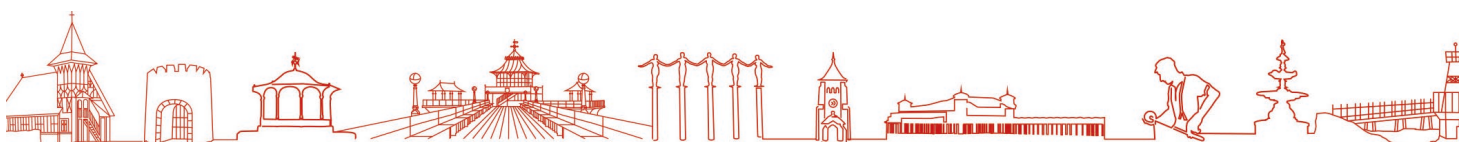




North Somerset Local Plan 2039

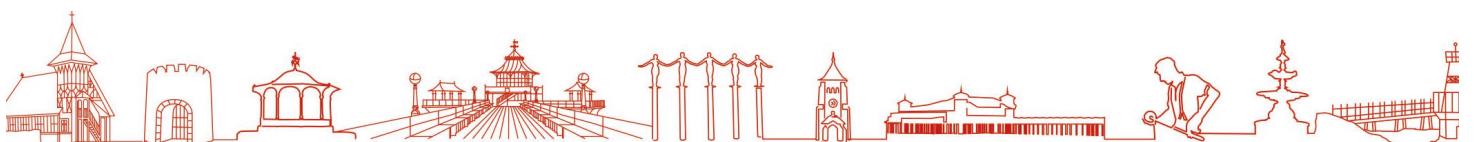
Heritage Topic Paper

November 2023



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1. Introduction

- 1.1 North Somerset Council are preparing a new Local Plan which ensures that Authority can meet housing need over the course of the plan period. This document has been prepared to demonstrate the LPA has considered the heritage impact throughout the site selection process.
- 1.2 The purpose of this background paper is to provide an up to date position on the quantity, quality and status of the District's historic environment and to outline the Council's policy approach for the management of development affecting heritage assets and the historic environment.
- 1.3 Heritage assets are an irreplaceable resource and make a significant contribution to the character and identity of a place. It is therefore important that the correct approach for conserving and enhancing the historic environment is adopted.

Legislative and policy context

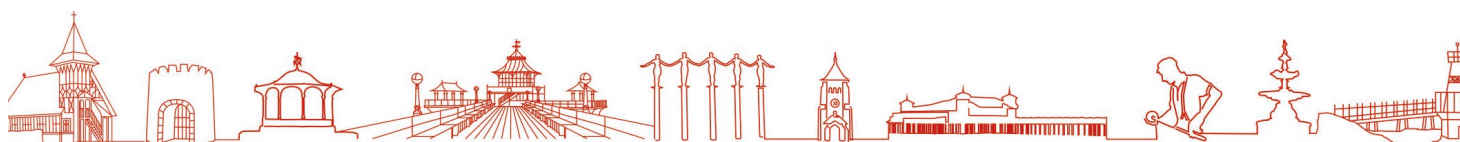
- 1.4 The following section sets out the relevant legislative and policy context for the study.

Historic environment legislation

- 1.5 Legislation relating to archaeology and Scheduled Monuments is set out in the Ancient Monuments and Archaeological Areas Act 1979, as amended.
- 1.6 Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas.

National planning policy

- 1.7 National planning policy is laid out in the National Planning Policy Framework (NPPF). Section 16 of the NPPF, entitled Conserving and Enhancing the Historic Environment, provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 1.8 When considering development proposals, paragraph 195 of the NPPF advises:



‘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.’

1.9 In determining the significance of an impact on a heritage asset, paragraphs 199 and 200 advise the following:

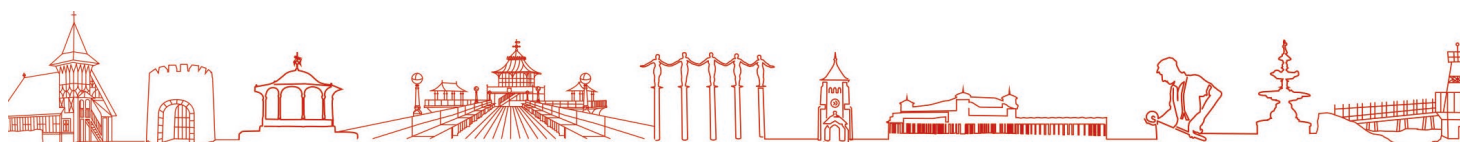
‘199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. 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.’*

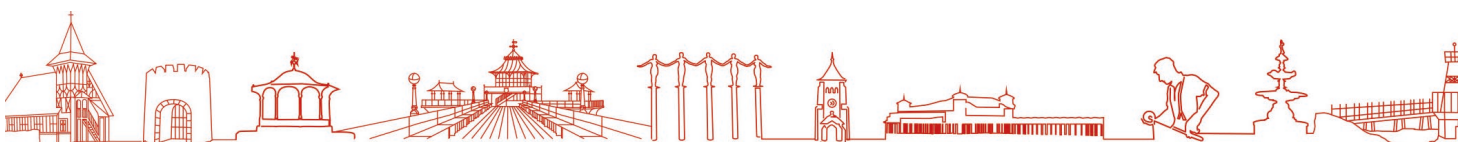
1.10 Non-designated assets are also recognised in the NPPF with paragraph 200, footnote 68 advising: *Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets*

Definitions

- **Heritage Assets** are defined in Annex 2 of the NPPF 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).*
- **Archaeological Interest** is defined as: *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*



- **Designated Heritage Assets** comprise: *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.*
- **Significance (for heritage policy)** is defined as: *The value of a heritage asset to this and future 73 generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*
- **Setting of a heritage asset** is defined as: *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.*

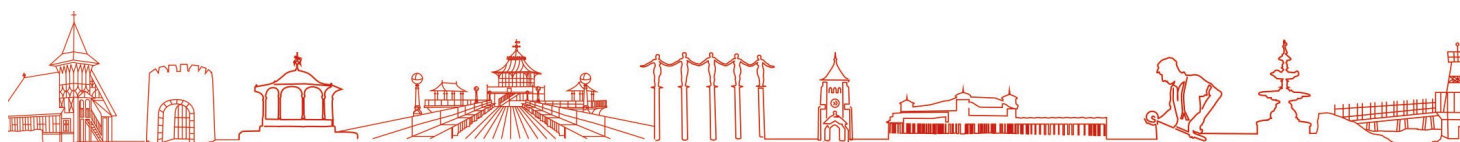


2. Heritage Assets

- 2.1 There are two types of heritage asset: designated and non-designated:
- 2.2 Designated heritage assets include nationally listed buildings, scheduled monuments, registered parks and gardens and battlefields, and protected wreck sites. Designation highlights the significance of an asset and is intended to ensure that its character is protected through the planning system and any future changes made to it do not result in the loss of its significance.
- 2.4 Non-designated heritage assets are those which have been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. Non-designated heritage assets include locally listed buildings, sites of archaeological importance and historic parks and gardens.

Listed Buildings

- 2.5 Buildings are nationally listed to mark and celebrate a building's special architectural and historic interest. All buildings built before 1700 which survive in anything like their original condition tend to be listed, as do most of those built between 1700 and 1850. Buildings from the period 1850-1945 require more selectivity, due to the greater number of buildings that have survived and for those constructed after 1945 even more selectivity is required in listing. There is usually a minimum building age of 30 years for it to be eligible for listing. The aesthetic merits, representativeness, national interest and state of repair are also taken into account.
- 2.6 Listed buildings are broken down into 3 categories:
- Grade I buildings: buildings of exceptional interest;
 - Grade II buildings: particularly important buildings of more than special interest;
 - Grade II*: buildings of special interest. This classification is the most common
- 2.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when determining planning applications, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 2.8 There are 1,079 Listed Buildings within North Somerset. 36 are Grade I Listed Buildings, 80 are Grade II* Listed Buildings and the remainder Grade II Listed.



Locally Listed Buildings

- 2.9 The Council keeps a list of buildings of local architectural or historical significance, but which are not judged to have national significance.

