

1 Warren Lane Long Ashton North Somerset

Heritage Desk-Based Assessment



Report prepared for:
SOVUX Developments

CA Project: 6843

CA Report: 19001

February 2019



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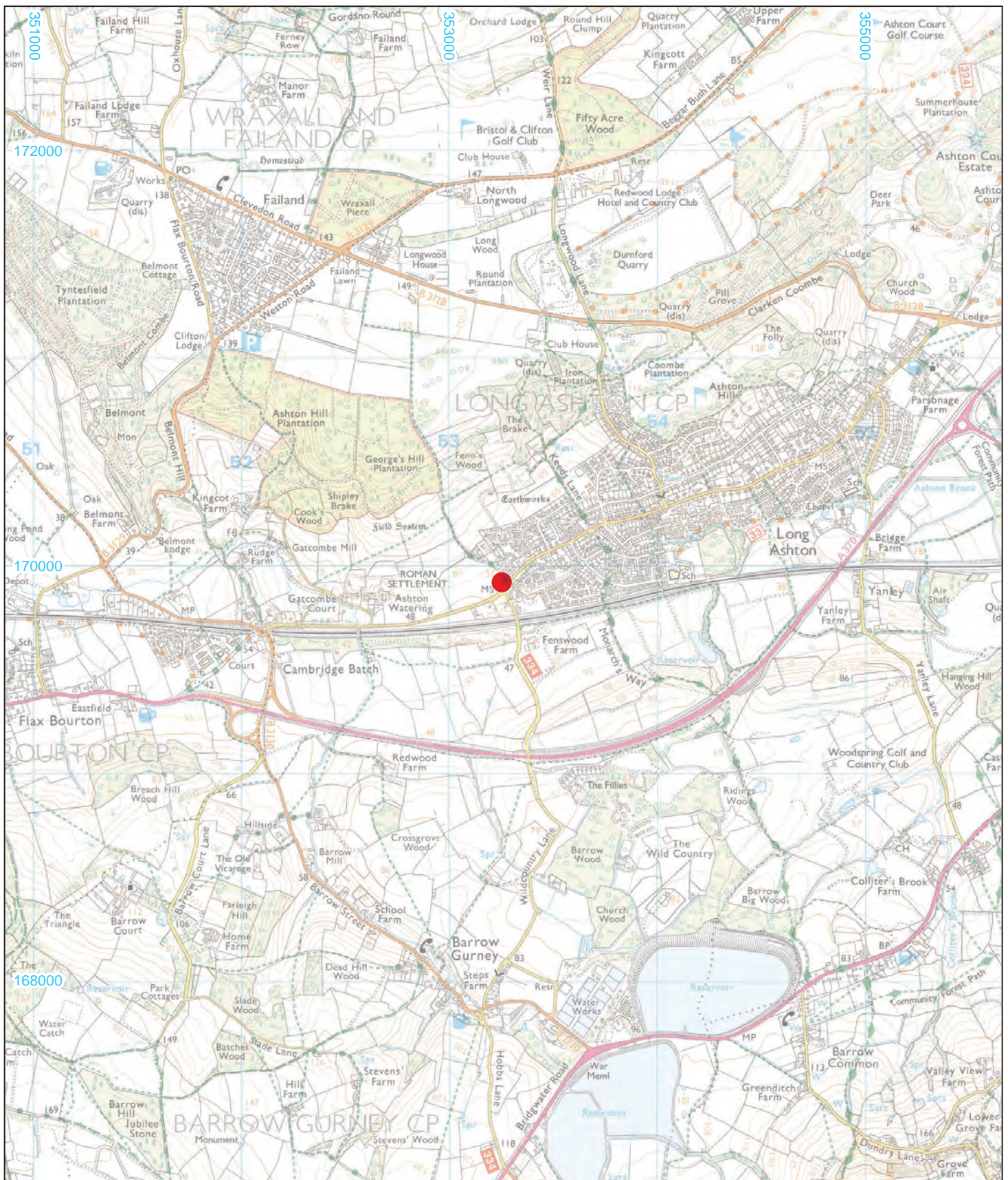
CONTENTS

1.	INTRODUCTION.....	5
2.	METHODOLOGY.....	8
3.	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	14
4.	ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS.....	33
5.	THE SETTING OF HERITAGE ASSETS.....	37
6.	CONCLUSIONS.....	46
7.	REFERENCES.....	48

ILLUSTRATIONS

- Fig. 1 Site location plan
- Fig. 2 Designated heritage assets
- Fig. 3 Previous archaeological investigations
- Fig. 4 Results of archaeological investigations of Gatcombe Roman settlement
- Fig. 5 Selected recorded heritage assets
- Fig. 6 Extract of 1m resolution digital terrain model lidar imagery (Environment Agency)
- Fig. 7 Extract of 1843 Tithe Map for the Parish of Long Ashton, with site outlined in red and fields under the same occupancy in 1842 shaded in yellow; extant buildings are circled in blue (*image courtesy of The Genealogist*)
- Fig. 8 Extract of 1884 Ordnance Survey Map (*image courtesy of Promap*)
- Fig. 9 Extract of 1931 Ordnance Survey Map (*image courtesy of Promap*)
- Fig. 10 Extract of 1977–78 Ordnance Survey Map (*image courtesy of Promap*)
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- Photo 1 Derwent Cottage, viewed from Wildcountry Lane
- Photo 2 Close-up showing stonework on northern elevation
- Photo 3 Close-up of stonework and brickwork of western elevation of adjacent outbuilding
- Photo 4 Brick building of the Long Ashton Research Station, with cottages to the rear, viewed from the Weston Road frontage of the Site
- Photo 5 Remnant of crazy-paved path leading from the gate at Weston Road frontage
- Photo 6 Hardstanding and walls of former greenhouse within western part of the Site
- Photo 7 Driveway and façade of 1 Warren Lane
- Photo 7 The Willows (with the neighbouring 108 Weston Road also visible)
- Photo 8 108 Weston Road, viewed from the east
- Photo 9 Milestone, viewed from the west
- Photo 10 Looking north-west across the eastern and central part of the Scheduled Monument from the junction of Wildcountry Lane with Weston Road
- Photo 11 Looking north-west across the central part of the Scheduled Monument from the Weston Road frontage

-
- Photo 12 Looking north across the eastern part of the Scheduled Monument from Weston Road
- Photo 13 Looking north-east towards the Site from Weston Road
- Photo 14 Close-up view looking north-east towards the Site from Weston Road
- Photo 15 Looking west towards the Scheduled Monument from the centre of the Site



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PROJECT TITLE
 1 Warren Lane, Long Ashton, Somerset

FIGURE TITLE
 Site location plan

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1. INTRODUCTION

- 1.1. In January 2019, Cotswold Archaeology (CA) was commissioned by SOVUX Developments to undertake a Heritage Desk-Based Assessment in respect of land at Warren Lane, Long Ashton, North Somerset (centred ST 5325 6991 – see Fig. 1; hereafter referred to as ‘the Site’).
- 1.2. The Site measures c.0.16ha in total extent. It formerly comprised part of an orchard, and more recently, an allotment; but is now a lawned garden to the rear of an existing bungalow on the west side of Warren Lane. The southern boundary of the Site is defined by Weston Road; outlying the Site to the north and west is a large arable field that comprises part of a Scheduled Monument of Late Iron Age and Romano-British settlement and associated agricultural activity (Fig. 2, A).

Proposed development

- 1.3. The Site is proposed for residential development, comprising the retention of the existing bungalow (1 Warren Lane), the demolition of the existing garage, and the construction of four units with driveways and gardens. A planning application for this scheme was lodged with North Somerset Council in 2018 (Ref. 18/P/4939/FUL); but consultation responses from the heritage advisors to the Council highlighted that insufficient supporting information regarding archaeology and heritage had been submitted to allow for determination.

Objectives and professional standards

- 1.4. In this report, the composition and development of the historic environment within the Site and wider landscape are discussed. 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 proposed development is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.
- 1.5. CA is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by the CIfA (2014), which provides 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’ (p4).

- 1.6. The ‘Historic Environment Good Practice Advice in Planning Note 2: 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’ (p3).

Statute, policy and guidance context

- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented in Table 1.1, below. 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.

Consultation

- 1.8. The intended scope and methodology of this assessment was conveyed to and approved by Cat Lodge, Senior Archaeologist at North Somerset Council, via email on 11th January 2019. Ms Lodge kindly advised that data collection should include reports of previous archaeological investigations within the neighbouring Scheduled Monument. This advice has been followed and the reports are discussed as part of the baseline, in Sections 3, 4 and 5, below.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	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.
National Heritage Act 1983 (amended 2002)	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.
Conservation Principles (English Heritage 2008)	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> .
National Planning Policy Framework (2018)	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 (page 54).
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	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.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
North Somerset Local Plan 2006–2027	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 (2018). 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 (2018).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2018) and the guidance issued by the ClfA (2014). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
North Somerset Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records supplied in digital and hardcopy formats.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Somerset Heritage Centre and Bristol Archives	Historic mapping, historic documentation, and relevant published and grey literature – held in CA's digital archive from previous work carried out in the immediate locality of the site.
Archaeological Data Service and CA's digital project archive	Unpublished 'grey literature' reports and data pertaining to previous archaeological work.
Environment Agency website	1m resolution digital terrain model (DTM) lidar imagery, available from the Environment Agency website.
The Genealogist, Old-Maps, National Library of Scotland and other cartographic websites	Historic (Tithe and Ordnance Survey) mapping in digital format.
British Geological Survey's Geology of Britain viewer and Cranfield University's Soilscales viewer	UK geological mapping (bedrock and superficial deposits), borehole data, and soil mapping.
Site walkover survey	A walkover survey of the Site and its locale was undertaken on 17th January 2019.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised

industry-standard GIS software, and primarily entailed the generation of a digital terrain model (DTM) incorporating available topographic, elevation and historic landscape data.

- 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 to provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the North Somerset HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order 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 (see Appendix 2) and are marked on the figures accompanying this report.
- 2.4. A field visit was undertaken on 17th January 2019. The primary objectives were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The visit also allowed for the identification of any previously unknown heritage assets within the Site, and an assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way. Settings assessments were undertaken for selected designated heritage assets deemed potentially sensitive to the proposed development.

Assessment of heritage significance

- 2.5. 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 189 of the NPPF (2018), the guidance issued by ClfA (2014) and 'Historic Environment Good Practice Advice in Planning Note 2' (Historic England 2015). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within 'Conservation Principles' (Historic England 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)

- 2.6. 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. In regards to non-physical effects or ‘settings assessment’, the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of ‘Historic Environment Good Practice Advice in Planning Note 2’ (Historic England 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.7. Identified effects upon **designated** heritage assets have been defined within broad ‘level of effect’ categories (see Table 2.2). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2018). 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.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the designated 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 (2018) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the designated heritage asset.	Preserving a Listed building and its setting is consistent with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with Section 72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the designated heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2018).
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the designated heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	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> 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>
Substantial harm	The proposals would very much reduce the designated heritage asset's significance or vitiate that significance altogether.	Paragraphs 193–195 of the NPPF (2018) 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.

