



**Land South of Warren Lane  
Long Ashton  
North Somerset**

*Historic Environment Desk-Based Assessment*



*Report prepared for:*  
Long Ashton Land Company

CA Project: CR0779

CA Report: CR0779\_1

July 2021




# Land South of Warren Lane Long Ashton North Somerset

## *Historic Environment Desk-Based Assessment*

CA Project: CR0779

CA Report: CR0779\_1

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date	July 2021

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## SUMMARY

**Project Name:** Land South of Warren Lane  
**Location:** Long Ashton, North Somerset  
**NGR:** ST 5299 6991

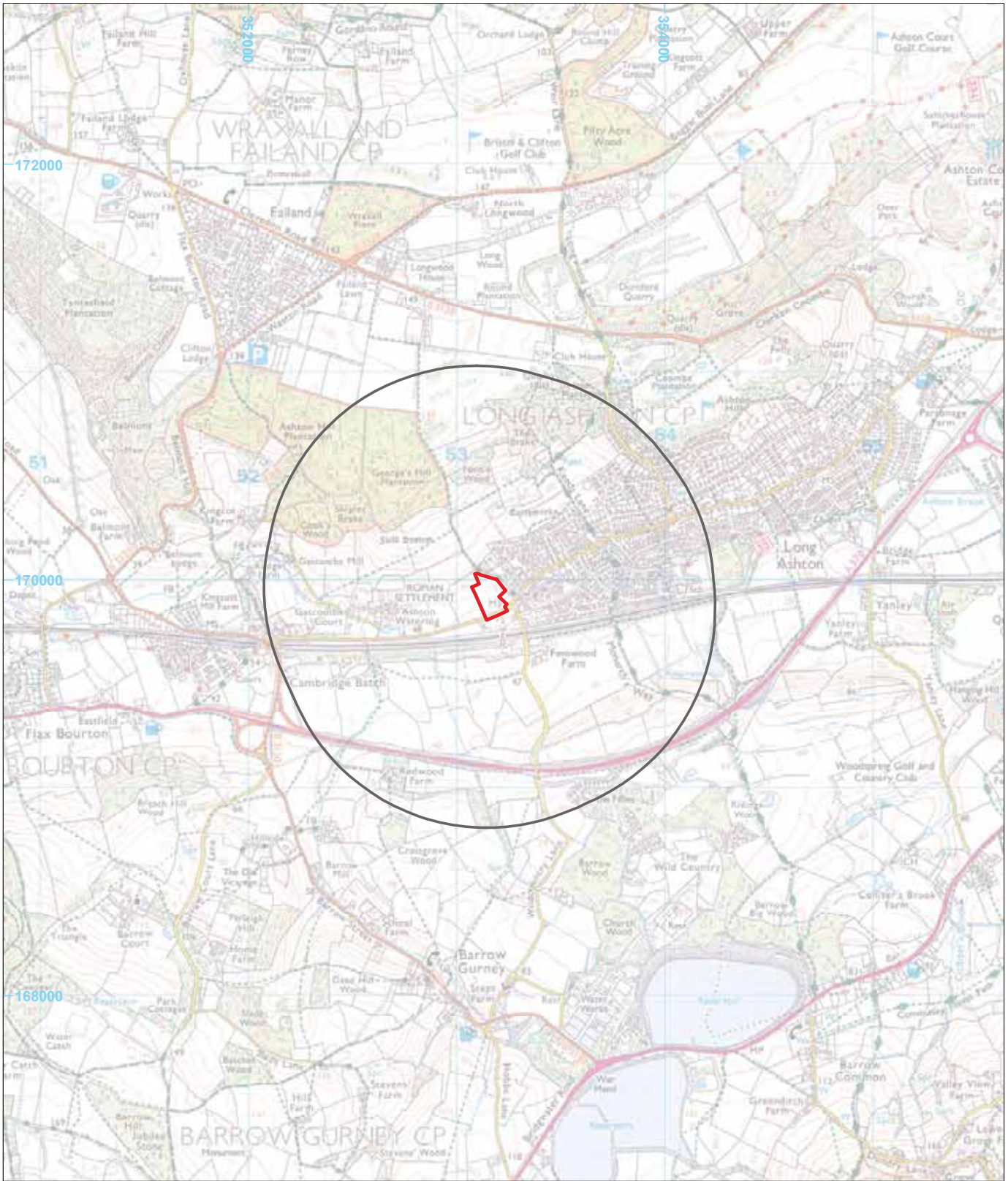
In July 2021, Cotswold Archaeology was commissioned by Long Ashton Land Company to undertake a Historic Environment Desk-Based Assessment in respect of land at Gatecombe Farm, Long Ashton, North Somerset. Presently in agricultural use the Site is located to the north of Weston Road, on the western outskirts of Long Ashton village.

The Site is included within Gatecombe Farm Scheduled Monument (NHLE ref. 1011978), a Roman settlement, part of an associated field system and earlier Iron Age settlement remains. The proposed development will comprise the construction of new residential units with associated services, landscaping, and access.

Archaeological investigations comprising of geophysical survey and archaeological evaluation were undertaken within the Site. Only a single ditch, from which a few sherds of Romano-British pottery were recovered, is clearly related to the Scheduled Monument; other ditches were recorded but undated. Such remains would not ordinarily be considered to be of schedulable quality in and of themselves, and only make a minor contribution to the significance of the Roman Settlement. However it is recognised that the Site area is still Scheduled and statutorily protected. Development within Scheduled Monuments, according to Historic England's Scheduled Monuments - Guide to Owners and Occupiers (HE 2014), is still possible if under certain circumstances.

It is considered that the Site is an element of setting of the Roman Settlement Scheduled Monument which makes a small contribution to its significance due to the presence of related buried archaeological remains. The proposed development would introduce a degree of change to the setting of the Roman Settlement Scheduled Monument. The proposals would then result in less than substantial harm (lower end) to the significance of the Roman Settlement Scheduled Monument. Based on current information, the proposals would not constitute an unacceptable development as defined by planning guidance or local planning policies. In particular, the effect of the proposed development would be significantly below the level of 'substantial harm' as defined by the NPPF to the Scheduled Monument.






**Legend**

- Site
- Study Area

0  1 km

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**PROJECT TITLE**  
 Land South of Warren Lane, Long Ashton, North Somerset

**FIGURE TITLE**  
 Site location plan

<b>DRAWN BY</b> CJ	<b>PROJECT NO.</b> CR0779	<b>FIGURE NO.</b>
<b>CHECKED BY</b> JR	<b>DATE</b> 22/07/2021	
<b>APPROVED BY</b> DC	<b>SCALE</b> @ A4 1:25 000	<b>1</b>

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## 1. INTRODUCTION

1.1. In July 2021, Cotswold Archaeology (CA) was commissioned by Long Ashton Land Company to undertake a Historic Environment Desk-Based Assessment in respect of land at Land South of Warren Lane, Long Ashton, North Somerset (hereafter referred to as ‘the Site’). Presently in agricultural use the Site is located to the north of Weston Road, on the western outskirts of Long Ashton village (NGR: ST 5299 6991; Fig. 1).

1.2. The Site is included within Gatcombe Farm Scheduled Monument (NHLE ref. 1011978), a Roman settlement, part of an associated field system and earlier Iron Age settlement remains. It was first listed in 1955 but the boundary of the Scheduled Monument has since been extended and now incorporates the present proposal Site. Notice of the decision to amend the scheduling was given by English Heritage (now Historic England) on the 27 November 2014 (Case Number 1417083) and was accompanied by an Advice Report detailing the reasons given to amend the scheduling. The amended area is depicted on Figure. 2, along with other designated heritage assets in the environs of the Site.

### *Project history*

1.3. Since 2012, Cotswold Archaeology has carried out a series of archaeological assessment and surveys in relation to the proposed development of the Site. These comprise:

- An archaeological desk-based assessment (CA 2012);
- A detailed geophysical survey (Archaeological Surveys 2012)
- An archaeological field evaluation (Trial Trenching) (CA 2013);
- A letter and executive statement (Gail Stoten 2013);
- An executive summary of heritage and archaeology (CA 2014a);
- A letter in response to a consultation report (Richard Massey 2014);
- Detailed Settings Assessment (CA 2014b): and
- Revised Settings Assessment (CA 2020).

1.4. Following changes to the scheme design, this updated Historic Environment Assessment seeks to compile and summarise all the extant data in order to inform the planning process and further discussions with the North Somerset Council and Historic England. The proposed development is for the construction of new residential units with associated services, landscaping, and access.



View from the Site towards the north west



View from the Site towards the west



View from the Site towards the east




The north-western corner of the Roman Settlement, view from the west



View of the Roman Settlement from the south-east



Field system lynchets within the Scheduled Monument, view from the north


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**PROJECT TITLE**  
 Land South of Warren Lane, Long Ashton, North Somerset  
**FIGURE TITLE**  
 Photographs

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### **Objectives and professional standards**

**1.5.** The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

**1.6.** Cotswold Archaeology (CA) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

*'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).*

**1.7.** The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

*'...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation' (Historic England 2015, 3).*

### **Statute, policy and guidance context**

**1.8.** The Site is located in the local authority of North Somerset Council. A new local plan for North Somerset, covering the period 2023-2038, is currently in development.

**1.9.** In the interim, the principal planning document for North Somerset is the Core Strategy, which was originally adopted in 2012, but was re-adopted in January 2017 following a legal challenge that resulted in re-examination of nine policies. In addition, some policies of the Replacement Local Plan 2007 remain in force, including a number relating to the historic environment.

1.10. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
<b>Ancient Monuments and Archaeological Areas Act (1979)</b>	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
<b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b>	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
<b>National Heritage Act 1983 (amended 2002)</b>	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
<b>Conservation Principles (Historic England 2008)</b>	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
<b>National Planning Policy Framework (2021)</b>	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16.
<b>National Planning Practice Guidance (updated July 2019)</b>	Guidance supporting the National Planning Policy Framework.
<b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b>	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
<b>Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)</b>	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
<b>Statements of Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12 (2019)</b>	Provides guidance and information on the analysis and assessment of Heritage Significance in line with the NPPF (2021)

Statute	Description
<b>North Somerset Core Strategy (2017) and saved policies of the Replacement Local Plan 2007</b>	Comprises the local development plan (local plan), as required to be compiled, published, and maintained by the local authority, consistent with the requirements of the NPPF (2021). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).

**Table 1.1** Key statute, policy and guidance

## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. This assessment has been informed by available historic environment information, subject to limitations due to health and safety constrictions imposed in response to the 2020 Coronavirus (COVID-19) pandemic. In this instance, this is considered to be sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach accords, where practicable under present restrictions, with the provisions of the NPPF (2021) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources and where this has not been possible to obtain this has been outlined in the summary set out in Table 2.1 below. Limitations to the study are specifically set out in 'limitations' below.