Conservation Areas

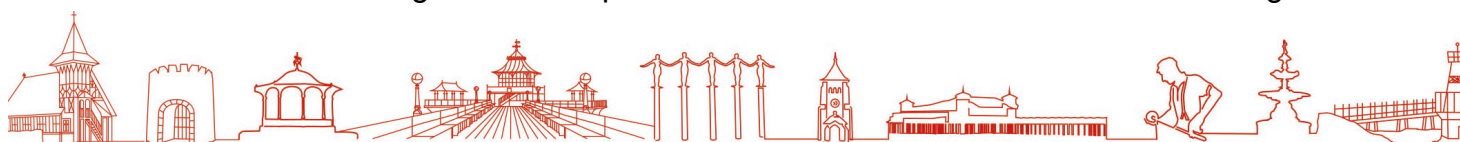
- 2.10 Conservation Areas are created where a local planning authority identifies an area of special architectural or historical interest, which deserves special management to protect that character. The Council has a duty to conserve their character and appearance when making planning decisions.
- 2.11 The character of each area derives not just from the style and age of individual buildings, but also from the way groups of buildings are arranged, the spaces between them, their historical significance in the development of an area and their use. Other factors, including open spaces, trees and landscaping interact to form the overall character of an area.
- 2.12 There are 34 Conservation Areas in North Somerset.

Scheduled Monument

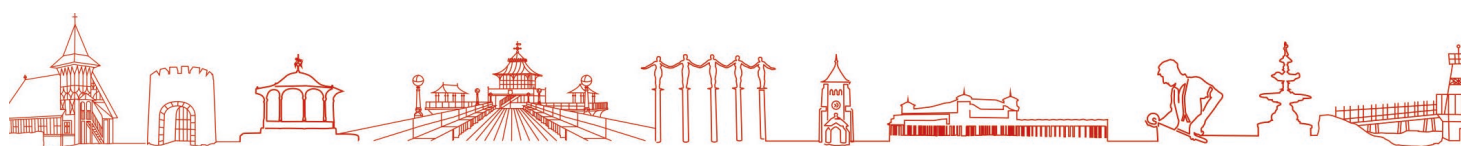
- 2.13 Scheduled Monuments is the oldest form of heritage protection, which dates back to the 1882 Ancient Monuments Act. It is the designation evolved specifically for sites of an archaeological character, whereby nationally important sites and monuments are given legal protection by being placed on a list. Historic England advises the Secretary of State as to which sites should be added to the schedule.
- 2.14 There are 60 Scheduled Monuments in North Somerset.

Historic Parks and Gardens

- 2.15 Historic England keeps a 'Register of Historic Parks and Gardens of special historic interest in England', first established in 1983. The main emphasis of the Register is on gardens, grounds and other planned open spaces, such as town squares. The majority of sites registered are, or started life as, the grounds of private houses, but public parks and cemeteries are also important categories. The emphasis of the Register is on 'designed' landscapes, rather than on planting or botanical importance.
- 2.16 North Somerset has several designed landscapes on the English Heritage Register of Parks and Gardens of Special Historic Interest at Ashton Court (Grade II*), Barrow Court (II), Clevedon Court (II*), Leigh Court (II), Tyntesfield (II*), Barley Wood (II), Bristol University Botanic Gardens and Rayne Thatch (II) and Grove Park (II), Weston-super-Mare. Other designed landscapes of local historic interest include Abbot's Leigh



House, Abbot's Leigh, Alexandra Gardens, Clevedon and Coombe Lodge, Blagdon.



3. History of North Somerset

- 3.1 This section provides a brief overview of the history of North Somerset, which provides context for which heritage assets are present.

Palaeolithic (500,000 – 10,000 BC)

- 3.2 Evidence of human activity in this period is found in caves, and through the discovery of stone tools in the form of hand axes and other implements, particularly from gravel beds.

Mesolithic (10,000 – 4,000 BC)

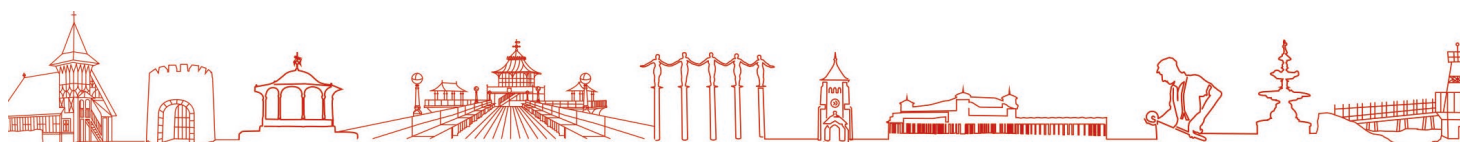
- 3.3 Very little survives from this period, but there are scatters of stone tools and traces of activity in caves such as Aveline's Hole in Burrington Combe. Whilst scarce, these remains are incredibly important in helping us to understand how North Somerset was populated over 12,000 years ago.

Neolithic and Bronze Age (4,000 – 700 BC)

- 3.4 The Neolithic saw the arrival of agriculture in Britain and more permanent settlements. The landscape changed dramatically in North Somerset around 6,000 years ago, with large-scale deforestation to make way for new farming practices. Some extant field systems are still visible from this period, for example at Bleadon Hill
- 3.5 It was during the Neolithic that we start to see the construction of large monuments such as long barrows and burial chambers on Broadfield Down
- 3.6 The idea of monumentality continued into the Bronze Age, with the creation of burial mounds, or barrows, which rise up against the skyline of ridges across North Somerset. Standing stones are another type of monumentality seen in this area, including the Yarborough stone near Banwell.

Iron Age (700 BC – 43 AD)

- 3.7 Some of the most striking archaeological sites in North Somerset that date from the Iron Age are the hillforts, or hilltop settlements. These are found at strategic locations, overlooking the Bristol Channel or routeways between the Mendip Hills and the marshes and moors.
- 3.8 Iron Age settlement was focussed around these hilltop enclosures or hillforts, and society became more complex.



- 3.9 The field systems first created in the Neolithic were used throughout the Iron Age, and even into the Roman period. Low banks are still visible on hillsides across the district.
- 3.10 Other settlements tend to be found on slopes, looking out to the North Somerset Levels, which would have utilised the inland waterways to navigate the marshes and out to the Bristol Channel.

Roman / Romano-British (43 – 409 AD)

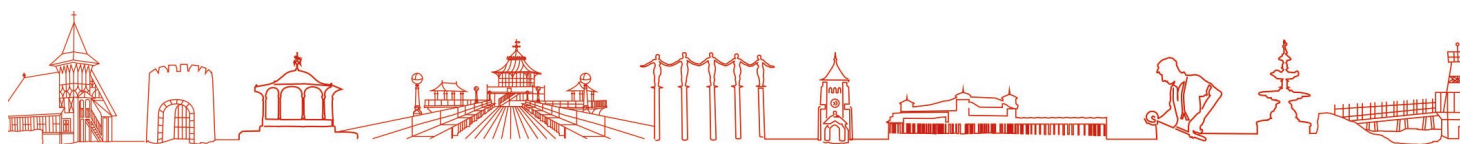
- 3.11 During this period the centres of power shifted from the hillforts to other forms of settlement; small towns and villas, with many of the latter eventually becoming Royal estate centres which underlie medieval villages (for instance Wrington).
- 3.12 Agriculture became more organised and intensive, and was extended into the moor areas involving some degree of drainage, land reclamation and construction of sea defences. Much of the cultivation was undertaken from scattered farmsteads, and traces of Romano-British field systems survive at places such as Butcombe.
- 3.13 The end of the fourth century AD led to the abandonment of the moors to flooding, leading to the deposition of up to 2 metres of clay and alluvium in some places, which seals the Roman occupation layer.

Early medieval (410 – 1065 AD)

- 3.14 Hillforts may once again have become centres of power, with evidence that Cadbury-Congresbury was reoccupied and refortified in the fifth and sixth centuries. New evidence of settlement in this early medieval period is coming to light across the district, and may be more significant than once believed.
- 3.15 Other early medieval or Saxon sites include a cemetery at Winthill, findspots of brooches and evidence of settlement can still be found today in historic field names.

Medieval (1066 – 1539 AD)

- 3.16 Nucleated villages and open-field systems came into being in the Medieval period, with traces of these large common arable fields widely visible through the District and there are many surviving examples of medieval villages with church, manor and a cluster of farms.
- 3.17 Churches and manors owned much of the land during this time. Many of these buildings are still in use to this day, and are important landmarks in the landscape, visible in key views across the district.