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

2.8. It should be noted that the overall effect of development proposals upon the designated heritage asset 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).

2.9. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2018), 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]'*.

2.10. Thus with regard to 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.

Limitations of the assessment

2.11. This assessment is primarily a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that these data, as well as the information derived from other secondary sources, is reasonably accurate. The records held by the HER and the HEA are not a record of all surviving heritage assets, but rather, a record of the discovery of a wide range of archaeological and historical components of the historic environment. Thus, the information held is not complete and does not preclude the subsequent discovery of elements of the historic environment that are currently unknown.

2.12. Historic maps of the Site and study area are held at both the Somerset Heritage Centre and Bristol Archives. These maps were previously consulted by CA in 2012, to inform a desk-based assessment for the land neighbouring the Site to the west. Photographs were taken of these maps and form part of CA's digital project archive (3769) and so were not re-consulted in person for this assessment. However, new searches of the online catalogues for both repositories were undertaken and no additional sources pertaining to the Site were identified. Thus, neither of these two data repositories was visited for this assessment (both of which were, in any case, closed for annual stock-taking). There may be other relevant material held by the

National Archives, other local studies centres, and in private collections; which it was not possible to access for this assessment.

2.13. The best resolution of digital terrain model lidar imagery of the Site, available from the Environment Agency, is 1m. Whilst this is sufficient to show earthworks in the locality (not least, in one of the fields on the west side of Warren Lane to the north of the Site), it is possible that other earthworks of lesser prominence would not be as readily discernible.

2.14. Weather and ground conditions were sufficiently good for the visual identification of above-ground features of archaeological and historical interest during the walkover survey of the Site. However, this does not preclude the presence and subsequent discovery of buried archaeological remains within the Site.

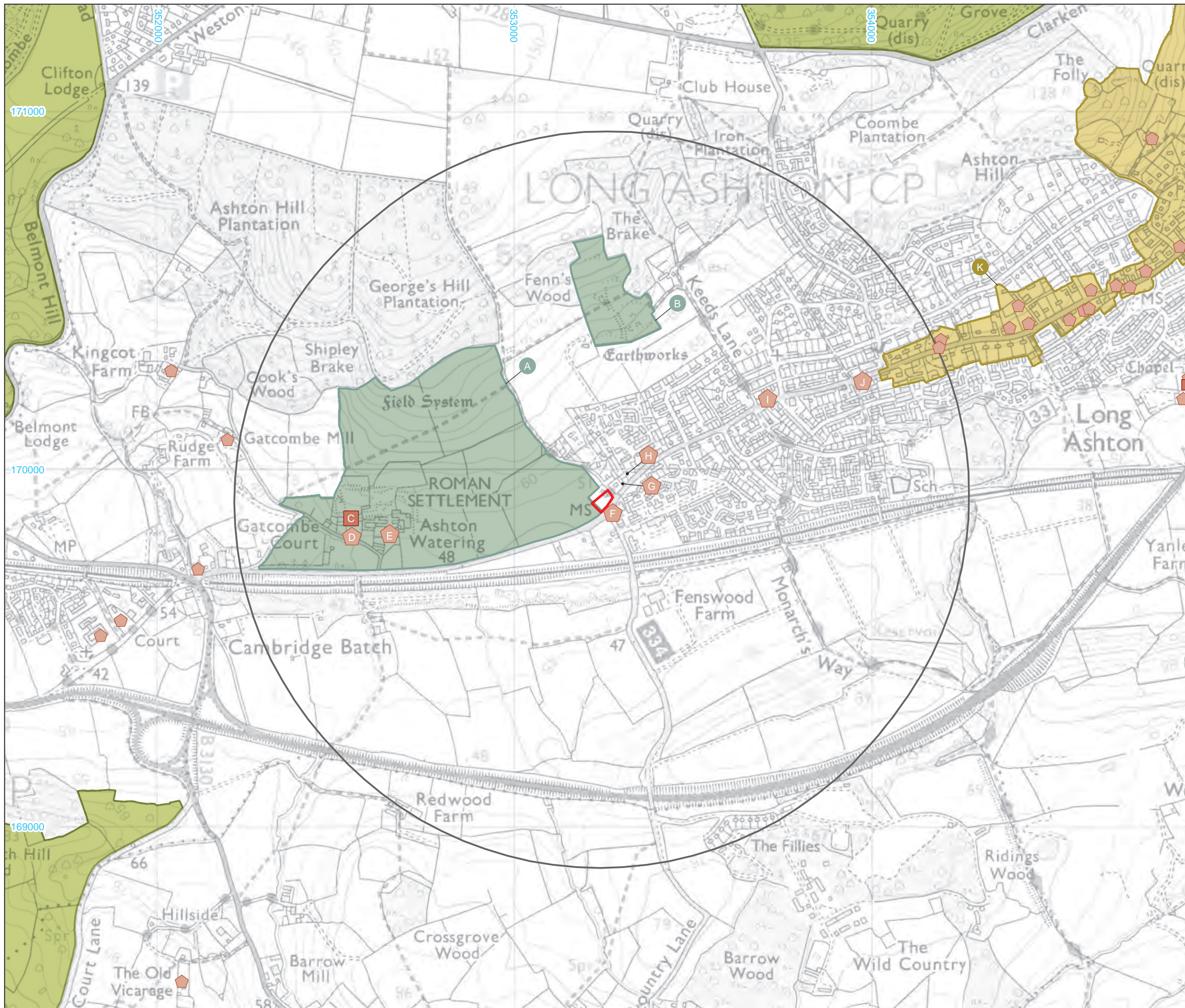
3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

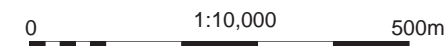
- 3.1. The Site lies at the western edge of the settlement of Long Ashton, comprising part of a square-shaped plot in the south-western corner of a very large field. The plot was an orchard and paddock (see below) before two bungalows were built in the 1960s. The Site comprises the garage and garden of 1 Warren Lane, the southern of the two bungalows. The topography of the Site is level, lying at 53m above Ordnance Datum (aOD). The recorded geology of the Site comprises mudstone and halite stone of the Mercia Mudstone Group overlain by unknown superficial deposits and slightly acid loamy and clayey soils with impeded drainage (BGS 2018; Cranfield University 2018).

Designated heritage assets

- 3.2. Extending across the fields between the Site, Weston Road, Gatcombe Court and the woods at Shipley Brake/George's Hill is the Scheduled Monument of a Roman settlement, its associated field systems, and an earlier Iron Age settlement (Fig. 2, **A**). Another Scheduled Monument, comprising earthwork and buried archaeological remains of a Romano-British field system and a medieval deserted settlement is located c.400m north of the Site (Fig. 2, **B**).
- 3.3. Within the Scheduled Monument of the Roman settlement is the Grade II* Listed Building of Gatcombe Court (Fig. 2, **C**) and two Grade II Listed Buildings: the gate piers, gates, wall and steps leading to Gatcombe Court (Fig. 2, **D**) and the nearby Gatcombe Farmhouse (Fig. 2, **E**). Within the part of Long Ashton that falls within the study area are five other Grade II Listed Buildings: a milestone at the junction of Weston Road and Wildcountry Lane, c.30m south of the Site (Fig. 2, **F**); The Willows, c.60m north-east of the Site (Fig. 2, **G**); 108 Weston Road, c.70m north-east of the Site (Fig. 2, **H**); 42 Weston Road, c.510m north-east of the Site (Fig. 2, **I**); 15 Weston Road, c.770m north-east of the Site (Fig. 2, **J**).
- 3.4. The westernmost part of Long Ashton Conservation Area extends into the eastern part of the study area (Fig. 2, **K**).



- Site boundary
- Study area
- Conservation Area
- Scheduled Monument
- Registered Park and Garden
- Grade II* Listed Building
- Grade II Listed Building



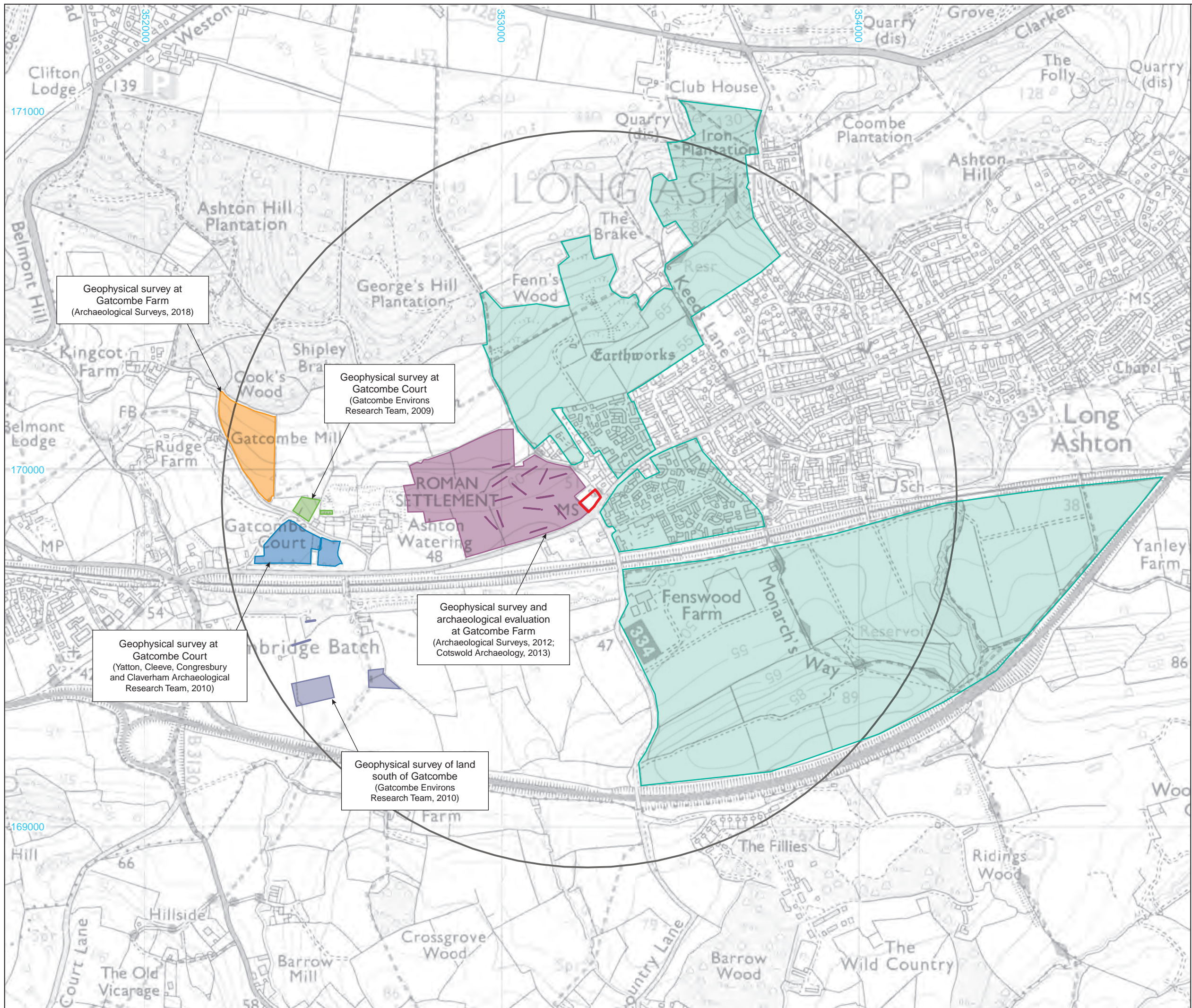
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1 Warren Lane, Long Ashton, Somerset