Source	Data
<b>National Heritage List for England (NHLE)</b>	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
<b>North Somerset Historic Environment Record (HER)</b>	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
<b>Historic England Archives (HEA)</b>	Although reopened with limited attendance, the waiting period was prohibitive. material for Site area was previously consulted and recorded by CA for previous works done within the Site; this data was reviewed and used when and if appropriate for the current assessment. For this reason, the archives were not revisited.
<b>Somerset Record Office</b>	Although reopened with limited attendance material for Site area was previously consulted and recorded by CA for previous works done within the Site; this data was reviewed and used when and if appropriate for the current assessment. For this reason, the archives were not revisited. A review of the online catalogue did not reveal any new items.
<b>Bristol Record Office</b>	Although reopened with limited attendance material for Site area was previously consulted and recorded by CA for previous works done within the Site; this data was reviewed and used when and if appropriate for the current assessment. For this reason, the archives were not revisited. A review of the online catalogue did not reveal any new items.
<b>Historic England's Aerial Photograph Research Unit</b>	Although reopened with limited attendance, the waiting period for visits was prohibitive. Aerial photographs for the Site area were consulted and recorded by CA for previous works done within the Site and this data was reviewed and used when and if appropriate for the current assessment. For this reason, the archives were not revisited.
<b>The Rural Settlement of Roman Britain online Resource</b>	A comprehensive resource detailing excavated evidence for Romano-British rural settlement and activity.

Source	Data
<b>Defra Data Services Platform (environment.data.gov.uk)</b>	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
<b>Genealogist, Envirocheck, Know your Place &amp; other cartographic websites</b>	Historic (Ordnance Survey and Tithe) mapping in digital format.
<b>British Geological Survey (BGS) website</b>	UK geological mapping (bedrock & superficial deposits) & borehole data.
<b>Grey literature</b>	Reports of relevant sites in and around the study area (see appendix 2 and reference section).

**Table 2.1** Key data sources

**2.2.** Prior to obtaining data from these sources, an initial analysis was undertaken to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.

**2.3.** On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed, or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

**2.4.** A site visit was not undertaken as part of this assessment. CA has visited the Site in several previous occasions for the production of the past assessments (detailed in Section 1 and referenced to in Section 6). The onsite conditions have not changed in the interim and hence it was deemed that a new site visit was not necessary for this assessment.

#### **Aerial photographs held at Historic England Archives**

**2.5.** Aerial photographs held at Historic England were not examined as part of this assessment due to the government-imposed restrictions during the COVID19 outbreak. The Archives are now open, but the waiting lists timings are prohibitive



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due to the timescales to produce this report. CA has done multiple projects within the area, and within the Site, and has collated a substantial array of images which were reviewed for this assessment, if and when relevant. For this reason, a visit to the archives was not deemed necessary.

**2.6.** The Site and its study area were included within several programs of analysis of aerial imagery (including historic photographs) such as the Historic England National Mapping Project. These studies have examined existing aerial photographs of the area in order to provide primary information and synthesis for all archaeological sites and landscapes visible on aerial photographs, or other airborne remote sensed data, to enhance our understanding of past human settlement. The data and results produced by these studies has been provided by the HER and where relevant is discussed further at Section 3 of this report.

**2.7.** In addition, and to supplement the HER information received, a search of relevant aerial photographs was undertaken using the Britain from Above website (accessed July 2021), however, no relevant photographs for the Site were identified.

#### ***Assessment of heritage significance***

**2.8.** The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 194 of the NPPF (2021), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

#### ***Assessment of potential development effects (benefit and harm)***

**2.9.** The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of

archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or ‘settings assessment’, the five-step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).

**2.10.** Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2021). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

**2.11.** It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

**2.12.** In relation to non-designated heritage assets, the key applicable policy is paragraph 203 of the NPPF (2021), which states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].’*

**2.13.** Thus, regarding non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2021) paragraphs 190 and 206.

Level of effect	Description	Applicable statute & policy
<b>No harm</b>	The proposals would preserve the significance of the heritage asset.	<p>Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).</p> <p>Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act.</p> <p>Sustaining the significance of a heritage asset is consistent with paragraph 190 of the NPPF and should be at the core of any material local planning policies in respect of heritage.</p>
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	<p>In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 202 of the NPPF (2021).</p> <p>Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i></p>
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	<p>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p> <p>Regarding non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>
<b>Substantial harm</b>	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	<p>Paragraphs 199 - 202 of the NPPF (2021) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.</p> <p>In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 203 of the NPPF.</p>

**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

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2.14. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

#### *Limitations of the assessment*

2.15. This assessment comprises a desk-based study and has utilised primary and secondary information derived from a variety of sources. The results of extensive land-based surveys carried out on the site since 2012 have informed the assessment work. The assumption is made that the data derived from secondary sources is reasonably accurate. However, the records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.16. A review of historic aerial photographs of the Site and study area was excluded from the scope of this assessment, given that the area was studied as part of the previous assessments and by the National Mapping Programme undertaken by Historic England and the transcripts of this are held and were provided by the HER.

2.17. For the purposes of this report archival material pertaining to the Site and study area was not consulted in person at the North Somerset Record Office. As mentioned, material was consulted and collated for previous assessments and this material was reviewed for the current report. A review of the online catalogue did not reveal any new documents. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.

2.18. Existing Environment Agency (EA) LiDAR data was analysed with the specific aim of clarifying the extent of any potential archaeological remains. Whilst this was

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sufficient to identify historic field boundaries no other remains were identifiable. A potential exists for these to be obscured by the extensive modern ploughing remains which are clearly visible across the Site. Also visible is the extent of the extraction area of the existing quarry.

**2.19.** A walkover survey was undertaken numerous times before for the previous works conducted within the Site. The onsite conditions have not changed, and the substantial photographic array compiled is considered suitable and sufficient to inform the present assessment.

**2.20.** It is considered that none of the limitations mentioned above will materially affect the confidence in the reported conclusions.



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### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### *Landscape context*

- 3.1. The Site is c.2.27ha in area and is located to the north of Weston Road, on the western outskirts of Long Ashton village (see Fig. 1). The Site currently comprises one agricultural field.
- 3.2. The northern Site boundary is formed by a hedgerow and wire fence dividing the Site from further agricultural land. The eastern site boundary is formed by a further hedgerow which divides the Site from Warren Lane and adjacent properties. The southern boundary comprises a drystone wall and a hedgerow dividing the Site from Weston Road. The western Site boundary is partially formed by a hedgerow and wire fence which separates the Site from further agricultural land. The remainder of the western Site boundary extends across open agricultural land.
- 3.3. The Site is located on a south-facing slope overlooking the valley formed by the Failand Ridge to the north and Barrow Gurney ridge to the south. The southern part of the Site is located at c.40m AOD, while the higher northern area is located at 75m AOD. The nearest watercourse is a small stream, the Land Yeo, which flows through Gatcombe in a westerly direction c.220m west of the Site.

#### *Geology*

- 3.4. The Site's geology comprises Mercia Mudstone and Halite stone solid geology (BGS 2021). There are no recorded superficial deposits within the site, although it is possible that alluvial deposits exist in the vicinity of the small stream that flows through Gatcombe Court (Branigan 1977, 50), c.220m to the southwest.
- 3.5. There are no recorded paleoenvironmental remains within the Site or study area, and the potential for such remains is considered to be low.
- 3.6. Previous excavations at Gatcombe recorded a minimal depth of overburden upon Romano-British archaeological deposits (Broomhead 2006), while in the vicinity of the railway cutting deposits of overburden (derived from the railway construction) were recorded during the excavations in the 1960s and 1970s. It is possible that similar deposits occur in the southern part of the Site, closest to the railway cutting.



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### *Designated heritage assets*

**3.7.** The Site lies within the boundary of the Gatcombe Roman Settlement Scheduled Monument (Fig. 2, **SM1**). No other designated heritage assets fall within the Site's boundary.

**3.8.** The following designated heritage assets are located within the study area:

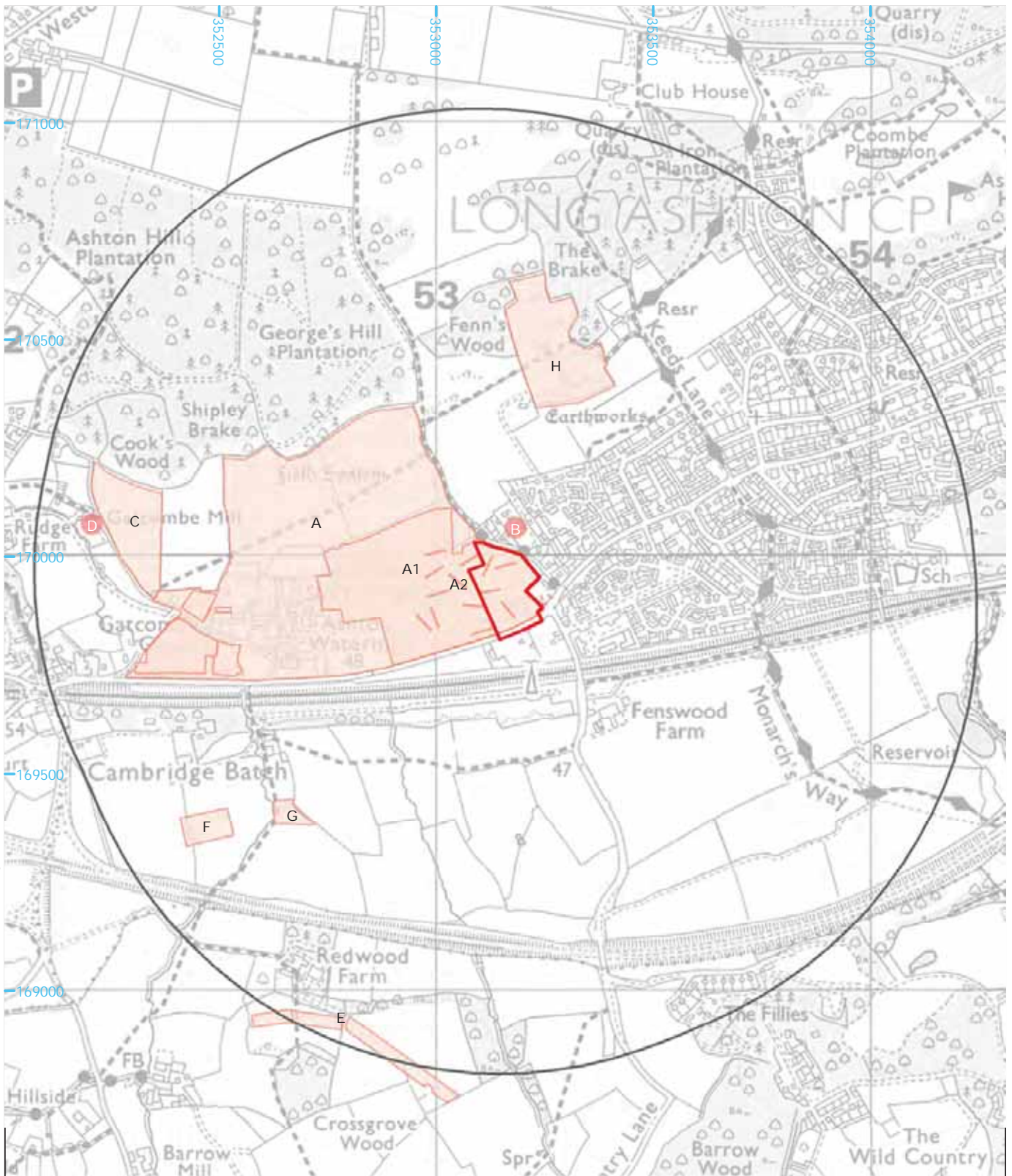
- Long Ashton Conservation Area c.850m to the east of the Site (Fig. 2),
- Deserted medieval farmstead and part of a Romano-British field system 400m north of Fenswood Farm Scheduled Monument c.340m to the north-east of the Site (Fig. 2, **SM2**),
- Grade II\* Listed Gatcombe Court c.540m to the west of the Site (Fig. 2, **LB1**),
- Grade II Listed Milestone at ST 5328 6987 at Junction with Wildcountry Lane c.30m to the south-east of the Site (Fig. 2, **LB2**),
- Grade II Listed Gatcombe Farmhouse c.450m to the west of the Site (Fig. 2, **LB3**),
- Grade II Listed Pair of Gatepiers, gates, flanking walls, and central flight of steps c.54m to south of Gatcombe Court c.650m to the west of the Site (Fig. 2, **LB4**),
- Grade II Listed The Willows and flanking walls c.80m to the east of the Site (Fig. 2, **LB5**),
- Grade II Listed 108 Weston Road c.80m to the east of the Site (Fig. 2, **LB6**),
- Grade II Listed 42 Weston Road c.530m to the east of the Site (Fig. 2, **LB7**),
- Grade II Listed Gatcombe Mill c.890m to the north-west of the Site (Fig. 2, **LB8**),
- Grade II Listed 15 Weston Road c.800m to the east of the Site (Fig. 2, **LB9**), and
- Grade II Listed Batch Cottage c.1km to the east of the Site (Fig. 2, **LB10**).

