

AtkinsRéalis



# Heritage Desk Based Assessment

South Gloucestershire Council

28/09/2023

# ALVESTON HILL CYCLE SCHEME

# Notice

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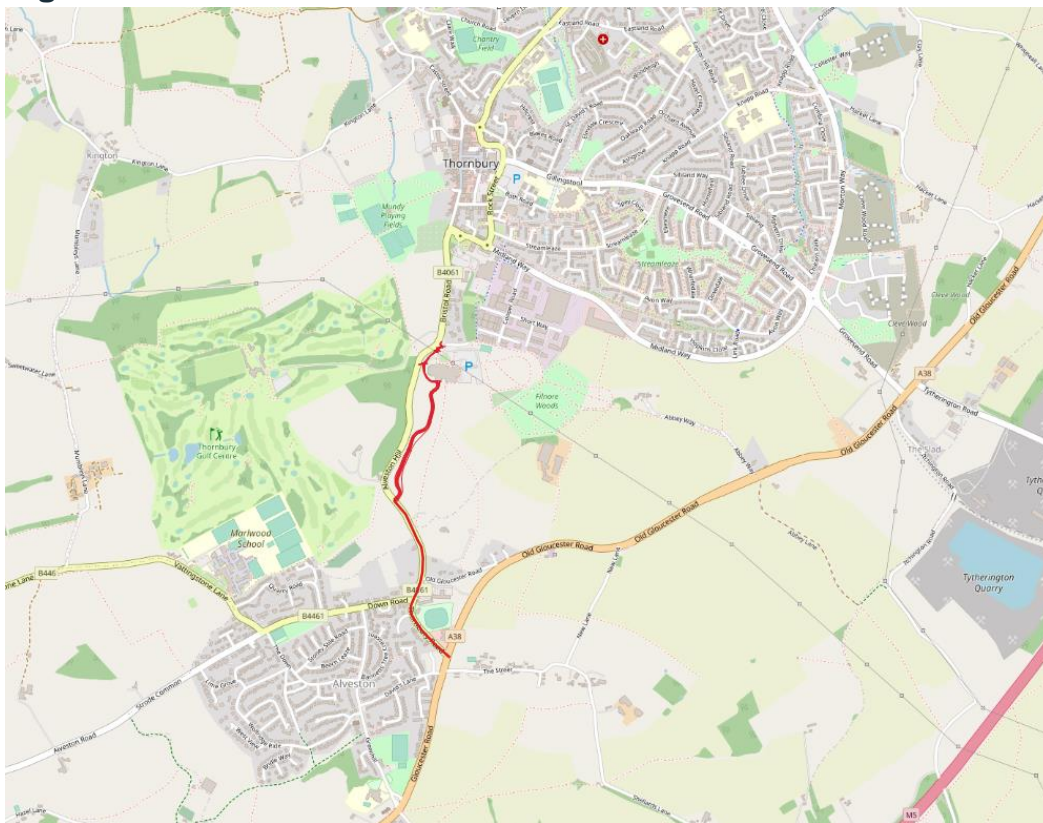
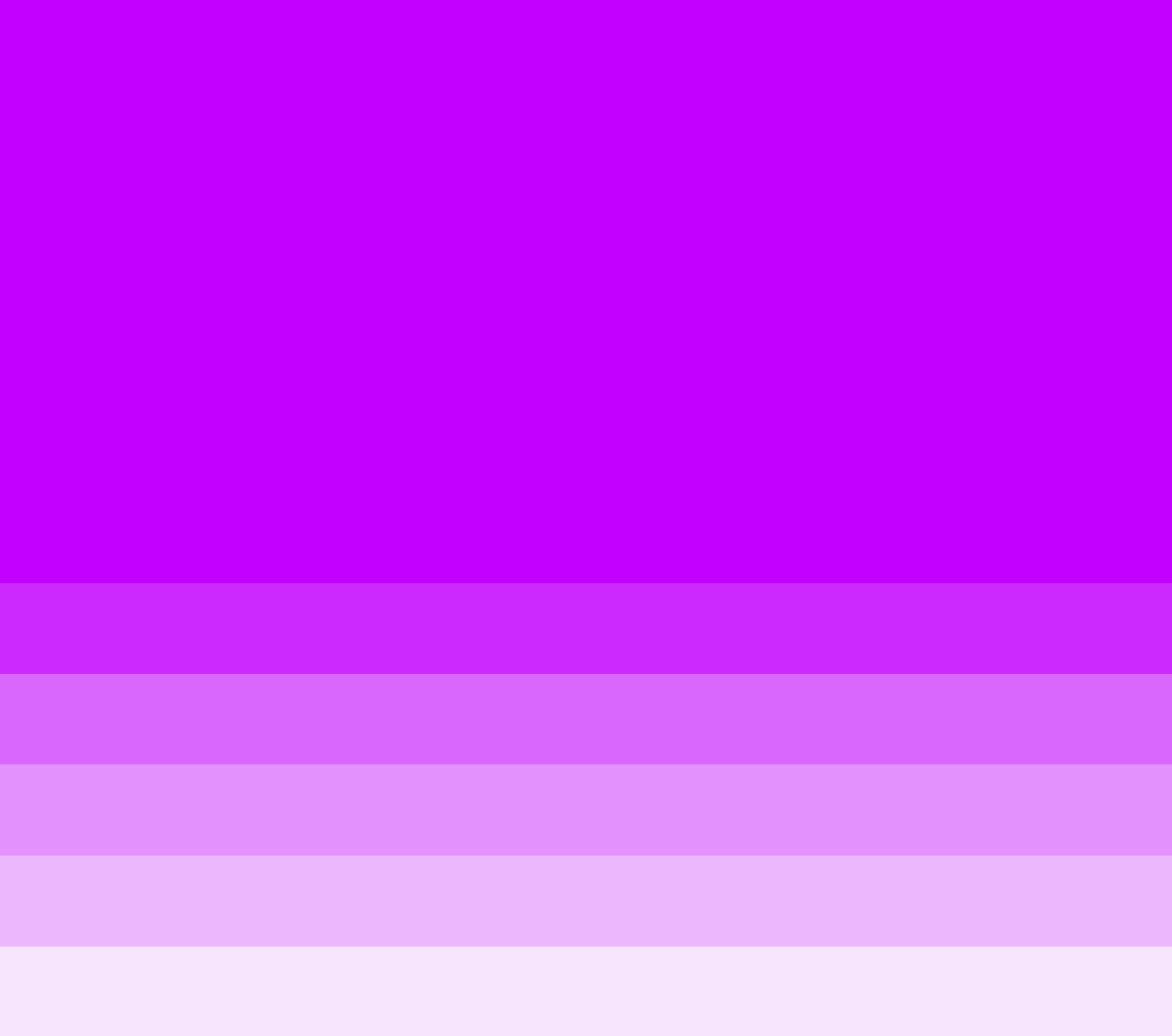


