

Land South of Badminton Road  
Old Sodbury  
South Gloucestershire  
Proposed Development  
Heritage Statement

Project Ref AH902

May 2021



Land South of Badminton Road  
Old Sodbury  
South Gloucestershire

Proposed Development

Historic Environment  
Desk Based Assessment

Project Ref: AH902

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## 1. SUMMARY

<b>PROJECT NAME:</b>	LAND SOUTH OF BADMINTON ROAD: PROPOSED DEVELOPMENT
<b>LOCATION:</b>	OLD SODBURY, SOUTH GLOUCESTERSHIRE
<b>NGR:</b>	374953, 181554 (CENTRE)
<b>TYPE:</b>	HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

In July 2019 Armour Heritage was commissioned to complete an historic environment desk-based assessment in respect of proposed residential development on land south of Badminton Road, Old Sodbury, South Gloucestershire, centred on NGR 374953, 181554. The Site comprises a broadly rectangular parcel of land of c. 1.26ha and occupies an open pasture field situated between the A432 Badminton Road to the north and the railway line to Bristol to the south. The Grade II Listed Hartley House lies across Badminton Road, some 22m north of the Site, whilst Spring Grove House, also Grade II Listed, is situated on Commonmead Lane, c. 55m north of the Site. The Post Office on Badminton Road is a locally listed building (Fig. 10, LLB3) and lies some 75m east of the Site. The Site does not lie within any nationally or locally designated area. The planning proposal comprises the development of the Site for 35no. new dwellings, with associated public open space, access and ancillary works.

The general aims of this desk-based assessment were:

- an assessment of all sites, monuments and features within a 1km study area centred on the Site's boundary;
- an assessment of the potential for unidentified archaeological sites, features or finds at the Site; and
- an assessment of the potential for impacts on the setting and significance of designated heritage assets, including Hartley House which is cited in the Conservation Officer's pre-application response

The potential impact of the proposed development on the setting and significance of two Listed Buildings, Hartley House and Spring Grove House, has been assessed. It was found that Hartley House, a former tollhouse, would have been sited entirely in respect of the adjacent Badminton Road, with considerations of wider landscape and views not likely to have influenced the location in any significant way, since its location is purely related to its functional relationship with the road itself. The essential element of the Listed Building's setting has been assessed therefore to be its roadside location, with its wider setting considered to be of less significance. Elements of the Listed Building's immediate setting have been urbanised in the addition of a car park serving the building's current use as a business premises. The adjacent road has been widened and modernised and several later developments are extant, or under construction, in proximity to Hartley House. Overall it is concluded that, whilst the proposed development adds a further urbanised element to the Listed Building's wider setting, this will not significantly affect the ability to understand or appreciate the heritage asset, since its roadside location offers the most significant information relating to its origins as a tollhouse. Its original siting would have been entirely in respect of the road, with considerations of landscape setting or views largely irrelevant at this time.

Regarding the setting of Spring Grove House, it was assessed that its wider landscape setting offers a low to moderate contribution to its overall significance as a heritage asset, the more important contributors having been identified as its historical and architectural values. No special spatial relationship between this Listed Building and Hartley House has been identified. It is concluded that the proposed development at the Site will not impact significantly upon the Listed Building's setting. The property is separated from the Site by the busy A432 Badminton Road and intervisibility between

the Site and the Listed Building is very limited due to extant screening in the form of hedgerows interspersed with trees and allotments that run parallel with the Badminton Road. No harm is assessed resulting from the proposed development in respect of the setting and significance of Spring Grove House.

The potential for the presence of buried archaeological remains at the Site has been assessed as generally low, although the buried remains of a post-medieval, or possibly earlier, building may survive at the Site's northern boundary. A building is recorded in this location on Croker's map of 1816, although its location within the Site's boundaries has not been firmly established. Construction works associated with the adjacent railway were undertaken in 2013-14 and included the construction of a substantial compound in the eastern part of the Site. It is likely that the compound will have significantly impacted on any archaeological remains present in that area. There is no record of any associated archaeological monitoring of these works held by the HER. The proposed development at the Site will impact on, and likely remove entirely, any surviving below-ground remains, through site clearance, the excavation of foundations and service runs, access arrangements, and soft and hard landscaping.

This assessment has been completed with due regard to the revised NPPF, local planning policy, and guidance issued by Historic England and the ClfA.

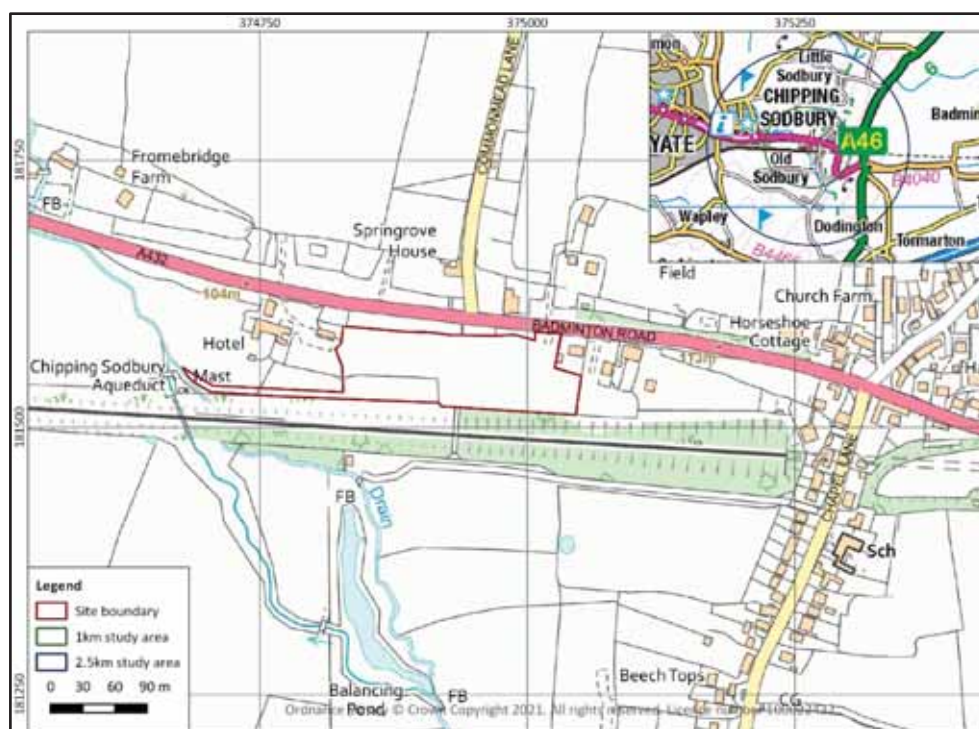
## 2. INTRODUCTION

### *Outline*

- 2.1. Armour Heritage has been commissioned to complete an historic environment desk-based assessment (DBA) in respect of proposed residential development on land south of Badminton Road, Old Sodbury, South Gloucestershire, centred on NGR 374953, 181554 and referred to hereafter as 'the Site' (Fig. 1).

### *The Site*

- 2.2. The Site comprises a broadly rectangular parcel of land of c. 1.26ha and occupies an open pasture field situated between the A432 Badminton Road to the north and the railway line to Bristol to the south.



*Image 1: Site location plan*

- 2.3. The Site lies at the western extent of the settlement of Old Sodbury, whilst the larger Chipping Sodbury is situated some 1.2km to the west.
- 2.4. The Grade II Listed Hartley House (Fig. 2, LB7) lies across Badminton Road, some 22m north of the Site, whilst Spring Grove House (Fig. 2, LB18), which is also Grade II Listed, is situated on Commonmead Lane, c. 55m north of the Site. The Post Office on Badminton Road is a locally listed building (Fig. 10, LLB3) and lies some 75m east of the Site. The Site does not lie within any nationally or locally designated area.
- 2.5. Although outside the 1km study area, the location of an Iron Age hillfort south of Cross Hands Farm is of note. The Scheduled Monument (Fig. 2, SM1) lies c. 1.24km northeast of the Site.



*Image 2: Aerial view of Site showing location of Listed Buildings*

### **Planning proposal and pre-application advice**

- 2.6. The planning proposal comprises the residential development of the Site with associated public open space, access and ancillary works.
- 2.7. A pre-application consultation was undertaken with the local authority (PRE19/0180). The response, dated 22/03/2019 included comments from the LPA's Conservation Officer, who stated: "Any perceived urbanisation of this site would result in a change in the setting of the Listed Building [Hartley House], the experience of which in its relatively prominent position within a rural landscape can be considered to make an important contribution to the setting an in turn significance of this former toll-house". The response is presented in full in Appendix 2.
- 2.8. Detail of the proposal is included in Appendix 3 of this assessment.

### **Project aims**

- 2.9. The general aims of this desk-based assessment are:
  - an assessment of all sites, monuments and features within a 1km study area centred on the Site's boundary;
  - an assessment of the potential for unidentified archaeological sites, features or finds at the Site; and
  - an assessment of the potential for impacts on the setting and significance of designated heritage assets, including Hartley House which is cited in the Conservation Officer's pre-application response.

### **British Geological Survey data**

- 2.10. The underlying geology of the Site for much of its central area is recorded by the British Geological Survey (BGS) as Charmouth Mudstone Formation – Mudstone, a sedimentary bedrock formed between 199.3 and 182.7 million years BP. No superficial deposits are recorded.

### 3. PLANNING POLICY CONTEXT

#### *Introduction*

- 3.1. There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

#### *Planning policy and guidance*

- 3.2. The assessment has been written within the following legislative, planning policy and guidance context:
- National Heritage Act 1983 (amended 2002);
  - Town and Country Planning Act (1990);
  - Planning (Listed Buildings and Conservation Areas) Act (1990);
  - National Planning Policy Framework (2012);
  - Planning Practice Guidance: Conserving and enhancing the historic environment (2015);
  - Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
  - Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
  - Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

#### *Planning (Listed Buildings and Conservation Areas) Act (1990)*

- 3.3. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the *Listed Buildings Act*) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.
- 3.4. Subsection (1) provides: "In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

#### *National Planning Policy Framework (NPPF)*

##### *Chapter 16: Conserving and enhancing the historic environment*

- 3.5. The revision of the National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 184) as ranging from "...sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These 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 generation. In relation to this paragraph, the policy states in Footnote 62 "The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making".

- 3.6. The NPPF states (para. 185) that: “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place”.

- 3.7. In para. 186, the policy states that “When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”.

#### *Proposals affecting heritage assets*

- 3.8. A key policy section within the NPPF (Paras. 189-192) states 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”.
- 3.9. The NPPF continues “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 3.10. Para. 191 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.
- 3.11. Of considerable importance to the planning process, para. 192 states that “In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.

*Considering potential impacts*

- 3.12. In respect of impact assessment, para. 193 sets out 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”. Para. 194 continues “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.
- 3.13. Footnote 63 with reference to bullet point b, above, refers to non-designated heritage assets, and considers them only in respect of their archaeological significance. It states “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”.
- 3.14. Of considerable importance is para 195 which states “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* [AH emphasis] of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use”.
- 3.15. Paras. 196-199 set out additional policy in this regard: “(196) 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. (197) 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. (198) Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (199) Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.