**3.9.** These will be discussed in further detail, chronologically, if relevant below, and in Section 5.

### *Previous archaeological investigations*

**3.10.** Several programs of archaeological fieldwork have previously been carried out within the study area and within the Site (Fig. 3a).





Legend

- Site
- Study Area
- Previous works



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Land South of Warren Lane, Long Ashton, North Somerset

FIGURE TITLE

Previous works

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0 500m

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**3.11.** Previous investigations, which included assessments as well as a range of intrusive works, such as watching briefs, evaluations, and excavations, if of relevance to this assessment, are listed in Appendix 2 and their results are discussed as part of the chronological baseline. The exception to this will be the works within the Site which are mapped in Fig. 3b and summarised below.

*Geophysical survey (Fig. 3a, A1; Fig. 3b)*

**3.12.** As part of initial investigations to inform development, a magnetometer survey was carried out in 2013 within the then proposed area for development which included both the Site and the Roman settlement Scheduled Monument (Fig. 2, SM1) area. The detailed magnetic survey was carried out over a total of five survey areas covering c.10ha with the Site comprising survey area 3 (Fig. 3b) in which were documented the following anomalies (AS 2013):

- (16) – Positive linear anomalies interpreted as an enclosure with internal features and divisions possibly associated with (7) and (10)
- (17) – weak uncertain, positive linear and rectilinear anomalies.
- (18) – Weak, uncertain, positive curvilinear anomalies could relate to cut features.
- (19) – A negative rectilinear anomaly interpreted as most likely agricultural in origin.
- (20) – several uncertain weak positive anomalies.
- (21) – Three positive linear anomalies extending across the southern part of the survey area and relating to former earthworks visible on aerial photographs.
- (22) – Several patches of uncertain magnetic debris interpreted as likely modern.
- (23) – Magnetic disturbance interpreted as modern.












*Archaeological evaluation (Fig. 3a, A2; Fig. 3b)*

**3.13.** Following the geophysical survey, a programme of archaeological evaluation was undertaken to ground truth the results. A total of 13 trenches (Fig. 3a, A2) were excavated of which Trench 2, 3 4 and 5 are located within the Site (Fig. 3b). A summary of the findings is included below (CA 2013).





# Abstraction and interpretation of magnetometer anomalies

-  Positive linear anomaly - cut feature of archaeological potential
-  Positive linear anomaly - possible ditch-like feature
-  Negative linear anomaly - material of low magnetic susceptibility
-  Broad linear anomaly - former field boundary
-  Positive anomaly - magnetically enhanced material
-  Negative anomaly - material of low magnetic susceptibility
-  Discrete positive response of archaeological potential - pit/burnt material
-  Discrete positive response - possible pit-like feature
-  Magnetic debris - spread of magnetically thermoremanent/ferrous material
-  Magnetic disturbance from ferrous material
-  Strong dipolar anomaly - ferrous object

 Site

 Evaluation Trenches

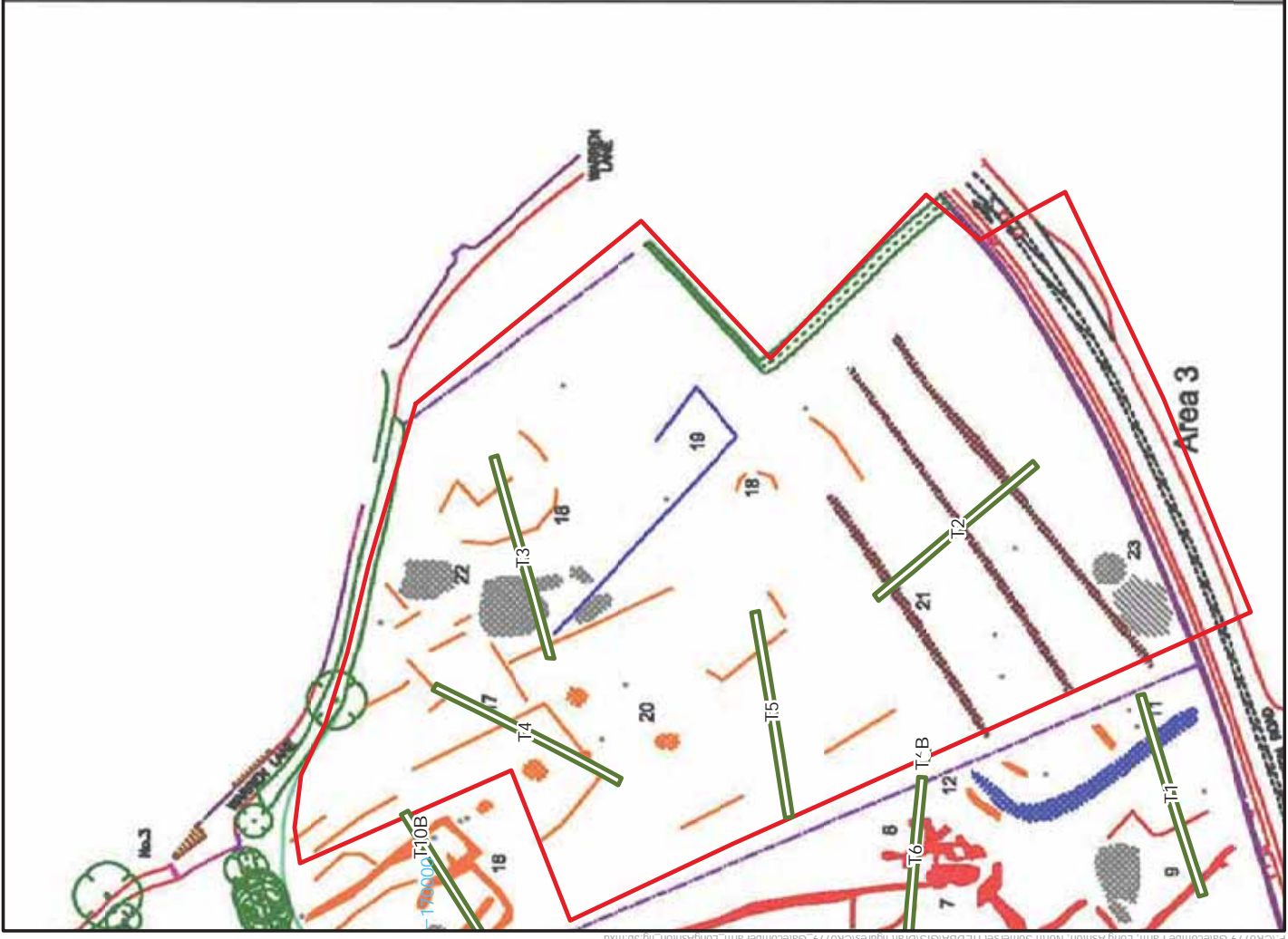


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PROJECT TITLE  
**Land South of Warren Lane, Long Ashton, North Somerset**  
 FIGURE TITLE  
**Summary of works within the Site**

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CHECKED BY	JR	DATE	03/08/2021		
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- 3.14.** In Trench 2 (Fig. 3b) several north-east/south-west orientated ditches were identified broadly conforming to the orientation of the current field system and with earthworks identified in aerial photographs, and from which only modern material was recovered.
- 3.15.** In Trench 3 (Fig. 3b) a single ditch orientated north-west/south-east was located at the western end of the trench. It contained three sherds of broadly Roman pottery and corresponded to a linear anomaly identified through geophysical survey. The remaining geophysical anomalies targeted by this trench were not identified.
- 3.16.** In Trench 4 (Fig. 3b) a ditch orientated north-east/south-west was located towards the north-eastern part of the trench from which no finds were recovered; a furrow, no dateable material recovered from its surface; a ditch which corresponded to a geophysical anomaly probably representing a rectilinear enclosure measuring at least 34m in length and 28m in width which was left undated but whose characteristics and alignment suggests a medieval to post-medieval origin; and a feature corresponding to an earthwork identified in historic aerial photographs left undated (CA 2012, Fig. 3 (H)).
- 3.17.** In Trench 5 (Fig. 3b) postholes with modern wooden posts; circular pits left undated; and a rectilinear earthwork identified in historic aerial photographs, also left undated. The geophysical anomaly targeted by this trench which was not identified (CA 2012, Fig. 6).
- 3.18.** In summary, most of the features investigated within the Site correspond to medieval/post-medieval to modern features associated with agricultural practices, with the exception being the single ditch from which Roman material was recovered. This could be associated with the wider field system connected with the Roman settlement but can also be the result of the displacement of material through manuring and other medieval/post-medieval/modern agricultural practices.
- 3.19.** A small evaluation was undertaken in 2019 on the land immediately to the south east of the Site. Three trenches were excavated none of which revealed features or deposits of archaeological interest and no artefactual material pre-dating the modern period was recovered (Cotswold Archaeology 2019).

