



**Land at South
Farm, Wickwar,
South
Gloucestershire**

**Archaeological
and Heritage
Baseline
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
Bloor Homes Ltd

December 2021
Report Reference:
edp6190_r003b

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	Report Ref: edp6190_r003			
	Author	Formatted	Peer Review	Proofed by/Date
003_DRAFT	RS	SC	AP	-
003a_DRAFT	RS	FJ	-	-
003b	RS	-	-	FM 021221

Non-technical Summary

- S1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Bloor Homes Ltd, and is an archaeological and heritage baseline assessment of land at South Farm, Wickwar, South Gloucestershire.
- S2 This assessment concludes that the site does not contain any designated heritage assets, such as scheduled monuments, listed buildings and registered parks and gardens, nor is it a part of any wider designation such as a world heritage site, registered battlefield or conservation area that would constrain its development.
- S3 In accordance with Historic England guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017 Second Edition) the assessment concludes that the site forms a part of the setting of three designated heritage assets. These comprise the Wickwar Conservation Area, the Grade II* listed building Frith Farmhouse and the Grade II listed building South Farmhouse.
- S4 The assessment demonstrates that the land at the site makes no more than a minor contribution to the significance of any of these three designated heritage assets and therefore development that causes the loss of this contribution would be likely to only result in 'less than substantial harm' at the lower end of the spectrum to the heritage asset, or assets. Any harm should be able to be mitigated through careful and considered masterplanning, and ultimately any residual effects would be of such low magnitude as to be considered acceptable. In this respect, the settings of designated heritage assets do not present a major constraint to the site's development as proposed.
- S5 The assessment has only identified a single known archaeological feature within the site, a possible headland bank located in the western part of the site, that, if confirmed as archaeological would be a heritage asset of low significance. The site has been agricultural land since at least the post-medieval period. Ploughing associated with this land use is likely to have resulted in damage to or loss of any archaeological remains present.
- S6 The assessment has identified a low potential for buried remains dating from the Prehistoric and Roman periods. These are most likely to consist of remains of low archaeological interest related to past agricultural practices, but there is a low possibility for more significant remains related to prehistoric ritual or funerary activity related to a possible long barrow located close to the site's western boundary.
- S7 A high potential is identified for remains related to agricultural activity during the medieval, post-medieval and modern periods. Such remains would be of limited archaeological interest and would be considered of low or very low significance.
- S8 Significant archaeological remains could be either archaeologically recorded or preserved *in situ* through careful masterplanning. Other types of remains of comparably low significance could also be archaeologically recorded prior to their loss. As such, the presence of such remains would not constrain the site's development as proposed.

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Section 1

Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Bloor Homes (South West), and represents an archaeological and heritage baseline assessment of land at South Farm, Wickwar, South Gloucestershire (hereafter known as 'the site').
- 1.2 The first aim of this assessment is to identify and assess whether the site contains any designated heritage assets or is part of the setting of any designated heritage asset (or non-designated heritage asset). If so, the assessment will determine whether, and to what extent, the site contributes to their heritage significance and whether the site's future residential development would affect that contribution.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological sources for the site and to establish its likely potential to contain previously unrecorded heritage assets, such as buried archaeological remains, in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG, 2019) and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, undertaken in March 2020.

Location and Boundaries

- 1.5 The site measures c. 38 hectares (ha) in area, it is centred on National Grid Reference (NGR) 372226 187635 and its location and layout are shown on **Plan EDP 1**.
- 1.6 The site is located on the south-western edge of the village of Wickwar, the centre of which lies c. 350m to the north-east at its closest point. The built-up edge of the village adjoins the site on the eastern boundary. The site comprises ten large, irregular agricultural fields separated by hedgerows, with occasional trees and several small, grassed enclosures at the far southern end. Land use is a mixture of arable and pastoral farming.
- 1.7 The site is bounded to the east by Sodbury Road (B4060), the rear garden boundaries of houses on Sodbury Road, buildings associated with South Farm, and at the north-east end by agricultural fields. To the south it is bounded by Frith Lane. To the west it is bounded, at its southern end, by a small stream set in a pronounced valley, and further north by agricultural fields set on a low rise. To the north the site is bounded by agricultural land on the edge of the village and a recreation ground.

Geology and Topography

- 1.8 The site is situated on a broad ridge that runs from north to south, on which the village of Wickwar is also set, that forms a far western outlier of the Cotswold Hills. Approximately 500m to the west, beyond a low rise, the ground drops away to broadly level plains. To the east, c. 500m from the site boundary, the ground drops steeply down into the narrow valley of the Little Avon river before rising to a landscape of irregular low hills dominated by Lower Woods and common grassland at Inglestone and Hawksbury.
- 1.9 The site is crossed from south-east to north by a small stream that has been canalised to follow the field boundaries. The presence of the stream has resulted in a low dip in the centre of the site. As such, land at the site slopes gently to the middle of this depression. The land is highest at the southern end and is lower in the centre and at the northern end. On the south-western edge the land drops down into a low valley formed by another stream on the western boundary. The highest part of the site is at the southern boundary at c. 90m above Ordnance Datum (aOD). The lowest parts are at the bottom of the valley on the south-western boundary and at the base of the dip by the stream at the northern end, both of which are at c. 70m aOD.
- 1.10 The solid geology within the site is varied and complex, consisting of interbedded limestones and mudstones of various formations, which comprise the underlying structure of the ridge on which the site lies. The British Geological Survey does not record any superficial deposits within the site, although alluvial deposits are likely to be present within the depression formed by the stream course.

Section 2 Methodology

Assessment and Data Collection Methodology

- 2.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 2.2 The assessment involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information on Designated Heritage Assets from the National Heritage List for England, curated by Historic England;
 - Records of known archaeological sites, monuments, findspots and previous archaeological events within the vicinity of the site maintained by the South Gloucestershire Historic Environment Record (HER);
 - Historic mapping, and other relevant documentation derived from online sources; and
 - LiDAR data for the site (acquired from the Environment Agency via <https://environment.data.gov.uk/ds/survey/#/survey>).
- 2.3 The report would have also considered any relevant documentary sources (such as historic maps) held by the Gloucestershire Archives and aerial photographs held by the Historic England Archive (HEA). However, for the duration of the research both archives have been closed due to Covid-19 and therefore have not been accessible. If necessary, or possible, it is envisaged that these archives could be consulted in advance of any future planning application to develop the site or part thereof.
- 2.4 This report provides a synthesis of relevant information for the site derived from a search area extending up to 1km from its boundary, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered.
- 2.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site walkover, carried out in March 2020. The walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.

- 2.6 This report thereafter concludes with an assessment of the site's likely archaeological potential, made with regard to current best practice guidelines.

LiDAR Data

- 2.7 Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 2.8 A partial Digital Terrain Model (DTM) for only the southern part of the site was acquired from Environment Agency Data available online. Resolution of the data is at one data point for each 1m², a moderate resolution which, for archaeological prospection, has some application in identifying subtle archaeological earthworks.
- 2.9 The DTM was processed using the Relief Visualisation Toolbox (ver. 1.3 ZRC SAZU, 2016). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected.
- 2.10 As such, the whole suite of visualisations was produced and then the individual images appraised as to their usefulness in the current context. In this respect, the Local Relief model appears to show small-scale topographic expressions in the part of the site covered by the survey in greatest detail. The results of the survey are detailed in **Section 4** below.

Setting Assessment

- 2.11 In addition, this report also considers the nature and significance of any effects arising beyond the boundary of the site, i.e. in terms of the settings of heritage assets, as defined in Annex 2 of the NPPF.
- 2.12 In that regard, the site walkover considered, where appropriate, the contribution (if any) made by the land within the site to the settings of designated heritage assets situated within its wider zone of influence.
- 2.13 The setting assessment process employed current Historic England guidance which is set out in: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017 Second Edition). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 2.14 When assessing the impact of proposals on heritage assets, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 2.14 In simple terms, setting is defined as '*the surroundings in which a heritage asset is experienced*'. It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.

- 2.15 Historic England guidance identifies that *'change to heritage assets is inevitable, but it is only harmful when significance is damaged'* (HE, 2017).
- 2.16 In that regard, *'significance'* is defined in Annex 2 of the NPPF 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'*.
- 2.17 As such, when assessing the impact of proposals on heritage assets beyond the boundary of a development site, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's *'setting'* would lead to a loss of *'significance'* based on the above *'heritage interest'* as defined in the NPPF.
- 2.18 Set within this context, where the objective is to determine the impact of proposals on heritage assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question - and the contribution made to that significance by its *'setting'*, in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.
- 2.19 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance observes that: *'The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve', and that 'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral'* (HE, 2017).
- 2.20 The guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*.
- 2.21 It goes on to note:
- 'All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.'*
- 2.22 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that: *'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated'*. It continues by adding that: *'Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive'*.
- 2.23 On a practical level, the HE guidance (2017) identifies an approach to assessing setting in relation to development management which is based on a five-step procedure; i.e.:

- **Step 1:** Identify which heritage assets and their settings are affected;
- **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- **Step 4:** Explore ways of maximising enhancement and avoid or minimise harm; and
- **Step 5:** Make and document the decision and monitor outcomes.

2.24 As far as Step 2 is concerned, the guidance makes the following observations:

'The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset's intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noises, smells, etc to significance; and*
- *The way views allow the significance of the asset to be appreciated.'*

2.25 Thereafter, the guidance notes that: *'This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below'.*

2.26 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting'; i.e.:

'In general...the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.'*

- 2.27 In light of the above, the assessment of potential setting effects, employed in the preparation of this baseline report, focused on Steps 1 and 2. The assessment therefore concentrated on the following three main areas:
- Identifying those heritage assets that could potentially be affected by the proposed scheme and the manner (if any) in which they would be affected (Step 1);
 - Defining the contribution made to their significance by their setting (Step 2); and
 - Assessing whether the site forms a part of their setting, and therefore whether it contributes to their significance (part of Step 2).
- 2.28 A full consideration of Steps 3 and 4 of the assessment process are deferred to future assessment of an established scheme, and the discussion of the effect of any mitigation measures proposed. However, the assessment as presented does make preliminary comments on an understanding that the site will be proposed for housing development in line with Step 3 of the assessment process.

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Section 3

Legislation and Planning Guidance

- 3.1 The following section summarises the key legislative and planning policy context, relating to the proposed development of the site, at both national and local levels.

Current Legislation

- 3.2 In terms of '*effects on the historic environment*', the following paragraphs summarise the principal legislative instruments and planning policy framework.
- 3.3 The relevant legislation concerning the treatment of scheduled monuments is the *Ancient Monuments and Archaeological Areas Act 1979* (HMSO 1979). This act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments although this is considered as a policy matter in Paragraph 193 of the NPPF.
- 3.4 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities in respect of the treatment of listed buildings and conservation areas through the planning process.
- 3.5 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 3.6 The '*special regard*' duty of the 1990 Act has been tested in the Courts and confirmed to require that '*considerable importance and weight*' is afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* [2014] EWCA Civ 137.
- 3.7 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting; and neither does it indicate that a development that does not preserve them is unacceptable and should therefore be refused.
- 3.8 This point is made very clearly in Paragraph 54 of the High Court judgement in respect of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052 (*Admin*), which sets out that:

'...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed

is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.'

- 3.9 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in 'acceptable change'. However, whilst this is the case, the decision maker does need to give 'considerable importance and weight' to the desirability of preserving a listed building or its setting (as per the Barnwell Manor judgement outlined above).
- 3.10 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:
- 'In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*
- 3.11 Once again, it must be recognised that: (1) there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that 'preserves' them is acceptable; and (2) the statutory duty only covers development that is within a conservation area – the 'setting' of a conservation area is addressed by planning policy.
- 3.12 Paragraph 194 of the National Planning Policy Framework (NPPF; see MHCLG 2018) transposes Section 66(1) and Section 72(1) of the 1990 Act into national planning policy.
- 3.13 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in Paragraphs 195 and 196 of the NPPF.