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# Executive Summary

South Gloucestershire Council have commissioned Atkins, a member of the SNC-Lavalin group, to prepare a Heritage Desk Based Assessment (DBA) ahead of development of a cycle path near Alveston Hill.

A total of nine designated heritage assets have been included in the baseline assessment within this DBA. These comprise eight listed buildings and one conservation area all located wholly, or partially, within a 500m study area that has been applied to the route of the proposed scheme of development.

There are a total of 58 non-designated assets within the 500m study area of the scheme of development. There is potential for undisturbed archaeological deposits or remains within the site boundary.

The overall potential for buried archaeological remains within the site boundary is considered to be a medium possibility. There is unlikely potential for Palaeolithic and Mesolithic related remains.

There is low potential for Neolithic, Bronze Age, Iron Age, and Romano British remains. There is likely medium potential for remains related to the Medieval and Post Medieval periods, and a low potential for Modern archaeology.

It is anticipated that this scheme of development may result in less than significant physical impacts and less than significant impacts to the setting of some of the heritage and archaeological assets.

This assessment has identified a medium potential for uncovering archaeological remains during construction, but any such remains are likely to be of low value to the historical record.



# 1. Introduction

The purpose of this document is to identify the heritage and archaeological constraints within or close to the proposed development site, assess the significance of known heritage assets, potential for buried archaeological remains, and to assess any impacts on the historic environment which may arise due to the proposed development.

## 1.1 Proposed Development

### 1.1.1 Background

As part of a Scheme to provide greater access to sustainable transport along the corridor of the A38. South Gloucestershire Council are proposing a shared use cycle/footpath between Alveston and Thornbury to increase the safety of travelling by foot and bicycle along this route. This pathway will include both off and on road sections.

### 1.1.2 The Scheme

The Scheme discussed in this DBA will focus on the Alveston Hill portion of a cycleway and footpath between the junction of the B4061 and A38 on Alveston Hill, and Midland Way in Thornbury. This will include the improvement of existing pathways and the creation of new ones. Parts of the new path will be off road passing across agricultural land which has been little developed. Where the pathway does cross agricultural land will be of greatest interest to this DBA as archaeology is more likely to survive here than within the corridor of an existing roadway.

## 1.2 Aims and Objectives

The principal aim of this DBA is to establish the nature, extent, and significance of the historic environment within and around the Scheme to provide a supporting baseline to enable informed decision making on the impacts and effects of the proposed development on the historic environment.

In order to achieve this, the specific objectives of this assessment are to:

- Interrogate the Historic Environment Record (HER) data provided by South Gloucestershire Council;
- Identify and contextualise the historical and archaeological baseline of the Scheme and the surrounding environs;
- Identify known designated and non-designated heritage assets within the Scheme boundary and surrounding study area which may be impacted by the proposed development;
- Assess the heritage significance and setting of the known historic environment resource through a programme of desk-based research;
- Assess the likely impact of the proposed development on the significance of identified heritage assets;
- Assess the potential for previously unrecorded buried archaeological remains; and





- Provide recommendations for an appropriate mitigation strategy, aimed at avoiding or reducing the impact of the proposed development upon the significance of archaeological assets.

