

LAND AT LYNCHMEAD FARM, EBDON ROAD, WICK ST LAWRENCE, WESTON-SUPER-MARE, NORTH SOMERSET

(Centred on NGR ST 3583 6430)

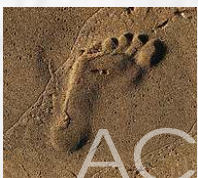
Historic Environment Assessment

Prepared by:
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On behalf of:
Mead Realisations Ltd

Report No: ACD1953/1/0

Date: April 2019



archaeology

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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Summary

This historic environment assessment has been prepared by AC archaeology in March and April 2019 as supporting information for a forthcoming planning application for a new residential development on land at Lynchmead Farm, Ebdon Road, Wick St Lawrence, Weston-super-Mare, North Somerset (centred on NGR ST 3583 6430).

The proposed development site is located within agricultural land to the north of Ebdon Road, within the parishes of Wick St Lawrence and Kewstoke. There are currently no records within the proposed development site on the North Somerset Historic Environment Record, although there is an entry relating to the findspot of Romano-British pottery immediately beyond its southern boundary.

A geophysical survey of the site, undertaken as part of this assessment, has identified a total of 14 magnetic anomaly groups indicating that buried archaeology is likely to be present within the site, although this is likely to predominantly relate to former field division and water management.

The proposed development site is located approximately 185m to the northwest of the medieval motte at Castle Batch, which is designated as a Scheduled Monument, as well as near the historic settlements at Lynchmead Farm and Ebdon. The Avon Historic Landscape Characterisation project has characterised the land within the southern part of the site as 'late medieval enclosed open fields created by local arrangement and exchange' indicating that it is likely to have formed part of the agricultural landscape surrounding the nearby settlements at this date.

An appraisal of designated heritage assets has been carried out using the methodology outlined in The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition). It is considered that the proposed development would not affect any of the aspects of setting that contribute towards the significance of the designated heritage assets within the study area and will not be visible within any of the key views that allow that significance to be appreciated.

1. INTRODUCTION (Fig. 1)

- 1.1** This historic environment assessment has been prepared to provide supporting information for a forthcoming planning application for a new residential development on land at Lynchmead Farm, Ebdon Road, Wick St Lawrence, Weston-super-Mare, North Somerset (ST 3583 6430). It has been commissioned by Walsingham Planning on behalf of Mead Realisations Ltd and prepared by AC archaeology in March and April 2019.
- 1.2** The proposed development site is located within agricultural land to the north of Ebdon Road, within the parishes of Wick St Lawrence and Kewstoke. It comprises an area of five hectares that lies between 5m and 6m aOD (above Ordnance Datum). The site is bounded by agricultural land to the north, east and west and by Ebdon Road and a group of residential buildings to the south. The location of the site is shown on Fig. 1.
- 1.3** The underlying solid geology comprises interbedded mudstone and limestone of the Blue Lias Formation, a sedimentary bedrock formed approximately 191 to 210 million years ago in the Jurassic and Triassic periods when the local environment was dominated by shallow lime-mud seas. Tidal Flat Deposits comprising clay, silt and sand are also recorded within the proposed development site and formed up to 2 million years ago in the Quaternary period when the local environment was dominated by shorelines (British Geological Survey 2019).

2. LEGISLATION AND GUIDANCE

2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to this development may be summarised as follows:

Statutory

2.2 Scheduled Monuments, as defined under the *Ancient Monuments and Archaeological Areas Act 1979* are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under *The Ancient Monuments (Class Consents) Order 1981*, as amended by *The Ancient Monuments (Class Consents) Order 1984*, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Ancient Monument require consent from the Secretary of State for the Department for Digital, Culture, Media and Sport.

2.3 Listed Buildings are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 66 of the Act requires that 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Planning policies pertaining to Listed Buildings are set out within District Council Local Plans and County Council Plans.

The National Planning Policy Framework

2.4 General policy and guidance for the conservation of the historic environment are now contained in Chapter 16 (Paragraphs 184 - 202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2019). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 67). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*).

2.5 The following policies are relevant to this scheme:

Paragraph 184

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include,

heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190

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

Paragraph 191

Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 192

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

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

Paragraph 193

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

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

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

Footnote 63: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Paragraph 195

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Paragraph 196

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

Paragraph 197

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

Paragraph 198

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 199

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Historic Hedgerows

- 2.6 Hedgerows of historical and archaeological importance are afforded protection under *The Hedgerow Regulations 1997*, section 97 of the *Environment Act 1995*. The criteria for determining 'important' hedgerows is set out in Part II of Schedule 1 of the regulations.

Local Authority Plan and District Policies

- 2.7 Policies for the management and protection of the historic environment of North Somerset are contained in the *North Somerset Core Strategy* (adopted January 2017). The relevant policies are set out below:

Policy CS5: Landscape and the historic environment

Landscape

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

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

Historic environment

The council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local 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 townscape and sea fronts in Weston and Clevedon.

- 2.8 Additional policies relating to the management of archaeology and cultural heritage are set out in the *Development Management Policies Sites and Policies Plan Part 1*, which was adopted in July 2016. The relevant policies are set out below:

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. Opportunities will be sought to repair or remove harm caused from past unsympathetic alterations and additions.

In some cases contributions may be sought towards enhancement of the setting of the listed building in order to mitigate other unavoidable harm caused.

Where a building is identified to be at risk the council will seek to secure the protection of the building to prevent its continued deterioration, such as through the use of enforcement powers to protect the building.

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. A high standard of design and detailing will be expected where alterations to a Listed Building are proposed.

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 DM7: Non-designated heritage assets

When considering proposals involving non designated heritage assets the council will take into account their local significance and whether they warrant protection where possible from removal or inappropriate change including harm to their setting.

3. AIMS AND METHODOLOGY

- 3.1** The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (updated January 2017) and the NPPF.
- 3.2** The scope of the study has included designated heritage assets, non-designated heritage assets and other historic environment data. The study area comprises a 1km radius surrounding the proposed development site for historic environment data and previous archaeological work.
- 3.3** The information derived from the study has been used:

- To identify any heritage assets recorded within the boundaries of the site;
- To assess the potential for the discovery of additional heritage assets within the boundaries of the site;
- To assess the significance of any heritage assets potentially affected by the development; and
- To consider possible effects, whether adverse or positive, of the scheme on identified heritage assets and on the significance of these assets, in particular the impact on buried archaeological remains within the site and on the settings of designated sites nearby.

3.4 The following data sources have been examined:

- Archaeological records, historic building information and other relevant cultural heritage data held by the North Somerset Historic Environment Record (HER);
- Historical cartographic and documentary information held online;
- Historic England National Heritage List for England (NHLE) website;
- British Geological Survey online database;
- North Somerset Interactive Map; and,
- Other relevant published or unpublished information.

3.5 The results of the searches are discussed in Sections 4 and 5 below. All historic environment data is summarised in Appendix 1 and depicted on Fig. 1. Relevant extracts of historic maps are included in Appendix 2.

3.6 This assessment has provided a summary of all recorded historic environment data within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

3.7 A site inspection was undertaken on the 19th March 2019.

Assessment of Significance

3.8 Advice on the criteria to be used in assessing the significance of heritage assets is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* (2015), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The NPPF also includes the criteria of architectural and artistic value, and states that setting can also contribute to an asset's significance.