National Planning Policy

- 3.14 The NPPF was revised in February 2019. Section 16 sets out the government's approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process. The opening paragraph, 184, recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.15 Paragraph 189 concerns planning applications, stating that:
- 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record*

should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

- 3.16 Paragraph 193 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

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

- 3.17 Paragraph 194 considers the level of harmful effects on designated heritage assets and states that:

'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.'*

- 3.18 With regard to the decision making process, paragraphs 195 and 196 are of relevance. Paragraph 195 states that:

'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;*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- 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.*

3.19 Paragraph 196 states that: *'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'.*

3.20 The threshold between substantial and less than substantial harm has been clarified in the courts. Whilst the judgement relates specifically to the impact of development proposals on a listed building, Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847* remain of relevance here in the way they outline the assessment of 'harm' for heritage assets:

'What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.'

3.21 In other words, for the 'harm' to be 'substantial' – and therefore require consideration against the more stringent requirements of Paragraph 195 of the NPPF compared with Paragraph 196; the proposal would need to result in the asset's significance either being *'vitiated altogether or very much reduced'*. Quite evidently, this represents a very high threshold to be reached.

3.22 With regard to non-designated heritage assets, Paragraph 197 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.'

Local Planning Policy

3.23 The current planning policy for South Gloucestershire comprises the South Gloucestershire Core Strategy which was adopted in December 2013 and is the principal planning policy document for SGC, providing the development strategy to deliver sustainable growth to the year 2027. This will be replaced by the emerging *South Gloucestershire Local Plan (2018 – 2036)*. A timetable for progressing the South Gloucestershire Local Plan is currently under review.

3.24 Policies CS1 and CS9 of the Core Strategy relate to heritage matters.

3.25 Policy CS1 refers to the provision of high-quality design; the following refers to heritage considerations: “...3. *Existing features of landscape, nature conservation, heritage or amenity value and public rights of way, are safeguarded and enhanced through incorporation into development...*”.

3.26 With regard to Policy CS9 – Managing the Environment and Heritage, only the first bullet point of this policy relates to heritage matters and 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.”

3.27 The Policies Sites and Places Plan which forms part of the South Gloucestershire Development Plan was adopted in November 2017. Policy PSP17 relates to Heritage Assets and the Historic Environment and states:

“Conserving and Enhancing

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

Conservation Areas: *Development within or affecting the setting of a conservation area will be expected to:*

- Preserve or, where appropriate, enhance those elements which contribute to their special character or appearance; and*
- Pay particular attention to opportunities to enhance negative parts of conservation areas and to draw on local character and distinctiveness.*

Proposals should demonstrate that:

- *Size, form, position, scale, materials, design, colour and detailing have proper regard to the distinctive character and appearance of the conservation area;*
- *Buildings, groups of buildings, historic street and plot patterns, open spaces, building lines, views, vistas, ground surfaces, boundary walls and other architectural or hard landscape features, which contribute to the character or appearance of the conservation area are retained; and*
- *Other natural features, which contribute to the character or appearance of the conservation area, will be retained and protected. The Council will seek to retain buildings and structures which contribute positively to a conservation area. The loss of any building that is important or integral to the character or appearance of the conservation area is likely to amount to substantial harm.*

Archaeology:

Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ.

In exceptional cases, where this is not justifiable or feasible, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis.

Non-designated archaeological heritage assets of regional and/or local importance should normally be preserved in situ but, where harm to the asset is justified, provision should be made for excavation and recording with an appropriate level of post-excavation assessment and analysis. Curation and publication of findings will be expected in all instances to appropriate standards.

Any impact on the setting of archaeological heritage assets (both designated and non-designated) will need to be assessed to determine how and to what degree these settings make a contribution to the significance of those heritage assets. Proposals will be expected to preserve and where appropriate, enhance the setting of archaeological heritage assets, and those elements which contribute to their significance.

Lower Severn Vale Levels: *Where appropriate, development proposals involving ground breaking of previously undisturbed land within the Lower Severn Vale Levels will be required to present the findings of an archaeological desk-based assessment and field evaluation prior to a decision being made, unless clear evidence exists for previous disturbance of the site.*

Historic Parks and Gardens & Battlefields: *Development proposals will be expected to:*

- *Protect and, where appropriate, enhance the design, character, appearance and settings of historic parks, gardens or battlefields; and*

- Safeguard those features which contribute to their significance, character or appearance.

Where development proposals affect a park, garden or battlefield of historic significance whose historic landscape character has been degraded or eroded, the Council may seek the implementation of measures and/or management plans to secure the restoration of features, landscaping or historic planting schemes, or contributions towards such works.

Locally important heritage assets: Development proposals affecting locally important heritage assets should ensure they are preserved or enhanced, having regard to their significance. The Council will seek to retain buildings, included on the Local List, as well as other non-designated heritage assets identified in the development management process.

Understanding the Heritage Asset and the Impact of Development

Development proposals involving or affecting heritage assets should demonstrate:

- The significance of the heritage asset(s) affected;
- The impact of the proposal on the significance of the heritage asset(s) and their setting(s); and
- How the development will protect, and/or enhance or better reveal the significance of the heritage asset(s) and their setting(s).

The level of detail should be proportionate to the significance of the heritage asset(s) affected and the nature of the works.

Assessment of development which does not conserve or enhance a heritage asset

The conservation of South Gloucestershire's heritage assets is a priority for the Council and, as a consequence, where development would result in harm to the significance of a heritage asset or its setting, planning permission will be refused, unless it can be clearly demonstrated that all of the following can be met:

- The proposal results in public benefits that outweigh the harm to the heritage asset, considering the balance between the significance of the asset affected, the degree of harm and the public benefits achieved;
- There is no other means of delivering similar public benefits through development of an alternative site;
- There is no other alternative proposal, or a similar proposal, which achieves similar public benefits, but with less harm to the heritage asset;

- *The harm to the heritage asset is minimised and mitigated through the form of the development and the provision of heritage enhancements; and*
- *The heritage asset will be properly recorded to professionally accepted standards.*

Where the loss of the whole or part of a designated or non-designated heritage asset is acceptable under this policy, the council will ensure, via conditions or legal undertaking that all reasonable steps have been taken to ensure that development will proceed after the loss has occurred. This is to ensure that needless harm to heritage assets does not occur."

Section 4

Existing Information

Introduction

- 4.1 The site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens or registered battlefields; nor does it fall within a conservation area. Relevant designated heritage assets within the study area are discussed in the section below and shown on **Plan EDP 1**.
- 4.2 The South Gloucestershire HER contains two records within the site. Numerous records are located within the 1km study area, which are discussed within the context of the appropriate period-based sections in the section below. All HER records within the site and study area are shown on **Plan EDP 2**.

Designated Heritage Assets

- 4.3 There are no known designated heritage assets within the boundary of the site, where there would be a presumption in favour of physical preservation *in situ*.

Settings Assessment – Step 1

- 4.4 In accordance with Step 1 of the Historic England Settings Assessment guidance (HE, 2017) all designated heritage assets, located up to 2km from the site boundary, were assessed in order to understand to what degree their setting contributes to their significance, and whether the site forms a part of their setting, and whether it therefore could make a contribution to their significance. A 2km radius was considered appropriate as assets beyond this extent would be very unlikely to have any intervisibility with the land at the site, nor would they be likely to be affected by any other indirect effect arising from the site's development (such as increased local traffic flow, both during construction and from residential development, noise or dust from construction).
- 4.5 In addition, given that the site comprises farmland, it is unlikely that it has any historical association with any extant, distant heritage asset, being most likely to be associated with adjacent farms. Likewise, any buried archaeological remains within the site are unlikely to have an association with a distant, extant heritage asset such that they might make a meaningful contribution to its significance.
- 4.6 The assets considered consist of three Scheduled Monuments, 86 listed buildings, of which four are listed at Grade II* and 82 at Grade II, and a single conservation area. The assessment is presented in the section below and the locations of these assets are shown on **Plan EDP 1**.

- 4.7 The identification of designated heritage assets with settings which may potentially be affected by the proposed development (Step 1 of the HE guidance (HE 2017)) was completed, in the first instance, through an initial map analysis, then subsequently augmented and confirmed through a field visit.

Scheduled Monuments

Wickwar Roman small town 680m WNW of Hall End farm (NHLE: 1021404)

- 4.8 The Scheduled Monument is entirely archaeological in form, comprising the buried remains of a Roman small town located beneath a 16-hectare (ha) extent of later, post-medieval farmland. The monument is understood through geophysical survey and small-scale trial excavations and is known to comprise archaeological remains of the 2nd to 4th centuries AD, including stone buildings, roads, enclosures and other features including a possible earlier fort, set out along a north-south axial road adjacent to a watercourse, the Ladden brook. The HE citation states that the designation is only with regard to the ground and not any of the later agricultural features above.
- 4.9 The monument is located c. 1.1km from the site boundary to the west. Given its below-ground nature, the monument's archaeological remains cannot be directly seen by the casual observer. As such, the monument's setting only makes a contribution to its significance in terms of the relationship between the remains and the local topography and with any historically associated heritage assets.
- 4.10 In this respect, the site of the former town is located on a slight crest which drops to the north towards the Ladden Brook. This situation, on high, dry land but close to a water source, was evidently intended and an appreciation of the local topography aids in the interpretation as to how the town would have looked and functioned. As such, the local topography is an aspect of the setting of the monument which contributes to its significance.
- 4.11 Additionally, known, contemporary archaeological remains are present near to the monument. This includes the remains of a Roman road which crosses the settlement on a north to south alignment and an adjacent square enclosure that is probably contemporary to the immediate north-east (HER **7418**). It also includes the contemporary Roman villa remains at Lower Wood (NHLE: **1021452**), although these are fairly distant from the monument being 3.7km to the east. These remains provide an archaeological context to the monument, that aids in the interpretation of the remains, and thus are also aspects of its setting that contribute to its significance.
- 4.12 There are no known archaeological remains within the proposed development site that relate to the Roman town, nor does the land at the proposed development site lie on the course of the roads known to have emanated from it. Furthermore, the proposed development site is far enough removed from the monument for its development to have no effect on the local topography around the monument, which would be appreciated in the same situation as it is at present. As such, the site is not considered to be part of the setting of the scheduled monument and its development would not result in any harm to its significance. As such, the asset is not considered any further in this assessment.

Roman villa and bathhouse remains in Lower Woods, 115m north west of Lower Woods Lodge (NHLE: 1021452)

- 4.13 As with the small town, the scheduled villa comprises only archaeological remains, comprising the buried remains of a villa and bathhouse including two known mosaics. The site has been subject to extensive archaeological excavation. The remains are located within a meadow that is a clearing in woodland used as pasture. As such, the scheduling is only with regard to the ground and not any of the later agricultural features above.
- 4.14 The monument is located c. 2km from the site boundary to the west. Given its below-ground nature, the monument cannot be readily appreciated by the casual observer. As such, the monument's setting only makes a contribution to its significance in terms of the relationship between the remains and the local topography and with any historically associated heritage assets.
- 4.15 In terms of topography, the remains are located at the top of a gentle slope above the valley of the Little Avon, this surrounding land now being covered by woodland. This location was probably chosen deliberately and so represents an aspect of the setting of the monument which contributes to its significance. There are no known Roman archaeological sites in the more immediate vicinity of the villa, although it will have doubtlessly existed within a wider estate that probably included buildings and agricultural land. The small town 3.7km to the west does provide some degree of archaeological context and the wider landscape contains numerous Roman period sites. In this respect, the remains of the town are an element of the setting of the villa that contributes to its significance.
- 4.16 There are no known archaeological remains within the site that relate to the Roman villa. Furthermore, the site is far from the monument and separated from it by woodland, so its development would have no physical effect or any effect on view to or from the monument. As such, the site is not considered to be part of the setting of the scheduled monument and its development would not result in any harm to its significance. As such, the asset is not considered any further in this assessment.