## 2. Methodology

### 2.1 Overview

This DBA has been produced in accordance with the requirements of National Planning Policy Framework (NPPF) (Department of Communities and Local Government, 2021), Planning Practice Guidance (Department of Communities and Local Government, 2021), standards specified by the Chartered Institute for Archaeologists (CIfA, 2014; 2020), Conservation Principles (Historic England, 2008), and local planning policies (The Core Strategy, 2014, and The Policies, Sites and Places Plan, 2017).

The information presented within this document is correct at the time of writing to the best knowledge of the author, within the limits imposed in dealing with historic materials and mapping. It should be understood that the archaeological resource is by its nature an unknown resource prior to confirmation through archaeological investigations.

### 2.2 The Study Area

For the purposes of establishing baseline conditions for this assessment a study area was defined, encompassing an area of 500m for non-designated and designated assets, around the proposed development and incorporating the boundary of site ownership. Certain heritage assets beyond this buffer may be discussed to provide context of setting within the wider historic landscape. Data on all known heritage assets was gathered to characterise the historic environment, inform the understanding of potential impacts, and identify the potential for as-yet unknown buried archaeological remains within the study area.

Designated heritage assets comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

Non-designated assets comprise monuments, archaeological sites, buildings, places and landscapes which do not meet the criteria for designation but require consideration under planning policy due to their heritage significance.

The extents of the study area are based on professional judgement and in line with professional guidance which has been designed to account for the sensitivity of the historic environment and the potential impacts of the proposed development. These account for:

- The historical and archaeological context of the proposed development site
- The settings of heritage assets within the site and surrounding landscape, and
- The potential for heritage assets to survive within the proposed development footprint.

The 500m study area for heritage assets is considered to be sufficient to capture those assets which may likely undergo changes within their settings as a result of the Scheme.



## 2.3 Baseline Data Collections

The following sources of data were consulted during preparation of this DBA:

- National Heritage List for England (NHLE) maintained by Historic England, for listed buildings, scheduled monuments, registered parks and gardens, and registered historic battlefields.
- The South Gloucestershire Historic Environment Record (HER), for information relating to non-designated assets, including unlisted buildings and structures of historic interest, known archaeological sites and areas of archaeological potential, Historic Landscape Characterisation (HLC), find spots and past archaeological investigations (events).
- British Geological Survey (BGS): Online Digital and superficial geological and historic boreholes records.
- Ordnance survey mapping, including OS one-inch historical mapping up to modern mapping (National Library of Scotland 2022)
- Documentary sources: published histories, site reports, and monographs.
- Online resources: web-published material, including local planning authority policies.

### 2.3.1 Site Visit

On the 24<sup>th</sup> of March 2023, a site visit was undertaken by one member of the heritage team accompanying individuals from separate disciplines. The site visit was undertaken to visually assess the historic landscape surrounding the Scheme. The focus of the site visit was to identify lines of site to and from the route of the Scheme and the nearby heritage assets, and to provide a visual assessment of the potential settings impacts to the nearby assets.

## 2.4 Limitations and Assumptions

This assessment comprises a desk-based review of data from the HER of South Gloucestershire Council, as well as a variety of secondary sources. Whilst this information is assumed to be accurate, it is not a complete record of the historic environment and does not preclude the potential for previously unidentified archaeological remains or deposits to be encountered. The value of any such unknown/unidentified assets cannot be determined at this time.

Buried archaeology is by its very nature an unknown resource so a complete assessment of all buried archaeology cannot be undertaken without further archaeological investigation. It is possible to use existing data from previous archaeological investigations and other data related to the historic and archaeological record to provide an assessment of the potential for uncovering archaeology within the area of the planned works.

## 2.5 Assessment and Criteria

### 2.5.1 Assessment of Significance

Where known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously



unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

The definition of cultural significance is readily accepted by heritage professionals both in the UK and internationally and was first fully outlined in the Burra Charter, which states in article one that ‘*cultural significance*’ or ‘*cultural heritage value*’ means aesthetic, historic, scientific, social or spiritual value for past, present or future generations<sup>1</sup>. This definition has since been adopted by heritage organisations around the world and is applicable to ‘Section 16: Conserving and enhancing the historic environment’ of the National Planning Policy Framework<sup>2</sup>.

The following paragraphs as set out in the NPPF include key provisions considered of particular importance to this application which focuses on non-designated assets and the potential for archaeological remains.

*Paragraph 194 - 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.*

*Paragraph 203 – 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 judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

In the NPPF Glossary, significance is defined<sup>3</sup> as: ‘*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.*’

Assessment of the significance of heritage assets is undertaken using professional judgement guided by the criteria set out in Table 2-1 below.

**Table 2-1 - Assessing the Significance of Heritage Assets**

Significance	Description	Example
Very High	Internationally important or significant heritage assets	World Heritage Sites, or buildings recognised as being of international importance.
High	Nationally important heritage assets generally recognised through designation as being of exceptional interest and value.	Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Historic Battlefields, Conservation Areas with notable concentrations of heritage assets and non-designated

<sup>1</sup> International Council on Monuments and Sites (2013). Burra Charter Article 1.2.