3.9 The ranking of significance used in this assessment considers the English Heritage (now Historic England) 2008 criteria, but expresses the results using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in Paragraphs 189, 190 and 193 of the NPPF. The ranking is presented in Table 1 below.

SIGNIFICANCE (VALUE)	FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Grading of the significance (value)

Assessment of Settings

- 3.10** Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment, is contained within Historic England's *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017), in particular Sections 10-13 which identify views which may add to the significance of heritage assets, and assets which were intended to be intervisible.
- 3.11** Any potential impacts of the proposed scheme on the settings of heritage assets have been assessed in accordance with the methodologies outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)* as set out below:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess 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

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Assessment of Effects on Significance

- 3.12 In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

4. HISTORIC ENVIRONMENT DATA WITHIN THE 1KM STUDY AREA (Fig. 1 and Appendix 1)

Designated Heritage Assets

- 4.1 There is a total of five designated heritage assets within the 1km study area surrounding the site. These comprise one Scheduled Monument, one Grade II* Listed Building and 3 Grade II Listed Buildings. None of the designated assets fall within the site itself.
- 4.2 There are no World Heritage Sites, Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the study area.

Scheduled Monuments

- 4.3 The medieval motte at Castle Batch (Site 1) is located 525m to the southeast of the proposed development site and comprises an artificial mound approximately 3m high, a maximum diameter of 42m and surrounded by a ditch ranging from 8m to 10m in width, from which material was quarried during its construction. The motte is situated on a low carboniferous limestone ridge overlooking the surrounding levels. There is a hollow area approximately 1m deep within the top of the mound and a possible entrance situated on the north side of the monument. There is no evidence for a bailey associated with the motte, although the surrounding area has been landscaped during the recent past, possibly obscuring further archaeological remains. The motte at Castle Batch represents a rare survival in this area (<https://historicengland.org.uk/listing/the-list/list-entry/1011131>).

Listed Buildings

- 4.4 Newtons (Site 2) is a Grade II* Listed former farmhouse, now domestic house, located approximately 730m to the southwest of the proposed development site. The building has 17th century origins and 19th century additions and holds a group value with the associated 18th century gate piers (Site 4) to the southeast which are designated as a Grade II Listed Building. To the west of Newtons is a Grade II Listed Building (Site 3) that has a 17th century origin as cottages but is now a ballroom.
- 4.5 The Grade II Listed Ebdon Bow Bridge (Site 5) is located approximately 500m to the northeast of the proposed development site and is a late 18th or early 19th century single span bridge over the River Banwell.

Non-designated Heritage Assets and other Historic Environment Data

- 4.6 There is a further 26 records on the North Somerset HER within the 1km study area. These records are described in detail in Appendix 1 and briefly discussed below by chronological period. There are currently no sites of Palaeolithic, Mesolithic or Neolithic date within the study area.

Bronze Age (c. 2,300 BC - c. 600 BC)

- 4.7 The remains of a possible Bronze Age barrow (Site 6) has been identified on a ridge approximately 715m to the northeast of the proposed development site.

Iron Age to Romano-British (c. 600 BC - c. AD 410)

- 4.8 There are four records relating to findspots of Romano-British pottery (Sites 7-10) within the landscape to the south and southeast of the proposed development site, one of which (Site 8) is located immediately to the south of the site. Pottery of Iron Age date was also recovered from an area to the east of Castle Batch (Site 7).

Early Medieval/Anglo-Saxon to Medieval (AD 410 - AD 1540)

- 4.9 A series of banks and linear depressions have been identified from aerial photographic evidence and are likely to represent the remains of a medieval strip field system within the landscape to the north of the proposed development site (Site 11).

Post-medieval (AD 1540 - AD 1900)

- 4.10 The route of the Weston, Clevedon and Portishead Light Railway (Site 21) crosses through the southeast part of the study area. The railway was operational in 1897, extended to Portishead 10 years later, and closed in 1940.

- 4.11 A number of the records within the study area relate to buildings or structures that have been identified from historic maps. Four farmsteads are recorded within the study area (Sites 13-16), as well as three historic barns (Sites 17-19), a Methodist chapel (Site 20) and three marker stones (Site 23-25). A pond is also marked on the Ordnance Survey map of 1936 (Site 22) in an area to the south of Castle Batch.

- 4.12 There is also a record relating to a house of post-medieval date that was formerly listed and is situated to the southwest of Bamfield Farm (Site 12).

Modern (1901 - Present)

- 4.13 There are currently no records of modern date within the study area on the North Somerset HER.

Undated

- 4.14 The North Somerset HER also holds records relating to core settlements that have been identified from late 18th and early 19th century maps and which may preserve medieval or earlier boundaries. These comprise the settlements at Castle Batch (Site 26), Lynchmead Farm (Site 27) and Ebdon (Site 28).

- 4.15 Drainage ditches forming three sides of a moat around a building (Site 30) are recorded to the north of Ebdon Farm and have the potential to be medieval in date. The site of a ruinous building is shown on the First Edition Ordnance Survey map of 1885 and may represent a former barn (Site 29) to the southwest of the site.

- 4.16 A series of marks visible in the crop of a field approximately 185m to the south of the proposed development site may represent ditches and pits relating to a potential D-shaped enclosure (Site 31). Although currently of an unknown date it is possible that these represent the site of a potential prehistoric settlement.

Previous Fieldwork within the Study Area

- 4.17** Several phases of archaeological fieldwork have been undertaken within the landscape to the east of the proposed development site as part of the Weston Urban Villages Strategic Flood Solution. This initially comprised a desk-based assessment and geophysical survey (North Somerset HER Ref. ENS2111), undertaken in 2012. A subsequent evaluation and excavation, undertaken in 2015, targeted the anomalies identified by the geophysical survey which comprised a concentration of linear features thought to relate to an enclosure. The excavation was based on the presence of a concentration of archaeological features in one of the trenches, and exposed evidence for previously-unknown medieval occupation on the site. No structural remains were present within the areas investigated, but a large and varied finds assemblage dating from the 11th to 14th centuries was recovered and is considered to demonstrate that the activity exposed was related to domestic occupation. Recovered daub, imported stone rubble, an iron staple and nails are thought to indicate that a building of some form was likely to have been once close to the area investigated (ENS2019; Hughes and Payne 2016).
- 4.18** Several phases of work have been undertaken at the motte at Castle Batch. This includes desk-based research (ENS1168 and ENS1617) and field visits (ENS570 and ENS817). A trial trench evaluation comprising two trenches was undertaken along or close to the line of an old field boundary to the southwest of the castle (ENS859) but no further information on this work is available. A geophysical survey was undertaken within the castle grounds in 2011 (ENS1914). The survey has not confirmed the presence of a bailey attached to the motte, although the results showed a high resistance feature along the line of a previously observed lidar feature. Unfortunately, this line also roughly represents a geological boundary, so although the feature resembles a bailey wall badly eroded by ploughing, a geological explanation cannot be ruled out.
- 4.19** A desk-based assessment was also undertaken at Worle Crematorium and Cemetery (ENS1707) in 2011 and field survey has been undertaken in the study area by the Committee for Rescue Archaeology in Avon, Somerset and Gloucestershire (ENS171), but the HER does not hold any further information relating to this work.