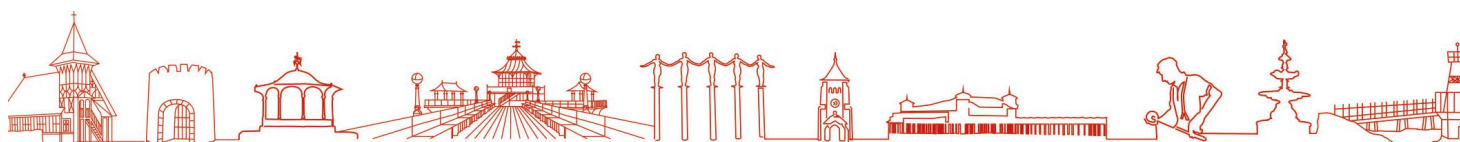
- 3.18 Resettlement and drainage of the moors had begun in the late Saxon period and areas such as Kingston Seymour retain the sinuous pattern of drainage ditches and rhynes, likely to have followed, to some extent, pre-existing watercourses. In some areas of the moors there are traces of ridge and furrow. The lower lying inland moors remained undrained, but were likely to have been used for grazing.
- 3.19 In the uplands there was also grazing and some of these areas remain as relict commons such as Dundry Down or are recalled in names like Walton Common. Other landscape features dating from medieval times are enclosures and earthworks for deer parks and rabbit warrens.
- 3.20 Evidence of small scale quarrying and mining during medieval times can still be seen today. This would have been for extraction of building stone, and minerals such as lead and calamine.
- 3.21 Woodland would have been managed to provide firewood and timber for building since Neolithic times, but was particularly intensively managed in the medieval period and relict woodland sites from that period survive, for instance at Leigh Woods.

Post Medieval (1540 – 1837 AD)

- 3.22 Changes to the landscape of North Somerset came in the form of large-scale enclosure of the medieval open field systems. Commons and moors were also enclosed at this time, and it reached its peak in the eighteenth and early nineteenth centuries. Later enclosures were by Act of Parliament and resulted in much of the landscape we see today; rectangular fields enclosed by straight drainage ditches and rhynes. Tickenham and Kenn Moors are particularly good examples of this.
- 3.23 Further areas of land were reclaimed for pasture during this period due to the pressure on land, known as ‘warths’. These can be found at Uphill, Kingston Seymour, Wick St Lawrence and Kenn. Sluice gates and improvement sea defences were also introduced, in response to significant flooding events such as the flood of 1607.
- 3.24 Boundary markers stones were erected in this period to identify the start of a land boundary, or the change in a boundary. There are many collections of boundary marker stones still visible today.

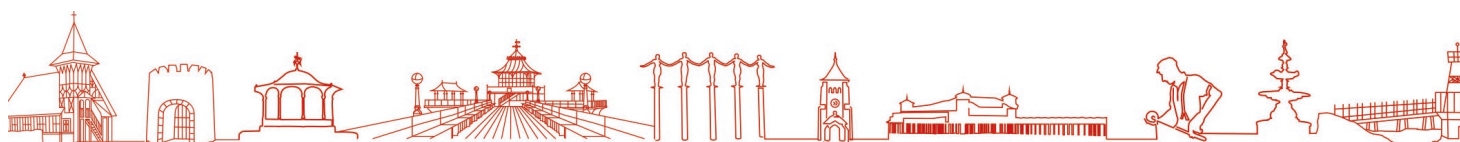
Victorian to present (1837 - today)

- 3.25 During the nineteenth and twentieth centuries there was an expansion of the settlements fringing the Severn Estuary due to largely new leisure uses. The main towns of Weston-super-Mare, Clevedon and Portishead were expanded dramatically, and a new distinctive seaside character



was developed, complete with piers, hotels and promenades. These became resorts renowned for their health benefits of sea bathing and clean air. The arrival of the railway in the 1840s allowed for the accelerated growth of these resorts. Visitors could reach the seaside towns with ease, and the railways also accommodated improved trade links in and out of the region.

- 3.26 The main Bristol to Exeter line is still in use, and the remnants of others are seen as disused lines in the landscape, with some used as cycleways, such as the Yatton to Cheddar line (Strawberry Line) and the Weston, Clevedon & Portishead Light Railway.
- 3.27 Extraction of minerals has continued from the medieval period, with the exploitation of coal from the Nailsea and Bristol coal fields playing an important role in the shaping of some of North Somerset's historic landscape. The area in which Nailsea now sits was home to almost a dozen collieries, with the coal extracted being used to power industries in Bristol, but also the Nailsea Glassworks.
- 3.28 The Nailsea Crown Glass and Glass Bottle Manufacturers became the fourth-largest UK manufacturer of glass bottles for the brewing industry between 1788 and 1975.
- 3.29 Mining and quarrying have been significant features of the district, with large-scale stone and gravel extraction becoming more important in the nineteenth and twentieth centuries.
- 3.30 During the twentieth century the road network expanded to include the M5 which runs north-south through the North Somerset.
- 3.31 The Second World War saw further changes to the landscape, with North Somerset being the focus of military activity and the creation of new RAF bases and military camps. RAF Locking was the largest, opened in 1939 as a School of Technical Training for the RAF and Fleet Air Arm, it remained in use in various forms until it was decommissioned in the late 1990s, and demolished in 2004. Bomb craters, former searchlights and batteries are still visible across the district today, as well as pill boxes lining strategic routeways.
- 3.32 Historic aerial photographs provide a great insight into how the landscape of North Somerset was utilised during this period.
- 3.33 The landscape of North Somerset is ever changing, and with new development in and around existing towns and villages, exciting archaeological remains are continuing to be found, adding to the story of our important heritage.



4. High Level Heritage Assessment

4.1 The historic environment has been afforded significant weight when assessing sites for allocation. The below sites have been eliminated through the SHLAA due to their impact on heritage assets:

- HE201080 at Nailsea
- HE20198 West of Butts Batch, Wrington
- HE20106 Vicarage and car park to church, Congresbury
- HE2035 Hilliers Lane, Churchill
- HE2093 Off Churchill Green, Churchill

4.2 Sites being brought forward for allocation have been assessed by the council's Heritage Team. The assessment is summarised in the below tables. The tables contain a 'RAG' rating (Red, Amber, Green). Red indicates potential for significant harm; amber indicates moderate harm and green indicates limited harm.

Residential sites

4.3 The below table summarises the assessment of residential sites. Further details can be found in appendix A.

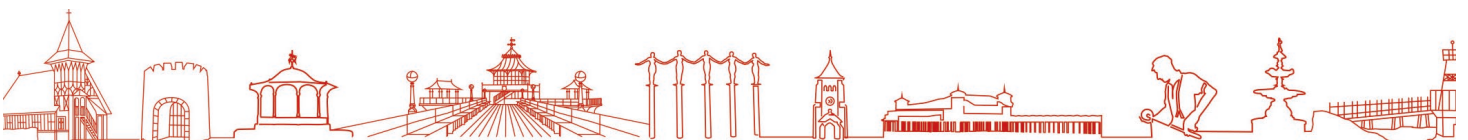
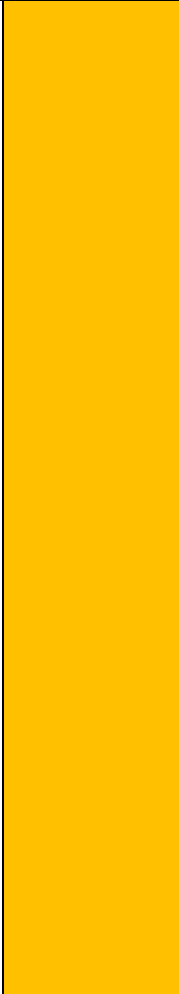
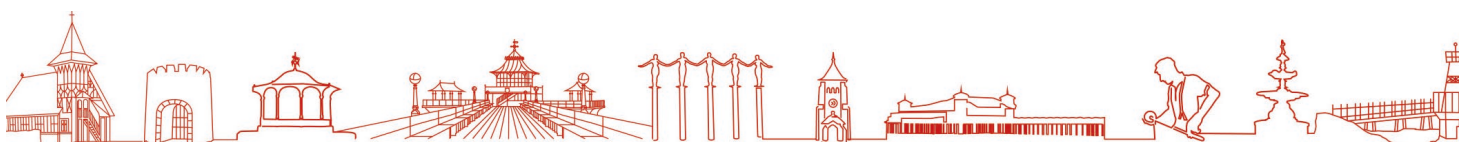
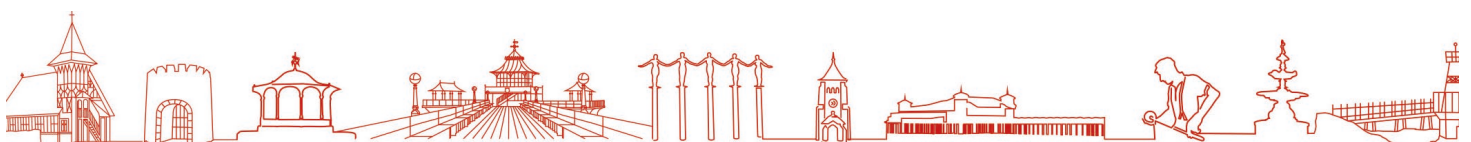


