

Heritage Desk-Based Assessment

Varley Solar Farm

On behalf of RES Ltd

Date: 22/11/2022 | Pegasus Ref: P22-0915





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1. Introduction

1.1. Pegasus Group have been commissioned by RES Ltd to prepare a Desk-Based Assessment to consider the proposed solar development site at Varley Farm, as shown on the Site Location Plan provided at Plate 1.

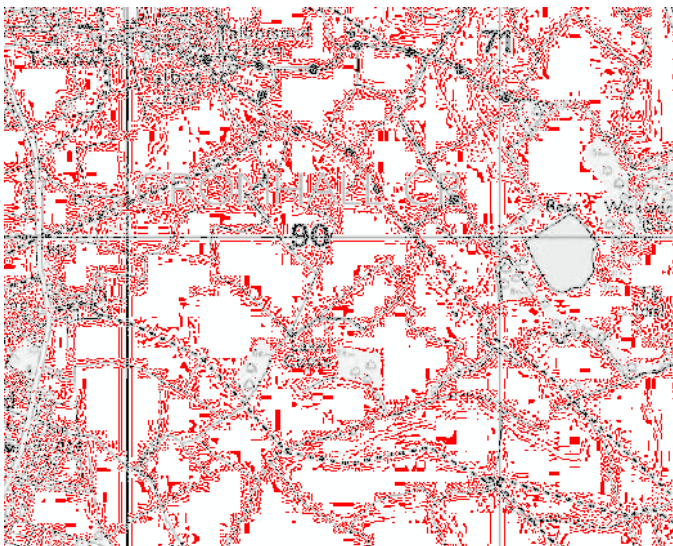


Plate 1: Site Location Plan

1.2. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

1.3. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following paragraphs 199 to 203 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.4. As required by paragraph 194 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the asset's importance".²*

¹ Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, July 2021), para. 194.

² DLUHC, *NPPF*, para. 194.

2. Site Description and Planning History

Site Description

- 2.1. The proposed development site, henceforth 'the site', is located less than 1km from the villages of Cromhall, Heath End and Cromhall Common and 2km to the northwest of Wickwar . The site comprises approximately 50.5 hectares of agricultural land split across 15 fields.
- 2.2. Internal and external boundaries of the proposed development site are formed primarily by hedgerows with occasional reinforcement from tree planting. Further, occasional tree planting is apparent within Site boundary.
- 2.3. The site is mostly surrounded by further agricultural land in all orientations. The only exceptions to this are formed by a quarry along a portion of the easternmost extent of site and a small area of woodland at the site's southern boundary.
- 2.4. Two public rights of way intersect with the site redline. The northernmost of these enters the site from its northern boundary from Talbot's End travelling southwards then southwestwards before exiting the site from the northern extent of its western boundary. The second public right of way skirts the site's northeastern boundary heading southeast before entering the site within the southern half and exiting through the site's southeastern extent.

Proposed Development

- 2.5. The solar farm would consist of solar PV panel arrays mounted on metal poles arranged in rows, allowing for boundary landscaping, perimeter fencing and access. The panels will have a maximum height of less than 3.5m. The arrays are spaced to avoid any shadowing effect from one panel to another with topography dictating exact row spacing that can range between 2 and 10 meters. The development will have an operational life of 40 years, after which time it will be decommissioned, the equipment will be removed, and the land restored to its original condition. The development would have the capacity of up to 25MW of renewable energy.

Planning History

- 2.6. A search of the Council's online planning application search system has identified no relevant applications on the development site.

3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 3.2. This assessment considers archaeological resource, built heritage and the historic landscape.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- The South Gloucestershire Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
 - The National Heritage List for England for information on designated heritage assets;
 - Historic maps available online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
 - Historic England's Aerial Archaeology Mapping Explorer;
 - The Gloucestershire Archives online catalogue;

- Old photographs accessible via the Historic England Architectural Red Box Collection; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

- 3.4. For digital datasets, information was sourced for 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.
- 3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.
- 3.6. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

- 3.7. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 16th June 2022, during which the site and its surrounds were assessed.

Photographs

- 3.8. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 3.9. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-*

Taking in the Historic Environment (hereafter GPA:2);⁴

- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁸

Consideration of Harm

- 3.10. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 201 and 202 of the

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

NPPF.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 203 of the *NPPF*.¹⁰

- 3.11. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹¹
- 3.12. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the

scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹³

⁹ DLUHC, *NPPF*, paras. 201 and 202.

¹⁰ DLUHC, *NPPF*, para. 203.

¹¹ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁴

4.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance I

4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in July 2021. The NPPF is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and

consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁷ The *PPG* also contains the *National Design Guide*.¹⁸

4.5. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

4.6. Applications for Planning Permission and Listed Building Consent are currently considered against the policy and guidance set out within the South Gloucestershire Local Plan Core Strategy 2006–2027 (December 2013) and South Gloucestershire Local Plan Policies, Sites and Places Plan (November 2017).

4.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

¹⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁷ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁸ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

5. The Historic Environment

- 5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.
- 5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers are referred to by their five-digit primary reference number and HER 'monument' numbers are identified as four- or five-digit primary reference numbers. Portable Antiquity Scheme (PAS) numbers are referenced using their findid identified by their prefix of 'GLO-'
- 5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-3 in Appendix 1.

Previous Archaeological Works

- 5.4. As part of this application, Pegasus commissioned and managed a detailed gradiometer survey report of the proposed development site which was completed by Wessex Archaeology between 22nd September and 25th September¹⁹. The survey report is included at the end of this report as Appendix 8.
- 5.5. Whilst other previous archaeological works have been recorded within the 1km radial study area of the site within HER datasets, the nearest of these is

approximately 470m from the Site boundary and as such the insight these works provide to the Site's archaeological potential is more limited.

- 5.6. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

- 5.7. The topography of the site generally slopes gently downwards whilst travelling towards its southwestern extent at which the lowest elevation is approximately 56m above ordnance datum. The highest points of the Site at both its northern and southern extents is approximately 60m above ordnance datum.
- 5.8. The geology of the proposed development site has been mapped by the British Geological Society.²⁰ The BGS details the bedrock geology as largely comprising mudstone, siltstone and sandstone of the Mercia Mudstone Group. Approximately one-third of the Site, within its northwestern extent, is instead formed by the Cromhall Sandstone Formation and a thin band of Oxwich Head Limestone Formation is present along the Site's northeastern boundary.
- 5.9. There is no superficial geology present within the northern extent and much of the northeastern boundary.

¹⁹ Wessex Archaeology, Land East of Heath End, South Gloucestershire, Detailed Gradiometer Survey Report (2022)

²⁰ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

Within the remaining areas of the Site are areas of alluvium.

Archaeological Baseline

Prehistoric (pre-43 AD)

- 5.10. There are no recorded instances of prehistoric activity within HER or national datasets within the proposed development site boundary. Two possible pit alignments, representing possible prehistoric boundaries, were identified by Wessex Archaeology's geophysical survey of the site. Wessex has acknowledged that these anomalies may instead represent variations in alluvial geology within the site.
- 5.11. Four spotfinds dating to prehistoric periods have been identified within a 1km radius of the site in HER data. The nearest of these comprises a piece of flint debitage (waste product of flint knapping) identified approximately 880m northeast of the site boundary (GLO-C53E05). This artefact has been given a likely prehistoric origin although may post-date the Iron Age. It has been recorded in isolation of other flint debitage which would otherwise indicate a manufacturing site in this area.
- 5.12. A fragment of a cast copper alloy axehead is also identified in portable antiquity scheme datasets approximately 900m east of the Site (GLO-BBCOC6). Only the blade survives, having been truncated at the base of the objects socket. The morphology of this artefact has dated it to the late Bronze Age.
- 5.13. A second prehistoric spot find recorded approximately 900m east of the redline boundary comprises a

palaeolithic scraper (2889). This findspot, recorded in the 1970s, is an isolated findspot.

- 5.14. The final instance of prehistoric activity recorded within the 1km study area comprises a perforated axe hammer found in 1963 approximately 950m west of the proposed development site (2313). Axe hammers have traditionally been considered to hold ceremonial uses although recent use-wear analysis studies have indicated that some held functional purposes.

Romano-British (AD 43 - 410)

- 5.15. A single instance of Romano-British activity has been identified within HER datasets has been identified within the proposed development site. This comprises the suggested route of a Roman Road which crosses the easternmost extent of the proposed of the site on a north-northeast-by-south-southwest axis (6052). The posited route of the road (named as Road 541a by Ivan Margary) was identified through aerial photography and is visible to the south of the proposed development site on modern satellite imagery (Plate 2). The line of the road is not visible within the site boundary and no remains which could be interpreted as the roadside ditches, or the road embankment were identified within Wessex Archaeology's geophysical survey report.
- 5.16. The geophysical survey of the proposed development site completed by Wessex Archaeology in September 2022 identified an area of possible archaeological anomalies that lie within the southeastern extent of the site. This comprised a group of pits and neighbouring ditch which have been assigned a tentative Roman date due to their proximity to the Roman road.



Plate 2: Posited Roman road to the south of the site on modern satellite imagery

- 5.17. No further instances of Roman features are recorded within the 1km study area although a series of spotfinds recorded by the portable antiquities scheme. These finds include:
- Three brooches;
 - Five coins; and
 - One pottery sherd.
- 5.18. Seven of the above findspots have been approximately dated to the late 1st or early 2nd century AD whilst the two remaining findspots (both of which are coins) were identified as Constantine – dating to the earlier 4th century, in origin. One of these findspots, a 4th-century coin, is located approximately 160m east of the Site

whilst the remaining findspots were recorded more than 700m from the site boundary.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.19. A series of archaeological anomalies identified within the proposed development site by Wessex Archaeology's geophysical survey have been interpreted as possible field boundaries. As many of these anomalies respect modern features within the site, they are considered most likely to represent medieval or post-medieval features.
- 5.20. Further features identified within the geophysical survey of the site include a series of broad linear anomalies within the two northernmost fields which have been interpreted as relict ridge and furrow earthworks. Ridge and furrow earthworks, formed by repeated historic plough action, can date from between the early medieval and post-medieval periods and when extant, appear as a series of parallel linear peaks and troughs on the ground. The width between ridgetops can be indicative of the age of the ridge and furrow – wider distances indicating an early medieval or medieval origin with more narrow earthworks generally being post-medieval in origin. Those within the site vary between 6m and 16m indicating both post-medieval and medieval cultivation within the site during those periods.
- 5.21. Two designated heritage assets within the study area date to the medieval period. One of these – the Parish Church of St Andrew, is dated to the medieval period (1114974). The church, located approximately 760m northwest of the site, was initially constructed in the 12th century although has been the subject of various later

medieval and post-medieval works and alterations. The associated churchyard for this Listed Building is also identified within HER datasets as having a possible medieval origin (14548) although none of the Listed chest tombs within the churchyard are medieval in origin.

- 5.22. The second medieval designated heritage assets within 1km of the proposed development site is the Royal Oak, an inn approximately 730m north of the proposed development site (1137518). The inn is described as late medieval and 17th century in origin and is thought to have originated as a hall house.
- 5.23. Six areas within the 1km radial study area are identified within the South Gloucestershire HER datasets as holding medieval origins. These settlements comprise:
- Talbot's End, approximately 90m north of the Site at its closet point (9734);
 - Heath End, which extends to c.110m west of the site (12662);
 - Cromhall, c.660m northwest of the proposed development site (9687);
 - West End, approximately 900m southeast of the site (10769);
 - Rock House, c.970m southeast of the proposed development site (14049); and
 - Cowslip Farm, approximately 690m southwest of the site at its closest point (14056).

5.24. Of these settlements, only Cromhall is recorded within the Domesday Book of 1086 in which it is stated to consist of 11 households. Extant medieval features have been recorded within Heath End only although it is likely that sub-surface remains are present within all four settlements which relates to their medieval occupation.

5.25. A large proportion of medieval activity recorded within the 1km study area relates to historic agricultural practice with further examples of ridge and furrow and a strip lynchet – a form of agricultural terrace, identified within HER datasets. A mix of levelled and standing earthworks appear to be present within the study area which is likely to represent a mix of medieval and post-medieval cultivation.

5.26. Outside of these medieval features, other early medieval and medieval activity recorded within the study area includes:

- Two fishponds contained within Heath End, adjacent to the former Manor House c.560m west of the proposed development site (6108, 20056);
- Two/Three fishponds between Abbotside and Cromhall approximately 670m northwest of the site (3302, 18991);
- The possible site of a medieval deer park, identified by place name evidence approximately 830m west of the site (3345);
- The location of an early medieval rabbit warren identified by field names c.580m northeast of the site (6173);

- A linear bank which extends southwest from a point approximately 780m west of the Site thought to represent the historic boundary between Cromhall Common and either enclosed land or Cromhall Park (2466).

5.27. The Portable Antiquities Scheme (PAS) has identified a series of finds throughout the study area which date to the medieval period these comprise:

- Five coins;
- Two brooches;
- Two buckles;
- Two purse bars;
- A strap fitting; and
- A thimble.

5.28. These finds are not indicative of any form of activity within the study area outside of domestic activity. Two of these findspots were identified within 200m of the proposed development site whilst the remainder were recorded at least 700m from the site boundary.

Post-medieval (1540 – 1750), Early Modern (1750 – 1901), Modern (1901 – present)

5.29. One feature identified within the proposed development site is contained within HER datasets, is the proposed route of a mid-19th century railway line (14617). The railway was never constructed and as such does not have physical remains which can be impacted by the

development and is not considered to be a heritage asset.

5.30. The geophysical survey of the proposed development site completed by Wessex Archaeology identified a number of anomalies which may reflect former agricultural boundaries and regimes (in the form of ridge and furrow) within the proposed development site. It is considered that the archaeological interest of such features is limited.

5.31. The development of the site during the early modern and modern period can be traced through detailed historic mapping. The site is depicted in its entirety within the Tithe Map for Cromhall dating to 1839 (Plate 3).

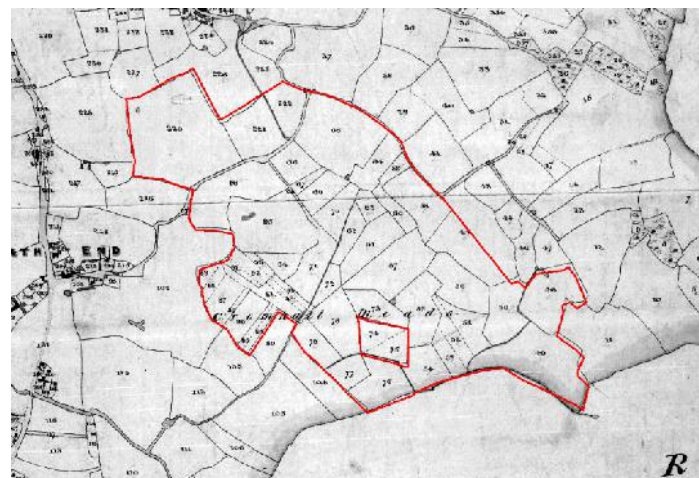


Plate 3: Cromhall Tithe Map of 1839

5.32. The Cromhall Tithe Map depicts the site as comprising a total of 46 fields at the time of completion. Tithe Maps were created for the purposes of taxation and as such

each map is accompanied with an apportionment detailing landuse, ownership and field names. Various landowner and tenant farmers are recorded across the proposed development site which are almost entirely identified as meadow. Two fields within the northern extent of the Site are named as 'Marl Pitts' indicating that the extraction of marl – used for fertiliser, may have taken place within the site. Other notable features evident on the Cromhall Tithe Map include the series of narrow strip fields within the western portion of the Site – such features are reminiscent of pre-enclosure medieval open-field systems.

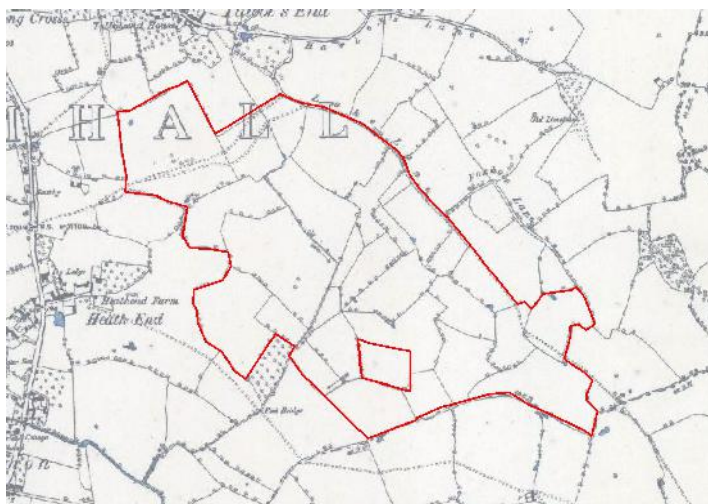


Plate 4: 1886 Ordnance Survey Map

5.33. The 1886 Ordnance Survey map primarily depicts the loss of a number of field boundaries within the proposed development site (Plate 4). During this time, the amalgamation of agricultural fields had reduced the number which formed the site to 28. This trend is seen

throughout the surrounding area, matching evolving agricultural practices. The public footpath within the northern extent of the site, depicted as a track within the Cromhall Tithe Map, is shown as two public footpaths which intersect at the Site's western boundary on the 1886 map. This map also depicts the establishment of the public footpath within the southeastern extent of site.