Geophysical Survey of the Site, undertaken in 2019 (Fig. 2)

- 4.20** A magnetometer survey was undertaken within the site in March 2019 (Edwards 2019). A total of 14 magnetic anomaly groups was identified, indicating the potential for buried archaeological deposits within the site. One of the groups (Group 1) corresponds with a former land drain depicted on historic mapping which was infilled sometime after 1991. Several groups (Groups 2, 7, 8 and 10) may also represent former field drains that have been infilled with stony material. Anomaly Group 6 relates to a series of north-south aligned parallel linear anomalies that are likely to represent either cultivation marks or land drainage. Anomaly Group 3 may represent a stony bank with flanking ditches, while anomaly Group 5 may represent a small pit. Five of the groups (Groups 4, 9, 11, 12 and 14) may represent linear or curvilinear ditches, although a natural origin is possible. Group 13 is likely to represent modern rubble or made ground.

5. HISTORICAL DEVELOPMENT OF THE AREA (Appendix 2)

Introduction to Map Progression

- 5.1** This section of the report is based on a map progression exercise undertaken on a series of historic maps and other historic documents relating to the proposed development site. Research has been conducted using maps available online. Extracts of relevant maps are included here as Appendix 2.

Worle Tithe Map, 1840 and Apportionment, 1839 (Appendix 2: Map 1)

- 5.2** At the time of the tithe survey the land within the proposed development site formed part of seven plots (Plots 791-793, 810, 816, 818 including one unnumbered and annotated 'Kewstoke Parish'). The tithe apportionment records that the land within Plot 791 was in arable use, with

the remaining land comprising pasture and with the plots under various ownership. Much of the surrounding land appears to be in agricultural use and the village of Ebdon is depicted further to the northeast.

5.3 Tables 3 and 4 below are extracts from the Worle and Kewstoke tithe apportionments of 1839 and show all the relevant fields, both within and adjacent to the site, including information relating to plot numbers, ownership, land use and a name or description of the plot.

Plot Number	Land Owner	Occupier	Name and Description of Land and Premises	Land Use
Plots within the proposed development site				
791	Joliff, Robert	Reeves, Josiah	Lewins Well	Arable
792	Jenkins, Reverend Stiverd and Williamson, Reverend Martha	White, William	Strode Field	Pasture
793	Joliff, Robert	Reeves, Josiah	The Five Acres	Pasture
810	Barrow, John and Barrow, Edward	Plavitor, William	Salt Hams	Pasture
816	Joliff, Robert	Reeves, Josiah	Home Ground	Pasture
818	Joliff, Robert	Reeves, Josiah	The Two Acres	Pasture
Plots surrounding the proposed development site				
738	Leman, Mary	Reeves, Josiah	The Ten Acres	Pasture
740	Thayer, George	Himself	Castle Ten Acres	Pasture
741	Gabriel, Samuel	Sheppard, Henry	May's Ground	Pasture
743	Hammitt, Richard	Sheppard, Henry	Castle	-
744	Stephens, Edward	Printer, Isaac	New Inclosure	Pasture
745	Stephens, Edward	Printer, Isaac	Lewins Well	Pasture
750	Stephens, Edward	Printer, Isaac	Balls Tyning	Pasture
790	Stephens, Edward	Printer, Isaac	Cookele Acre	Pasture
794	Watts, Thomas	Sheppard, Henry	Strode Paddock	Arable
795	Segars, John	Himself	Strode Paddock	Arable
796	White, William	Himself	Strode Paddock	Arable
797	Segars, John	Himself	Strode Paddock	Arable
798	Fisher, John	Segars, John	Strode Paddock	Arable
799	Stephens, Edward	Printer, Isaac	Hither Three Acres	Arable
811	White, William	White, George	Orchard	Orchard
812	Tripp, Sidney	Tripp, Sidney	Orchard	Orchard
813	Tripp, Sidney	Tripp, Sidney	House and Garden	Garden
814	White, William	White, William	House and Carpenters Shop	-
815	Segars, John	Wakely, Nathan	House, Garden and Orchard	Garden
817	Joliff, Robert	Reeves, Josiah	House, Barton and Garden	-
819	Joliff, Robert	Reeves, Josiah	The Two Acres	Pasture
820	Hewlett, Joseph	Sheppard, Henry	Six Acre Orchard	Orchard

Table 3: Details from the Worle tithe apportionment, 1839

Plot Number	Land Owner	Occupier	Name and Description of Land and Premises	Land Use
Plots within the proposed development site				
614	Councill, Richard	White, William	Lewins Well	Pasture

Table 4: Details from the Kewstoke tithe apportionment, 1839

5.4 Plot 810 in the northern part of the site is recorded as 'Salt Hams' within the tithe apportionment, with the prefix 'salt' alluding to land from which salt was extracted or which was connected with this industry in some way (Field 1989, 191). The 'ham' element of the field name is likely to relate to an enclosure or land beside a river (*Ibid*, 96). The field names 'Lewins Well' within Plots 791 and 745 of the Worle tithe apportionment and Plot 614 of the Kewstoke tithe apportionment may relate to land near a well or spring, although no features are depicted within the vicinity on the

tithe maps. The 'ball' element of the field name 'Balls Tynning' within Plot 750 may indicate 'land by a boundary mound' (Field 1989, 11).

- 5.5 The name element 'castle' within the field names of Plots 740 and 743 is likely to reflect the proximity of this land to the motte at Castle Batch. It is, however, possible that these field names also relate to the possible prehistoric settlement recorded in the North Somerset HER within this area (see Site 31).
- 5.6 A small square structure is depicted within the northeast corner of Plot 614 of the Kewstoke tithe map and is also marked on the plot labelled as 'Kewstoke Parish' on the Worle tithe map.
- 5.7 A house, barton and garden is recorded within Plot 817, to the southeast of the site, while the group of buildings to the south comprise a house and garden (Plot 813), a house and carpenters shop (Plot 814) and a house, garden and orchard (Plot 815) with further orchards to the north (Plots 811 and 812).

The First Edition 25-inch Ordnance Survey map, 1885 (Appendix 2: Map 2)

- 5.8 This map shows that there have been some changes to the layout of the land within the proposed development site since the tithe map of 1840. Several field boundaries have been removed from the western part of the site to create larger fields. The small square structure depicted in the northeast corner of Plot 614 on the Kewstoke tithe map is no longer depicted, although a rectangular agricultural enclosure is now shown in this location. Several orchards are depicted in the landscape surrounding the site, with a particular concentration in the village of Ebdon to the northeast.

The Second Edition 25-inch Ordnance Survey map, 1903 (Not reproduced)

- 5.9 The Second Edition 25-inch Ordnance Survey map of 1903 depicts no change to the layout of the land within the proposed development site since 1885.

Post-War Ordnance Survey maps (Not reproduced)

- 5.10 By the Ordnance Survey 1:2,500 plan of 1972-1974 the houses and associated outbuildings beyond the southeast corner of the proposed development site have been demolished. Additional buildings are depicted within the north-south aligned plot to the south of the site and on the north side of Ebdon Road by this date and are labelled as Poplar Cottage, Nut Tree Cottage and Lynchmead. Additional buildings are also shown within the plot to the north of these. The site remains part of an agricultural landscape until the late 20th/early 21st century when extensive residential development was built to the south of Ebdon Road.