- 3.16. Regarding designated areas, the 2018 issue of the NPPF sets out in para. 200 that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

### *Planning Practice Guidance (PPG)*

- 3.17. Planning Practice Guidance has been issued to reflect changes to the National Planning Policy Framework. A summary of the PPG’s sections on heritage matters is set out below.

### *Setting*

- 3.18. On ‘setting’, the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that “All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent”.
- 3.19. It continues “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

### *Harm*

- 3.20. The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states “Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.
- 3.21. It continues “Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a Listed Building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are

moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting”.

#### *Public benefit*

- 3.22. An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.
- 3.23. Examples of heritage benefits may include:
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
  - reducing or removing risks to a heritage asset; or
  - securing the optimum viable use of a heritage asset in support of its long-term conservation.

#### *Local planning policy: South Gloucestershire Local Plan Core Strategy (adopted) December 2013*

##### *Introduction*

- 3.24. The Core Strategy is the key planning policy document for South Gloucestershire, setting out the general location of development, its type and scale, as well as protecting what is valued about the area. The Core Strategy was adopted on 11 December 2013.
- 3.25. The Historic Environment is addressed under several policies and those relevant to the proposed development are identified below.

##### *Policy CS1: High Quality Design*

- 3.26. This policy states that “Development will only be permitted where the highest possible standards of design and site planning are achieved. Information submitted with an application should be proportionate to the scale, significance and impact of the proposal”.

##### *Policy CS9: Managing the Environment and Heritage*

- 3.27. Policy CS9 sets out that “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:
- ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance;
  - conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity;
  - conserve and enhance the character, quality, distinctiveness and amenity of the landscape;

- be located away from areas of flood risk;
- reduce and manage the impact of flood risk through location, layout, design, choice of materials and the use of Sustainable Drainage Systems (SuDS);
- protect the quality and quantity of the water environment and its margins;
- avoid the undeveloped coastal area;
- utilise natural resources, including minerals, soils and water, in an efficient and sustainable way;
- maximise opportunities for local food cultivation by (a) avoiding the best and most versatile agricultural land and; (b) safeguarding allotment sites;
- promote the re-use of contaminated land with appropriate remediation;
- protect land, air and aqueous environments, buildings and people from pollution; and
- avoid unstable land unless appropriate mitigation or remediation measures can be taken".

## 4. METHODOLOGY

### *Guidance*

- 4.1. This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014), as set out below.

### *Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment*

- 4.2. The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.
- 4.3. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.
- 4.4. The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".
- 4.5. The recommended *Steps* are as follows:
1. Understand the significance of the affected assets;
  2. Understand the impact of the proposal on that significance;
  3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  4. Look for opportunities to better reveal or enhance significance;
  5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
  6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 4.6. Regarding the application process, the GPA offers the following advice: “Understanding the *nature of the significance* is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.
- 4.7. Understanding the *extent of that significance* is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.
- 4.8. Understanding the *level of significance* is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.
- 4.9. Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.
- 4.10. For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

### *Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets*

- 4.11. GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

#### *Step 1: identifying the heritage assets affected and their settings*

- 4.12. The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

#### *Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)*

- 4.13. This *Step* provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

#### The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;

- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

#### Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

#### *Step 3: Assessing the effect of the proposed development on the significance of the asset(s)*

- 4.14. The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 4.15. The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

#### Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

#### The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);

- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

#### Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

#### Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

#### Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

#### *Step 4: Maximising enhancement and minimising harm*

4.16. Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

4.17. Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

#### *Step 5: Making and documenting the decision and monitoring outcomes*

4.18. Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

4.19. For the purposes of the current assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

*Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017)*

- 4.20. This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.
- 4.21. This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: "Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact".

*Limitations of data*

- 4.22. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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*Instruction and limitations of this report*

- 4.24. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains.
- 4.25. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment.
- 4.26. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

*Documentary research*

- 4.27. Detail of designated sites and monuments was acquired from Historic England's online National Heritage List for England (NHLE) and enhanced through further documentary research and site visits. Historic maps were acquired from a variety of sources.

- 4.28. A synthesis of all relevant and significant information is presented below. A selection of Ordnance Survey and manuscript maps are illustrated in Section 5, whilst a selection of photographs and other relevant images are presented throughout this document.

### *Assessment Process*

- 4.29. Underlying the identification of significance is a considered assessment process, the aim of which is as far as possible to bring objectivity to bear on the understanding of historical and archaeological value of the Site which may be affected by development within its boundaries.
- 4.30. A 1km study area was established in respect of archaeological and historic landscape data supplied by the HER. The same study area was set in relation to NHLE data on designated sites, monuments and areas.

### *Assessment Criteria*

- 4.31. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from development are set out in Table 1, below.

**Table 1: Impact Magnitude Criteria**

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

- 4.32. Table 2, below, establishes the importance of a heritage asset in line with national criteria.

**Table 2: Significance of Heritage Assets**

Significance of heritage asset	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

## 5. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

### *Introduction*

- 5.1. The following section provides a summary of the archaeological and historical development of the Site and study area, compiled from a variety of sources. The aim is to establish the known and potential historic environment resource which could be affected by the proposed development at the Site.

### *Site visit*



*Image 3: View west along northern boundary of the Site*

- 5.2. The Site was visited on 17th July 2019, where the whole Site and its wider setting were accessed in bright conditions. The Site was under rough grass at the time of the site visit.
- 5.3. The Site was walked, and some localised small undulations were evident in the land surface. None appeared to have archaeological origins, however. No other features of note were identified during the Site visit.
- 5.4. Views to and from the two nearby Listed Buildings were also assessed and impacts on their settings are discussed in detail in Section 6. The view from the Commonmead Lane junction with Badminton Road, positioned centrally between the two Listed Buildings, is shown in Image 3 below.



*Image 4: View southeast from the Commonmead Lane junction with Badminton Road toward the Site*

### **Previous studies**

- 5.5. A total of six previous archaeological or heritage related studies, referred to as 'events', are recorded by the HERs for the 1km study area. None are recorded within the boundaries of the Site. Where considered relevant to the Site's archaeological and historic environment context, they will be discussed in further detail below.

### **Statutory and local heritage designations**

- 5.6. Within a 1km study area, measured from the boundaries of the Site, the NHLE records a total of 21 Listed Buildings. All are at Grade II except for *Home Farmhouse* (Image 5, LB8) and the *Parish Church of St. John the Baptist* (Image 5, LB13), both of which are Listed Grade II\*. Hartley House (Image 5, LB7) and Spring Grove House (Image 5, LB18), both Grade II Listed, lie close to the Site's northern boundary, although are separated from it by the busy A432 Badminton Road.
- 5.7. A single Scheduled Monument was noted. Whilst situated outside the study area it was nonetheless considered relevant to this assessment. It comprises the *Large multivallate hillfort 230m south of Cross Hands Farm* (Image 5, SM1).

- 5.8. A further seven buildings which are included on the LPA's local list are situated in the study area, the closest to the Site being the Post Office on Badminton Road (Image 6).
- 5.9. Nationally and locally designated sites and monuments and their settings will be examined in more detail below.

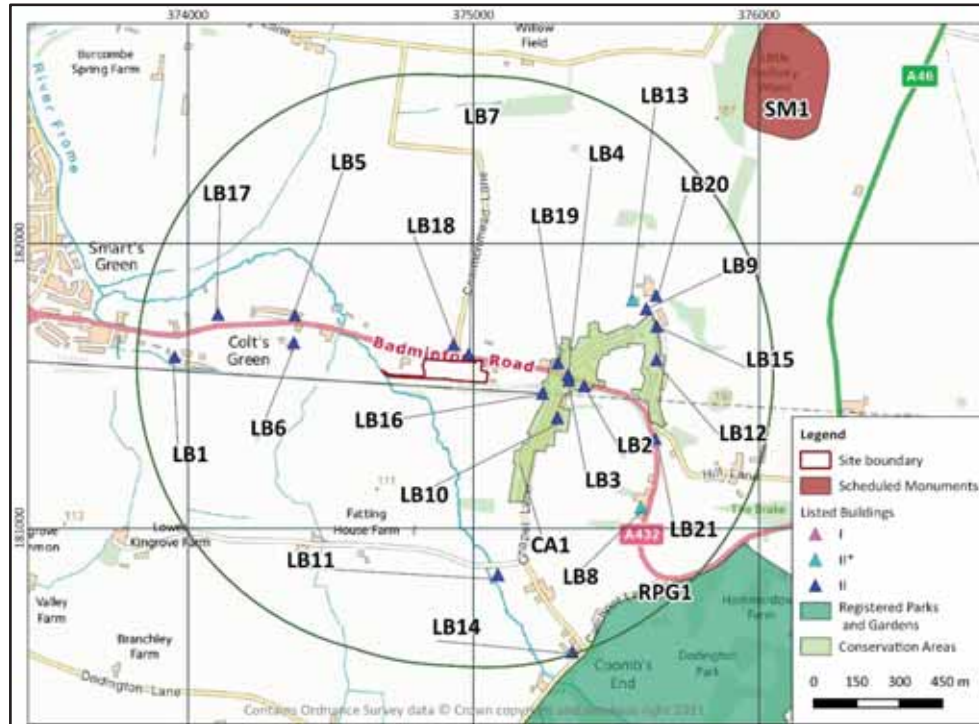


Image 5: Distribution of designated heritage assets in study area

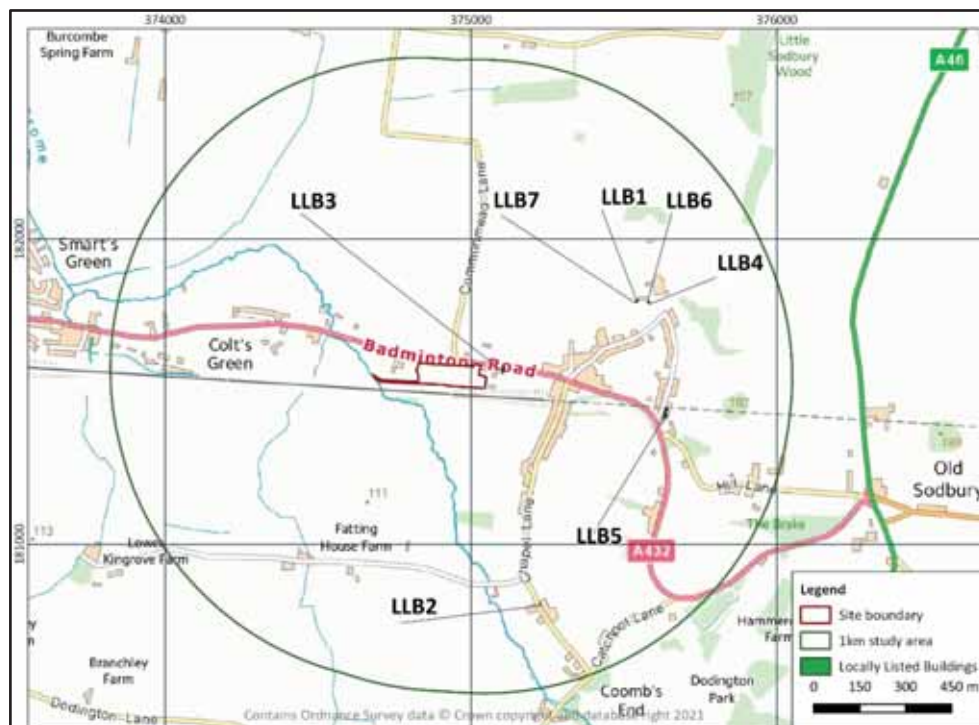


Image 6: Distribution of locally listed buildings in study area

## Archaeological and historical context

### Prehistoric (pre-AD43)

- 5.10. The HER records evidence for probable prehistoric activity in the 1km study area, comprising a large circular enclosure seen in an aerial photograph and noted in a desk-based assessment completed for West View House on Church Lane, some 420m east of the Site (Etheridge 2005).