FIGURE TITLE
Designated heritage assets

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- Site boundary
- Study area
- Archaeological desk-based assessment of land around Long Ashton (RPS Consultants, 2002)

Geophysical survey at
Gatcombe Farm
(Archaeological Surveys, 2018)

Geophysical survey at
Gatcombe Court
(Gatcombe Environs
Research Team, 2009)

Geophysical survey at
Gatcombe Court
(Yatton, Cleeve, Congresbury
and Claverham Archaeological
Research Team, 2010)

Geophysical survey and
archaeological evaluation
at Gatcombe Farm
(Archaeological Surveys, 2012;
Cotswold Archaeology, 2013)

Geophysical survey of land
south of Gatcombe
(Gatcombe Environs
Research Team, 2010)



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PROJECT TITLE
1 Warren Lane, Long Ashton, Somerset

FIGURE TITLE
Previous archaeological investigations

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Previous archaeological investigations

- 3.5. No previous archaeological investigations are recorded within the Site by the HER. However, many programmes of work have been undertaken within and outlying the Scheduled Monument of Gatcombe Roman settlement, to the west of the Site (see Fig. 3).
- 3.6. The settlement was identified in the 1830s during construction of the railway (Farley 1839). Archaeological excavations were subsequently carried out by the Clevedon and District Archaeological Society in 1954 (Solley 1967), the University of Bristol in 1965 (Cunliffe 1967), and Keith Branigan between 1967 and 1976 (Branigan 1977). These works revealed the walls of Roman buildings (see Fig. 5). Further structural remains were exposed by an archaeological evaluation at Gatcombe Farm in 2006 (Broomhead 2006).
- 3.7. Between 2009 and 2010, a number of geophysical surveys were conducted around Gatcombe Court and in the fields to the south of the railway line by the Yatton, Cleeve, Congresbury and Claverham Archaeological Research Team (YCCART) and the Gatcombe Environs Research Team (GERT) (Smisson and Groves 2014).
- 3.8. Most recently, the fields between the Site and Gatcombe Court were subject to a desk-based assessment by Cotswold Archaeology (Blick 2012), a geophysical survey by Archaeological Surveys (Sabin and Donaldson 2012), and an archaeological evaluation by Cotswold Archaeology (Joyce 2013). The fieldwork revealed the remains of field systems dating from the Late Iron Age to the Romano-British period; the eastern boundary of the Scheduled Monument was subsequently extended up to Warren Lane to incorporate these fields.

Prehistoric

- 3.9. Recorded evidence of Neolithic and Bronze Age activity within the study area is limited to stone tools discovered in the fields between the railway line and the A370 during the 1950s (Fig. 5, 1). The finds comprise a polished greenstone axe, part of another polished stone axe, a barbed and tanged arrowhead, and numerous flint flakes and cores; the complete axe was recovered from made-ground within the railway cutting and so was presumably disturbed from its original location during the construction works in the 1830s.
- 3.10. There is greater recorded evidence for Iron Age activity within the study area. Two small settlements seem to have preceded the Roman villa complex at Gatcombe

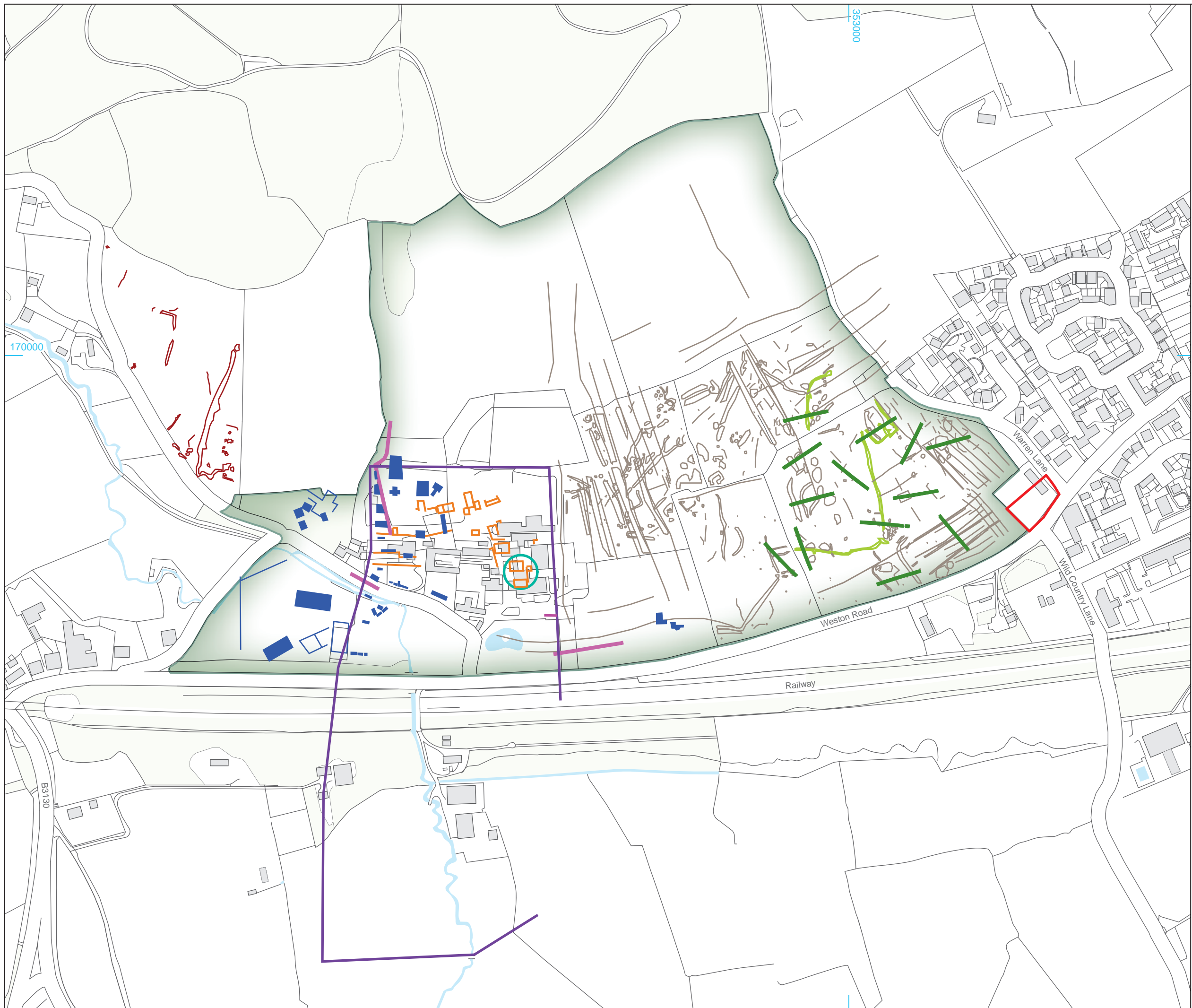
(Fig. 2, **A**; see Section 3.13): the earlier of these two settlements is represented by post- and stake-holes and pottery dating from the second half of the 1st century AD (Branigan 1977, 175; see Fig. 4: circled in turquoise). The remains of a 1st–2nd century AD field system that was likely associated with one or both of these settlements have been revealed in the field immediately to the west of the Site. Geophysical survey and archaeological evaluation identified a series of ditches indicative of at least two enclosures, as well as isolated pits, one of which contained vitrified clay and slag indicative of smelting in the locality, to their south (Joyce 2013, 15–16; see Fig. 4). These discoveries led to an extension to the boundary of the Scheduled Monument. Two south-west/north-east ditches of unconfirmed origin may continue eastwards into the Site (see Fig. 4). No evidence of occupation was recorded within the area under investigation, but could feasibly be present in outlying areas to the east – including the Site (see Section 4).

- 3.11. Another possible later prehistoric field system has been identified from seven distinct banks of earth and stone that apparently occupy the south-facing slopes of the hillside above the plantation known as The Brake (Fig. 2, **2**). However, it is not clear from the HER record whether this interpretation derives from any intrusive investigation or merely a visual appraisal of the banks' morphology (Ref. MNS686). Unfortunately, there is no 1m resolution digital terrain model lidar coverage, which could assist in their further analysis. The existence of Romano-British field systems elsewhere within the study area is discussed below (see Sections 3.17–3.18).

Romano-British

Gatcombe Roman settlement

- 3.12. The history of archaeological investigations at Gatcombe Roman settlement (Fig. 2, **A**) has been described in detail by Branigan (Branigan 1977); thus, only a summary will be provided here. The Roman settlement was first recorded in 1838 during the construction of the Bristol and Exeter railway line (Fig. 5, **9**), which is likely to have partially destroyed the remains of the villa building. At this time, and in the later 19th and early 20th century, archaeological investigations were focused on the area immediately to the south of the railway cutting (Branigan 1977, 7) and it was not until the 1950s that the northern extent of the settlement was fully realised (Solley 1967). The results of all published previous investigations of the settlement and its locale have been plotted on Fig. 4.