Aerial Photographs

- 5.11 An RAF aerial photograph taken in the 1940s depicts a similar layout of land within the proposed development site to that of the Worle tithe map, although the rectangular enclosure in the northeast corner of the plot in the southwest part of the site corresponds with the layout depicted on the later First Edition 25-inch Ordnance Survey map. Numerous drainage channels are visible throughout the proposed development site, some of which correspond with the former field boundaries shown on the tithe map, while others relate to geophysical anomalies such as the north-south aligned drainage ditches in the southwest corner of the site (anomaly group 6). East-west aligned drainage ditches are also visible in the plot within the northern part of the site (Plot 3) and north-south aligned ditches within the plot to the south of this (Plot 4).

Lidar Data

- 5.12 Lidar data available from the Environment Agency was consulted as part of this assessment (<https://environment.data.gov.uk/>). Numerous north-south aligned drainage features are visible in the data in the two fields within the southern part of the site and east-west aligned ditches are visible within the northeast field. A raised earthwork is also visible on an east-west alignment

extending from the eastern boundary of the site and is likely to represent a spoil heap from the construction of the industrial units to the south which were built in the early 21st century.

Historic Landscape Characterisation

- 5.13** The Avon Historic Landscape Characterisation (HLC) mapping project has characterised the land within the southern part of the proposed development site as 'late medieval enclosed open fields created by local arrangement and exchange'. This is the most common category within Somerset. The enclosure of open fields by this method began in the 15th century, reaching completion by the end of the 17th century. The characteristics of this type of enclosure consist of relatively small fields generally following the lie of the natural contours of the land. The field boundaries often preserve the outlines of the older open field systems and include 'dog-leg angles', such as those within the site, where neighbouring strips have been amalgamated (Chapman 1997).
- 5.14** The car parking area to the north of the industrial estate buildings and the field in the northeast part of the site are characterised as post-medieval irregular fields which are described as irregular shaped fields enclosed from anciently enclosed moors in the 15th to 17th centuries. Much of the landscape to the north of the site also forms part of this classification. The land to the south of the site is characterised as 20th century settlement. The settlements of Lynchmead Farm and Ebdon are characterised as 'core settlements' while there is an area of 'Post-medieval (15th – 17th centuries) organised enclosure of anciently reclaimed inland moors' to the east of Lynchmead Farm (<http://map.n-somerset.gov.uk/her.html>).

6. SITE INSPECTION (Fig. 1; Plates 1-8)

- 6.1** The purpose of the field visit was to provide a familiarisation of the land-use and topography of the proposed development site, to visually check any recorded heritage assets within its boundaries and wider study area and was an opportunity to identify evidence for any previously unrecorded assets in the form of earthworks, soil exposures, artefacts or standing remains. The field visit was undertaken on the 19th March 2019 when the weather was overcast but with good visibility for distant views.
- 6.2** The proposed development site comprises four pasture fields (Plots 1-4) on the north side of Ebdon Road and surrounding a group of residential properties. It also includes an asphalt-covered car park (Plot 5) on the north side of the small industrial estate immediately to the southeast of the site.

Plot 1

- 6.3** This plot is located in the far southwest corner of the proposed development site and was accessed via a metal farm gate in the eastern boundary of the field. The topography of the plot is generally flat, although a series of drainage furrows aligned roughly north-south is evident as earthworks within the field (Plates 1 and 2). The field is bounded by low hedgerow on all sides, the hedgerow forming the northern boundary is within a drainage channel (rhyne) dividing the plot from the adjacent one to the north (Plot 2). Along the western boundary of the field there is a telegraph pole with overhead wires aligned east-west.
- 6.4** There are views from Plot 1 to the north, northeast and west into the adjoining agricultural fields. Views to the east and south are restricted by the residential properties along Ebdon Road (Plate 2). To the southwest there are views into the Ebdon Road cemetery gardens.

Plot 2

- 6.5** This plot is in the northwest corner of the proposed development site and was accessed via a metal farm gate within the eastern boundary. The plot is part of a flat pasture field bounded by a low hedge with some sporadic mature trees, although the southern end of the eastern boundary

comprises modern fencing. Drainage channels (rhynes) bound the field to the west, north and south.

- 6.6** From Plot 2 there are views to the north, northeast and west into the adjoining agricultural fields. Views to the south and southeast are restricted by the residential properties along Ebdon Road (Plate 3).

Plot 3

- 6.7** The southern end of this field forms the northeast corner of the proposed development site and was accessed via a metal farm gate in the low hedgerow forming the southern boundary of the field. It comprises an irregular shaped pasture field bounded to the north, east, west and southwest by low hedges and sporadic mature trees set within drainage channels (Plate 4). The topography of the field is generally flat with only gentle undulations. In the southeast corner a raised earthwork bank relating to a modern spoil heap is evident (Plate 5).

- 6.8** From Plot 3 views to the north, northeast and northwest are of the surrounding agricultural fields. The buildings forming the small industrial unit along Ebdon Road are visible within views to the southeast (Plate 5), while views to the south are restricted by the residential properties along Ebdon Road. There are longer distance views to the southwest across agricultural fields and residential developments to the hills beyond.

Plot 4

- 6.9** This plot was accessed via a wooden gate in the southern boundary adjacent to Ebdon Road. It comprises a small, flat, roughly rectangular pasture field (Plate 6) divided from Plot 3 by a drainage channel along the northern boundary. The eastern and southern boundaries of the plot comprise modern fencing and scrub, while the western boundary is a low hedge and sporadic trees behind modern garden fencing, with the properties on the north side of Ebdon Road beyond. A row of wooden telegraph poles crosses the northern part of the field on an east-west alignment.

Plot 5

- 6.10** Plot 5 is an asphalt-surfaced car parking area associated with, and to the rear of, the small industrial unit on the north side of Ebdon Road (Plate 7). The northern and eastern boundaries of this plot comprise hedges. There is a wooden telegraph pole in the northeast corner and overhead wires extend into Plot 4 to the west.
- 6.11** The motte at Castle Batch (Site 1) is not visible from the land within the proposed development site (Plate 8) due to the intervening residential development.

7. ARCHAEOLOGICAL POTENTIAL

- 7.1** The geophysical survey undertaken on the site in March 2019 has identified a total of 14 magnetic anomaly groups indicating that buried archaeology is likely to be present within the proposed development site. The majority of the anomalies are likely to relate to former field division and features relating to water management.
- 7.2** There are currently no records within the proposed development site on the North Somerset HER, although evidence from historic maps has indicated that there was formerly a small square structure within the northeast corner of former tithe Plot 614. Below-ground archaeological deposits associated with this former structure within the northeast boundary of Plot 1 could not be determined from the results of the geophysical survey.
- 7.3** The field name 'Salt Hams' within the northern part of the site (former tithe Plot 810) may allude to land from which salt was extracted or which was connected with this industry in some way.

There is currently no further evidence for salt working in the study area, although it was an important industry within the North Somerset Levels from the Roman period onwards. It is possible that localised below-ground archaeological deposits relating to this former land-use may be present within the site based on this field name evidence, although the geophysical survey has not provided any further evidence for this.