Table 1 Residential Sites summary

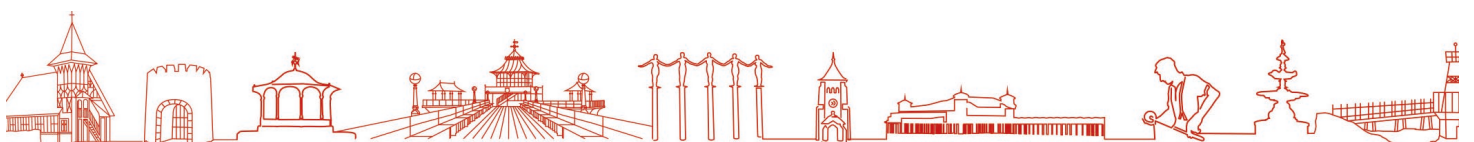
Site	Assessment	RAG rating
<p>Wolvershill (north of Banwell)</p>	<p>The proposed site allocation does have the potential to affect various designated and non-designated assets.</p> <p>The site has the potential to affect the setting of listed buildings, locally listed buildings and sites of archaeological interest.</p> <p>Although the proposed development would cause visual disruption to the historic layout of the land, assets of archaeological interests could be incorporated into the development. The existing listed buildings be impacted in terms of views to and from the asset. However, harm to these heritage assets would only amount to less than substantial.</p> <p>Mitigation and further investigation have the opportunity to lessen the harm.</p> <p>The site allocation has the potential to provide up to 2,800 new dwellings. Given the LPA’s need to demonstrate an adequate supply of housing, when balanced against the limited harm which may arise to heritage assets, it is considered the site is suitable to bring forward.</p>	



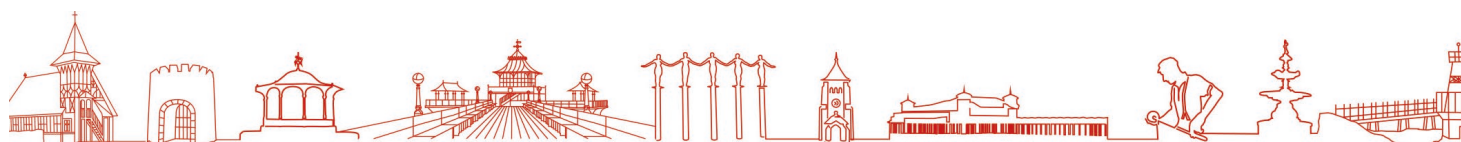
Site	Assessment	RAG rating
Land west of Hutton	<p>The proposed site does not contain any designated heritage assets. However, there is potential to affect non-designated heritage assets. The site would adjoin Hutton Conservation Area and a Grange Farmhouse – a Grade II Listed Building. Various sites of archaeological interest also adjoin the site.</p> <p>The surrounding historic landscape is characterised by late medieval enclosed open fields. The proposed site is adjacent to post-medieval (15-17th C) organised enclosure of anciently reclaimed moors.</p> <p>Without adequate mitigation, there is potential for moderate harm to heritage assets. Any subsequent planning application should include a historic desk-based assessment and a geophysical survey to fully understand the historical significance of the site.</p> <p>It is considered with mitigation; the site can be brought forward as an allocation without adversely harming the nearby heritage assets.</p>	
Elm Grove Nursery – Locking	<p>The proposed site does not contain any designated heritage assets. There is a site of WW2 pillbox which is a non-designated heritage asset. There are other assets of archaeological interest in the immediate area.</p> <p>The layout of the landscape is consistent with late medieval enclosed open fields created by local arrangement and exchange.</p> <p>The proposed site allocation has the potential to result in low to moderate harm without adequate mitigation. A DBA and geophysical survey are recommended for any future development.</p>	



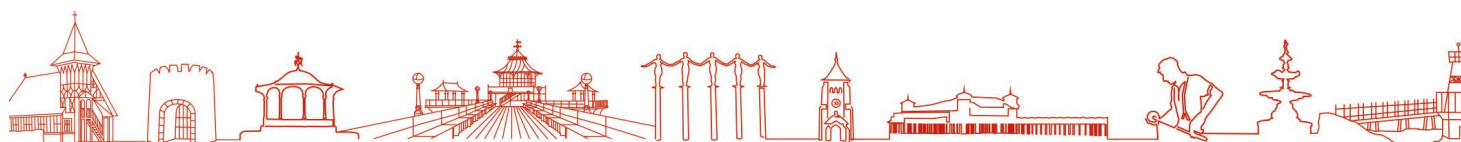
Site	Assessment	RAG rating
<p>Locking Road Car Park</p>	<p>The site forms a large-scale utility landscape. The site is within the setting of heritage assets linked to the railway station.</p> <p>Low to moderate archaeological assets are linked to the railway.</p> <p>The proposed site allocation is likely to have an impact on adjoining heritage assets. However, the level of harm is likely to be low to moderate.</p>	<p style="background-color: #92d050;"> </p>
<p>Former Leisuredome allocation/ Parklands site B (phase E)</p>	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site.</p> <p>The site forms a large scale utility landscape. The site has low potential to result in adverse harm to heritage assets. There could be moderate harm on archaeological sites depending on the findings of archaeological reports.</p>	<p style="background-color: #92d050;"> </p>
<p>Land West of Winterstoke Road</p>	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site relating to the second world war era.</p> <p>The site has low potential to result in adverse harm to heritage assets. There could be moderate harm on archaeological sites depending on the findings of archaeological reports.</p>	<p style="background-color: #ffc000;"> </p>



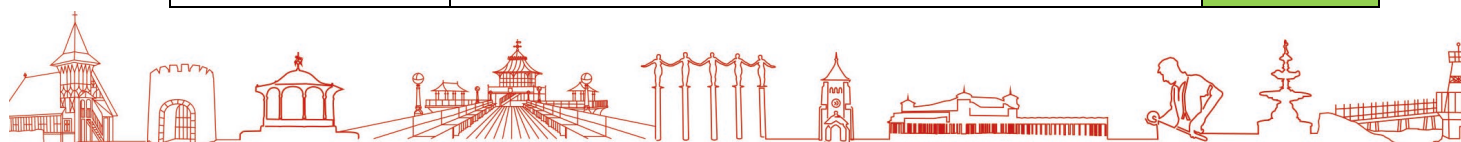
Site	Assessment	RAG rating
Sunnyside Road	<p>The site does not contain any known designated or non-designated heritage assets. The site is however, in the setting of various heritage assets.</p> <p>Depending on the scale of the development, without adequate mitigation there is potential for moderate harm to nearby heritage assets.</p>	
Woodspring Stadium, Winterstoke Road	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site relating to the second world war era.</p> <p>The site has low potential to result in adverse harm to heritage assets. There could be moderate harm on archaeological sites depending on the findings of archaeological reports.</p>	
Gas Works – Weston	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site relating to the second world war era.</p> <p>The site forms a large scale utility landscape. The site has low potential to result in adverse harm to heritage assets. There could be moderate harm on archaeological sites depending on the findings of archaeological reports.</p>	
Dolphin Square	<p>The site falls within the Great Western Conservation Area. There are various heritage assets concentrated around the site.</p> <p>The site is highly sensitive in heritage terms and there is potential to result in adverse harm to surrounding heritage assets. Any scheme will need to be high quality to not adversely harm such a key location.</p>	



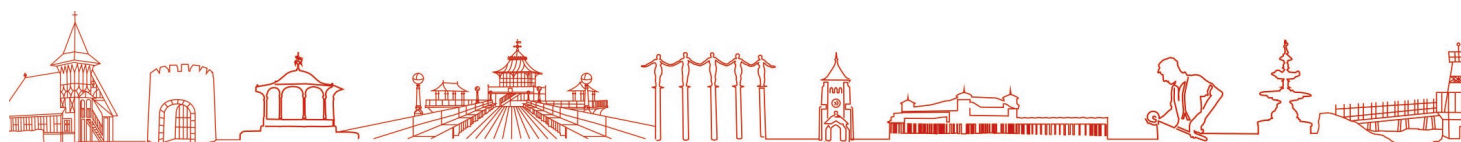
Site	Assessment	RAG rating
Police Station/Magistrates Court	<p>The site falls within the Great Western Conservation Area and contains the Grade II Listed Magistrates Court. There are various heritage assets concentrated around the site.</p> <p>The site is highly sensitive in heritage terms and there is potential to result in adverse harm to surrounding heritage assets. Any scheme will need to be high quality to not adversely harm such a key location.</p>	
Former Bournville School site	<p>The site does not contain any designated or non-designated assets. There are some nearby sites or heritage value. However, allocation of the site is unlikely to adversely harm nearby heritage assets.</p>	
Knightstone Road Hotels	<p>The site falls within the Great Western Conservation Area and is surrounded by a high concentration of heritage assets.</p> <p>Without adequate mitigation and a well-designed scheme, there is a risk for moderate to significant harm to nearby heritage assets.</p>	
Former Sweat FA site, Winterstoke Road	<p>The site does not contain any designated or non-designated assets. There are some nearby sites or heritage value. However, allocation of the site is unlikely to adversely harm nearby heritage assets.</p>	
Former Police Depot, Winterstoke Road	<p>The site does not contain any designated heritage assets. There are some nearby sites or heritage value. However, allocation of the site is unlikely to adversely harm nearby heritage assets.</p>	