Single-span bridge called Horse Bridge 260m WSW of Chase Hill House (NHLE: 1004520)

- 4.17 The scheduled bridge is a stone-built, arched bridge crossed by a road that potentially originates as a medieval structure (although the present bridge is probably early 19th century in date).
- 4.18 The bridge is located c. 950m to the north-east of the site boundary. As a structure with a practical purpose, it is primarily functionally related features of its setting that relate to its significance, in this case comprising the road and the Little Avon River that it crosses. The bridge has little presence in the landscape, being surrounded by dense woodland, and is hard to experience, its parapet being the only aspect that is visible from the road.

- 4.19 The site is well-detached from the bridge, being separated from it by the village of Wickwar, farmland and the trees that surround the bridge. As such, the site is not a part of the setting of the bridge and its development would make no contribution to its significance. As such, the asset is not considered any further in this assessment.

Conservation Areas

- 4.20 A single conservation area is located within 2km of the site: the Wickwar Conservation Area. The conservation area is located immediately adjacent to the site and thus has potential for its setting to be affected by the site's development. As such, the conservation area, its special interest and the contribution made by its setting is considered in detail as per Step Two of the assessment process in **Section 5** below.

Listed Buildings

Listed buildings within the Wickwar Conservation Area

- 4.21 Of the 86 listed buildings within 2km of the site, 58 are located within the Wickwar conservation area. Of these, 35 comprise Grade II listed buildings located on or close to High Street (the B4060) which forms a north-south spine through the centre of the village, defining its linear form. The streetscape on High Street (**Image EDP 1**) is a defining characteristic of the conservation area and the historic properties along it are a key aspect of its special interest.
- 4.22 The majority of the buildings front onto the road and are best experienced and appreciated in views along the street. Together they exert a strong historic, vernacular character on the village, reflecting its post-medieval development. The buildings form uninterrupted rows along High Street and so the streetscape is well-enclosed and the buildings along it are not clearly experienced from beyond the street. In this respect the High Street streetscape is a key aspect of the setting of these listed buildings that contributes highly to their significances.
- 4.23 The buildings occupy a plan of former medieval burgrave plots which are still mostly well-defined, with lanes following the back edges to the west and east. These surrounding plots are also key aspects of the settings and, in many cases, curtilages of the buildings, and contribute highly to their significances, especially those located to the rear of the main frontage, such as the Old Malthouse (NHLE: 1137269) and the Old School House (NHLE: 1137261), located at the northern end of the group, where the surrounding plots from the primary locations from where these buildings are experienced.
- 4.24 The plots are now entirely surrounded by modern development, with modern housing estates to the east, a row of 20th century houses on Back Lane to the west and industrial buildings to the north-west. As such, an experience of the buildings is very hard to achieve from the wider landscape, limited only to their rooftops and chimneys (**Image EDP 2**).

- 4.25 Given the enclosed nature of the setting of the listed buildings on High Street, no views of the streetscape, or the individual buildings along it, are possible from the site, and there is no clear historical association between any of the buildings and the land at the site, which is associated with the adjacent South Farm. As such the land at the site is not part of the setting of any of these 35 listed buildings, and these buildings are not considered in any further detail within this assessment.
- 4.26 A cluster of listed buildings is located at the far northern end of the village comprising 21 Grade II listings and the Grade II* listed Parish Church of the Holy Trinity. Of these, 19 relate to chest tombs and war memorial located within the churchyard. These discrete assets derive significance from their settings only in that they are set within the churchyard and are associated with the church and other tombs. The wider landscape, including the site, has little relevance to their significance.
- 4.27 The Grade II listed Sunday School (NHLE: **1321142**) and Old Rectory (NHLE: **1115028**) are both set within their own enclosed gardens and have a close association with the neighbouring church, especially the Sunday School which is immediately adjacent and within the same walled enclosure. Both buildings are partially screened by boundary features, in particular the Rectory which has substantial garden boundaries. The whole group of buildings in this area, including the church are set on a low rise and are locally prominent, especially in views north from the edge of the village (**Image EDP 3**) and from the land to the north. The buildings are not readily experienced from the wider landscape beyond their surrounding spaces and are entirely screened from the land at the site. Furthermore, there is no specific historical or functional association between the site and the buildings. Given this, the site is not a part of their setting, and its development would be unlikely to have any effect on their significances.
- 4.28 The church (NHLE: **1137110**) has a similar setting to the adjacent buildings, being closely associated with the surrounding churchyard and ecclesiastical buildings and being locally very prominent from adjacent land, more so on account of its tower. The church tower is a notable feature of the landscape at Wickwar and can be seen from afar from many locations including from within the site.
- 4.29 Whilst the church can be experienced in such views and can be seen as a central historic building within the settlement, views to the church are not unique to the site and have no particular relevance to its significance, such views being possible from many other locations. The site's development would not change the degree to which the church is prominent, and it is likely that views of it would still be achievable from parts of the site following development. Furthermore, there is no specific historical or functional association between the site and the church. As such, development would be unlikely to affect the significance of the church and it is not considered any further within this assessment.
- 4.30 An isolated Grade II listed building is located on the western edge of the conservation area, Hill House (NHLE: **1115036**). This house is set within an enclosed garden (**Image EDP 4**) from beyond which it is not readily experienced, with a limited experience of the roof and upper elevations possible from adjacent fields which form its wider setting. The house is well removed from the site being 400m to the north and it is not

possible to see it from the site. Furthermore, there is no specific historical or functional association between the site and the listed building. As such, the site is not part of the setting of the house, contributes nothing to its significance, and is not considered any further in this assessment.

- 4.31 Although the assessment has concluded that the site is not part of the setting of any of the individual listed buildings in Wickwar, and that development would be unlikely to have any overt effect on their significance, it is possible that increased traffic on account of the site's development may have a detrimental effect on the individual settings of some of these buildings. This is particularly relevant to the buildings on High Street and those set on other roads, but of little relevance to the buildings around the church which are set apart from the main roads in the village. The magnitude of such effects would be entirely dependent on the results of traffic assessments and will be considered in any future assessment of historic environment impacts for development within the site.

Listed buildings at the southern end of Wickwar

- 4.32 The village of Wickwar extends beyond the conservation area to the south in a linear settlement focussed on Sodbury Road (B4060). Three Grade II listed buildings are located in this area, South Farmhouse (NHLE: **1321153**), Ivy House (NHLE: **1137321**) and Castle Farmhouse (NHLE: **1115052**). All three of these assets are in close proximity to the site, especially South Farmhouse which is only a few metres from the site boundary. As such, all three assets have the potential for their settings to be changed by the site's development and are considered in further detail as per Step Two of the assessment process in **Section 5** below.

Grade II* listed building Frith Farm (NHLE: **1128768**)

- 4.33 The Grade II* listed building Frith Farm is located c.180m from the site boundary to the south-west and is visible from within the site. Part of the site forms part of the setting of this listed building and its setting and contribution to its significance is considered in greater detail as per Step Two of the assessment process in **Section 5** below.

Grade II listed building Hill House Farmhouse (NHLE: **1128773**)

- 4.34 Hill House Farmhouse is situated at the centre of a small complex of private gardens and farm buildings, beyond which it is surrounded by enclosed orchards. Beyond these enclosures are agricultural fields. It is located c. 690m south of the site.
- 4.35 The farmhouse is well-enclosed from the wider landscape and it is evident that the principal experience of it would be from its more immediate settings. Given the adjacent trees, the wider farmland surrounding it is likely to have a functional association that may now be historic, rather than providing a location from where to achieve views to the farmhouse.
- 4.36 The farmhouse is entirely screened from the site by intervening field boundaries and trees, and the land at the site is not historically associated with it. As such the site is not part of the farmhouse's setting and its development would be highly unlikely to result in

harm to its significance. As such, the farmhouse is not considered any further in this assessment.

Listed buildings at West End

- 4.37 A group of three Grade II listed buildings are located in the small hamlet of West End, c.480 m north-west of the site. Two large houses and a set of gate piers are listed. All are set adjacent to gardens and associated outbuildings, which comprise the key aspects of their settings that contribute to significance. The buildings are generally well-enclosed, although farmland to the immediate south and east may allow for an experience of the Meads Farmhouse (NHLE: **11115053**) and thus reflect its wider setting.
- 4.38 The site is screened from the group by intervening boundaries and a copse to the north-west and they are not experienced from it. Furthermore, the land at the site has no known historical association with the group. As such, the site does not form part of the setting of any of these designed assets and its development would be very unlikely to affect their significances. As such, the assets are not considered any further in this assessment.

Listed Buildings at Hall End

- 4.39 The small settlement of Hall End is located c. 850 m to the west of the site. The hamlet contains several historic, post-medieval farms and associated outbuildings and a cottage, all of which are listed at Grade II. There are also two Grade II listed railway bridges in the vicinity of the settlement.
- 4.40 The listed buildings are set in enclosed gardens and have outbuildings. For one of the two farmhouses (both are named Hall End farm) which lies further south (NHLE: **1312294**) two adjacent outbuildings are also listed. These closely associated spaces and buildings are the key aspects of their settings that contributes to significance. Farmland around the two farms adjacent to the Leaden Brook is likely to be functionally and historically related to the farms and probably provides for views to them and, as such also contributes to their significances.
- 4.41 The setting of the railway bridges only contributes to their significance in so much as it has a functional relationship or from where the function of the bridge can be experienced i.e. the roads crossing the railway and the railway itself.
- 4.42 The site is screened from the group by the lie of the land to the west of the site, which rises up and then drops down, with the farmhouses at the base of the slope. Furthermore, the land at the site has no known historical association with the group. As such, the site does not form part of the setting of any of these designed assets and its development would be very unlikely to affect their significances. As such, the assets are not considered any further in this assessment.

Listed Buildings at Yate Court

- 4.43 Yate Court was a medieval manorial centre; the location of a fortified residence with a moat. Ruins are present of the medieval hall and gatehouse that are Grade II listed (NHLE: **1321126**). Another two Grade II listed buildings are present, reflecting later post-medieval use of the complex as the centre of large farm.
- 4.44 Evidently, at the complex there is a strong historical integrity between the associated archaeological remains, which include earthworks and a moat and the listed buildings which contributes to the significance of its component heritage assets. The wider landscape comprises agricultural fields to the east of the Laden Brook that are probably associated with the group both functionally and historically, and also provide views to it and its buildings. As such, surrounding fields also contribute to the group's significance.
- 4.45 As with the assets at Hall End, the site (located c. 1.5km to the north-east) is screened from the group by the lie of the land to the south-west, which rises up and then drops down, with the Yate Court group at the valley bottom. Furthermore, the land at the site has no known historical association with the group. As such, the site does not form part of the setting of any of these designed assets and its development would be very unlikely to affect their significances. As such, the assets are not considered any further in this assessment.

Listed Buildings at or near Oxwick Farm

- 4.46 Oxwick farm, located c. 1.3km to the south of the site, includes a Grade II* listed farmhouse and coach house (NHLE: **1321124** and **1312305**), both of which are early 18th century grand, baroque buildings. Two Grade II listed buildings form part of the complex and two other Grade II listed farmhouses are located in the surrounding countryside.
- 4.47 For all three farms, the buildings are set within enclosed areas adjacent to outbuildings and gardens which form the key parts of their settings that contribute to significance. Wider farmland also contributes due to its functional and historical associations and by providing views to the buildings. This is certainly the case for the Oxwick complex where the large buildings are locally highly prominent and visible from across adjacent farmland.
- 4.48 Given their distance from the site, the site is screened from all of these listed buildings by intervening hedgerows, and they cannot be seen from it. Furthermore, the land at the site has no known historical association with the group. As such, the site does not form part of the setting of any of these designed assets and its development would be very unlikely to affect their significances. As such, the assets are not considered any further in this assessment.