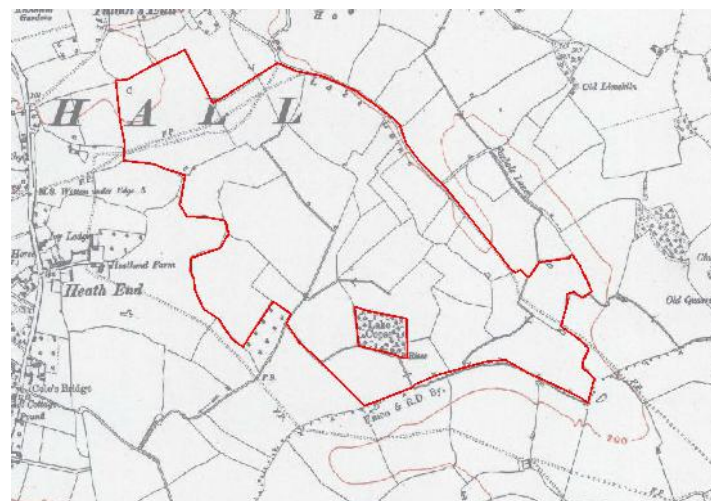


Plate 5: 1923 Ordnance Survey Map

5.34. The Ordnance Survey Map of 1923 displays very limited change within the proposed development site when compared to the 1886 map. The only noted change within the site boundary is the slight rerouting of the two northern footpaths within the site. Lake Copse, which the site boundary surrounds, is identified as woodland for the first time on historic mapping.

5.35. Change subsequent to the site's depiction within the 1923 Ordnance Survey map is characterised by the loss of further field boundaries, leaving 15 fields prior to the

end of the 20th century. Streams or drainage ditches which had been depicted throughout the site area from the 19th century onwards appear to have been either infilled or buried at some point prior to 1923. Further, the two public rights of way depicted on the 1923 map became amalgamated during the 20th century into a single path.

5.36. Outside of the proposed development site boundary, post-medieval, early modern and modern heritage assets and features within the study area can broadly be grouped by their historic function. These features and assets include:

- The location of post-medieval settlements – varying in size between hamlets and single farmsteads throughout the study area.
- Various domestic properties including manor houses and farmhouses, both Listed and unlisted particularly noted to the north and west of the site;
- Extant and demolished agricultural barns, pounds and field boundaries located throughout the study area;
- Structures associated with the Church comprising Listed chest tombs at St Andrews Church and a non-designated independent chapel within Talbot’s End.
- Business premises including various inns, public houses, workshops and a brewery likely established as part of a population boom during the 18th/19th centuries; and

- The site of extractive works comprising quarries and a former colliery site.

5.37. A full list of post-medieval, early modern and modern heritage assets within the 1km study area is included as a gazetteer within Appendix 1. Designated assets from these periods are considered individually within the Settings Assessment section of this report.

5.38. The majority of spotfinds recorded within the PAS database within the 1km radial study are formed by coins, buckles and tokens and are considered to represent chance losses rather than deliberate deposition of items.

Statement of Archaeological Potential and Significance

5.39. Limited volumes of archaeological remains dating to any prehistoric period have been identified within a 1km radius of the proposed development site. Possible prehistoric features were identified within a geophysical survey of the Site although a geological origin was considered equally possible. As such, the potential for significant archaeological remains to be present within the Site is considered to be low-to-moderate.

5.40. The posited route of a Roman Road intersects with the southeastern extent of the proposed although was not apparent within the geophysical survey of the Site commissioned as part of this assessment. A group of anomalies of possible archaeological origin identified in the vicinity of the posited Roman Road during the geophysical survey may relate to Romano-British roadside activity and as such a moderate amount of potential for Roman archaeology has been identified within the site. The significance of such remains is unlikely

to be commensurate with that of a designated heritage asset.

- 5.41. Early medieval and medieval activity in the proximity of the site is largely agricultural in character. Levelled ridge and furrow earthworks have been identified within the proposed development site although such features are not considered to be of high archaeological interest. The potential for significant archaeological remains to be present within the site is low.

- 5.42. It is considered likely that the proposed development site was in agricultural use throughout the post-medieval, early modern and modern periods. The potential for any remains of archaeological interest relating to the site's post-medieval or later agricultural use is low.

6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²¹
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. Assets in the vicinity identified for further assessment on the basis of proximity and intervisibility comprise:
- Talbot's End House Grade II Listed Building; and
 - The Gables Grade II Listed Building



Plate 6: Assets assessed within Setting Assessment

- 6.5. Assets excluded on the basis of a combination of some or all of the following; a lack of intervisibility, no clear historic link to the site and a lack of proximity to the site comprise:
- Milestone at National Grid Reference ST6977 8999 Grade II Listed Building (1321197);
 - Talbot's End Farmhouse Grade II Listed Building (1136664);

²¹ Historic England, *GPA:3*, p. 4.

- Front Garden Walls and Gatepiers 5 Yards to North of the Gables Grade II Listed Building (1114985);
- Former Brewhouse and Wash House, Immediately North West of the Gables Grade II Listed Building (1136679); and
- Talebrocke Grade II Listed Building (1321200).

6.6. Additionally, long-distance visibility towards the church tower of the Grade I Listed Church of St James was identified from within the Site (Plate 7) This asset was discounted from a detailed setting assessment due to the distance between the site and asset (approximately 1.5km) and limited scope for return visibility from the church. Further, as the parish church for Charfield the potential for a functional relationship with the Site (which is entirely within the parish of Cromhall), is limited.



Plate 7: Long-distance view towards Church of St James (indicated in red) from within the site

Asset 1 – Talbot’s End House

6.7. Talbot’s End House is a Grade II Listed Building first added to the List on 5th June 1984 (1114984) (Plate 8). The building was constructed in the early 19th century. Talbot’s End House is two-storey and rendered although lined to appear as if ashlar whilst its roofing is slate. A two-storey extension to the right and left of its frontage appears to have been constructed during the late 19th century – not appearing on the 1886 Ordnance Survey map but present by its depiction on the 1923 Ordnance Survey Map.



Plate 8: Talbot's End House's frontage viewed from Talbot End

- 6.8. Talbot's End House and its setting are considered under the Planning (Listed Building and Conservation Areas) Act 1990. As a Grade II Listed Building, this asset is considered to be designated heritage asset of less than the highest significance as outlined within the NPPF.
- 6.9. The house is set within its own gardens, the extent of which are likely to have been established upon construction based upon their depiction on historic mapping. The property fronts onto Talbot's End, a single-track road which becomes a farm track further to the east. This asset is located opposite the Talbot's End Farm including Talbot's End Farmhouse (also a Grade II Listed Building) and a range of post-medieval, early modern and modern agricultural outbuildings.

- 6.10. Visibility towards portions of the frontage of the house is afforded along the driveway of the asset looking southwards from Talbot's End (Plate 8). Views looking west and northwest towards this asset from publicly accessible surrounds of the asset are limited by screening from tree planting within the gardens of the asset as well as built form along Talbot's End. Visibility is clearer towards this Listed Building from its south and southwest extent where tree planting is sparser.



Plate 9: View eastwards from a farmtrack south of Cromhall towards Talbot's End Farm (denoted in red)

- 6.11. The significance of this asset is primarily embodied within its physical form and fabric which retains historic architectural details symptomatic of an earlier-19th century residential property. It is considered that this asset's significance is therefore primarily architectural and historic.

- 6.12. Setting is also considered to contribute towards the heritage significance of this asset albeit to a lesser degree than the physical form of the asset itself.
- 6.13. One of the primary contributors towards the heritage significance of this asset through setting include contemporary features which also form part of the Talbot's End Farm complex – namely the Talbot's End Farmhouse, the principal building of the farm complex and a Grade II Listed Building, as well as surviving early-19th century outbuildings to the east of the house and farmhouse. These buildings are recorded in the common ownership amongst the Morris family within the Cromhall Tithe Map apportionment of 1839. These assets are considered to contribute towards the historic interest of Talbot's End House through setting due to their contemporary nature, sympathetic design and shared historic relationship.



Plate 10: View from the northern site boundary to Talbot's End House

- 6.14. The surrounds of this Listed Building, beyond the immediate built form within Cromhall, is composed of agricultural land. A review of the 1839 Cromhall Tithe Map apportionment indicates that land in common ownership with Talbot's End House is largely located to the north and east of the asset. Five parcels of the 46 which comprised the site at that time are detailed in common ownership with this building within the Cromhall Tithe apportionment. All five of these fields have subsequently been amalgamated into larger parcels of land.



Plate 11: View north to Talbot's End House from within the northern extent of the site (note the existing solar pv arrays which are not visible from adjacent to the asset)

- 6.15. Although in common ownership with some agricultural land, this Listed Building does not appear to have been constructed to fulfil any agricultural function. The agricultural surrounds of the building therefore have non-functional association with this asset. Nevertheless, the visual association between Talbot's End House and the agricultural land in its immediately vicinity was established at the point of the building's construction. The surrounding agricultural land of this asset is therefore considered to contribute a very minor amount of artistic interest to this asset through setting as a detached countryside house.
- 6.16. The proposed development site is located approximately 150m south of this asset at its nearest point. There are views to the rear elevation of this building from the

northern boundary of the proposed development site (Plate 10) as well as from the portions of the northernmost field of the site (Plate 11) – although these are in the context of existing solar arrays within the site boundary. No visibility towards this asset has been identified from the public right of way within the northern extent of the site due to planting and changes to topography.

- 6.17. Despite the identified common ownership between the asset and portions of the Site, these portions of the Site have become amalgamated into modern field systems and the former association between asset and Site appear to have been severed for some time. The proposed development site is therefore not considered to make any contribution towards the significance of this asset through setting.
- 6.18. Development proposals include the infilling and reinforcement of hedgerows along the northern boundary of the site. It is anticipated that this will reduce the level of visibility between the proposed built form and this Listed Building. This may also reduce visibility between the asset and existing solar arrays within the Site.
- 6.19. Given the distance between the site and the asset, proposed screening and lack of historic functional relationship identified between this asset and the site area, it is not anticipated that development proposals will result in any harm to the heritage significance of this asset through changes to its setting.

Asset II – The Gables

- 6.20. The Gables is a Grade II Listed Building which was first added to the List on 21st October 1952 (1136673). The

building, constructed as a farmhouse has been dated to 1669 and, as its name might suggest, has a gabled frontage and rear, features a gabled porch, and projecting gabled wing to the front and rear.



Plate 12: The Gables viewed from Talbot's End, note the Listed garden walls and brewhouse/wash house to front and right of image.

- 6.21. The Gables is set within its own gardens which extend to the north and south of the Listed Building. A second Grade II Listed Building *Former Brewhouse and Wash House, Immediately North West of the Gables* (1136679) is contained within the gardens of The Gables. The front garden wall to The Gables is also a Grade II Listed Building – *Front Garden Walls and Gatepiers 5 Yards to North of The Gables* (1114985). Beyond the immediate gardens of the asset, further built form within Cromhall is present to the east and west. To the north and south of this asset is agricultural land.



Plate 13: Long-distance visibility to The Gables (indicated in red) from Bristol Road

- 6.22. Visibility to the frontage of this asset is most readily apparent when looking southwards from Talbot's End (Plate 13). Views to the upper storey of the rear aspects of The Gables are afforded most readily from a public footpath running southwards from Talbot's End approximately 60m west of the asset to Bristol Road (Plate 14 and Plate 15). Views are also apparent to the upper elements of this Listed Building from a public right of way connecting Bristol Road to a farmtrack west of Talbot's End (Plate 16).



Plate 14: View from footpath south from Talbot's End to the rear of The Gables



Plate 15: View to The Gables from the public footpath within the site

- 6.23. The significance of The Gables is primarily embodied within the physical form of this asset which is described as a good example of a gabled vernacular farmhouse within its Listing description. Due to this building's particular design, which makes heavy use of gabled ends, as well as its 17th century origins, the significance of this asset is considered to be derived primarily from its historic and architectural interests.
- 6.24. Setting is also considered to contribute towards the heritage significance of The Gables Grade II Listed Building. It is considered that the contribution of setting to this building's significance is lesser than that made by the asset's own physical form.
- 6.25. *The Former Brewhouse and Wash House, Immediately North West of The Gables, Talbot's End, Grade II Listed Building (1136679)* is considered to contribute towards the historic interest of this asset through setting. The presence of a brewhouse and wash house within the grounds of The Gables depicts evolving local industry and cultural trends during the later 17th- or 18th century.
- 6.26. The Grade II Listed *Front Garden Walls and Gatepiers 5 Yards to North of The Gables (1114985)* has a clear functional historic relationship with The Gables although was not constructed until the 18th century. In addition to the architectural interest provided by the detailing of the wall's gatepiers, this asset is considered to also contribute towards the historic interest of The Gables through setting.
- 6.27. Outside of the immediate surrounds of this asset detailed above, the more immediate agricultural surrounds are formed by agricultural land. Constructed as a farmhouse, there is an inherent functional connection between The

Gables and agricultural land. No common ownership between any agricultural land and The Gables is identified within the Cromhall Tithe Map apportionment indicating that by 1839 this asset was utilised for purely domestic purposes. The functional link between The Gables and agricultural land appears to have therefore been severed for some time. It is therefore considered that the agricultural immediately adjacent to this asset may contribute a minor amount of historic and artistic interest of this asset through setting due to their weak historic and proximity.

- 6.28. The proposed development site is located approximately 240m south of The Gables at its nearest point. Some visibility to the upper elements of the Listed Building has been identified from the public right of way which runs through the northern extent of the proposed development site (Plate 13). Return visibility from the rear gable end attic windows towards the development site is also likely although minor amounts of tree planting are anticipated to filter these views. No functional connection between any portion of the site and The Gables is apparent in Tithe apportionment records although an earlier relationship cannot be discounted.
- 6.29. Although part of the wider, undeveloped agricultural surrounds of The Gables, the site is not considered to contribute towards its heritage significance through setting due to a lack of identifiable historic functional

relationship with this asset as well as the distance between them.

- 6.30. Development proposals include the reinforcement of hedgerows along the northern boundary of the Site. It is anticipated that this will limit the level of intervisibility between The Gables and the proposed development site. It is acknowledged that development proposals are likely to screen views to upper storeys of The Gables from a public right of way within the site boundary, however these views are not considered to be illustrative of this asset's significance. Further, development would not be anticipated to be co-visible from other public rights of way in which this asset is visible due to designed screening.
- 6.31. Overall, it is not anticipated that the proposed development within the Site will result in any harm to the heritage significance of The Gables through changes to its setting.

7. Conclusions

Archaeological Resource

- 7.1. Anomalies of possible archaeological origin have been identified within the western extent of the proposed development site. These have been tentatively identified as a pit alignment although geological origins of these features cannot be discounted. A low to moderate amount of potential for prehistoric remains within the proposed development site has therefore been identified.
- 7.2. The posited route of a Roman Road runs within, or adjacent to, the southeastern boundary of the site although no remains relating to its construction were apparent within Wessex Archaeology's geophysical survey of the Site area. Anomalies identified through geophysical survey within the southeastern extent of the site have been tentatively identified as possible archaeology of Roman in origin due to their proximity of the posited road route. A moderate amount of potential for Romano-British remains has therefore been identified.
- 7.3. It is likely that the Site has been used primarily for agricultural practices from the medieval period onwards – this corresponds with the findings of the geophysical survey of the site which identified the remains of ridge and furrow cultivation and field boundaries within the site boundary. These features are considered to be of limited archaeological interest. The potential for significant unrecorded archaeological remains dating to the early medieval, medieval, post-medieval, early modern, or modern periods within the site is low.

Setting Assessment

- 7.4. A review of potential harm to the heritage significance of Talbot's End House Grade II Listed Building and The Gables Grade II Listed Building through changes to their setting did not identify any harm to either of these Listed Buildings.
- 7.5. No other designated heritage assets were considered to be potentially sensitive to the proposed development of the site.

Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
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Department for Levelling Up, Housing and Communities (DLUHC), <i>Planning Practice Guidance (PPG)</i> (revised July 2019).
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Historic England, <i>Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1</i> (2 nd edition, Swindon, February 2019).

Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

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Court and Appeal Decisions

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).

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Jones v Mordue [2015] EWCA Civ 1243.

Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Cartographic Sources	
1839	Cromhall Tithe Map and Apportionment
1886	Ordnance Survey Map 1;10,560
1923	Ordnance Survey Map 1;10,560

Other Sources
Wessex Archaeology, Land East of Heath End, South Gloucestershire, Detailed Gradiometer Survey Report (2022)



Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
12826	Geotechnical Pits Landfill Site Star Farm Wickwar	EVT
13232	Watching Brief St Andrews School Cromhall	EVS
18227	Evaluation Wickwar Quarry Extension The Downs Wickwar	EVT
18672	Desk Based Assessment Cromhall Quartzite Quarry Tapwell Bridge Cromhall	DBA
20770	Land Adjacent to New Cottages, Cromhall, WSI for an Archaeological Watching Brief	EVT
21572	Watching brief Cromhall Old Rectory Cromhall	EVS
21589	Architectural Survey Cromhall Colliery Cromhall	EVS
21779	Desk Based Assessment (Extensive Urban Survey) Wickwar	DBA



HER Monument Data

Mon UID	Name	Mon Type	Period
2889	Flint Find Church Lane Wickwar	FINDSPOT	PALAEOLITHIC
2313	Neolithic or Bronze Age Axehead (Unlocated) Cromall Tortworth	FINDSPOT	LATER PREHISTORIC
6052	Roman Road Bitton Berkeley North	ROAD	ROMAN
19780	Roman Road Cowship Lane West End Wickwar	ROAD	ROMAN
19781	Roman Road Cowship Lane West End Wickwar	ROAD	ROMAN
19783	Roman Road Cowship Lane West End Wickwar	ROAD	ROMAN
19773	Roman Road Cowship Lane West End Wickwar	ROAD	ROMAN
21272	Roman Road Wickwar Quarry Cromhall	ROAD	ROMAN
6108	Fishpond (1) Heath End Court Rectory Lane Cromhall	FISHPOND	EARLY MEDIEVAL
14049	Settlement Rock House Wickwar	SETTLEMENT	EARLY MEDIEVAL
14056	Settlement Cowslip Farm Wickwar	SETTLEMENT	EARLY MEDIEVAL
6173	Rabbit Warren Talbots End Cromhall	RABBIT WARREN	EARLY MEDIEVAL



Mon UID	Name	Mon Type	Period
20056	Fishpond (2) Heath End Court Rectory Lane Cromhall	FISHPOND	EARLY MEDIEVAL
3345	Medieval Deer Park south west of Cromhall	DEER PARK	MEDIEVAL
2466	Linear Bank (Park Boundary) Trappells Farm Cromhall	BOUNDARY	MEDIEVAL
19767	Strip Lynchet Hawleys Lane Talbots End Cromhall	STRIP LYNCHET	MEDIEVAL
19776	Field System Cowship Lane West End Wickwar	FIELD SYSTEM	MEDIEVAL
21388	Area of Ridge and Furrow Cromhall	EARTHWORK	MEDIEVAL
18991	Fiishpond (2) Abbotside Cromhall	FISHPOND	MEDIEVAL
14548	Churchyard St Andrews Cromhall	CHURCHYARD	MEDIEVAL
6657	Varley Farm Cottage Talbots End Cromhall	LONGHOUSE	MEDIEVAL
9687	Settlement Cromhall	SETTLEMENT	MEDIEVAL
9734	Settlement Talbots End Cromhall	SETTLEMENT	MEDIEVAL
10769	Settlement West End Wickwar	SETTLEMENT	MEDIEVAL
12662	Settlement Heath End Cromhall	SETTLEMENT	MEDIEVAL



Mon UID	Name	Mon Type	Period
3302	Fiishpond (1) Abbotside Cromhall	FISHPOND	MEDIEVAL
21121	Valley Farm Cottage Talbots End Cromhall	HOUSE	TUDOR
21313	Field Boundary Hunts Wood Cromhall	FIELD BOUNDARY	POST MEDIEVAL
21401	Area of Ridge and Furrow Cromhall	RIDGE AND FURROW	POST MEDIEVAL
2777	Colliery Old Engine Colliery Bristol Road Heath End Cromhall	BUILDING	POST MEDIEVAL
2835	Turnpike Gate Wayside Bristol Road Cromhall	TOLL GATE	POST MEDIEVAL
2836	The Smithy (Demolished LB) Wayside Bristol Road Cromhall	BLACKSMITHS WORKSHOP	POST MEDIEVAL
2837	The Old Smithy Bibstone Cromhall	BLACKSMITHS WORKSHOP	POST MEDIEVAL
2838	The Gables Talbots End Cromhall	FARMHOUSE	POST MEDIEVAL
4413	Pound south of Coles Bridge Heath End Cromhall	POUND	POST MEDIEVAL
5519	Almshouses Cromhall	ALMSHOUSE	POST MEDIEVAL
6110	Lime Kiln Foxhole Lane Charfield	LIME KILN	POST MEDIEVAL
6111	Lime Kiln east of Little Wood Charfield	LIME KILN	POST MEDIEVAL



Mon UID	Name	Mon Type	Period
13867	Coal Mine Spoilheap (2) Old Engine Colliery Heath End Cromhall	COLLIERY	POST MEDIEVAL
13868	Coal Mine Spoilheap (3) Old Engine Colliery Heath End Cromhall	COLLIERY	POST MEDIEVAL
13869	Coal Mine Shaft (1) Old Engine Colliery Bristol Road Heath End Cromhall	MINE SHAFT	POST MEDIEVAL
13870	Coal Mine Shaft (2) Old Engine Colliery Bristol Road Heath End Cromhall	MINE SHAFT	POST MEDIEVAL
13871	Coal Mine Shaft (3) Old Engine Colliery Bristol Road Heath End Cromhall	MINE SHAFT	POST MEDIEVAL
13873	Building (2) Old Engine Colliery Bristol Road Heath End Cromhall	BUILDING	POST MEDIEVAL
13874	Cottage Old Engine Colliery Heath End Cromhall	BUILDING	POST MEDIEVAL
14071	Quarry (2) The Downs Wickwar	QUARRY	POST MEDIEVAL
14072	Quarry (1) The Downs Wickwar	QUARRY	POST MEDIEVAL
14126	Settlement Bibstone Cromhall	SETTLEMENT	POST MEDIEVAL
14347	Settlement Bibstone Farm Cromhall	SETTLEMENT	POST MEDIEVAL



Mon UID	Name	Mon Type	Period
14364	Settlement Eastview Talbots End	SETTLEMENT	POST MEDIEVAL
14365	Settlement Wayside Heath End Cromhall	SETTLEMENT	POST MEDIEVAL
14389	Settlement Littlewood Cottage Cromhall	SETTLEMENT	POST MEDIEVAL
14409	Settlement Southwood Farm Charfield	SETTLEMENT	POST MEDIEVAL
14617	Proposed Railway Line Chepstow Wotton Bassett	RAILWAY	POST MEDIEVAL
14700	Quarry (1) Southwood Farm Charfield	QUARRY	POST MEDIEVAL
14701	Quarry (2) Southwood Farm Charfield	QUARRY	POST MEDIEVAL
14853	Mill Pond and Tail Race Sodam Mill Tortworth Park Cromhall	MILL POND	POST MEDIEVAL
14859	Milestone B4058 Bibstone Cromhall	MILESTONE	POST MEDIEVAL
14864	Quarry Knap Lane Talbots End Bibstone Cromhall	QUARRY	POST MEDIEVAL
14865	Independent Chapel Talbots End Cromhall	NONCONFORMIST CHAPEL	POST MEDIEVAL
14866	Burial Ground Independent Chapel Talbots End Cromhall	CEMETERY	POST MEDIEVAL
14869	Quarry (1) Wickwar Quarry Cromhall	QUARRY	POST MEDIEVAL



Mon UID	Name	Mon Type	Period
14870	Quarry (2) Wickwar Quarry Cromhall	QUARRY	POST MEDIEVAL
14871	Quarry (3) Wickwar Quarry Cromhall	QUARRY	POST MEDIEVAL
14872	Hunters Hall (Public House) B4058 Heath End Cromhall	PUBLIC HOUSE	POST MEDIEVAL
14873	Smithy Cowship Lane Heath End Cromhall	BLACKSMITHS WORKSHOP	POST MEDIEVAL
14874	The Red Lion (Public House) Church Lane Bristol Road Talbots End Cromhall	PUBLIC HOUSE	POST MEDIEVAL
15238	Settlement Townsend Farm Charfield	SETTLEMENT	POST MEDIEVAL
15239	Milestone The Downs Churchend Charfield	MILESTONE	POST MEDIEVAL
15245	The New Inn Public House Tortworth Road Bibstone Cromhall	PUBLIC HOUSE	POST MEDIEVAL
15396	No 1 to 2 Allotment Row Townwell Cromhall	HOUSE	POST MEDIEVAL
15398	No 1 to 9 Church Church Lane Talbots End Cromhall	HOUSE	POST MEDIEVAL
15399	Village Hall Talbots End Cromhall	VILLAGE HALL	POST MEDIEVAL
15400	Bibstone Farm Tortworth Road Cromhall	HOUSE	POST MEDIEVAL
15401	The New Inn Bibstone Veian Tortworth Road Cromhall	PUBLIC HOUSE	POST MEDIEVAL



Mon UID	Name	Mon Type	Period
15403	Bibstone Villas Bristol Road Bibstone Cromhall	HOUSE	POST MEDIEVAL
15404	No 1 Hospital Cottages Talbots End Cromhall	HOUSE	POST MEDIEVAL
15406	Cromhall Court Farm Church Lane Cromhall	HOUSE	POST MEDIEVAL
15407	Townwell House Townwell Cromhall	HOUSE	POST MEDIEVAL
15408	Ryeleaze Farm Rectory Lane Cromhall	HOUSE	POST MEDIEVAL
15409	Barn Church Lane Cromhall	BARN	POST MEDIEVAL
15410	Post Office Cottage Townwell Cromhall	HOUSE	POST MEDIEVAL
15411	Sheiling and Colesbridge Bristol Road Heath End Cromhall	HOUSE	POST MEDIEVAL
15414	Stable The Green Heath End Cromhall	STABLE	POST MEDIEVAL
15415	Cottage at Rose Cottage Bristol Road Cromhall	HOUSE	POST MEDIEVAL
15416	Range Heath End Court Heath End Cromhall	OUTBUILDING	POST MEDIEVAL
15417	Rose Cottage Bristol Road Cromhall	HOUSE	POST MEDIEVAL
16924	Rock House West End Road Wickwar	HOUSE	POST MEDIEVAL



Mon UID	Name	Mon Type	Period
16936	Barn Meads Farm West End Road West End Wickwar	BARN	POST MEDIEVAL
16942	Cowship Farm Cowship Lane Wickwar	HOUSE	POST MEDIEVAL
16943	The Old Granary Cowship Lane Wickwar	HOUSE	POST MEDIEVAL
17315	Settlement Cowship Lane Wickwar	SETTLEMENT	POST MEDIEVAL
17316	Lime Kiln The Downs Wickwar	LIME KILN	POST MEDIEVAL
17317	Quarry (4) The Downs Wickwar	QUARRY	POST MEDIEVAL
17362	Gate Rock House West End Road Wickwar	GATE	POST MEDIEVAL
17363	Summerhouse Rock House West End Road Wickwar	SUMMERHOUSE	POST MEDIEVAL
17370	Barn The Old Granary Cowship Lane Wickwar	BARN	POST MEDIEVAL
17875	Clay Pit Brickyard Pond Old Engine Pit Heath End Cromhall	CLAY PIT	POST MEDIEVAL
18330	Settlement Churchwood Farm Wickwar	SETTLEMENT	POST MEDIEVAL
19456	Jasmine Cottage Townwell Cromhall	HOUSE	POST MEDIEVAL
19457	Hillside House Townwell Cromhall	HOUSE	POST MEDIEVAL



Mon UID	Name	Mon Type	Period
19693	Bibstone Farm Tortworth Road Cromhall	HOUSE	POST MEDIEVAL
19842	No 3 & 4 Allotment Row Townwell Cromhall	HOUSE	POST MEDIEVAL
19843	No 5 & 6 Allotment Row Townwell Cromhall	HOUSE	POST MEDIEVAL
19844	Wall Allotment Row Townwell Cromhall	HOUSE	POST MEDIEVAL
19884	Stile The Old Granary Cowship Lane Wickwar	STILE	POST MEDIEVAL
20050	Heathend Cottage Heath End Court Rectory Lane Cromhall	HOUSE	POST MEDIEVAL
21254	Field Boundaries Wickwar Quarry Wickwar	FIELD BOUNDARY	POST MEDIEVAL
18783	Quarry (5) The Downs Wickwar	QUARRY	VICTORIAN
18959	White Horse Beer House The Green Heathend Cromhall	BEER HOUSE	VICTORIAN
21312	Bank or Plough Headland Cowship Lane Cromhall	EARTHWORK	UNCERTAIN



Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1114972	HEATHEND COURT	II	369693	189739.3608
1114973	ST ANDREWS SCHOOL	II	369291.652	190457.9848
1114974	PARISH CHURCH OF ST ANDREW	I	369222.01	190500.9957
1114975	FORD FAMILY CHEST TOMB 3 YARDS TO EAST OF CHANCEL OF ST ANDREW'S CHURCH	II	369237	190500.3608
1114976	CHEST TOMB,4 YARDS SOUTH OF CHANCEL OF ST ANDREW'S CHURCH	II	369237	190496.3608
1114977	CHEST TOMB 10 YARDS SOUTH OF CHANCEL OF ST ANDREW'S CHURCH	II	369234	190486.3608
1114978	CHEST TOMB 5 YARDS SOUTH EAST OF PORCH OF ST ANDREW'S CHURCH	II	369226	190488.3608
1114979	ALLEN CHEST TOMB 6 YARDS SOUTH WEST OF PRIEST'S DOOR OF ST ANDREW'S CHURCH	II	369230	190488.3608
1114980	ECOTT CHEST TOMB 12 YARDS SOUTH EAST OF PORCH OF ST ANDREW'S CHURCH	II	369232	190481.3608
1114981	PULLIN CHEST TOMB 16 YARDS SOUTH EAST OF PORCH OF ST ANDREW'S CHURCH	II	369232	190477.3608



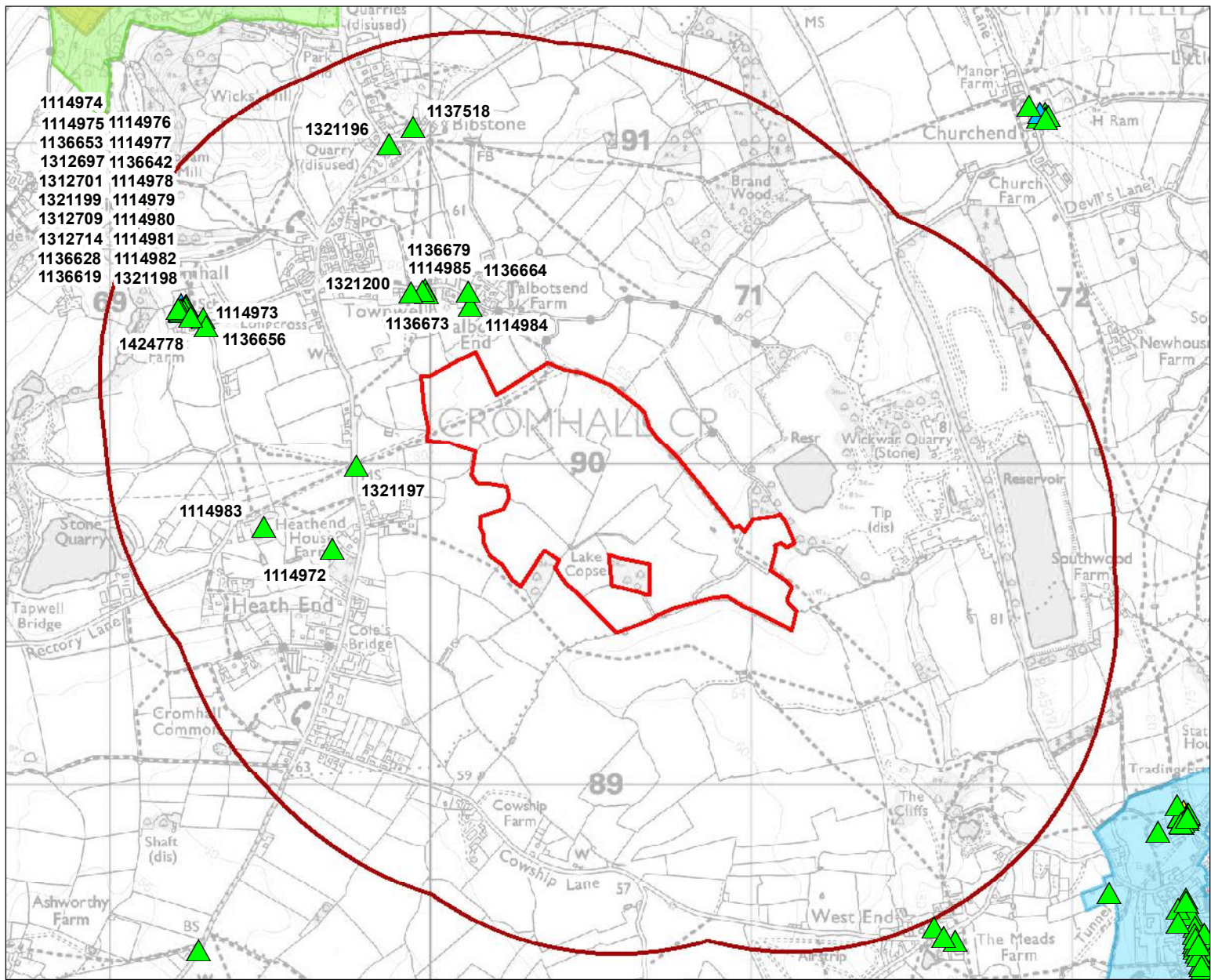
List Entry	Name	Grade	Eastings	Northings
1114982	MANNING CHEST TOMB,9 YARDS SOUTH OF PORCH OF ST ANDREW'S CHURCH	II	369222	190476.3608
1114983	THE OLD RECTORY	II	369480	189808.3608
1114984	TALBOT'S END HOUSE	II	370124	190496.3608
1114985	FRONT GARDEN WALLS AND GATEPIERS 5 YARDS TO NORTH OF THE GABLES	II	369983.2186	190548.2895
1136619	CHEST TOMB 16 YARDS SOUTH OF CHANCEL OF ST ANDREW'S CHURCH	II	369235	190486.3608
1136628	MARKLOVE CHEST TOMB 9 YARDS SOUTH WEST OF PRIEST'S DOOR OF ST ANDREW'S CHURCH	II	369232	190486.3608
1136642	PULLIN CHEST TOMB,15 YARDS SOUTH EAST OF PRIEST'S DOOR OF ST ANDREW'S CHURCH	II	369236	190481.3608
1136653	POWLES CHEST TOMB,1 YARD TO WEST OF WILLIAMS CHEST TOMB	II	369219	190480.3608
1136656	PAIR OF GATEPIERS, 30 YARDS EAST OF COURT FARMHOUSE	II	369300.6463	190432.8945
1136664	TALBOT'S END FARMHOUSE	II	370117	190540.3608
1136673	THE GABLES	II	369987.152	190536.5318
1136679	FORMER BREWHOUSE AND WASH HOUSE,IMMEDIATELY NORTH WEST OF THE GABLES	II	369975.7573	190542.1707