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### *Prehistoric and Roman*

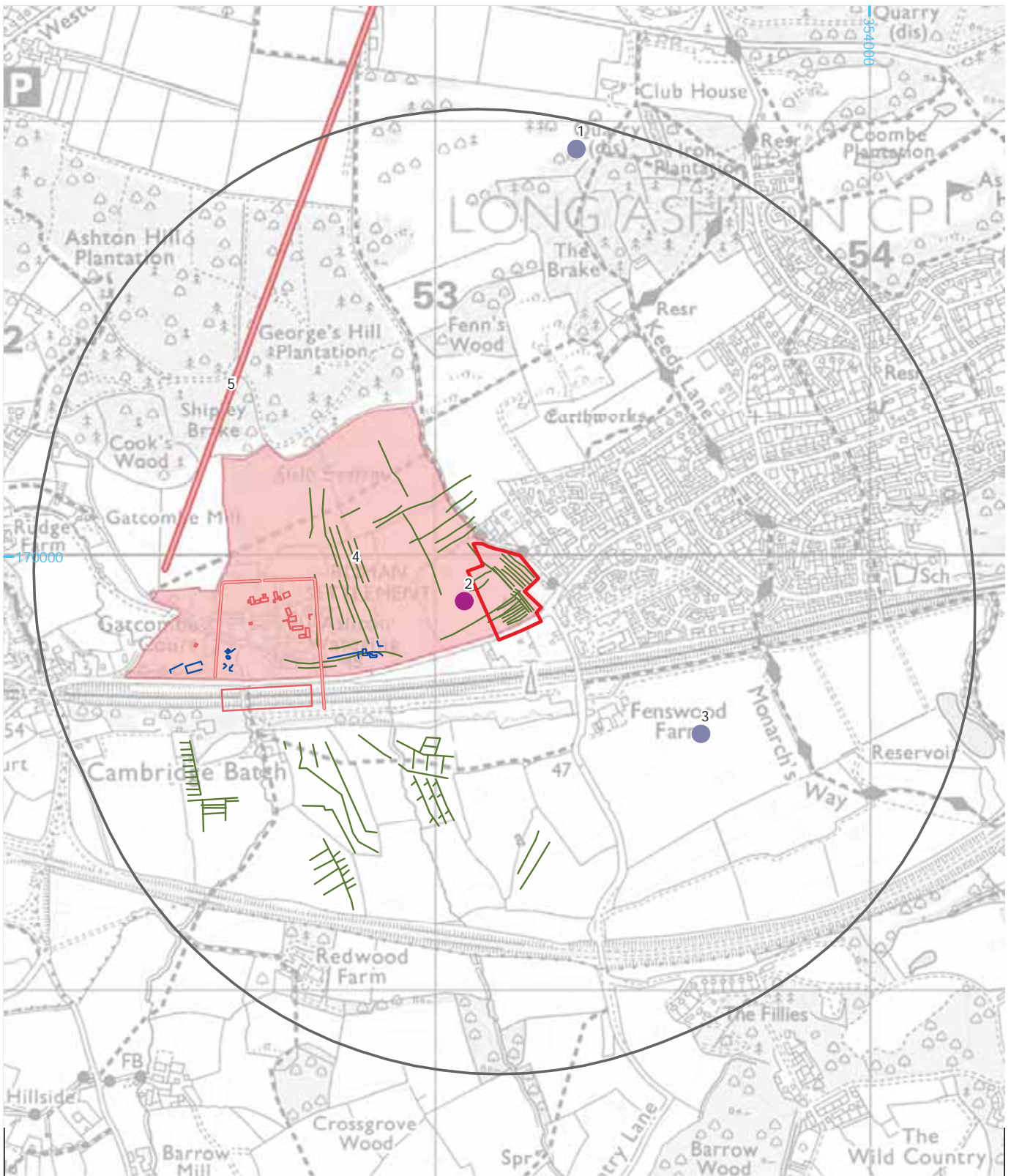
- 3.20. There are no known remains of the prehistoric period documented within the Site.
- 3.21. Seven distinct linear banks running almost due north-south, and an oval mound, can be traced, immediately west of Iron Plantation (south of Long Ashton Golf Club House) c.970m to the north of the Site (Fig. 4a, **1**). These have been interpreted as being possibly prehistoric but no investigation of the nature of the earthworks has taken place yet (Prowse 2001).
- 3.22. An axe of polished greenstone was found in 1953 c.440m to the south-east of the Site (Fig. 4a, **3**). A few other flints were found in the field (including one barbed and tanged arrowhead, flakes, and cores) but were insufficient to accurately date the find.
- 3.23. The remaining evidence within the study area relates to occupation during the Iron Age which extended to the Roman period and had as its focal point the area of Gatcombe Farm (Fig. 2, **SM1**, Fig. 4a, **4**). A geophysical survey depicted a series of rectilinear anomalies, broadly orientated north/south and east/west and thought to comprise at least two enclosures c.70m to the west of the Site (Fig. 4a, **2**). The evidence from the evaluation trenches suggested predominantly Late Iron Age/early Roman period activity, consisting of ditches indicative of field systems/enclosures. Chronologically, therefore, these are most likely associated with the earlier phases of the previously identified settlement (post-built roundhouses replaced by stone buildings; CA 2013) located c.250m to the west of the Site (Fig. 4a, **4**).
- 3.24. The Roman settlement (Fig. 2, **SM1**, Fig. 4a, **4**) was first recorded in 1838 during the construction of the Bristol-Exeter railway, which is likely to have partially destroyed the remains of the associated villa house. The earliest Roman-period settlement comprises a series of buildings, at least one of which had stone foundations, (see Fig. 4a), which appear to have replaced the earlier roundhouse settlement. These structures are likely to represent a small-scale farmstead which went out of use by the late 2nd century AD (Branigan 1977). Following the abandonment of the farmstead (by AD 200), the area below appears to have remained unoccupied until the rapid construction of a villa complex between AD 280-300 (see Fig. 4a). The recorded structural elements of this villa complex, which appears to have been occupied between c. AD 280 and AD 380, are recorded on Fig. 4a. The limestone compound wall, which passed c.390m west of the site, was up to 4m thick and possibly 3 to 4m high and enclosed an area of c.7ha (see Fig.

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4a). The settlement located within the wall comprised the probable villa house (destroyed by the 19th-century railway) and at least nineteen associated, subsidiary buildings (excavated by Branigan in the 1960s/70s) arranged upon three terraces in the northern part of the compound and grouped according to specific agricultural and industrial functions (Branigan 1977, 189). The subsidiary buildings were interpreted as a possible bakery, slaughterhouse, and milling area (Branigan 1977). The site was abruptly abandoned about AD 380, but its later use as an ordinary farmstead is indicated by the re-occupation of some of the ruined stone buildings, and the construction of two new buildings, in c. AD 400 (Branigan 1977). High-quality building material (probably derived from the abandoned villa) has been recorded within these 5th-century structures (Branigan 1977), which represent the final re-use of the site prior to its abandonment in the early medieval period.

- 3.25.** Beyond the villa complex the remains of a possible Romano-British field system have been recorded upon the south-facing valley side (Fig. 4a). The irregular aggregate undated field system covers an area of c.20ha and occupies the hillside to the north and east of the Roman settlement. Part of this possible field system, recorded to the east of the villa compound, extends to within the Site and comprises lynchets, with field banks. The phasing and chronology of these earthworks is not known, although they may have been associated with the Roman settlement; and the features in the western part of the Site (Fig. 4a) share a broad alignment with the villa compound wall, suggesting they may be contemporaneous.
- 3.26.** The alignment of a projected Roman road between Flax Bourton and Abbots Leigh is recorded within the study area, c.650m to the north-west of the Site (Fig. 4a, 5) focused upon the settlement at Gatcombe, although archaeological evidence for these features is slight (Branigan 1977; Margary 545).
- 3.27.** There is no further recorded evidence of the prehistoric or Roman periods within the study area. The Site is located outside of the walled compound of the villa settlement, but it has been included within the Scheduled Area. As previously discussed, the evidence recorded within the Site itself recorded a single ditch with some Roman pottery. Extramural structures are recorded to the east and west of the compound wall, but there is no recorded evidence of such structures within the Site. The earthworks of possible Romano-British field systems are recorded to the north and east of the villa compound and extend into the Site and it is more likely that the recorded ditch is associated with these features.





**Legend**

- Site
- Study Area
- Period**
- Roman
- Prehistoric
- Iron Age/Roman
- Roman Settlement complex buildings
- Roman Settlement compound walls
- Geophysical features
- Cropmarks

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Some cropmarks mapped from aerial photographs and grey literature