Grade II listed building Chasehouse farm (NHLE: 1274382) and Grade II listed Strut bridge (NHLE: 1128749)

- 4.49 The Grade II listed farmhouse is located 1.7km to the north-east of the site and the bridge is located 700m to the east. Both assets are located on the far side of Wickwar from the site and are separated from it by the built-up extent of the village. Furthermore, the farmhouse is well removed and distant, located beyond tracts of farmland and two river valleys, and the bridge is located at the bottom of a steep, wooded valley, being a footbridge across the Little Avon River.
- 4.50 As such, the site is screened from both assets and has no known historical association with them. The site does not form part of the setting of either of these designated assets and its development would be very unlikely to affect their significances. As such, the assets are not considered any further in this assessment.

Summary

- 4.51 In conclusion, Step 1 of the settings assessment identified that the following designated heritage assets have potential for their settings to be affected by the site's development. Further, more detailed, assessment of these assets is presented in **Section 5** of the report.
- Wickwar Conservation Area;
 - Grade II* listed building Frith Farmhouse (NHLE: **1128768**);
 - Grade II listed South Farmhouse (NHLE: **1321153**);
 - Grade II listed Ivy House (NHLE: **1137321**); and
 - Grade II listed Castle Farmhouse (NHLE: **1115052**).

Non-designated Heritage Assets

- 4.52 Within the site are a single HER monument record and two HER records derived from the National Mapping Programme (NMP). Within a 1km radius of the site there are 272 monument records on the HER and 18 event records. These are discussed in relation to the site's archaeological potential in the period sections below. HER Monument records are reproduced on **Plan EDP 2**.

HER records within the site

- 4.53 A small part of the eastern edge of the site, comprising the field to the south of South Farmhouse, is part of a wider monument record relating to 'Wickwar settlement (South)' (**14048**). This area reflects the extent of the linear, post-medieval settlement that extended to the south along Sodbury Road from Wickwar as defined by the Avon Historic

Landscape Survey (undertaken in 1998). The site's function within the settlement is not defined although it may have once contained development related to the settlement. The historic function of the site in the post-medieval period is considered in some detail with reference to historic maps in the 'Cartographic Sources' section below.

- 4.54 The HER records derived from the NMP relate to two areas of ridge and furrow cultivation earthworks that were recorded from historic aerial photographs across two of the fields within the site. During the site visit, neither field was seen to contain ridge and furrow earthworks and it is presumed that the earthworks visible in the aerial images have since been ploughed away by modern farming. The survival of ridge and furrow earthworks within the site is further discussed in the section of LiDAR data below.

Palaeolithic-Iron Age (c.1,000,000 BC-AD 43)

- 4.55 No Palaeolithic to Iron Age heritage assets are recorded by the HER within the site. There are four records within the 1km study area that relate to these periods.
- 4.56 The earliest record on the HER is for a worked, black flint scraper dated to the Palaeolithic found c. 800m to the north of the site (**2889**). This stray find does not, on its own, suggest the presence of a Palaeolithic archaeological site as the flint was probably imported into the area. Rather, as for much of the UK, it suggests activity across the wider landscape in the early prehistoric period, with hunter-gather groups travelling across the landscape. In this respect, the likelihood for similar stray surface artefacts of this period occurring within the site is very low.
- 4.57 The HER records a group of earthworks noted on an aerial photograph to the east of Wickwar (**6127**) c. 1km to the north-east of the site. The record gives little information on them, but dates them as Mesolithic, which is evidently an error, given that earthworks are not generally known from this period. The presence of the earthworks c. 1km to the north-east of the site has no apparent relevance to the site's archaeological potential.
- 4.58 The HER records a possible long barrow c. 60m to the west of the site boundary (**3061**). The feature is described as a mound overlaid by a later field wall by an observer in the 1970s but has not been investigated any further. With no further information available, it is evident that the interpretation is currently speculative.
- 4.59 If the feature is a long barrow and therefore is of an early Neolithic date, it is possible that related, buried archaeological remains are present in the surrounding area, as is often the case. Such remains might include buried infilled ditches, enclosures, pits or the ditches of levelled barrows. Remains from later prehistoric periods (such as the early Bronze Age) might also be present as often these were focussed on earlier monuments such as long barrows. It is possible that, given its proximity to the monument, such remains might occur within the western part of the site, however the interpretation is presently speculative and a high potential for such remains should not be automatically anticipated in this area.
- 4.60 The HER records a possible ring ditch, that was noted on aerial photographs in a field to the east of Wickwar, overlooking the valley of the Little Avon (**19717**). Whilst the HER

notes the feature as a ring ditch, the description is of a rectangular enclosure and thus suggests that it is not a ring ditch, although it is possible that it is a prehistoric archaeological site. The presence of this discrete feature c. 600m to the north-east of the site does not suggest that the site contains related archaeological remains.

- 4.61 Whilst the evidence recorded by the HER (in common with much of lowland Britain) indicates some probable human activity in the study area during prehistory, the limited number of records does not suggest any particular concentration of prehistoric archaeology from any period within the study area. As such, it is considered that the site only has a low potential to contain archaeological remains of the prehistoric periods.

Roman (AD43-410)

- 4.62 There are no records on the HER that relate to the Roman period recorded within the site. Only a single record is recorded by the HER within the 1km study area.
- 4.63 The HER record relates to a square enclosure noted as a cropmark on an aerial photograph c. 850m to the west of the site (**7418**). The enclosure, whilst undated, is located just to the north-east of the Scheduled Monument, Wickwar Roman Town, and so probably reflects an archaeological site related to the town.
- 4.64 Even though records dated to the Roman period are scarce within the study area, the presence of the Roman town (and the enclosure) as well as the Scheduled Roman villa site in Lower Woods indicates that the land at the site was within or near to a well-settled landscape in the Roman period.
- 4.65 Noted below in the section on previous archaeological investigation, archaeological evaluation on Land South of Horwood Lane, c. 10m to the east of the site boundary identified a single Roman ditch on a north-south alignment. Whilst this alignment suggests that the ditch would not continue into the proposed development site, its presence does suggest that the site was situated within an agricultural landscape in the Roman period.
- 4.66 Although the site is not located near to any of the substantial, known Roman archaeological features in the wider landscape, including the north-south road known to have passed through the town, the presence of the ditch in the adjacent site suggests that similar remains could be present within the proposed development site. As such, it is considered that the site has a moderate potential to contain archaeological remains dated to the Roman period but, that such remains would be mostly likely to consist of remains of low significance related to agricultural practice.

Early Medieval and Medieval (AD 410 -1485)

- 4.67 There are no records relating to early medieval or medieval activity within the site, as recorded by the HER. Twelve records are noted within the 1km study area that date from the early-medieval period and 15 that date from the medieval period.

- 4.68 Wickwar was known to have been established in the Saxon period with the core of the Saxon settlement focused on the church at the north end of the village. The HER records this Saxon core, noting a series of earthworks to the north and south of the church that possibly relate to archaeological remains of this period (**9177**). The HER identifies that the Saxon settlement encompassed the church, fishponds and the old rectory building. The site is located c. 600m south of this part of the village and there is no indication that the Saxon settlement extended into it.
- 4.69 The HER records two river crossings (**14087**, **14088**) that are dated as early medieval, although the description describes these as 19th century crossings, so it is not clear why these are recorded as early medieval. The HER also records a possible early dam, with the road to the church acting as a dam for a small lake, although the record is speculative and incomplete (**14089**).
- 4.70 The remaining eight records dated as 'early medieval' all relate to settlement areas identified in the Avon Historic Landscape Survey (**14046** – **14050**, **14052** and **14057** – **14058**). Whilst these are dated as 'early medieval' the descriptive text attached to the records all describe them as the extent of 'post-medieval' settlement and not as areas of known early medieval settlement. Although settlement at Wickwar was evidently established in the early medieval period there is no evidence for it to have been equivalent in extent to that of the much later, post-medieval village. It is therefore considered that these HER records are misleading.
- 4.71 Two of the medieval records related to the crossing of the Little Avon at Horsebridge, which is a scheduled monument and has been described previously. One record pertains to the bridge itself and the other to the previous medieval ford that was upstream of the later bridge (**2065** and **17971**).
- 4.72 The HER records the possible location of the former medieval manor (**5551**) at 'Wick' (as the medieval settlement was known) adjacent to the church (**5552**). Related to these medieval buildings were a series of fishponds located to the south (**7895** and **14086**).
- 4.73 The HER also records medieval feature in the form of deserted settlement earthworks or ponds at several of the later farmsteads in the locality, suggesting that these also originated as medieval farms or hamlets, such as at Hall End Farm (**5794**), West End Farm (**9177**) and Hillhouse Farm, (**3064**). Of these, deserted settlement remains at West End Farm are the closest to the site being c. 450m to the west. Those at Hillhouse Farm are 470m to the south-west.
- 4.74 However, there is no indication that medieval settlement remains related to these locations extend into the site and there is no earthwork evidence within the site for deserted medieval settlement. Furthermore, there is no evidence that South Farm is also of a medieval date. As such, the presence of medieval settlement remains in the study area does not indicate with any certainty that such remains are also likely to be found within the site and the site's potential to contain medieval settlement remains is considered to be low.

- 4.75 It is most likely that the land within the site was in agricultural use during the medieval period. The ridge and furrow recorded by the NMP within the site is possibly testimony to such activity although this no longer exists as well-defined, upstanding archaeology. As such, it is considered that there is a moderate potential for buried remains related to medieval agriculture within the site, such as infilled furrow or drainage ditches. Such remains would be of limited archaeological interest and of no more than low significance.

Post-Medieval to modern (AD 1485 – present)

- 4.76 A large proportion of the HER records (a total of 217) relate to post-medieval features, with another four recorded as 'Tudor' and ten recorded as 'Victorian'. These overwhelmingly relate to extant features of the village that date from these eras and thus their presence has little relevance to understanding the site's archaeological potential. The paragraphs below are focussed on HER records that are in close proximity to the site and/or related to aspects of the historic landscape that might have a direct bearing on the site's archaeological potential.
- 4.77 Charfield railway tunnel (**5450**) runs c. 120m to the north-west of the site boundary which was constructed in the 1840s. The HER records a number of features related to the tunnel including a series of ventilation shafts and substantial spoil tips (**18362, 19102-4, 19109-13**). None of these features associated with the tunnel extends into the site and the presence of the tunnel has no influence on the site's archaeological potential.
- 4.78 To the immediate north-east of the site, research has indicated the location of a post-medieval clay pipe factory (**14084**). The HER records the possible extent of the works across a single field although this field contains no extant remains. Although it is located outside of this extent, the presence of the former works indicates a low possibility that material associated with it could be present within the site. Such material might comprise stray finds of pipe remains or of building material associated with the works. Such remains would be of local interest and no more than of low significance.
- 4.79 The HER also records a 19th century workhouse, located c. 20m to the south-east of the site (**4448**). The workhouse building is now a row of small cottages and, evidently, was never a large institution, probably catering for the rural poor of the locality. The cottages are not nationally listed buildings nor are they locally listed. There is no indication that the land associated with the workhouse included any of the site and the presence of the building and its history does not suggest any potential for archaeological remains within the site.
- 4.80 The HER records several areas of possible post-medieval settlement associated with extant farms in the locality, but which no longer exist. For example, at Hall End Farm, c. 500m west of the site (**5868**) the HER records an 'old tenement and paddock' associated with the farmstead across a broad area, although it is unlikely that this whole area was occupied. It also records a historic garden at Hall End Farm (**4384**) although the record notes that of this only a pond and gate piers now remain. It also records the core settlement at Frith Farm as post-medieval (**14051**) in the same location as the present farm and its outbuildings c. 100m to the west of the site. Similarly, it shows the core

settlement at Hillhouse Farm (**20294**) c. 580m to the south of the site as well as small settlement clusters to the east of Sodbury Road at Poplar Farm (**14047**), Hill View (**14057**), Pincots Farm (**14058**) and Clayfield (**17313**) all between c. 120m and 560m from the site boundary.