List Entry	Name	Grade	Eastings	Northings
1137518	THE ROYAL OAK	II	369945	191054.3608
1312701	CHEST TOMB 8 YARDS SOUTH OF CHANCEL OF ST ANDREW'S CHURCH	II	369234	190491.3608
1312709	PULLIN CHEST TOMB 14 YARDS SOUTH EAST OF PORCH OF ST ANDREW'S CHURCH	II	369230	190482.3608
1312714	WILLIAMS CHEST TOMB, 7 YARDS SOUTH OF PORCH OF ST ANDREW'S CHURCH	II	369222	190479.3608
1321196	THE OLD SMITHY AND FORMER BAKEHOUSE/WASH HOUSE TO SOUTH EAST	II	369871	190999.3608
1321197	MILESTONE AT NATIONAL GRID REFERENCE ST6977 8999	II	369768.807	189996.8878
1321198	CHEST TOMB,6 YARDS SOUTH OF PORCH OF ST ANDREW'S CHURCH	II	369220	190484.3608
1321199	ECOTT CHEST TOMB,4 YARDS WEST OF PORCH OF ST ANDREW'S CHURCH	II	369212	190485.3608
1321200	TALEBROCKE	II	369939.5389	190536.9351
1424778	Cromhall War Memorial	II	369251.829	190462.5896
1312697	CHEST TOMB, 3 YARDS TO SOUTH OF CHANCEL OF ST ANDREW'S CHURCH	II	369237	190497.3608



Appendix 2: Figures



KEY

- Site
- 1km Study Area
- Conservation Areas
- Registered Parks and Gardens
- Scheduled Monuments

Listed Buildings

Grade

- ▲ I
- ▲ II*
- ▲ II

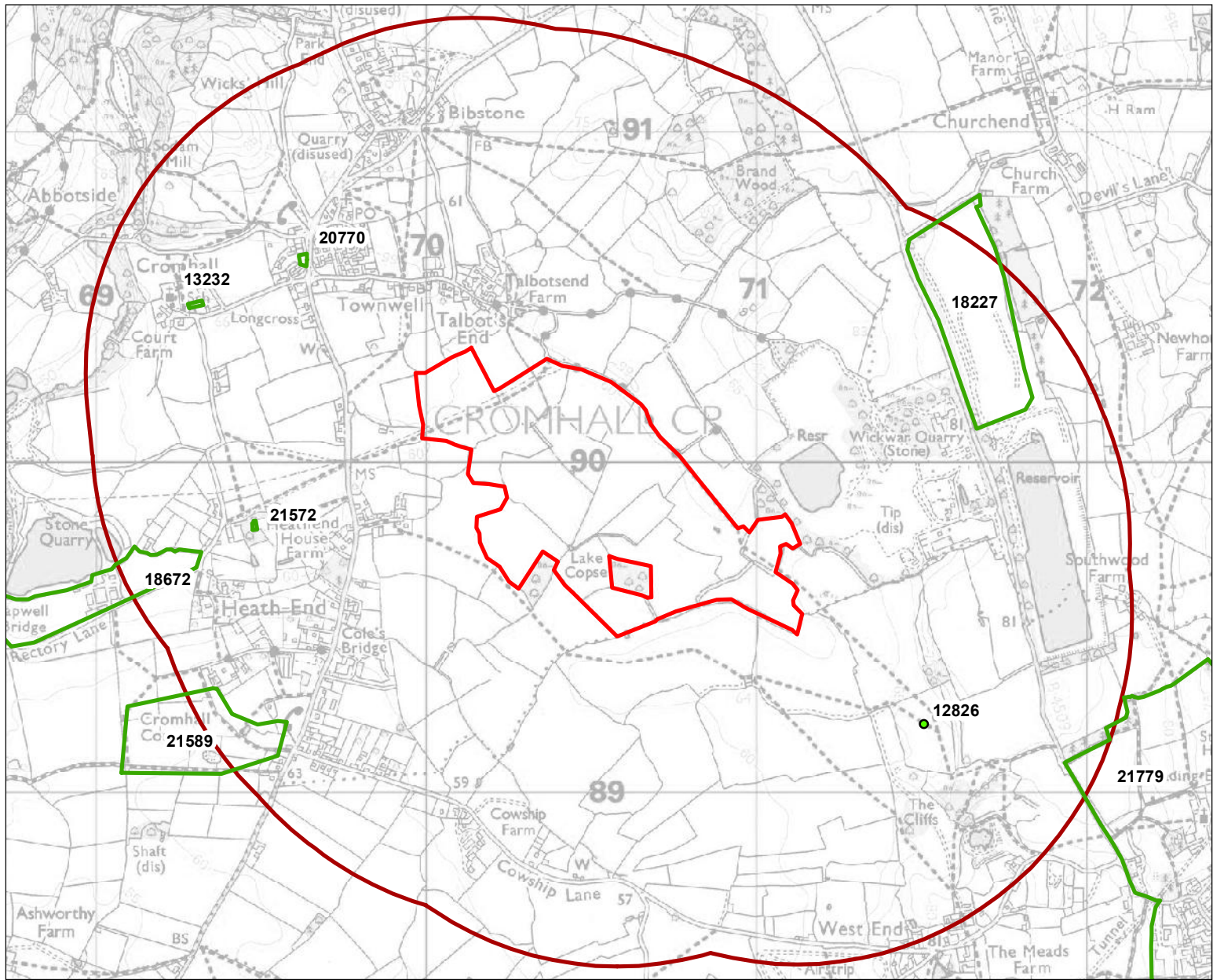
Revisions:
 First Issue- 19/10/2022 RGO
 Second Issue - 22/11/2022 RGO - redline revision

Figure 2: Designated Heritage Assets

Varley Solar Farm

Client: RES Ltd
 DRWG No: P22-0915_02 Sheet No: - REV:-
 Drawn by: RGO Approved by: LG
 Date: 19/10/2022
 Scale: 1:18,500 @ A3





- KEY**
- Site
 - 1km Study Area
 - HER 'Event' point
 - HER 'Event' area

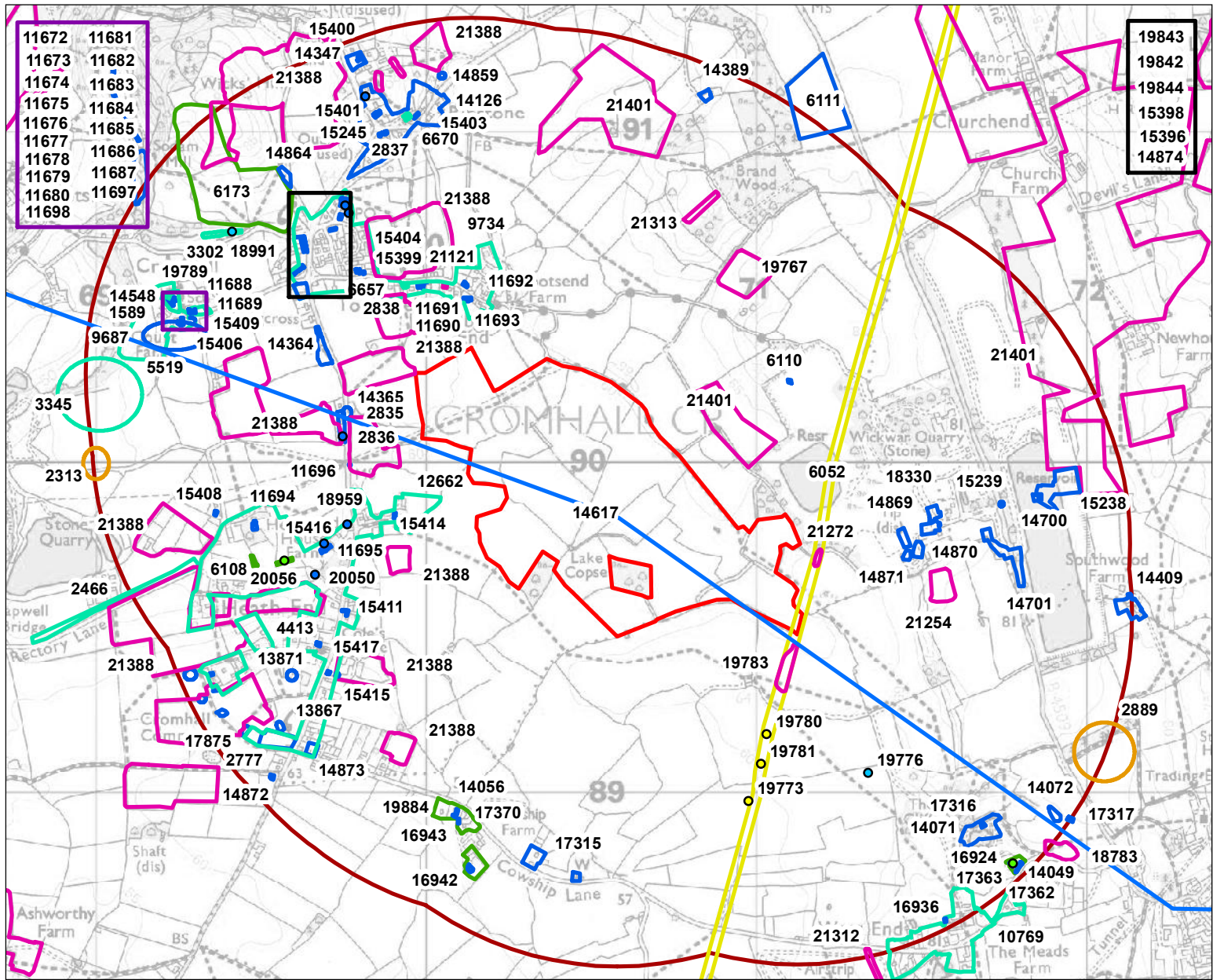
Revisions:
 First Issue- 18/10/2022 RGO
 Second Issue - 22/11/2022 RGO - redline revision

Figure 2: HER 'Events'

Varley Solar Farm

Client: RES Ltd
 DRWG No: P22-0915_02 Sheet No: - REV: -
 Drawn by: RGO Approved by: LG
 Date: 18/10/2022
 Scale: 1:18,000 @ A3





KEY

- Site
 - 1km Study Area
- HER 'Monument' point**
- ROMAN
 - EARLY MEDIEVAL
 - MEDIEVAL
 - POST MEDIEVAL
 - VICTORIAN

- HER 'Monument' area**
- Period:**
- PALAEOLITHIC
 - LATER PREHISTORIC
 - ROMAN
 - EARLY MEDIEVAL
 - MEDIEVAL
 - POST MEDIEVAL
 - VICTORIAN
 - UNDATED

- Period:**
- POST MEDIEVAL

Revisions:
 First Issue- 18/10/2022 RGO
 Second Issue - 22/11/2022 RGO - redline revision

Figure 3: HER 'Monuments'

Varley Solar Farm

Client: RES Ltd
 DRWG No: P22-0915_03 Sheet No: - REV:-
 Drawn by: RGO Approved by: LG
 Date: 18/10/2022
 Scale: 1:18,000 @ A3



Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²²

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²³

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in *English Heritage’s Conservation Principles*.²⁴ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁵

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will*

be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²⁶

Significance results from a combination of any, some, or all of the interests described above.

²² DLUHC, *NPPF*, pp. 71–72.

²³ Historic England, *GPA:2*.

²⁴ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁵ DLUHC, *NPPF*, p. 71; DLUHC, *PPG, Annex 2*.

²⁶ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁷

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁸

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.”²⁹

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³⁰

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²⁷ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

²⁸ DLUHC, *NPPF*, p. 72.

²⁹ DLUHC, *NPPF*, p. 71.

³⁰ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³¹

³¹ Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

³² DLUHC, *NPPF*, para. 200 and fn. 68.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the *NPPF*;³²
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³³ and

³³ DLUHC, *NPPF*, para. 200.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.³⁴

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *“have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”*,³⁵ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”³⁶

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *“preserving”* means doing *“no harm”*.³⁷

³⁴ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁵ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁶ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁷ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.³⁸ Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.³⁹ Of particular relevance is the checklist given on page 13 of *GPA:3*.⁴⁰

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴¹

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴²

³⁸ Historic England, *GPA:2*, p. 9.

³⁹ Historic England, *GPA:3*, p. 8.

⁴⁰ Historic England, *GPA:3*, p. 13.

⁴¹ Historic England, *GPA:3*, p. 4.

⁴² Historic England, *GPA 3*, p. 8.

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴³

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix5**, the *NPPF* (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴⁴

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 to 203.⁴⁵

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

⁴³ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁴⁴ DLUHC, *NPPF*, paras. 201 and 202.

⁴⁵ Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 201 and 203.



Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.”⁴⁶***

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴⁶ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁷ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁴⁸

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

⁴⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

when the decision-maker carries out the balancing exercise.”⁴⁹

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁵⁰

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵¹

⁴⁹ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵⁰ Jones v Mordue [2015] EWCA Civ 1243.

⁵¹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (July 2021)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in July 2021. This replaced and updated the previous *NPPF* 2019. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or***
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”⁵²***

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”⁵³ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁵⁴

⁵² DLUHC, NPPF, para. 11.

⁵³ DLUHC, NPPF, para. 11, fn. 7.

⁵⁴ DLUHC, NPPF, p. 67.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁵⁵

As set out above, significance is also 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁵⁶

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁵⁷

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁵⁸***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, 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

⁵⁵ DLUHC, NPPF, p. 66.

⁵⁶ DLUHC, NPPF, pp. 71-72.

⁵⁷ DLUHC, NPPF, para. 195.

⁵⁸ DLUHC, NPPF, para. 197.

substantial harm, total loss or less than substantial harm to its significance.”⁵⁹

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶⁰**

Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states 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.

In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶¹**

Paragraph 202 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁶²

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

⁵⁹ DLUHC, NPPF, para. 199.

⁶⁰ DLUHC, NPPF, para. 200.

⁶¹ DLUHC, NPPF, para. 201.

⁶² DLUHC, NPPF, para. 202.

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁶³

Paragraph 207 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁶⁴ (our emphasis)

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications that directly or indirectly affect 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.”⁶⁵

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

⁶³ DLUHC, NPPF, para 206.

⁶⁴ DLUHC, NPPF, para. 207.

⁶⁵ DLUHC, NPPF, para. 203.

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶⁶

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which

harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁶⁷ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁶⁸

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁶⁹

It goes on to state that:

“Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

⁶⁶ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁶⁷ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶⁸ DLUHC, NDG, para. 46.

⁶⁹ DLUHC, NDG, para. 47.



- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁷⁰

⁷⁰ DLUHC, NDG, paras. 48-49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within South Gloucestershire are currently considered against the policy and guidance set out within the South Gloucestershire Local Plan Core Strategy 2006–2027 (December 2013) and South Gloucestershire Local Plan Policies, Sites and Places Plan (November 2017).

Relevant policies contained within the Core Strategy 2006–2027 comprise Policy CS9 – Managing the Environment and Heritage. This policy states:

“The natural and historic environment is a finite and irreplaceable resource. In order to protect and manage South Gloucestershire’s environment and its resources in a sustainable way, new development will be expected to:

1. ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance

...”

Policies relevant to this assessment contained within the Policies, Sites and Places Plan comprise Policy PSP17 – Heritage Assets and the Historic Environment. This policy states:

“Conserving and Enhancing

Development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage

assets³ and their settings. They should be conserved in a manner that is appropriate to their significance.

General Principles

Listed Buildings: Alterations, extensions or changes of use to listed buildings, or development within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings. Where development proposals affect listed buildings whose architectural or heritage significance has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of the heritage assets and/or their setting or contributions towards such works.

...”



Appendix 7: Listing Descriptions

TALBOT'S END HOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1114984

Date first listed: 05-Jun-1984

Statutory Address 1: TALBOT'S END HOUSE, TALBOT'S END

Location

Statutory Address: TALBOT'S END HOUSE, TALBOT'S END

The building or site itself may lie within the boundary of more than one authority.

District: South Gloucestershire (Unitary Authority)

Parish: Cromhall

National Grid Reference: ST 70124 90496

Details

ST 79 SW CROMHALL TALBOT'S END (south side)

2/47 Talbot's End House

November 2022 | RGO | P22-0915

G.V. II

House. Early C19. Render lined out as ashlar; stone slate roof; rendered stacks. 2 storeys and attics in hipped dormers. Two 4-light casement windows. Central decorative panelled door under carved segmental head on brackets. Late C19, 2 storey wing to right with square ashlar bay window. 2 storey wing to left.

Listing NGR: ST7012490496

Legacy

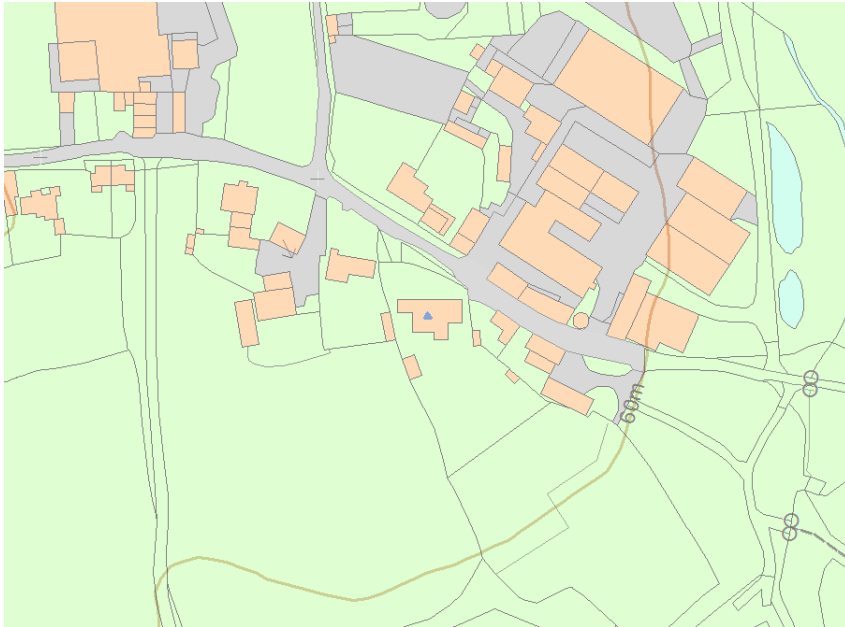
The contents of this record have been generated from a legacy data system.

