



Land at Hoodlands Farm,
Hambrook Lane, Bristol
South Gloucestershire

*Historic Environment
Desk-Based Assessment*



Report prepared for:
BoKlok Housing Limited

CA Project: CR0692

CA Report: CR0692_1

June 2021



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	Issue 3

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CONTENTS

1.	INTRODUCTION.....	6
2.	METHODOLOGY.....	10
3.	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	17
4.	LEVEL 1 ASSESMENT OF BUILDINGS WITHIN THE SITE	38
5.	THE SETTING OF HERITAGE ASSETS.....	44
6.	ARCHAEOLOGICAL SIGNIFIACNCE & POTENTIAL EFFECTS	48
7.	REFERENCES.....	51

ILLUSTRATIONS

- Fig. 1: Site location plan
- Fig. 2: Previous Investigations
- Fig. 3: Prehistoric and Romano-British archaeological features
- Fig. 4: Medieval archaeological features
- Fig. 5: Post-medieval and modern archaeological features
- Fig. 6: 1844 Parish of Winterbourne Tithe Map (courtesy of The Genealogist)
- Fig. 7: 1881-2 OS Map
- Fig. 8: 1915 OS Map
- Fig. 9: 1935 OS Map
- Fig. 10: 1999 Aerial Image of the Site
- Fig. 11: 2005 Aerial Image of the Site
- Fig. 12: LiDAR imagery of the Site
- Fig. 13: Important Hedgerows within the Site
- Fig. 14: Designated Heritage Assets

PHOTOGRAPHS

- Photo 1: Image of the Site taken from the northern boundary looking south
- Photo 2: Image of the Site taken from the east of the house, looking east
- Photo 3: Image from the southern boundary of the Site, looking north along the access track
- Photo 4: Image from the end of the access track, looking north over the Site
- Photo 5: Image of previous pond within the south-east of the Site, looking north
- Photo 6: Northern façade of main building
- Photo 7: Eastern façade of main building
- Photo 8: Southern façade of main building
- Photo 9: Western façade of main building
- Photo 10: Eastern elevation of the garage
- Photo 11: Northern elevation of the garage
- Photo 12: Western elevation of the garage
- Photo 13: Southern elevation of the garage
- Photo 14: Image from the south-eastern edge of the Conservation Area, looking north-west towards the Site
- Photo 15: Image of the Conservation Area along The Stream, looking west
- Photo 16: Image of the Conservation Area along Bristol Road, looking south

SUMMARY

Project Name: Land at Hoodlands Farm, Hambrook Lane

Location: Bristol, South Gloucestershire

NGR: ST 63550 79433

In April 2021, Cotswold Archaeology was commissioned by BoKlok Housing Limited to undertake a Historic Environment Desk-Based Assessment (Cotswold Archaeology 2019) in respect of land at Hoodlands Farm (hereafter referred to as 'the Site'). The Site comprises a single residential dwelling with detached garage and garden; a pasture field; and access connecting it to Hambrook Lane.

No designated heritage assets, including archaeological remains, are located within the Site.

The only non-designated heritage assets within the Site comprise the hedgerows bordering it, which comprise 'important' hedgerows under the criteria for archaeology and history of The Hedgerows Regulations 1997. The hedgerows are non-designated heritage assets of low heritage significance. Therefore, it is considered that some level of removal is appropriate given the limited significance of the hedgerows. However, the proposed development has been designed to keep the level of removal of 'important' hedgerows to a minimum.

A previous desk-based assessment (CA 2019) interpreted several 'cropmarks' suggestive of archaeological features within the northern area of the Site. Review of aerial photographs and LiDAR data has found no evidence for such features. There is evidence for prehistoric and Romano-British activity within the broader study area, and thus some general potential for currently unrecorded settlement or agriculture of this period.

It appears likely that the Site formed a part of the great arable open fields of the parish in the medieval period. There is thus little potential for medieval settlement remains within the Site. No 'ridge and furrow' earthworks survive from this time: if any remnants of furrows survive below-ground then they would be of insufficient heritage value to comprise 'heritage assets'.

The existing building and garage within the Site do not comprise heritage assets. An earlier house in the same location dated from around the 1930s, and any below-ground remnants of this would also not comprise a heritage asset.

The assessment of the contribution of the Site to the 'setting' of heritage assets has concluded that residential development would not lead to harm to the setting or significance of any heritage assets in the wider environs of the Site.

Initial correspondence with the archaeology officer has identified that geophysical survey is not likely to be required, but that trial trenches may offer a suitable additional method for gaining further information on the below-ground resource of the Site. It is recommended that the present report is provided to the officer, and an archaeological strategy agreed. This would include discussion on the scope and timing of trenches (which could be utilised as a pre-construction condition, or prior to determination of the application).

Research of the historic environment for this report has not identified any evidence for the presence of potential archaeological remains which may preclude or otherwise constrain development of the Site.

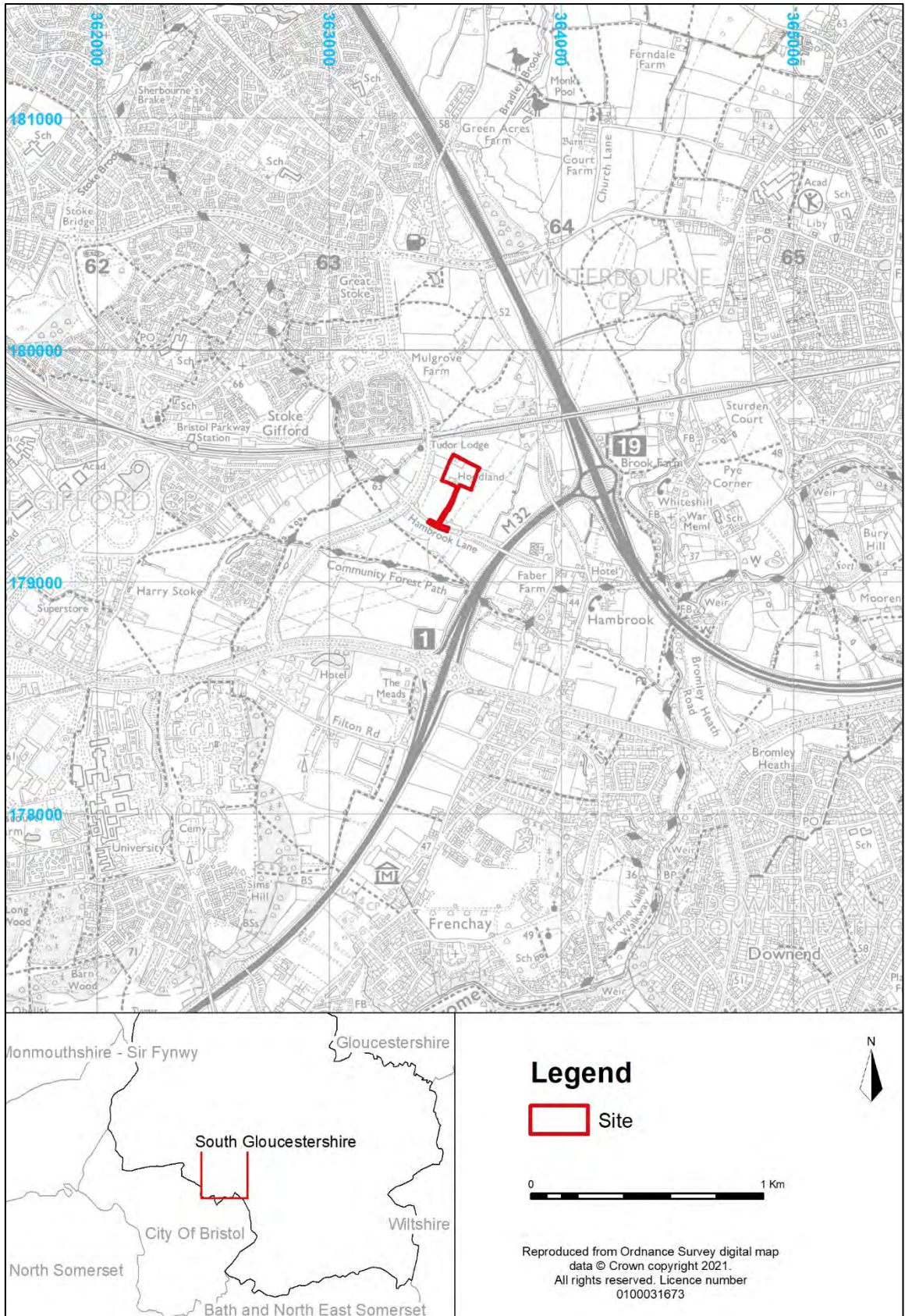


Fig. 1a: Site location plan

1. INTRODUCTION

- 1.1. In April 2021, Cotswold Archaeology was commissioned by BoKlok Housing Limited to undertake a Historic Environment Desk-Based Assessment of land at Hoodlands Farm, South Gloucestershire (hereafter referred to as 'the Site'). The Site currently includes a single residential dwelling with detached garage and garden; a pasture field; and access connecting it to Hambrook Lane (Fig. 1; NGR ST 63550 79433).
- 1.2. Cotswold Archaeology previously produced a Historic Environment Desk-Based Assessment for the same Site in 2019 (Cotswold Archaeology 2019), the research for which has also informed the present study.
- 1.3. Cotswold Archaeology has advised the design team on archaeology and heritage issues during the ongoing design process. This advice has fed into the evolving scheme considerations, along with that of other disciplines.



Fig. 1b: Detail from the masterplan

- 1.4. The redline application boundary is illustrated on Fig. 1a, with detail from the masterplan of the residential development area in Fig. 1b. The proposals comprise residential development of fifty dwellings, and associated infrastructure, including access roads and landscaping. For an initial period access to the Site will be along the existing trackway access. In the future, and following nearby development,

access will be created as indicated on Fig. 1b, and the existing trackway will become a green corridor, with pedestrian and cycle access.

Objectives and professional standards

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

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

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

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

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

Statute, policy and guidance context

1.8. The Site is located in the local authority of South Gloucestershire. The current Local Plan is comprised of three documents; the 'Core Strategy 2006-27' adopted in 2013, the 'Policies, Sites and Places Plan' adopted in 2017, and the 'Joint Waste Core Strategy' adopted in 2011. A new Local Plan is currently being drafted, for which the consultation period of Phase 1 ended in March 2021. The submission of the local plan is expected for 2023.

- 1.9. With regard to the historic environment, the relevant policies are: CS9: Managing the Environment and Heritage. Within the PSP Plan the relevant policy is PSP17: Heritage Assets and the Historic Environment. These policies are detailed further in Appendix 1.
- 1.10. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

Statute	Description
Historic England Advice Note 12: Statements of Significance (2019)	Covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance and to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
Joint Core Strategy 2006-27 and South Gloucestershire Policies, Sites and Places Plan (2017)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

Consultation

- 1.11. Consultation was undertaken with Mr Paul Driscoll on 23rd April 2021 who confirmed that a formal Written Scheme of Investigation was not required, and that the proposed scope, as presented below, was suitable.

2. METHODOLOGY

Data collection, analysis, and presentation

- 2.1. This assessment has been informed by available historic environment information, subject to limitations due to the current health and safety restrictions as a result of COVID-19. In this instance, this is considered to be sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach accords, where practicable under present restrictions, with the provisions of the NPPF (2019) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources and where this has not been possible to obtain this has been outlined in the summary set out in Table 2.1. Limitations to the study are specifically set out in 'limitations' below.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
South Gloucestershire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Updated search not available due to COVID-19 government-imposed restrictions. Data acquired as part on the 2019 DBA has been used.
Gloucestershire Archives	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Currently not available due to COVID-19 government-imposed restrictions. Data acquired as part on the 2019 DBA has been used.
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.
Britain from Above and National Collection of Aerial Photographs	A collection of aerial photographs of Britain dating from 1919 to 2006.
Aerial Photographs from the former Avon Council	Aerial Photographs from 1975 as held by South Gloucestershire Council
Archaeological Data Service	A digital repository of published works and unpublished archaeological assessments and fieldwork reports.

Table 2.1 Key data sources

-
- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 500m study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was also undertaken as part of this assessment on Thursday 6th May 2021. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance, and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Aerial photographs held at Historic England Archives

- 2.5. It was not possible to examine aerial photographs held at Historic England as part of this assessment due to the archive closure resulting from COVID-19. However, aerial images of the Site were examined as part of the previous assessment (Cotswold Archaeology 2019). This identified that the Site was subject to development during the latter part of the 20th century, largely associated with agricultural activity. Features and buildings noted, which are discussed in further detail below, appear to relate to such activity and correlate with historic mapping available for the Site.
- 2.6. Additionally, available photographs taken by the former Avon Council as held by South Gloucestershire Council were viewed in digital form only, as well as any images available on online data repositories such as, Google Earth, Britain from

Above, Cambridge air photos, and the National Collection of Aerial Photography (NCAP).

LiDAR imagery

- 2.7. Existing 1m Digital Terrain Model (DTM) LiDAR data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.8. LiDAR DTM tiles were obtained from the Environment Agency (EA), through the Government Open Data portal (environment.data.gov.uk). The data was available at 50cm-resolution for the western extent of the study area. DTM tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100x100m-square. EA state that their specifications for Lidar data require absolute height error to be less than +-15cm, and relative error to be less than +-5cm (EA, 2016). The planar accuracy of the data is guaranteed to +- 40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +-20cm (ibid.).
- 2.9. Esri's ArcMap 10.5.1 was employed to create and visualize the data in ways which emphasize the micro- topographical variation suitable for identifying potential archaeological features.
- 2.10. A number of visualizations were then produced including multi-direction hillshading and local relief model using ArcMap 10.5.1. The parameters were set to those appropriate for the topography of the area. The output images from the RVT software were then imported into the geodatabase, and further settings manipulation was undertaken to enhance the visualization for archaeological feature detection in ArcMap 10.5.1.
- 2.11. DTM tile formed the basis within the desk-based assessment and is illustrated on Fig. 12.