- 7.4** The North Somerset HER holds a record relating to the findspot of Romano-British pottery immediately beyond the southern boundary of the site. There are further records relating to findspots of Iron Age and Romano-British pottery within the landscape to the south and southeast of the site, and a possible D-shaped enclosure of potential prehistoric date has been identified 185m to the south. A possible Bronze Age barrow has been identified within the northeast part of the study area, but there is currently no evidence for a contemporaneous settlement within this landscape. The small number of records relating to prehistoric and Romano-British settlement within the study area on the North Somerset HER may though reflect the lack of archaeological fieldwork undertaken within the vicinity of the site as opposed to an absence of evidence within this landscape.
- 7.5** The medieval period is represented by the motte at Castle Batch, approximately 525m to the southeast of the site, and there is evidence for a former strip field system within the landscape to the north. A moat of potential medieval date has also been recorded and surrounds a building to the north of Ebdon Farm. In addition, the core settlements at Lynchmead Farm and Ebdon date to the 17th, 18th and early 19th centuries, but may still preserve medieval or earlier outlines. The Avon Historic Landscape Characterisation project has characterised the land within the southern part of the proposed development site as 'late medieval enclosed open fields created by local arrangement and exchange', with the northern part of the site characterised as post-medieval fields that have been enclosed from anciently enclosed moors in the 15th to 17th centuries. The land within the proposed development site is therefore likely to have formed part of the agricultural landscape surrounding the nearby settlements at this date.

8. IMPACT ASSESSMENT (Fig. 1; Plates 8-12)

- 8.1** Heritage assets may be affected by direct physical change or by change in their setting, both of which could affect their significance.
- 8.2** An illustrative masterplan has been provided by the client and indicates that the scheme will comprise a residential development of up to 75 dwellings including access, public open space, supporting infrastructure and associated works.

Physical Impacts

Below-ground archaeology

- 8.3** As full details of the scheme are not currently available, the depth and extent of excavations in association with the proposed development is not currently known. However, any surviving below-ground archaeological deposits within the site have the potential to be physically impacted upon by groundworks associated with the proposed development.
- 8.4** The geophysical survey identified a number of anomaly groups indicating that archaeological deposits are present within the proposed development site. The anomaly groups relating to former field boundaries recorded on historic maps and features relating to water management are considered to be assets of **low significance** based upon their evidential value. They are also likely to have historic value as they can contribute to the understanding of medieval and post-medieval land division and water management within this part of the North Somerset Levels. The remaining anomaly groups are currently of **unknown significance**, but it is possible that their significance may increase if fieldwork can confirm their date and/or function.

- 8.5 The field name 'Salt Ham' in the northern part of the site may allude to medieval or post-medieval salt working in the vicinity. This is currently of **unknown significance**, but if below-ground archaeological deposits relating to salt working are present within the site it could contribute to the understanding of the medieval and post-medieval economy within this part of Somerset, as well as potentially contributing to regional research agendas.
- 8.6 The site of a former structure in the northeast corner of the southwestern field is considered to be of **low/negligible significance** based upon its potential evidential value which, as there are no surviving above-ground remains, solely relates to any surviving below-ground archaeological deposits.

Impacts on Setting and Significance

- 8.7 Other impacts to heritage assets are likely to involve change to their setting, in particular the visual aspect of setting, where this forms part of their significance. An appraisal has been carried out in accordance with the methodology contained within *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*.

Step 1: Identify which heritage assets and their settings are affected

- 8.8 The proposed development site is located 185m to the northwest of the medieval motte at Castle Batch (Site 1). The monument is situated on a low carboniferous limestone ridge overlooking the surrounding levels and comprises an artificial mound approximately 3m high and with a maximum diameter of 42m. When initially constructed, the motte is likely to have occupied a strategic position dominating the immediate landscape, but this has been much reduced by modern development within its immediate vicinity. The monument is not visible from the land within the proposed development site (Plate 8) and, due to the surrounding existing development, it is best appreciated and experienced from the area of local green space within which it is currently set (Plate 9). From the monument there are views of the wider landscape to the south (Plate 10) and west (Plate 11), but views to the north towards the proposed development site are obscured by the intervening residential development (Plate 12). The land within the proposed development site does not form part of the current setting of the motte at Castle Batch and development within the site would not impact upon any of the key views that allow the significance of the monument to be appreciated; it has therefore been excluded from further assessment.
- 8.9 The remaining designated heritage assets within the study area relate to Listed Buildings of post-medieval date. These assets are currently screened from the site by the intervening vegetation and residential developments. They have therefore been excluded from further assessment.

9. CONCLUSIONS

- 9.1 A geophysical survey undertaken within the proposed development site in March 2019 has highlighted the potential for archaeological deposits to be present within the site, the majority of which are likely to relate to former field division and features relating to water management. An RAF aerial photograph dating to the 1940s shows numerous drainage features throughout the proposed development site.
- 9.2 There are currently no records within the proposed development site on the North Somerset HER, although there is a record relating to the findspot of Romano-British pottery immediately beyond the southern boundary of the site.
- 9.3 Evidence from historic maps has indicated that there was formerly a small square structure within the northeast corner of Plot 1 in the southwest part of the site. No above-ground remains relating to this structure survive within the site and the potential for the survival of associated below-

ground archaeological deposits could not be determined from the results of the geophysical survey. The tithe field name 'Salt Hams', within the northern part of the site, may indicate a connection with salt extraction in the vicinity of the site, although no evidence for this was visible within the results of the geophysical survey.

- 9.4** The proposed development site is located approximately 185m to the northwest of the medieval motte at Castle Batch and near the historic settlements at Lynchmead Farm and Ebdon. The Avon Historic Landscape Characterisation project has characterised the land within the southern part of the proposed development site as 'late medieval enclosed open fields created by local arrangement and exchange' indicating that the land is likely to have formed part of the agricultural landscape surrounding the nearby settlements at this date.
- 9.5** An appraisal of designated heritage assets has been carried out using the methodology outlined in *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Second Edition)*. It is considered that the proposed development would not affect any of the aspects of setting that contribute towards the significance of the designated heritage assets within the study area and will not be visible within any of the key views that allow that significance to be appreciated.

10. SOURCES CONSULTED

Published and unpublished sources

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North Somerset Historic Environment Record

Historic Environment Data to 1km

Internet Sources Consulted April 2019

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

Environment Agency: <https://environment.data.gov.uk/>

National Heritage List for England: <http://www.historicengland.org.uk/listing/the-list>