Legacy System number: 34670

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

THE GABLES

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1136673

Date first listed: 21-Oct-1952

Statutory Address 1: THE GABLES, TALBOT'S END

Location

November 2022 | RGO | P22-0915

Statutory Address: THE GABLES, TALBOT'S END

The building or site itself may lie within the boundary of more than one authority.

District: South Gloucestershire (Unitary Authority)

Parish: Cromhall

National Grid Reference: ST 69987 90536

Details

ST 69 SE CROMHALL TALBOT'S END (south side)

1/49 The Gables 21.10.52 G.V. II

Farmhouse. Dated 1669. Rendered; double Roman tiled roof; rubble stacks. 2 storeys and attics in 2 steep stone gables. Central 2 storey projecting gabled porch and a single bay to either side: 3-light casement windows with ovolo moulded mullions and surrounds, 16-pane glazing bar sash window to right. Central plank studded door, strap hinges with open scroll ends, ogee moulded surround and date on lintel. To the left is a single storey and attic, gabled projecting wing: single bay with 2- and 3-light casement windows. A good example of the gabled vernacular farmhouse type.

Listing NGR: ST7005890524

Legacy

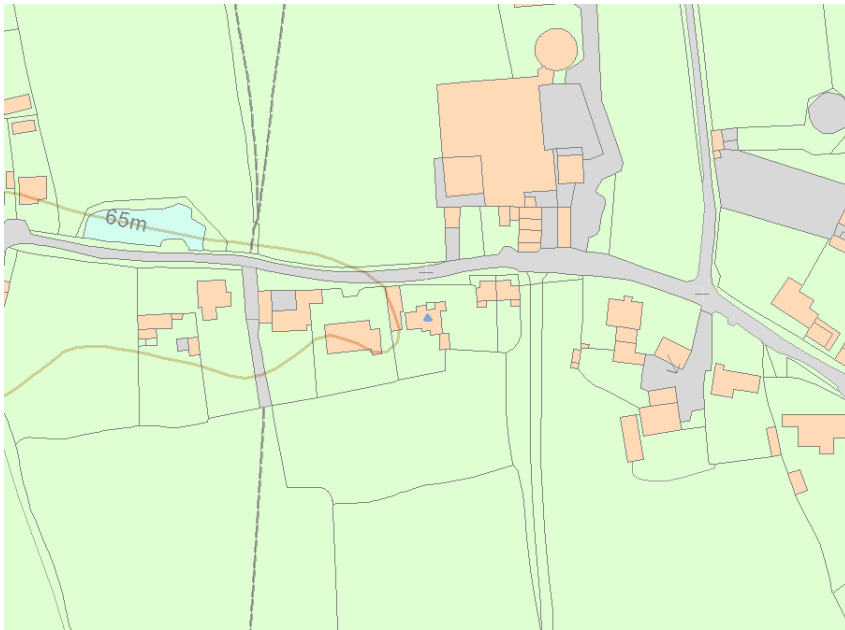
The contents of this record have been generated from a legacy data system.

Legacy System number: 34672

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry



Appendix 8: Geophysical Survey Report



Land East of Heath End, South Gloucestershire

Detailed Gradiometer Survey Report

Document Ref.: 266760.03
Sep 2022



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Portway House
Old Sarum Park
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Document Information


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Document subtitle Detailed Gradiometer Survey Report
Document reference 266760.03

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Green Lane,
Garforth,
Leeds
LS25 2AF

Site location Cromhall, Gloucestershire
County South Gloucestershire
National grid reference 370580 189900 (ST 70580 89900)

WA project name Land East of Heath End, South Gloucestershire
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Fieldwork directed by Cameron Ray
Project management by Tom Richardson
Document compiled by Rok Plesnicar
Graphics by Rok Plesnicar

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1	16/09/2022	RP	 TR



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Summary

A detailed gradiometer survey was conducted over land at Land East of Heath End, South Gloucestershire (centred on NGR 370580 189900). The project was commissioned by Pegasus Group with the aim of establishing the presence, or otherwise, and nature of detectable archaeological features in support of a planning application for the development of the site.

The survey has not identified any anomalies that can confidently be interpreted as archaeology. However, several areas of possible archaeological anomalies have been identified. A group of pits with a ditch could relate to a Romano-British enclosure, given the proximity to the Roman road just beyond the eastern border of the site.

The majority of the possible archaeological anomalies are thought to relate to field boundaries. While it is not possible to date the features from the geophysical data alone, the shared alignment with modern features suggest they are medieval or post-medieval.

Two possible pit alignments have been identified. These have potential to relate to prehistoric boundary features, suggestive of wider prehistoric activity in the area. However, they could equally relate to natural geological variation, particularly given the alluvial deposits recorded across the site. Several other anomalies relate to the site's agricultural past. This includes ridge and furrow cultivation and boundaries that correspond with those recorded on 1903 OS mapping. There is also evidence of modern ploughing and drainage.

The remaining anomalies are thought to be modern or natural. The modern anomalies include several services that extend across the site.

Acknowledgements

Wessex Archaeology would like to thank Pegasus Group for commissioning the geophysical survey. The assistance of Richard Goddard is gratefully acknowledged in this regard.

The fieldwork was undertaken by Cameron Ray and Jack Trueman. Alastair Trace processed the geophysical data. Jo Instone-Brewer and Rok Plesnicar interpreted the geophysical data. Rok Plesnicar wrote the report and prepared the illustrations. The geophysical work was quality controlled by Alastair Trace. The project was managed on behalf of Wessex Archaeology by Tom Richardson.



Land East of Heath End, South Gloucestershire

Detailed Gradiometer Survey Report

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Pegasus Group to carry out a geophysical survey at land east of Heath End, South Gloucestershire (centred on NGR 370580 189900) (**Figure 1**). The survey forms part of an ongoing programme of archaeological works being undertaken in support of a planning application for the development of the site as a solar farm.

1.2 Scope of document

1.2.1 This report presents a brief description of the methodology followed by the detailed survey results and the archaeological interpretation of the geophysical data.

1.3 The site

1.3.1 The site is located 500 m to the east of the village of Cromhall and 2 km north-west of the town of Wickwar in South Gloucestershire.

1.3.2 The survey comprises 51 ha of agricultural land, currently utilised as arable fields and pasture. The site is bounded by field boundaries on all sides.

1.3.3 The site is located on slightly undulating topography, from 57 m above Ordnance Datum (aOD) to 61 m aOD.

1.3.4 A set of overhead cables runs along the northern portion of the site on an east – west alignment.

1.3.5 The solid geology comprises Mudstone, Siltstone, and Sandstone of the Mercia Mudstone group across the majority of the site. Limestone of the Oxwich Head Limestone Formation is recorded in the central portion of the site and Sandstone of the Cromhall Sandstone formation in the south-western part of the site. Overlying superficial geological deposits of alluvial clay, silt, and gravel are recorded throughout the site (BGS 2022).

1.3.6 The soils underlying the site are likely to consist of stagnogleyic argillic brown earths of the 572f (Whimple) and paleo-stagnogley soils of the 712a (Dale) association (SSEW SE Sheet 5 1983). Soils derived from such geological parent material have been shown to produce magnetic contrasts acceptable for the detection of archaeological remains through magnetometer survey.

2 ARCHAEOLOGICAL BACKGROUND

2.1 Introduction

2.1.1 The following historical and archaeological background has been compiled using publicly available online resources, combined with the results of Wessex Archaeology's previous investigations in the area, and in-house resources within a 1 km study area.



2.2 Summary of the archaeological resource

- 2.2.1 There are 33 listed buildings within the study area. This includes the Grade I listed 12th century parish church of St. Andrew located 800 m to the west of the site, as well as 19 Grade II listed tombs and memorials located in the nearby vicinity of the church. The remaining listed buildings pertain to 18th – 19th century dwellings.
- 2.2.2 A small bronze age axe was found 1 km to the west of the site.
- 2.2.3 A section of the Roman Road between Berkely and Bitton (Margary 541a) runs just outside of the eastern perimeter of the site.
- 2.2.4 Numerous medieval and post-medieval features are recorded throughout the study area from aerial photography. They include possible field boundary banks, cultivation terraces or lynchets, and ridge and furrow cultivation.

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The geophysical survey was undertaken by Wessex Archaeology's in-house geophysics team between 22 – 25 August. Field conditions at the time of the survey were acceptable for the survey. An overall coverage of 46.1 ha was achieved.
- 3.1.2 The methods and standards employed throughout the geophysical survey conform to current best practice, and guidance outlined by the Chartered Institute for Archaeologists' (CIfA 2014) and European Archaeologiae Consilium (Schmidt *et al.* 2015).

3.2 Aims and objectives

- 3.2.1 The aims of the survey comprise the following:
- To determine, as far as is reasonably possible, the nature of the detectable archaeological resource within a specified area using appropriate methods and practices; and
 - To inform either the scope and nature of any further archaeological work that may be required; or the formation of a mitigation strategy (to offset the impact of the development on the archaeological resource); or a management strategy.
- 3.2.2 In order to achieve the above aims, the objectives of the geophysical survey are:
- To conduct a geophysical survey covering as much of the specified area as possible, allowing for on-site obstructions;
 - To clarify the presence/absence of anomalies of archaeological potential; and
 - Where possible, to determine the general nature of any anomalies of archaeological potential.

3.3 Fieldwork methodology

- 3.3.1 The cart-based gradiometer system used a Leica Captivate RTK GNSS instrument, which receives corrections from a network of reference stations operated by the Ordnance Survey (OS) and Leica Geosystems. Such instruments allow positions to be determined with a precision of 0.02 m in real-time and therefore exceeds European Archaeologiae Consilium recommendations (Schmidt *et al.* 2015).



3.3.2 The detailed gradiometer survey was undertaken using four SenSys FGM650/3 magnetic gradiometers spaced at 1 m intervals and mounted on a non-magnetic cart towed by an ATV. Data were collected with an effective sensitivity of $\pm 8 \mu\text{T}$ over $\pm 1000 \text{ nT}$ range at a rate of 100 Hz, producing intervals of 0.02 m along transects spaced 4 m apart.

3.4 Data processing

3.4.1 Data from the survey were subjected to minimal correction processes. These comprise a background removal median function with an effective window of 60 m, applied to correct for any variation between the sensors, a discard overlaps function where transects have been collected too close together and an interpolation used to grid the data.

3.4.2 Further details of the geophysical and survey equipment, methods and processing are described in **Appendix 1**.

4 GEOPHYSICAL SURVEY RESULTS AND INTERPRETATION

4.1 Introduction

4.1.1 The detailed gradiometer survey has identified magnetic anomalies across the site. Results are presented as a series of greyscale plots, and archaeological interpretations at a scale of 1:2000 (**Figures 4 to 11**). The data are displayed at -2 nT (white) to +3 nT (black) for the greyscale image.

4.1.2 The interpretation of the datasets highlights the presence of potential archaeological anomalies, ferrous responses, burnt or fired objects, and magnetic trends (**Figures 5, 7, 9, 11**). Full definitions of the interpretation terms used in this report are provided in **Appendix 2**.

4.1.3 Numerous ferrous anomalies are visible throughout the dataset. These are presumed to be modern in provenance and are not referred to, unless considered relevant to the archaeological interpretation.

4.1.4 It should be noted that small, weakly magnetised features may produce responses that are below the detection threshold of magnetometers. It may therefore be the case that more archaeological features may be present that have been identified through geophysical survey.

4.1.5 Gradiometer survey may not detect all services present on site. This report and accompanying illustrations should not be used as the sole source for service locations and appropriate equipment (e.g., CAT and Genny) should be used to confirm the location of buried services before any trenches are opened on site.

4.2 Gradiometer survey results and interpretation

4.2.1 This gradiometer survey has identified numerous weakly positive anomalies, predominately located in the centre of the area. They are on a similar north-west to south-east orientation likely associated with a historical field system.

4.2.2 A weakly positive linear anomaly has been identified within the south-eastern portion of the site in LP_15 at **4000 (Figure 11)**. It is up to 2 m wide and extends 21 m north-east to south-west before turning south-east for an additional 4 m. A weakly positive trend continues further in that direction, its magnetic signature, however, is too weak for a confident interpretation. This indicates a ditch-like feature. Several small positive discrete anomalies are located to the east of the ditch. They are up to 2 m in diameter and pertain to pit-like features. These anomalies are located 40 m to the west of the Roman Road and could relate to a contemporary enclosure. However, they could as equally indicate historical field boundaries, which predate available maps.



- 4.2.3 A weakly positive curvilinear anomaly has been identified at the northern portion of the site in LP_3 at **4001 (Figure 5)**. It is up to 1.5 m wide by 19 m long and curving from the north-east towards the south. This indicates a ditch-like feature. A linear array of seven small discrete positive anomalies that are up to 2 m in diameter and spaced up to 3 m apart is located immediately east of the linear anomaly. This indicates a pit alignment that is 18 m long. A larger oval anomaly is located to the east of it and is 4 m long by 2 m wide indicating a larger pit-like feature. This group of anomalies could relate to settlement activity of unknown origin. Due to the weak nature of the features, however, they could be the consequence of natural undulation in the alluvial sediment.
- 4.2.4 A positive linear anomaly is recorded in the western portion of LP_12 at **4002 (Figure 11)**. It is 2 m wide and runs for 65 m on a north-west to south-east orientation. At the eastern part, it turns towards the south for an additional 18 m. This is indicative of a ditch feature and likely relates to a field boundary of unknown date.
- 4.2.5 To the north of **4002** in LP_9, there is an array of positive linear anomalies at **4003 – 4005 (Figures 7, 9, 11)**. The anomalies are up to 2 m wide forming an orthogonal pattern, occupying an area of 88 m by 40 m on a north-west to south-east orientation. A very weak positive linear anomaly at **4006** is on the same alignment as **4005 (Figure 7)**, located 66 m to the north-west in LP_8. It is 2 m wide and 25 m long and extends beyond the western field boundary. These anomalies likely relate to an arrangement of field boundaries that predate available mapping.
- 4.2.6 A “T” shaped array of weakly positive linear anomalies at **4007** is located 85 m to the south-west of **4006** in the eastern part of LP_6 (**Figure 7**). The anomalies are up to 2 m wide and 45 m long. A similar, weakly positive linear anomaly has been identified 50 m to the west, at **4008**. It is up to 2 m wide by 63 m long and is orientated north-east to south-west. These anomalies likely form part of the same undated field system noted at **4003 – 4005**.
- 4.2.7 Further to the south, in the central portion of LP_7, is a very weakly positive ‘L-shaped’ anomaly **4009 (Figure 7)**. It is up to 1.5 m wide and runs on a south-east to north-west alignment for 28 m, where it turns to the south-west for an additional 18 m. A similar 25 m long weakly positive anomaly crosses the south-western extension on a north-west to south-east alignment. These anomalies indicate ditch features and could relate to former field boundaries of unknown date. However, they are slightly removed from similar anomalies and could equally relate to natural geological variation.
- 4.2.8 In the north of LP_7 (**Figure 7**) a west-north-west to east-south-east alignment of weakly positive discrete anomalies has been identified at **4010**. A total of seven anomalies can be seen with diameters of 3 – 5 m. These indicate pit features with spacings of 10 – 40 m between them. Given that the central five anomalies have a more regular (10 – 15 m) interval between them, it is possible that further anomalies are not visible in the data, possibly due to plough damage. This alignment may relate to a prehistoric boundary feature, however the possibility that it represents a series of naturally formed pits cannot be completely discounted.
- 4.2.9 Broad, linear, weakly positive anomalies have identified in LP_1 and LP_4 (**Figure 5**). They are spaced between 6 and 16 m apart and provide evidence of ridge and furrow cultivation, likely dating to the medieval period.
- 4.2.10 Numerous, very weakly positive anomalies have been identified throughout the survey area at **4011 – 4021 (Figures 5, 7, 9, 11)**. They relate to former field boundaries, visible on 1903 Second edition OS mapping. Two oval dipolar anomalies that cover an area of 16 m by 12 m have been identified at **4022** in the central portion of LP_8 (**Figure 9**). They extend to the west of the field boundary ditch at **4018** and are assumed to be part of the same field boundary. A broad dipolar anomaly up to 7 m wide and 52 m long has been identified in the



north-western part of LP_4 at **4023 (Figure 5)**. It indicates an area of made ground that is on a north – south orientation. It corresponds with a field boundary visible on the 1903 OS mapping.

- 4.2.11 An irregular dipolar anomaly at **4024** that covers an area of 22 m by 9 m in LP_6 (**Figure 7**). A similar dipolar anomaly is seen in the north-western portion of LP_1 at **4025 (Figure 5)**. It covers an area of 45 m by 23 m. They indicate areas of modern made ground or surface spreads of ferrous debris.
- 4.2.12 Numerous positive and dipolar linear anomalies have been identified throughout the survey. They respect known field boundaries and are the result of modern agricultural practices, such as ploughing and drainage.
- 4.2.13 Several strong dipolar linear anomalies are traversing the site (**4026 – 4035**). They are indicative of modern services, such as pipes. A weaker example is evident in LP_12 at **4036**. This is interpreted as a service as it extends from a strong magnetic response thought to relate to a manhole cover.