Assessment of heritage significance

- 2.12. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-

standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.13. The present report sets out the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or ‘settings assessment’, the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.14. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.15. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.16. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:

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

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

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	<p>Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).</p> <p>Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act.</p> <p>Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF and should be at the core of any material local planning policies in respect of heritage.</p>
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	<p>In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019).</p> <p>Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i></p>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	<p>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p> <p>With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>

Level of effect	Description	Applicable statute & policy
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

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

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

Limitations of the assessment

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

2.20. A review of records and historic aerial photographs of the Site and study area held at the Historic England Archives could not be conducted due to closure as a result of Government health guidance in relation to COVID-19 outbreak. However, these images were assessed as part of the previous assessment (Cotswold Archaeology 2019). Online repositories were consulted for any available additional photographs,

such as Britain from Above and NCAP, however, no images of the Site were available (Accessed May 2021). A review of archive material in the online catalogue of Gloucestershire Record Office was undertaken as part of the previous assessment. Given current COVID-19 restrictions, the archive was not revisited, and data obtained as part of the assessment in 2019 was used.

- 2.21. A walkover survey was conducted within the Site on Thursday 6th May 2021, which was undertaken in dry and clear weather conditions. Access was afforded within the Site. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site comprises a single residential dwelling with detached garage and garden; a pasture field; and access connecting it to Hambrook Lane (Photos 1-5). The land lies on the valley floor of the River Frome, (which is c. 670m to the east), and stream networks associated with the River Frome lie within the immediate landscape to the east and south-west of the Site. Situated at the base of the valley side, the Site gently rises from c. 45m above Ordnance Datum (aOD) in the south-east to 55m aOD in the north-western corner.
- 3.2. Within the environs of the Site, settlement is concentrated around three villages: Hambrook c. 280m south-east, Harry Stoke c. 340m south-west and Stoke Gifford c. 680m north-west of the Site, and the Site lies within an area of enclosed fields surrounded by modern transport infrastructure. The South Wales Main Railway Line lies c. 90m north of the Site.



Photo 1: Image of the Site taken from the northern boundary looking south



Photo 2: Image of the Site taken from the east of the house, looking east



Photo 3: Image from the southern boundary of the Site, looking north along the access track



Photo 4: Image from the end of the access track, looking north over the Site



Photo 5: Image of previous pond within the south-east of the Site, looking north

Geology

- 3.3. The geology of the Site comprises of mudstone and halite-stone of the Mercia Mudstone Group formed during the Triassic Period approximately 201 to 252 million years ago (BGS 2021). No superficial deposits are recorded within the Site. During previous archaeological investigations c. 100m north of the Site, superficial deposits comprised silty clay subsoil varying from 0.07m to 0.41m in thickness, and colluvium ranging in 0.2m to 0.4m in thickness, were encountered beneath the topsoil. It is worth noting, however, that these deposits were absent in areas where modern dumping was evident (Cotswold Archaeology 2017b and 2019). Soils within the Site are recorded as slightly acid loamy and clay soils with impeded drainage draining into the local stream network, under arable and grassland use (Cotswold Archaeology 2019).

Designated heritage assets

- 3.4. There are no designated heritage assets within the Site.
- 3.5. Hambrook Conservation Area (Fig. 14, **A**) falls within the study area, c. 250m to the south-east of the Site. Within the Conservation Area there are 15 Listed Buildings, two of which fall within the study area. These comprise of the Grade II * Listed Farber's Farmhouse (Fig. 14, **B**) c. 440m south-east of the Site, and the Grade II Listed Hambrook Farm Barn (Fig. 14, **C**) c. 430m south-east of the Site.
- 3.6. These buildings are discussed within Section 6 and shown on Fig. 14.

Previous archaeological investigations

- 3.7. No previous intrusive archaeological work has taken place within the Site; however, several previous investigations and assessments are recorded in the vicinity, as illustrated on Fig. 2.
- 3.8. A series of investigations were conducted as part of the route of the Stoke Gifford Transport Link (SGTL; Fig. 2, **EV1**). These included an Environment Statement (Atkins 2013); a geophysical survey extending into the fields c. 60m west of the Site (Stratascan 2015); and a Written Scheme of Investigation (WSI) and programme of archaeological works (Wessex Archaeology 2015 and 2016). The latter works included two phases, with Phase 1 comprising of an evaluation of 47 trenches situated in the fields north of the South Wales Main Railway Line between Hambrook Lane and the A4174 Filton Road, recording unstratified finds and evidence of medieval and later agricultural activity. Phase 2, focused c. 120m south-west of the Site, comprised of the excavation of an additional 15 evaluation

trenches and two strip, map and record excavation areas, recording evidence of post-medieval and modern agricultural activity.

3.9. Additional assessment includes the following:

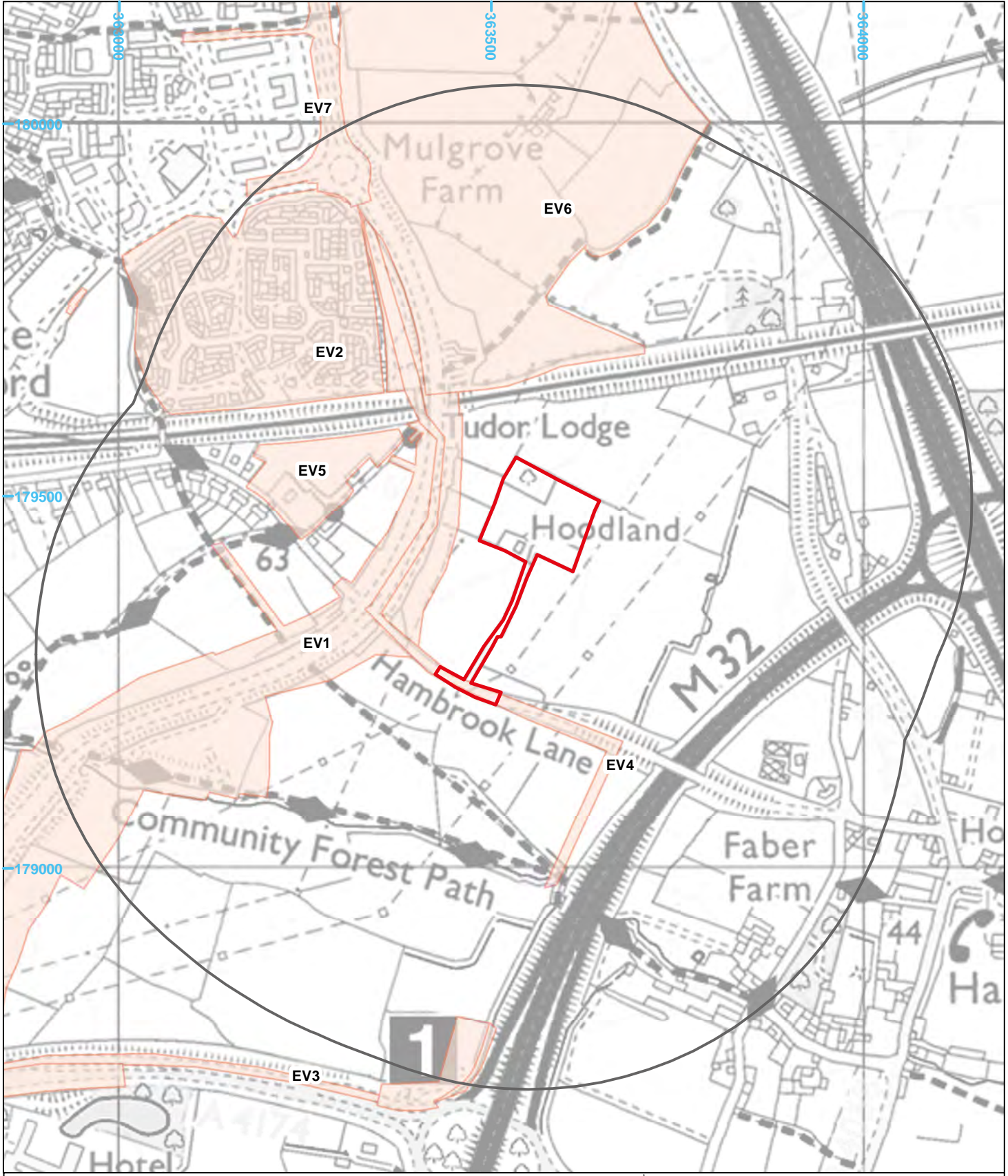
- An evaluation carried out in 1999 (Fig. 2, **EV2**), c.200m north-west of the Site,
- A watching brief carried out in 2010 (Fig. 2, **EV3**), c. 400m south of the Site,
- An Archaeological Assessment North Bristol Trunk Main (Fig. 2, **EV4**), the area for which includes the access track in the south of the Site,
- A desk-based evaluation (Fig. 2, **EV5**), c. 150m west of the Site,
- A trench evaluation in 2017 (Fig. 2, **EV6**), c. 100m north of the Site, and
- A watching brief (Fig. 2, **EV7**), c. 400m north-west of the Site.

3.10. These programmes of archaeological work have revealed low level occurrences of prehistoric flint, agricultural activity, and evidence of modern activity. These investigations are discussed in greater detail below in the historic progression of the Site, where appropriate.

Prehistoric

3.11. No confirmed evidence for prehistoric settlement is recorded within the Site.

3.12. Mesolithic, Neolithic, and Bronze Age activity within the study area is largely represented by findspots, with worked flint broadly dating to these periods recorded during the Stoke Gifford Transport Link Phase 1 investigations (Fig. 2, EV1; Wessex Archaeology 2015). Given the lack of material or features, such activity is likely to represent low-level transitory activity rather than a possible settlement. However, within the north of the study area possible settlement remains have been identified. As part of the SGTL archaeological assessments (Fig. 2, EV2), probable prehistoric features including a pit, ditch and possible oven which were recorded c. 200m north-west of the Site (Fig. 3, 1).



- Site
- Study Area
- Previous Investigations



Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
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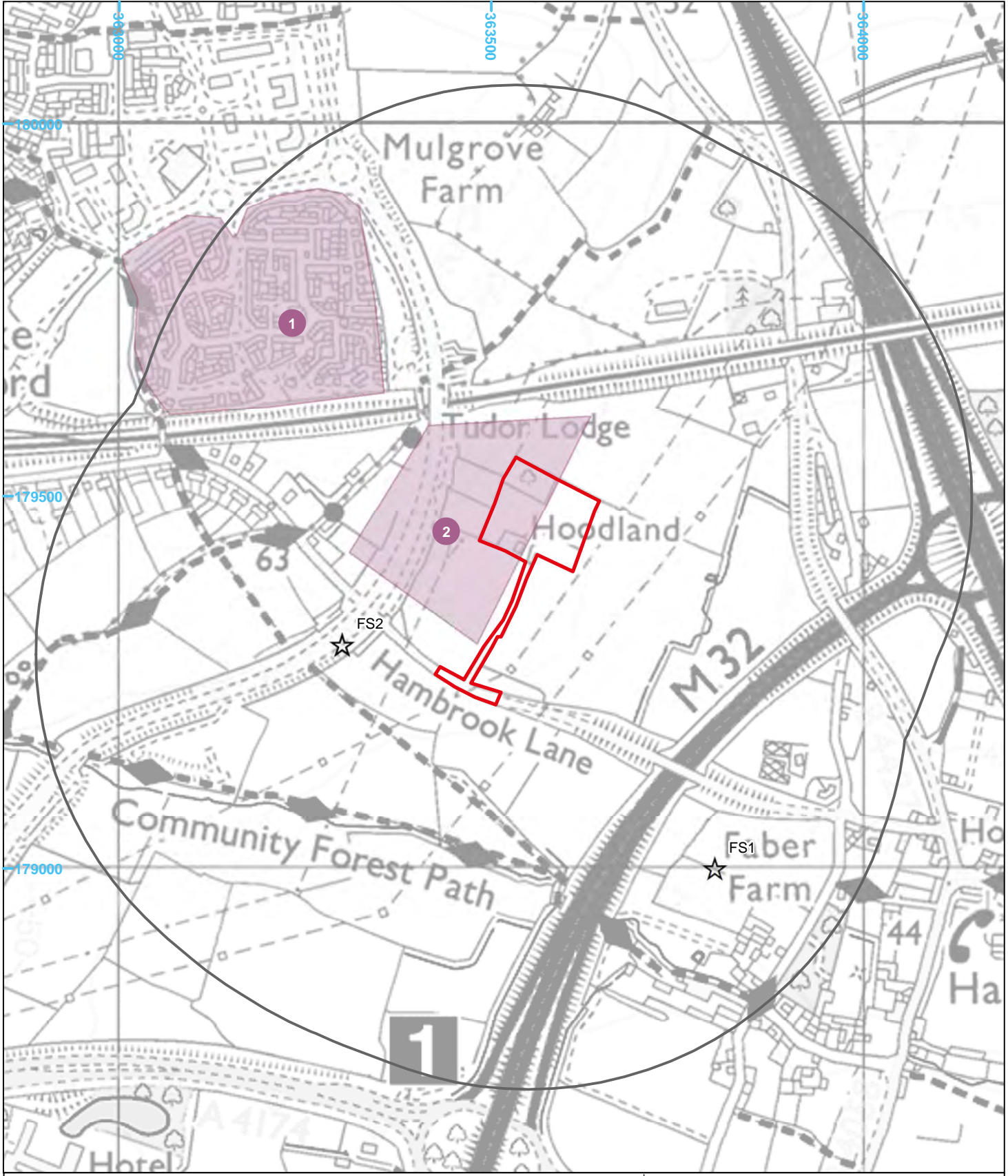
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PROJECT TITLE
Land at Hoodlands, HEDBA

FIGURE TITLE
Previous Investigations

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- Site
- Study Area
- Prehistoric
- ★ PAS findspot



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PROJECT TITLE
 Land at Hoodlands, HEDBA

FIGURE TITLE
**Prehistoric and Romano-British
 archaeological features**

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CHECKED BY	JE	DATE	02/07/2021	
APPROVED BY	RM	SCALE@A4	1:7,000	3



-
- 3.13. Cropmarks, which are described on the South Gloucestershire HER as unclear array of small curvilinear and rectilinear features with sharply contrasting vegetation patterns (Fig. 3, 2), have been identified from aerial photographs within the western extent of Site. These cropmarks were recorded during a desk-based assessment undertaken for the Winterbourne-Frampton Cotterell Bypass by Avon County Archaeological Unit in 1992. The cropmarks were identified from an aerial photograph held in the former Highways Department of Avon County Council (Aerofilms Run 1 Frame 3837 25/07/92). However, this image is no longer held by the HER and could not be accessed as part of this assessment. Analysis of aerial photographs held by Historic England and LiDAR analysis (Cotswold 2019) did not reveal any cropmarks or prehistoric features.
- 3.14. As part of this assessment one of the available aerial photographs as held by the former Highways Department of the Avon County Council was assessed. This image was taken on 25th April 1975 (Ref: 9702) and depicted no cropmark features. It is possible that these cropmark features do not show up on any of the available images as a result of environmental and lighting differences, or it may be that these cropmark features were inaccurately recorded. The potential for these cropmarks to represent prehistoric features, however, cannot be ruled out. It is important to note that this identified area has been subject to modern works as a result of the development of the SGTL and thus if any prehistoric features were present, they would have likely been subject to truncation.
- 3.15. There is some evidence for prehistoric activity within the study area. The Site is not located within the immediate environs of the identified possible settlement site, and whilst cropmarks have indicated potential prehistoric features within the west of the Site, the validity of this record is questionable and this has not been confirmed through archaeological investigation. Thus, it is likely that the Site formed part of the surrounding hinterland within this period and any surviving archaeological features will more likely represent chance finds deposited as a result of transient movement.