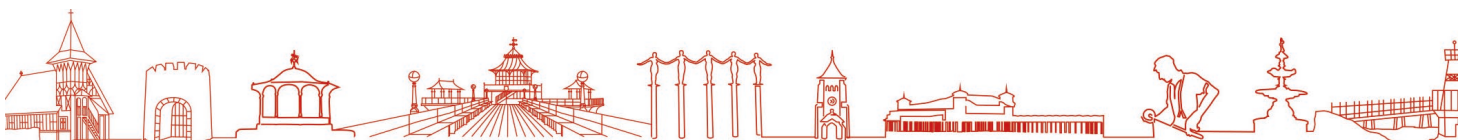
Site	Assessment	RAG rating
Former TJ Hughes, High Street	<p>The site falls within the Great Western Conservation Area and is surrounded by a high concentration of heritage assets.</p> <p>Without adequate mitigation and a well-designed scheme, there is a risk for moderate to significant harm to nearby heritage assets.</p>	
Land to the rear of Locking Road	<p>The site does not contain any designated or non-designated assets. There are some nearby sites or heritage value. However, allocation of the site is unlikely to adversely harm nearby heritage assets.</p>	
Land off Millcross	<p>The site does not contain, nor is it in the vicinity of any heritage assets. Therefore, there is unlikely to be any heritage harm.</p>	
Land off Churchill Avenue	<p>The site does not contain any heritage assets and has low potential for archaeological sites. Therefore, there is unlikely to be any heritage harm.</p>	
Castlewood	<p>The site does not contain any designated assets but is within the vicinity of various heritage assets.</p> <p>The site does have potential to contain below ground remnants relating to a former railway line. A programme of archaeological investigation will be required.</p> <p>Any development will require a highly sensitive design and scale to prevent harm to nearby heritage assets.</p>	
Land at North West Nailsea	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site.</p> <p>There is low to moderate potential to adversely affect heritage assets. The master planning should be sensitively designed to preserve the nearby Listed Building.</p>	



Site	Assessment	RAG rating
Weston College Site, Somerset Square	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site.</p> <p>Any design should be sensitive to nearby heritage assets.</p>	
Wyndham Way Broad Location	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site. However, allocation of the site is unlikely to adversely harm nearby heritage assets due to the existing buildings.</p>	
Land south of Downside	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site. However, allocation of the site is unlikely to adversely harm nearby heritage assets.</p>	
Grove Farm	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site.</p> <p>Depending on the master planning, here is potential for the nearby listed building and conservation area to be adversely affected.</p>	
Land east of Ladymead Lane	<p>The site does not contain any heritage assets and has low potential for archaeological sites. Therefore, there is unlikely to be any heritage harm.</p>	
Land north of Pudding Pie Lane	<p>The site does not contain any heritage assets and has low potential for archaeological sites. There is the potential that a single non-designated heritage asset could be affected. However, good design can mitigate against this.</p>	



Site	Assessment	RAG rating
Land south of Jubilee Lane, Churchill	The site does not contain any heritage assets and has low potential for archaeological sites. Therefore, there is unlikely to be any heritage harm.	
Woodhill Nurseries	<p>The site does not contain any designated heritage assets. There are some non-designated heritage assets within the site and adjoining the site.</p> <p>Depending on masterplanning there is potential for a nearby scheduled monument and listed building to be affected.</p>	
Land at Mead Farm	The site does not contain any designated or non-designated assets. There are some nearby sites or heritage value. However, allocation of the site is unlikely to adversely harm nearby heritage assets.	
Broadleaze Farm	<p>The site does not contain any designated heritage assets but is in proximity to sites of heritage value, including Banwell Camp Scheduled Monument.</p> <p>Depending on the master-planning of the scheme, there is potential to impact the nearby Scheduled Monument, but harm could be mitigated against.</p>	
West of Hill Road	<p>The site does not contain any heritage assets. However, there are some heritage assets adjoining the site.</p> <p>Any design should be sensitive to nearby heritage assets.</p>	



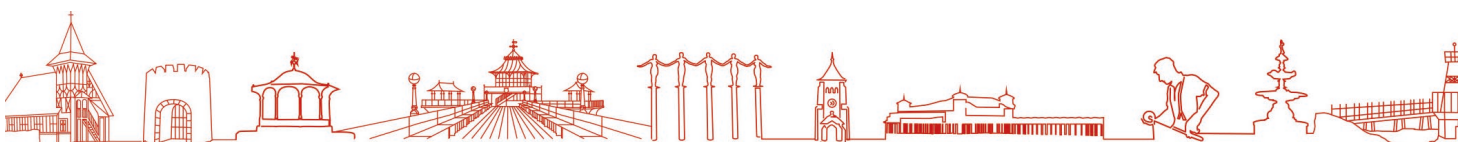
Site	Assessment	RAG rating
Land at Coombe Farm and Shipham Lane	The site does not contain any designated heritage assets, but it does fall within a landscape of some heritage value. However, it's unlikely to result in adverse harm dependent on the site layout and archaeological report findings.	
Land north of Colliter's Way	The site does not contain any heritage assets. However, there are some heritage assets adjoining the site. Any design should be sensitive to nearby heritage assets.	

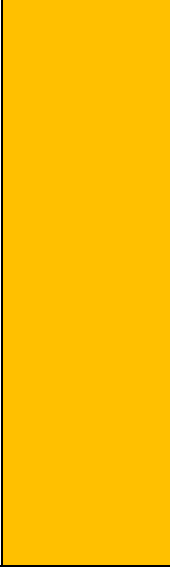
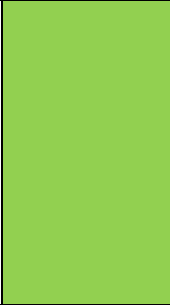
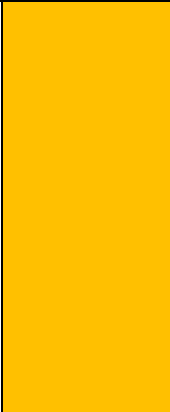
Community sites

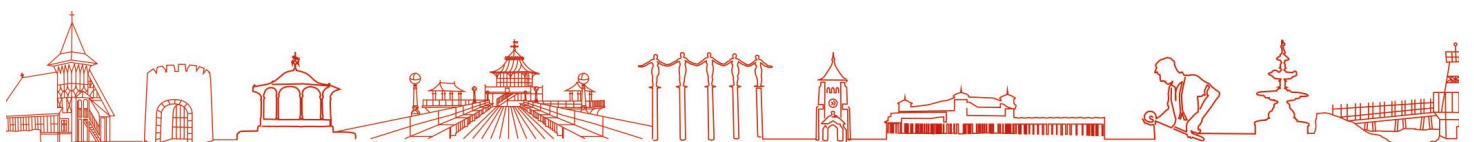
4.4 The below table summarises the assessment of community sites. Further details can be found in appendix B.

Table 2 Community Sites summary

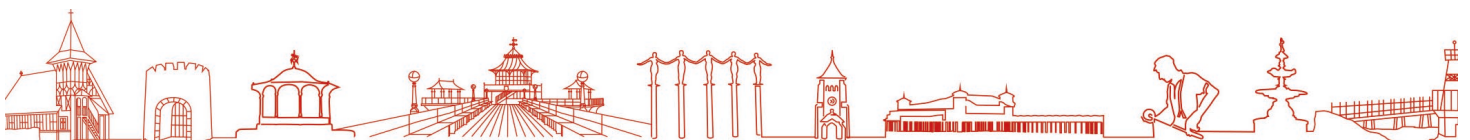
Site	Assessment	RAG rating
Land to the south of Church Lane, Backwell	The site does not contain any heritage assets and has low potential for archaeological sites. There are heritage assets surrounding the site. However, as the site contains playing fields there should be limited harm as a result on development.	