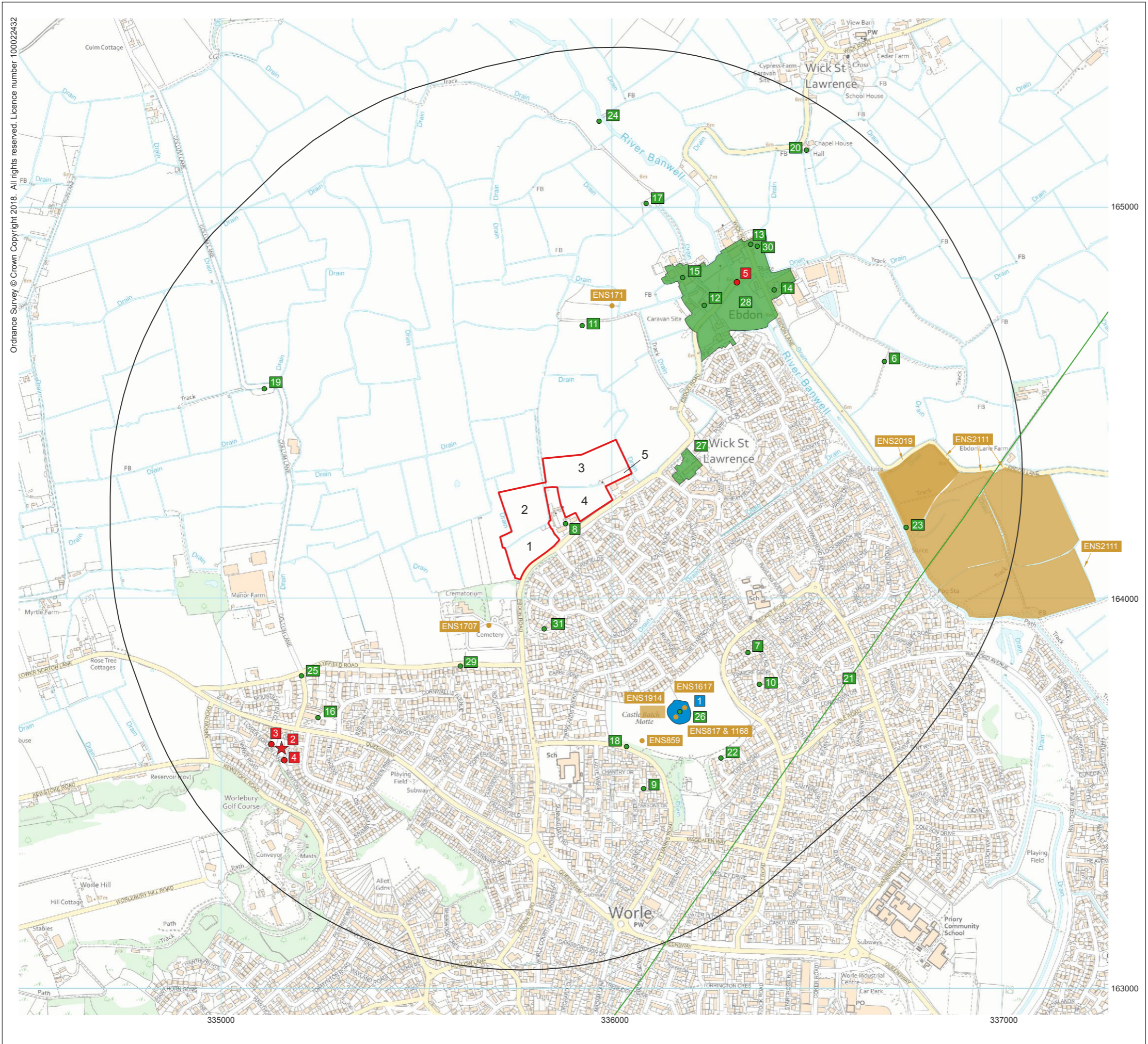
National Library of Scotland: <http://maps.nls.uk/>

North Somerset HER Interactive map <http://map.n-somerset.gov.uk/her.html>

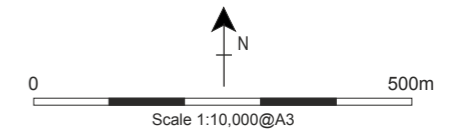
Old Maps Repository: <https://www.old-maps.co.uk/#/>


The Genealogist: <https://www.thegenealogist.co.uk>

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- Key**
- Site
 - 1-5 Plot numbers
 - 1km Study Area
 - Scheduled Monument
 - ★ Grade II* Listed Building
 - Grade II Listed Building
 - Historic Environment Data
 - ENS
 - Archaeological Events (previous fieldwork)





PROJECT
Land at Lynchmead Farm, Wick St Lawrence

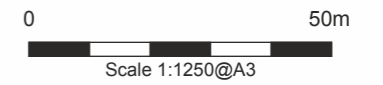
TITLE
Fig. 1: Location of site and historic environment data within a 1km study area

Geophysical survey: Copyright Substrata Limited.
 Base map: Ordnance Survey (c) Crown Copyright 2018.
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Legend

Potential archaeology gradiometer survey <i>certainty, anomaly type (2)</i>	
	Likely, Positive
	Possible, Positive
	Possible, Positive/ Negative
	Possible, Positive/negative/Positive
	Possible, Negative
	Possible, Enhanced
	gradiometer survey area
	Survey Boundary



Scale: 1:1250@ A3. Spatial Units: Meter. Do not scale off this drawing



PROJECT
 Land at Lynchmead Farm, Wick St Lawrence

TITLE
 Fig. 2: Geophysical survey interpretation



Plate 1: View to the west showing the north-south aligned earthworks within Plot 1 and views of the wider landscape to the west of the site



Plate 2: View to the southeast from the northwest corner of Plot 1 showing the north-south aligned earthworks within this plot and views of residential properties to the east and south of the site



Plate 3: View to the south showing the flat topography of Plot 2 and the vegetation within the southern boundary of the site which restricts views of the landscape beyond



Plate 4: View to the northwest showing the rhyne forming the western boundary of Plot 3



Plate 5: View to the southeast showing the flat topography of Plot 3 and the industrial estate beyond. An earthwork bank can be seen to the rear of the warehouse building



Plate 6: View to the southwest showing the topography of Plot 4 and views of the wider landscape beyond the site



Plate 7: View to the east showing Plot 5 which comprises a car parking area to the north of the industrial units on the north side of Ebdon Road



Plate 8: View to the south towards the motte at Castle Batch from the northern boundary of the proposed development site



Plate 9: View to the northwest showing the motte at Castle Batch



Plate 10: View to the south from the motte at Castle Batch



Plate 11: View to the west from the motte at Castle Batch



Plate 12: View to the northwest towards the proposed development site from the northwest edge of the motte at Castle Batch

Appendix 1

Historic Environment Data



Appendix 1: Summary of historic environment data within the 1km study area

Site No.	North Somerset HER Reference	NGR	Form	Period	Status	NHLE Number	Summary	Approximate distance from the site boundary
1	DNS254 and MNS202	ST 36172 63707	Motte	Medieval	Scheduled Monument	1011131	Motte at Castle Batch: The monument comprises a motte castle known as Castle Batch and incorporates an artificial mound c. 3m high with a maximum diameter of 42m. There is a hollow area c. 1m deep within the top of the mound and a possible entrance situated on the north side of the monument. Surrounding the motte there is a ditch where material was quarried during its construction.	525m to the southeast
2	-	ST 35154 63614	Farmhouse	Post-medieval	Grade II* Listed Building	1320690	Newtons: A former farmhouse, now house, with 17th century origins and later 19th century additions. The interior contains a number of 17th century features including an inglenook fireplace with a bread oven and chamfered beams with ridge stops.	730m to the southwest
3	-	ST 35128 63625	Building	Post-Medieval	Grade II Listed Building	1129764	Ballroom, 25 Yards to West of Newtons: 17th century former cottages, now a ballroom. Built of rubble with double Roman tiles.	755m to the southwest
4	-	ST 35161 63584	Gate Piers	Post-medieval	Grade II Listed Building	1156223	Gate Piers 10 Yards to South of Newtons: Late 18th century ashlar gate piers.	750m to the southwest
5	DNS1544 and MNS3070	ST 36322 64811	Bridge	Post-medieval	Grade II Listed Building	1272024	Ebdon Bow Bridge: A late 18th or early 19th century coursed stone rubble single span bridge over the River Banwell.	500m to the northeast
6	MNS201	ST 3670 6460	Barrow	Bronze Age	-	-	Barrow Southeast of Ebdon: A mound on a slight ridge was noted as 'a slight earthwork ring about 7m across, surrounded by a ditch, about 24m across overall. The earthwork is situated on a ridge, the highest land in the area'. It has been interpreted as a possible Bronze Age barrow.	715m to the northeast
7	MNS200	ST 3634 6386	Findspot	Iron Age to Romano-British	-	-	Romano-British Pottery East of Castle Batch: To the east of Castle Batch, the clearing of ditches revealed Iron Age and Romano-British pottery and some limestone rubble.	515m to the southeast
8	MNS189	ST 3588 6419	Findspot	Romano-British	-	-	Romano-British Pottery Southwest of Ebdon: A small amount of Romano-British pottery was found in the vicinity of some buildings.	20m to the south
9	MNS777	ST 3608 6351	Findspot	Romano-British	-	-	Romano-British Pottery, South of Castle Batch: The findspot of 114 sherds of pottery discovered during building work.	670m to the south
10	MNS5247	ST 3637 6377	Findspot	Romano-British	-	-	Roman Pottery from the Northeast of Castle Batch: Roman pottery and rubble discovered to the northeast of Castle Batch.	630m to the southeast
11	MNS1769	ST 3600 6475	Earthwork	Medieval	-	-	Field Boundaries West of Ebdon: Banks and linear depressions suggest the remains of medieval strip fields.	330m to the north
12	MNS3483	ST 3623 6475	House	Post-medieval	-	-	House 200m Southwest of Bamfield Farm, Ebdon: House to the southwest of Bamfield Farm. The building was formerly listed.	400m to the northeast