5 DISCUSSION

5.1 Results

- 5.1.1 The detailed gradiometer survey has not identified any anomalies that can confidently be interpreted as archaeology. However, several areas of possible archaeological anomalies have been identified. A group of pits with a ditch could relate to a Romano-British enclosure, given the proximity to the Roman road just beyond the eastern border of the site. Further investigation would be required to confirm this interpretation.
- 5.1.2 The majority of the possible archaeological anomalies are thought to relate to field boundaries. These are not present on any available mapping but do in places conform to the general layout of the current field system. While it is not possible to date the features from the geophysical data alone, the shared alignment with modern features suggest they are medieval or post-medieval.
- 5.1.3 Two possible pit alignments have been identified. These have potential to relate to prehistoric boundary features, suggestive of wider prehistoric activity in the area. However, they could equally relate to natural geological variation, particularly given the alluvial deposits recorded across the site.
- 5.1.4 Several other anomalies relate to the site's agricultural past. This includes ridge and furrow cultivation and boundaries that correspond with those recorded on 1903 OS mapping. There is also evidence of modern ploughing and drainage.
- 5.1.5 The remaining anomalies are thought to be modern or natural. The modern anomalies include several services that extend across the site.



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APPENDICES

Appendix 1 Survey equipment and data processing

Survey methods and equipment

The magnetic data for this project were acquired using a non-magnetic cart fitted with four SenSys FGM650/3 magnetic gradiometers. The instrument has four sensor assemblies fixed horizontally 1 m apart allowing four traverses to be recorded simultaneously. Each sensor contains two fluxgate magnetometers arranged vertically with a 0.6 m separation and measures the difference between the vertical components of the total magnetic field within each sensor array. This arrangement of magnetometers suppresses any diurnal or low frequency effects.

The gradiometers have an effective resolution of $\pm 8 \mu\text{T}$ over $\pm 1000 \text{ nT}$ range. All of the data are then relayed to a CS35 tablet, running the MONMX program, which is used to record the survey data from the array of FMG650/3 probes at a rate of 20 Hz. The program also receives measurements from a GPS system, which is fixed to the cart at a measured distance from the sensors, providing real time locational data for each data point.

The cart-based system relies upon accurate GPS location data which is collected using a Leica Captivate system with rover and base station. This receives corrections from a network of reference stations operated by the Ordnance Survey and Leica Geosystems, allowing positions to be determined with a precision of 0.02m in real-time and therefore exceed the level of accuracy recommended by European Archaeologiae Consilium recommendations (Schmidt *et al.* 2015) for geophysical surveys.

Data may be collected with a higher sample density where complex archaeological anomalies are encountered, to aid the detection and characterisation of small and ephemeral features. Data may be collected at up to 0.01 m intervals along traverses spaced up to 0.25m apart.

Post-processing

The magnetic data collected during the survey is downloaded from the system for processing and analysis using both commercial and in-house software. This software allows for both the data and the images to be processed in order to enhance the results for analysis; however, it should be noted that minimal data processing is conducted so as not to distort the anomalies.

Typical data and image processing steps may include:

- GPS DeStripe – Determines the median of each transect and then subtracts that value from each datapoint in the transect within the defined window. May be used to remove the striping effect seen within a survey caused by directional effects, drift, etc.
- Discard Overlaps - Intended to eliminate a track(s) that have been collected too close to one another. Without this, the results of the interpolation process can be distorted as it tries to accommodate very close points with potentially differing values.
- GPS Base Interpolation – Sets the X & Y interval of the interpolated data and the track radius (area around each datapoint that is included in the interpolated result).

]



Typical displays of the data used during processing and analysis:

- Greyscale – Presents the data in plan view using a greyscale to indicate the relative strength of the signal at each measurement point. These plots can be produced in colour to highlight certain features but generally greyscale plots are used during analysis of the data.
- XY Plot – Presents the data as a trace or graph line for each traverse. Each traverse is displaced down the image to produce a stacked profile effect. This type of image is useful as it shows the full range of individual anomalies. (Available on request)



Appendix 2 Geophysical interpretation

The interpretation methodology used by Wessex Archaeology separates the anomalies into four main categories: archaeological, modern, agricultural, and uncertain origin/geological.

The archaeological category is used for features when the form, nature and pattern of the anomaly are indicative of archaeological material. Further sources of information such as aerial photographs may also have been incorporated in providing the final interpretation. This category is further sub-divided into three groups, implying a decreasing level of confidence:

- Archaeology – used when there is a clear geophysical response and anthropogenic pattern.
- Possible archaeology – used for features which give a response, but which form no discernible pattern or trend.

The modern category is used for anomalies that are presumed to be relatively modern in date:

- Ferrous – used for responses caused by ferrous material. These anomalies are likely to be of modern origin.
- Modern service – used for responses considered relating to cables and pipes; most are composed of ferrous/ceramic material although services made from non-magnetic material can sometimes be observed.

The agricultural category is used for the following:

- Former field boundaries – used for ditch sections that correspond to the position of boundaries marked on earlier mapping.
- Ridge and furrow – used for broad and diffuse linear anomalies that are considered to indicate areas of former ridge and furrow.
- Ploughing – used for well-defined narrow linear responses, usually aligned parallel to existing field boundaries.
- Drainage – used to define the course of ceramic field drains that are visible in the data as a series of repeating bipolar (black and white) responses.

The uncertain origin/geological category is used for features when the form, nature and pattern of the anomaly are not sufficient to warrant a classification as an archaeological feature. This category is further sub-divided into:

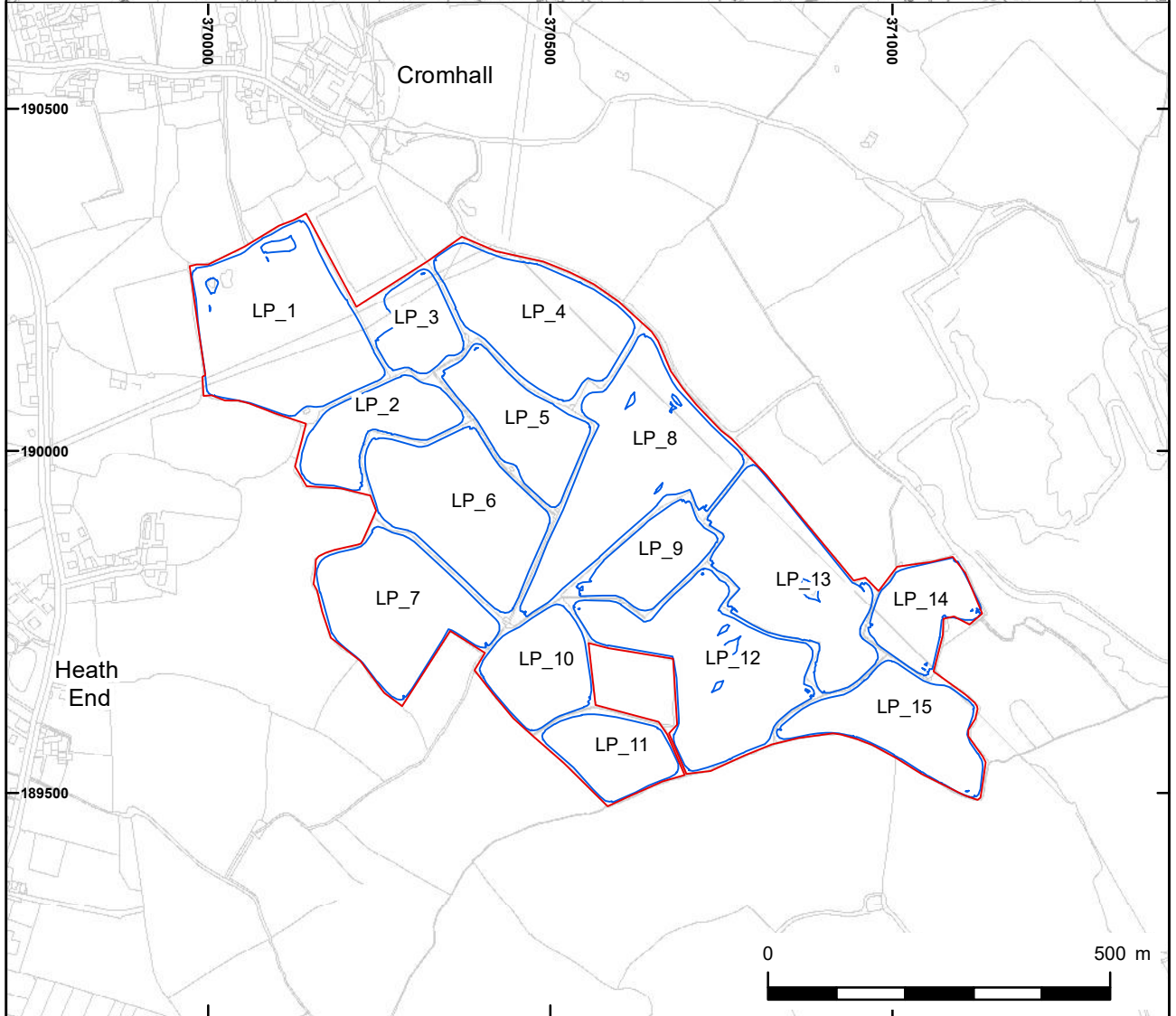
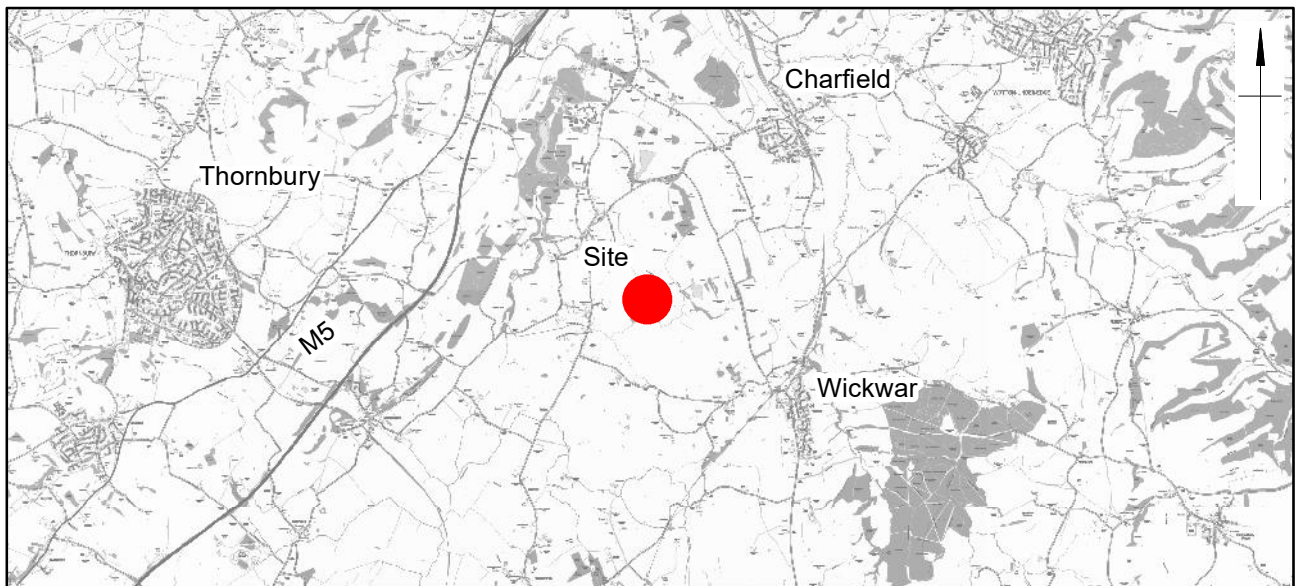
- Increased magnetic response – used for areas dominated by indistinct anomalies which may have some archaeological potential.
- Trend – used for low amplitude or indistinct linear anomalies.
- Superficial geology – used for diffuse edged spreads considered to relate to shallow geological deposits. They can be distinguished as areas of positive, negative, or broad bipolar (positive and negative) anomalies.






Appendix 3 OASIS form

Summary for wessexar1-509412

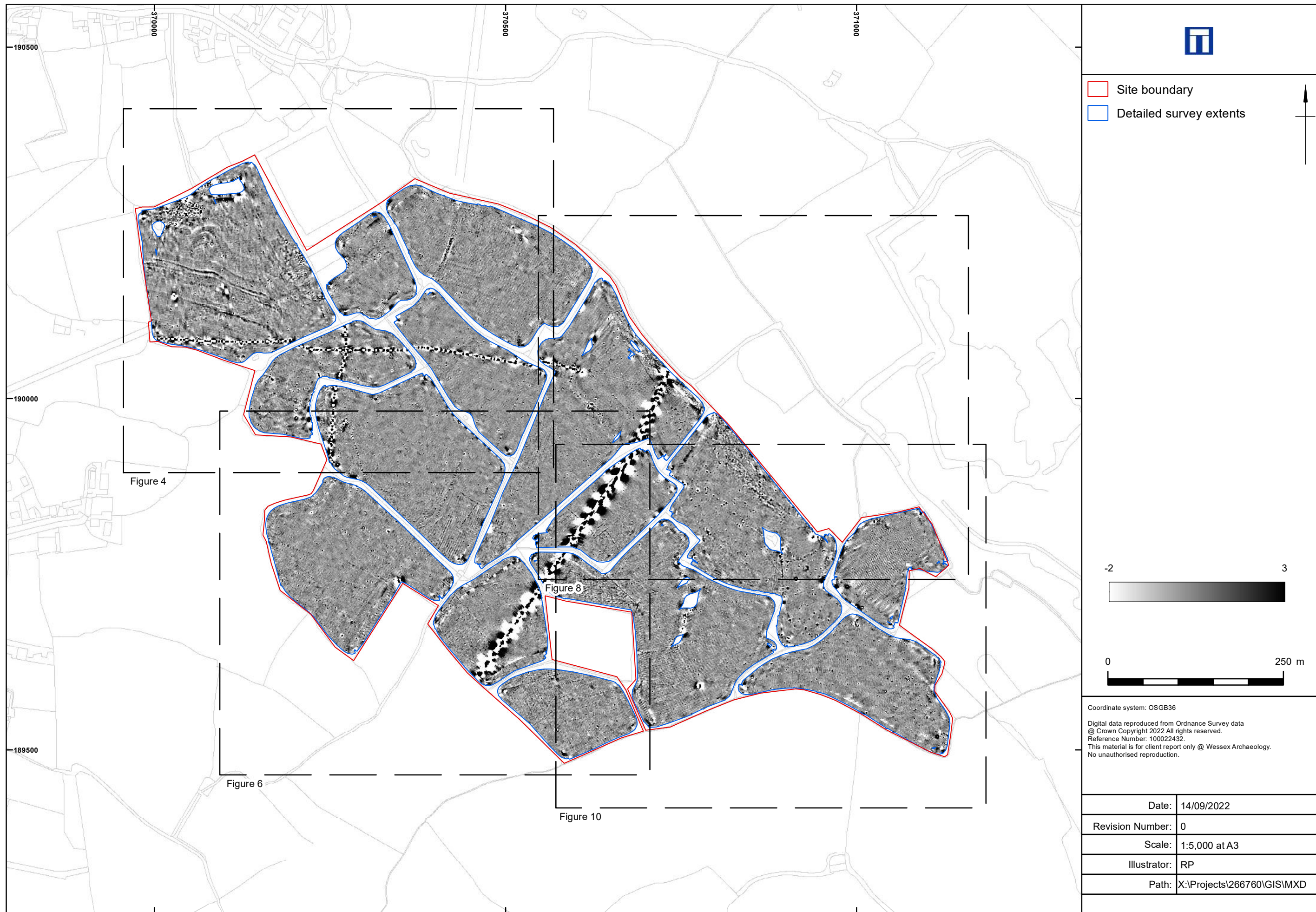
OASIS ID (UID)	wessexar1-509412
Project Name	Geophysical Survey at Land East of Heath End, South Gloucestershire
Sitename	Land East of Heath End, South Gloucestershire
Activity type	Geophysical Survey, MAGNETOMETRY SURVEY
Project Identifier(s)	Land East of Heath End, South Gloucestershire
Planning Id	
Reason For Investigation	Planning requirement
Organisation Responsible for work	Wessex Archaeology
Project Dates	22-Aug-2022 - 25-Aug-2022
Location	Land East of Heath End, South Gloucestershire NGR : ST 70624 89926 LL : 51.6073915043851, -2.42559465685542 12 Fig : 370624,189926
Administrative Areas	Country : England County : Gloucestershire District : South Gloucestershire Parish : Wickwar Parish : Cromhall
Project Methodology	The detailed gradiometer survey was undertaken using four SenSys FGM650/3 magnetic gradiometers spaced at 1 m intervals and mounted on a non-magnetic cart towed by an ATV. Data were collected with an effective sensitivity of $\pm 8 \mu\text{T}$ over $\pm 1000 \text{ nT}$ range at a rate of 100 Hz, producing intervals of 0.02 m along transects spaced 4 m apart
Project Results	<p>A group of pits with a ditch located at the eastern portion of the site could indicate a possible Romano-British presence on site. This interpretation is considered due to the location of the Roman road just beyond the eastern border of the site. Further investigation would be required to confirm this interpretation.</p> <p>Possible settlement activities were recorded at the north-western end of the site, where a pit alignment, several pits and a curvilinear ditch were identified. The archaeological remains were likely damaged by modern farming practices, thus only a small portion remains. However, this interpretation is tentative requiring further investigation for confirmation.</p> <p>A number of linear ditches that are related to historical field boundaries were identified throughout the site. In addition to former field boundaries recorded on Second edition OS mapping.</p> <p>Several areas of ridge and furrow have been identified on-site, indicating historic agricultural practices that were known in the wider landscape.</p> <p>Multiple anomalies synonymous with modern agricultural practises have been highlighted throughout the site in the form of ploughing and drainage.</p> <p>In addition, several modern services were identified traversing the site.</p>
Keywords	
Funder	
HER	South Gloucestershire HER - unRev - STANDARD
Person Responsible for work	
HER Identifiers	