Site	Assessment	RAG rating
<p>Land next to the Village Hall Kewstoke</p>	<p>The site itself does not contain any designated heritage assets. However, there are non-designated sites relating to first world war archaeology.</p> <p>Adjoining the site there are heritage assets, including St Paul’s Church – a Grade I Listed Building.</p> <p>The views of the Grade I Listed Church will need to be considered carefully during the master-planning of the site to prevent unacceptable harm to the setting of the heritage asset.</p>	
<p>Land at The Batch, Yatton,</p>	<p>The site does not contain any heritage assets and has low potential for archaeological sites. There are heritage assets surrounding the site. However, as the site contains playing fields there should be limited harm as a result on development.</p>	
<p>Grove Farm</p>	<p>The site does not contain any designated heritage assets. However, there are various non-designated heritage assets on site. The site is also adjoined by a high number of heritage assets which have the potential to be impacted.</p> <p>Harm may arise to surrounding heritage asset and so the design would need to be of a high quality.</p>	



Site	Assessment	RAG rating
Wolvershill strategic site	<p>The proposed site allocation does have the potential to affect various designated and non-designated assets.</p> <p>The site has the potential to affect the setting of listed buildings, locally listed buildings and sites of archaeological interest.</p> <p>Although the proposed development would cause visual disruption to the historic layout of the land, assets of archaeological interests could be incorporated into the development. The existing listed buildings be impacted in terms of views to and from the asset.</p> <p>Mitigation and further investigation have the opportunity to lessen the. The heritage assets should be incorporated into the master planning of the site.</p>	
Land at Ladymead Lane Churchill	<p>The site does not contain any heritage assets and has low potential for archaeological sites. There are heritage assets surrounding the site. However, as the site contains playing fields there should be limited harm as a result on development.</p>	
Maltlands Railway Triangle Locking	<p>The site does not contain any heritage assets and has low potential for archaeological sites. There are heritage assets surrounding the site. However, as the site contains playing fields there should be limited harm as a result on development.</p>	



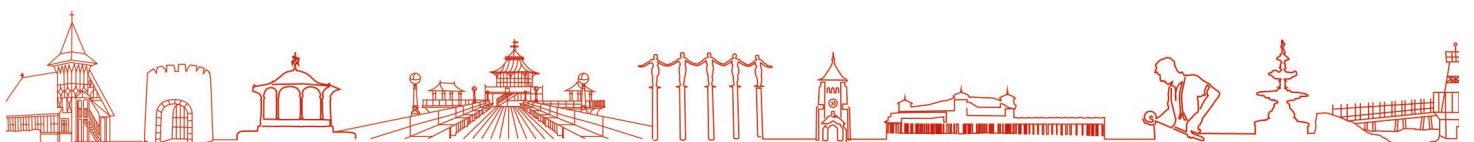
Site	Assessment	RAG rating
Land adjacent to Village Hall, Portbury	<p>The site does not contain any designated heritage assets. Although there is a non-designated heritage asset onsite. The site is also within the vicinity of various heritage assets including a Schedule Monument.</p> <p>The site does have the potential to impact the views to and from the heritage assets depending on the design of the scheme.</p>	



Employment sites

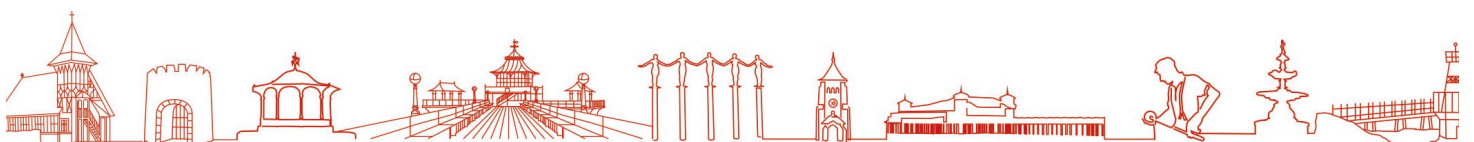
4.5 The below table summarises the assessment of employment sites. Further details can be found in appendix C.





Table 3 Employment Sites summary

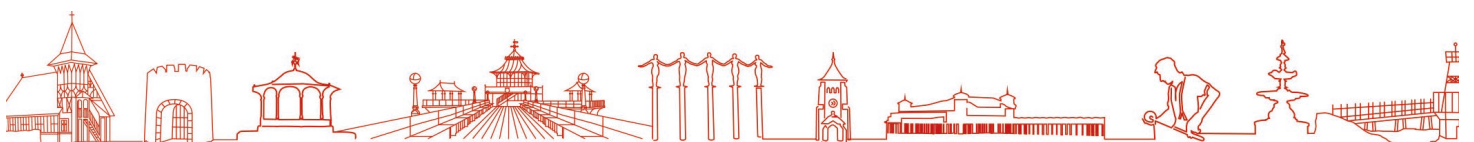
Site	Assessment	RAG rating
Hayward Village Business quarter	<p>The site does not contain any designated heritage assets. However, there are some non-designated heritage assets onsite and nearby.</p> <p>The site has low potential to result in unacceptable heritage harm with adequate mitigation.</p>	



Site	Assessment	RAG rating
<p>Wolvershill (north of Banwell)</p>	<p>The proposed site allocation does have the potential to affect various designated and non-designated assets.</p> <p>The site has the potential to affect the setting of listed buildings, locally listed buildings and sites of archaeological interest.</p> <p>Although the proposed development would cause visual disruption to the historic layout of the land, assets of archaeological interests could be incorporated into the development. The existing listed buildings be impacted in terms of views to and from the asset. However, harm to these heritage assets would only amount to less than substantial.</p> <p>Mitigation and further investigation have the opportunity to lessen the harm (see appendix XX for suggested mitigation).</p> <p>The site allocation has the potential to provide up to 2,800 new dwellings. Given the LPA’s need to demonstrate an adequate supply of housing, when balanced against the limited harm which may arise to heritage assets, it is considered the site is suitable to bring forward.</p>	
<p>West Wick Business Park</p>	<p>The site does not contain any heritage assets. However, there are some non-designated heritage assets nearby.</p> <p>The site has low potential to result in unacceptable heritage harm with adequate mitigation.</p>	



Site	Assessment	RAG rating
<p>Summer Lane, North of A370</p>	<p>The site does not contain any designated heritage assets. However, there are some non-designated heritage assets onsite and nearby.</p> <p>The site has low potential to result in unacceptable heritage harm with adequate mitigation.</p>	
<p>Moor Park, A371</p>	<p>The site does not contain any designated heritage assets. However, there are some non-designated heritage assets onsite and nearby.</p> <p>The site has low potential to result in unacceptable heritage harm with adequate mitigation.</p>	
<p>Aisecombe Way</p>	<p>The site does not contain any heritage assets. However, there are some non-designated heritage assets nearby.</p> <p>The site has low potential to result in unacceptable heritage harm with adequate mitigation.</p>	
<p>Land to the West of Kenn Road</p>	<p>The site does not contain any designated heritage assets. However, there are some non-designated heritage assets onsite.</p> <p>The is adjoined by various heritage assets. The site also has moderate potential for archaeological interest. The site has potential to impact on the setting of nearby listed buildings and non-designated heritage assets.</p>	



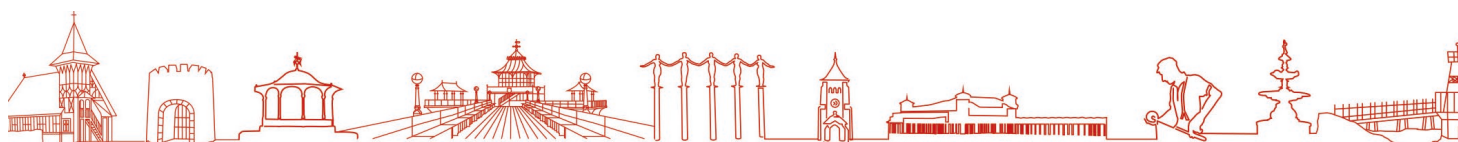
Site	Assessment	RAG rating
Land to the east of J20 Clevedon.	<p>The site contains both designated and non-designated heritage assets. There are also various heritage assets adjoining the site.</p> <p>Depending on the scale and design of the scheme, the development would have potential to impact nearby listed buildings.</p>	
Gordano Gate Portishead	<p>The site does not contain any designated heritage assets. However, there are some non-designated heritage assets onsite.</p> <p>The site has low potential to result in unacceptable heritage harm with adequate mitigation.</p>	
Wyndham Way Development Framework Area	<p>The site contains both designated and non-designated heritage assets. There are also various heritage assets adjoining the site.</p> <p>Depending on the scale and design of the scheme, the development would have potential to impact nearby listed buildings.</p>	

Transport Infrastructure

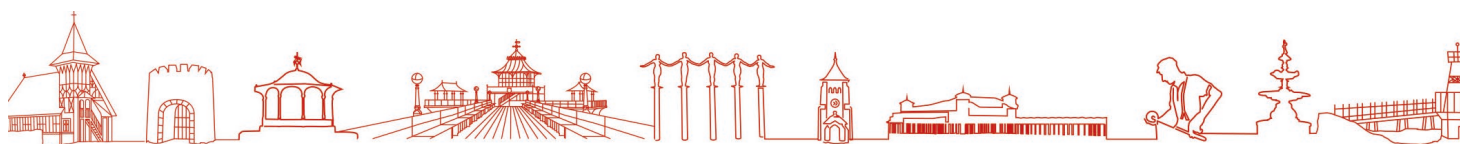
5.6 The Local Plan proposes major transport schemes as set out in Schedule 7, and indicative alignments are shown on the policies map. No significant adverse effects on heritage are expected to arise from these projects, however this will be kept under review as and when detailed alignments and worked up schemes are confirmed.