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**PROJECT TITLE**

Land South of Warren Lane, Long Ashton, North Somerset

**FIGURE TITLE**

Prehistoric and Roman archaeological features and cropmarks

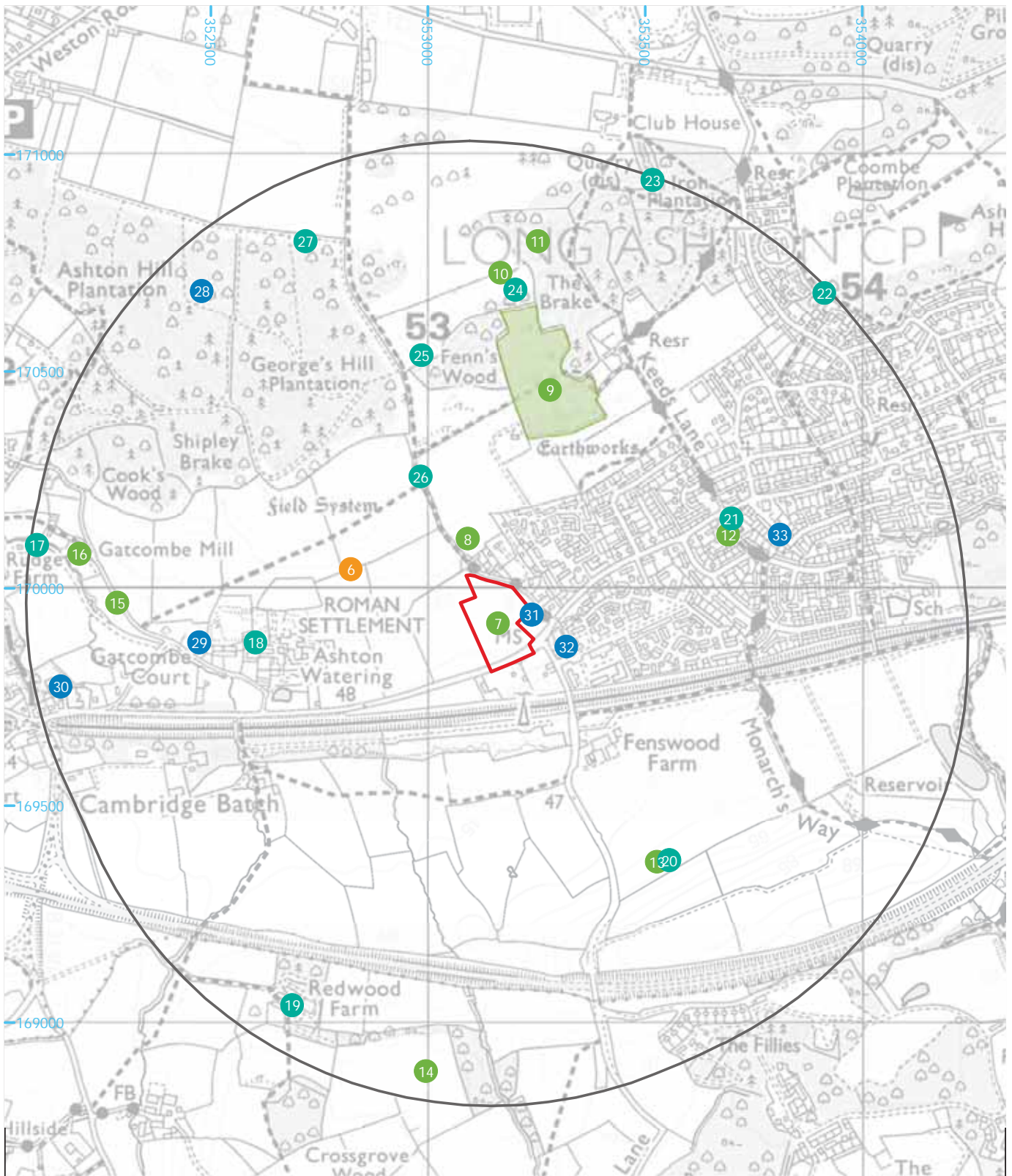
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### *Early medieval and medieval*

- 3.28.** There are no recorded early medieval deposits within the Site. There is limited evidence of early 5th-century re-use of structures at Gatcombe which appear to have fallen out of use by the end of that century (Branigan 1977; Fig. 4b, **6**). A leat, mentioned in Anglo-Saxon documentary sources, which North Somerset HER associates with the medieval Gatcombe Mill (Fig. 4b, **15**), is recorded c.790m to the west of the Site.
- 3.29.** Gatcombe is not recorded in Domesday Book, although Long Ashton (c.1.5km to the east) and Barrow Gurney (c.1.8km to the south-west) are both documented (Thorn and Thorn 1980). One of the earliest references to Gatcombe dates to AD 1296, when the manor was owned by William de Gatcombe (Tissington 1966). However, the later occupation of Gatcombe Court seems to have removed the evidence of its medieval extent. A deserted medieval village, and an associated field system, are recorded c.370m north-east of the Site (Fig. 4b, **9**). Two other sites are recorded by the HER as having medieval origins, the Birds Well, located c.510m to the east of the Site (Fig. 4b, **12**) and the site of the Kencot Cross, or Failand Cross, c.880m to the west of the Site (Fig. 4b, **16**). A single findspot of a medieval finger ring is also recorded c.560m to the south of the Site (Fig. 4b, **13**).
- 3.30.** The investigations within the Site (see above) recorded ploughed out remnants of medieval ridge and furrow and a possible medieval to post-medieval enclosure (Fig. 3b, Fig. 4b, **7**). Most of the remaining evidence for the medieval period within the study area corresponds with similar earthworks recorded through the analysis of aerial photographs or archaeological evaluations (Fig. 4b) such as the earthworks at Warren Lane located c.80m (Fig. 4b, **8**) and c.700m (Fig. 4b, **10**) to the north of the Site the strip lynchets c.930m to the south of the Site (Fig. 4b, **14**) and the rabbit buries at Keeds Wood c.780m to the north-east of the Site (Fig. 4b, **11**).
- 3.31.** Collectively, these features suggest that the south-facing valley side below Failand Ridge was intensively farmed during the medieval period with the Site forming part of the agricultural hinterland.





**Legend**

- Site
- Study Area

**Period**

- Early Medieval
- Medieval
- Post-Medieval
- Modern

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Land South of Warren Lane, Long Ashton, North Somerset

**FIGURE TITLE**

Early medieval to modern archaeological features

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### *Post-medieval and modern*

- 3.32.** Settlement within the area, and outside of Long Ashton village was scattered and focused on the growing settlement at Gatcombe Court c.980m to the west of the Site (Fig. 4b, **17**) which included its Farm, and at Redwood Farm c.480m to the west of the Site (Fig. 4b, **18**). Features unearthed within the Site (i.e., undated ditches and ridge and furrow) may comprise earthworks relating to Gatcombe Farm of which landholdings the Site was a part during this period.
- 3.33.** The village of Long Ashton was expanding westwards along Weston Road during the post-medieval period, and several buildings on the western outskirts of the village date to this period and are Grade II Listed (see Fig. 2 for reference). The village also included the site of a drill hall, located c.570m to the south-east of the Site (Fig. 4b, **20**). Industrial activity within the area is clear and confirmed by the several records documented scattered across the study area, as follows:
- Quarry sites located c.520m to the east (Fig. 4b, **21**), c.1km to the north (Fig. 4b, **23**), c.520m to the north (Fig. 4b, **25**) of the Site,
  - The iron workings and ironstone mine c.990m to the north-east of Site (Fig. 4b, **22**), and
  - The limekiln c.660m to the north (Fig. 4b, **24**) and the limekiln with associated small quarries c.250m to the north (Fig. 4b, **26**).
- 3.34.** The Bristol and Exeter Railway was constructed in 1842 and passes c.70m to the south of the Site. Branigan's excavations at Gatcombe Court recorded spoil from the railway construction overlying Romano-British archaeological deposits in the vicinity of the railway cutting, and it is possible that similar deposits of made ground, associated with the railway, extend into the southern part of the Site.
- 3.35.** Several areas of earthworks or cropmarks of possible post-medieval date have also been recorded throughout the study area (Fig. 4b) from the analysis of historical aerial photographs. This also included the "Look Out", located c.860m to the north of the Site (Fig. 4b, **27**) which was possibly related to a post-medieval farmstead or industrial enclosure (Seyer 1821). No visible remains of this earthwork are now distinguishable on the landscape. A single findspot of 17th century pottery is also recorded c.890m to the south-west of the Site (Fig. 4b, **19**).
- 3.36.** The site of the Long Ashton Research Station, established in the early 20th century and involved in agricultural and horticultural research, is recorded directly to the

---

east of the Site, which during World War Two included a battle headquarters with a carrier-pigeon loft (Fig. 4b, **31**). Further wartime features in the study area comprise an Anderson shelter c.940m to the west of the Site (Fig. 4b, **30**) and a further domestic shelter set into the hillside c.900m to the north-west (Fig. 4b, **28**), an Auxiliary Fire Service base garage c.610m to the west (Fig. 4b, **29**) and an Air Raid Shelter c.80m to the east of the Site (Fig. 4b, **32**). There are no wartime features recorded within the Site.

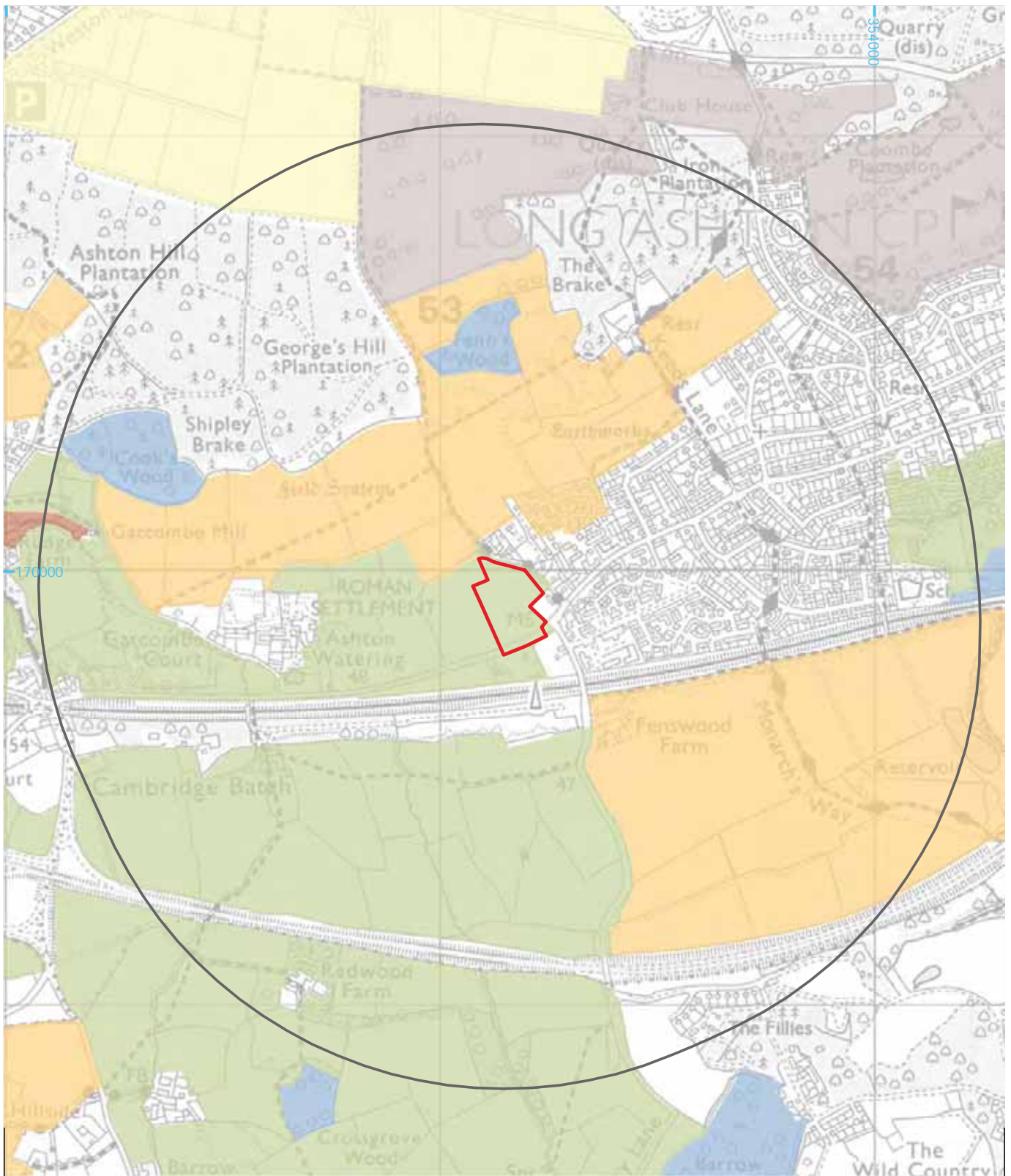
### *Historic Landscape Characterisation (HLC)*

- 3.37.** The Avon Historic Landscape Characterisation project (Chapman 1997) classifies the Site as belonging to group A Category 1 (Fig. 5). This encapsulates a landscape derived from medieval (or earlier), common (or shared) field systems generally associated with nucleated settlements. The report (Chapman 1997) stipulates that this landscape form is abundant in the county and it is considered to be of heritage significance due to its evidential and historic values and degree of preservation.