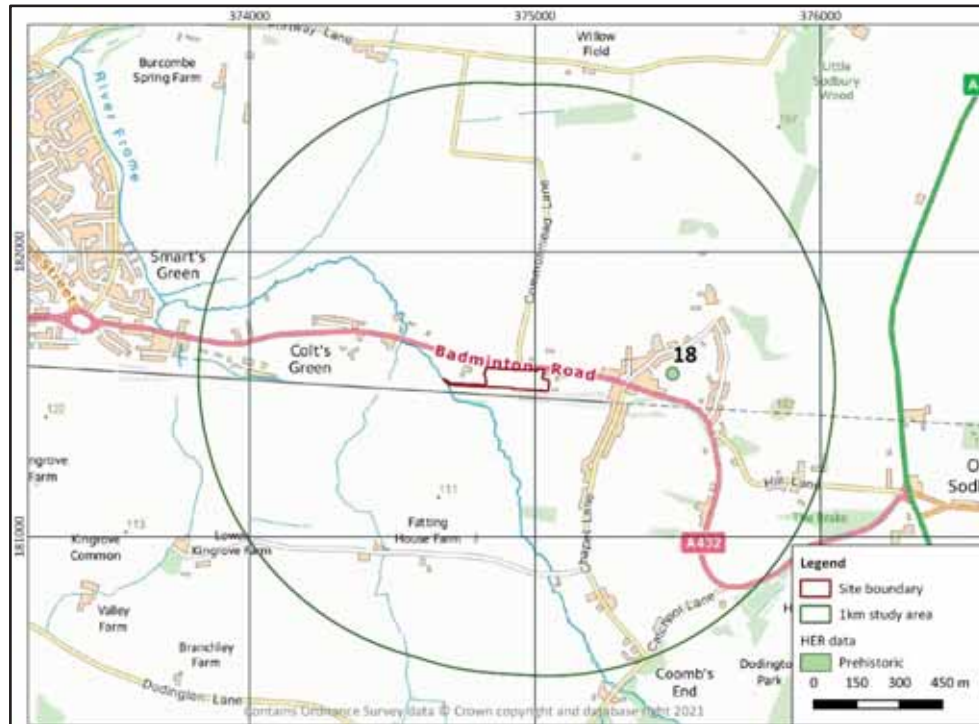


Image 7: Distribution of prehistoric sites and monuments in study area

- 5.11. Beyond the Scheduled Iron Age hillfort south of Cross Hands Farm, the above HER record represents the only evidence for possible prehistoric activity in the study area and the potential for finds and/or features of prehistoric origin at the Site is assessed to be low.

### Romano-British (AD43-AD410)

- 5.12. Archaeological evidence for activity during the Romano-British period is scant, limited to the possible presence of a Roman building some 400m north of the Site, inferred from the field names *Great* and *Little Chessels* (Scott 1993). However, no finds have been recorded at the site, and there is no recorded trace of a settlement there, so this HER record is treated with some caution.
- 5.13. In the wider landscape it has been suggested that a network of Romano-British farmsteads may have been situated along the Cotswold escarpment from Marshfield northwards, although as stated above, there is little evidence of any settlement of this period within Old Sodbury (Hartland & Craven 2015).
- 5.14. Given the very limited evidence for the Romano-British period, the potential for finds or features of this period within the Site is considered low.

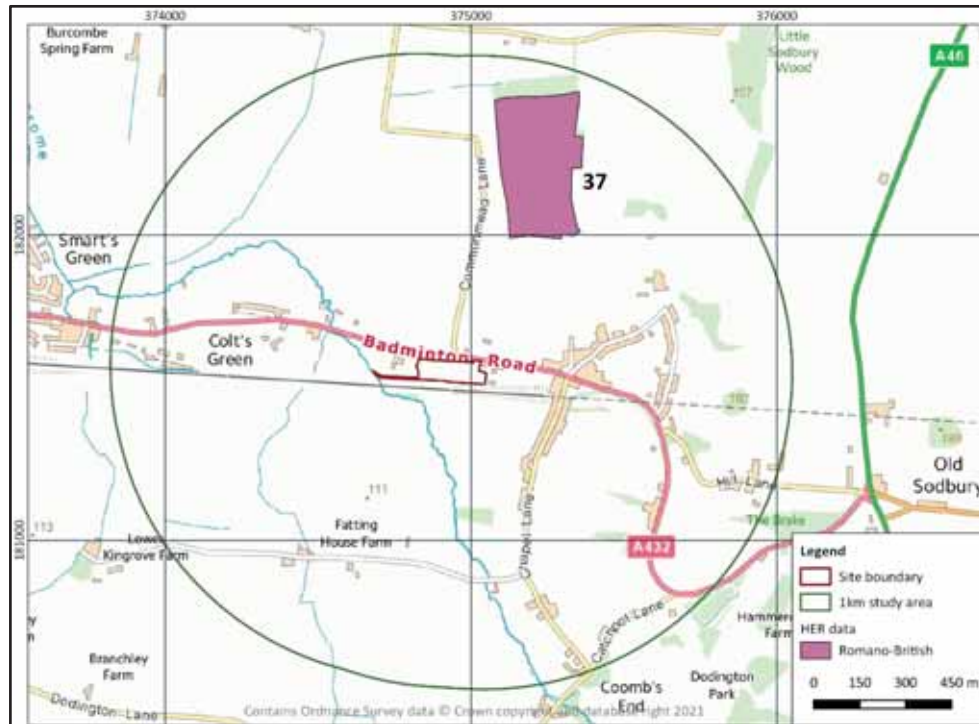


Image 8: Distribution of Romano-British sites and monuments in study area

### Early medieval (AD410-1066) to late medieval (1066-1529)

A manor or settlement at Old Sodbury is first recorded between AD872 and AD915 as *Soppanbyrig*, a reference to an Anglo-Saxon estate belonging to the bishops of Worcester. The manor is subsequently recorded in the Domesday Book of 1086 as *Sopaberie*, deriving from the Old English personal name *Soppa* and the word *burh* for a settlement, broadly translating to 'Fortified place of a man called Soppa' (Mills 2003). Domesday records the manor as held pre-Conquest by Beorhtric, and by 1086, by the King. Land holdings are recorded as 10 hides with one mill (Williams & Martin 1992).

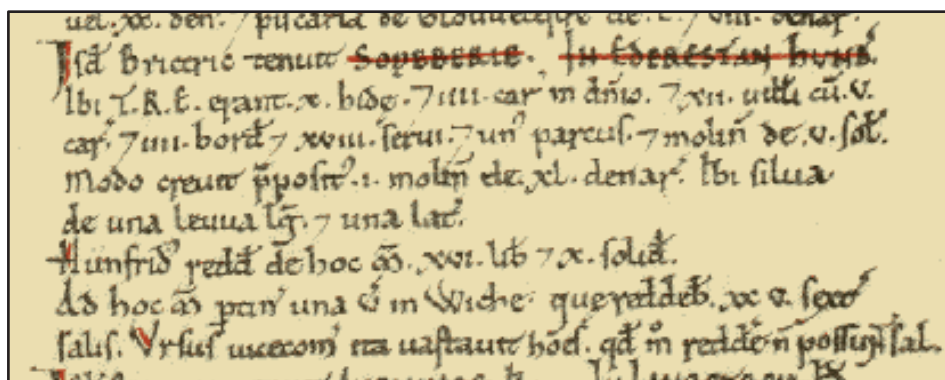


Image 9: Domesday Book entry for Old Sodbury (Sopaberie)

- 5.15. The hide derives from an Anglo-Saxon word meaning 'family', and during the early medieval period referred to a land-holding that was considered enough to support a family, approximately equivalent to 12ha. The hide is more accurately described as a measure of value and tax assessment, and different properties with the same hidage could vary greatly in extent even in the same county.

- 5.16. The historic core of the settlement includes the Parish Church of St. John the Baptist (Image 5, LB13), the oldest elements of which date to the 12<sup>th</sup> century. It has been postulated that this church may occupy the site of an older church. Old Sodbury lies close to the *Port Way*, an ancient route that runs between Gloucester and Bath. The river Frome rises in the parish and runs west towards Bristol and forms the northern boundary of the borough of Chipping Sodbury, established at the western end of the parish in the 13<sup>th</sup> century (Hartland & Craven 2015).
- 5.17. The medieval manor complex is recorded to have been situated close to the west end of the church, although it had been demolished by the time of the visit of John Leland in 1545 (Toulmin Smith 1910).