Romano-British

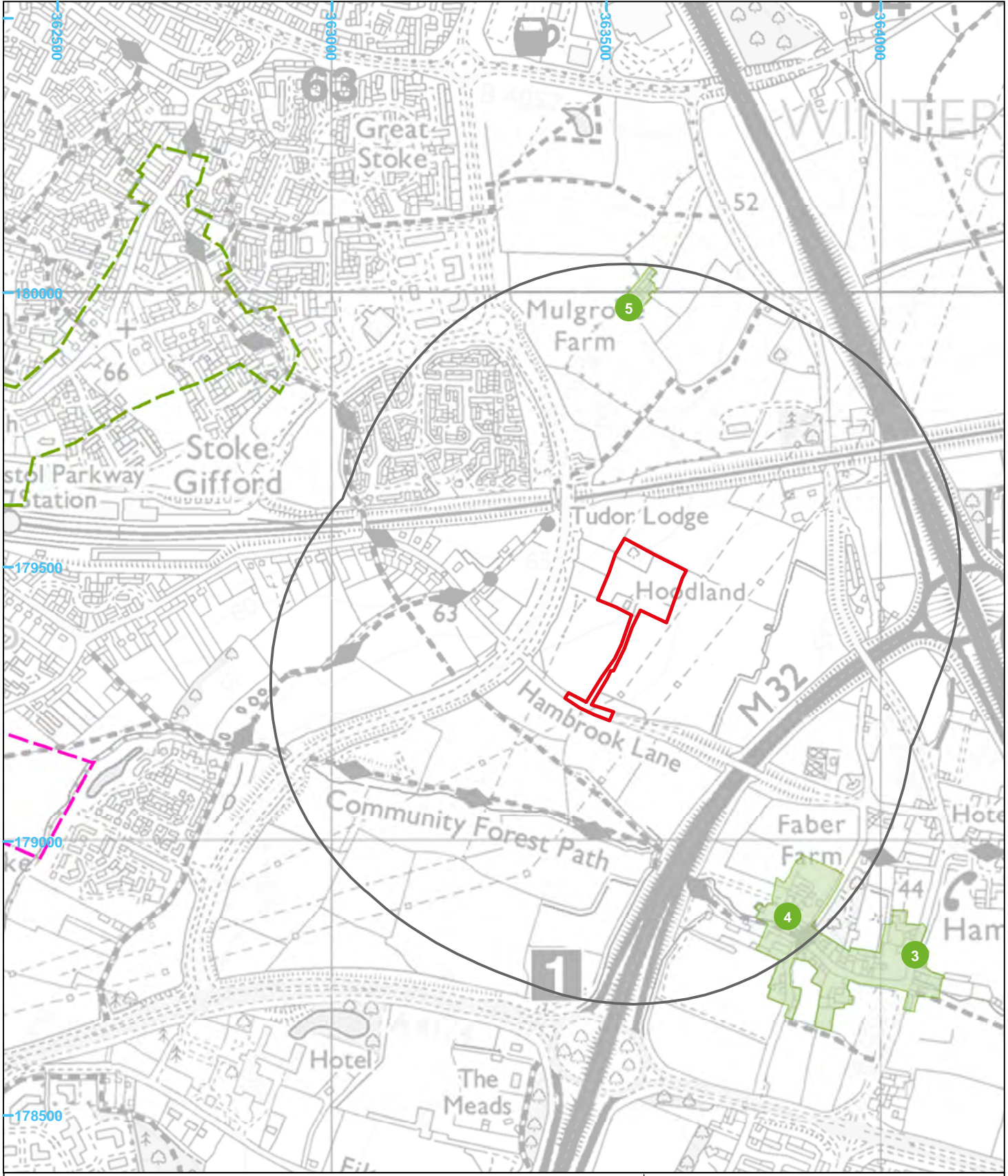
- 3.16. There are no Romano-British remains within the Site.
- 3.17. Within the wider environs, Romano-British rural settlement has been identified some three kilometres to the north-west of the Site at Bailey's Court Farm and Great Meadow, at Bradley Stoke (locations not reproduced). However, within the study area, no Romano-British features have been identified. The only recorded

archaeological remains from this period comprise of two findspot locations as recorded by the Potable Antiquities Scheme (PAS) (Fig. 3, **FS1** and **FS2**). These include a hoard of coins dating to the 3rd century AD recorded at FS1, c.270m south-east of the Site, and four copper alloy coins and a copper alloy brooch recorded at FS2, c. 90m west of the Site. The PAS assigns finds a 4-figure grid point location and thus the locations as shown on Fig. 3 are not exact. This, therefore, provides an indication of activity within the area rather than exact locations.

- 3.18. During the Stoke Gifford Transport Link Phase 1 investigations (Fig. 2, **EV1**) unstratified artefacts, comprising of metalworking debris, were broadly dated from this period onwards (Wessex Archaeology 2015).
- 3.19. This evidence is representative of residual finds likely as a result of low-level transitory activity rather than permanent settlement, indicating that the Site formed part of the rural hinterland within this period. Accordingly, there is a low potential for remains from this period to survive within the Site. Any such features will likely comprise chance finds or features relating to previous agricultural activity.

Early medieval and medieval

- 3.20. There are no known early medieval or medieval archaeological remains within the Site.
- 3.21. Within the wider environs of the Site there are several settlements which have origins in the early medieval and/or medieval periods. The settlement of Hambrook (Fig. 4, **3**) lay c. 470m south-east of the Site. The settlement is likely to have been first settled in the late Saxon period and is recorded in the Domesday Survey of 1086 as *Hambroc*. The manor of Hambrook was held under the ownership of Geoffrey, Bishop of Coutances in Normandy (Plaster 2010; South Gloucestershire Council n.d.). During this period, Hambrook comprised of a small manor with a demesne farm, the Grade II Listed Faber's Farmhouse, c. 430m south-east of the Site (Fig. 4, **4**; Fig. 14, **B**). The Grade II Listed Hambrook Court, c. 650m south-east of the Site (List Entry ref. 1135801, location not reproduced), may represent the former medieval manor court of Hambrook (Cairns n.d.).



- Site
- Study Area
- Medieval
- Settlement Harry Stoke
- Settlement Stoke Gifford



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PROJECT TITLE
 Land at Hoodlands, HEDBA

FIGURE TITLE
 Medieval archaeological features

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-
- 3.22. The settlement of Harry Stoke (Fig. 4), c. 830m south-west of the Site and the settlement of Stoke Gifford (Fig. 4), c. 680m north-west of the Site both also have origins in the medieval period, with earthworks of the shrunken medieval settlement at Harry Stoke visible on aerial photographs and having been subject to excavation (Robinson 2005; and Samuel and Jackson 1996).
- 3.23. Medieval rural landscapes comprise of settlements within manorial holdings, usually, in this region, surrounded by the great open arable fields (which formed the basis of the 'three-field' system). Under the open-field system, each manor or village (see above) had two or three large fields, usually several hundred acres each, which were divided into many narrow strips of land. The strips or selions were cultivated by members of the community. Other areas comprised of meadowland, and areas of open common, waste and woodland.
- 3.24. In this instance, the Site lay within close proximity to settlements at Hambrook, Stoke Gifford and Harry Stoke and thus may have comprised of a part of the open field system for one or several of these settlements. Alternatively, the Site may have formed common or waste land. No medieval agricultural evidence has been identified within the Site or its immediate environs, likely as a result of post-medieval agricultural practice which would have removed evidence of former medieval open-field strips and ridge and furrow.
- 3.25. Other medieval activity in this area includes the identified site of a medieval messuage/ farmhouse (Fig. 4, 5) c. 400m north of the Site, for which a large earthwork has been identified on the edge of the current property. Additionally, a medieval deer park (HER ref. 5204) set out in the late 14th century, now largely buried beneath the railway (South Wales Main Railway Line), is located c. 880m north-west of the Site (location not reproduced). Whilst the full extent of the park is not known, it is likely to have encompassed the western extent of the study area.
- 3.26. Given the likely use of the Site as agricultural land within the medieval period, any surviving remains will likely relate to this past land use. This may include below-ground remnants of furrows; which would be of insufficient heritage significance to comprise 'heritage assets'.

Post-medieval and modern

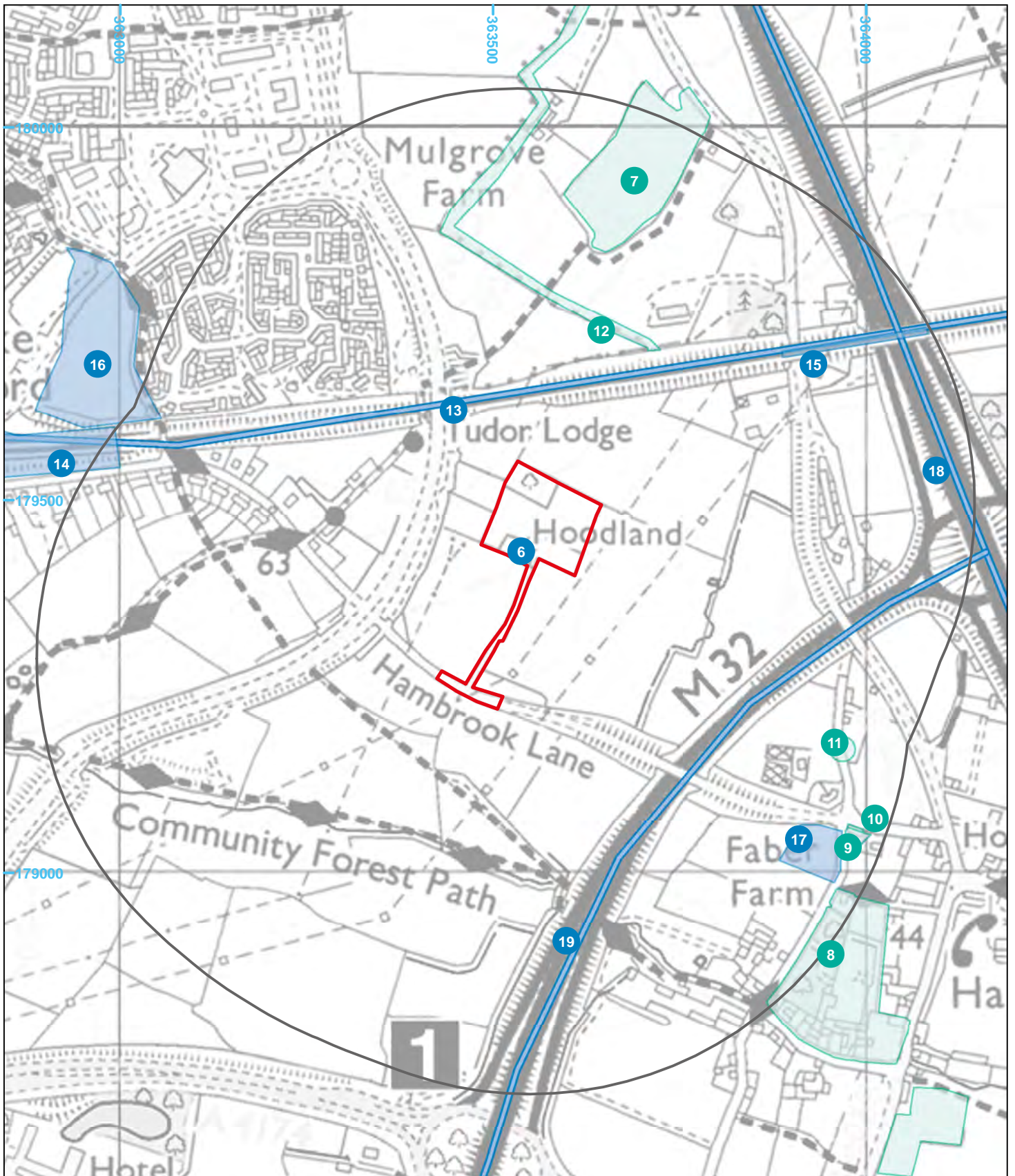
- 3.27. There are no post-medieval archaeological remains within the Site. The built elements of the Site (Fig. 5, **6**) date to the 20th century and as discussed in detail within the Level 1 survey in Section 4.
- 3.28. The Site remained within the agricultural hinterland of Hambrook, Harry Stoke and Stoke Gifford through the post-medieval period. During the 17th and 18th century, Parliamentary Enclosure Acts were responsible for the removal of the former medieval open field systems, and the creation of a patchwork landscape of geometrically arranged fields bound by hedges. Evidence of this post-medieval land use through surviving ridge and furrow earthworks has been identified as part of the National Mapping Programme. Within the study area, one instance of ridge and furrow has been recorded (Fig. 5, **7**) c. 300m north of the Site.
- 3.29. Post-medieval development within the study area was largely limited to its extremities. The settlement of Hambrook c. 470m south-east of the Site, expanded through this period, including the development of a large garden in the centre of the settlement (Fig. 5, **8**) c. 470m south-east of the Site. To the north of the settlement the site of a watermill has been identified (Fig. 5, **9**), c. 450m south-east of the Site, and three cottages which form part of Pipers Mill have been identified as the location of a possible Hat Factory (Fig. 5, **10**; Ward 1978) c. 450m east of the Site.
- 3.30. Additional post-medieval features within the study area include a milestone (Fig. 5, **11**), c. 410m east of the Site, and a parish boundary bank (Fig. 5, **12**), c. 210m north of the Site.
- 3.31. Within the 20th century the study area started to become slightly more urban/industrial in character. At the beginning of the century a branch from the Great Western Railway main line at Wootton Bassett to Filton was constructed (Fig. 5, **13**). The work was completed in 1903 (Chapman 1997). Additional features associated with the construction of the railway include a large marshalling yard laid out at Stoke Gifford, opened in July 1903 which was later converted in to a platform at Parkway Station (Fig. 5, **14**) and a railway bridge (Fig. 5, **15**) c. 320m north-east of the Site.
- 3.32. During the construction of this railway branch, a Brickworks (Fig. 5, **16**) was established c. 950m west of the Site. It was still in operation by the date of the 3rd

edition OS map but by the mid-1930s most of the original buildings had disappeared to be replaced by a depot (Evans 1999).