- Site boundary
- Scheduled Monument
- Area of Late Iron Age and Early Roman settlement
- Buildings and walls (Branigan, 1967-1977)

Geophysical survey
 (Gatcombe Environs Research Team, 2009; Yatton, Cleeve, Congresbury and Claverham Archaeological Research Team, 2010)

- Compound wall
- Wall
- Building
- Possible road
- Ditches of later prehistoric/Romano-British field enclosures (Archaeological Surveys, 2012; Cotswold Archaeology, 2013)
- Ditches of historic field systems and furrows from historic ploughing (Archaeological Surveys, 2012; Cotswold Archaeology, 2013)
- Evaluation trench (Cotswold Archaeology, 2012)
- Ditches, pits, and other features of uncertain origin (Archaeological Surveys, 2018)

Results of geophysical surveys undertaken by GERT to the south of the railway line have not been plotted due to poor resolution of published greyscale plots (cf. Smisson 2010e, 2010f, 2010g)



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PROJECT TITLE
 1 Warren Lane, Long Ashton, Somerset

FIGURE TITLE
 Results of archaeological investigations of Gatcombe Roman settlement

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- 3.13. The earliest Roman-period settlement at Gatcombe comprises a series of buildings, at least one of which had stone foundations, c.550m west of the Site (Fig. 4: circled in turquoise). These buildings seem to have succeeded an earlier Iron Age settlement (see above) and represent a small farmstead that was both established and abandoned in the 2nd century AD (Branigan 1977, 175). A small cremation cemetery was established in the same area in the early-3rd century AD, indicating continuation of occupation albeit in a different location (*ibid*); unfortunately, no archaeological evidence of a contemporaneous settlement has yet been identified in the vicinity.
- 3.14. Occupation resumed in the form of a larger and grander settlement, built between AD 280 and 300. Situated at the base of a south-facing slope, it comprised a villa (which was destroyed by the 19th century railway, but identified from structural remains revealed during its construction and by subsequent research excavations) and at least nineteen associated subsidiary buildings (excavated by Branigan in the 1960s–70s; see Fig. 4: orange lines); the complex was later enclosed by a limestone wall measuring up to 4m thick and possibly 3–4m high (see Fig. 4: purple line). The subsidiary buildings seem to have been arranged on three terraces in the northern part of the compound and grouped according to specific agricultural and industrial functions (Branigan 1977, 189). The relatively rapid initial construction, defensive wall, and evidence of high-status structures represent a major investment of resources and suggest this was a settlement of considerable importance.
- 3.15. The nature of the 2nd to early-3rd century settlement is unclear (Cunliffe 1967, 158). The defensive wall was built after this, with the 4th century representing the main phase of occupation. The geophysical surveys conducted in 2009 and 2010 identified several buildings outside the western wall (Smisson 2010c; see Fig. 4: blue blocks and lines). Gatcombe has been interpreted as a small town, though the lack of street grid and dearth of buildings that can be definitively identified as shops or houses makes this interpretation questionable (Branigan 1977, 187). It is more likely that the settlement was established as the focus of a wider agricultural estate that included distinct areas of arable, pasture and woodland, and least eight non-villa settlements – one of which was located on Ashton Hill (Hingley 1989, 107). The settlement's economy was seemingly primarily based upon grain and cattle (see Section 3.17) and it likely had a strong economic relationship with the trading centre at Seamills, c.7km to the north-east (Branigan 1977, 212; see Section 3.19).

-
- 3.16. The settlement was abruptly abandoned in c. AD 380. 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, 189). High-quality building material (probably derived from the abandoned villa) has been recorded within these structures (Branigan 1977, 190), which represent the final re-use of the site prior to its abandonment in the early medieval period.

Roman field system

- 3.17. Buried remains of Late Iron Age to Early Roman field systems were revealed by the archaeological evaluation in the field immediately to the west of the Site (see Section 3.10). However, the origin of banks visible on historic aerial photographs and observed during a walkover survey (Blick 2012) could not be confirmed due to the absence of dateable material (Joyce 2013, 10–11). Other earthworks across the south-facing hilly slopes to the north-west, outlying the Roman settlement to the north and east, are identified by the HER as '*the remains of Romano-British cultivation*' (Ref. MNS679). But this interpretation appears to derive from sources dated 1930 and 1962; whereas an earthwork survey conducted by the RCHME in 1993 suggested that at least some of the terraces could represent landscaping features associated with the 18th century garden of Gatcombe Court (Fig. 2, **C**; see below).
- 3.18. Further afield, on the south-facing slopes below Fenn's Wood and The Brake, is a series of earthworks (Fig. 2, **B**; see Fig. 6) that have been chiefly interpreted as the remains of a deserted medieval settlement – albeit with a lynchet, orientated south-west to north-east and measuring 2.5m in height, perhaps providing evidence of re-use of an earlier, Romano-British, field system associated with the villa settlement at Gatcombe (see above). It should be noted, however, that this latter interpretation does not seem to be based on any intrusive investigation; thus, it is possible that the lynchet is of earlier or later origin.

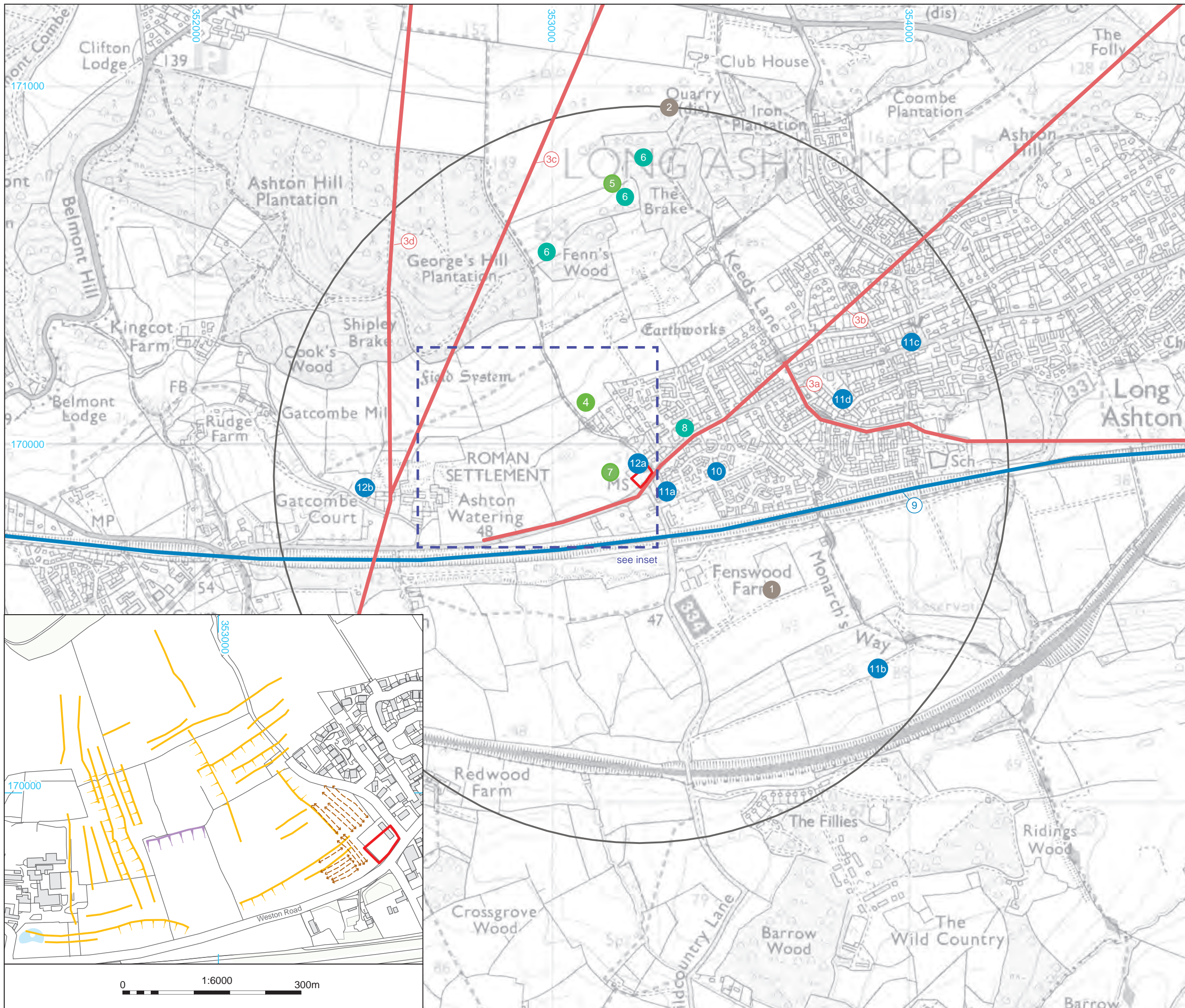
Possible Roman roads

- 3.19. The possible alignments of several Roman roads extend through the study area, leading to/from the settlement at Gatcombe. However, these are merely projections from known sections of road in the wider landscape: the archaeological evidence for their existence near Gatcombe is slight (Branigan 1977, 170). A road from Gatcombe to Dundry (Fig. 5, **3a**) is thought to have joined a road from Seamills to Gatcombe (Fig. 5, **3b**); it is suggested that the latter may be traced by Weston

Road, including the section along the southern boundary of the Site. Two further roads are suggested to the north of the Roman settlement: one linking Gatcombe to Abbots Leigh, c.600m west of the Site (Fig. 5, **3c**) and another passing through Gatcombe from Seamills to Hornblotton, c.700m west of the Site (Fig. 5, **3d**). Possible road surfaces have been identified by geophysical surveys conducted around Gatcombe (see Fig. 4: pink lines); one of these is on a west/east alignment at the eastern side of the walled settlement and may be part of the Seamills to Gatcombe road. That Gatcombe was well-connected to the wider Roman landscape is suggested by the provenance of the pottery recorded from the settlement, 60% of which was derived from kilns 100km or more distant (Branigan 1977, 212).

Early medieval and medieval

- 3.20. There is limited evidence of re-use of the Gatcombe Roman villa complex buildings in the 5th century AD, after which the settlement appears to have been abandoned (Branigan 1977, 190). Gatcombe is not recorded in the Domesday Survey of AD 1086; one of the earliest references to the manor date to AD 1296, when it was owned by William de Gatcombe (Tissington 1966, 9). Gatcombe Court (Fig. 2, **A**) was built in the late-14th century, occupying the site of the Roman settlement and re-using some of its stonework within its walls (Blick 2012). Some of the earthworks within the outlying fields to the north may relate to medieval field systems as well as post-medieval landscaping (see Section 3.17).
- 3.21. Long Ashton is recorded in the Domesday Survey as a very large settlement comprising 52 households with land for 30 ploughlands, extensive woodland and pasture, a mill, and a church (Open Domesday 2018). An area of earthworks on the south-facing slopes below Fenn's Wood and The Brake, c. 400m north of the Site, have been interpreted as the remains of deserted medieval farmstead (Fig. 2, **B**). Other earthworks are recorded in the field on the east side of Warren Lane, c. 250m north-west of the Site, by the HER (Fig. 5, **4**); though it is possible that this record is misplaced and should be in the field on the west side of Warren Lane, where linear banks are visible on lidar imagery and historic aerial photographs (see Fig. 6).
- 3.22. Other evidence of medieval (and post-medieval) land use recorded within the study area comprises the earthwork remains of field systems, rabbit warrens, quarrying and lime kilns within and outlying Fenn's Wood (Fig. 5, **5** and **6**) and the earthwork and buried remains of furrows and field boundaries revealed by the archaeological investigations in the field to the west of the Site (Fig. 5, **7** – and see inset).