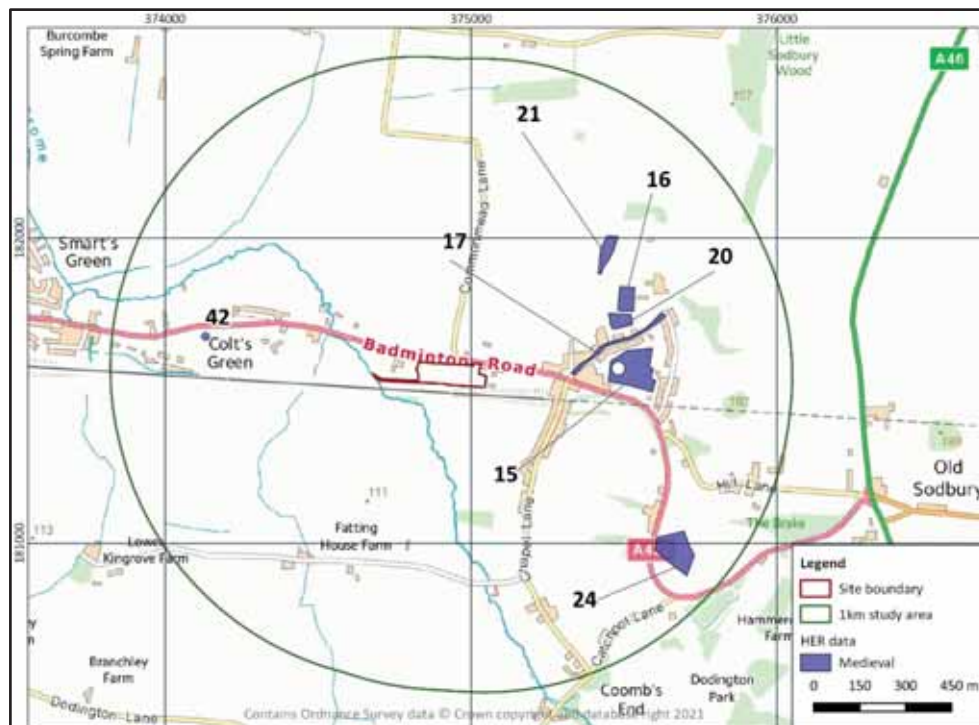
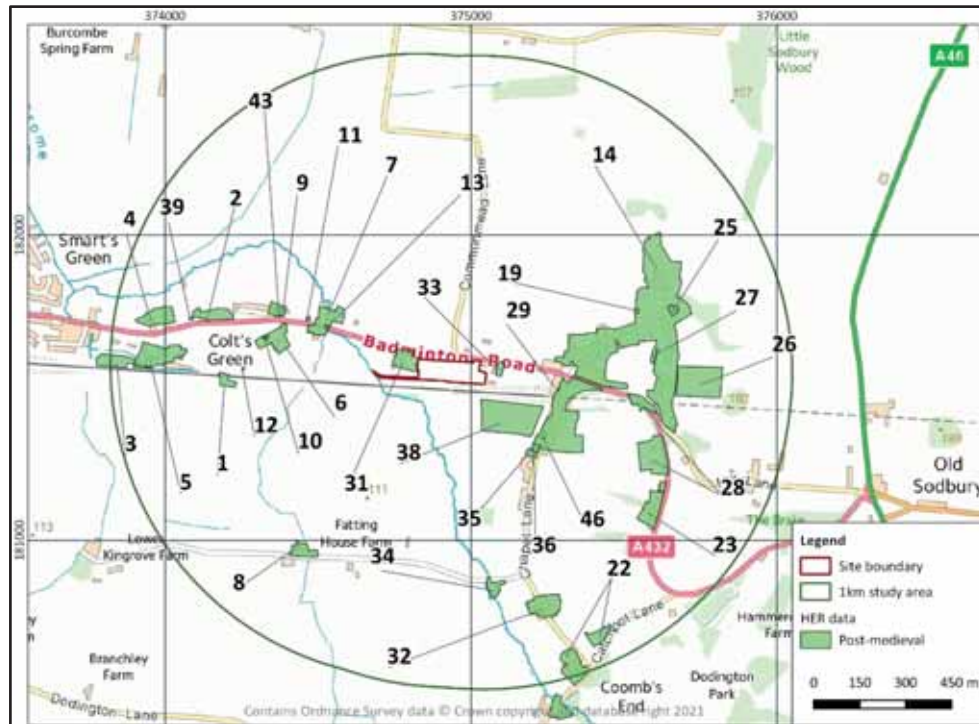


Image 10: Distribution of medieval sites and monuments in study area

- 5.18. The HER records archaeological evidence for the medieval settlement of Old Sodbury within the study area, with important records centred around the area of the parish church (Image 10). These include areas of medieval settlement earthworks, including house platforms (Image 10; 15, 16, 20), a hollow way (Image 10, 17) and the possible location of an associated fishpond (Image 10, 21).
- 5.19. To the south of the medieval settlement remains and some 770m southeast of the Site, the HER records a group of well-preserved strip-lynchets (Image 10, 24) which would have formed part of the agricultural hinterland to the medieval settlement.
- 5.20. Further evidence for medieval settlement in the wider area around Old Sodbury is recorded at Colt's Green, where a village green or common with evidence for probable medieval settlement around its edges (HER note - D.R. Evans pers. comm.).
- 5.21. The Site is located a short distance away from the historic core of the village and the potential for finds, features or deposits of medieval date is considered low to moderate.

*Post-medieval (AD1540 to AD1900) and modern (1901-present)*

- 5.22. The village of Old Sodbury and its immediate environs contain several buildings dating from the 16<sup>th</sup> and 17<sup>th</sup> centuries including the Grade II\* Listed Home Farmhouse (Image 5, LB8), 1 The Green (Image 5, LB19) and the Dog Inn (Image 5, LB3). The more centrally located of these may occupy the sites of medieval tenements (Hartland & Craven 2015).



*Image 11: Distribution of post-medieval sites and monuments in study area*

- 5.23. By the 19<sup>th</sup> century the principal focal points of settlement represented areas around the junctions of Cotswold Lane and Church Lane, alongside the Badminton Road. Beyond these areas the settlement became more dispersed, as is largely the case today.
- 5.24. The construction of the railway through the parish engendered a rapid increase in population, with the number of houses recorded in Old Sodbury rising from 179 in 1891 to 240 in 1901. It has been suggested that many of these would have represented temporary accommodation for the railway workers involved in the line's construction, since the figure had fallen again to 176 by 1911.
- 5.25. Limited residential housing was constructed in the period just post-WWI and by 1931, the housing stock in Old Sodbury had risen to 207 units (Hartland & Craven 2015).
- 5.26. Sodbury was not created a separate parish until 1945, incorporating the former parishes of Old Sodbury and the borough of Chipping Sodbury. Residential housing continued to be added to the village up to the 1970s, by which time there was much infill within the village limits. Since then, development has been limited with very little outside the core of the village. During the site visit however, a new development site was recorded a short distance to the east of the Site where nine new residential units were under development.
- 5.27. The Site has remained outside the more intensely developed areas of the settlement up to the present day, and thus a low potential for the presence of remains of this period at the Site is assessed.



*Image 12: Residential development in progress east of the Site*

### *Historic map regression: the developmental history of the Site*

- 5.28. The study of historic maps can help identify the potential for archaeological features, particularly former field boundaries, the locations of former buildings and other upstanding or dug features, now no longer visible in the landscape.

### *1816 Edmund Crocker's map of Chipping Sodbury*



*Image 13: Edmund Crocker's 1816 Map of Chipping Sodbury*

- 5.29. Crocker's 1816 map of Chipping Sodbury and its environs includes Old Sodbury and, to the south, Old Sodbury Mill. A building is illustrated broadly opposite Hartley House. The nature of the building is unknown, but it does appear to lie wholly or partly within the Site's northern boundary.

- 5.30. The wider area is illustrated as largely agricultural in nature, with several local farms shown, such as Park Farm to the northwest of the Site.

*1839 Old Sodbury Parish tithe map*

- 5.31. The tithe map for Old Sodbury parish was completed in 1839 by Henry Smith of Bath, with the accompanying apportionment document compiled in the same year. The map includes hill drawings, waterbodies, houses, woods, plantations, parkland, field gates, quarries, lime kilns, commons and one private road (Kain and Oliver 1995).
- 5.32. The Site occupies the main part of Plot 350. To its immediate north, a group of small enclosures lies between its northern boundary and the road. These plots are not individually numbered and appear, given their broken line delineation, to be part of the highway to the north.
- 5.33. Across the road Spring Grove House is shown as extant by the mid-19<sup>th</sup> century, although Hartley House has not yet been constructed.



*Image 14: 1839 Old Sodbury Parish tithe map*

- 5.34. Detail contained in the Apportionment document relating to the Site and nearby plots is set out in the table below. Descriptions below relate to the 1839 apportionment only – revisions to the schedule are noted in 1862, 1901 and 1924. Field name interpretation is generally after Field 1993 and 1989.

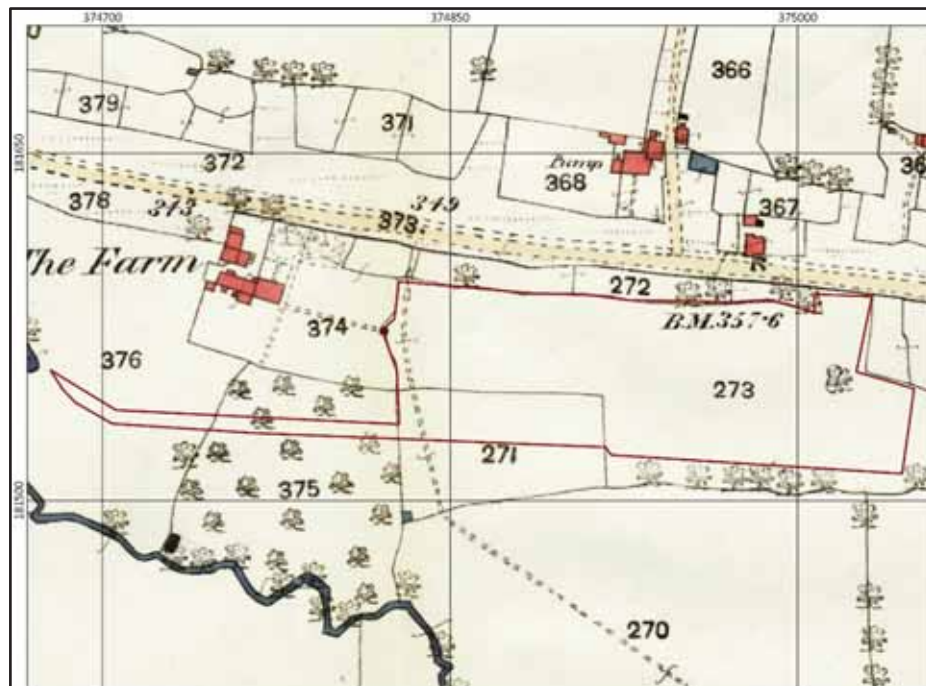
**Table 3: 1839 Old Sodbury Parish tithe map**

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
350	Upper Ground	Hartley Winchcombe Henry Howard	Pasture	'Upper' refers to land which is above or away

				from the farm or settlement
347	House and Offices	James Hatherell	-	Descriptive
346	Dwelling House and Garden	Winchcombe White	-	Descriptive
152	Clarks Ground	Winchcombe White	-	Presumably land named for a previous owner
150	Alsops Mead	Hartley Winchcombe Henry Howard	Pasture	As 152
344	Cottages and Garden	Hartley Winchcombe Henry Howard	-	Descriptive
351	Ham Close	Sir Christopher Bethel Codrington	Pasture	Enclosed land close to a river
403	The Ham	Elizabeth Dorney, Dean and Chapter of Worcester	Pasture	As 351
349	Lower Ground	James Hatherell	Pasture	'Lower' refers to land which is below or away from the farm or settlement

- 5.35. The tithe map shows the Site to be under pasture and the building illustrated in Crocker's 1816 map is no longer shown.