- 3.33. During the Second World War a heavy anti-aircraft battery (Fig. 5, **17**) was established at Hambrook c. 340m south-east of the Site. There are no surviving remains, however the remains of a Nissan hut and the parchmark of two other buildings are visible here on historical aerial photographs, mapped and viewed as part of the Severn Vale NMP project (Crowther and Dickson 2016).
- 3.34. In the latter half of the century the M4 and M32 were constructed. The section of the M4 which falls within the study area (Fig. 5, **18**) c. 500m was constructed between 1961 and the M32 (Fig. 5, **19**), c. 300m to the south, was constructed in the 1970s.
- 3.35. Any archaeological features within the Site that date to the post-medieval or modern period likely relate to post-medieval agricultural use or development associated with the modern house within the Site

Historic Map Regression

- 3.36. A series of maps dating from the 16th and 17th century was consulted as part of this assessment, including Saxton's Map of Gloucestershire (1577; not reproduced) and Speed's Map of Gloucestershire (1610; not reproduced). Whilst these maps illustrate the surrounding areas of settlement, no detailed depiction of the Site is afforded. The earliest available map to depict Stoke Gifford is detailed in 1725 with the manors of Great Stoke, Harry Stoke and Little Stoke (not reproduced). This map depicts the landscape to the north-west and records what is now Hambrook Lane as Hamburg.
- 3.37. The earliest known detailed cartographic evidence for land use in and around the Site is found in a map of the parish of Winterbourne of 1824 or 1827, surveyed by Dymock. This map is the basis for the 1844 Parish of Winterbourne Tithe Map (Fig. 6). As illustrated on Fig. 6, the Site formed two fields (plots 654 and 655) within a wider agricultural landscape. The tithe apportionments recorded these fields as arable land under the ownership of Charles Curtis. Both fields are recorded as 'Paddock' which provides no additional insight into past land use. The existing access route to the Site is depicted on cartographic sources from this period onwards. The next available map is the First Edition Ordnance Survey Map dated 1881-1881 (Fig. 7) which shows no new development within the Site.



- Site
- Study Area
- Post-medieval
- Modern
- Modern
- Modern



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PROJECT TITLE

Land at Hoodlands, HEDBA

FIGURE TITLE

Post-medieval and modern archaeological features

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3.38. The first recorded development within the Site is shown in the 1915 OS Map edition (Fig. 8) whereby a small building is shown in the centre of the Site. This building is no longer extant within the Site. By the 1935 OS Map (Fig. 9) a building is shown in the location of the main house, as well as additional building along the western boundary which likely represent temporary buildings such as sheds. In the north-west of the Site an area is segmented as an orchard. No further change is shown within the cartographic record.

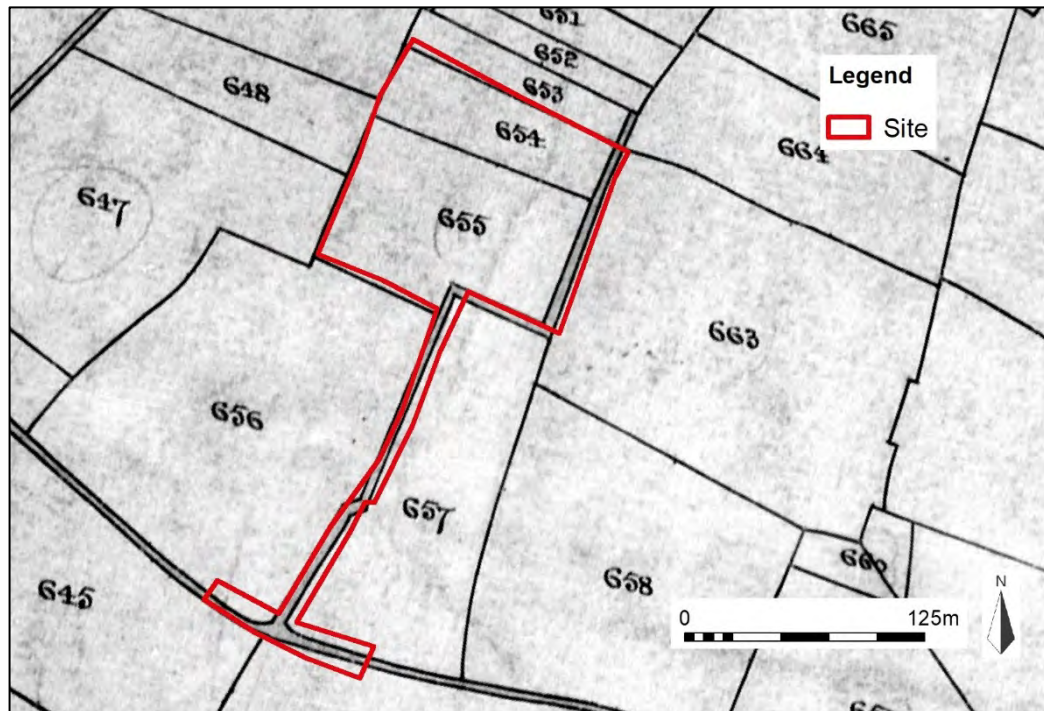


Fig. 6: 1844 Parish of Winterbourne Tithe Map (courtesy of The Genealogist)

3.39. Available aerial images of the Site from Google Earth show that in 1999 (Fig. 10) the buildings within the Site were demolished. Planning applications available on the South Gloucestershire Council website provide further detail into the historical development of the Site from the late 20th century onwards. During this period the former building adjacent to the southern boundary, damaged during a fire, was removed and a planning application was submitted and approved in October 2001 for the erection of its replacement (Cotswold Archaeology 2019). A stepped garden (lawn) was established to the west of the property, and a planning application submitted in January 2004 resulted in the established of a detached garage immediately north-east of the existing house (*Ibid.*)

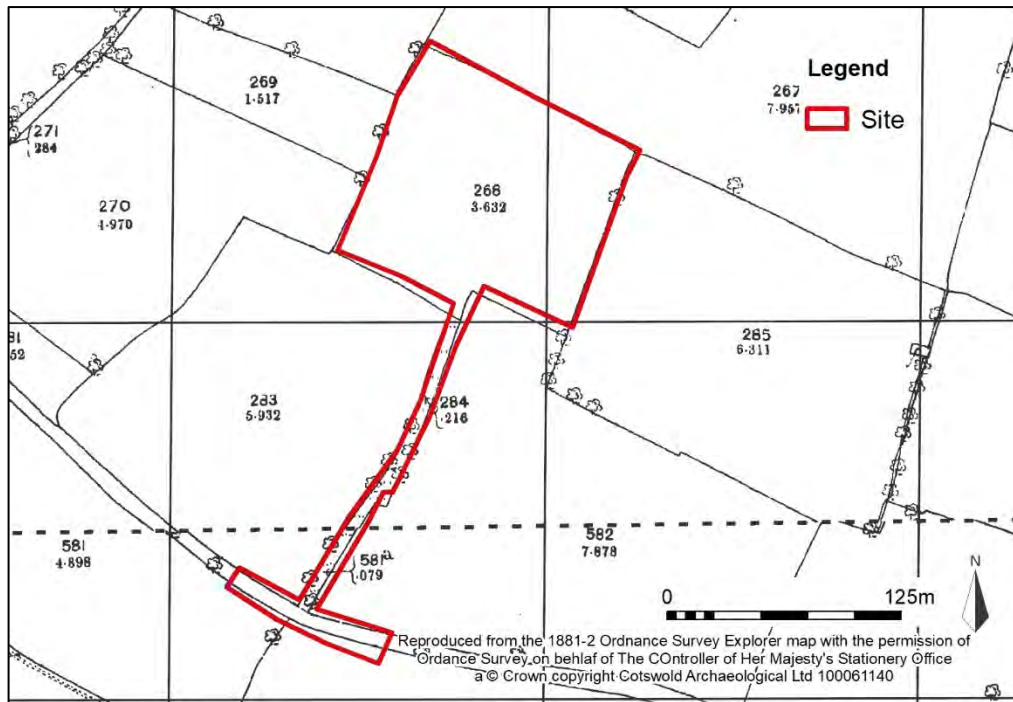


Fig. 7: 1881-2 OS Map

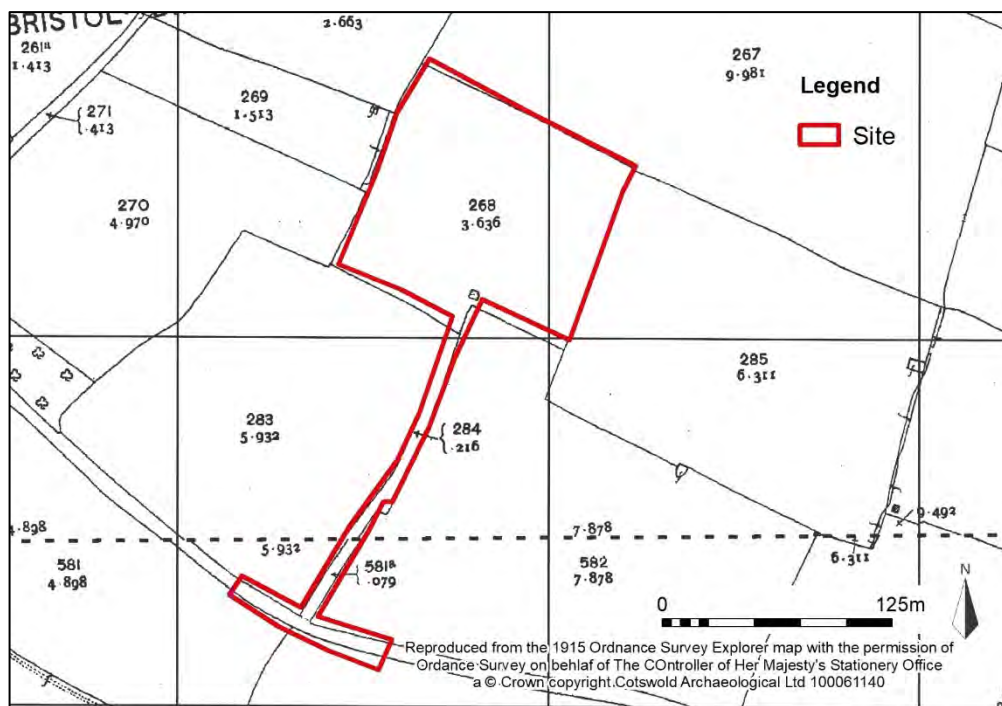


Fig. 8: 1915 OS Map

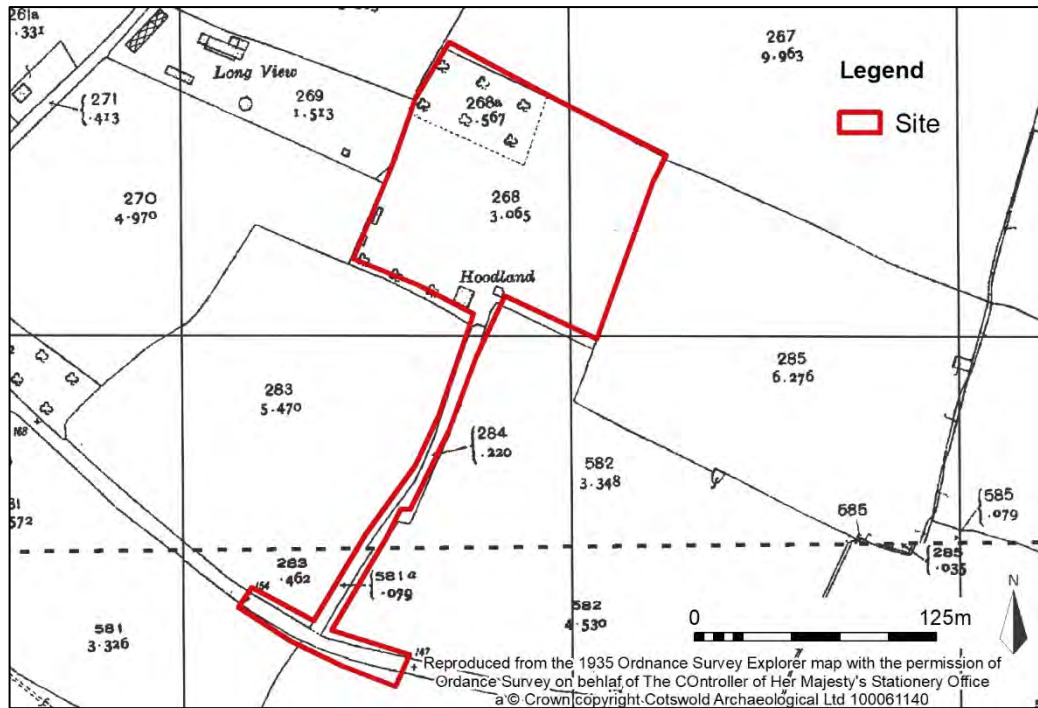


Fig. 9: 1935 OS Map.