<sup>2</sup> NPPF, 2021

<sup>3</sup> [National Planning Policy Framework - Annex 2: Glossary - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/672222/nppf-annex-2-glossary-guidance.pdf)



		assets of national or international importance.
Medium	Nationally or regionally important heritage assets recognised as being of special interest, generally designated.	Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas and non-designated assets of regional or national importance, including archaeological remains, which relate to regional research objectives or can provide important information relating to particular historic events or trends that are of importance to the region.
Low	Assets that are of interest at a local level primarily for the contribution to the local historic environment.	Non-designated heritage assets such as locally listed buildings, non-designated archaeological sites, non-designated historic parks and gardens etc. Can also include degraded designated assets that no longer warrant designation.
Negligible	Elements of the historic environment which are of insufficient significance to merit consideration in planning decisions and hence be classed as heritage assets	Non-designated features with very limited or no historic interest. Can also include highly degraded designated assets that no longer warrant designation.
Unknown	The importance of an asset has not been ascertained.	

## 2.6 Assessing Buried Archaeological Potential

Buried archaeological evidence is often an unknown quantity which can be difficult to fully identify during a desk-based assessment. The assessed potential is based on available evidence, but the physical nature and extent of any archaeological resource surviving within the Site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork, typically through non-intrusive (e.g. geophysical, LiDAR), and intrusive (archaeological, geoarchaeological evaluation) survey.

A site's archaeological potential is identified using professional judgement and knowledge and is informed by Historic England's 'Conservation Principles, Policies and Guidance' (2008). A site's baseline potential is compared to the level of existing impact upon it, from modern and historic developments. The potential for surviving archaeological evidence of past activity within the Scheme boundary is expressed in the report as being:

- **High:** The available evidence suggests a high likelihood for past activity within the Scheme boundary and a strong potential for archaeological evidence to survive intact or reasonably intact
- **Medium:** The available evidence suggests a reasonable likelihood for past activity within the Scheme and consequently there is a potential that archaeological evidence could survive
- **Low:** The available evidence suggests archaeological evidence of activity is unlikely to survive within the Scheme, although some minor land-use may have occurred
- **Uncertain:** Insufficient information to provide assessment of potential

## 2.7 Setting

The setting of each designated asset has been assessed in accordance with Historic England’s ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3’ (2nd, edition 2017). The guidance states that a thorough assessment of setting needs to be considered that is proportionate to the significance of the heritage asset under consideration. The setting of a heritage asset includes both visual and non-visual contributions made to the significance of the heritage asset by its surroundings. As such, setting must be defined by an understanding of the significance of an asset, rather than a proscribed distance or viewshed.

# 3. Policy, Legislation, and Guidance

## 3.1 Planning Policy and Legislation

Table 3-1 below provides a summary of legislation and policies relevant to this scheme and assessment.

**Table 3-1: Legislation and national policy**

Legislation	
Ancient Monuments and Archaeological Areas Act 1979	Under the Ancient Monuments and Archaeological Areas Act 1979, the Secretary of State (Department of Culture, Media and Sport - DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. It is a criminal offence to damage a scheduled monument. Additional controls are placed upon works affecting scheduled monuments and areas of archaeological importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Planning (Listed Buildings and Conservation Areas) Act 1990	Under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from Historic England. Works affecting listed buildings are subject to additional planning controls. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses (Planning



	(Listed Buildings and Conservation Areas) Act s.66(1)). Designation as a listed building confers additional controls over demolition, alteration and extension through the requirement for Listed Building Consent to be obtained before undertaking works under such circumstances. Similarly, in relation to impacts on any buildings or other land in a Conservation Area, special attention should be paid to the desirability to preserve or enhance the character and/or appearance of the Conservation Area.
<b>National Planning Policy</b>	
National Planning Policy Framework (NPPF) 2023	The National Planning Policy Framework (NPPF, 2023) provides the Government's national planning policy on the conservation of the historic environment, supported by the Planning Practice Guidance (PPG, updated June 2021). It was published in March 2012 and revised in September 2023. This DBA aims to address relevant policy within the NPPF in relation to Section 16 'Conserving and enhancing the historic environment'.  Section 16 of the NPPF is presented in full in Appendix C.
<b>Local Policy</b>	
South Gloucestershire Council, The Core Strategy, 2014, and The Policies, Sites and Places Plan, 2017	In the 2014 Core Strategy, South Gloucestershire Council acknowledges that the natural and historical environment are a finite and irreplaceable resource. The Core Strategy sets out an expectation from new development to conserve and enhance heritage assets in manner related to their significance.  The Policies, Sites and Places Plan 2017 (PSPP 2017) contains additional policies in relation to heritage assets, to enhance those laid out in the Core Strategy 2014. The policies in PSPP 2017 further detail how development should be carried out to best conserve or enhance designated and non-designated assets.