*1882 Ordnance Survey County Series 1:2,500*

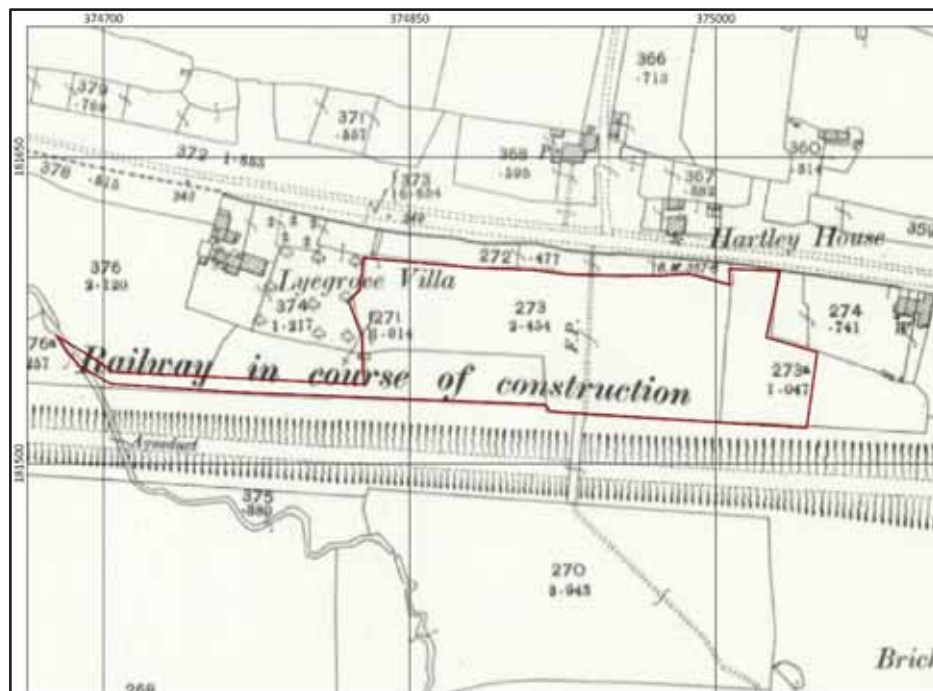


*Image 15: 1882 Ordnance Survey County Series 1:2,500*

- 5.36. The 1882 Ordnance Survey map shows no changes to the boundaries of the larger plot containing the Site. Across the road to the north, Hartley House is now extant. It has not been established if there is any link between the landowner Hartley Winchcombe Henry Howard and the 'Hartley' name of the dwelling.
- 5.37. Small individual plots to the north of the Site remain sub-divided, although several of the sub-divisions shown in the tithe map have been removed creating longer plots. Further remodelling of field boundaries is evident in the wider landscape.
- 5.38. A footpath is now illustrated extending north to the road across the western extent of the Site.

#### *1903 Ordnance Survey County Series 1:2,500*

- 5.39. By 1903, the OS map shows the railway under construction to the immediate south of the Site. A footbridge is in place across the railway and a footpath passes over it, extending north across the central part of the Site, directly opposite the junction of Commonmead Lane with Badminton Road. This path appears to have replaced the earlier one in the western part of the Site.



*Image 16: 1903 Ordnance Survey County Series 1:2,500*

- 5.40. To the west of the Site, Lyegrove Villa is named whilst a substantial Brick Works is shown to the south of the railway, approximately 150m southeast of the Site.

#### *1921 Ordnance Survey County Series 1:2,500*

- 5.41. There are few changes evident at the Site or within its closer environs by 1921. The railway to the south is completed and identified as the *GWR South Wales & Bristol Direct Line*.
- 5.42. Again the 1913 OS map shows little significant development or change at the Site or within its immediate environs.

- 5.43. The former Lyegrove Villa to the west of the Site has now been extended slightly and renamed The Poplars.



Image 17: 1921 Ordnance Survey County Series 1:2,500

#### 1951 Ordnance Survey Plan 1:2,500

- 5.44. This early 1950s OS edition shows additional development off Badminton Road east of the Site, with new properties including Kevlyn directly adjacent to the Site's eastern boundary and a *Depot* adjacent to the railway, south of Kevlyn.

#### 1978 Ordnance Survey Plan 1:2,500

- 5.45. By the 1970s there are no significant changes at the Site. A new dwelling, *La Capanna*, is now shown to the east of the Commonmead Lane junction.

#### 1989 Ordnance Survey Plan 1:10,000

- 5.46. BY 1989 Old Sodbury has been subject to further, though still limited, residential development, mostly to the east of the Site in and around the village core. There are no apparent changes at the Site.

#### Satellite imagery

- 5.47. The modern Google Earth sequence covers the period 1999 to 2019. The 1999 image shows the small plots between the Site's northern boundary and Badminton Road to be in use as allotments. The footpath crossing the railway and the Site is identified as the *Frome Valley Walkway* which doglegs east to join Chapel Lane. The 2013 image shows a significant compound has been constructed in the eastern part of the Site. This relates to works associated with the railway.



*Image 18: 2013 satellite image showing substantial compound in eastern part of the Site*

- 5.48. By September 2014, the compound appears recently removed with new topsoil now evident in this area whilst the remainder of the field is under grass. The 2017 image still shows grass mark evidence for the former compound.
- 5.49. No further developments are apparent through the rest of the satellite image sequence.

## 6. ASSESSMENT OF SIGNIFICANCE

### *Introduction and scoping*

- 6.1. The site visit confirmed what was surmised from earlier preliminary desk-based studies in respect of the potential effects of the proposed development on nearby designated heritage assets. The settings of two Listed Buildings situated opposite the Site, across Badminton Road and either side of the junction with Commonmead Lane (Hartley House and Spring Grove House) were assessed to represent sensitive receptors to change at the Site and thus both properties are assessed in detail below.
- 6.2. Other individual heritage assets in the wider study area have been scoped out of further assessment due to the situation of the Site relative to them, and the screening/masking effects of the local topography and built form.

### *Hartley House (Fig. 2, LB7; List Entry 1320928)*

#### *Statement of significance*

##### *The Listed Building and its setting*

- 6.3. Hartley House is recorded in the NHLE as dating to the early to mid-19<sup>th</sup> century. The property does not appear on the tithe map of 1839 but is included in the first edition OS map of 1882 where it is shown on a considerably smaller footprint than today.
- 6.4. The Listed Building represents a former tollhouse and is constructed over two storeys of brick under a slate roof. The NHLE List Entry text describes the property as “rendered” although closer examination shows the brickwork to be painted, not rendered. The modern iteration of the building shows several additions including a flat-roofed extension to the east and a tarmac car park to the west.

- 6.5. The property's setting is formed by the partially developed environment of Badminton Road, which includes several individual properties of 18<sup>th</sup> to 20<sup>th</sup> century date, generally set back somewhat from the road. Open fieldscapes extend north of the Listed Building whilst, across Badminton Road, the area is also largely agricultural in nature though separated from the Listed Building by both Badminton Road itself and the railway some 110m to the south.



*Image 19: Frontage of Hartley House*

*Contributors to the significance of the heritage asset*

- 6.6. Archaeological value: Hartley House will derive limited significance from the evidential value contained in its historic fabrics which date to the mid-18<sup>th</sup> century with many later additions.
- 6.7. A low level of archaeological/evidential value is assessed in relation to the Listed Building's overall significance as a heritage asset.
- 6.8. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, derived from it representing an example of an evolved tollhouse, which has expanded and evolved from its modest mid-19<sup>th</sup> century core. The building and its immediate setting have now been adapted for use as commercial offices.
- 6.9. There may be a limited element of associative historical value attached to the property, should its 'Hartley House' name be derived from a mid-19<sup>th</sup> century landowner named Hartley Howard.
- 6.10. It is assessed that the Listed Building's historical value offers a moderate contribution to its overall significance as a heritage asset.
- 6.11. Architectural value: The Listed Building is constructed of brick which is currently painted in a cream colour. The frontage of Hartley House includes, as part of its original mid-19<sup>th</sup> century structure, an interesting extended gable at the roadside, which angles back to the main bulk of the property in a similar form to many roadside toll houses.

- 6.12. Overall it is considered that the architectural value of Hartley House will contribute to its overall significance as a heritage asset at a moderate to major level.
- 6.13. Communal value: Hartley House is in private ownership, although its current business status allows for some public access. It contributes positively to the streetscene of Badminton Road although not to any significant degree, due in part to the presence of the adjacent car park. A low level of communal value is assessed.
- 6.14. Contribution of Setting: The Listed Building has been constructed as a roadside tollhouse and the current setting, whilst modern in nature, still reflects the purpose of the original siting of the building, built in order to levy tolls from users of the adjacent highway that remain in place on its original alignment. The wider setting to the Listed Building is generally rural in nature, with later development and modern infrastructure (the railway) forming part of the broader landscape.
- 6.15. It is assessed then that the roadside setting to Hartley House contributes to its overall significance at a moderate to high level, whilst the wider rural setting is of less importance.
- 6.16. Overall: Hartley House is a Grade II Listed Building, identifying it as a building of national importance and high significance, as set out in Table 2 of this document.
- 6.17. The significance of the Listed Building, *i.e.* its special heritage interest, is derived primarily from the historic and architectural/aesthetic value of its standing structure, along with the contribution made by the value of its roadside setting.

### *Spring Grove House (Fig. 2, LB18; List Entry 1129238)*

#### *Statement of significance*

##### *The Listed Building and its setting*

- 6.18. Spring Grove House dates to the later 18<sup>th</sup> century and is constructed of rendered and painted brick with stone quoins under a tile valley roof over two storeys. The upper floor front includes three sash windows with two to the ground floor flanking the front door. The property has been extended considerably to the rear in the second half of the 19<sup>th</sup> century.
- 6.19. The Listed Building's immediate setting comprises a modest and well-screened garden to the west of the house. Both house and garden are set back from Badminton Road by some 14m.
- 6.20. The later eastern extension to the Listed Building forms a separate dwelling, *Spring Grove Cottage*, which fronts onto Commonmead Lane.

##### *Contributors to the significance of the heritage asset*

- 6.21. Archaeological value: The Listed Building derives significance from the evidential value of its historic fabrics, particularly those of the later 18<sup>th</sup> century elements of the property and a low to moderate degree of archaeological/evidential value is assessed in respect of the Listed Building's overall heritage significance.
- 6.22. Historical value: A limited level of illustrative historical value will contribute to the overall significance of the Listed Building, deriving from its antiquity and the clear mid to late-19<sup>th</sup> century expansion and evolution of the house. The Listed Building represents a property constructed away from the settlement core but close to the existing road network.

- 6.23. It is assessed that the Listed Building's historical value offers a moderate contribution to its overall significance as a heritage asset.
- 6.24. Architectural value: The Listed Building is constructed in what may be interpreted as a 'classic' late 18<sup>th</sup> century farmhouse style, with a uniform distribution of windows to its symmetrical frontage. The tithe map apportionment document of 1839 gives no indication, however, of any agricultural connections for the property.
- 6.25. It is assessed that the architectural value of Spring Grove House contributes to its overall significance as a heritage asset at a major level.
- 6.26. Communal value: The property is in private ownership with no public access available. Although well-screened from Badminton Road, the building is visible from Commonmead Lane although this aspect offers largely the later 19<sup>th</sup> century extension. Overall, a negligible level of communal value is assessed.
- 6.27. Contribution of Setting: The immediate setting to the Listed Building is formed by its well-screened garden to the west and by Commonmead Lane to the east. The spatial relationship between it and Hartley House to the east is not considered of any significance.
- 6.28. The wider setting to Spring Grove House is largely rural, with later development and modern infrastructure, including the railway to the south of Badminton Road, forming part of the broader landscape.
- 6.29. It is assessed then that the Listed Building's setting contributes to its overall significance at a low to moderate level.
- 6.30. Overall: Spring Grove House is recorded as a Grade II Listed Building, identifying it as a building of national importance and high significance, as set out in Table 2.
- 6.31. The significance of the Listed Building, its special heritage and architectural interest, is derived primarily from the historic and architectural/aesthetic value of its standing structure, along with a lesser contribution made by its setting.