- 4.81 Aside from the part of the site that is within the historic Wickwar South settlement (as discussed above), none of these settlement areas extend into the site and (based on their distance from the site and consideration of other sources, such as historic maps) there is no indication that they ever did. Nonetheless, it is evident that the site is situated within an area that was well-settled in the post-medieval and modern period, with numerous large farms and related settlement. As such, the land at the site was clearly part of a farming landscape (as it still is) and there is a high potential for buried remains at the site associated with this post-medieval and modern activity. Such remains might include infilled drainage or boundary ditches or furrows. Remains of this type would be of very little archaeological interest and be of no more than very low significance.

Previous Archaeological Investigations

- 4.82 The following paragraphs provide a summary of the previous archaeological investigations recorded by the HER within the study area. HER Event records are reproduced on **Plan EDP 2**.
- 4.83 There are no records related to previous archaeological investigation within the site. Within the study area are 18 records related to archaeological investigations. Of these 12 relate to intrusive archaeological investigation and therefore may provide data that is relevant to the assessment of the site's archaeological potential. The remaining six relate to desk-based assessments or non-intrusive work, such as building recording and therefore are of limited relevance to understanding the site's archaeological potential. These six are not considered any further.
- 4.84 In 2018 geophysical survey (**21015**) was undertaken on Land South of Horwood Lane, c. 10m to the east of the site boundary, on the opposite side of Sodbury Road. The survey did not identify any certain archaeological features aside from probable cultivation furrows. Subsequently the site was subject to a trial trench evaluation carried out in 2019. The evaluation demonstrated a good correlation between buried features and the geophysical survey. It confirmed the presence of post-medieval ditches and furrows and also recorded several pits, two undated ditches plus a single ditch dated to the Roman period. The pits were considered most likely to be related to the historic use of the land as an orchard. The Roman period ditch appears to be on a north-south alignment and so therefore probably does not extend into the site.
- 4.85 The site is question is now developed and it is not known whether further archaeological mitigation work was undertaken before this.
- 4.86 A geophysical survey and trial trench evaluation are also recorded at Land South of Poplar Lane (**20888**) across a site that is also now developed for new housing, located c. 50m to the east of the site. As for the site to the south, the survey did not identify any

potential archaeological features aside from furrows and the trial trenches recorded only a single undated ditch. There is no record in the HER for any further archaeological work related to this site.

- 4.87 The results from these investigations do not identify any significant archaeological remains across the land to the east of the site, nor do they indicate any likelihood for significant archaeological remains within the site. It might be expected that the land at the site would produce similar results, certainty in terms of the majority of features being post-medieval and related to agriculture and thus of low or very-low significance.
- 4.88 An archaeological watching brief was carried out during development at Frith Farm (**20321**) c. 120m to the west of the site. Aside from recording the remains of historic farm buildings the HER entry does not indicate that the watching brief recorded any further archaeological features.
- 4.89 Archaeological evaluation through test pitting was carried out at the site at Hall End farm in 1990 (**7368**), c. 980m to the west of the site. Whilst it might be expected that, given the proximity to the Wickwar Roman town, Roman period remains would be present, no remains of this period were identified, although undated ditches were ascribed a possible Iron Age date. The work was distant from the land at the site and is not considered to be of relevance to its archaeological potential.
- 4.90 The remaining records all relate to small-scale archaeological work carried out within the urban core of the settlement at Wickwar and therefore are from an entirely different context to the site. As such, the results of this work is of little relevance to understanding the archaeological potential of the site and these works are not discussed any further within this section.
- 4.91 As noted above, the archaeological evaluations carried out at Land South of Horwood Lane and Land South of Poplar Lane give the best impression of the type of archaeology that might be expected within the site. In this respect it is likely that the site contains similar buried remains for low or very low significance related to medieval or post-medieval agriculture. Given the presence of Roman period remains, there is also a low potential for remains of this era to be present within the site. The most likely scenario is for remains related to Roman period agriculture such as infilled ditches or pits that would be unlikely to be of more than local interest or low significance.

Cartographic Sources

- 4.92 The site is located within the Parish of Wickwar. The earliest cartographic source consulted for the assessment was the Tithe Map of Wickwar Parish, dated 1838 (**Plan EDP 3**).
- 4.93 The tithe map shows a very similar layout of fields within the site as at present. Several of the modern fields are shown as subdivided suggesting that a process of amalgamation has since taken place, probably so as to open up the land for modern, industrial farming. The tithe map shows the most variation in terms of the land immediately around South

Farm, with a different arrangement of outbuildings to the west of the farm and a curved enclosure occupying part of the field to the immediate south of the farm, with a small building adjacent to the south. The d-shaped enclosure is identified in the Tithe Apportionment (number **499** on the map) as a garden associated with South Farm. The small building (number **498**) is named as an 'Oxhouse' and was associated with a farm to the south (number **496**) and is in the location of a modern dwelling. None of the field names given in the Tithe Apportionment suggest any archaeological potential within the site. Evidently, the tithe map only indicates potential within the site for remains related to the garden to the south of South Farm. Such remains would be of very limited archaeological interest and of very low significance.

- 4.94 The site is next depicted on the First Edition Ordnance Survey (OS) map of 1882 (**Plan EDP 4**). This map differs very little from the Tithe map, albeit with some field boundaries shown as removed by this time. One notable difference is a pond with two boundaries aligned on it in the eastern part of the site. These boundaries are not shown on the tithe map, although the pond is represented.
- 4.95 Later editions (not reproduced in this report) show little or no change at the site aside from the gradual amalgamation of some of the fields. The latest available map of 1962 illustrates that the large agricultural sheds to the west of South Farm were not yet built.
- 4.96 The historic maps demonstrate that from at least the 1830s the site mostly comprised agricultural land, with a process of field boundary loss apparent from the late 19th century. The site's 19th and 20th century agricultural use is likely to have resulted in remains being present in the site of buried infilled former field boundary ditches. However, ploughing is likely to have had some impact upon buried archaeological remains, possibly resulting in damage to, or loss of features. As noted previously, post-medieval or modern ditches would be of limited archaeological interest representing remains of very low significance.

Aerial Photographs

- 4.97 A total of 25 oblique and 86 vertical aerial photographs, covering the site and its immediate environs, were identified within the collection maintained by the Historic England Archive in Swindon.
- 4.98 Due to the closure of the archive over the period in which Covid-19 restrictions have been in place, none of the photographs have yet been viewed. It is anticipated that photograph collection will be viewed prior to the submission of any planning application for the development of the site (or part thereof).

- 4.99 It is noteworthy that the aerial photographic archive for the site has been considered as part of Historic England's NMP and therefore the images will have been examined in detail by archaeological experts. The data produced by this work is in the HER and is reproduced on **Plan EDP 2**. The presence of former ridge and furrow earthworks within the site, as identified by the NMP, has been discussed above.

LiDAR

- 4.100 The limited LiDAR data for the site (covering only the southern end of the site) did not identify any topographic features that suggest the presence of archaeological remains. Given its limited relevance to the assessment, the LiDAR imagery has not been reproduced.
- 4.101 The site was seen to contain slight linear earthworks which correspond to historic field boundaries depicted on the Wickwar Tithe Map, reflecting the remnants of these boundaries following their 19th and 20th century removal. It was also possible to identify the slight surface expressions of former cultivation ridges, although these are so slight as to be unidentifiable on the ground. The location of the former pond in the eastern part of the site, and the boundaries that were aligned on it are also easily identifiable. The LiDAR imagery also allows the natural course of the stream that runs through the site from south-north to be seen with a slight depression to the south, beyond the point where its present, canalised course turns to the south-east. It is likely that the presence of this paleochannel will have left alluvial deposits within this part of the site.
- 4.102 The LiDAR data further suggest the presence of buried remains within the site related to medieval and post-medieval agriculture such as infilled ditches and furrows in alignment with the slight banks and ridges present in the data. As noted previously, such remains would be of limited archaeological interest and thus represent remains of only very low significance.

Site Walkover

- 4.103 The site was visited in March 2020 to assess the current ground conditions and topography, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains.
- 4.104 No features of overt archaeological interest, such as well-defined archaeological earthworks, were noted within the site. An earthen bank was noted in the western part of the site that is overlaid with a field boundary (**Image EDP 5**). This feature corresponds to a small, wooded strip illustrated on historic maps. It is not known what the feature might represent, its form is not well defined, and it is predominantly linear. It may reflect the remains of a medieval or post-medieval headland, a bank of material at the edge of an area of arable cultivation where plough spoils have accumulated. Alternatively, it may be a dump of waste material, although no surface rubbish or waste debris was noted. If it is a medieval or post-medieval agriculture feature the earthworks would have limited archaeological interest comprising a heritage asset of low significance.

- 4.105 The only other noteworthy feature is a marked depression in the eastern side of the site (**Image EDP 6**). This feature corresponds to the pond and boundaries noted on historic maps, that have been mentioned previously. The pond probably had an agricultural function although it may equally have been a natural feature, possibly a spring feeding the north-south stream that runs through the site. The remains of the pond would have either no or at most very limited archaeological interest and should not be treated as a heritage asset.
- 4.106 Otherwise, no other extant archaeological features were identified within the site.

Conclusions on the Site's Archaeological Potential

- 4.107 Historic map analysis has indicated that the site was mostly agricultural land, since at least the post-medieval period, and that it has been subject to a mixed regime of arable and pastoral agriculture in the 20th century. This land-use is likely to have resulted in below ground impacts on archaeological remains from ploughing. Impacts are especially likely to have occurred on remains located at shallow depths. Given that archaeological remains were demonstrated to have survived in the adjacent Land South of Horwood Lane site, c. 10m to the east of the proposed development site boundary, it is likely that archaeological remains within the proposed development site have not been completely removed by ploughing.
- 4.108 The HER analysis indicates a low potential for buried remains dating from the Prehistoric periods. Such remains are most likely to be related to past agriculture carried out in the more intensively settled later prehistoric periods (such as the Bronze Age or Iron Age) and thus consist of buried infilled ditches or pits, of low or moderate archaeological interest. There is also a low potential for stray artefacts dating from the earlier prehistoric periods (Palaeolithic, Mesolithic, Neolithic).
- 4.109 Because of an HER record for a possible Neolithic long barrow on land to the west of the site there is a low possibility that the site, in particular the west part, might contain remains related to Neolithic or early Bronze Age ritual or funerary activity that could potentially be of moderate or high significance. This potential would largely depend on the validity of the possible long barrow which has not been archaeologically investigated and which was not observed during the site visit.
- 4.110 If prehistoric ritual or funerary remains were found within the site, they would be likely to comprise discrete features that could be either archaeologically recorded or preserved *in situ* through careful masterplanning. Remains of lower significance could be recorded archaeologically. As such, the presence of prehistoric remains should not constrain the site's development as proposed.
- 4.111 The assessment has identified a moderate potential for Roman period remains within the site. Archaeological evidence suggests that the site was probably situated within an agricultural landscape in the Roman period and the most likely scenario is that the site contains buried remains such as infilled ditches or pits related to this activity that would be of low significance. By way of mitigating their loss due to development, such remains

could be recorded archaeologically and thus their presence would not constrain the site's development.

- 4.112 It is highly likely that the site contains remains related to agricultural activity during the medieval, post-medieval and modern periods. A possible headland was identified, and it is likely that buried infilled furrows, drainage ditches and former boundary ditches are present within the site. Such remains would be of limited archaeological interest and would be considered of low or very low significance. The presence of such remains would not constrain the capacity of the site for residential development.