- Site boundary
- Study area
- Prehistoric
- Roman
- Medieval
- Post-medieval
- Modern
- Earthworks identified on historic aerial photographs
- Earthworks identified on historical aerial photographs and during site visit (Cotswold Archaeology, 2012)
- Lynchet identified during site visit (Cotswold Archaeology, 2012)
- Possible ridge and furrow recorded from historic aerial photographs



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PROJECT TITLE
1 Warren Lane, Long Ashton, Somerset

FIGURE TITLE
Selected recorded heritage assets

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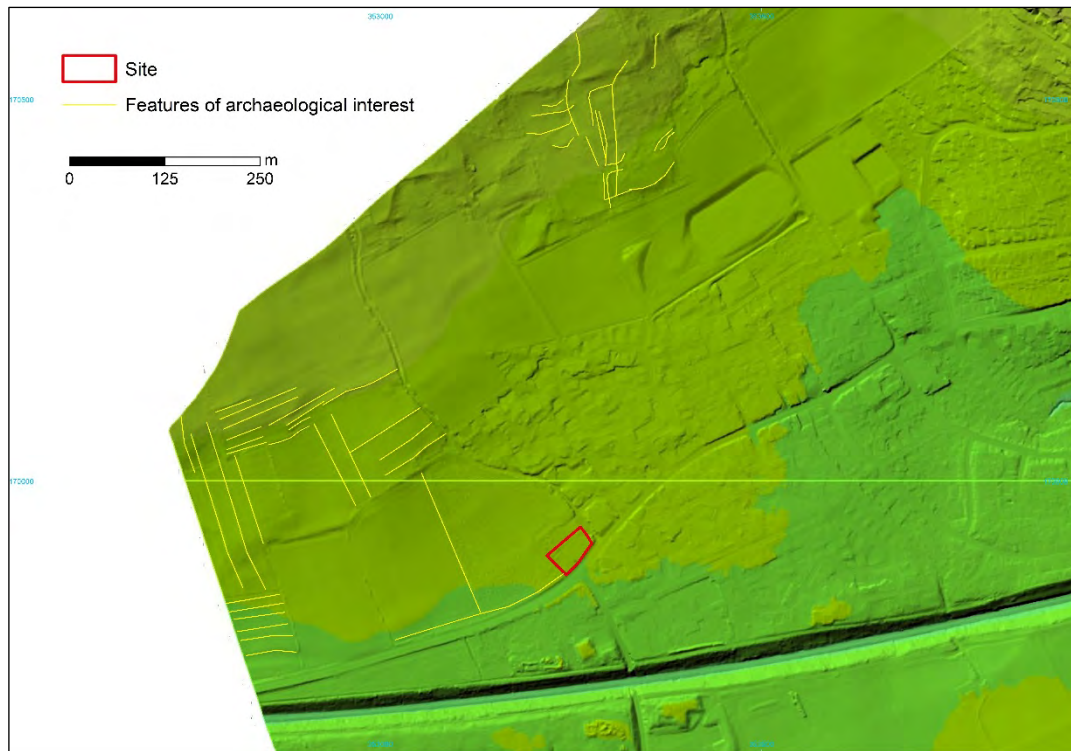


Fig. 6 Extract of 1m resolution digital terrain model lidar imagery (Environment Agency)

Post-medieval and modern

Historic map regression of the Site

- 3.23. The Inclosure Map and Award for the parish of Long Ashton, dated 1820, are held at the Somerset Heritage Centre (photographs not included here due to copying and reproduction restrictions). The Site appears to have formed part of the ‘old inclosures’ of the parish (i.e. it had been subject to piecemeal enclosure preceding the passing of the Inclosure Act) and so is not shown in detail on the map. The Manorial Maps of Long Ashton, dated 1826 and 1827, are held at Bristol Archives (photographs not included here due to copying and reproduction restrictions). They show the Site to form half of a sub-square enclosure resembling a ‘cut-out’ of a larger irregular-shaped field bounded by Weston Road and Warren Lane; it was part of the manorial landholdings and its boundaries survive as the plots of Nos. 1 and 2 Warren Lane.
- 3.24. These early maps show Long Ashton as a linear settlement, comprising a dispersed distribution of farms and dwellings along Weston Road and the lanes that branch off from it (such as Warren Lane and Wildcountry Lane). 108 and 110 Weston Road (Fig. 2, **G** and **H**), grand houses built in the late-18th or early-19th century, are shown; as is Fennswood Farm (Fig. 5, **8**) and two small buildings in the plot on the opposite side of Weston Road to the Site (see below).

3.25. The next available map of the Site is the Tithe Map for the parish of Long Ashton, dated 1842 (see Fig. 7). The sub-square enclosure of which the Site comprises part is identified in the Tithe Apportionment as an orchard; it was owned by Sir John Smyth Baronet (of the Ashton Court Estate) and was leased to a Charles Holder, who also occupied the house, outbuildings, and adjoining field on the opposite (south) side of Weston Road (see Fig. 7: shaded yellow), various parcels of land on the south side of the railway line to the south of Gatcombe Court, and a plot on the slopes below George's Hill Plantation (not illustrated on Fig. 7). The route of the Bristol and Exeter railway line, which opened in the same year, is plotted (Fig. 5, 9).



Fig. 7 Extract of 1843 Tithe Map for the Parish of Long Ashton, with site outlined in red and fields under the same occupancy in 1842 shaded in yellow; extant buildings are circled in blue (*image courtesy of The Genealogist*)

3.26. The name of the house occupied by Charles Holder is not recorded by the Tithe Apportionment. Although the plot was redeveloped in the 20th century (as the Long Ashton Research Station; see below), two buildings corresponding to the footprint of those circled on Fig. 7 and appearing to be of 19th century (or earlier) origin were observed during the walkover survey (Photos 1–3).



Photo 1 6 Derwent Cottage, viewed from Wildcountry Lane



Photo 2 Close-up showing stonework on northern elevation



Photo 3 Close-up of stonework and brickwork of western elevation of adjacent outbuilding



Photo 4 Brick building of the Long Ashton Research Station, with cottages to the rear, viewed from the Weston Road frontage of the Site

3.27. No discernible change to the Site is documented on the First Edition Ordnance Survey Map dated 1884 (see Fig. 8); it is shown to still comprise part of an orchard, with built development lying on the south side of Weston Road and on the north-east side of the junction of Weston Road and Warren Lane. Other orchards are marked outlying Fennswood Farm and The Willows, to the north and east of the Site.

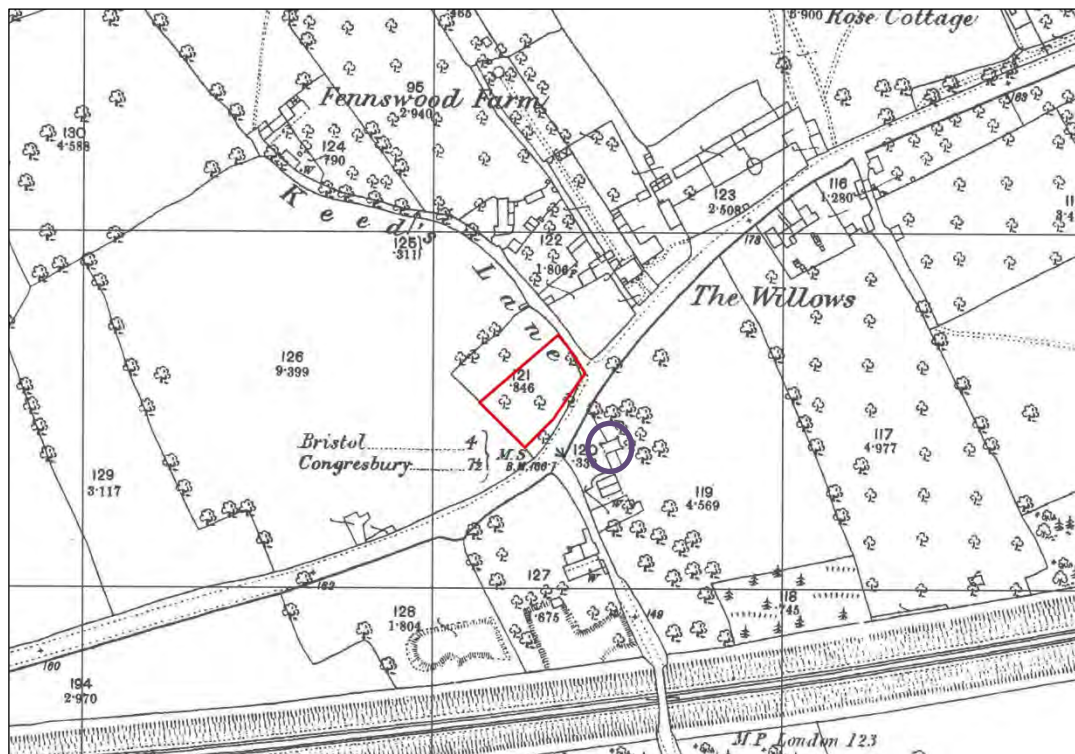


Fig. 8 Extract of 1884 Ordnance Survey Map (image courtesy of Promap)

Long Ashton Research Station

3.28. In 1903, the National Fruit and Cider Institute was established in the fields on the south side of Weston Road; the Institute evolved from research instigated by an individual cider producer in 1893 and the land was gifted by Lady Emily Smyth of the Ashton Court Estate (see above; UoB 2017). In 1912, the Institute became the University of Bristol's Department of Agricultural and Horticultural Research and its name was changed to Long Ashton Research Station (Fig. 5, 10; DNS 2016). Only some of the buildings that were formerly leased to Charles Holder seem to have been demolished (circled on Fig. 8) and replaced by new buildings for the Research Station (Photo 4).

3.29. The complex is first labelled on the 1931 edition of the Ordnance Survey (see Fig. 9), which shows it to comprise two principal buildings, two ancillary buildings, and

glasshouses. Research had initially focussed on the growing of cider apples and the production of cider, but in the 1930s included other fruit crops and the production of fruit juices and syrups – leading to the commercial production of blackcurrant juice, which was later marketed as Ribena (DNS 2016).