Fig. 10: 1999 Aerial Image of the Site

-
- 3.40. By 2005 (Fig. 11) the current house and detached garage are shown along the southern border of the Site with an area of hardstanding had been established in the south-eastern corner of the Site, and a pond in the north-east (Photos 1-5).
- 3.41. Analysis of the LiDAR imagery (Fig. 12) did not identify any additional features within the Site, beyond those associated with the extant buildings on the Site, temporary features within the yard, the pond in the north-east of the Site and an existing fence line.



Fig. 11: 2005 Aerial Image of the Site

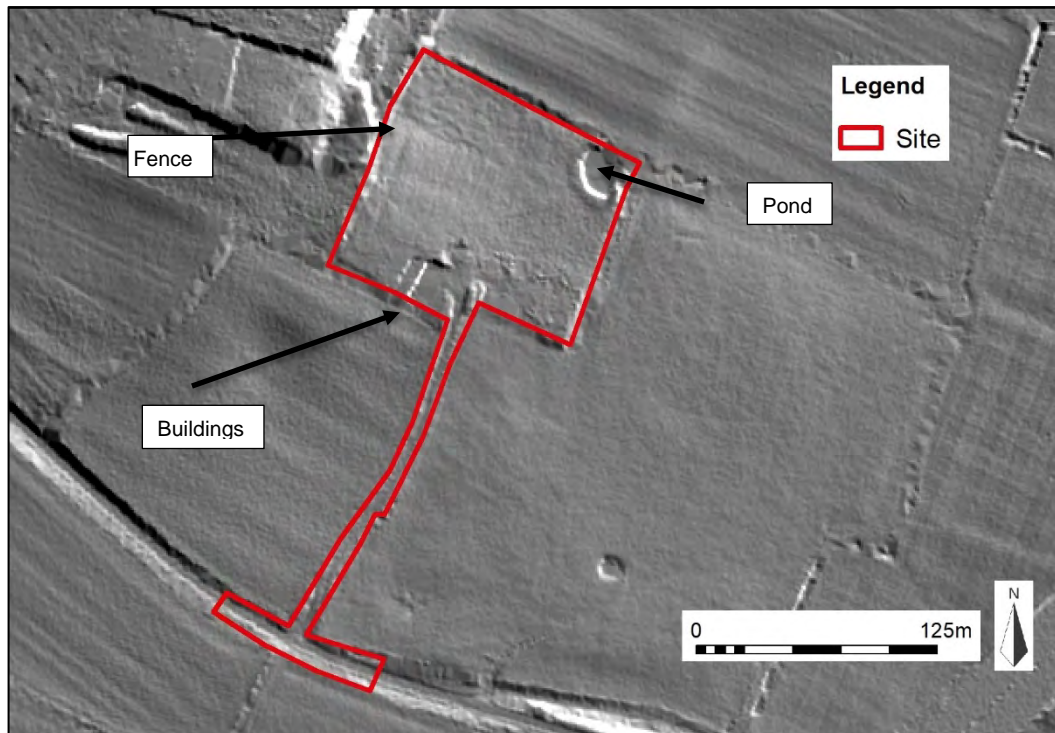


Fig. 12: LiDAR imagery of the Site

- 3.42. The field boundaries which border the Site (Fig. 13) are recorded within the cartographic record from 1824/27 as surveyed by Dymock and shown on the 1844 Parish of Winterbourne Tithe Map (Fig. 6). As such, the hedgerows along these boundaries comprise ‘important’ hedgerows under the criteria for archaeology and history of The Hedgerows Regulations 1997. The boundaries include all of the hedgerows H1-H10 with the exception of H3. This latter hedgerow does not fall under the criteria, and is not an ‘important’ hedgerow.
- 3.43. The 1997 Regulations state several different criteria for important hedgerows. In this case, the hedgerows within the Site meet criterion 5 which states that ‘ [the hedgerow] is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts’. The criteria then reference the 1896 Short Titles Act, inferring that the Inclosure Act in question is the Act of 1845. This is pertinent, as it sets a date of 1845 as a benchmark test. Accordingly, tithe maps, which often pre-date 1845, are a reliable indicator for the status of a hedgerow as ‘important’ under the criteria for archaeology and history.
- 3.44. The Council should be notified prior to the removal of part or all of an important hedgerow through a Hedgerow Removal Notice. Hedgerows which are ‘important’ under the criteria for archaeology and history are not ‘designated heritage assets’. They are normally considered ‘non-designated heritage assets’ of low heritage

significance. In heritage terms, a degree of removal (such as for access and other requirements) is generally acceptable, but an emphasis on retention in design is desirable.



Fig. 13: Important hedgerows within the Site (aerial image courtesy GoogleEarth)

- 3.45. The ecological assessment carried out by Tyler Grange (June 2021) includes a detailed assessment of the hedgerows bounding the Site (in particular, Table 2.2 'habitats'; Table 3.1 'summary of impacts, significance, mitigation and enhancement'; and plan 11857/PO2).
- 3.46. The ecology report distinguishes between hedgerows of the following compositions:
- Hedgerows with trees, of native species, and rich in species present (of 'local' ecological importance). H1, H7 and H8

-
- Hedgerows of native species, and poor in species present (of 'local' ecological importance). H2, H4, H5 and H6
 - Hedgerows of non-native species, and poor in species present (of 'negligible' ecological importance). H3

3.47. The required treatment of the hedgerows as part of the development is discussed in Chapter 6, below.

Historic Landscape Characterisation

3.48. Within the *Avon Historic Landscape Characterisation* (HLC) (Chapman 1997), the Site lies within an area categorised as *Late medieval enclosed open fields created by local arrangement and exchange*. This HLC type is generally derived from the enclosure of open fields which was started prior to the 15th century and completed by the end of the 17th century.

3.49. The characteristics of this type are based on relatively small sized fields with regular shapes which follow the natural lie of the land. The field boundaries from this phase of enclosure generally preserve the outline of the old field-strips, with dog-leg angles indicating the place where neighbouring strips were amalgamated. A notable degree of field amalgamation subsequently took place in and around the Site. This form of field system is relatively well-represented both in the local and wider landscape, and as such it is not a rare form of field system. It is not considered that the field arrangement comprises a 'heritage asset' in and of itself.

4. LEVEL 1 ASSESMENT OF BUILDINGS WITHIN THE SITE

- 4.1. There are two buildings within Site. These comprise of the main house and detached garage which was built between 2001-4 (Section 3). The current buildings within the Site date to the early 2000's.
- 4.2. **Main Building (Photos 6-9):** This building comprises of an L-shaped modern house which was rebuilt in 2001 following the demolition of the previous building at this location. The house is a two-story building, with the upper storey within the roof, comprised of sandstone with a painted render and a gabled roof.
- 4.3. The northern elevation (Photo 6) is comprised of a painted façade which is edged with red bricks. There are two casement windows on the ground floor level with two French doors on the upper storey which lead out onto a metal balcony. The windows are constructed of modern uvpc and the balcony is likely to be contemporary with the house.



Photo 6: Northern façade of main building

- 4.4. The eastern elevation (Photo 7) is comprised of a painted façade which is edged with red bricks. There are three casement windows and a French door on the ground floor level with four sky lights in the upper storey and one further casement

window in the south. The windows are constructed of modern uvpc. White guttering runs along the line of the roof.



Photo 7: Eastern façade of main building

- 4.5. The southern elevation (Photo 8) is comprised of a painted façade which is edged with red bricks. There are three sets of French doors on the ground floor level, the central set of which comprise of a porch which protrudes from the main façade and is comprised of red brick. Within the roof there are four sky lights. The windows are modern uvpc. White guttering runs along the line of the roof. A red brick chimney is located on the western end of the roof.



Photo 8: Southern façade of main building

- 4.6. The western elevation (Photo 9) is comprised of a painted façade which is edged with red bricks with a red brick chimney on the southern edge. There are three casement windows on the ground floor level with two skylights on the upper storey. The windows are constructed of modern uvpc and white guttering lines the edge of the roof.
- 4.7. **Garage (Photos 10-13):** This building comprises of a detached garage to the north of the main building. The garage has a colour rendered facade with red brick detailing. The eastern elevation (Photo 10) contains two white corrugated metal garage doors, with three skylights in the roof and white guttering along the roofline. The northern elevation (Photo 11) contains a single casement window in the gable end with the western elevation containing three skylights (Photo 12). A water butt is located on the façade with white guttering along the edge of the roof. The southern elevation contains a single casement window in the gable, a single door on the eastern edge and external electricity boxes (Photo 13). The windows and doors are constructed of modern uvpc.



Photo 9: Western façade of main building



Photo 10: Eastern elevation of the garage



Photo 11: Northern elevation of the garage



Photo 12: Western elevation of the garage



Photo 13: Southern elevation of the garage

Conclusion

- 4.8. It is considered that the house and detached garage are common modern built structures with no design innovation or rarity. Accordingly, there is no historic value and the house and garage do not have any heritage significance, and do not comprise of heritage assets.

5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site's environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 14. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

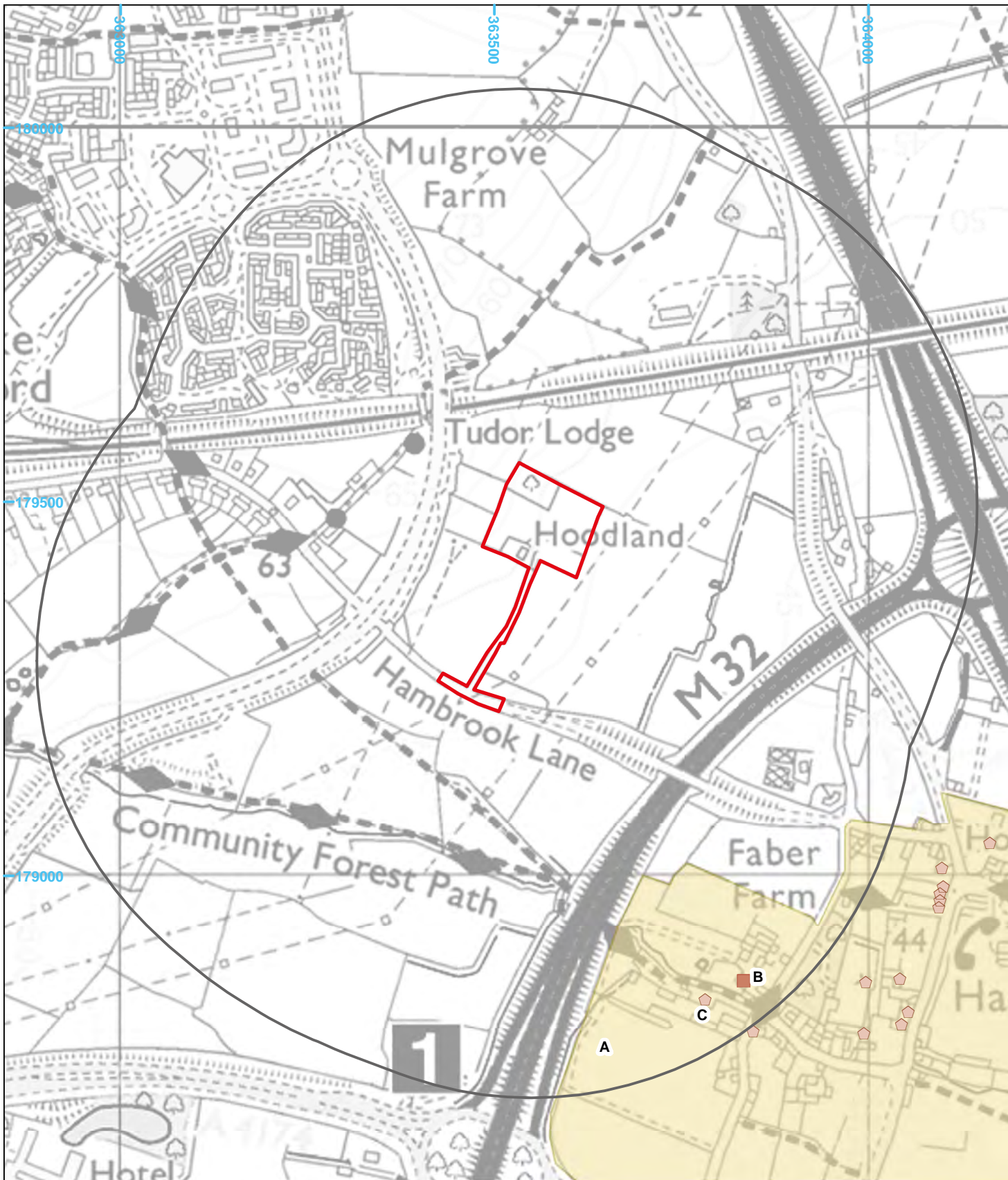
Step 1: Identification of heritage assets potentially affected

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

5.3. A number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These included number of Listed Buildings which fall within Hambrook Conservation Area and have thus been assessed as a group. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

5.4. A subsequent Site visit, and study area walkover, identified that there would be no non-physical impact upon the significance of the Conservation Area or any Listed Buildings within the designation as a result of changes to the use and/or appearance of the Site.