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Section 5

Settings Assessment

- 5.1 Having identified designated heritage assets with the potential for their settings to be affected by the site's development, Step 2 then examined these assets in greater detail, defining their settings, and identifying the degree to which these settings make a contribution to the significance of the assets, or allow their significance to be appreciated.
- 5.2 This includes an understanding of whether the site forms a part of the asset's setting, and if it does, whether and to what degree it contributes to the significance of the asset in question and whether this contribution is likely to be affected by the site's development for housing.

Wickwar Conservation Area

Description of Special Interest

- 5.3 Wickwar Conservation Area encompasses three parts of the village of Wickwar which reflect its special architectural and historical interest: the High Street and its many listed buildings; the area to the north around the listed parish church of Holy Trinity; and an area of open land to the west of the village which is included to protect the village's setting and views.
- 5.4 The 'special interest' of the conservation area is described in a Character Appraisal (South Gloucestershire Council) which was adopted as Supplementary Planning Guidance in 1998.
- 5.5 An Anglo-Saxon settlement, named simply as Wick, was present at Wickwar prior to Domesday. This was set around the church at what is now the northern end of the village. The present focus of the village on High Street was established in the 13th century, when a planned settlement and market were established by the local Norman lord. Modern houses to the east of the village are not included within the conservation area.
- 5.6 An important aspect of the conservation area's special interest is that it still displays medieval characteristics and elements of its medieval layout. For example, the village developed along a trade route and thus developed a linear character which is preserved. In this respect, its wide, main street served as a space for markets. This character is retained, as are a continuous row of houses on each side of the street, each with a narrow frontage and long burgage plot to the rear. Back access lanes are also still present to the east and west of the plots.
- 5.7 The buildings on High Street are a key aspect of the conservation area's special interest; most are listed, and their uninterrupted frontages create an enclosed, urban character to the streetscape (**Image EDP 1**). Views out are restricted and the Appraisal describes how

individual buildings to the north and south act as pinch points, enclosing the space. The buildings display a variety of styles and rooflines giving the street a varied appearance. Most are 18th century in date although several are older and conceal cores that are older still, with some evidently medieval.

- 5.8 A strong sense of enclosure is also apparent on the back lanes to the east and west of High Street. These lanes are narrow and varied, with a strong feature being stone walls which define the rear plots of historic buildings on High Street.
- 5.9 The northern part of the conservation area has a more open character, comprising, as described in the appraisal, isolated buildings set within an attractive, undulating landscape of green fields with tree clumps and stone boundary walls. The most important feature is the Grade II* listed church which occupies a prominent position on a local hilltop, overlooking, and providing a focal point to, the surrounding area (**Image EDP 3**). The grassed spaces around the church contain archaeological evidence of the original Anglo-Saxon settlement and a series of walled terraces to the south are the remains of Pool House, a former medieval manor house which was set on the edge of a lake. Pool House was removed when the Charfield railway tunnel was constructed under this area in the mid-19th century.
- 5.10 Given its open quality and attractive features and buildings, views are described as an important feature of this part of the conservation area in the Appraisal, although these are not marked on a plan. Views noted are those from the church to the north and east towards the Nibley and Somerset monuments and to the brewery on the north-east edge of the conservation area.

The Conservation Area's Setting

- 5.11 Part of the conservation is designated on account of it representing a key part of the rural setting of the village. The land to the west of the village comprises open agricultural fields (**Image EDP 7**) the Arnold's Field light industrial estate and a footpath which follows part of the route of the 'Buthay' the path running along the back of burgage plots to the west of the village. The open land dips down but then rises up to adjoin playing fields and open land adjacent to the Grade II listed Hill House, with walking routes along the edge of the rise.
- 5.12 Aside from the preservation of walking routes, and Hill House, this part of the conservation retains little 'special interest' with its inclusion in the conservation area being on account of the views to the village from across its open spaces. In such views it is possible to discern the distinct medieval core, the backs of properties on High Street and the village's roofscape. This experience of the conservation area has been marred to a degree by modern houses and by the industrial buildings that dominate the northern end of the open space, although at the southern end this area is still very open, and the village is distinct (**Image EDP 3**).
- 5.13 The Appraisal recommends that this area remains open and that development does not affect these views and the experience of the village that they allow for.

- 5.14 Beyond the designated land, to the west and south, the village is surrounded by farmland as it is to the north. This situation reflects the village's historic setting as a small, linear settlement in a rural landscape and the Appraisal indicates that the village still has a 'rural setting'. Views to the village in which it can be appreciated as a distinct settlement are possible from much of this land (**Image EDP 8**), although rising land c. 230m to the west and c.450m to the south-west serves as a viewshed. Views become less available further away to the south and north as the village becomes less distinctive.
- 5.15 An experience of the surrounding farmland is very limited from the key parts of the conservation area which define its special interest: the streetscape on High Street and the fields around the church. It is only from the very southern end of High Street that views south-west across farmland are possible (**Image EDP 9**). Views north across farmland are also possible from the northern side of the hill on which the church lies.
- 5.16 As such, the farmland to the north, west, south and south-west does reflect an aspect of the setting of the conservation area that contributes positively to its character and appearance but, only in so much as the village can be experienced in views from and adjacent to, a landscape of green, open fields, reflecting its historic rural setting. This experience is more pronounced nearer to the village than further away and the contribution is negligible from beyond the ridge to the west and south-west. Nowhere does it make more than a minor contribution, as the wider setting is only relevant to some aspects of its special interest – the definition of its distinctive linear form and historic rural setting.
- 5.17 To the east and south-east, the conservation area's setting comprises modern housing estates. Whilst these estates do not possess the historic character of the conservation area, they are set behind the historic properties which line the roads and given the enclosed character of High Street, they do not impose on areas of historic character and appearance. Furthermore, the pattern of modern development, whilst increasing the width of the village, has respected its historic linear form. As such, the general modern expansion of the village to the east and south-east is considered neutral with regard to the character and appearance of the conservation area.

The Site in relation to the Conservation Area

- 5.18 The northern edge of the site is immediately adjacent to the western part of the conservation area. The site then extends across farmland to the south with its southern edge c.980m from the conservation area.
- 5.19 The site occupies farmland associated with South Farm and, in this respect, forms a part of the wider rural setting of the conservation area to the south. The northern parts of the site are those parts most closely experienced in conjunction with the conservation area. For example, the two northernmost fields at the site are visible in views to the south-west from the southern edge of the conservation area on High Street (**Image EDP 9**). In these views the site is seen as part of an extent of farmland surrounding the village and reflects its historic 'rural' setting.

- 5.20 These fields are also at the forefront in views south from open areas in the western part of the conservation area (**Image EDP 10**). A view south through the site is possible along a 'corridor' centred on the natural dip formed by the stream than crosses the site from south-east to north. As such, the northern end of the eastern part of the site is also visible from the western part of the conservation area, with the legibility of the view diminishing further south. In these views, the visible land is experienced as part of the general 'rural' landscape which surrounds the village on this side. Nevertheless, the views are not from a part of the conservation area which possess any great degree of inherent special interest and so are of limited relevance to its character and appearance, only contributing on account of their general rural character, which reflects that possessed by the open land in the western part of the conservation area.
- 5.21 As such, it is considered that the two fields at the northern end of the site, on account of their proximity to the edge of the conservation area and presence in views south-west from High Street, make a minor positive contribution to the character and appearance of the conservation area, representing an element of its wider historic 'rural' setting. The land through the centre and eastern parts of the site that is visible in the corridor south from the western edge of the conservation area make less of a contribution, being very minor at most and dwindling further to the south, as its visibility dwindles, with the land at the southern end of the site making no contribution, on account of its distance from the conservation area.
- 5.22 Whilst the presence of the conservation area does not entirely constrain the site's development for housing, it should be considered that development of the northern end of the site would be within the setting of the conservation area, and that housing development in the northernmost two fields could potentially result in a degree of harm that might be considered 'unacceptable' by the LPA.
- 5.23 Nonetheless, it is also the case that development at the southern end of the site would be least likely to result in any harmful impact on its character and appearance, especially if it reflects the characteristic linear form of the settlement. It should also be considered that effects arising from change to the conservation area's setting could be mitigated through careful and considerate masterplanning.

Grade II* listed building Frith Farmhouse (NHLE: 1128768)

Description

- 5.24 Frith Farmhouse (**Image EDP 11**) is a large, late 17th century house that is described in the listing citation as possibly incorporating an older, medieval building. The house displays multiple gables and is constructed in rubble stone with a tiled roof. The citation describes the building's interior which has some very fine original features. It is described as a very good example of a high-class gabled vernacular/gentry house and was apparently constructed for a notable surgeon.
- 5.25 The building derives its significance chiefly from its architectural interest, as an aesthetically interesting vernacular building and in particular for its well-preserved internal features and fittings. It also has historical interest through its association with

the surgeon for whom it was built and as it illustrates the appearance of the post-medieval landscape.

The House's Setting and its Contribution to its Significance

- 5.26 The house's setting also contributes to its significance but to a lesser degree than its historic fabric. The building is set within private grounds which are defined by a stone wall. The grounds include gardens and several stone-built outbuildings. To the east is a large modern barn and a large, modern stable block lies to the north. Surrounding these buildings to the north are a series of well-defined horse paddocks.
- 5.27 The surrounding outbuildings and garden are closely associated with the house, both functionally and historically, with some aspects possibly representing its curtilage. From these adjacent buildings and spaces, the house is experienced as a prominent central focus, and these areas and building represent a part of its setting that contributes highly to its significance.
- 5.28 A series of regular enclosures used as horse paddocks extend to the north, west and east of the house for between c. 120m and 280 m. These appear to be functionally associated with the house and its outbuildings and, as a large building, the house is prominent in views from across these adjacent fields. This is especially the case for the fields to the west and north-west but not so much for the fields to the east and north-east as the adjacent barn and stables partially screen the house from the land on this side.
- 5.29 Given their association with the house and, as, on account of their openness, the house is readily experienced from across much of this land as a large country house within a pastoral setting, these paddocks are considered to make a moderate contribution to the significance of the house.
- 5.30 The wider landscape to the south and beyond the paddocks to the north, east and west comprises broad agricultural fields of pasture and arable. There is no obvious functional association between the wider farmland and the house, although evidently the setting reflects the house historic setting, as a country house. To the immediate south is Frith Lane, which is bounded by tall, dense hedgerows which screen views to either side. Due to this effect Frith Farmhouse is not visible on the approach from the east or west until one is almost immediately adjacent to the house. Likewise, it is unlikely that the house has much visibility from the south, aside from the most immediately adjacent fields.
- 5.31 As such, the wider landscape of fields only makes a contribution to the significance of the listed building in so much as it represents its historic countryside setting and, where an experience of the house within this setting is possible. Areas where an experience of the house is easily achieved, such as from the fields to the immediate south, are considered to make a minor contribution to the house's significance. Areas where the experience is limited or distant would contribute no more than to a very minor degree.

The Site in relation to the House's Setting

- 5.32 The site boundary is located c. 180m to the east of the listed building at its nearest point. In a general sense, the site comprises broad farmland in the wider setting of the house to the east and north-east.
- 5.33 From the site, the house is visible from the two large fields on the western edge which adjoin the paddocks that lie adjacent to the house. The local topography dips down to the valley of a small stream in this area with the land around Frith Farmhouse beyond and with the farm and its outbuildings at the crest of the rise. From the northernmost of the two fields, a clear view of the house is achieved (**Image EDP 12**), particularly at the southern end of the field, and it is experienced from farmland as a country farmhouse set within a rural landscape. Given the nature of this experience, this field is considered to make, at its southern end a minor contribution to the significance of the listed building, with a lesser, very minor contribution from the land at the northern end of the field.
- 5.34 For the southernmost field, which lies due east from Frith Farmhouse, views to the house (**Image EDP 13**) are almost entirely screened by the large outbuildings to the east of it, and to a lesser extent by trees lining the stream valley to the west. As such, the house is not readily experienced, and the farm appears to have a modern character due to the form of the outbuildings. Consequently, this land offers a very limited experience of the house in its setting and is considered to make no more than a very minor contribution to its significance.
- 5.35 Elsewhere within the site, on account of the hedgerows which bound the site's fields, Frith Farmhouse is not experienced, and the land has no historic association with it, having historically been a holding of South Farm. As such, the land makes no contribution to the listed building's significance.
- 5.36 The presence of Frith Farmhouse does not constrain the site's potential for development. Housing development in the westernmost fields at the site may result in harm to the asset's significance through change to its setting but, with careful masterplanning, there is no reason why the potential for such effects could not be mitigated. As such, the listed building's presence should not restrict the site's overall capacity for residential development.