### *Buried archaeology*

- 6.32. Study of the data acquired from the HER has identified a generally low potential for the presence of buried archaeological features of all periods to the medieval at the Site. Post-medieval remains may be present close to the Site's northern boundary since, assuming Croker's 1816 map is broadly accurate, it is possible that a building stood close to the road and just east of the Commonmead Lane/Badminton Road junction. There is no record of a building at this location by the issue of the tithe map in 1839.
- 6.33. Beyond this possible post-medieval structure, studies of historic maps and images, alongside the subsequent site visit, have identified that the Site lies within an area which has not been subject to any significant development since the 19<sup>th</sup> century.
- 6.34. Construction works very likely associated with the railway undertaken in 2013-14 included the construction of a substantial compound in the eastern part of the Site. This will have significantly impacted on any archaeological remains present in that area. There is no record of any associated archaeological monitoring of these works held by the HER.

## 7. ASSESSMENT OF IMPACT

### *Planning proposal*

- 7.1. It is proposed that Site is developed for residential housing, comprising the construction of up to 35 dwellings with associated public open space, access and ancillary works.

### *Pre-application*

- 7.2. A pre-application consultation was undertaken with South Gloucestershire Council (SGC; PRE19/0180) and the response included a section on heritage. The Conservation Officer for SGC commented, in respect of Hartley House, that "Any perceived urbanisation of this site would result in a change in the setting of the listed building, the experience of which in its relatively prominent position within a rural landscape can be considered to make an important contribution to the setting and in turn significance of this former toll-house". The pre-application response is presented in full in Appendix 2.

### *Setting of Hartley House*

- 7.3. The setting to the Grade II Listed Hartley House has been assessed as significant in terms of its roadside location which relates directly to its original construction as a tollhouse. The wider largely rural landscape setting has been assessed as of less significance.
- 7.4. Development at the Site will impact upon the rural aspects of the Listed Building's setting, since an area of pasture will be lost and redeveloped for residential housing. The essential aspect of the setting to Hartley House, the adjacent road for which the original tollhouse was constructed to serve, remains unaltered. Though subject to modernisation since the construction of the tollhouse, the proposed development to the south of the road will not alter the fundamental nature of this aspect of the Listed Building's setting.
- 7.5. It is assessed therefore that the proposed development will result in a negligible impact on the most essential aspect of the Listed Building's setting.
- 7.6. The developed Site will be partly visible from areas of the Listed Building, including its immediate setting. However, the setting to the property has been urbanised through its use as car park serving the business which now occupies the premises. The Listed Building is also separated from the Site by the busy A432 Badminton Road, adding to the urbanisation of the setting.
- 7.7. Furthermore the application site is currently screened from views taken from immediately adjacent to Hartley house by a mature hedge interspersed with trees. The emerging plans add to this screen planting and ensure that the appearance of the development will be softened and partly screened from view.
- 7.8. It is assessed that, whilst the proposed development will add a further urbanised element to the Listed Building's wider setting, this will not significantly affect the ability to understand or appreciate the heritage asset, since its roadside location offers the most significant information relating to its origins as a tollhouse. Its original siting would have been entirely in respect of the road, with considerations of landscape setting or views largely irrelevant at this time.

### *Setting of Spring Grove House*

- 7.9. The setting to Spring Grove House has been identified as two-fold. Its immediate setting is formed of its well-screened gardens to the west of the property, with its later rear/eastern extension fronting onto Commonmead Lane. It has been assessed that its wider landscape setting makes a low to moderate contribution to its overall significance as a heritage asset, the more important contributors identified as its historical and architectural value. No special spatial relationship between the Listed Building and Hartley House has been identified.
- 7.10. Development at the Site will not impact significantly upon the Listed Building's setting. The property is separated from the Site by the busy A432 Badminton Road and intervisibility between the Site and the Listed Building is very limited due to extant screening.
- 7.11. No harm is assessed resulting from the proposed development in respect of the setting and significance of Spring Grove House.

### *Buried archaeology*

- 7.12. The overall potential for buried archaeology at the Site has been assessed as generally low, although the remains of a post-medieval (or possibly earlier) building may survive at the Site's northern boundary. A building is recorded in this location on a map of 1816, although its location within the Site's boundaries has not been firmly established.
- 7.13. Construction works probably associated with the adjacent railway were undertaken in 2013-14 and included the construction of a substantial compound in the eastern part of the Site. This will have significantly impacted on any archaeological remains present in that area. There is no record of any associated archaeological monitoring of these works held by the HER.
- 7.14. The proposed development at the Site will impact on, and likely remove entirely, any surviving below-ground remains, through site clearance, the excavation of foundations and service runs, access arrangements, and soft and hard landscaping.

## **8. CONCLUSION**

- 8.1. The potential impact of the proposed development on the setting and significance of two Listed Buildings, Hartley House and Spring Grove House, has been assessed. It was found that Hartley House, a former tollhouse, would have been sited entirely in respect of the adjacent Badminton Road, with considerations of wider landscape and views not likely to have influenced the location in any significant way. The essential element of the Listed Building's setting has been assessed therefore to be its roadside location, with its wider setting considered to be of less significance. Elements of the Listed Building's immediate setting have been urbanised in the addition of a car park serving the building's current use as a business premises. The adjacent road has been widened and modernised and several later developments are extant, or under construction, in proximity to Hartley House. Overall it is concluded that, whilst the proposed development adds a further urbanised element to the Listed Building's wider setting, this will not significantly affect the ability to understand or appreciate the heritage asset, since its roadside location offers the most significant information relating to its origins as a tollhouse. Its original siting would have been entirely in respect of the road, with considerations of landscape setting or views largely irrelevant at this time.
- 8.2. The Site is currently well screened in views from the immediate vicinity Hartley house by a mature hedge interspersed with trees. The emerging plans will enhance this screen planting,

ensuring that the appearance of the development will be softened and partly screened from view

- 8.3. Regarding the setting of Spring Grove House, it was assessed that its wider landscape setting offers a low to moderate contribution to its overall significance as a heritage asset, the more important contributors having been identified as its historical and architectural values. No special spatial relationship between the Listed Building and Hartley House has been identified. It is concluded that the proposed development at the Site will not impact significantly upon the Listed Building's setting. The property is separated from the Site by the busy A432 Badminton Road and intervisibility between the Site and the Listed Building is very limited due to extant screening. No harm is assessed resulting from the proposed development in respect of the setting and significance of Spring Grove House.
- 8.4. The potential for the presence of buried archaeological remains at the Site has been assessed as generally low, although the buried remains of a post-medieval, or possibly earlier, building may survive at the Site's northern boundary. A building is recorded in this location on Croker's map of 1816, although its location within the Site's boundaries has not been firmly established. Construction works probably associated with the adjacent railway were undertaken in 2013-14 and included the construction of a substantial compound in the eastern part of the Site. It is likely that the compound will have significantly impacted on any archaeological remains present in that area. There is no record of any associated archaeological monitoring of these works held by the HER.
- 8.5. The proposed development at the Site will impact on, and likely remove entirely, any surviving below-ground remains, through site clearance, the excavation of foundations and service runs, access arrangements, and soft and hard landscaping.
- 8.6. This assessment has been completed with due regard to the revised NPPF, local planning policy, and guidance issued by Historic England and the ClfA.

## 9. SOURCES AND REFERENCES

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National Heritage List for England

## Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data: 1km study area)								
Scheduled Monuments (1km study area)								
SM1	1002486	Large multivallate hillfort 230m south of Cross Hands Farm	Hillfort	Iron Age	In total the hillfort covers approximately 9.48ha, and the interior measures up to 277m long by 190m wide. The inner rampart, present on all sides, survives differentially, but measures up to 10m wide and 2.1m high.	SM	376096	182572
Listed Buildings (1km study area)								
LB1	1129241	The Gables	House	Post-medieval	Late C17/early C18. Rubble. Tiled roof.	II	373953	181602
LB2	1135769	Blair Cottage	House	Post-medieval	Late C17, much altered. Rubble.	II	375388	181501
LB3	1129242	Dog Inn	Inn	Post-medieval	Mid-C17. Rendered.	II	375334	181520
LB4	1320890	Jubilee Monument at junction of Cotswold Lane	Monument	Post-medieval	1897, incorporating earlier fragments. Ionic column and entablature surmounted by a crown.	II	375331	181540
LB5	1320927	1 and 2, Badminton Road	House	Post-medieval	Pair of late C17 cottages. Rubble, partly rendered.	II	374374	181749
LB6	1320891	Old Sodbury House	House	Post-medieval	Remodelled late C18, probably C17 origins.	II	374370	181652
LB7	1320928	Hartley House	House	Post-medieval	Former toll-house. Early-mid C19.	II	374983	181610
LB8	1320892	Home Farmhouse	House	Post-medieval	Early-mid C17. Main elevation faces west	II*	375586	181073

LB9	1424738	Old Sodbury Memorial Lychgate	Lychgate	Modern	A churchyard lych gate, constructed c.1920 of oak on a stone plinth, with a tiled roof. The building is rectangular with gables to its east and west fronts.	II	375605	181771
LB10	1320897	Village Farmhouse	House	Post-medieval	Mid-late C17. Rendered	II	375294	181389
LB11	1129292	Mill House	House	Post-medieval	Early-mid C17 possibly earlier origins.	II	375086	180837
LB12	1320898	Dornden Guest House	House	Post-medieval	Early-mid C18, former front elevation to west.	II	375641	181593
LB13	1320899	Parish Church of St John The Baptist	Church	Medieval	C12, restored, C15 tower. Norman origins.	II*	375557	181803
LB14	1129258	Lower Coombsend Farmhouse	House	Post-medieval	Late mediaeval origins, altered in 1654 and recently restored. Rubble.	II	375346	180567
LB15	1129259	27 And 29, Church Lane	House	Post-medieval	Early-mid C19 in a Tudor-Gothic style. Squared, coursed rubble.	II	375642	181710
LB16	1409491	Chipping Sodbury Tunnel West Portal (Swb10348)	Tunnel	Post-medieval	Tunnel portal in a classical style with a horseshoe arch erected c. 1897-1903 at the end of a cutting in a hillside.	II	375241	181475
LB17	1129237	Pound Cottage	House	Post-medieval	Late C17. Rubble.	II	374105	181752
LB18	1129238	Spring Grove House	House	Post-medieval	Late C18. Rendered with exposed quoins.	II	374930	181645
LB19	1129239	1, The Green, Badminton Road	House	Post-medieval	Late C17/early C18. Rubble.	II	375295	181582
LB20	1135877	Haye's	House	Post-medieval	Late C17, altered in C19. Rendered.	II	375639	181817