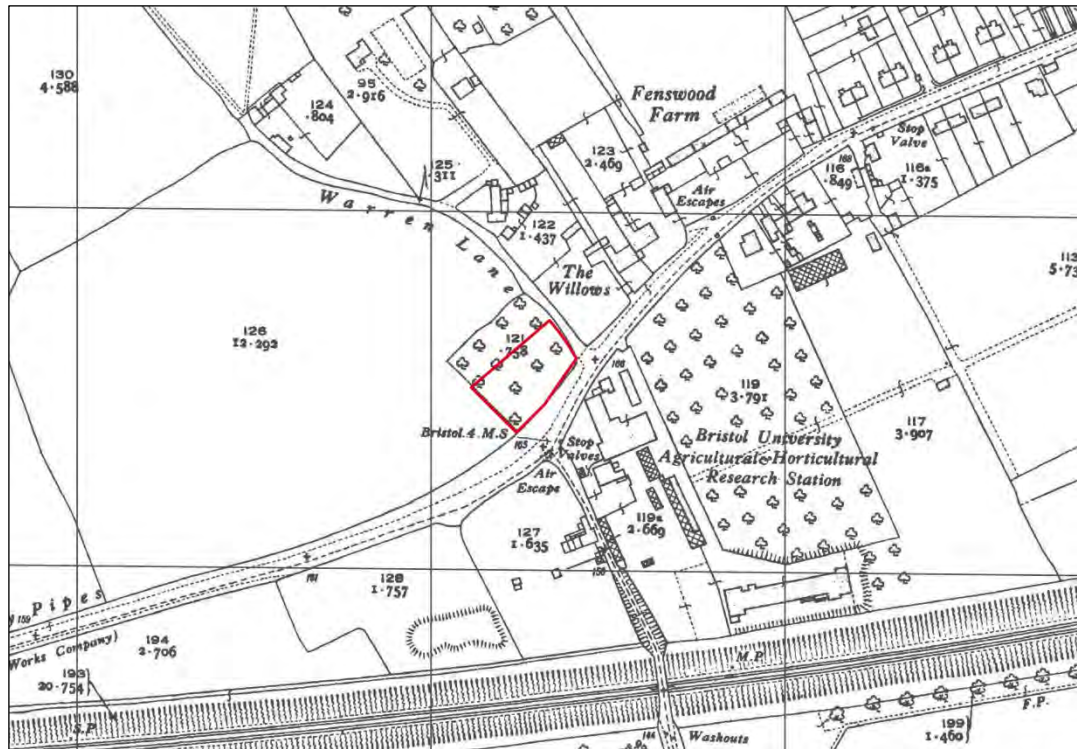


Fig. 9 Extract of 1931 Ordnance Survey Map (image courtesy of Promap)

3.30. It seems that the Research Station was utilised as the headquarters of the Home Guard during the Second World War (Fig. 5, **11a** and **11b**); other wartime installations at Long Ashton included an air raid warden post and an air raid shelter at what was until recently the British Legion on Weston Road c.840m east of the Site (Fig. 5, **11c** and **11d**). Horticultural research continued at Long Ashton after the Second World War, exploring the use of willows for biomass production, genetically-modified crops, and alternatives to chemical fertilisers and pesticides (*ibid*). Research stopped in 1986 and the Station closed in 2003. The greenhouses were demolished and replaced with new housing in c.2005; but the main building (Photo 4) survives and is now used as a children’s nursery.

20th century land use in the Site

3.31. In 1931, the Site is represented as an orchard and may have been used by the Research Station, as were the orchards at Fenswood Farm (see Fig. 9). Editions of the Ordnance Survey from the 1940s, 50s and 60s continue to show an orchard

within the square plot of which the Site is now part. However, contemporary historic aerial photographs (held by Historic England Archives; not illustrated due to copying and reproduction restrictions) show the plot to comprise a hedged pasture field (with what appears to be a single tree in the southern corner) until 1960, by which time the extant pair of bungalows (1 and 2 Warren Lane) had been built (see Fig. 10). It would seem very unlikely, therefore, that the Site was used by the Research Station in the post-war period.

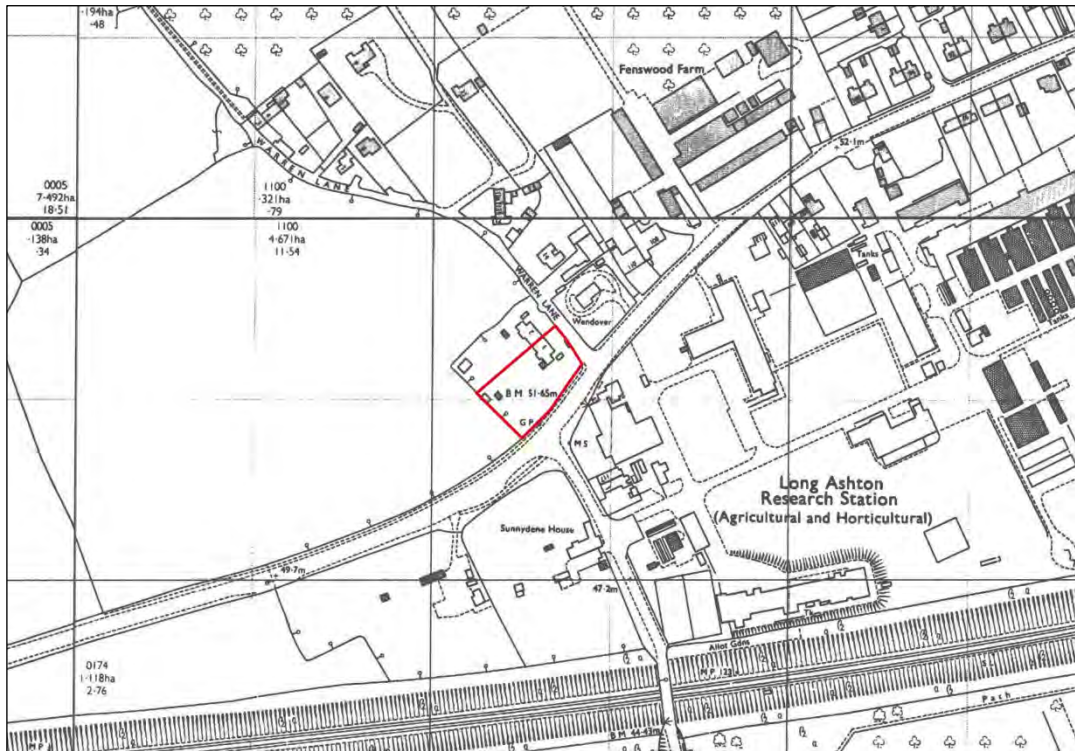


Fig. 10 Extract of 1977–78 Ordnance Survey Map (image courtesy of Promap)

3.32. Historic aerial photographs dating from 1945 to the 2000s appear to show the rear gardens of the bungalows to be of equal size: the intervening boundary was a dog-leg extending out from the shared wall of the house and garage annexe of 1 Warren Lane rather than in a straight line from the shared wall of the two bungalows, as it does today. During the 1960s and 1970s, each garden was sub-divided into strips, akin to allotments, with at least two structures in the western part of the Site and a path extending from the gate to Weston Road (Fig. 10; Photo 5). By the 1980s, the divisions within the Site were less numerous, but one structure in the western area is still visible. This seems to have been a greenhouse of breeze-block construction, the remains of which were observed during the walkover survey (Photo 6).

- 3.33. The HER identifies a Second World War Anderson Shelter within the garden of the adjoining bungalow (2 Warren Lane) (Fig. 5, **12a**). This is curious since no structure is visible here on aerial photographs dating from the late-1940s and the bungalows were only built in the 1950s/1960. It is assumed that the shelter is/was (for its present survival was not established for this assessment, in lying outside of the Site) moved here in the post-war period. Another Anderson Shelter is recorded in the grounds of Gatcombe Cottage, near Gatcombe Court (Fig. 5, **12b**). There is no indication of any wartime structures having been located within the Site.
- 3.34. Indeed, no features of archaeological interest can be readily discerned within the Site on historic aerial photographs or lidar imagery. However, the ridge and furrow earthworks visible in the neighbouring parts of the adjacent field on images taken in 1966 probably did formerly extend south and east into the Site (Fig. 5, inset). Other features identified by the geophysical survey and archaeological evaluation may also continue southwards and eastwards into the Site (see Fig. 4).



Photo 5 Remnant of crazy-paved path leading from the gate at Weston Road frontage



Photo 6 Hardstanding and walls of former greenhouse within western part of the Site



Photo 7 Driveway and façade of 1 Warren Lane

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

The significance of known and potential archaeological remains within the Site

4.1. This assessment has identified that no designated archaeological remains are located within the Site; no currently *designated* archaeological remains will therefore be adversely physically affected by development within the Site (but see Sections 4.4–4.7, below).

4.2. No known *non-designated* archaeological remains are recorded within the Site; the bungalow and garage and the remains of the greenhouse structure within the rear garden do not constitute heritage assets. Potential *non-designated* archaeological remains identified within the Site comprise:

- Buried ditches of Late Iron Age/Roman field systems, structures and deposits associated with ironworking, and features relating to occupation;
- Buried evidence of the Roman road from Seamills to Gatcombe;
- Buried furrows and ditches of medieval and later agricultural land use.

4.3. The significance of these assets is discussed further below.

Buried ditches of Late Iron Age/Roman field systems, industrial activity, and occupation

4.4. The 2013 archaeological evaluation in the field neighbouring the Site to the west identified at least two enclosures of a Late Iron Age/Roman period field system, c.150m north-west of the Site and c.130m west of the Site, and pits containing broadly contemporary evidence of ironworking, c.150m west-south-west of the Site. Investigation of the two roughly parallel west/east aligned ditches immediately to the west of the Site were inconclusive as to their origin due to an absence of dateable material within their fills. The southern of the two ditches may extend into the north-western corner of the Site. In and of themselves such remains would probably retain relatively limited evidential value, but in being associated with Gatcombe Roman settlement and landscape, they could potentially be of a significance commensurate with that of the Scheduled Monument¹.

4.5. In addition, there is the possibility of further evidence of ironworking to be present within the Site; the evaluation found no definitive areas of industrial activity, only its by-products. Such remains could comprise hearths or furnaces as well as deposits

¹ Recall that the boundary of the Scheduled Monument of Gatcombe Roman settlement was extended due to the findings of the 2013 evaluation.

of the by-products of the smelting process; which could further understandings of the form and function of the various iterations of Roman settlement at and around Gatcombe. Again, in and of themselves, such remains would probably retain relatively limited evidential value; but their association with the known settlement and field system remains that comprise part of the Scheduled Monument (i.e. their group value) would increase their significance.

- 4.6. There is no indication, from the consulted data sources, of the Site having hosted Iron Age or Romano-British occupation. However, it is worth noting that there is, as yet, a lack of early-3rd century AD settlement evidence in the local archaeological record – despite evidence of contemporary funerary activity having been identified (see Section 3.13). Further, any additional settlements associated with the possible Iron Age and Romano-British field systems to the south of Fenn’s Wood and to the north of The Brake have not been identified. There is accordingly some potential for occupational remains (such as post-holes, pits and ditches of roundhouses and stock enclosures) to occur within the Site.

Buried evidence of the Roman road from Seamills to Gatcombe

- 4.7. The conjectured route of the Roman road from Seamills to Gatcombe extends along the section of Weston Road that defines the southern boundary to the Site. This alignment is only a projection but may be supported by the results of geophysical survey, which identified a possible road surface on a parallel alignment to Weston Road c.460m west of the Site. Thus, there is potential for archaeological remains of a road, comprising the agger and its flanking ditches, to be present within the Site. Ditch fills could preserve palaeoenvironmental evidence, artefacts representing chance losses from users of the road, and even human burials (a known Roman rite). Such remains would further understandings of the character and organisation of the Roman landscape.