Appendix 1: Summary of historic environment data within the 1km study area

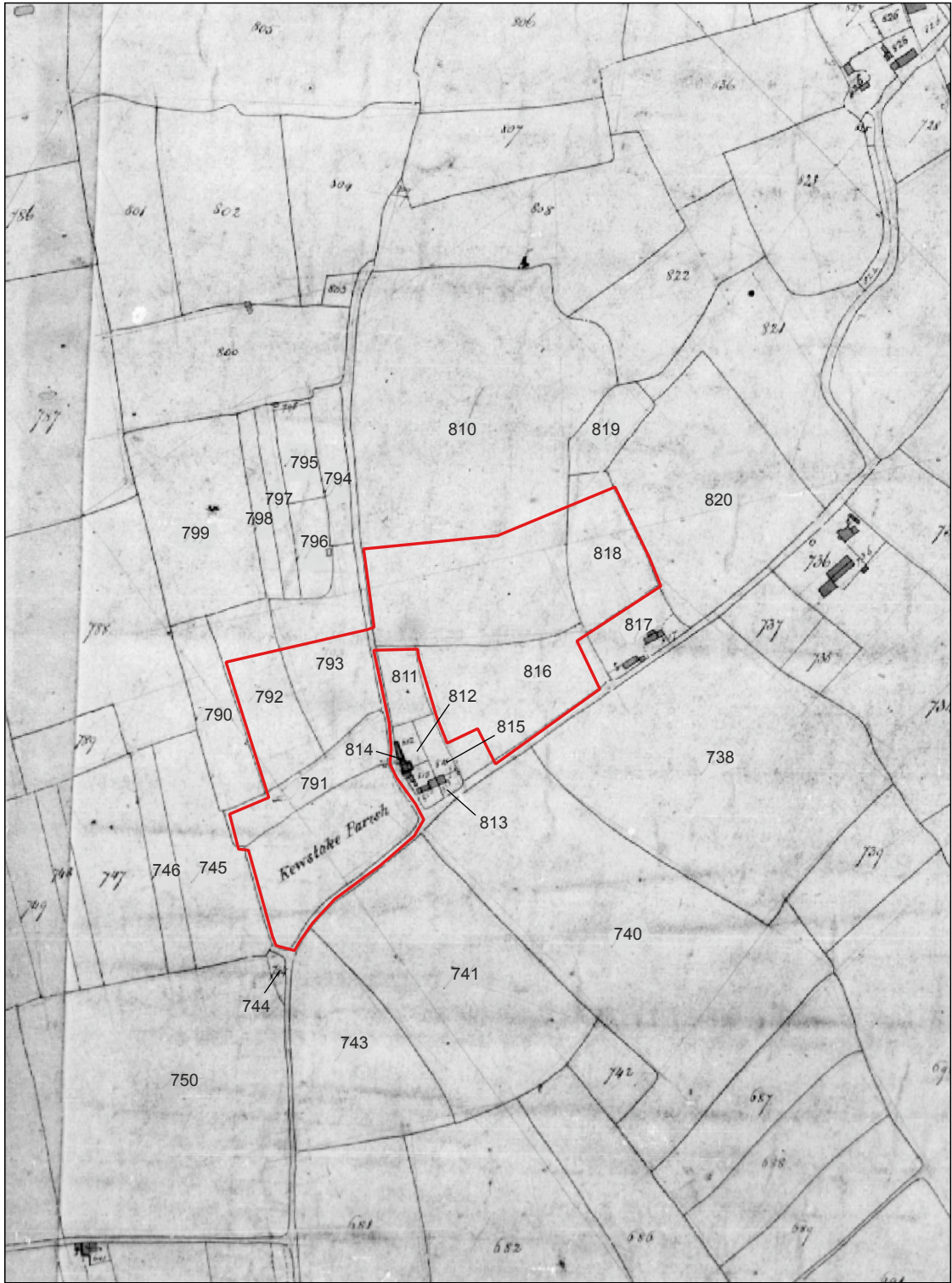
Site No.	North Somerset HER Reference	NGR	Form	Period	Status	NHLE Number	Summary	Approximate distance from the site boundary
13	MNS6911	ST 3635 6490	Farmstead	Post-medieval	-	-	Bamfield Farm, Ebdon: Farmstead shown on the First Edition Ordnance Survey map of 1885.	615m to the northeast
14	MNS6912	ST 3641 6479	Farmstead	Post-medieval	-	-	Ebdon Court Farm: Farmstead shown on the First Edition Ordnance Survey map of 1885.	565m to the northeast
15	MNS6914	ST 3618 6482	Farmstead	Post-medieval	-	-	Ebdon Farm, Ebdon: Farmstead shown on the First Edition Ordnance Survey map of 1885.	460m to the northeast
16	MNS6924	ST 3524 6369	Farmstead	Post-medieval	-	-	Old Manor Inn (formerly Manor Farm): Manor Farm is marked on the Ordnance Survey First Edition map of 1885. It is marked as 'Manor Farm' as late as 1938. It now appears to be the Old Manor Inn Hotel.	620m to the southwest
17	MNS6915	ST 3608 6501	Barn	Post-medieval	-	-	Barns to Rear of Ebdon Farm: Barns shown on the First Edition Ordnance Survey map of 1885.	600m to the northeast
18	MNS6938	ST 3603 6361	Barn	Post-medieval	-	-	Site of Barn, St Marks Road: A barn is marked on the First and Second Edition Ordnance Survey maps of 1885 and 1931.	615m to the south
19	MNS6954	ST 3511 6453	Barn	Post-medieval	-	-	Ruined Building on Collum Lane: A probable barn is shown on the First Edition Ordnance Survey map of 1885.	630m to the northwest
20	MNS4920	ST 3649 6514	Non-conformist Chapel	Post-medieval	-	-	Former Methodist Chapel, Wick St Lawrence: A Methodist chapel shown on the First Edition Ordnance Survey map of 1885.	885m to the northeast
21	MNS152	ST 3680 6630	Railway	Post-medieval	-	-	Route of the Former Weston, Clevedon & Portishead Light Railway: The railway opened in 1897 and was extended to Portishead in 1907. The railway closed in 1940.	900m to the south
22	MNS992	ST 3628 6359	Pond	Post-medieval	-	-	Lammas Pond: A pond shown on the 1936 Ordnance Survey map.	715m to the southeast
23	MNS6913	ST 3675 6418	Stone	Post-medieval	-	-	Site of Stone opposite Kelston Gardens: Stone shown on the First Edition Ordnance Survey map of 1885.	695m to the east
24	MNS6916	ST 3596 6522	Stone	Post-medieval	-	-	Site of Stone 240m North-Northeast of Ebdon Barns: Stone shown on the 25-inch Second Edition Ordnance Survey map of 1903.	830m to the north
25	MNS6921	ST 3520 6380	Stone	Post-medieval	-	-	Stone at the Crossroads West of Greenway Farm: A stone is marked on the First Edition Ordnance Survey map. It is also marked on the Second Edition Ordnance Survey map of 1903, but not on the later 1931 map.	610m to the southwest
26	MNS5428	ST 3615 6371	Settlement	Unknown	-	-	Castle Batch, Worle: A settlement at Castle Batch of an unknown date.	565m to the southeast
27	MNS5433	ST 3619 6433	Settlement	Unknown	-	-	Lynchmead Farm: The location of a core settlement. Core settlements are identifiable on late 18th or early 19th century maps. They may still preserve medieval or even earlier outlines, and building fabric may originate from 17th and 18th centuries.	90m to the southeast