Grade II listed South Farmhouse (NHLE: 1321153)

Description

- 5.37 South Farmhouse is an early-mid 18th century L-shaped, 2-storey house (**Image EDP 14**) built in local rubble stone with a stone tiled roof, brick chimney stacks and a porched entrance. It is a plain building with very few decorative features and in this respect, is a typical vernacular, post-medieval farmhouse built from locally available materials for the functional purpose of housing a farmer and their family.
- 5.38 The house has a degree of architectural interest, as a typical post-medieval vernacular building of the South Gloucestershire countryside. It also has historical interest,

illustrating the appearance of the 18th century landscape and the locality's farming history.

The House's Setting and its Contribution to its Significance

- 5.39 The house's setting also contributes to its significance but to a lesser degree than its historic fabric. The farmhouse is situated adjacent to the roadside on Sodbury Road (B4060) set behind a garden defined by a low stone wall. To the rear of the house to the west are a group of historically contemporary, stone-built outbuildings comprising a cottage (**Image EDP 15**), a large double-height barn joined to a lower, single storey workshop (**Image EDP 16**), which may have originally been a cattle shed or similar, and a pigsty (**Image EDP 17**), currently in use as a stables for miniature ponies. To the west of these buildings are a group of large modern agricultural buildings principally in use as cattle sheds. Beyond these is extensive farmland, comprising a broad field, of pasture and arable, that is farmed and accessed from South Farm.
- 5.40 The surrounding outbuildings and garden are closely associated with the house, both functionally and historically. The outbuildings are the working components of the historic farm, have a similar appearance to it, and thus make a particularly strong contribution to the significance of the farmhouse, with a distinct integrity to the group.
- 5.41 The farmhouse is prominent on Sodbury Road from where it is experienced as distinct historic building against a backdrop of other related farm buildings (**Image EDP 18**). As such, Sodbury Road, adjacent to the house is an aspect of its setting that make a moderate contribution to its significance.
- 5.42 The modern farm buildings further to the west are within the site and discussed separately below.
- 5.43 The house's wider setting comprises associated farmland to the west, south-west and north-west and modern houses to the east, south-east and north-east and along Sodbury Road to the north and south. The farmland to the west mostly comprises the site and is discussed in the section below.
- 5.44 The houses to the north-east, south-east and east represent a modern introduction into the setting of the farmhouse, which was formerly located within countryside beyond the edge of the village, which lies to the north. As such, they have eroded the house's historic setting. Nevertheless, the houses do not impose upon, or complete with the farmhouse which retains a strong presence on Sodbury Road, with the adjacent gardens providing space around the building that heightens its prominence. As such, the modern houses to the east, south-east and north-east and along Sodbury Road to the north and south, due to their variance with the farm's historic setting, impart no more than a very minor negative effect to the significance of the farmhouse.

The site in relation to the house's setting

- 5.45 The site comprises large modern agricultural buildings, and ten of the fields to the west, north-west and south-west of South Farm.
- 5.46 The modern farm buildings are functionally associated with the farmhouse but do not reflect its stone-built appearance or that of its contemporary outbuildings, or their modest scale, being mostly large buildings, built of modern materials. Their association with the farm is largely based on a modern functional relationship between working farm buildings and a residence. However, for these reasons, these buildings are considered to represent a setting of the house which contributes to a minor degree to its significance, inasmuch as it continues to be a functioning farmhouse.
- 5.47 The farmland within the site is almost entirely part of the historic landholding associated with the farm. Indeed, on the 1838 Tithe Map of Wickwar Parish the majority of the land at the site comprises the holding associated with it, suggesting that the arrangement is at least 182 years old.
- 5.48 It is evident then that there is an historic and functional connection between South Farmhouse and the farmland within the site. However, these associations are most evident where the farmland provides the surroundings in which the listed building is experienced (i.e. its setting). From within the site, from most locations a clear view of the farmhouse is not possible, it is partially or completely screened by the intervening modern farm buildings. At most a view of the roof and chimneys is possible. The only location from where the house can be experienced is from the small field to the immediate south of it, from where views are uninterrupted (**Image EDP 19**).
- 5.49 As such, for most of the site, whilst there is a historical and functional relationship with the house, the land is not experienced in conjunction with it, and the contribution made to the asset's significance by this land is considered to be very minor.
- 5.50 For the field to the south, the farmhouse, and its adjacent outbuilding, area experienced within its surrounding gardens (defined by a stone wall and hedge) from a small field of pasture that reflects its historic farmland setting, albeit with the imposing presence of a modern agricultural shed immediately adjacent which competes with the prominence of the listed building.
- 5.51 The farmhouse does not have any aesthetic features or qualities to its southern, visible elevation that would suggest that it was designed to be seen in views from the south. Neither does the building's single small window on this elevation suggest that it was ever intended for views out to the south, across farmland, from the farmhouse to be anything other than incidental. As such, this piece of land is considered to make only a minor contribution to the listed building's significance simply on account of it being a place where the farmhouse can be experienced from farmland that is historically and functionally associated with it.
- 5.52 There is no reason to believe that the variable contribution from the farmland at the site represents a constraint to its wider development or capacity. The potential for harm,

arising from change to the experience of the farmhouse in views from the site, could be greatly reduced through careful masterplanning. This might entail measures such as planting of trees to form a screen around the house, the preservation of the more immediate field-scape around the asset, such that exists in the north-eastern part of the site, or for the layout to reflect the existing layout of fields, and thus reference the site's history.

Grade II listed Ivy House (NHLE: 1137321)

- 5.53 Ivy House (**Image EDP 20**) is an early-mid 19th century two storey house, finished in brick with sash windows and Classical detailing. It has an attached single storey range to the north.
- 5.54 The building derives its significance chiefly from its architectural interest, as an attractive Georgian residence. It also has historical interest through its illustration of the appearance of Sodbury Road in the 19th century.

The House's Setting and its Contribution to its Significance

- 5.55 The house's setting also contributes to its significance but to a lesser degree than its historic fabric. The house is situated adjacent to the roadside on Sodbury Road (B4060) set behind a garden defined by a low stonewall. The garden, which extends to the west, represents a historically and functionally associated location from where the house is closely experienced. In this respect this space contributes highly to the house's significance.
- 5.56 The house is prominent at the roadside where its presence adds historic character to the street scene. It is however experienced in the context of a main road that is busy with traffic which detracts from an appreciation of the building. Nevertheless, it is apparent that the house was built as a roadside residence and was designed to be prominent at the roadside and, as such the adjacent streetscape, from where the house is experienced contributes to a moderate degree to its significance.
- 5.57 The wider landscape has little relevance to the house's history, function or how it is experienced. The house is adjacent to an area overgrown with scrub vegetation to the south and south-west. Whilst this space has little relevance to the house's history or function and is disused, its presence reflects the house's historic setting in a semi-rural location at the edge of the village. As such, this space contributes to a minor degree to the house's significance.

The Site in relation to the House's Setting

- 5.58 The land at the site is located c. 130m to the south-west of the house and is separated from it by land containing scrub vegetation, trees and agricultural sheds as well as a small field defined by mature hedgerows. As such it is entirely screened from the house and its garden and the land has no historical or functional association with it. The land at the site therefore is not part of the house's setting and makes no contribution to its significance.

- 5.59 The site's development would have no roadside presence nearby the house, from where it is experienced, with the closest roadside part of the site c. 180m to the south. As such, the adjacent streetscape would be unchanged and its contribution to the asset's significance would be unaffected. Therefore, the site's development would have no implications for the significance of Ivy House and the listed building's presence does not constrain its capacity for development.

Grade II listed Castle Farmhouse (NHLE: 1115052)

- 5.60 Castle Farmhouse (**Image EDP 21**) is a large, 18th century three storey house, finished in stone with sash windows and Classical detailing. Former outbuildings are located to the rear (east). The building has been converted into modern offices.
- 5.61 The building derives its significance chiefly from its architectural interest, as an attractive Georgian residence. It also has historical interest through its illustration of the appearance of Sodbury Road in the 18th and 19th centuries.

The House's Setting and its contribution to its Significance

- 5.62 The house's setting also contributes to its significance but to a lesser degree than its historic fabric. Much like Ivy House, the house is situated adjacent to the roadside on Sodbury Road (B4060) set behind a low stonewall and row of trees. The house's grounds now have a modern function as a car park and thus have ceased to relate to the building's historic function as a farm. However, the adjacent spaces do allow for a strong experience of the listed building and thus still contribute to moderate degree to its significance.
- 5.63 The house is prominent at the roadside, albeit partially screened by trees, where its presence adds historic character to the street scene alongside Ivy House. It is however experienced in the context of a main road that is busy with traffic which detracts from an appreciation of the building. Nevertheless, the house has a central, Classical pediment and portico that was clearly designed to be seen and to give the house a striking appearance at the roadside. As such, the adjacent streetscape, from where the house is experienced contributes to a moderate degree to its significance.
- 5.64 The wider landscape has little relevance to the house's history, function or how it is experienced. The house is now adjacent to modern houses to the east, north and south which have occupied its historically associated farmland. As such, much of its wider historic setting has been lost although the houses are set back from the building and do not compete with its roadside prominence. As such the surrounding modern houses have little influence on the building's significance being a neutral aspect of its setting.

The Site in relation to the House's Setting

- 5.65 The land at the site is located c. 170m to the south-west of the house and is separated from it by Sodbury Road, Ivy House and its gardens as well as the scrub land and field beyond. As such, the site is entirely screened from the house and the land has no

historical or functional association with it. The land at the site therefore is not part of the house's setting and makes no contribution to its significance.

- 5.66 The site's development would have no roadside presence nearby the house, from where it is experienced, with the closest roadside part of the site c. 200m to the south. As such, the adjacent streetscape would be unchanged and its contribution to the asset's significance would be unaffected. Therefore, the site's development would have no implications for the significance of Castle Farmhouse and the listed building's presence does not constrain its capacity for development.

Summary of Settings Assessment

- 5.67 After following Steps 1 and 2 of the process outlined in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017), the assessment concludes that the site forms part of the setting of the following designated heritage assets:

- Wickwar Conservation Area;
- Grade II* listed building Frith Farmhouse (NHLE: **1128768**); and
- Grade II listed South Farmhouse (NHLE: **1321153**)

- 5.68 For the conservation area, the two fields at the northern end of the site make a minor positive contribution to the character and appearance of the conservation area, representing an element of its wider historic 'rural' setting. Further south, fields in the eastern part of the site also form a part of the conservation area's wider setting making a very minor contribution to its character and appearance.

- 5.69 For Frith Farmhouse, the two large fields on the western edge of the site form a part of its setting from where it is experienced. For the northernmost of the two fields, this field is considered to make, at its southern end a minor contribution to the significance of the listed building, with a lesser, very minor contribution from the land at the northern end of the field. For the southernmost field, this land offers a very limited experience of the house in its setting and is considered to make no more than a very minor contribution to its significance.

- 5.70 For South Farmhouse the whole site is part of its setting. The modern farm buildings to the west have a functional relationship with the listed building and, these spaces are considered to represent a setting of the house which contributes to a minor degree to its significance. The field to the immediate south of the farmhouse allows for an experience of the house' side elevations and is considered to make a minor contribution to the listed building's significance.