Buried furrows and ditches of medieval and later agricultural use

- 4.8. The Site was likely in agricultural use throughout the medieval, post-medieval and modern periods. Archaeological evidence of such activity would typically comprise buried furrows from historic ploughing and buried ditches of former field boundaries and drains. The north-west/south-east aligned ridge and furrow in the neighbouring field to the north and west, which are visible on aerial photographs dated 1966, probably formerly extended into the plot of which the Site now forms part. No former field boundaries are shown within the Site on the historic maps consulted for this

assessment; it seems that the plot was established by 1826. Any buried furrows would be of insufficient heritage value to comprise heritage assets, containing only unstratified material such as pottery sherds within their matrices. As mentioned above, on the basis of available information, the 20th century ancillary structures that formerly occupied the Site are not considered to be heritage assets.

Potential development effects

- 4.9. Potential physical development effects upon the known and potential buried archaeological resource of the Site would primarily result from groundworks during the construction phase:
- pre-construction impacts associated with demolition, ground investigation works, and ground preparation (including reduction and levelling);
 - construction groundworks, including the excavation of trenches for building foundations, services, and access roads;
 - excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.
- 4.10. Demolition of the existing garage to 1 Warren Lane and the construction of four new dwellings within the rear garden will not have any physical impact upon buried archaeological remains within the currently-designated area of the Scheduled Monument (which outlies the Site to the west) – but may truncate associated buried archaeological remains within the Site.
- 4.11. The comments from Cat Lodge, Senior Archaeologist at North Somerset Council, for the previously-submitted planning application (Ref. 18/P/4939/FUL) noted: ‘*a programme of evaluation through trial trenching will likely be required to determine the nature, extent and significance of any archaeological remains, and inform any necessary mitigation in the form of potential requirements for preservation in situ of archaeological deposits or features*’. In addition, the comments from Melanie Barge, Inspector of Ancient Monuments at Historic England, noted: ‘*As a first stage a desk-based assessment (DBA) needs to be undertaken... This should be followed by an archaeological evaluation*’.
- 4.12. Thus, it is recommended that consultation is undertaken with the heritage advisors at North Somerset Council and Historic England, to establish the scope of such archaeological evaluation. This work will provide further information regarding the

buried archaeological resource of the Site and will help establish the implications of the proposed development.

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 are mapped on Fig. 2. 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' is to identify which heritage assets may be sensitive to change to their setting as arising from the proposed development (Historic England 2017, 9). Step 1 was achieved by undertaking a map-based search of the National Heritage List for England; this revealed 13 designated heritage assets within the study area (see Fig. 2).

5.3. For all the Listed Buildings, it was established that their significance is derived almost exclusively from the special architectural and historical interest of their built form and fabric, with only their immediate physical surroundings making a lesser contribution to that significance. For The Willows (Fig. 2, **G**) and 108 Weston Road (Fig. 2, **H**), it is their position fronting but set back from Weston Road (behind a wall with gate piers), their private rear gardens, and their relationship with one another (being contemporaneous), that are key (Photos 7 and 8); for the milestone (Fig. 2, **F**), it is its functional situation on and facing Weston Road (Photo 9).

5.4. The Site comprised part of the manorial landholdings of Long Ashton in the post-medieval (and probably also medieval) period (see Section 3.23). It was part of the agricultural estate and not any designed landscape and does not make any specific contribution to the significance of either the Court or the Farm (Fig. 2, **C**, **D**, and **E**). No meaningful association has been identified between any other Listed Building and the Site. The Site is not a location whence any Listed Building is either typically or best appreciated; only the milestone is visible (albeit not distinguishable) from the Site. In sum, the Site is not a key part of the setting of any Listed Building, and as such, no further settings assessment is required.



Photo 7 The Willows (with the neighbouring 108 Weston Road also visible)



Photo 8 108 Weston Road, viewed from the east



Photo 9 Milestone, viewed from the west

- 5.5. Only a small part of Long Ashton Conservation Area extends into the study area (Fig. 2, **K**); it encompasses the historic settlement core and is separated from the Site by c.44ha of predominantly 20th century housing. The Site lies at the westerly built edge of the modern village and makes no contribution to the character or appearance of the Conservation Area. As such, the development proposals would not result in any harm to the Conservation Area through change to its setting.
- 5.6. In the case of the Scheduled Monument of the deserted medieval farmstead and part of a Romano-British field system below The Brake (Fig. 2, **B**), it is clear that its significance is derived principally from the evidential and historical value of the above- and below-ground archaeological remains (comprising house platforms, a holloway, evidence of quarrying, and a lynchet). The Scheduling description states that the lynchet is a relic of an earlier field system '*constructed during the Romano-British period and associated with the Roman small town 800m to the south west [but which] continued in use throughout the medieval period*' (NHLE Ref. 1011979). It is known that a Romano-British field system extended across the fields between Gatcombe Roman settlement and the Site – and in all likelihood, into the Site. It is

very likely that the agricultural hinterland of the medieval farmstead encompassed the sheltered south-facing slopes to its south – and quite possibly, the Site.

5.7. However, no *specific* association with the Site has been discerned. The medieval landscape character has been greatly altered by post-medieval enclosure and the modern growth of Long Ashton. The southerly views from the Scheduled Monument across the Land Yeo river valley incorporate the extensive built development of the modern village within the valley. Based on a review of satellite imagery and the photograph included within the NHLE entry, it would seem that the Site is not distinguishable in these views. Similarly, the earthwork remains of the Scheduled Monument are not visible from the Site due to considerable intervening built form. The Site is not a location whence the Scheduled Monument is either typically or best experienced. It is considered that the Site is not an element of its setting that makes any meaningful contribution to its significance. As such, the development would cause no harm to these remains through change within their setting.

5.8. The Scheduled Monument of Gatcombe Roman settlement (Fig. 2, **A**) is more susceptible to the proposals on account of its proximity to the Site and the strong likelihood of the Site having comprised part of its agricultural hinterland. Thus, it is subject to Steps 2–4 of settings assessment (see below).

Steps 2 – 4: Assessment of setting and potential effects of the development

5.9. Step 2 assesses the degree to which setting contributes to the significance of the heritage assets, or how it allows their significance to be appreciated. 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 or the ability to appreciate it. Finally, Step 4 considers if/how any identified heritage enhancements might be maximised and if/how any identified harm to heritage significance might be minimised.

SCHEDULED MONUMENT OF GATCOMBE ROMAN SETTLEMENT

Significance

5.10. The known character and extent of Gatcombe Roman settlement has already been discussed in Section 3, above, and so will not be repeated here. The NHLE entry states that the area is designated due to its rarity as a small urbanised Roman settlement with associated field systems and evidence of earlier occupation, its potential to advance understandings of contemporary agricultural and industrial

methods and social and economic change, and its group value in forming part of a wider network of Roman sites (NHLE Ref. 1011978). Its significance is derived from the evidential and historical value of its extensive buried archaeological remains – with only discrete areas having been subject to intrusive investigation to date. The 2012/13 works to the west of the Site demonstrated the potential for survival of associated remains outside the previously-designated area; as such, it is possible that the Site may preserve evidence of Late Iron Age and/or Romano-British activity and/or occupation, which may be of high heritage value (see Section 4).

Physical surroundings (what matters and why)

- 5.11. The settlement occupies a south-facing slope overlooking the Land Yeo river valley, on the only land-bridge between Broadfield Down to the south and Failand Ridge to the north. Excavations and geophysical survey have recorded evidence of extra-mural occupation to the west and an irregular aggregate field system to the north and east of the walled town (see Fig. 4). The walled town (if not also the preceding farmsteads) was probably connected to other Roman settlements by several roads (Fig. 5, **3a**, **3b**, **3c**, **3d**; see Section 3.19). As the probable focus of a wider rural estate, its agricultural hinterland and road network would have been important. The Site likely formed part of the same contiguous field system as that revealed in the modern field immediately to its east – but possibly with a Roman road extending through it; there is potential, too, for remains perhaps associated with Late Iron Age occupation and activity, though this has not been confirmed by any archaeological investigations (see Section 4). Of course, the Romano-British landscape character has been greatly altered by post-Roman historic and modern built development and reorganisation of field systems.

Experience (what matters and why)

- 5.12. The settlement is now partially overlain and truncated by modern buildings, Weston Road, and the railway line. There are well-preserved earthworks in the fields to the north and north-east of Gatcombe Court and Gatcombe Farm (though some may be of historic origin (see Section 3.17); but elsewhere, the archaeological resource comprises only buried remains within modern arable and pasture fields between Gatcombe Court and the modern built edge of Long Ashton (Photos 10–13). There is no indication, to either the uninformed or the informed observer, of the presence, nature or extent of the Late Iron Age and Early Roman farmsteads, the Mid/Late Roman walled settlement, or the Roman road network – and very little sense of the Romano-British landscape. The ability to experience and understand the Scheduled

Monument as a multi-phased Romano-British agrarian settlement is accordingly extremely limited. There is intervisibility between the eastern and central parts of the Scheduled Monument and the Site (Photos 14–15), but this is considered to be incidental rather than meaningful.

Contribution of the Site and development effects

- 5.13. It is likely that the Site comprised part of the agricultural estate of the Roman (and potentially the Late Iron Age) settlements at Gatcombe – but it may have included a section of the Roman road from Seamills to Gatcombe. However, the landscape character has since greatly altered: the Site has been a distinct plot from the larger field to its west since at least the mid-18th century and has been in residential use (hosting a dwelling and garden) since the mid-20th century. It does not preserve any visible earthwork remains of Romano-British activity and the intervisibility with the fields to the west does not provide any sense of the Roman landscape. Based on currently-available information, it is considered that the Site is part of the setting of the Scheduled Monument – but that it does not make any *specific* contribution to its significance.
- 5.14. The semi-detached bungalows of 1 and 2 Warren Lane are the only buildings on the west side of Warren Lane. Together with the former Long Ashton Research Station and Derwent Cottages on the opposite side of Weston Road, they constitute the western built edge of Long Ashton. The proposed development will marginally bring out the built edge of the village and bring built form closer to the boundary of the Scheduled Monument. This change to a small part of the immediate setting of the Scheduled Monument, which does not make any *specific* contribution to its significance, is not anticipated to cause harm to its significance. Rather, potential harm to the Scheduled Monument will arise from physical rather than non-physical effects (see Sections 4.9–4.12).



