/111
Drawing Title	Figure 2: Designated Heritage Assets (Detail)	Scale	1:10,000 @A3	Rev	B
Client	Wyvols Court Farm Ltd	Drawn	RM	Checked	RM



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