### *Recorded development of the Site*

- 3.38.** An Enclosure Act was passed for the parish of Long Ashton in 1820 (not illustrated due to copyright restrictions), although the Site was not depicted. The land in the vicinity of the Site was recorded as ‘Old Enclosures’, supporting a pre-enclosure origin of the field system in the vicinity of the Site (see above for the HLC). The first source to record the Site in detail was the 1826 Long Ashton Estate Map (Fig. 6). This source records the Site as belonging to a single field, no142. No apportionment information is available.
- 3.39.** The 1827 Long Ashton Estate Map (Fig. 6) records no significant differences apart from the plot no, which is now no200. As with the previous map there is no accompanying apportionment to provide information on ownership and land use.
- 3.40.** The 1842 Long Ashton Tithe Map (Fig. 6) reflects the same field shape, and the Site is annotated as no.380 which is owned by William Gore Langton Esquire, the tenant is Thomas Keedwell and the field name is recorded as “Westfield and the Tyning” with the land use of Pasture.
- 3.41.** The 1882 First Edition Ordnance Survey map (Fig. 6) records small pond in the southern part of the Site, adjacent to Weston Road, which is still recorded on the following map of 1902 (Fig. 6). No further differences are recorded within the Site (Fig. 6).





Legend

-  Site
-  Study Area
-  Category 1
-  Category 2
-  Category 5
-  Category 11
-  Category 21
-  Category 27

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PROJECT TITLE

Land South of Warren Lane, Long Ashton, North Somerset

FIGURE TITLE

Historic Landscape Characterisation

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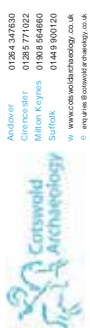


Site

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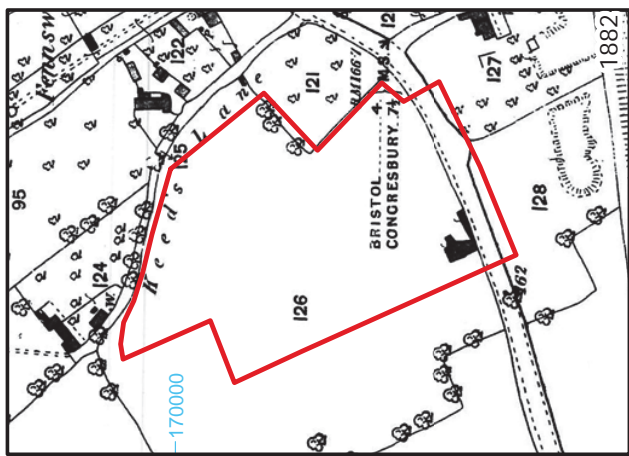
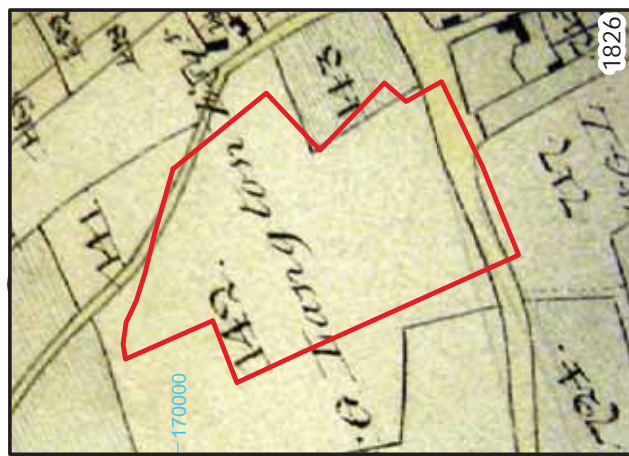
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Land South of Warren Lane,  
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FIGURE TITLE  
Historic maps

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## 4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

### *Previous impacts*

- 4.1. This assessment has established that the Site was in agricultural use for most of its recorded history. This mostly entailed seasonal use as pasture, meadow and as arable according to the Site's conditions. Evaluation works have established the presence of archaeological remains within the Site demonstrating that the impacts in relation to its agricultural use are limited.

### *The significance of known and potential archaeological remains within the Site*

- 4.2. The Site is within the designated area of the Roman Settlement Scheduled Monument (Fig. 2, **SM1**) and geophysical survey and evaluation trenching identified the following within the Site itself:
- a single ditch orientated north-west/south-east from which three sherds of Roman pottery were recorded,
  - several undated linear enclosure features and pits (most likely medieval to post-medieval),
  - post-medieval/modern ridge furrow, and
  - modern ditches/field system, post-holes.
- 4.3. Of the features recorded and summarised above the only feature apparently related to the Scheduled Monument is the single ditch from which a few sherds of broadly Roman period pottery were recorded. This could be associated with the wider field system connected with the Roman period settlement and, on this basis, has some limited evidential and historical (illustrative) value as heritage assets by providing information on the early development of the area.
- 4.4. The undated features may relate to the wider Roman period field system, which would mean they would also be of limited evidential and historical (illustrative) value as heritage assets. However, these may also relate to medieval, post-medieval and modern agricultural activities, which are also recorded within the area.
- 4.5. The clear modern agricultural features recorded are not considered to be of any heritage significance.



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### *Potential development effects*

4.6. The Site is located within the Scheduled area of the Roman Settlement Scheduled Monument (Fig. 2, **SM1**), however, as mentioned above, the archaeological remains documented within the Site are of lower significance. Given that the Site and a parcel of land immediately adjacent, have been subject to archaeological investigation with only limited positive results, there is considered to be a low potential for any unknown archaeological remains of high significance to survive buried within the Site. It is anticipated that no archaeological remains of high significance will therefore be truncated by the proposed development.

4.7. Any truncation (physical development effects) upon those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:

- pre-construction impacts associated with ground investigation works;
- ground reduction;
- construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;
- excavation of new site drainage channels (including soakaways); and
- landscaping and planting.

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## 5. THE SETTING OF HERITAGE ASSETS

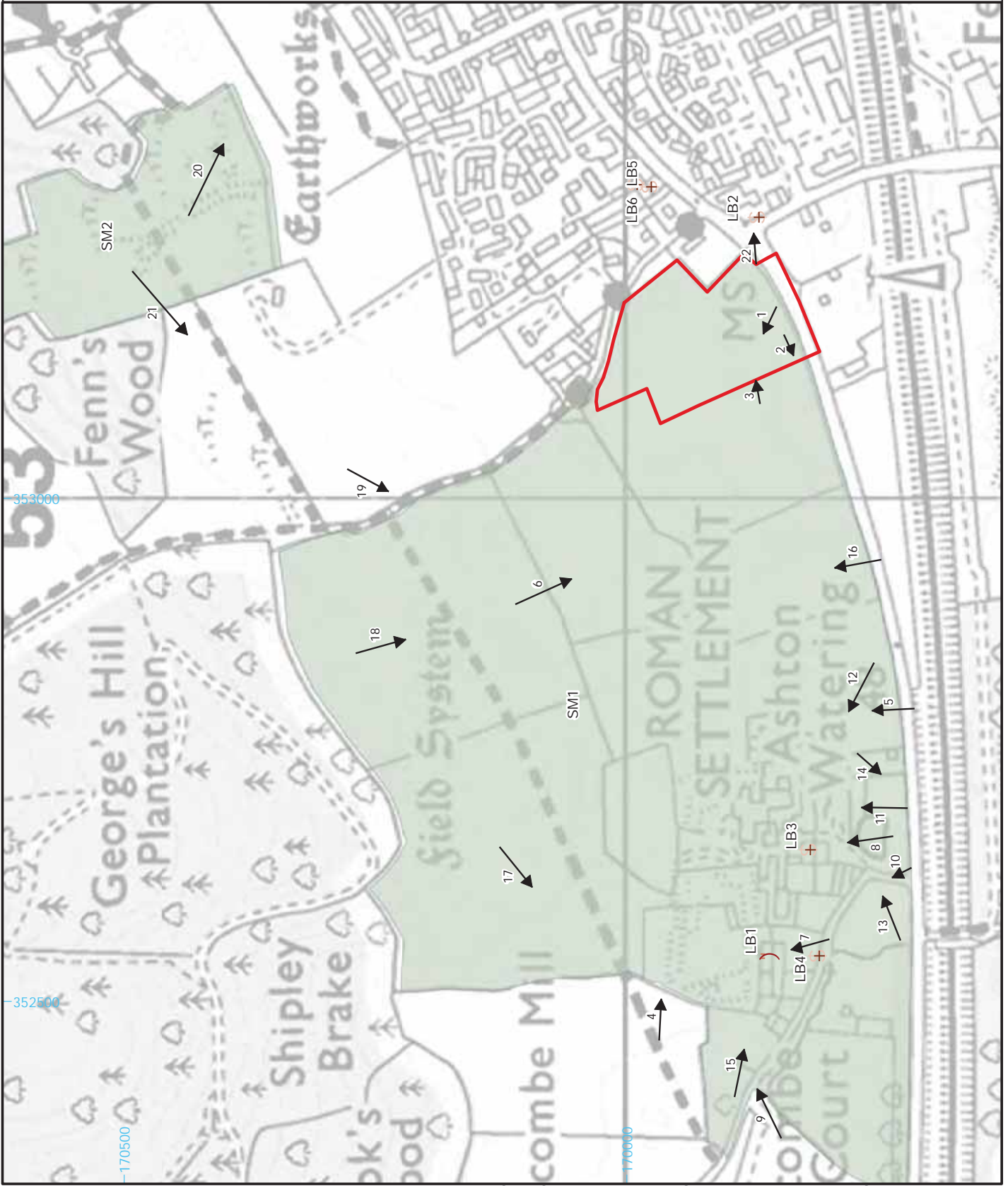
5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figures 2 and 7. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

### *Step 1: Identification of heritage assets potentially affected*

5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

5.3. A single heritage asset, the Roman Settlement Scheduled Monument (Fig. 2 and 9, **SM1**), was identified as part of Step 1, as potentially susceptible to impact as a result of changes to its setting. Step 1 was undertaken using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

5.4. Previous assessments (CA 2014a; Stoten 2013; Massey 2014; CA 2020), Site visits, and study area walkovers, identified that there would be no non-physical impact upon the significance of any other heritage assets as a result of changes to the use and/or appearance of the Site, this includes the Grade II Listed Milestone at ST 5328 6987 at Junction with Wildcountry Lane c.30m to the south-east of the Site (Fig. 2 and 7, **LB2**, Photograph 22 in Appendix 3). This also applies to Grade II\* Listed Gatcombe Court c.540m to the west of the Site (Fig. 2 and 7, **LB1**), Grade II Listed Gatcombe Farmhouse c.450m to the west of the Site (Fig. 2 and 7, **LB3**), Grade II Listed Pair of Gatepiers, gates, flanking walls, and central flight of steps c.54m to south of Gatcombe Court c.650m to the west of the Site (Fig. 2 and 7, **LB4**) whose setting comprises Gatcombe farm and whose significance primarily derives from their historic values (embodied by their physical form and style) and to which the Site makes no contribution.