5.5. Hambrook Town Conservation Area is screened from the Site as a result of the M32 motorway and the mature hedgerows which line the road and characterise the surrounding agricultural land (Photo 14). This modern motorway results in the segmentation of the agricultural landscape either side of the carriageway and as such the Site does not form part of the setting of the Conservation Area. The significance of this Conservation Area is provided by the historic core of the settlement (Photos 15 and 16) and derived from its illustrative and evidential values of its layout, built form and development.



- Site
- Study Area
- Hambrook Conservation Area
- Grade II* Listed Building
- Grade II Listed Building



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PROJECT TITLE
Land at Hoodlands, HEDBA

FIGURE TITLE
Designated Heritage Assets

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Photo 14: Image from the south-eastern edge of the Conservation Area, looking north-west towards the Site



Photo 15: Image of the Conservation Area along The Stream, looking west



Photo 16: Image of the Conservation Area along Bristol Road, looking south

- 5.6. The Listed Buildings (Grade II* and II) within the environs of the Site lie within the Hambrook Conservation Area, from which the significance of the Listed Buildings is derived. The Listed Buildings derive their significance almost exclusively from the evidential, historical and aesthetic values of their built form and fabric; with only elements of their immediate physical surroundings (namely their position within farmsteads, the settlement of Hambrook and the immediately surrounding agricultural land) making a (lesser) contribution to that significance. The development of the M32 results in no visibility between these Listed Buildings and the Site.
- 5.7. The Site is not identified to form a part of, or make any meaningful contribution to, the setting of these (or any other) heritage assets, or contribute to the special architectural or historic interest from which their significance derives. On this basis, development within the Site will not result in any non-physical harm to the significance of these heritage assets.
- 5.8. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

6. ARCHAEOLOGICAL SIGNIFIACNCE & POTENTIAL EFFECTS

Previous impacts

- 6.1. The cartographic record shows that the Site comprised of arable agricultural land from at least the 1820s, forming two fields which were later amalgamated into one larger field. Historic cartography shows that from 1915 a series of temporary agricultural structures were present within the Site with a building shown in the location of the current house from 1935 onwards. Aerial images show that the buildings within the Site were demolished at the end of the 20th century with the current house and garage built in the early 2000s.
- 6.2. Other than the known buildings on the southern side, a large part of the Site has not been subject to development. In these areas, the key below ground impacts within the Site which may have compromised the survival of any earlier archaeological deposits are clearly associated with the continued agricultural use of the Site, from activities such as ploughing. The scale and extent of truncation to potential buried archaeological remains will likely vary across the Site.

Known heritage assets and archaeological remains

- 6.3. No designated heritage assets, including archaeological remains, are located within the Site.
- 6.4. The only non-designated heritage assets within the Site comprise the hedgerows bordering it. These comprise the hedgerows illustrated on Fig. 13 above, comprising hedgerows H1-H2, and H4-H10. As discussed in Chapter 3 above (paragraphs 3.41-3.42), these hedgerows lie on boundaries illustrated on the 1844 Parish of Winterbourne Tithe Map (Fig. 6). As such, the hedgerows along these boundaries comprise ‘important’ hedgerows under the criteria for archaeology and history of The Hedgerows Regulations 1997. Hedgerow H3, which forms an internal boundary within the Site, is not an ‘important’ hedgerow.
- 6.5. Hedgerows which are ‘important’ under the criteria for archaeology and history are not ‘designated heritage assets’, and are not of the highest level of heritage value. They are normally considered ‘non-designated heritage assets’ of low heritage significance. In heritage terms, a degree of removal (such as for access and other requirements) is generally acceptable, with an emphasis on retention in design as desirable.

-
- 6.6. Table 3.1 of the ecology assessment summarises the development proposals with regard to hedgerows, and appropriate mitigation measures.
- 6.7. With regard to hedgerows with trees, of native species, and rich in species (H1, H7 and H8), the proposals are for retention where possible, potentially with some discrete removal along the trackway access (H7 and H8). The track will form the Site access for several years, but will then be closed to traffic and established as a green corridor with cycle/pedestrian access. H7 and H8 will then be infill planted with native species.
- 6.8. With regard to hedgerows of native species, and poor in species present, discrete sections of H2 and H5 will be removed to make way for the access roads and footpaths. The remaining sections will be infill planted with native species.
- 6.9. It is therefore the case that the scale of removal of ‘important’ hedgerows is limited; the hedgerows are non-designated heritage assets of low heritage significance; and the design contains an emphasis on retention. It is considered that the level of removal proposed is appropriate to the limited significance of the hedgerows. It is also the case that the infill planting with native species on the retained stretches will comprise an enhancement.

Potential for currently unrecorded archaeological remains

Prehistoric and Romano-British finds

- 6.10. A previous desk-based assessment by the former Avon Archaeological Unit interpreted several ‘cropmarks’ suggestive of archaeological features within the northern area of the Site. Review of aerial photographs and LiDAR data has found no evidence for such features. There is evidence for prehistoric and Romano-British activity within the broader study area, and thus some general potential for currently unrecorded settlement or agriculture of this period.

Medieval and post-medieval periods

- 6.11. It appears likely that the Site formed a part of the great arable open fields of the parish in the medieval period. There is thus little potential for medieval settlement remains within the Site. No ‘ridge and furrow’ earthworks survive from this time: if any remnants of furrows survive below-ground then they would be of insufficient heritage value to comprise ‘heritage assets’.

-
- 6.12. The existing building and garage within the Site do not comprise heritage assets. An earlier house in the same location dated from around the 1930s, and any below-ground remnants of this would also not comprise a heritage asset.
- 6.13. The assessment of the contribution of the Site to the ‘setting’ of heritage assets has concluded that residential development would not lead to harm to the setting or significance of any heritage assets beyond the Site itself.

Recommendations

Level of information

- 6.14. Initial correspondence with the archaeology officer has identified that geophysical survey is not likely to be required, but that trial trenches may offer a suitable additional method for gaining further information on the below-ground resource of the Site. It is recommended that the present report is provided to the officer, and an archaeological strategy agreed. This would include discussion on the scope and timing of trenches (which could be utilised as a pre-construction condition, or prior to determination of the application).

Conclusions

- 6.15. Research of the historic environment for this report has not identified any evidence for the presence of potential archaeological remains which may preclude or otherwise constrain development of the Site.

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1610 Speed's Map of Gloucestershire

1725 A Map of Stoke Gifford the seat of John Berkley, Esq., with the manors of Great Stoke, Harry Stoke and Lower Stoke

1824 Greenwood's Map of Gloucestershire

1843 Map of the parish of Stoke Gifford and lands in the parishes of Winterbourne, Filton and Stapleton

1844 Parish of Winterbourne Tithe Map (accessed via: The Genealogist)

1959 Sales particulars of Hambrook Grove Estate at Hambrook

n.d. Bristol Extension: map showing parts of Henbury, Filton and Winterbourne to Bristol; part of Bristol (Stoke Park Colony) to Stoke Gifford

Subsequent Ordnance Survey maps viewed at: www.promap.co.uk,
<http://www.envirocheck.co.uk/> and www.maps.nls.uk/geo/find/

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25/04/1975 – Ref: 9702

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

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

Heritage Statute: Listed Buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

Note on the extent of a Listed Building

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

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

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

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

Heritage Statue: Conservation Areas

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

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

The NPPF (2019) also clarifies in [Paragraph 201](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that* '*Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies*

as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’ It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be made ‘based on sound evidence’, with this information ‘accessible to the public to provide greater clarity and certainly for developers and decision makers’.

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

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

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2019), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

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

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

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

Development Plan

Planning and development within the authority of South Gloucestershire Council is currently guided by the Local Plan, comprising the 'Core Strategy 2006-27' adopted in 2013, the 'Policies, Sites and Places (PSP) Plan' adopted in 2017, and the 'Joint Waste Core Strategy' adopted in 2011. In regard to the historic environment, the relevant policies within the Core Strategy are CS9: Managing the Environment and Heritage. Within the PSP Plan the relevant policy is PSP17: Heritage Assets and the Historic Environment.

CS9: Managing the Environment and Heritage

The natural and historic environment is a finite and irreplaceable resource. In order to protect and manage South Gloucestershire's environment and its resources in a sustainable way, new development will be expected to:

1. Ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance
2. Conserve and enhance the character, quality, distinctiveness and amenity of the landscape

PSP17: Heritage Assets and the Historic Environment ***Conserving and Enhancing***

Development proposals should serve to protect, and where appropriate, enhance or better reveal the significance of heritage assets and their settings. They should be conserved in a manner that is appropriate to their significance.

Good Practice Advice 1-3

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

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

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

GPA3 – The Setting of Heritage Assets

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

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

the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

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

Heritage significance

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

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

Regarding 'levels' of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

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

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

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

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

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

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

Heritage harm to designated heritage assets

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

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
A	Hambrook Conservation Area	Conservation Area/ Post-medieval	ST 63943 78814	20501
B	Farber's Farmhouse	Grade II* Listed Building/ Post-medieval	ST 63833 78859	1276726 2714
C	Hambrook Farm barn	Grade II Listed Building/ Post-medieval	ST 63782 78834	1233176 8575
1	Prehistoric finds including pit, ditch and possible oven	Prehistoric	ST 63205 79754	14044
2	Possible prehistoric cropmarks	Prehistoric	ST 63464 79484	10268
3	Settlement at Hambrook	Medieval	ST 63943 78814	14475
4	Possible Manor location	Medieval	ST 63833 78859	2714
5	Medieval Message	Medieval	ST 63555 80003	507
6	Building within the Site	Modern	ST 63537 79429	n/a
7	Ridge and furrow	Post-medieval	ST 64556 80373	21380
8	Garden within Hambrook Settlement	Post-medieval	ST 63965 78828	11075
9	Watermill	Post-medieval	ST 63989 79040	5782
10	Site of possible hat factory	Post-medieval	ST 63985, 79059	17460
11	Milestone	Post-medieval	ST 63968, 79166	17527
12	Parish boundary	Post-medieval	ST 63576 79966	12955
13	GWR railway line between Wotton Bassett to Filton	Modern	ST 72100 80423	14222
14	Marshalling Yard	Modern	ST 62585 79770	1333
15	Railway Bridge	Modern	ST 63985 79711	13893
16	Brickworks	Modern	ST 62971 79718	4177
17	Anti-aircraft battery	Modern	ST 63925 79025	21179
18	M4 motorway	Modern	ST 66230, 83753	17096

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
19	M32 motorway	Modern	ST 63190 78219	17099

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	-285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Heath
	Rough Grassland		Marsh
	Reeds		Saltings
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

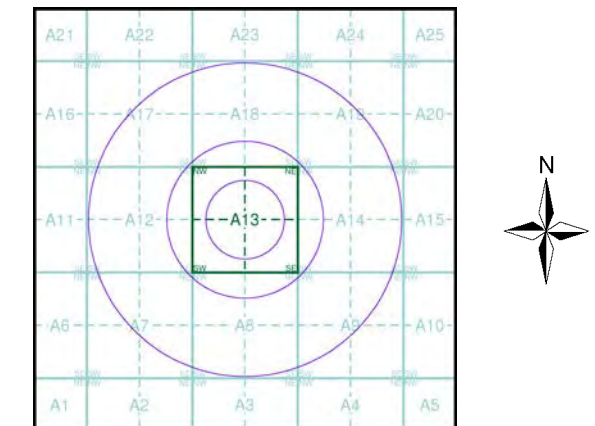
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Gloucestershire	1:10,560	1883 - 1886	2
Gloucestershire	1:10,560	1903 - 1904	3
Gloucestershire	1:10,560	1921	4
Gloucestershire	1:10,560	1921	5
Gloucestershire	1:10,560	1936	6
Gloucestershire	1:10,560	1936 - 1938	7
Gloucestershire	1:10,560	1938	8
Ordnance Survey Plan	1:10,000	1955	9
Ordnance Survey Plan	1:10,000	1967	10
Ordnance Survey Plan	1:10,000	1973	11
Ordnance Survey Plan	1:10,000	1981 - 1982	12
Ordnance Survey Plan	1:10,000	1989	13
Ordnance Survey Plan	1:10,000	1991 - 1995	14