Minerals

5.7 In preparing the Local Plan the council has considered potential impacts on heritage regarding minerals development, including proposed minerals allocations to facilitate extensions to the existing Stancombe Quarry and Freeman's Quarry, in policies LP13 and LP14.



- 5.8 For instance, planning officers and the council's Conservation and Heritage Officer considered a detailed Preliminary Cultural Assessment (PCHA), March 2021, by consultants commissioned by Tarmac, which assessed the implications of extending the existing Stancombe Quarry southwards onto land at Hyatts Wood Farm.
- 5.9 The assessment considers effects upon cultural heritage, having regard to heritage assets and resources. Para 2.1.1 states: "Based upon an analysis of topography, and the screening effects of woodland, a study area of 1km from the PEA (proposed extension area) was considered an appropriate distance to assess potential effects upon the setting of designated heritage assets.... No designated assets of cultural heritage importance lie within the boundary of the PEA."
- 5.10 The assessment considered the archaeological context of the PEA, based on the council's Historic Environment Record (HER), and considers other sources, like the Historic England Archive, maps, and readily available local history material. Para 1.4.4 indicates that it follows guidance in the Historic England Good practice note GPA 3 'The Setting of Heritage Assets'.
- 5.11 The assessment concluded that "based upon current information, the archaeology and heritage of the PEA is of local interest and there should be no constraints to allocation".
- 5.12 The assessment found only two designated heritage assets within 1km of the PEA, the Grade II listed Freeman's Farmhouse and Grade II listed Barrow Court and Garden. They are 865m and 690m from the edge of the PEA respectively. Para 4.3.2 indicates that "it is clear from analysis of topography, screening by woodland and Google Earth that there is no visual connection between them and the PEA".
- 5.13 The council's Conservation and Heritage Officer is happy that Tarmac's PCHA demonstrates that the setting of Barrow Court and Freeman's Farmhouse have been considered.
- 5.14 While the PCHA was for the proposed Stancombe Quarry extension, we consider its assessment is also relevant to the proposed extension to Freemans Quarry, due to that being adjacent to the Stancombe Quarry PEA. It should also be noted that the existing Freemans Quarry, already largely worked, lies between both Barrow Court and Freeman's Farmhouse and the proposed extension to Freemans Quarry.

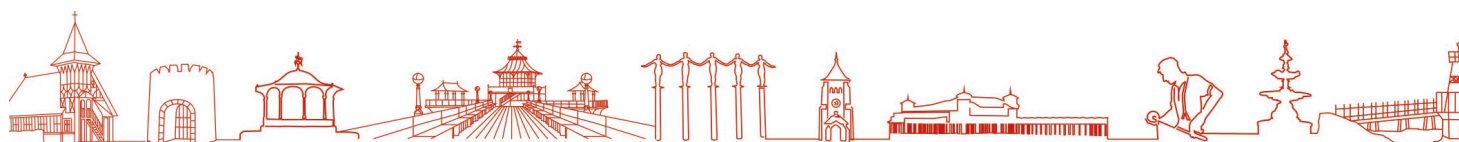


5. Heritage projects

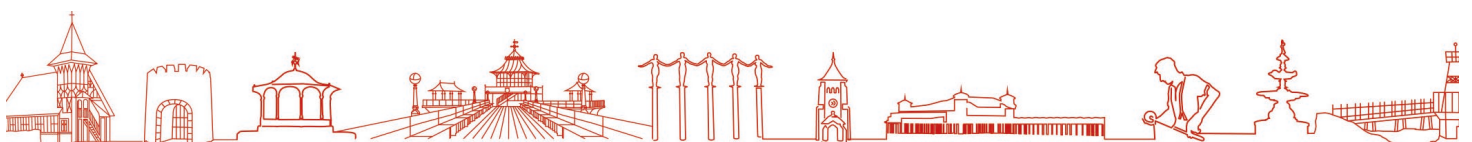
- 5.1 There are currently 12 heritage assets in North Somerset on the 'At Risk' register. This section aims to give a brief update on these sites, and what plans are in place for working towards having them taken off the list.
- 5.2 'Heritage at Risk' refers to the annual list released by Historic England (HE) to indicate which statutorily protected heritage assets across England are 'At Risk'. These may be on the verge of being de-classified or lost either by being in a poor state of repair, decay or from threat of insensitive development. The heritage at risk sites is ranked below in order of priority to the council.

Table 4 Heritage Projects

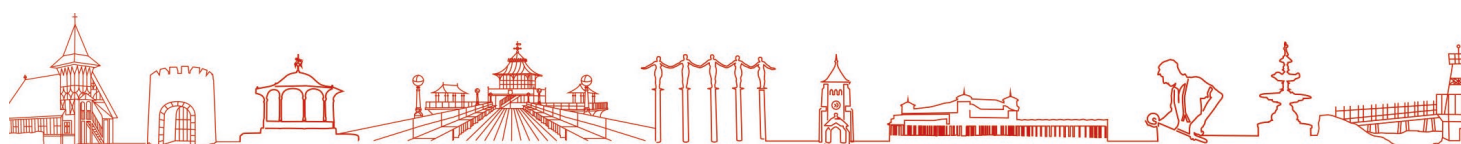
Rank	Site	Comments
1	Worlebury Hillfort	<p>The site is ranked first because is owned by the council and is an extremely important asset. It is the council's responsibility to safeguard it.</p> <p>A site visit to the scheduled monument of Worlebury Camp was undertaken in October 2016 by the Council's Archaeologist, Historic England's Heritage at Risk Project Officer and the Council's Tree Officer. As a result of this visit, Worlebury Hillfort was entered onto Historic England's Heritage at Risk register.</p> <p>A number of factors including damage from wild-camping, vandalism to the stone ramparts and threats from trees and vegetation to the archaeological fabric of the hillfort, mean that there is the need for a specific management plan for the Scheduled Monument (SM). The management plan has been created and adopted by the council. Since the adoption of the plan, a number of trees along the rampart have been felled due to Ash die back. However, this has also removed some of the harm to the SM. There are current plans to re-apply for National Lottery Heritage Funding to carry out the remaining works to the hillfort and assist the existing volunteer group.</p>