Photo 10 Looking north-west across the eastern and central part of the Scheduled Monument from the junction of Wildcountry Lane with Weston Road



Photo 11 Looking north-west across the central part of the Scheduled Monument from the Weston Road frontage



Photo 12 Looking north across the eastern part of the Scheduled Monument from Weston Road



Photo 13 Looking north-east towards the Site from Weston Road



Photo 14 Close-up view looking north-east towards the Site from Weston Road



Photo 15 Looking west towards the Scheduled Monument from the centre of the Site

6. CONCLUSIONS

- 6.1. This Heritage Desk-Based Assessment has identified possible archaeological constraints to development.
- 6.2. The Site lies adjacent to the Scheduled Monument of Gatcombe Roman settlement, which comprises the earthwork and buried archaeological remains of multi-phased Late Iron Age and Romano-British settlement (most notably, a 4th century AD walled town) and its associated agricultural landscape. The discovery, through geophysical survey and archaeological evaluation undertaken in 2013, of buried remains of the ditches of a 1st–2nd century AD irregular aggregate field system in the field to the west of the Site led to the Scheduled Monument being extended up to the northern and western boundary of the Site. Two partly-excavated ditches of unconfirmed provenance may extend into the Site. In addition, a possible section of Roman road identified by geophysical survey conducted in 2010 in the field to the east of Gatcombe Farm may continue on a similar alignment into the Site. Further archaeological investigation is recommended to more accurately characterise the archaeological resource within the Site.
- 6.3. Due to its proximity to the Site, and the likelihood of the Site having comprised part of its agricultural landscape, the Scheduled Monument was considered potentially sensitive to changes to its setting arising from development within the Site. Detailed settings assessment, comprising Steps 1 to 3 of Historic England’s guidance, has established that the significance of the Scheduled Monument itself is principally derived from the evidential value of its buried archaeological remains. Construction of the proposed development would not impact upon any buried remains within the designated area of the Scheduled Monument – but would truncate any associated buried remains within the Site. However, in terms of change above-ground, the principle of further built development in proximity of the Scheduled Monument is not anticipated to cause harm to its significance.
- 6.4. It is recommended that consultation is undertaken with the heritage advisors at North Somerset Council and Historic England, to establish the scope of additional archaeological work to further inform the determination of the planning application. It is not necessarily the case that development is unfeasible – but fieldwork is required to confirm the presence, nature, extent and precise significance of buried archaeological remains within the Site, to establish the contribution they may make

to the significance of the Scheduled Monument, and to more accurately assess the impact of development upon the significance of both the known and potential archaeological remains. If an overriding constraint to development is not identified, then an appropriate mitigation strategy may be put in place. However, it should be noted that potential has been identified for remains associated with the Scheduled Monument, and whilst such remains would probably retain relatively limited evidential value in and of themselves, their association with the recorded remains of the Scheduled Monument (i.e. their group value) would increase their significance and their sensitivity to development.

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Cartographic sources (consulted online, and as photographs taken during 2012 visits to Bristol Archives and the Somerset Heritage Centre)

1820	Enclosure Map and Award for Long Ashton
1826	Map of the Manor Long Ashton
1827	Map of the Manor Long Ashton
1843	Tithe Map and Apportionment for Long Ashton
1884	Ordnance Survey County Series for Somerset, 1:2,500
1903	Ordnance Survey County Series for Somerset, 1:2,500
1920	Ordnance Survey County Series for Somerset, 1:10,560
1931	Ordnance Survey County Series for Somerset, 1:2,500
1955–61	Ordnance Survey Plan, 1:10,560
1977–78	Ordnance Survey Plan, 1:2,500

Aerial photographs (consulted in person at Historic England Archives, specifically for this assessment)

4 December 1946	RAF/CPE/UK/1869
26 April 1947	RAF/CPE/UK/2026
22 January 1948	RAF/CPE/UK/2433
22 May 1948	RAF/541/41
26 June 1960	OS/60062
16 August 1960	OS/60070
26 July 1963	RAF/543/2332
13 January 1966	RAF/58/7185
25 September 1970	OS/70404
1 November 1970	ST 5269 / 1–9 inclusive
7 June 1975	OS/75201
26 April 1989	OS/86089
18 June 1989	OS/89299
13 March 1995	OS/95030
15 March 2000	OS/00018
14 February 2001	OS/01944B

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

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 1st 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 (2018) and within Conservation Principles (see Section 2 above). In such cases, the establishment of 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 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: A Historic England Advice Note’ (Historic England 2016).

Heritage Statute: 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 (2018) 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.

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.

National heritage policy: the National Planning Policy Framework ('NPPF')

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'* (NPPF (2018), Annex 2).

The NPPF (2018), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic, or historic. Historic England's 'Conservation Principles'

(2008) looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’ (see below).

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 (2018), Annex 2).

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 (2018), 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 (2018) 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 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 (2018) 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.'*

[Development Plan: North Somerset Local Plan 2006–2027](#)

The Local Plan was adopted in 2017 and guides development within the region up to 2027. It comprises the Core Strategy and the North Somerset Sites and Policies Plan Part 1: Development Management Policies. Extracts of policies relevant to this assessment are cited below.

Policy CS5 Landscape and 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 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.'

Policy DM4 Listed Buildings

'Development will be expected to preserve and where appropriate enhance the character, appearance and special interest of the listed building and its setting. ... In some cases contributions may be sought towards enhancement of the setting of the listed building in order to mitigate other unavoidable harm caused. ... Applicants should provide the council with sufficient information to enable an assessment to be made of the impact of the proposals on the special architectural or historic interest of the Listed Building and its setting.'

Policy DM6 Archaeology

'Archaeological interests will be fully taken into account when determining planning applications.'

Where an initial assessment indicates that the development site includes or has the potential to include heritage assets with archaeological interests, the council will seek an archaeological assessment and field evaluation. This is to establish the extent and importance of the remains and the potential harm of the proposals to their significance before the planning application is determined. An initial field evaluation as opposed to a desk-based assessment will only be required where necessary.

It is nearly always preferable that archaeological remains are preserved 'in situ' as even archaeological excavation means the total destruction of evidence, apart from removable artefacts. In some cases, applicants will be required to modify their proposal to take account of the archaeological remains, for example by using foundations which avoid disturbing the remains or by the careful siting of landscaped or open areas.

In cases where the council decides that it is not necessary to preserve remains 'in situ', developers will be required to make appropriate and satisfactory provision for the excavation and recording of the remains before development commences. Planning conditions will be attached to the grant of planning permission requiring an approved programme of archaeological work to be undertaken before development commences, which may include the submission of geotechnical information. Alternatively, legal agreements may be sought with developers, before permission is granted, to excavate and record the remains and to publish the results.

Where archaeological assets are considered to be at risk, the council will seek to secure their protection to prevent continued deterioration.'

Policy DM10 Landscape

'All development proposals should:

...Be carefully integrated into the natural, built and historic environment, aiming to establish a strong sense of place, respond to local character, and reflect the identity of local surroundings, whilst minimising landscape impact.

... Respect the character of the historic landscape including features such as field patterns, watercourses, drainage ditches, stone walls and hedgerows...'

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 (2018). 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 that *‘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). Page 3 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’.*

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 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’*, with regard to 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’*. Paragraph 37 notes 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.’* Paragraph 39 notes 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 (2018) 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’ (2008) expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value, historical value, aesthetic value, and communal 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 (2018) 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 14). 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 (2018) 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 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

Paragraph 197 of the NPPF (2018) 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

Our Ref.	<u>NHLE Ref.</u> HER Ref. HEA Ref.	Description	Period
DESIGNATED HERITAGE ASSETS			
A	<u>1011978</u> MNS5606 MNS593 MNS679 MNS8990 197955 198584	Scheduled Monument of the buried archaeological remains of a Roman settlement, part of an associated field system, and an earlier Iron Age settlement.	Iron Age to Roman
B	<u>1011979</u> DNS295 MNS685	Scheduled Monument of the buried archaeological remains of a deserted medieval farmstead and part of an earlier Romano-British field system.	Romano-British to Medieval
C	<u>1137925</u> MNS1719 MNS872	Grade II* Listed Building of Gatcombe Court.	Medieval to Post-medieval
D	<u>1320648</u>	Grade II Listed pair of gate piers, gates, flanking walls and central flight of steps to the south of Gatcombe Court.	Post-medieval
E	<u>1129843</u> MNS873 513325	Grade II Listed Building of Gatcombe Farmhouse.	Post-medieval
F	<u>1129040</u> MNS4764	Grade II Listed milestone at the junction of Weston Road with Wildcountry Lane.	Post-medieval
G	<u>1129039</u> MNS4763 513331	Grade II Listed Building of The Willows with flanking walls.	Post-medieval to Modern
H	<u>1129038</u>	Grade II Listed Building of 108 Weston Road.	Post-medieval to Modern
I	<u>1146347</u> MNS5012	Grade II Listed Building of 42 Weston Road.	Modern
J	<u>1146371</u>	Grade II Listed Building of 15 Weston Road.	Post-medieval to Modern
K	No ref.	Long Ashton Conservation Area.	Post-medieval to Modern
NON-DESIGNATED HERITAGE ASSETS			
1	MNS597	Scatter of flints recorded in the field to the south of the railway line on the east side of Wildcountry Lane.	Prehistoric
2	MNS686	Area of linear earthworks to the north of The Brake, which have been interpreted as the remains of a later prehistoric field system.	Prehistoric
3	<u>1326601</u> <u>1326610</u> <u>984183</u> <u>1009123</u>	Possible alignments of Roman roads: running from Gatcombe to Dundry (3a); Seamills to Gatcombe (3b); Gatcombe to Abbots Leigh (3c); Sea Mills to Hornblotton via Gatcombe (3d).	Roman

Our Ref.	<u>NHLE Ref.</u> HER Ref. HEA Ref.	Description	Period
4	MNS4765	Area of earthworks on the east side of the footpath continuation of Warren Lane, which have not been interpreted by the HER.	Medieval
5	MNS4766	Area of earthworks to the north of Fenn's Wood, which have been interpreted as the remains of a medieval field system.	Medieval
6	MNS4975 MNS6010 MNS1196	Evidence of post-medieval rabbit warrens, quarrying, and lime-working at Fenn's Wood and The Brake.	Post-medieval
7	MNS8991	Evidence of medieval, post-medieval and modern agricultural activity, in the fields outlying the Site.	Medieval to Modern
8	MNS6035	Site of Fennswood Farm, which appears to have been wholly demolished to make way for new housing.	Post-medieval
9	1359290	Line of the Bristol and Exeter Railway, which was completed in 1842.	Modern
10	MNS7655	Original site of the Long Ashton Research Station. One of the main buildings survives and is now used as a children's nursery.	Modern
11	MNS3914 1427655 MNS4500 MNS3866 MNS7832 MNS4272 MNS4275	Former battle headquarters of the 7th Battalion (Long Ashton) Somerset Home Guard (complete with former carrier pigeon loft) (11a); associated Royal Observer Corps post (11b); air raid warden's post (11c); and air raid shelter (11d).	Modern
12	MNS7829 MNS7830	World War Two Anderson Shelters located within the plot of 2 Warren Lane (12a) and set into the hillside to the north of Gatcombe Cottage (12b). Their survival has not been confirmed for this assessment.	Modern

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