## 3.2 Guidance

This assessment has been undertaken in accordance with current best practice and in line with, but not limited to, the following Standards and Guidance:

- **Standards and guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2020):** This Chartered Institute for Archaeologists' (ClfA) guidance aims to define good practice principles for the production of desk-based assessments and also aligns itself with ClfA's Code of Conduct. The document is regarded as a standard only, and therefore avoids a prescriptive level of detail. The standard of this guidance has not been met if an assessment should fail to determine the nature, extent and significance of the historic environment within a specified area.
- **Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment (Chartered Institute for Archaeologists, 2020):** This ClfA guidance aims to define good practice principles for the commissioning or production of consultancy advice on archaeology and the historic environment.
- **Managing significance in decision-taking in the historic environment, Historic Environment Good Practice Advice in Planning Note 2 (Historic England, 2015):** This advice note provides information on good practice to assist in implementing historic environment policy in the NPPF and PPG and contains guidance on assessing the significance of heritage assets by using appropriate expertise.

- **Preserving Archaeological Remains Decision-taking for Sites under Development (Historic England, revised 2016):** This advice is for developers, owners, archaeologists and planners working on projects where the intention is to retain and protect archaeological sites beneath or within the development. It can also be read in relation to other land-use or site management work. It has a particular focus on decision-taking on waterlogged archaeological sites.
- **The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Historic England, revised 2017):** This advice note sets out guidance against the backdrop of the NPPF and the related guidance provided in the PPG. Furthermore, the guidance provides advice on understanding setting and how it may contribute to the significance of heritage assets, as well as a suggested methodology for assessing impacts on setting.
- **Planning Practice Guidance: Conserving and Enhancing the Historic Environment (NPPF, DCLG, 2014: updated 2019):** The Ministry for Housing, Communities and Local Government (MHCLG) published 'Conserving and Enhancing the Historic Environment' in April 2014. This was last updated in February 2019. The Guidance notes that '*conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, non-designated buried remains of archaeological interest*'. It should be noted that the wording of PPG is reflective of the now superseded 2012 NPPF.

## 4. Baseline Conditions

### 4.1 Site Overview

#### 4.1.1 Introduction

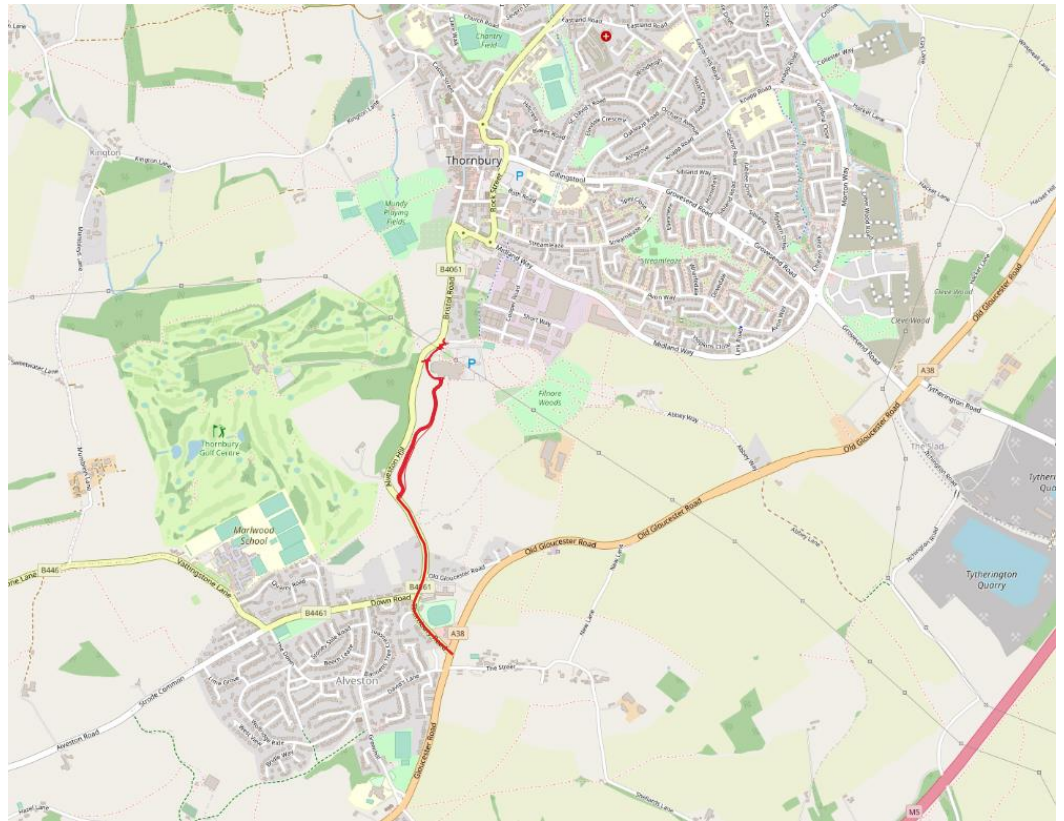
The geography, topography, and location of a development site can provide an indication for its suitability for past human activity. The topography and geology can provide information on ground levels having been raised or terraced away and can contribute to our understanding of the potential for archaeology to survive on the site.

Previous archaeological, and geological investigations can provide information on soil quality and types, the survivability of certain materials that form part of the archaeological record and contextualise the site within the wider historic landscape.

#### 4.1.2 Site Location

The Alveston Hill Cycle Scheme runs between the junction of the B4061 and A38 on Alveston Hill, and Midland Way in Thornbury. It will consist of a cycle path and pedestrian footpath. Part of it will follow the route of the B4061 and will be constructed within the current roadway corridor while the remaining length will run across undeveloped agricultural land, in a narrow corridor.