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- 5.5. The Deserted medieval farmstead and part of a Romano-British field system 400m north of Fenswood Farm Scheduled Monument c.340m to the north-east of the Site (Fig. 2 and 7, **SM2**) has also been scoped out of this assessment as the Site is not a part of its setting and makes no contribution to the significance of the monument, neither enhancing nor detracting from its appearance, understanding and legibility (Photographs 20 and 21, Appendix 3).
- 5.6. The setting of the other unaffected heritage assets comprise the Long Ashton settlement and its hinterland, a townscape in which they are best perceptible and intelligible as heritage assets. This setting would not be altered, and would be preserved, as would the assets' key contributing values and views.
- 5.7. Views of the surrounding landscape (including the Site) from these assets are blocked by the topography, vegetation and modern built form, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site (see Photographs in Appendix 3 and their locations on Fig. 7). As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.
- 5.8. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

### **Steps 2 – 3: Assessment of setting and potential effects of the development**

- 5.9. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

### **The Roman Settlement Scheduled Monument (Fig. 2 and 9, SM1)**

- 5.10. The Roman Settlement Scheduled Monument (Fig. 2 and 9, **SM1**), henceforth the Settlement, is located on the south-western edge of Long Ashton. The Site is situated within the extent of the Scheduled area, following the amendment of its boundary in 2014. Whilst the Site falls within the Scheduled Monument itself, it is acknowledged that its extent relates to modern field boundaries and that the Site lies outside of the core settlement itself, hence its inclusion within the setting assessment.

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**5.11.** The significance of the Monument primarily derives from its evidential (archaeological remains) and historic (illustrative) values embodied by the subsurface physical remains which are preserved in situ as tangible evidence of occupation, settlement patterns and socio-economical activities and conditions during the Roman period within the locality.

*Physical Surrounds – ‘What Matters and Why’*

**5.12.** The Settlement occupies an area of c.34ha on the south-facing slope of the Failand Ridge and is bounded to the south by Weston Road, to the east by Long Ashton village, to the north by woodland plantation, and to the west by farmland.

**5.13.** As discussed in Section 3 the area was occupied during the Roman period with several features being recorded within the wider area of the Settlement; namely the Romano-British road between Flax Bourton and Abbots Leigh (Margary 545). The Settlement evolved from a small farmstead into a high status walled settlement, most likely due to the existence of multiple natural resources and communication routes. Its location makes a positive contribution to the significance of the Settlement by contextualising its origins and development within the wider Roman landscape. However, this contribution is not immediately apparent, since there are no visual indications of the Roman landscape, its interconnected elements or context which slightly diminishes the contribution of the location to the significance of the Settlement.

**5.14.** Historically, the Site was connected to the Settlement, the works undertaken within the Site have recorded likely remains and indicate a general potential for further Roman buried remains to be present. Evidence suggests that, if present, these would most likely relate to former field systems since no other, more complex features (i.e., buildings), have been detected by the previous works. In such a case, this would mean that the Site would have been part of the agricultural setting of the Settlement, being farmed, possibly to provide produce for its sustenance and probably export. As such, on the basis of current information, the Site is considered to form part of the setting of the Settlement which makes a positive contribution towards its significance.

**5.15.** Currently the Site is considered to still be a part of this setting, although no links between it and the Settlement are readily discernible. The Site is an agricultural field but due to the presence of known related archaeological remains it makes a small positive contribution to the Settlement’s significance.

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### *Experience – ‘What Matters and Why’*

- 5.16. The Settlement can be approached through most directions, either via main road accesses or extant footpaths from the north. The existence of a farm shop and bed and breakfast within the Settlement further facilitates access to the currently developed areas but at the same time obscures the presence of any archaeological remains which might have been visible as earthworks otherwise. However, some of the fields are not publicly accessible and the remains are subsurface, meaning that it is not possible to observe and discern any archaeological features or remains.
- 5.17. This limited access, in conjunction with the lack of signage and the fact that the monument survives sub-surface with no visible upstanding remains means that the identification of the scheduled area, and of the Settlement itself, is greatly impaired, and the general public will not be aware of its location. The experience of the Settlement is very limited; making a negative contribution to its significance since the Settlement itself, and its landscape connections, are imperceptible and non-legible.
- 5.18. Current views of the Settlement are basically of a modern farm and country house surrounded by agricultural fields bounded by mature hedgerows and trees which one could not distinguish from any other field in the countryside, with no hints as to the presence of an archaeologically significant site (Photographs 5, 8, 10-14). Considering this, and the fact that the significance of the Settlement primarily derives from its subsurface remains, the present views make a neutral contribution to the significance of the Settlement, neither enhancing nor detracting from its appearance and character and providing no legible or interpretative hints. Likewise, views from the Site towards any other landscape elements, possibly historically interconnected with the Settlement, currently make a neutral to slightly negative contribution to its significance since these elements are not immediately apparent or discernible, neither adding nor detracting to the appearance and history of Settlement.

### *Contribution of the Site*

- 5.19. Direct associations between the Settlement and the Site have been identified during this assessment and the previous works undertaken which recorded the presence of one likely Roman period ditch and several undated ones which may be associated with the field system related to the Settlement. The Site would have been part of the agricultural hinterland of the Settlement and hence it would have



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been a part of its setting; and considering the known evidence, it does make a small positive contribution to the Settlement's significance.

**5.20.** The Site is not a location from which the special historic interest of the Settlement can typically or is best experienced. As mentioned, this is embodied by the physical sub-surface remains within the Settlement area, which are not visible to the naked eye and hence cannot be experienced per se. Additionally views between the Site and the main area of the Settlement are impeded by mature vegetation and hedgerows (Photographs 2, 3, 17). However, if any glimpses are at all possible (due to differences in vegetation coverage and height) it is considered that this change would be negligible, and no intervisibility is considered to have been designed.

**5.21.** Therefore, the Site is a part of the setting of the Settlement that makes a small positive contribution towards its significance. Even though the proposals include the introduction of built form within what is now an agricultural field this will not influence or change the way in which the Settlement is perceived, its purpose or its landscape connections. Also, no views of the Settlement will be blocked by the proposals due to the removed location of the Site. As such, it is considered that the development would result in less than substantial harm (lower end) to the significance of the Roman Settlement Scheduled Monument due to the possible removal of a small area of its agricultural hinterland.

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## 6. CONCLUSIONS

6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, based on available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

### *Physical effects*

6.2. The Site is within the designated area of the Roman Settlement Scheduled Monument (Fig. 2, SM1), area which was extended to include the Site in 2014. Archaeological investigations comprising of geophysical survey and archaeological evaluation have been undertaken on the Site and of the features recorded the only one that can be directly related to the archaeological interest of the Scheduled Monument is the single ditch from which a few sherds of broadly Roman period pottery were recorded. The features identified could be associated with the wider field system connected with the Roman settlement and have some limited evidential and historical value as heritage assets by providing information on the early development of the area.

6.3. It is also noted that archaeological investigation in a site immediately adjacent to the south east corner of the Site revealed no evidence for features or deposits of archaeological interest.

6.4. Whilst the remains within the Site are of less heritage significance than the main settlement remains, the Site area is designated as a Scheduled Monument and therefore statutorily protected. It is an important principle of current policy and guidance that decisions are based on significance, seeking wherever possible to avoid harm to significance. It is also recognised that not every part of a designated asset will contribute to its significance. Most designated heritage assets, in this case Scheduled Monuments, are comprised of layers of historic activity, some of which provide a positive contribution to significance, some more neutral and some that

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detract from significance. Even for positive contributors to significance the level of contribution will differ, with some elements being fundamental to the designation whilst others may only make a more minor contribution.

**6.5.** Development within such sites, according to Historic England's Scheduled Monuments - Guide to Owners and Occupiers (HE 2014), is still possible if under certain circumstances. To carry out any works that will affect a Scheduled Monument, be it above or below ground, a Scheduled Monument Consent (SMC) should be sought with the Secretary of State as well as undertaking an appropriate consultation with Historic England and the North Somerset Council to guarantee that an appropriate and proportionate program of mitigation is put in place prior to any works. This is necessary for works including:

- any works resulting in the demolition or destruction of or any damage to a scheduled monument;
- any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto; and
- any flooding or tipping operations on land in, on or under which there is a scheduled monument.

**6.6.** The archaeological resource is finite and irreplaceable, and the proposals have the potential to truncate, or possibly remove, any archaeological remains within the Site. In most circumstances the presence of archaeological remains, when not of the highest significance, can be easily addressed through an appropriate and proportionate programme of archaeological mitigation and recording. However, it is acknowledged that the Site does lie within the designated area of a Scheduled Monument and that status does have an influence on the mitigation strategy to be followed.

**6.7.** Based on all the evidence available and summarised within this assessment it is Cotswold Archaeology's professional opinion that the archaeological features recorded on the Site only make a minor contribution to the significance of the Scheduled Roman Settlement at Gatcombe Farm and therefore that the level of impact of the current proposals on the buried remains within the Site would equate to less than substantial harm, which could be mitigated through an appropriate and proportionate programme of archaeological mitigation and recording to be agreed with Historic England and the North Somerset Council.

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### *Non-physical effects*

- 6.8.** It is considered that the Site is an element of setting of the Roman Settlement Scheduled Monument which makes a small positive contribution to its significance due to the presence of related buried archaeological remains which contribute to the interpretation of the Settlement's landscape and development. The proposed development would introduce a degree of change to the setting of the Roman Settlement Scheduled Monument by removing a small area of its former agricultural hinterland. The proposals would then result in less than substantial harm (lower end) to the significance of the Roman Settlement Scheduled Monument. Based on current information, the proposals would not constitute an unacceptable development as defined by planning guidance or local planning policies. In particular, the effect of the proposed development would be below the level of 'substantial harm' as defined by the NPPF to the Scheduled Monument.
- 6.9.** The proposals would result in no harm to the significance of any other designated heritage assets within the environs of the Site.
- 6.10.** This assessment has been prepared as per the requirements of paragraph 194 of the NPPF (2021), which require that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail.