- 5.71 For the rest of the fields within the site, there is a historical and functional relationship with the house, but the farmhouse is not experienced in conjunction with this land. As

such, the contribution made to the asset's significance by this land is considered to be very minor.

Section 6

Conclusions

- 6.1 This archaeological and heritage baseline assessment concludes that the site does not contain any designated heritage assets, such as scheduled monuments, listed buildings and registered parks and gardens, nor is it a part of any wider designation such as a world heritage site, registered battlefield or conservation area that would constrain its development.
- 6.2 Potential impacts upon the settings of designated heritage assets have been considered in accordance with Historic England guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017 Second Edition). All designated heritage assets located within 2km of the site were assessed in order to understand whether their settings have potential to be changed by the site's development.
- 6.3 The assessment concludes that the site forms a part of the setting of three designated heritage assets. For the Wickwar Conservation Area, on account of representing part of the conservation area's wider rural setting that is visible from within its boundary, the two northernmost fields at the site make a minor contribution to its character and appearance and the fields in the eastern part of the site make a lesser, very minor contribution.
- 6.4 For the grade II* listed building Frith Farmhouse, parts of the two fields on the western edge of the site are features of its wider setting of fields, making in different places either a minor or very minor contribution to its significance.
- 6.5 For the Grade II listed building South Farmhouse, the whole site is part of its setting but mainly due to a historical and functional association with the farmhouse rather than due to any appreciable visual connection. The modern farm buildings to the west of the farmhouse and the small field directly to the south have a closer relationship with the house and, from the small field it and its outbuilding can be seen and experienced. As such these areas are considered to make a minor contribution to the farmhouse's significance with all remaining parts of the site making only a very minor contribution.
- 6.6 Overall, the assessment demonstrates that the land at the site makes no more than a minor contribution to the significance of any designated heritage assets and therefore development that causes the loss of this contribution would be likely to only result in 'less than substantial harm' at the lower end of the spectrum to the heritage asset, or assets, in question. Whilst, in accordance with Paragraph 196 of NPPF *this harm should be weighed against the public benefits of the proposal*, given its low magnitude, any harm arising should be able to be mitigated through careful and considered masterplanning, and ultimately, any residual effects would be of such low magnitude as to be considered acceptable.

- 6.7 It should however be noted that the two fields at the northern end of the site are quite prominent in views south from the western part of the Wickwar conservation area and, therefore, any proposal to develop these field for housing may be met with opposition on account of the change that this would bring about to the conservation area's wider rural setting. As such, whilst the settings of designated heritage assets do not present a major constraint to the site's development careful masterplanning is likely to be required for the northernmost end of the site to avoid an unacceptable degree of harm to the character and appearance of the conservation area.
- 6.8 The assessment has only identified a single known archaeological feature within the site, a possible headland bank located in the western part of the site, that, if confirmed as archaeological would be a heritage asset of low significance. The site has been agricultural land since at least the post-medieval period. Ploughing associated with this land use is likely to have resulted in damage to or loss of archaeological remains.
- 6.9 The assessment has identified a low potential for buried remains dating from the Prehistoric and moderate potential for Roman periods in the site. These are most likely to consist of remains of low archaeological interest related to past agricultural practices but, there is a low possibility for more significant remains related to prehistoric ritual or funerary activity related to a possible long barrow located close to the site's western boundary.
- 6.10 A high potential is identified for remains related to agricultural activity during the medieval, post-medieval and modern periods. Such remains would be of limited archaeological interest and would be considered of low or very low significance.
- 6.11 It should be considered that this report concludes only on the basis of a consideration of desk-based resources and that, in order to provide a more complete picture of the site's archaeological resource archaeological fieldwork will be required. Precedent from adjacent development sites indicates that pre-determination geophysical survey and archaeological trial trenching will probably be requested by SGC's planning archaeologist.
- 6.12 If prehistoric ritual or funerary remains are present within the site, they would be likely to comprise discrete features that could be either archaeologically recorded or preserved *in situ* through careful masterplanning. Other remains of lesser significance could be archaeological recorded prior to their loss (if deemed desirable by the SGC's planning archaeologist) in accordance with a scope and methodology, following standard archaeological best practice guidance, agreed in advance with the planning archaeologist. As such, the presence of archaeological remains would not constrain the site's development as proposed.

Section 7

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South Gloucestershire Council, 1998, *Wickwar Conservation Area*. EC/1

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List of Consulted Websites

<https://historicengland.org.uk/listing/the-list/>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<https://www.old-maps.co.uk/#/>

Environment Agency via <https://environment.data.gov.uk/ds/survey/#/survey>

List of Consulted Maps

Tithe Map of Wickwar Parish 1838

1882 First Edition Ordnance Survey Map

1903 Second Edition Ordnance Survey Map

1921 Edition Ordnance Survey Map

1967-1968 Edition Ordnance Survey Map

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Images



Image EDP 1: The streetscape looking north along High Street illustrating its enclosed character.



Image EDP 2: View from the edge of the site to the east towards Wickwar conservation area illustrating how modern houses and light industrial buildings are the most prominent structures, with historic buildings only identifiable as roof and chimneys beyond.



Image EDP 3: View north towards the parish church illustrating the oldest part of Wickwar including the terraces where the manor house once stood.



Image EDP 4: The Grade II listed Hill House viewed from the south-east, illustrating its enclosure behind garden walls.



Image EDP 5: The uneven earthen bank noted within the western part of the site.



Image EDP 6: A depression in the eastern part of the site (in the middle of the photo) that corresponds to an historic pond and associated boundary ditches.



Image EDP 7: View south across the agricultural land to the west of Wickwar that is within the conservation area and which represents part of its setting. This site is in the far distance from this viewpoint.



Image EDP 8: View towards Wickwar from the south, from land within the site, illustrating how the village forms a distinct settlement within a rural landscape.



Image EDP 9: View to the south-west towards the site from the edge of the conservation area illustrating how its rural setting can be appreciated from this location.



Image EDP 10: View south towards the site from the open western part of the Wickwar conservation area illustrating how a view through the centre of the site is possible.



Image EDP 11: View of Frith Farmhouse from the adjacent roadside.



Image EDP 12: View to the south from the western part of the site towards Frith Farmhouse, illustrating its visibility at the crest of a rise.



Image EDP 13: View towards Frith Farmhouse from the east, illustrating how it is screened by associated modern outbuildings.



Image EDP 14: View of South Farmhouse from the south-east illustrating the appearance of the listed building.



Image EDP 15: Associated cottage adjacent to South Farmhouse to the south.



Image EDP 16: Barn and attached workshop at South Farm to the west.



Image EDP 17: Former pigsty at South Farm.



Image EDP 18: View from Sodbury Road to South Farmhouse, illustrating its prominent roadside setting (Google Earth, 2021).



Image EDP 19: View to South Farmhouse from the field to the south, illustrating its enclosed setting behind garden walls and also the presence of a modern farm building.



Image EDP 20: View of Ivy House from the south-east illustrating its appearance at the roadside.



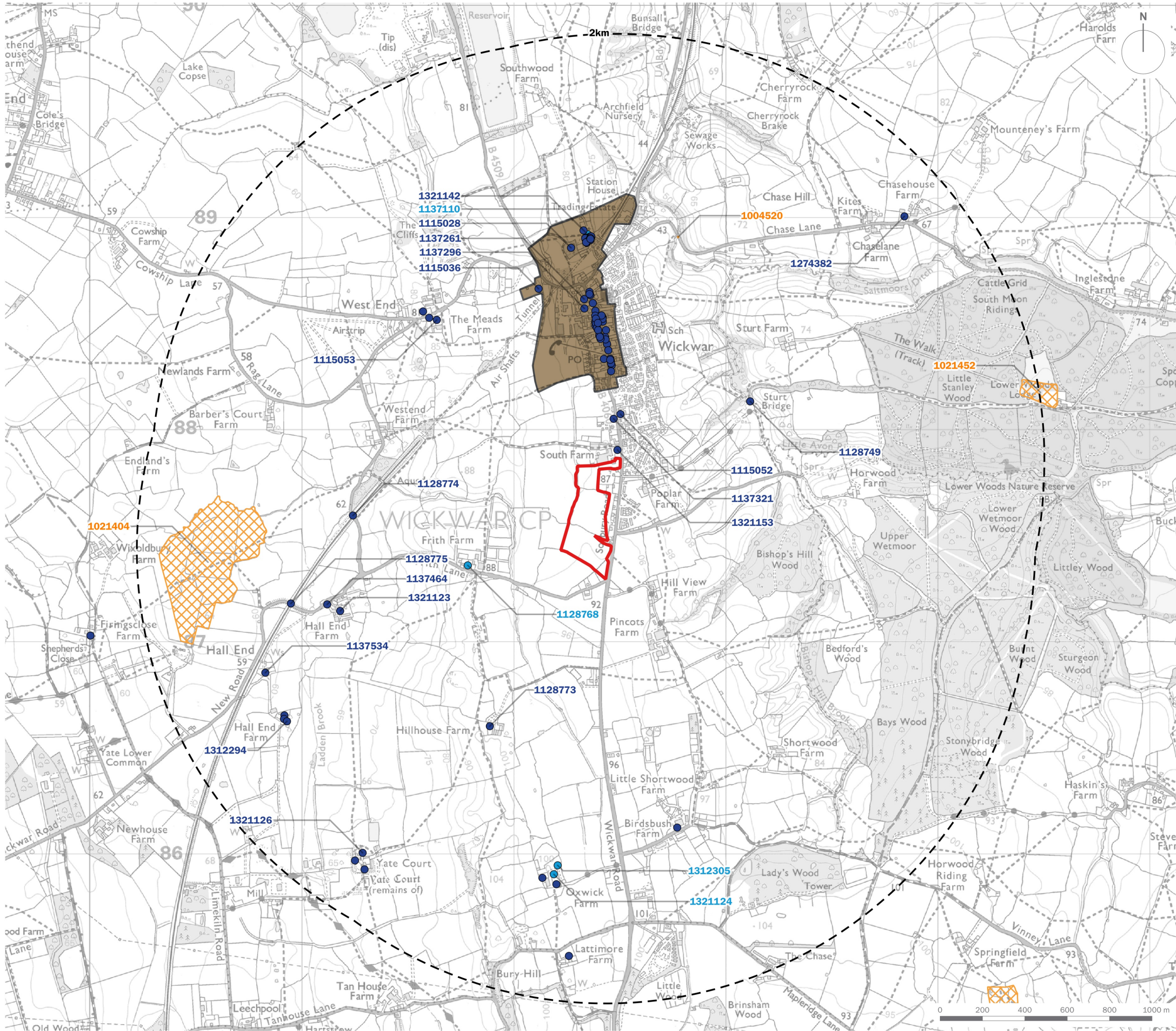
Image EDP 21: View to Castle Farmhouse from the north-west illustrating its appearance at the roadside.

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Plans

Plan EDP 1	Designated Heritage Assets (edp6190_d008b 01 December 2021 MH/RS)
Plan EDP 2	HER Records (edp6190_d009b 01 December 2021 MH/RS)
Plan EDP 3	Extract from 1838 Tithe Map of Wickwar Parish (edp6190_d010b 01 December 2021 MH/RS)
Plan EDP 4	Extract from 1882 First Edition Ordnance Survey Map (edp6190_d011b 01 December 2021 MH/RS)

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- Phase 1 Site Boundary
- 2km Study Area
- Wickwar Conservation Area
- Scheduled Monument
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

client			
Bloor Homes Ltd			
project title			
Land at South Farm, Wickwar, South Gloucestershire			
drawing title			
Plan EDP 1: Designated Heritage Assets			
date	01 DECEMBER 2021	drawn by	MH
drawing number	edp6190_d008b	checked	RS
scale	1:17,500 @ A3	QA	RB