**Figure 4-a Route of Cycle Path Between Alveston and Thornbury**

### 4.1.3 Topography

The south of the Scheme is at higher elevation than the north at about 106m Above Ordnance Datum (AOD) and continues down Alveston Hill to Thornbury, at a lower elevation of about 79m AOD. Alveston sits higher than Thornbury but much of the land around the two towns is open and relatively flat with low lying hills<sup>4</sup>.

### 4.1.4 Geology

The area around Alveston and Thornbury is underlain with Mercia Mudstone, overlain with Penarth Group Mudstone. Which is itself overlain with bands of Blue Anchor Formation Mudstone and Avon Group Limestone in lower elevation areas, and with bands of Blue Lias Formation Sandstone in higher areas of elevation<sup>5</sup>. Historic Environment Baseline

### 4.1.5 Designated Assets

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields located within the study area. There are eight listed buildings, one conservation area, and 58 non-designated heritage assets within the study area.

<sup>4</sup> [Gloucestershire topographic map, elevation, terrain \(topographic-map.com\)](https://www.topographic-map.com/)

<sup>5</sup> [BGS Geology Viewer \(BETA\)](https://beta.bgs.gov.uk/)



#### 4.1.5.1 Listed Buildings

Eight listed buildings have been identified within 500m of the route of the cycle/footpath:

- Thornbury Grange (1128777), a Grade II listed building on Bristol Road, Thornbury
- The Cedars (1321128), a Grade II listed building on Bristol Road, Alveston
- Ship Inn (1128885), a Grade II listed building on Thornbury Road, Alveston
- Marlwood Grange, Main Residential Block Only (1128823), a Grade II listed building
- Bakehouse/Brewhouse about 4 metres North of Street Farmhouse (1136341), a Grade II listed building on The Street, Alveston.
- The Grange (1321065), a Grade II listed building on The Street, Alveston.
- Manor Farmhouse (1312817), a Grade II listed building on The Street, Alveston.

Street Farmhouse (1128883), a Grade II listed building on The Street, Alveston

#### 4.1.5.2 Conservation Areas

The Thornbury conservation area (20512) sits to the north of the area identified for the proposed Scheme. The southern portion of this conservation area overlaps with the 500m study area applied to the Scheme. There is potential for the Scheme to impact the historic character of the conservation area.

Thornbury still retains its special historic character as a medieval market town even with the expansion of more modern residential areas. The core of the town retains enough of this historic character that it has been designated as a conservation area. It was originally designated in 1975, with a change to the boundary in 1984, and 2000<sup>6</sup>. No works should occur within the limits of the conservation area as the Scheme should finish around 200m south of it, where the proposed path enters Thornbury and links with existing infrastructure.

#### 4.1.6 Non-designated Assets

Within the 500m study area applied to the Scheme of development, 58 non-designated assets have been identified. A few of these are very close to or intersect with the proposed route of the cycle/footpath.

Towards the most southerly end of the Scheme, within 100m of the junction between the A38 and the B4061, are 4 non-designated assets. These include a Cart Wash (18008), a post box (19674), a Turnpike Toll House (3975), and the Alveston House Hotel (19412). These assets all likely have links with the historic, post medieval settlement that is recorded around The Street (14206), and extends east of the route of the cycleway.

As the route heads northwest through Alveston it passes The Firs (19746), a 19th century house which has suffered a considerable loss of character, and the most easterly extent of the medieval settlement of Alveston (10446).

The scheme continues north down Alveston Hill and passes close to a group of post-medieval quarries (18832, 16975, 18833, 16982), and associated lime kilns (18834, 3576), as well as a reservoir (18835). It is possible that some of these quarries may have been in use in the medieval period as well<sup>7</sup>.

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<sup>6</sup> South Gloucestershire Council, 2004

<sup>7</sup> King, 2011

The route of the Scheme leaves the road and crosses through fields where medieval and post medieval ridge and furrow (21393) have been identified, this part of the study area has much fewer identified heritage and archaeological constraints within the immediate area (the east side of the B4061) of the scheme. Where the scheme enters Thornbury, it passes close to locations of possible medieval fishponds (21125), a bridge on the B4061 Alveston Hill (13789), and the Gate Lodge to Marlwood Grange (13833).

## 4.1.7 Previous Archaeological Investigations (Events)

Six previous Archaeological Investigations (events) have been identified within, or partly within, the 500m study area. None of these intersect or overlap with the route of the cycle path. Four of these events include surveys and assessments of Thornbury's urban character:

- Survey Town and Boundary Walls of Thornbury (19206), a mainly photographic survey of the town and borough walls of Thornbury. The town walls originate from the 14<sup>th</sup> century with the borough walls in place by the late 19<sup>th</sup> century.
- Building's survey, Thornbury Historic Town (20390), a survey of the historic buildings within the town centre.
- Management Survey (Small Medieval Towns in Avon) Thornbury (21774), a topographical and historical survey of Thornbury town centre.
- Desk Based Assessment (Extensive Urban Survey) Thornbury (21780), an extensive survey of the urban area of the town, identifying assets from the mid medieval period into the modern era.