Historical Map - Slice A

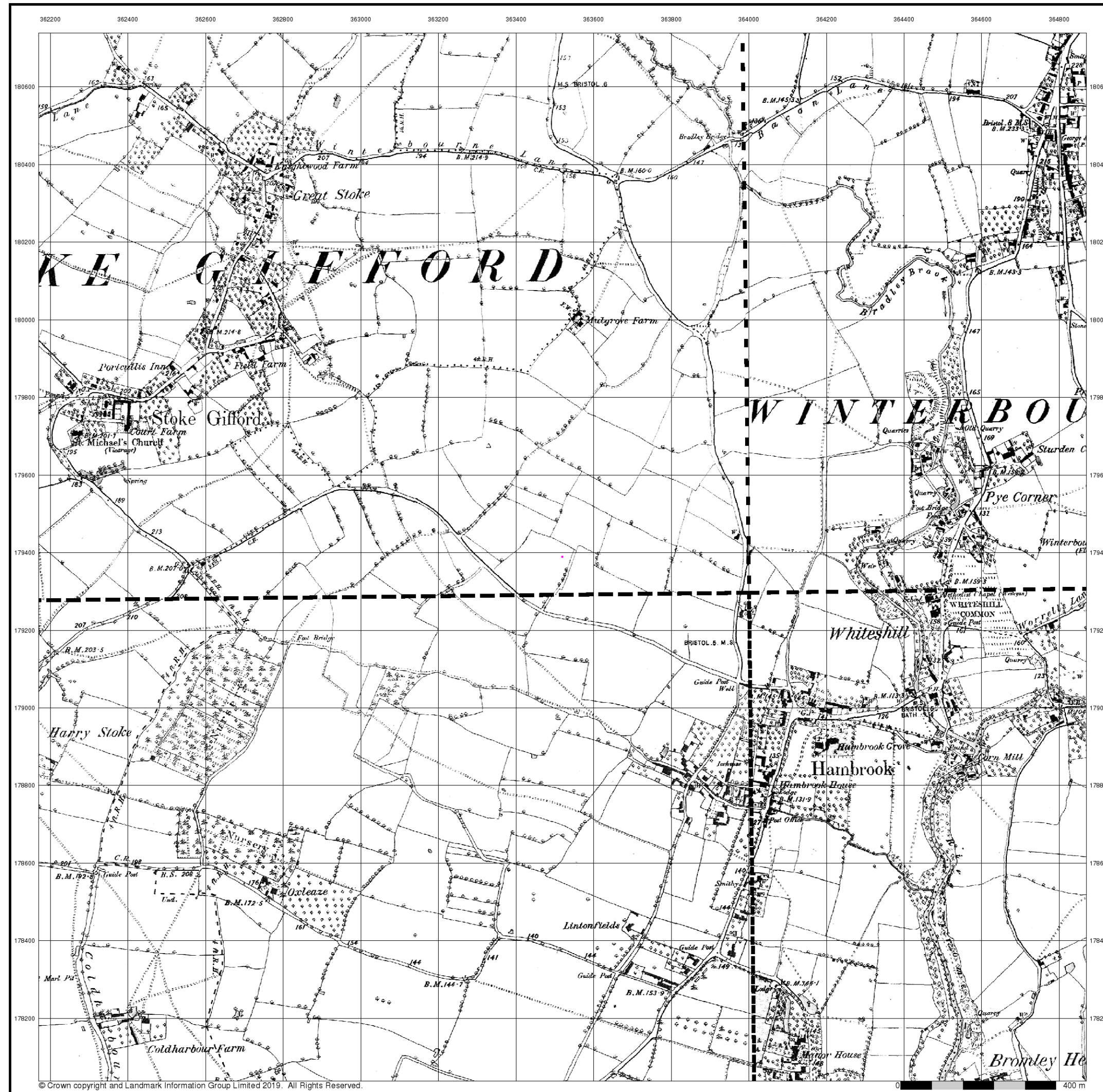


Order Details

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Site Details

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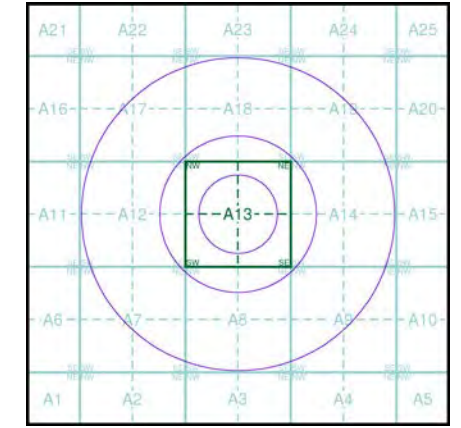
Gloucestershire
Published 1883 - 1886
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

068SW 1886 1:10,560	068SE 1886 1:10,560
072NW 1883 1:10,560	072NE 1886 1:10,560

Historical Map - Slice A

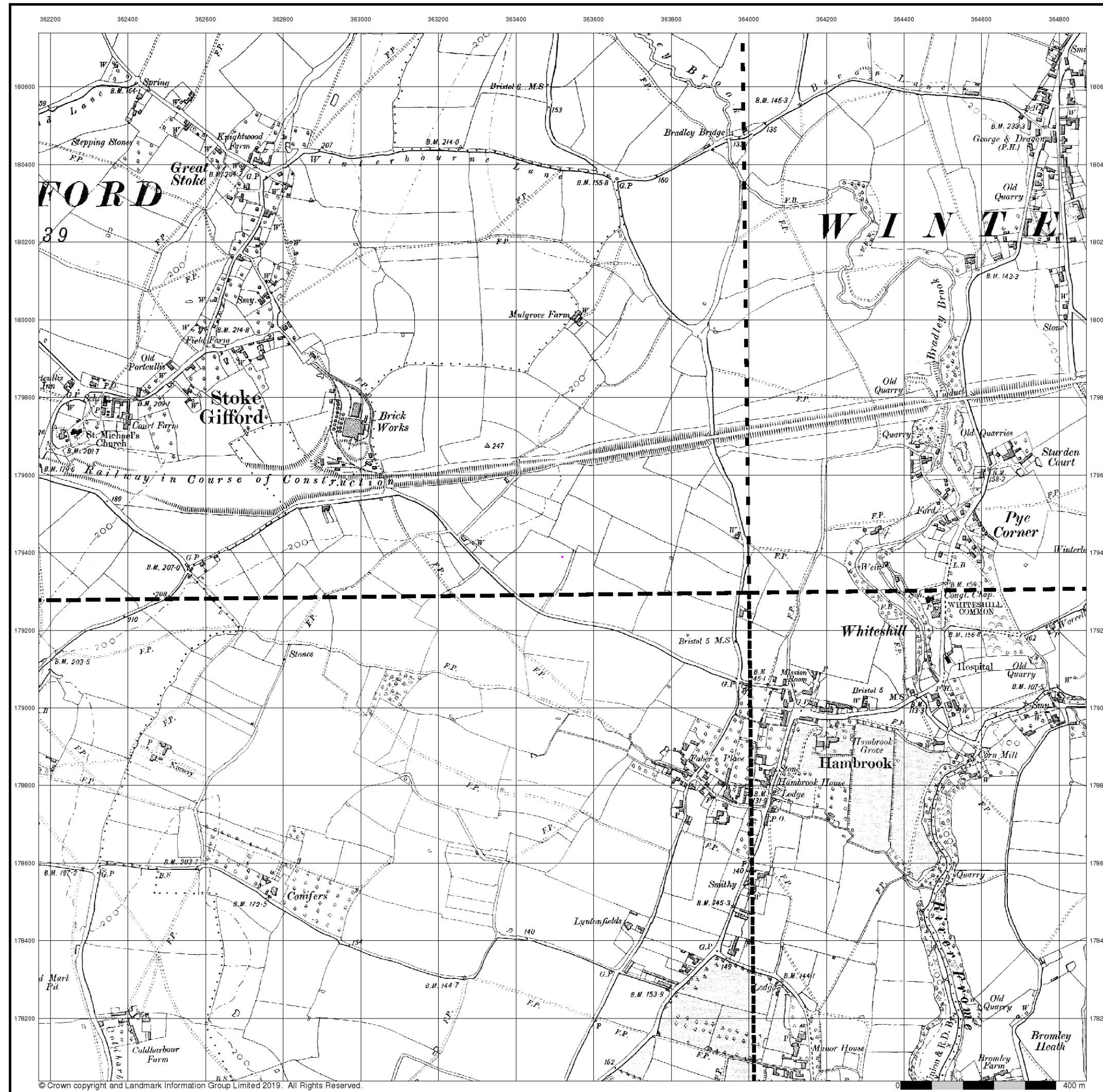


Order Details

Order Number: 202092254_1_1
 Customer Ref: CR0055
 National Grid Reference: 363520, 179390
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 363550, 179430



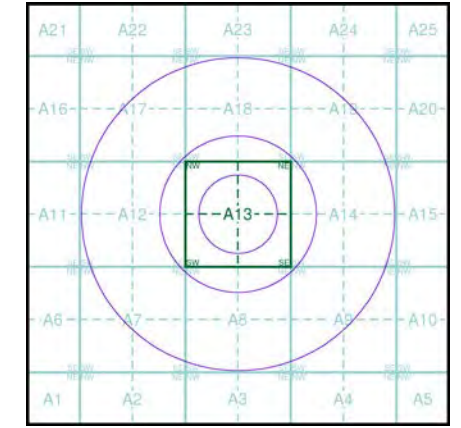
Gloucestershire
Published 1903 - 1904
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

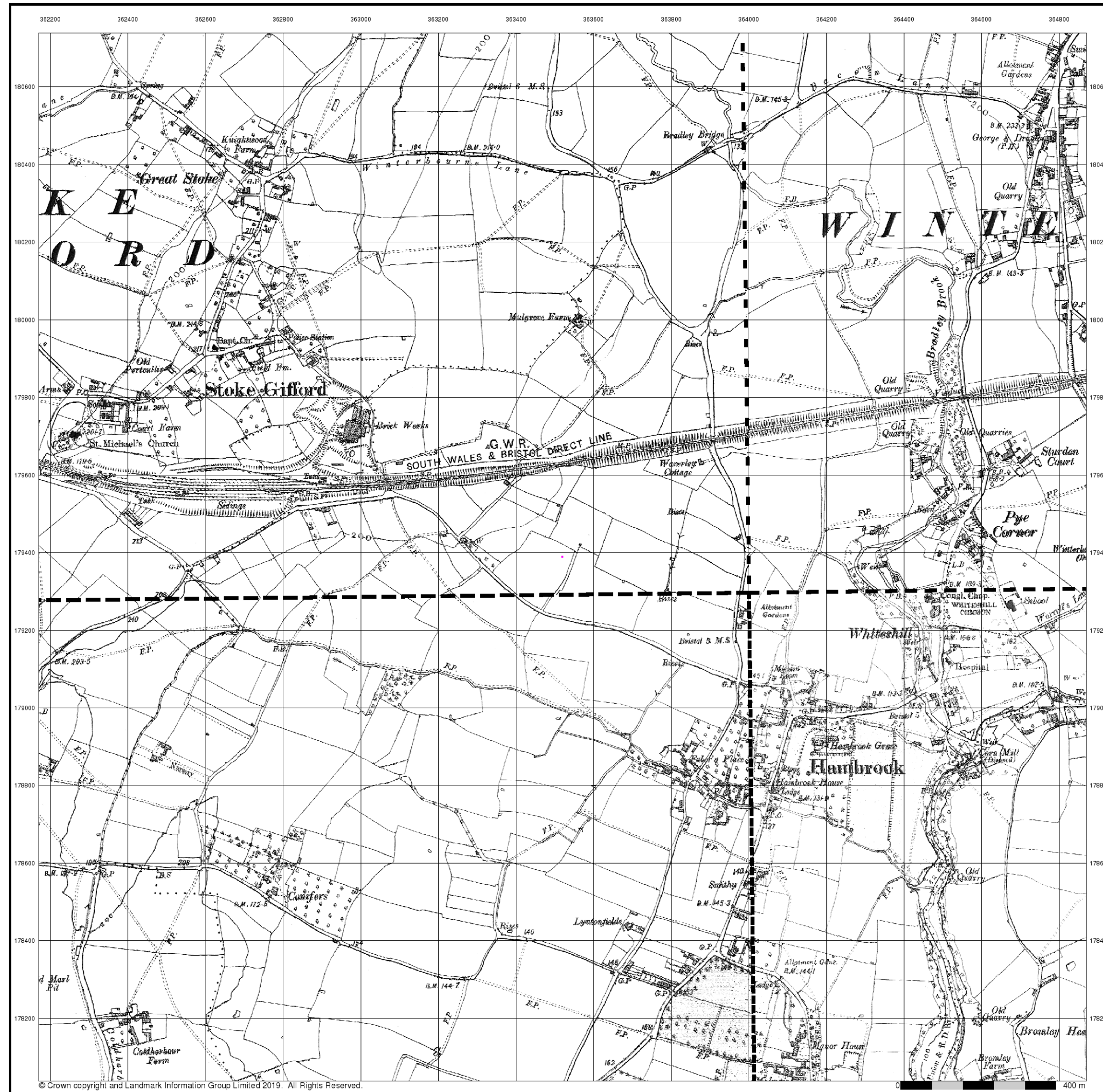
068SW 1903 1:10,560	068SE 1903 1:10,560
072NW 1904 1:10,560	072NE 1903 1:10,560

Historical Map - Slice A



Order Details
 Order Number: 202092254_1_1
 Customer Ref: CR0055
 National Grid Reference: 363520, 179390
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 Site Area (Ha): 0.01
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Site Details
 Site at 363550, 179430



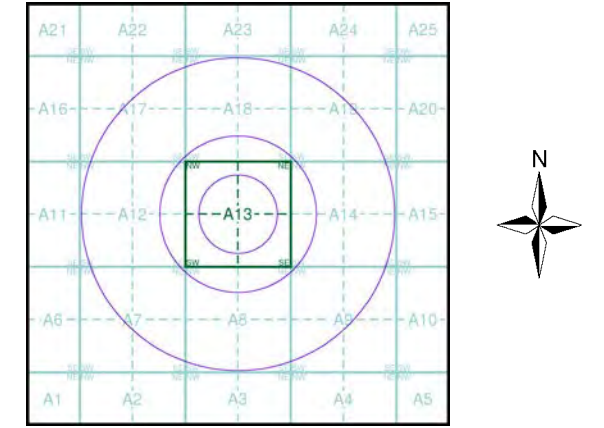
Gloucestershire
Published 1921
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