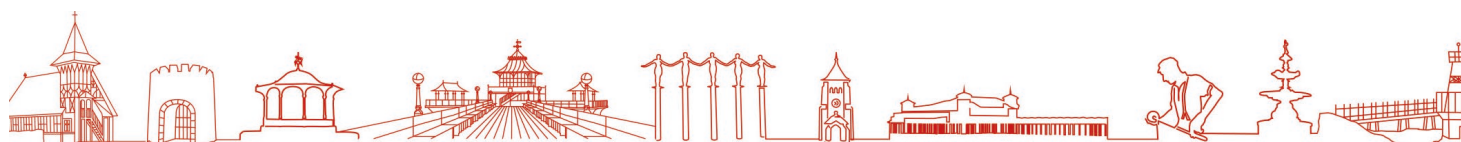
2	Birnbeck Pier	<p>Birnbeck Holdings Ltd have agreed to sell Birnbeck Pier to North Somerset Council today (Thursday 13 July), avoiding the need for a legal Compulsory Purchase Order Public Inquiry which was scheduled to take place in August.</p> <p>At a sale price of £400k, funded by the RNLI, the purchase now means North Somerset Council can start work jointly with the charity on the restoration of Birnbeck Pier immediately, avoiding further delays.</p> <p>Work will start on site in the coming weeks at pace, starting with tidying up the car park area, fencing and putting up safety signage.</p> <p>Studio Four Architects and engineers have been appointed by the RNLI to develop detailed proposal for the pier restoration and the new lifeboat station on the Island. Haverstock Associates Architects have been appointed to develop proposals for the island and landside restoration and associated buildings.</p> <p>The plan is to restore the Pier to allow the public to visit and for the RNLI to use the island as their base again.</p> <p>North Somerset Council will own Birnbeck Pier with an area of the island leased to the RNLI for a new lifeboat station to be built.</p> <p>An updated formal agreement has been put in place which sets out how the Council and RNLI will work together in future years to return public access to the pier as quickly as possible and reinstate the RNLI's vital life-saving service direct from the island.</p> <p>Funding</p> <p>The council has been working hard to secure external funding to support the project.</p> <p>As well as funding from the RNLI, the council has secured funding from:</p> <ul style="list-style-type: none"> • Historic England £1m • National Heritage Memorial Fund £3.55m • National Lottery Heritage Fund £236k in development funding which we hope will lead to the release of a further £4.5m <p>Local people have been hugely important to the campaign to save the Pier. These include organisations such as the Birnbeck Regeneration Trust and Friends of the Old Pier.</p>
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Rank	Site	Comments
3	Middle Engine Pit (Elms Colliery)	<p>During 2015 works were carried out at the Elms Colliery site, also known as Middle Engine Pit, by specialist conservation contractors to repair a boundary wall and carry out associated clearance works.</p> <p>A grant was received from Historic England to coordinate and undertake this work. Moving forward, it is suggested that the site is cleared and maintained for use as a public amenity, which will involve regular maintenance and clearance of vegetation.</p> <p>Since this further funding was granted by Historic England, NSC has removed the invasive ivy from the buildings to make them safe from collapse. The work included the winding engine house, north horse whim, the check house and the pump house. The funding also facilitated the production of archaeology and ecology surveys to inform a management plan for the site which was adopted by the council in 2019. A further funding bid is now needed for the final stage of works to secure the site and make it accessible for the general public.</p>
4	Ashton Court	<p>Although the house is partly used, a large part remains derelict and subject to slow but ongoing decay. The house has been the subject of negotiations between owners, the Local Planning Authority, Historic England and other interested parties for many years.</p> <p>A grant was offered by Historic England in 2011 which included funding for project development works for a Conservation Management Plan, condition survey and business plan, which were nearing completion in 2016. An options Appraisal completed for Bristol City Council in May 2019. Historic England in ongoing discussions with Bristol City.</p>

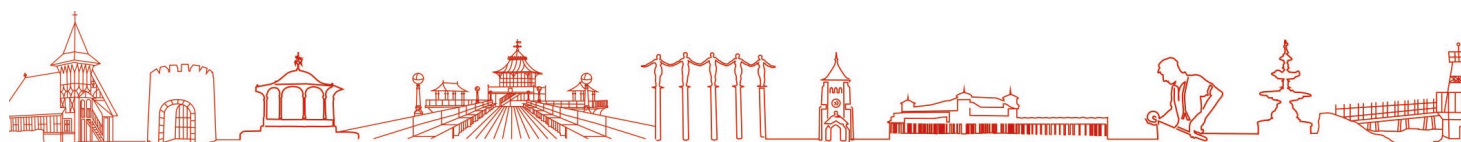


Rank	Site	Comments
5	Slight univallate hillfort 150 metres east of Cleeve Court, Cleeve	The asset has just been added to the 'At Risk' register in 2023. The major threat to the asset is forestry damage from tree roots. The council is aiming to create a management plan for this asset by the end of the year.
6	Long barrow 350 metres south west of Cornerpool Farm, Wrington-	This asset is privately owned and has localised major harm to the monument from arable ploughing.
7	Church of St Mary, Portbury	<p>As churches are exempt from listed building consent the council does not have much connection with the church buildings which are managed through their own in-house system.</p> <p>A National Lottery Heritage Fund Grant for Places of Worship enabled roof repairs completed in 2014. However, further problems with the poor state of the sandstone wall, especially on the south transept, keeps the church at risk. A further National Lottery Heritage Fund grant has been awarded and the project development is nearing completion.</p>
8	St George's Church, Church Road, Easton in Gordano, Pill and Easton-in-Gordano	<p>As churches are exempt from listed building consent the council does not have much connection with the church buildings which are managed through their own in-house system.</p> <p>The South roofs poor; walling and pointing in poor condition and spalling; drainage poor with damp and water ingress affecting floors.</p>



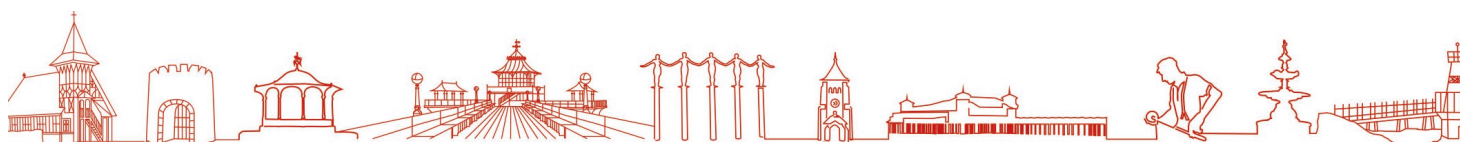
6. Historic Environment Records (HER)

- 6.1 The maintenance of a Historic Environment Record (HER) is a statutory requirement stipulated by Section 230 of the Levelling-up and Regeneration Act 2023. The HER is a system for storing and making available to the public information about listed buildings and conservation areas covered by the *Listed Buildings Act*, scheduled monuments by the *Ancient Monuments and Archaeological Areas Act 1979*, gardens or land by the *Historic Buildings and Ancient Monuments Act 1953* and any other sites or objects found in the area which the authority considers to be of historic, architectural, archaeological or artistic interest. Also included are records of investigations or studies relating to any of the above, or the development, preservation or present character of any part of the area.
- 6.2 The Historic Environment Record (HER) is essential to the early mitigation of planning applications as set out in section 128 of the NPPF and Development Management Policy: Sites and Policies Plan Part 1 DM6.
- 6.3 The North Somerset Historic Environment Record comprises a database of over 40,000 records relating to historic sites across North Somerset. This database is linked to a Geographical Information System (GIS), with a supporting reference collection. The reference collection is held both digitally and in hard copy.
- 6.4 The HER database ultimately informs planning and management processes, conservation, research into the historic environment and local communities of their area. Work undertaken through the development process, local groups and academic research all feeds back into the HER, thus providing a constant cycle of information recording and sharing.
- 6.5 The information held in the HER database ranges from maps, academic and published materials such as archaeological journals, digital archives, aerial photography and unpublished materials such as fieldwork reports. All of this data provides a basis for informing strategic and local plans, planning and development control processes, management of monuments in the landscape, and education and outreach.
- 6.6 Developers, their agents or appointed heritage consultants will contact the HER if an archaeological desk-based assessment is requested by the Archaeologist as a requirement of a planning application. They will request a trawl of all records pertaining to a specific search area, and these are provided digitally with accompanying spatial data.
- 6.7 Commercial requests for HER data are chargeable and provide approximately £6,000 per year of income. This is based on two services: a priority search (five working day turnaround) for £222 (including VAT) and a standard search (twenty working day turnaround) for £156



(including VAT). Average turnaround times are four days for a priority search and nine days for a standard search. Waivers are available for householder and academic requests.

- 6.8 The job role of Historic Environment Assistant was created in 2022 to support the Senior Archaeologist in maintaining the Historic Environment Record. This work is largely guided by an Action Plan based on the results of an audit on North Somerset Council's Historic Environment Record which was completed by Historic England in January 2022. The five-year plan details tasks for completion and identifies resources required for undertaking the tasks to ensure the HER meets national standards.
- 6.9 The Senior Archaeologist and the Historic Environment Assistant work closely together to achieve the targets set out in the plan, with some of the current tasks including creation of a *Forward Plan* and a *Business Continuity & Disaster Recovery Plan*; digitising the historic *Avon Sites and Monuments Records*; the ongoing accession of Grey Literature reports which is currently at 50% completion; enhancing the records of designated assets to remove duplicates and align with Historic England's National Heritage List.
- 6.10 Since the audit, considerable progress has been made by:
- accessioning 20% of the backlog of grey literature bringing this to 50% completion;
 - drafting and reviewing policies covering Systems Security; Information Services; GIS & Spatial Data; Disposals; Succession Plan; and Recording;
 - transferring the physical records to a securely stored archive;
 - improving the provision of data to commercial and non-commercial HER service users.



7. Summary

- 7.1 North Somerset has a long and diverse history which is reflected in the heritage assets present across the district. North Somerset has a wide range of both designated and non-designated heritage assets.
- 7.2 The council has considered the impact on heritage assets and the wider historic environment throughout the Local Plan process. Five sites have been discounted through the SHLAA process due to harm to heritage assets.
- 7.3 The impact on heritage assets has been assessed on sites for allocation in the Local Plan. Mitigation has been suggested to allay unacceptable harm to heritage assets.
- 7.4 The council has been working on a number of heritage projects to preserve and enhance heritage assets which are deemed to be 'at risk.'