The four events above describe the evolving historic character of Thornbury and could help to indicate the potential for historical and archaeological remains which could be uncovered, at least to the north part of the scheme, from the early medieval period onwards.

An Evaluation at Marlwood Farm (11005), about 200m west of the Scheme, included the excavation of 17 trenches to the south, southwest, and southeast of the farm and uncovered the remains of a 12<sup>th</sup>-13<sup>th</sup> century building.

The last of these events is a watching brief undertaken at No.12 The Downs (20975), Alveston. The site of the watching brief actually sits 20m outside of the southwest boundary of the study area. However, it is included in this DBA as it helps to provide important information for the archaeology of Alveston and may provide some data on the archaeological potential of the scheme as it runs through the town.

## 4.1.8 Chronological Overview

### 4.1.8.1 Palaeolithic (800,000-c.12,000BC)

This period was characterised by the development of stone tool technologies. It spans the end of the Pleistocene geological epoch and marks the emergence of modern humans from earlier hominid species by the Upper Palaeolithic period (c. 40,000 – c.12,000 BC.). By the end of the Palaeolithic, the ice retreated for the last time as the climate got warmer and drier, and woodlands expanded.

The landscape in general would have been unfavourable for people to live permanently due to its cold climate. However, during the short summers, it is possible that hunter gatherer communities crossed the landmass which connected Britain to continental



Europe. Human settlers in Britain would have survived by hunting reindeer, elk, and gathering the few edible plants.

There is little evidence for palaeolithic archaeology within the study area of the site. However, parts of southern Britain were not glaciated during the three major glaciations that are recognised in South England (Ehlers and Gibbard 2004). Of these three the site would have been south of the Maximum Glacial Limit for both the Devensian and Saalian/Wolstonian glacial events, and even for the Anglian event the site would have been at the southern limit of this event. This made the south of England more habitable, certainly in the summer months, which has been indicated by the greater presence of archaeological evidence for the palaeolithic period in this region<sup>8</sup>.

While there is little evidence close to the site of the scheme this could result from a smaller number of archaeological investigations, targeted at the palaeolithic period, being undertaken in the southwest of England, when compared with the southeast of England<sup>9</sup>.

#### **4.1.8.2 Mesolithic (12,000-4000BC)**

The landscape changed during this period, corresponding with a period of rising sea levels and landward inundation as the post-glacial ice sheet melted. The arrival of microlithic technologies marks this period, many of which were fixed onto spears and harpoons required for hunting. Mesolithic people followed a seasonal pattern of occupation depending on food source management. Activity would likely have been focused close to rivers for predictable resources sourced through hunting, gathering and fishing.

There is seemingly little evidence for the Mesolithic within the study area, but within the surrounding area there is evidence for periodic activity in the Mesolithic<sup>10</sup>.

#### **4.1.8.3 Neolithic (4000BC-c.2500BC)**

The arrival of farming from continental Europe marks the beginning of the Neolithic period and a radical change in the relationship between people and the natural environment. This period witnessed extensive forest clearances to make way for crops and animal herds and marked an almost absolute decline in inclusion of hunted meat or foraged wild food, in the diet. The Early Neolithic is comparable to the Mesolithic in terms of stone tool technologies; however, this period saw the development of monumental features including long barrows and causewayed enclosures. The Middle Neolithic is marked by the earliest evidence of stone circles, cursus monuments and individual burials. The Late Neolithic period, whilst demonstrating some cultural overlap, saw an introduction of a new style of pottery, along with henges, a replacement of rectangular style dwellings with smaller round ones, palisaded enclosures and an increasing focus on springs and the sources of rivers.

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<sup>8</sup> Clark *et al*, 2004

<sup>9</sup> Basell *et al*, 2011

<sup>10</sup> Brown, 2007

The area around Alveston and Thornbury would likely have provided good farmland for use by Neolithic peoples and the presence of a Bowl Barrow (1004805), about 150m to the west of Alveston, provides archaeological evidence for some Neolithic activity within the surrounding area of the two towns.

#### **4.1.8.4 Bronze Age (2000-c.700BC)**

The Bronze Age is characterised by the introduction of metal technologies. This period saw an increase in economic and cultural communications with mainland Europe giving rise to new burial rites, objects and technology. The climate began to deteriorate; where once the weather was warm and dry it became much wetter driving the population away from easily defended sites in the hills and into the fertile valleys. Ore sources, such as tin and copper, were both used as components for bronze smelting and thus became increasingly important as bronze gradually replaced stone as the main material for tools. The period sees the increase in visibility of settlement sites and associated field systems within the archaeological record across much of Britain.

In southwest England, the Bronze Age saw settlements of multiple dwellings beginning to appear, farming practices becoming more developed and greater alteration to the landscape beginning to take place (Research Frameworks 2023). The land around Thornbury may have provided a better settlement area for the peoples of this period, as it is lower lying than Alveston which sits on a hilltop. Two round barrows have been identified from the HER. One within the town of Alveston on Alveston Green (1476) which is now under a housing estate. The barrow supposedly exists under the garden of one of the houses, however nothing can be seen above ground, so it is unclear if any archaeological deposits are still present. The second, round barrow (6444), lies further downhill to the north of Alveston, near Marlwood Grange. The HER data records that there are still visible earthworks that can be seen from both ground level and from aerial photography, and that two trenches were excavated nearby but failed to encounter any archaeological features or deposits.