LB21	1129240	Milestone, about 100 yards south of junction with Church Lane	Milestone	Medieval	Mid-C18. Stone slab with semi-circular head	II	375637	181314
<b>Registered Parks and Gardens (1km study area)</b>								
RPG1	1000566	Dodington House	Park	Post-medieval	Well-preserved landscape park with designs by Capability Brown, c 1764, William Emes, c 1793, and John Webb, early C19.	II*	375645	179693
<b>Conservation Areas (2km study area)</b>								
CA1	n/a	Old Sodbury	CA	Medieval & post-medieval	Historic core	n/a	375334	181520
<b>South Glos. HER data (1km study area)</b>								
1	16569	Barn (1) Colts Green Sodbury	Barn	Post-medieval	A small building probably a barn, in a close, was noted at this location on the 1st edition OS map.	n/a	374198	181518
2	16573	Settlement Pound Cottage Colts Green Sodbury	Settlement	Post-medieval	Approximate extent of post medieval settlement as shown on the 1st edition OS map. {1}	n/a	374157	181735
3	17769	Goods Yard Chipping Sodbury Railway Station Badminton Road Chipping Sodbury	Goods Yard	Post-medieval	A goods yard one of the components of Chipping Sodbury station has been noted at this location	n/a	373843	181581
4	13520	Settlement Greystones Colts Green Old Sodbury	Settlement	Post-medieval	Approximate area of Post Medieval settlement as based on the area depicted as core settlement	n/a	373975	181727

5	16572	Settlement The Gables Colts Green Sodbury	Settlement	Post-medieval	Approximate extent of post medieval settlement as shown on the 1st edition OS map.	n/a	373975	181602
6	13522	Settlement Sodbury House Colts Green Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement based on info supplied in the Avon Historic Landscape	n/a	374358	181652
7	13519	Settlement Badminton Road Frome Bridge Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement based on info supplied in the Avon Historic Landscape	n/a	374526	181716
8	13529	Settlement Fattig House Farm Mill Lane Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement based on info supplied in the Avon Historic Landscape	n/a	374449	180960
9	16574	Settlement No 1 and 2 Colts Green Sodbury	Settlement	Post-medieval	Approximate extent of post medieval settlement as shown on the 1st edition OS map.	n/a	374364	181750
10	13523	Barn Old Sodbury House Badminton Road Old Sodbury	Barn	Post-medieval	A barn is noted at this grid reference on the 1st edition OS map. It was still standing in 1999	n/a	374327	181659
11	16546	Milestone Badminton Road Colts Green Sodbury	Milestone	Post-medieval	A milestone was noted at this location on the 1st edition OS map.	n/a	374466	181722
12	16575	Barn (2) Colts Green Sodbury	Barn	Post-medieval	A small building probably a barn, in a close, was noted at this location on the 1st edition OS map.	n/a	374253	181557
13	5786	Mill Frome Farm Badminton Road Colts Green Old Sodbury	Mill	Post-medieval	A building marked on the 1st edition OS map and demolished in the early 1960	n/a	374526	181695

14	10477	Settlement Old Sodbury	Settlement	Post-medieval	Approximate area of Post Medieval settlement	n/a	375554	181678
15	17964	Earthworks Church Lane Cotswold Lane Old Sodbury	House Platform	Medieval	A series of earthworks and enclosures are visible in this area on aerial photograph	n/a	375534	181564
16	9098	House Platforms (2) Old Sodbury Church Cotswold Lane Old Sodbury	House Platform	Medieval	A series of hollows and earthworks reputed to be site of medieval manor	n/a	375506	181795
17	9097	Hollow Way Cotswold Lane Old Sodbury	Hollow Way	Medieval	Deep holloway	n/a	375481	181653
18	18234	Circular Enclosure Church Lane Cotswold Lane Old Sodbury	Enclosure	Prehistoric	Circular enclosure noted from aerial photos. The HER assumes a prehistoric date	n/a	375480	181568
19	10713	Stile St John The Baptist Church Old Sodbury	Stile	Post-medieval	Stone stile located at this grid reference.	n/a	375540	181747
20	9096	House Platforms (1) Old Sodbury Church Cotswold Lane Old Sodbury	House Platform	Medieval	Low bank parallel to Cotswold Lane	n/a	375486	181725
21	3395	Fishpond Church Lane Old Sodbury	Fishpond	Medieval	South of pond rectangular depressions noted and HER suggests they are connected with keeping of fish	n/a	375442	181951
22	13528	Settlement Lower Coombsend Farm Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement	n/a	375337	180565
23	13526	Settlement Home Farm Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement	n/a	375589	181096

24	16524	Strip Lynchets Home Farm Badminton Road Sodbury	Lynchet	Medieval	Good series of lynchets at ST759808	n/a	375669	180970
25	16558	School Church Lane Old Sodbury	School	Post-medieval	A school was noted at this location on the 1st edition OS map.	n/a	375659	181750
26	6115	Windmill Church Lane Old Sodbury	Windmill	Post-medieval	Field name: "Windmill Pool" on tithe award	n/a	375745	181515
27	17965	Ha Ha The Vicarage Church Lane Old Sodbury	Ha Ha	Post-medieval	A Ha Ha was noted at this location along the western boundary of the former vicarage.	n/a	375602	181596
28	16533	Settlement Brewery Old Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement	n/a	375589	181302
29	13091	Chapel No 8 Chapel Lane Old Sodbury	Nonconformist Chapel	Post-medieval	A chapel Victorian in origin typical of the vernacular style associated with the age	n/a	375283	181487
30	2356	Sodbury Tunnel Old Sodbury Lyegrove Sodbury	Tunnel	Modern	The line which linked Swindon with the Severn tunnel and thus bypassing Bristol was opened in 1903	n/a	377512	181305
31	13524	Settlement The Sodbury Hotel Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement	n/a	374786	181583
32	13527	Settlement Upper Coombsend Farm Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement	n/a	375240	180781
33	13525	Settlement Old Sodbury Post Office Sodbury	Settlement	Post-medieval	Approximate area of post-medieval settlement	n/a	375093	181557

34	16523	Settlement Mill House Sodbury	Settlement	Post-medieval	Approximate extent of post medieval settlement as shown on the 1st edition OS map	n/a	375074	180841
35	16532	Settlement Village Farm Sodbury	Settlement	Post-medieval	Approximate extent of post medieval settlement as shown on the 1st edition OS map	n/a	375296	181382
36	13508	Baptist Chapel Chapel Lane Old Sodbury	Baptist Chapel	Post-medieval	Chapel 1835.	n/a	375209	181298
37	2108	Chessels Place name Portway Lane Little Sodbury	Settlement	Romano-British	Field name Great and Little Chessels, probably indicative of a Roman building.	n/a	375221	182231
38	9099	Brickworks Chapel Lane Old Sodbury	Brickworks	Post-medieval	The 2nd edition OS map of Old Sodbury shows a brickworks at this site	n/a	375125	181397
39	3113	Pound Colts Green Old Sodbury	Pound	Post-medieval	A pound probably lay opposite Colt's Green on the road to Old Sodbury	n/a	374083	181722
40	20122	Badminton Road Colts Green Old Sodbury	Road Bridge	Victorian	Road Bridge Crossing the Filton Wooton Bassett Railway 1903	n/a	374201	181531
41	19204	NNW of Fattling House Farm, Sodbury	Field System	Unknown	Sub-rectangular cropmarks were noted by chance on 2008 aerial photographs	n/a	374263	181439
42	11041	Common Colts Green Sodbury	Common Land	Medieval	Colts Green, a village green or common with probable Medieval settlement around the edges.	n/a	374130	181673
43	13612	No 2 Badminton Road Colts Green Old Sodbury	House	Post-medieval	Pair of late C17 cottages. Rubble, partly rendered. Double Roman tiled roof. Stone stacks.	n/a	374372	181748

44	19094	Spoil Heap (1) Sodbury Tunnel Old Sodbury Lyegrove Sodbury	Mound	Modern	The tunnel was constructed	n/a	375862	181445
45	18792	Reservoir Badminton Road Old Sodbury	Reservoir	Victorian	A reservoir is marked at this location on the 2nd edition OS map	n/a	375496	181214
46	19596	The Manse Chapel Lane Old Sodbury	Chapel	Post-medieval	Former Tyndall Chapel Manse (plaque; date not recorded). Circa 1900.	n/a	375233	181341
47	18791	Ford Mill Lane Old Sodbury	Ford	Victorian	A ford is marked at this location on the 2nd edition OS map	n/a	375059	180874
48	20123	Accommodation Bridge Badminton Road Old Sodbury	Road Bridge	Victorian	Road Bridge Crossing the Filton Wooton Bassett Railway 1903	n/a	374934	181492
49	14222	Railway Line Filton Wooton Bassett (1903)	Railway	Victorian	In order to shorten the route from London to South Wales a branch from the Great Western Railway main line at Wotton Bassett to Filton was constructed. The work was completed in 1903. {1}{2}	n/a	372100	180432

South Glos HER Events data (1km study area)								
EV1	18639	Court Orchard Field Hayes Farm Church Lane Old Sodbury	Analytical Earthwork Survey	n/a	A program of survey was undertaken to enhance the current record (SGSMR 9098). A measured earthwork survey was carried out to locate the main visible features, and a geophysical earth resistance survey was undertaken across 3.6ha covering the majority of the upper plateau along the western edge of the field.	n/a	375524	181813
EV2	18676	St Johns Church Old Sodbury	Watching Brief	n/a	An archaeological watching brief was undertaken by Cotswold Archaeology during groundworks associated with the excavation of a drainage run and associated inspection chambers at the Church of St John the Baptist, Old Sodbury, South Gloucestershire. A number of disarticulated human remains were revealed during the groundwork	n/a	375587	181783
EV3	17978	West View House 15 Church Lane Old Sodbury	Desk Based Assessment	n/a	A desk top study on this area was undertaken in 2005, a number of features possibly including a prehistoric enclosure were recognised both on aerial photographs and on the ground.	n/a	375625	181591
EV4	18152	West View House Church Lane Old Sodbury	Watching Brief	n/a	A watching brief was carried out in this area in 2007.	n/a	375592	181603

EV5	18020	West View House 15 Church Lane Old Sodbury	Analytical Earthwork Survey	n/a	Earthwork survey undertaken in this area in 2006 as a response to an earlier desk top study.	n/a	375559	181567
EV6	19138	Parks Farm Little Sodbury	Desk Based Assessment	n/a	In November 2009 Cotswold Archaeology was commissioned to carry out an archaeological desk-based assessment of Land East of Chipping Sodbury.	n/a	373976	182221
<b>South Glos Locally Listed Buildings data (1km study area)</b>								
LLB1	15607	Gravestone St Johns Church Old Sodbury	Gravestone	LLB	Local Listed Building	n/a	375544	181793
LLB2	15609	Post Box Upper Coombs End Farm Chapel Lane Old Sodbury	Post Box	LLB	Local Listed Building	n/a	375224	180799
LLB3	15611	Post Office Badminton Road Old Sodbury	Post Office	LLB	Local Listed Building	n/a	375103	181567
LLB4	17404	Lamp Post St Johns Church Old Sodbury	Lamp Post	LLB	Local Listed Building	n/a	375582	181787
LLB5	15604	No 2 to 12 Church Lane Old Sodbury	House	LLB	Local Listed Building	n/a	375633	181423
LLB6	15605	Chest Tomb St Johns Church Old Sodbury	Chest Tomb	LLB	Local Listed Building	n/a	375577	181791
LLB7	15606	Gate St Johns Church Old Sodbury	Gate	LLB	Local Listed Building	n/a	375538	181791

## Appendix 2: Pre-application consultation response

PRE19/0180

### Heritage Issues

The application site falls within the setting of the Grade II Listed Hartley House. In the determining planning applications, the council will give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise.