Appendix 1: Summary of historic environment data within the 1km study area

Site No.	North Somerset HER Reference	NGR	Form	Period	Status	NHLE Number	Summary	Approximate distance from the site boundary
28	MNS5434	ST 3630 6477	Settlement	Unknown	-	-	Ebdon: The location of a core settlement. Core settlements are identifiable on late 18th or early 19th century maps. They may still preserve medieval or even earlier outlines and building fabric may originate from the 17th and 18th centuries.	310m to the northeast
29	MNS6935	ST 3561 6382	Structure	Unknown	-	-	Site of Building (in ruins 1885): A structure of an unknown purpose (although possibly a barn) is marked on the First Edition Ordnance Survey map of 1885.	275m to the southwest
30	MNS1085	ST 364 469	Moat	Unknown	-	-	Moat: Drainage ditches forming three sides of a moat around a building to the north of Ebdon Farm. The south side no longer joins the drainage rhyne. The eastern side curves eastward at the northern end to accommodate a building and yard. Of an unknown date but possibly medieval.	615m to the northeast
31	MNS1086	ST 359 640	Cropmark	Unknown	-	-	Cropmarks: In field to the east of the road, marks visible in the crop were interpreted as ditches and pits and a possible D-shaped enclosure of an unknown date, possibly representing a prehistoric settlement.	185m to the south

Appendix 2

Historic Map Extracts



 Site

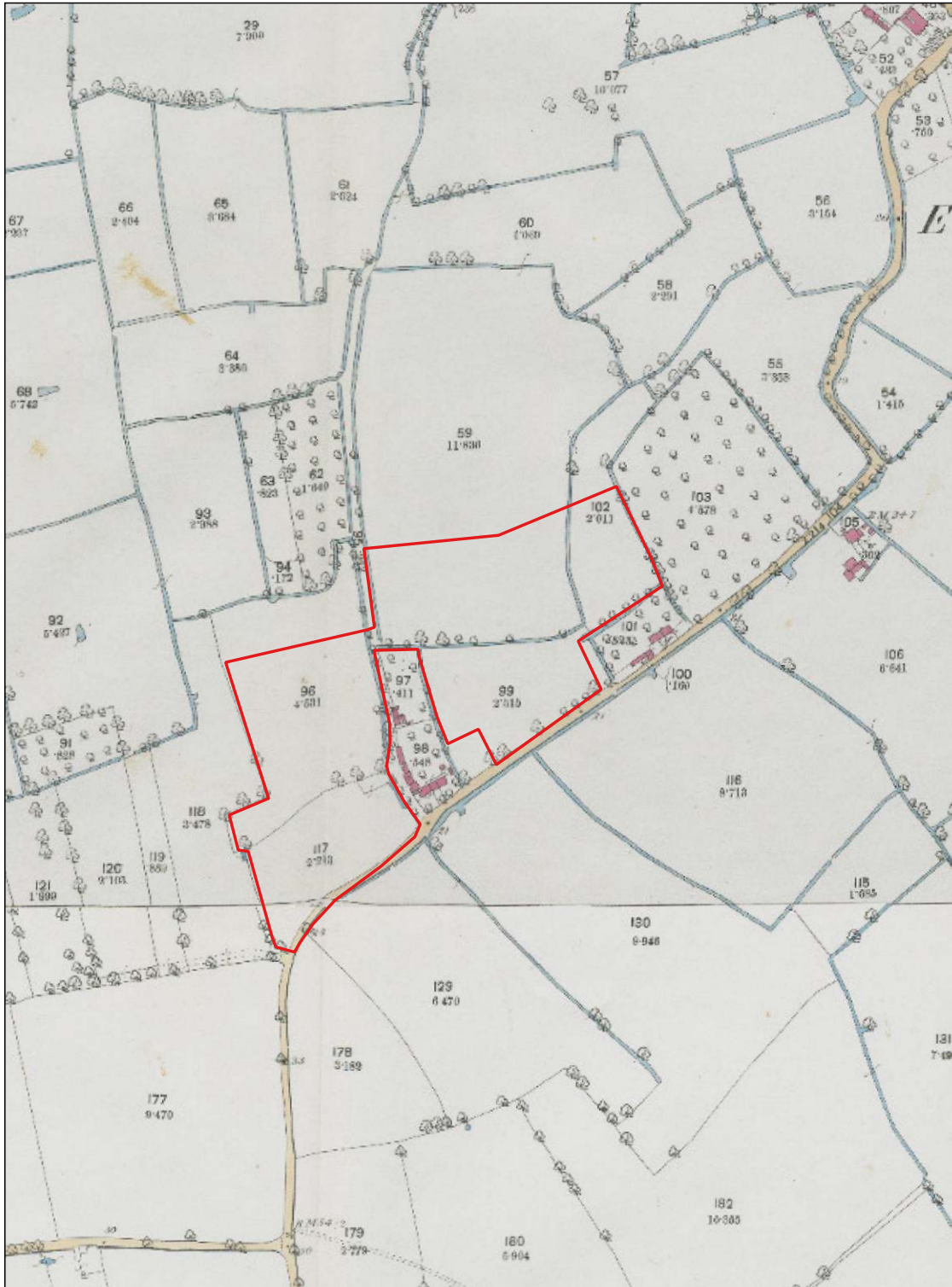
791 Plot numbers mentioned in the text

PROJECT

Land at Lynchmead Farm, Wick St Lawrence

TITLE

Map 1: Extract from the Worle Tithe Map, 1840



 Site

PROJECT
Land at Lynchmead Farm, Wick St Lawrence

TITLE
Map 2: Extract from the First Edition 25-inch
Ordnance Survey map, 1885



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