	 Site boundary	Coordinate system: OSGB36		
	 Detail survey extents	Digital data reproduced from Ordnance Survey data © Crown Copyright 2022 All rights reserved. Reference Number 100022432. This material is for client report only © Wessex Archaeology. No unauthorised reproduction.		
	Date:	15/09/2022	Revision Number:	0
	Scale:	1:100,000 & 1:10,000 at A4	Illustrator:	RP
Path:		X:\Projects\266760\GIS\MXD		

Site location and survey extent

Figure 1



- Site boundary
- Detailed survey extents

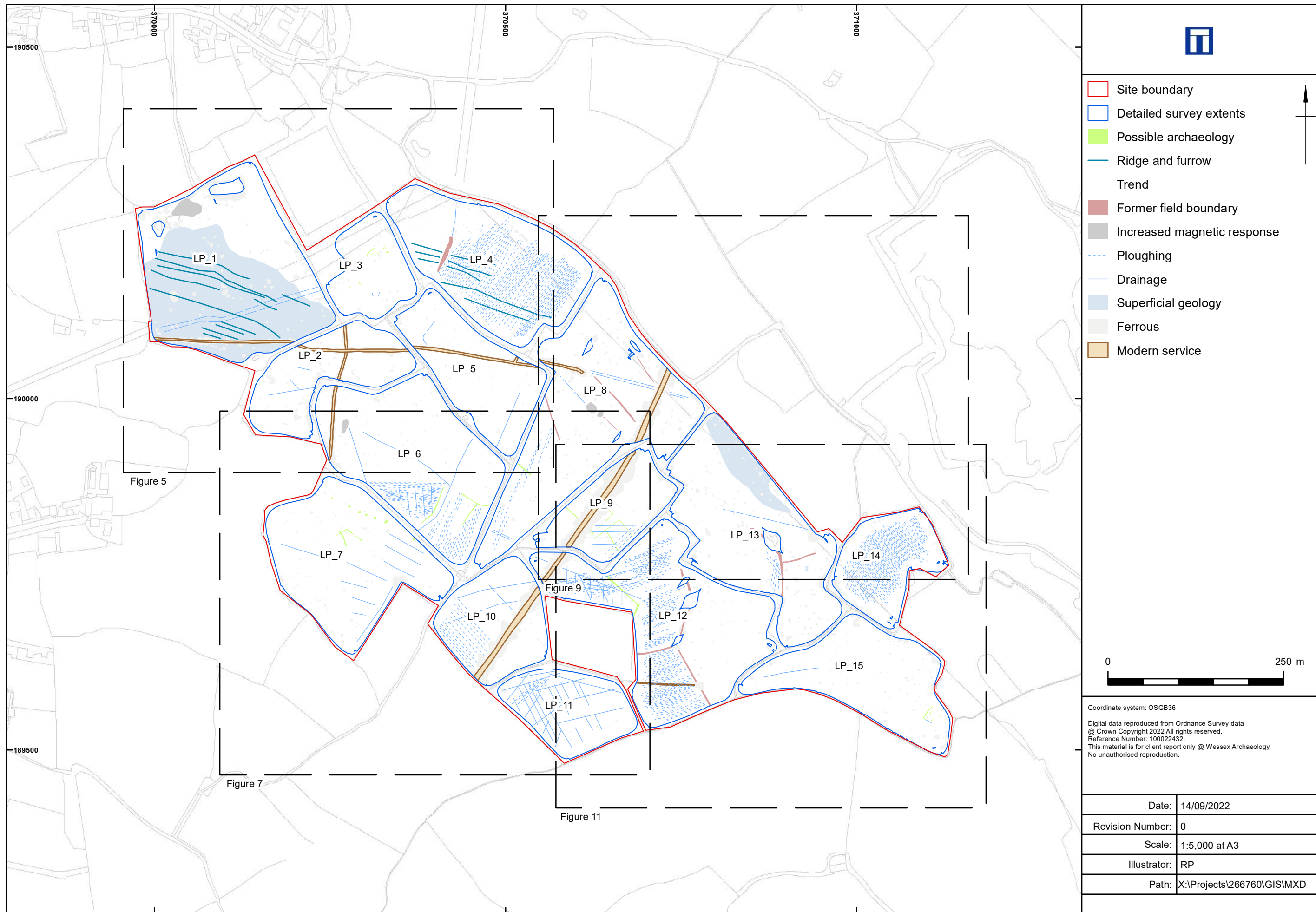


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Revision Number:	0
Scale:	1:5,000 at A3
Illustrator:	RP
Path:	X:\Projects\266760\GIS\MXD

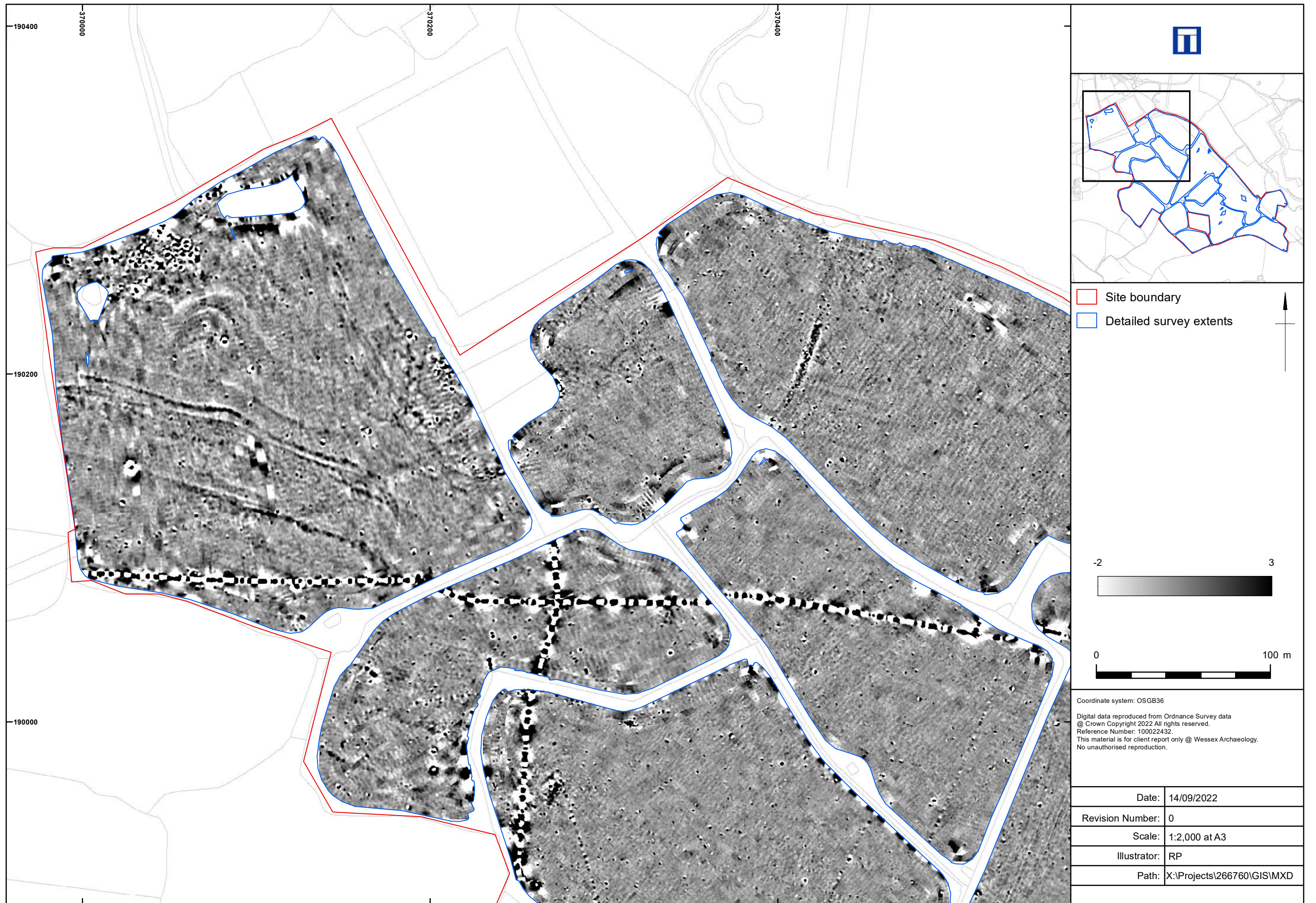
Detailed gradiometer survey results: Overview greyscale plots

Figure 2



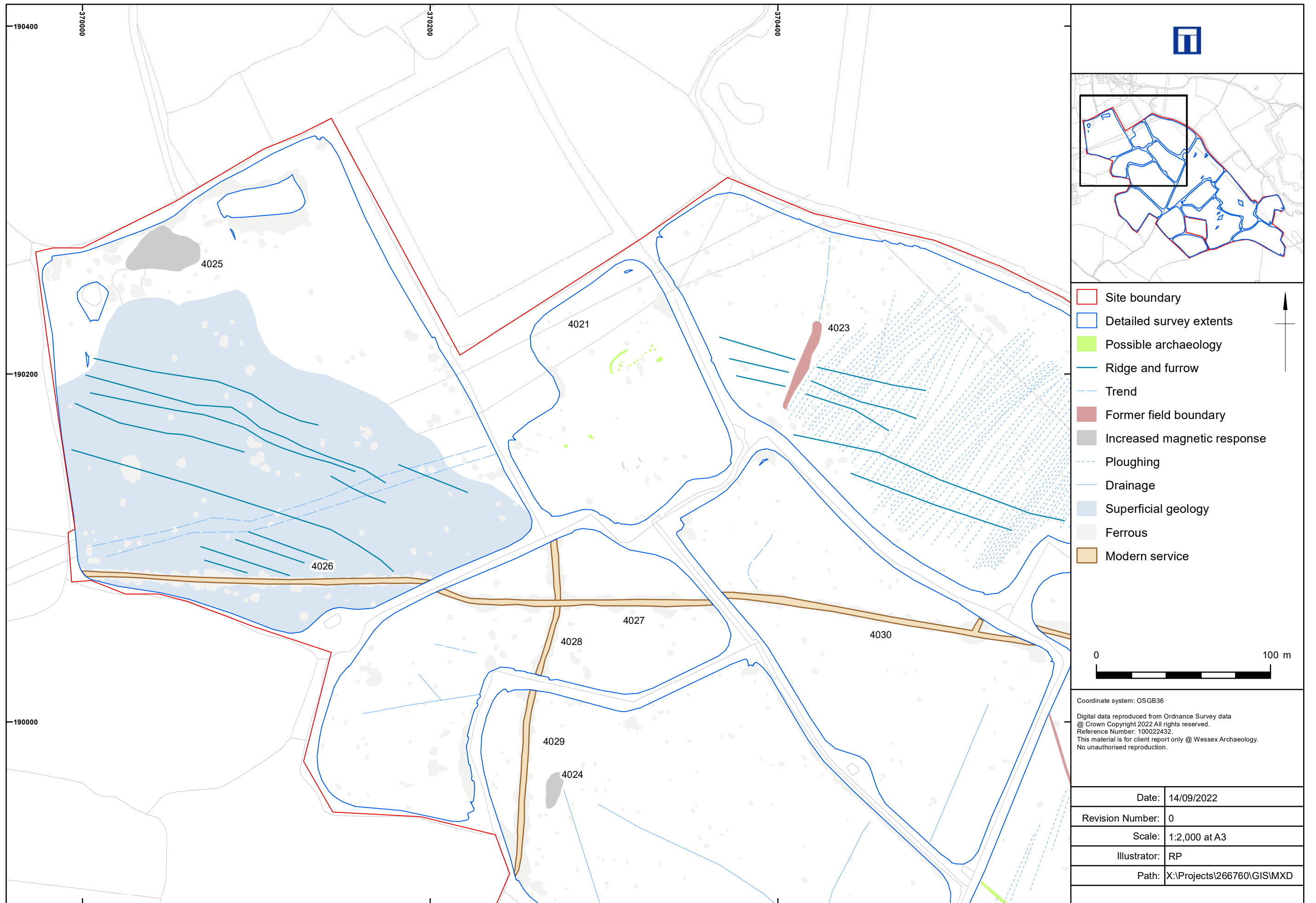
Detailed gradiometer survey results: Overview interpretation

Figure 3



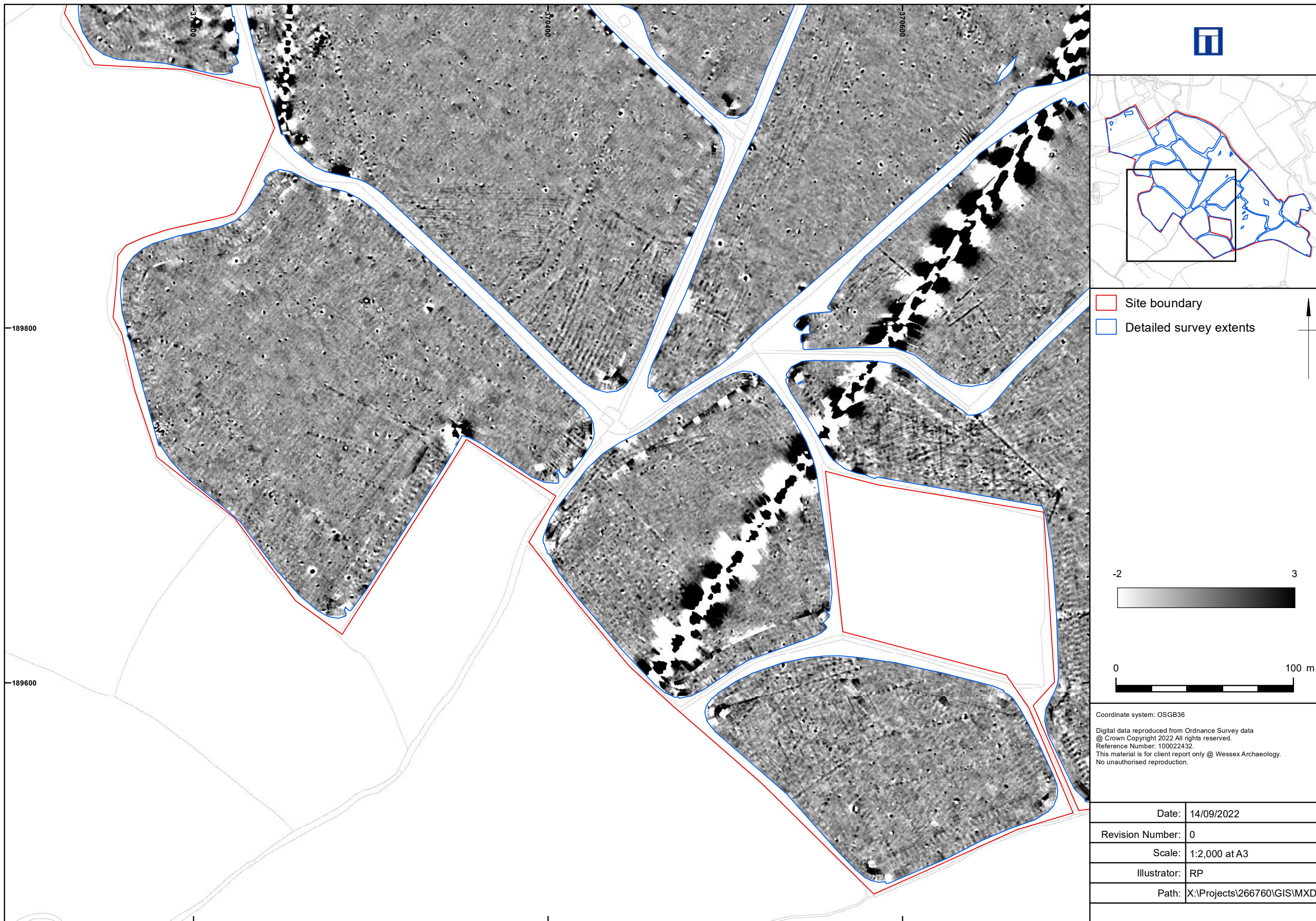
Detailed gradiometer survey results: greyscale plots (north-west)