Applications affecting heritage assets, or their settings will, in most cases, require the submission of a Heritage Statement under the Local Requirements for Planning Applications.

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, 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.

New development within the setting of designated or non-designated heritage assets should ensure that their setting is not compromised. New developments should preserve positive settings and enhance settings which are poor.

This should be achieved through appropriate positioning, layout, design and landscaping.

Elements which are likely to contribute positively to the setting of heritage assets are:

- The historic arrangement and layout of buildings
- Attractive views in to, from and through sites
- The relative levels of enclosure or openness of a site
- The use of landscape features to frame or enhance buildings or as a method of screening poor quality structures.
- The type and quality of surface treatments and historic surfacing.
- Historic boundary treatments

The following comments have been received from the Conservation/Listed Building Officer:

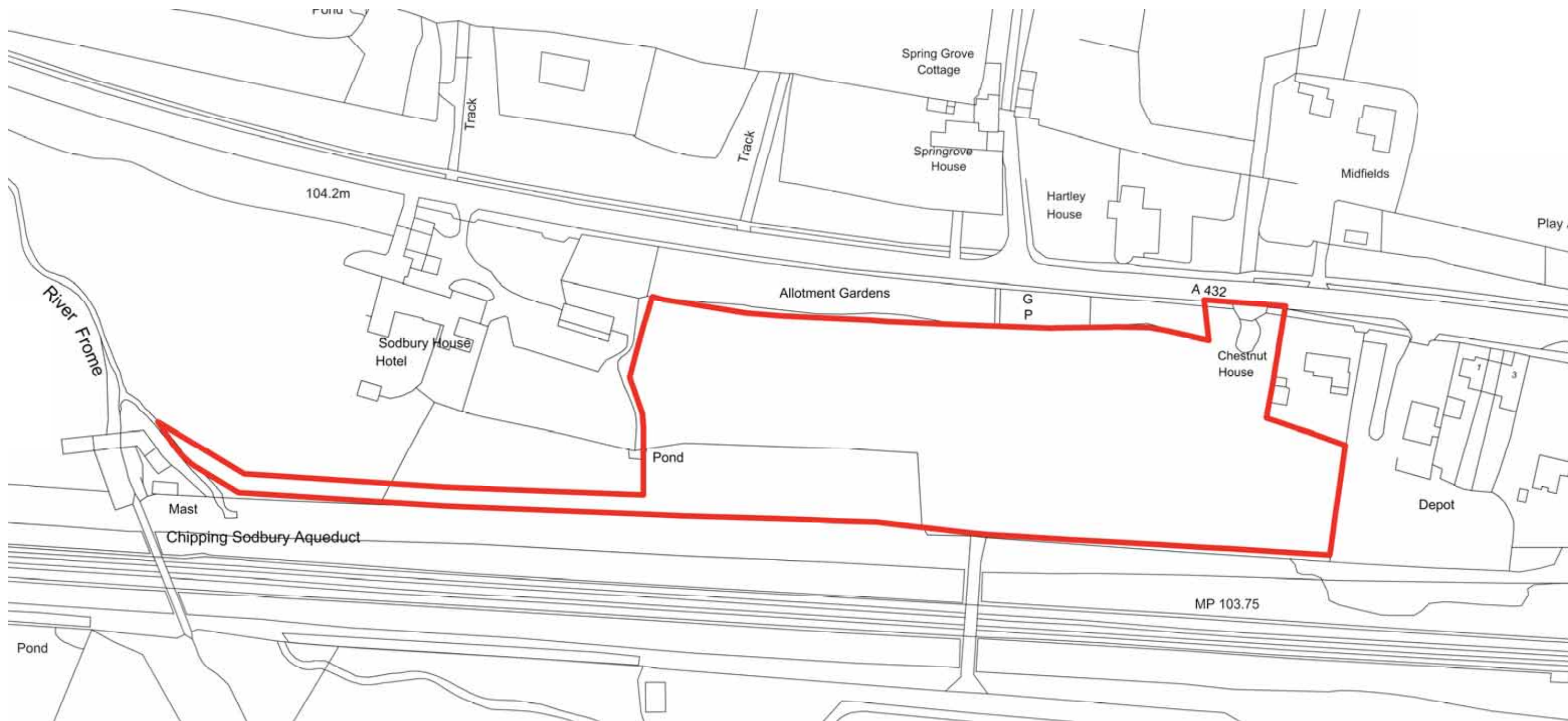
*Any perceived urbanisation of this site would result in a change in the setting of the listed building, the experience of which in its relatively prominent position within a rural landscape can be considered to make an important contribution to the setting and in turn significance of this former toll-house.*

*The site layout indicates the northern boundary will be screened. I would defer to the landscape officer on the value of the existing planting and any proposed reinforcement, but it is an important design objective that the development is screened as much as possible. However, I can see that a number of plots have their rear gardens enclosed by this planting. From experience this is never a satisfactory arrangement with the result being the gradual taming and loss of hedge and erection of more formal domestic boundary treatment. What is proposed therefore represents a long-term threat of the objective of screening the*

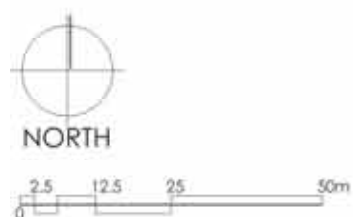
*development in a natural way. I would therefore advise that the design be amended to ensure this arrangement is avoided. There also appears to be some hard edges to the development – the southern boundary in particular. It is noted that post and wire fences are proposed but how effective this would be is questionable and so again a far more formal treatment would be expected.*

*The overall character of the development appears very suburban in character and dominated by the access roads/ turning heads. The open space also appear equally formal and out of character. I would of course defer to the Council's Urban Design Officer, but I struggle to see how the layout can be considered to reflect with any conviction its rural context.*

## Appendix 3: Planning proposal



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A OS map extended west to include drainage outfall.  
Amendments

LG 8/3/21  
By Date

## PLANNING

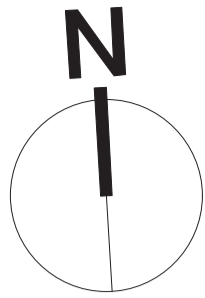
Job No/Drawing No <b>13351/1000A</b>	Job Title Badminton Road, Old Sodbury
Scale 1:1250 @ A3	Date 10/20 LG
Drawn LG	Drawing Title Red Line Boundary Plan

All Dimensions to be checked on site OS Licence No: 100022432

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**pad**  
ARCHITECTURAL INTERIORS EXTERIORS

OLD SODBURY PLANNING LAYOUT



13351/SCH001

Accommodation Schedule							REV - G	Redcliffe.	
Site :-		Badminton Road, Old Sodbury		DWG No.:	13351/5000D	Date:	22/02/2021		
House type Code	No of Unit	House Name	Open Market / Social	No of Storey	Apartment / House / FOG	No. of Beds	Net Sales Area ft <sup>2</sup>	Net Sales Area m <sup>2</sup>	
A03	5	Amminster	Open Market	2	HOUSE	2	843ft <sup>2</sup>	78.3	
B03	3	Berkeley	Open Market	1	BUNG	2	867ft <sup>2</sup>	80.5	
B05	2	Dyrham	Open Market	2	HOUSE	3	1034ft <sup>2</sup>	96.1	
B06	3	Foxham	Open Market	2	HOUSE	3	1167ft <sup>2</sup>	108.4	
C02	3	York	Open Market	2	HOUSE	4	1183ft <sup>2</sup>	109.9	
C17	5	Banbury	Open Market	2	HOUSE	4	1306ft <sup>2</sup>	121.3	
HA- M4(3)	1	1B 2P	Social	1	MAISONETTE	1	758ft <sup>2</sup>	70.4m <sup>2</sup>	
HA- AP1	1	2B 4P	Social	1	MAISONETTE	1	828ft <sup>2</sup>	76.9m <sup>2</sup>	
HA- A22	4	2B 4P	Social	2	HOUSE	2	864ft <sup>2</sup>	80.3m <sup>2</sup>	
HA- B31	2	3B 5P	Social	2	HOUSE	3	1018ft <sup>2</sup>	94.6m <sup>2</sup>	
HA- B33	3	3B 5P	Social	2	HOUSE	3	1038ft <sup>2</sup>	96.4m <sup>2</sup>	
HA- C41	1	4B6P	Social	2	HOUSE	4	1163ft <sup>2</sup>	108.0m <sup>2</sup>	

The percentage of the total land area that is affordable is:

Total Units		
Total Open Market	23	66%
Total Social	12	34%
TOTAL NO OF UNITS		
35		

Internal Areas		
Open Market	26498ft <sup>2</sup>	2461.8m <sup>2</sup>
Affordable	11355ft <sup>2</sup>	1054.9m <sup>2</sup>
TOTAL INTERNAL AREA		
37853ft <sup>2</sup> 3516.7m <sup>2</sup>		

Key

- Application boundary
- Adoptable Highway (see Engineers details)
- Adoptable Footpath (see Engineers details)
- Private Path
- Private Drive
- Private Front gardens
- Public Verge/Landscape
- Existing Trees
- Proposed Trees
- Removed Trees
- Attenuation pond (see Engineers details)
- Rear gate
- Affordable Housing - Rented
- Affordable Housing - Shared Ownership
- Refuse and Recycling Bins
- Storage Shed
- Bin Collection Point
- Plot Number / Parking Number / Visitor Parking
- PROW Route



- |            |  |    |         |
|------------|--|----|---------|
| H          | Additional rear access gates added as per DOCO comments.   | LG | 15/4/21 |
| G          | Roof material added.   | LG | 12/4/21 |
| F          | Substation added north of Plot 1. Additional landscape added based on LVIA report.   | LG | 6/4/21  |
| E          | Plot 35 moved west by 2m   | LG | 4/3/21  |
| D          | Plot 29 changed from 2B4P AH unit to Axminster. Plots 34 (Banbury) & 35 (Sherwood) replaced with Berkeley. Plot 36 - Sherwood omitted. | LG | 22/2/21 |
| C          | Gas supply tanks added.  | LG | 28/1/21 |
| B          | Maisonette footprint amended.  | LG | 14/1/21 |
| A          | Turning head amended inline with consultant drawing.   | LG | 8/1/21  |
| Amendments |  | By | Date    |

PLANNING

Job No/Drawing No 13351/5000H		Job Title Badminton Road, Old Sodbury	
Scale	Date	Drawn	Drawing Title
1:500	12/20	LG	Planning Layout
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