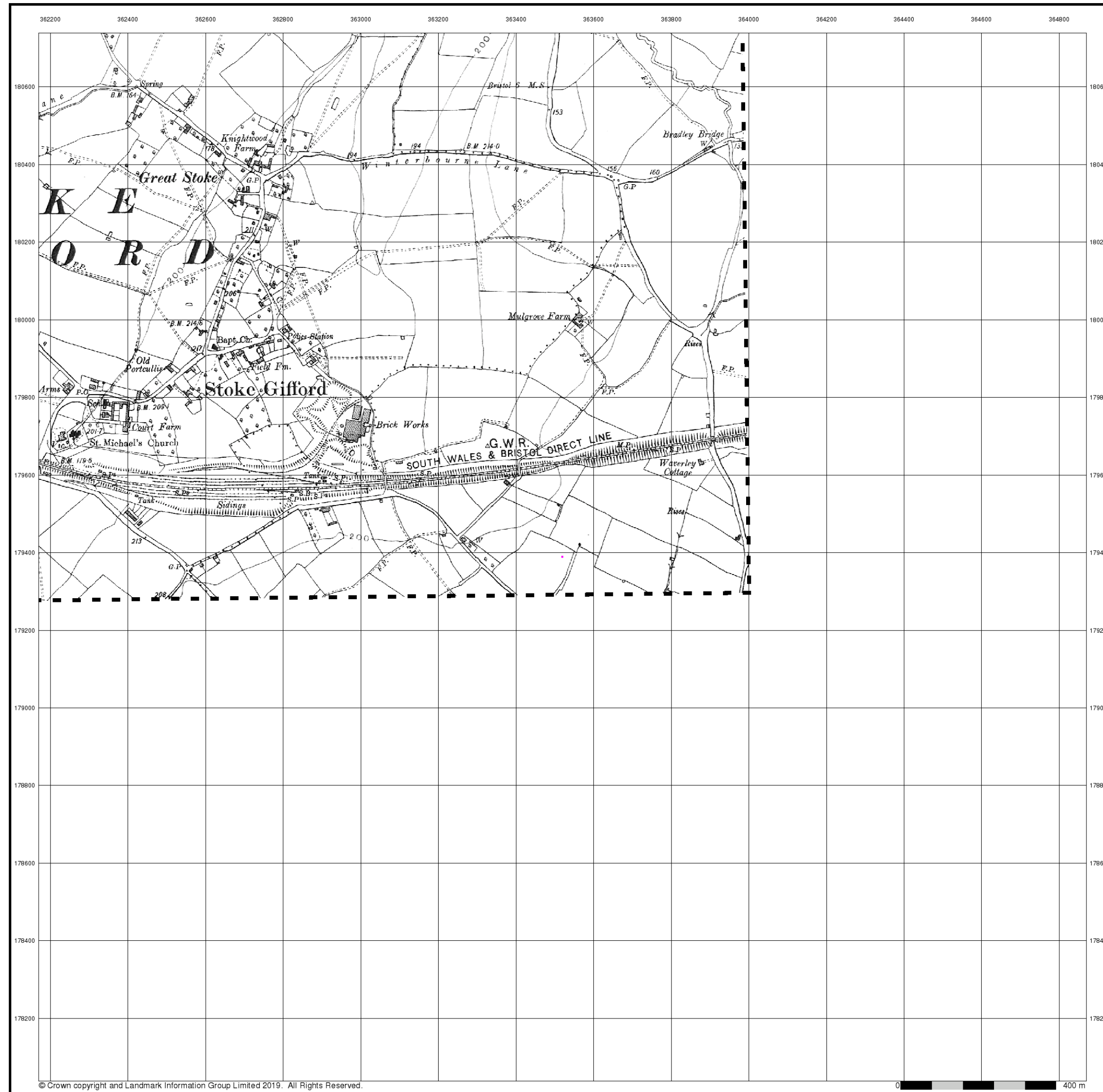
068SW 1921 1:10,560	068SE 1921 1:10,560
072NW 1921 1:10,560	072NE 1921 1:10,560

Historical Map - Slice A



Order Details
 Order Number: 202092254_1_1
 Customer Ref: CR0055
 National Grid Reference: 363520, 179390
 Slice: A
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 Search Buffer (m): 1000

Site Details
 Site at 363550, 179430



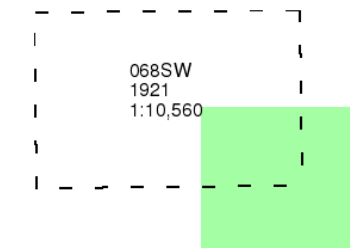
Gloucestershire

Published 1921

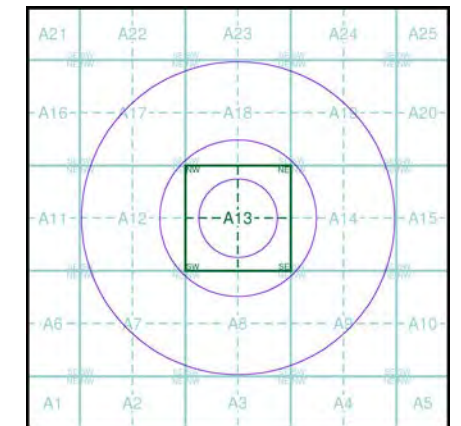
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

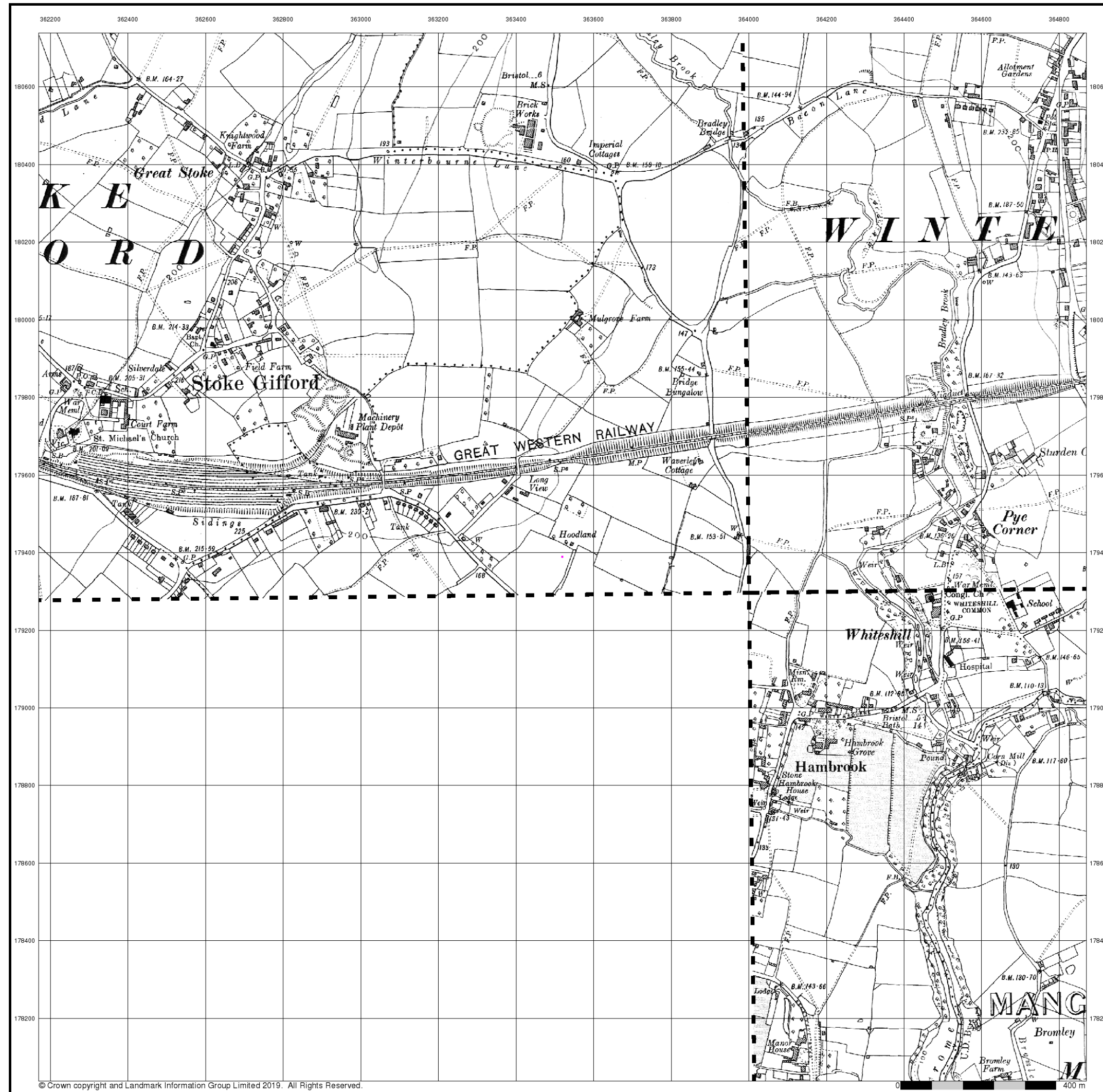


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 Site Area (Ha): 0.01
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Site Details

Site at 363550, 179430



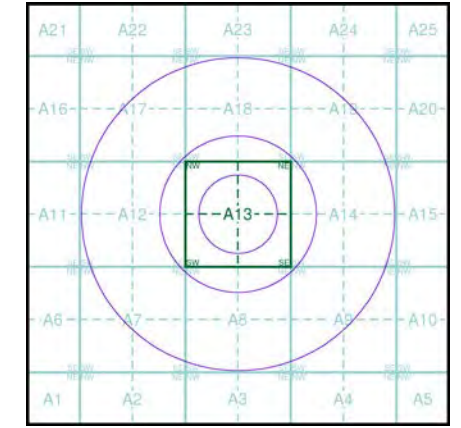
Gloucestershire
Published 1936
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

068SW 1936 1:10,560	068SE 1936 1:10,560
	072NE 1936 1:10,560

Historical Map - Slice A

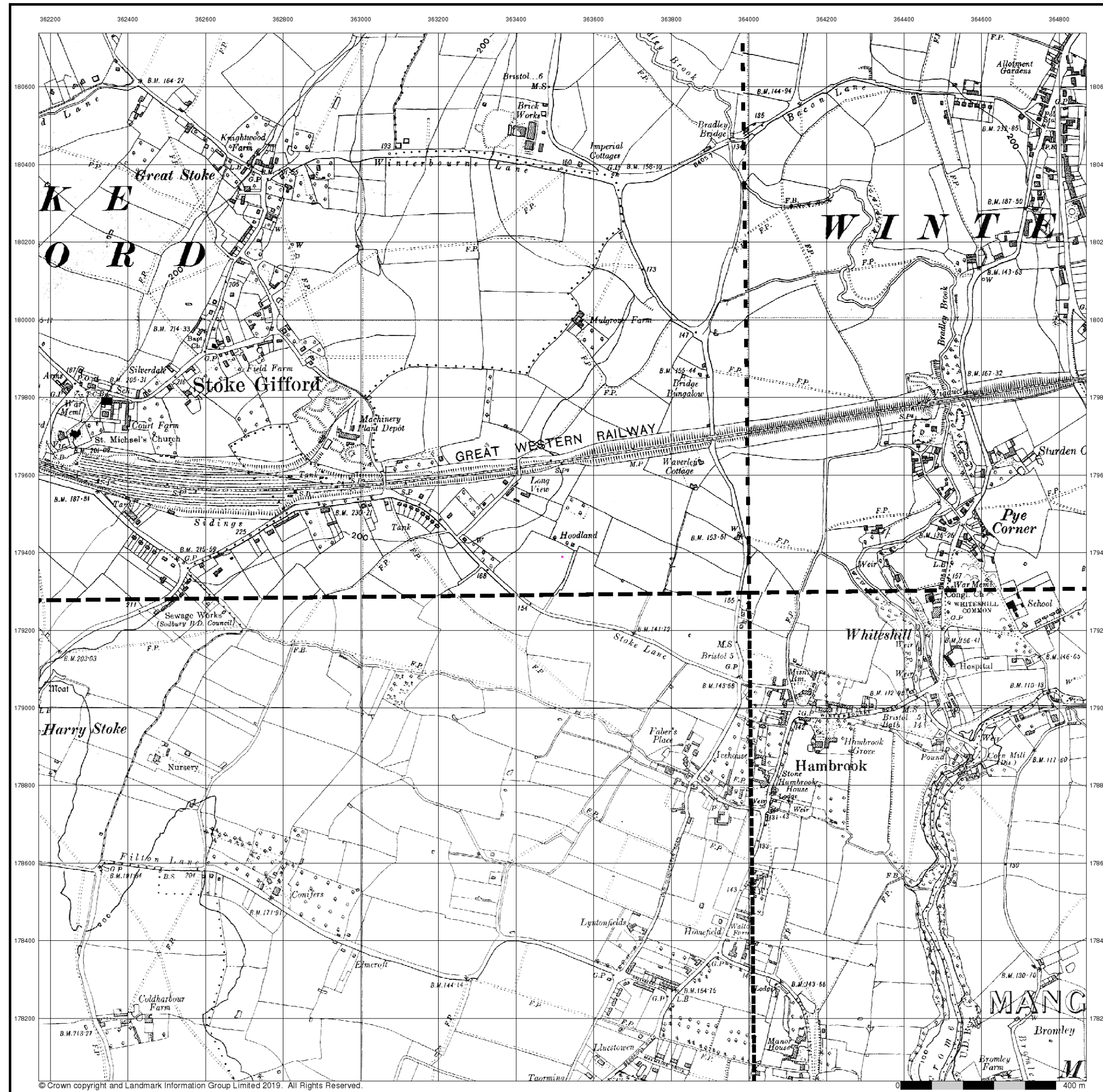


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 Customer Ref: CR0055
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 Slice: A
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Site Details

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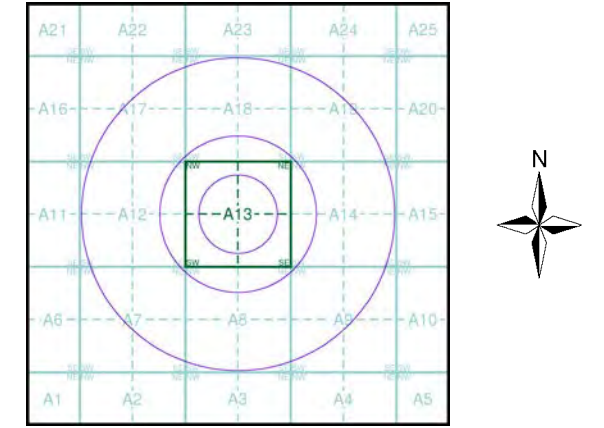
Gloucestershire
Published 1936 - 1938
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

068SW 1938 1:10,560	068SE 1936 1:10,560
072NW 1938 1:10,560	072NE 1938 1:10,560

Historical Map - Slice A



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 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details
 Site at 363550, 179430