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1820 Long Ashton Enclosure Map (SRO: DD/X/COV/1)

1826 Map of the Long Ashton Estate (BRO: AC/PL/105)

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1827 Map of the Long Ashton Estate (BRO: AC/PL/106/1)

1842 Long Ashton Tithe Map (SRO: D/D/Rt/M/459)

1885 First Edition Ordnance Survey 25" map (sheet: 5.12)

1903 Second Edition Ordnance Survey 25" map (sheet: 5.12)

1920 Edition Ordnance Survey 25" map (sheet: 5.12)

Subsequent Ordnance Survey maps viewed at: <http://www.envirocheck.co.uk/>

### ***Aerial photographs***

1946 (Dec) RAF/CPE/UK/1869 Frame: 4098

1948 (Jan) RAF/CPE/UK/2433 Frame: 4022

1960 (Aug) OS/60068 Frame: 11

1966 (Jan) RAF/58/7185 Frame: 3

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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Scheduled Monuments*

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

### *Heritage Statute: Listed Buildings*

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘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 feature of special architectural or historic interest which it possesses’.

### **Note on the extent of a Listed Building**

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2021) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to

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include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

### **Heritage Statue: Conservation Areas**

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2021) also clarifies in [Paragraph 201](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

### **National heritage policy: the National Planning Policy Framework**

#### **Heritage assets and heritage significance**

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

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The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainly for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

### **The setting of heritage assets**

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2021), Annex 2). Thus, it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

### **Levels of information to support planning applications**

Paragraph 189 of the NPPF (2021) identifies 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



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proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

### **Designated heritage assets**

Paragraph 184 of the NPPF (2021) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes 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'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage 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'.

Paragraph 196 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

### **North Somerset Council Core Strategy (2017) Policy CS5 Landscape and the historic Environment**

#### *Landscape*

The character, distinctiveness, diversity and quality of North Somerset's landscape and townscape will be protected and enhanced by the careful, sensitive management and design of development. Close regard will be paid to the character of National Character Areas in North Somerset and particularly that of the 11 landscape types and 31 landscape character areas identified in the North Somerset Landscape Character Assessment.

The Mendip Hills Area of Outstanding Natural Beauty (AONB) will be protected by ensuring that development proposals conserve and enhance its natural beauty and respect its character, taking into account the economic and social well-being of the area.

#### *Historic environment*

The council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local

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significance, Scheduled Monuments, other archaeological sites, registered and other historic parks and gardens.

Particular attention will be given to aspects of the historic environment which contribute to the distinctive character of North Somerset, such as the Victorian townscapes and seafronts in Weston and Clevedon.

### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a 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, and the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation to do so' (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the

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proposed development on the significance of the asset(s) – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, regarding the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm or provide enhancement’.

### ***Heritage significance***

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2021) provides a distinction between designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.

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- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
  - Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
  - Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### **Effects upon heritage assets**

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2021) notes 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’.

GPA3 notes that ‘good design may reduce or remove the harm or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a

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serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

#### **Effects upon non-designated heritage assets**

The NPPF (2021) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.



## APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

CA Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
1	Linear earthworks, Long Ashton Golf Course	Prehistoric	ST 5350 7094	MNS686
2	Iron Age/Romano-British field system	Iron Age/Roman	ST 5306 6989	MNS8990
3	Flints, south of Bristol University Research Station	Prehistoric	ST 5361 6959	MNS597
4	Roman settlement, part of an associated field system and earlier Iron Age settlement remains at Gatcombe Farm in 1965.	Roman	ST 526 699	DNS283 MNS593 <b>1011978</b>
5	Roman road Margary 545	Roman	N/A	545
6	Early medieval fields	Early Medieval	ST 5282 7004	MNS679
7	Medieval furrows and ditches	Medieval	ST 5316 6991	MNS8991
8	Area of earthworks at Warren Lane	Medieval	ST 5309 7011	MNS4765
10	Area of earthworks, north of Fens Wood	Medieval	ST 5316 7072	MNS4766
11	Rabbit buries at Keeds Wood	Medieval	ST 5325 7079	MNS4957
12	Bird Well, Lovelinch Gardens	Medieval	ST 5369 7012	MNS4782
13	Medieval finger ring, Wild Country Lane	Medieval	ST 5352 6936	MNS2738
14	Set of strip lynchets, Redwood Lane, Barrow Gurney	Medieval	ST 5299 6888	MNS5051
15	Site of former leat to Gatcombe Mill and Gatcombe Mill, north of Gatcombe Farm	Medieval	ST 5228 6996	MNS7753 MNS1193
16	Site of "Kencot Cross" or "Failand Cross"	Medieval	ST 521 701	MNS693
17	Gatcombe Court, Long Ashton	Post-medieval	ST 5253 6986	MNS5606
18	Redwood Farm, Barrow Gurney	Post-medieval	ST 5268 6903	MNS5617
19	17th century pottery scatter, Wild Country Lane	Post-medieval	ST 5355 6937	MNS2739
20	site of Victorian Drill Hall, Weston Rd Long Ashton	Post-medieval	ST 5370 7016	MNS7739
21	Old quarry to rear of the Miners Arms, Providence	Post-medieval	ST 5391 7068	MNS5999
22	Iron workings, Iron Plantation	Post-medieval	ST 5351 7090	MNS772
23	Old quarry west of the Brake, Long Ashton	Post-medieval	ST 5320 7068	MNS6010
24	Limekiln	Post-medieval	ST 5298 7053	MNS1196
25	Old quarry at Warren Lane, Long Ashton	Post-medieval	ST 5298 7025	MNS6034
26	Old limekiln and small quarries, George's Hill	Post-medieval	ST 5271 7080	MNS6009
27	The "Look Out" east of Ashton Hill Plantation	Post-medieval	ST 5248 7068	MNS677
28	WW2 domestic shelter set into hillside, north of Gatcombe Cottage	Modern	ST 5247 6987	MNS7830
29	WWII Auxiliary Fire Service base, Garage, Weston Road, Long Ashton	Modern	ST 5215 6977	MNS4615
30	WW2 Anderson domestic shelter, Warren Lane, Long Ashton	Modern	ST 5323 6994	MNS7829
31	site WW2 carrier-pigeon loft, Long Ashton Research Stn	Modern	ST 5331 6986	MNS4500
32	site of WW2 Air raid shelters in Birdwell Road, Long Ashton	Modern	ST 5381 7012	MNS4272
<b>Designated heritage assets</b>				
SM1	Roman settlement, part of an associated field system and earlier Iron Age settlement remains at Gatcombe Farm	Scheduled Monument	ST 52768 70003	<b>1011978</b>
SM2 and 9	Deserted medieval farmstead and part of a Romano-British field system 400m north of Fenswood Farm	Scheduled Monument	ST 53285 70470	<b>1011979</b> MNS685
LB1	Gatcombe Court	Grade II* Listed	ST 52547 69859	<b>1137925</b>
LB2	Milestone at ST 5328 6987 at Junction with Wildcountry lane	Grade II Listed	ST 53275 69877	<b>1129040</b>
LB3	Gatcombe Farmhouse	Grade II Listed	ST 52651 69819	<b>1129843</b>
LB4	Pair of Gatepiers, gates, flanking walls and central flight of steps 60yards to south of Gatcombe Court	Grade II Listed	ST 52545 69810	<b>1320648</b>
LB5	The Willows and flanking walls	Grade II Listed	ST 53310 69977	<b>1129039</b>
LB6	108 Weston Road	Grade II Listed	ST 53312 69991	<b>1129038</b>
LB7	42 Weston Road	Grade II Listed	ST 53711 70194	<b>1146347</b>
LB8	Gatcombe Mill	Grade II Listed	ST 52201 70079	<b>1129058</b>
LB9	15 Weston Road	Grade II Listed	ST 53978 70245	<b>1146371</b>

CA Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
LB10	Batch Cottage	Grade II Listed	ST 52116 69716	1129059
<b>Events</b>				
A	Gatcombe Farm (Assessments, geophysical surveys, archaeological evaluations, and excavations)		ST 5265 6981	ENS687 ENS1411 ENS1409 ENS1443 ENS1075 ENS1369 ENS1376 ENS1406 ENS1407 ENS1408 ENS1412
A1	Magnetometer Survey: Gatcombe Farm		ST 5298 6993	ENS2056
A2	Archaeological Evaluation: Gatcombe Farm		ST 5306 6991	ENS2057
B	1982 Survey of Deserted medieval Farmstead, North of Fenswood Farm Avon County Council		ST 5320 7040	ENS137
C	Warren Lodge Survey		ST 5318 7006	ENS1446
D	Magnetometer Survey: Gatcombe Farm		ST 5228 7006	ENS2090
E	Archaeological Evaluation: Mills on the Land Yeo		ST 4612 6983	ENS2217
F	Gradiometer Survey: Southern Strategic Support Main		ST 4679 6348	ENS2053
G	Resistivity survey: west field south of Gatcombe		ST 5247 6937	ENS1466
H	Caesium Magnetometer Survey		ST 5267 6941	ENS1464 ENS1476

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## APPENDIX 3: PHOTOGRAPHS 7-22

7



View of Grade II\* Gatcombe Court (LB1) from the south-east

9



View of Gatcombe Cottages from the west

11



View of Gatcombe Farm from the south

8



View of Grade II Gatcombe Farmhouse (LB3) from the south

10



View of Gatcombe Court settlement from the south-east

12



View of Gatcombe Farm from the south-east

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PROJECT TITLE  
**Land South of Warren Lane, Long Ashton, North Somerset**

FIGURE TITLE  
**Photographs**

DRAWN BY	CJ	PROJECT NO.	CR0779	Photographs NO.	7-12
CHECKED BY	JR	DATE	06/02/21		
APPROVED BY	DC	SCALE	NA		

13



View of the Gatcombe Farm pond from the west

14



View south-west from Gatcombe Farm

15



View towards the Roman settlement from the south-west

16



View from the south-eastern part of the Scheduled Monument (SM1) towards the north

17



View from the north-western part of the Scheduled Monument (SM1) towards the west

18



View from the northern part of the Scheduled Monument (SM1) towards the south

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PROJECT TITLE  
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FIGURE TITLE  
**Photographs**

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CHECKED BY	JR	DATE	05/08/2021		
APPROVED BY	DC	SCALE	A3		



19



View from the northern part of the scheduled monument ( ) towards the south

20



View from the deserted village at Farmstead ( ) towards the south-east

21



View from the deserted village at Farmstead ( ) towards the south-west

22



View of Grade II listed Ilesstone ( ) from the west

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