Figure 4



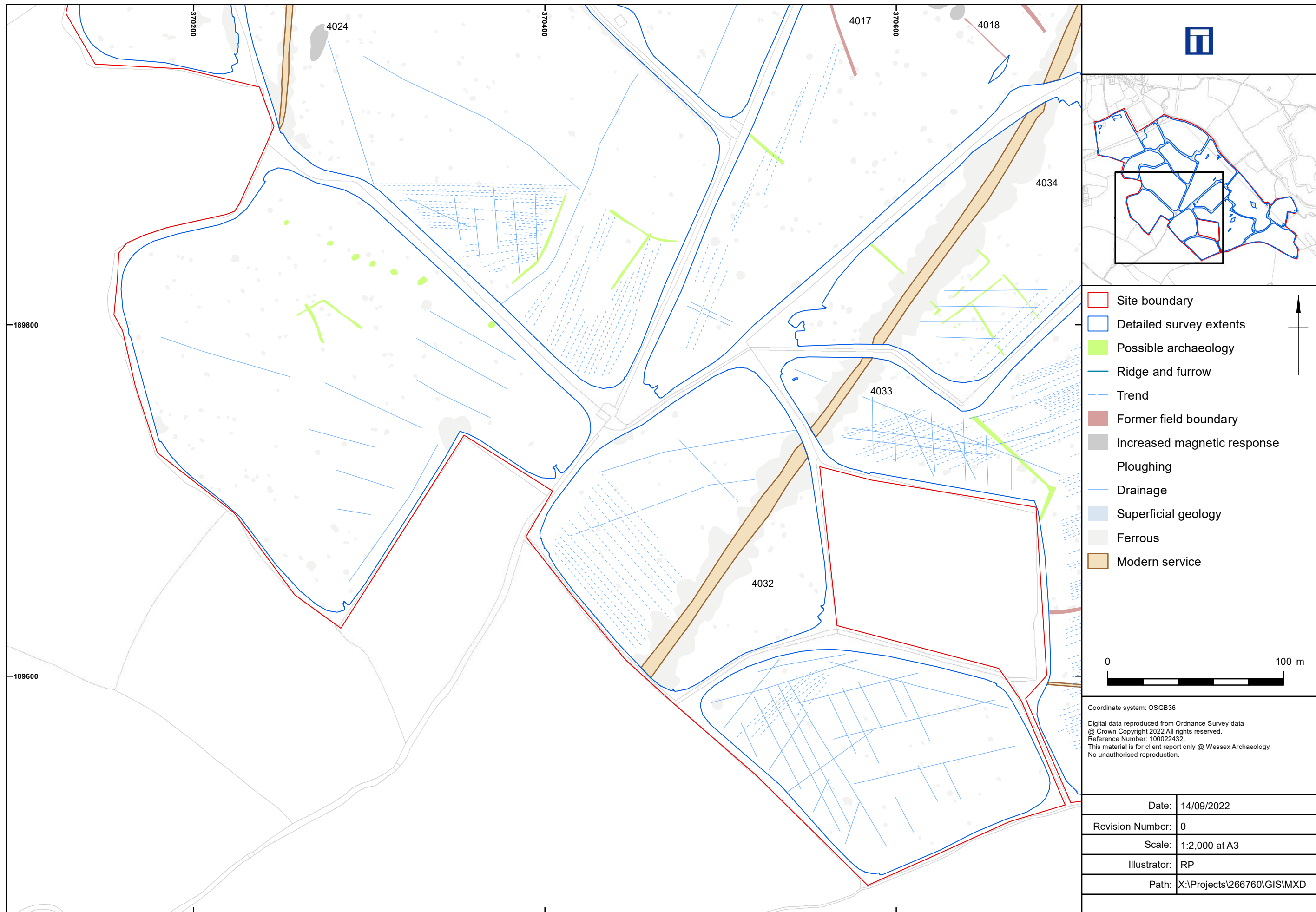
Detailed gradiometer survey results: interpretation (north-west)

Figure 5



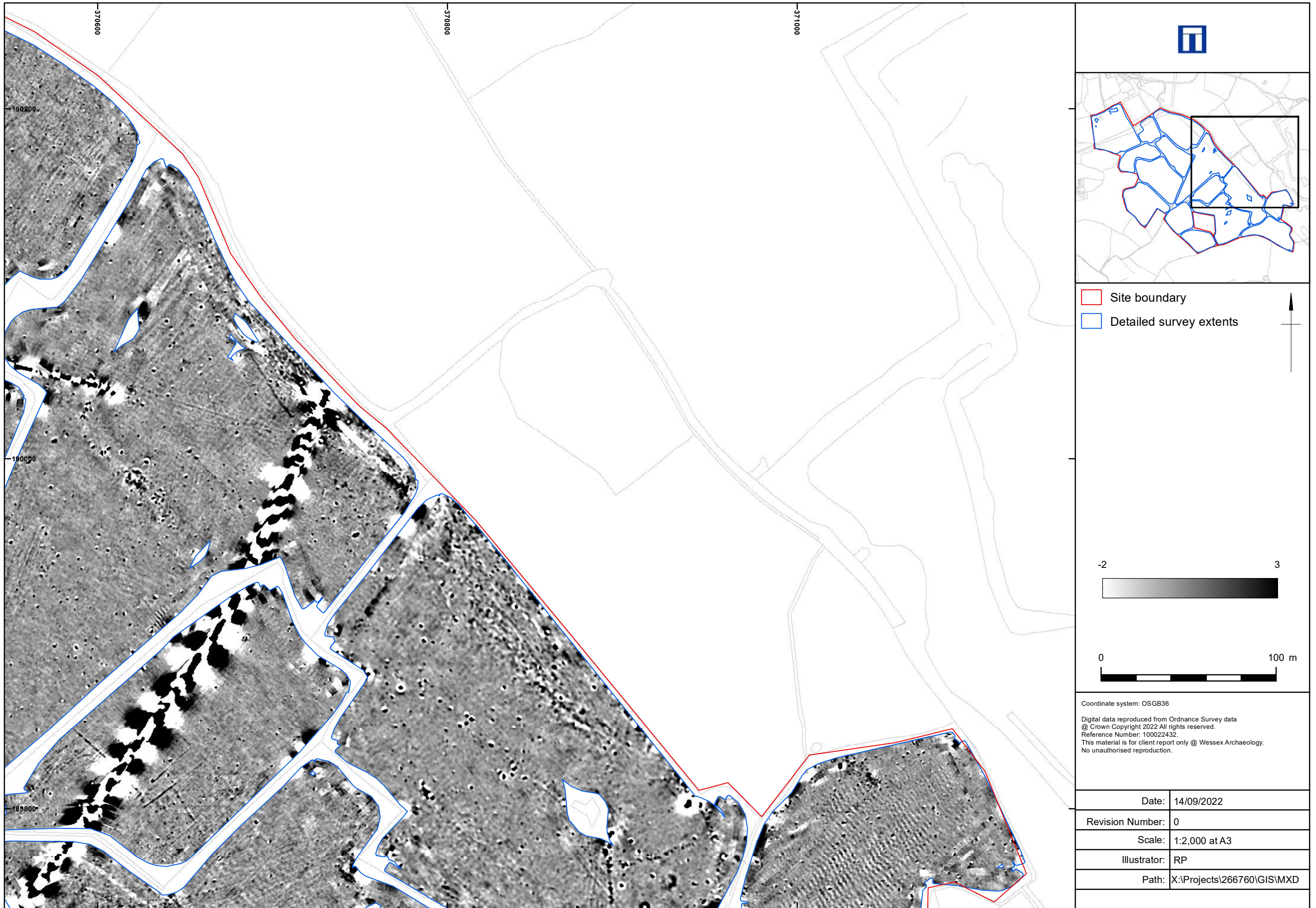
Detailed gradiometer survey results: greyscale plots (south-west)

Figure 6



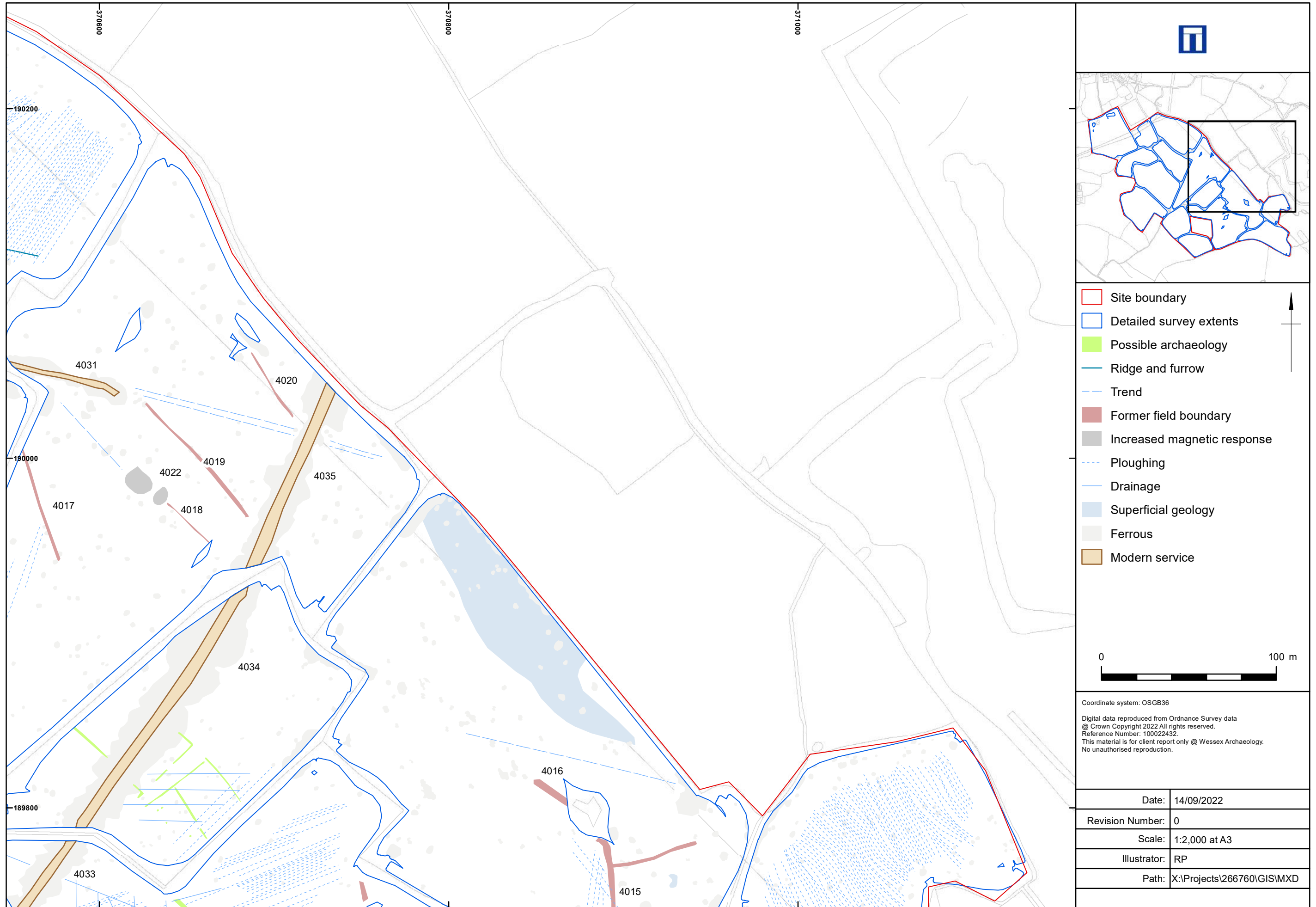
Detailed gradiometer survey results: interpretation (south-west)

Figure 7



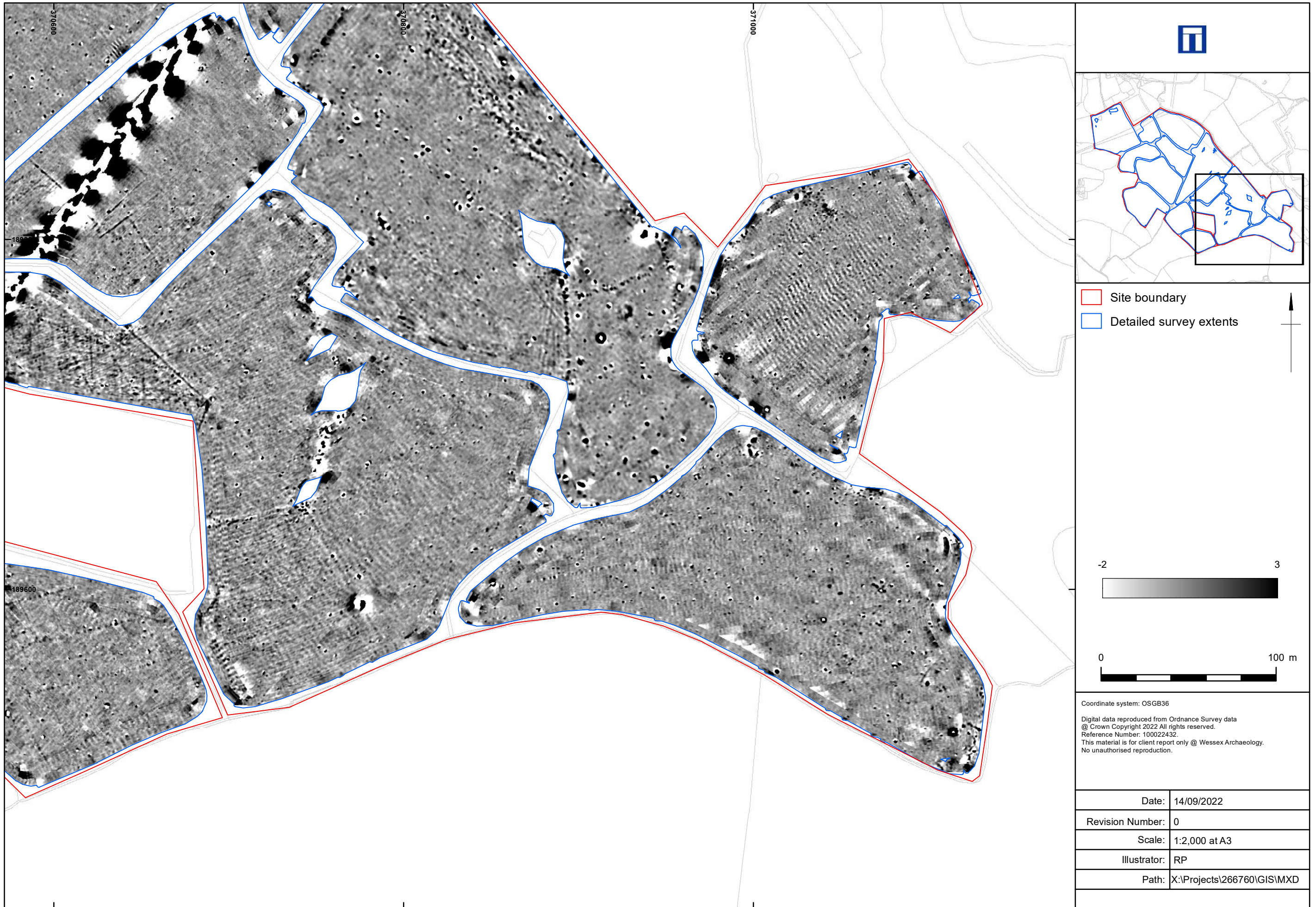
Detailed gradiometer survey results: greyscale plots (north-east)

Figure 8



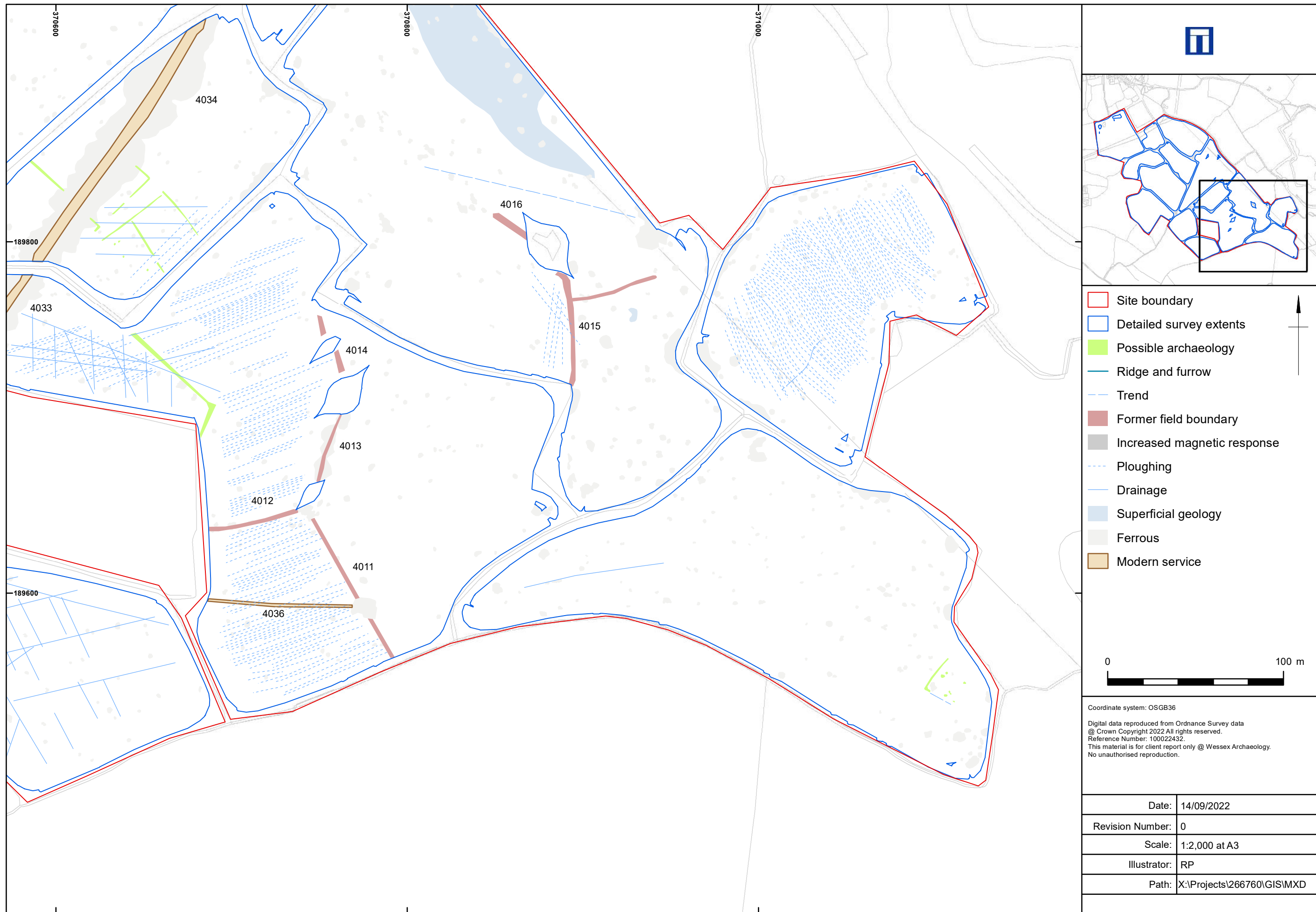
Detailed gradiometer survey results: interpretation (north-east)

Figure 9



Detailed gradiometer survey results: greyscale plots (south-east)

Figure 10



Detailed gradiometer survey results: interpretation (south-east)

Figure 11



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