As round barrows are funerary monuments, they may have been sited away from primary settlement, and while a good indicator for the presence of Bronze Age activity, they cannot provide locations for associated settlement.

#### **4.1.8.5 Iron Age (c.700BC-AD43)**

The Iron Age period is characterised by the adoption of iron working techniques with settlement areas and associated agricultural land division became more extensive. However, generally, people continued to live in small villages and farmsteads. Due to the iron technology, tipped ploughs made farming more efficient and agricultural production increased. The Iron Age also saw the wider use and the further development of hillforts, possibly for the defence of intermittently occupied settlement and storage areas. These began to be built in the late Bronze Age, around 1000 BC, but became much larger and more elaborate throughout the Iron Age.

The presence of Banjo Enclosure scheduled monument (1004528), about 400m southwest of Alveston and a Hillfort (1010803), 1200m, to the northeast, with another slight Univallate Hillfort (1007022), 1.5km to the southeast of it, shows that the area was



settled during the Iron Age. However, no such assets have yet been identified within the boundary of the development Scheme and its 500m study area.

#### **4.1.8.6 Romano British (AD43-AD410)**

The British landscape changed rapidly after the arrival of the Romans in AD43. A new road network was established, connecting the major settlements and forts located throughout the landscape. Many former Oppida (an Iron Age trading settlement/central place) became regional administrative centres, and the new roads saw expansion of rural agricultural settlements, centred on farms or villas with larger market type settlements often located where roads crossed rivers.

The Roman settlement Abonae (1408558) occupied the suburb of Sea Mills, in Bristol, 11km to the southwest of Thornbury and Alveston. Other settlements were located in the surrounding area including a Roman settlement (1010803) built on an Iron Age hillfort to the northeast of Alveston. Little evidence can be identified within the study area, but it can be seen that Roman archaeology is scattered throughout the surrounding landscape, this includes a scatter of Roman pottery (1474) identified during construction of a water pipeline southwest of Marlwood Grange. Later evaluation trenching (11005) undertaken in the area did not record any further material.

A Roman Road (1462) passes through the southern portion of the study area and would have linked Roman settlements at Sea Mills (Abonae) and Gloucester (Colonia Glevum). This would have been an important transport and trade link for the settlements in the area.

#### **4.1.8.7 Medieval (AD410-AD1520)**

The town of Thornbury, which is located at the northern end of the Scheme, has been in existence since the medieval period, and much of the core of the town retains its character as a medieval market town. The current layout of the town centre (within the area of the conservation area) was seemingly established in the 13<sup>th</sup> century, following expansion of the already existing settlement of Thornbury, indicated by the Borough Charter 1252<sup>11</sup>. This previously existing settlement was built around the original, 12<sup>th</sup> century Norman church. However, it is possible that Thornbury had been occupied much earlier in the medieval period as some documentary evidence of this is identified in the HER data provided by South Gloucestershire Council. The current church of St Mary the Virgin (1128789) has been much altered, but still retains some elements of the original church, such as the Norman arch above the south door<sup>12</sup>.

The town of Alveston sits to the southern end of the scheme, with a portion of the on-road section of the scheme passing through its outskirts. Alveston is mentioned in the Domesday book and was seized by King William I and became a royal manor during the medieval period. The HER data identifies a possible location for the medieval manor (1482) within the centre of Alveston between Down Road and Spiney Site Road, about

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<sup>11</sup>South Gloucestershire Council, 2004

<sup>12</sup> Historic England, 2023

280m west of the route of the scheme. The land around Alveston has been a good source of stone with a number of quarries existing in the area<sup>13</sup>.

Much of the land surrounding the two towns would have provided good farmland and would likely have been largely occupied by agricultural practices. The closeness of the two towns to Bristol, to the south, which was England's third-largest town by the mid-14<sup>th</sup> century, would likely have impacted the development of the settlements.

The HER data identifies a possible medieval deer (3366) park to the west of Marlwood Grange, close to potential area of the Rabbit Warren or 'The Warren' (6103) a field belonging to a junior branch of the Stafford family, who lived at Marlwood Grange (1128823). This has been identified from tithe awards which also show the fields reverting back to ownership of the Duke of Buckingham by the 16<sup>th</sup> century. These may be linked to the fishponds (21125) which existed close to the north end of the scheme.

#### **4.1.8.8 Post Medieval (AD1520-AD1900)**

The land around the two towns appears to still have been largely used for agricultural purposes throughout this period. Historical mapping shows very little change across the area of the countryside around the Scheme between the 19<sup>th</sup> century and the modern landscape. The road between Alveston and Thornbury, which the on-road part of the Scheme will follow, was already in use by the late 19<sup>th</sup> century. The agricultural land, over which the off-road portion of the scheme will run, seems to have mostly kept the same land use for the last 200 years and would likely have been predominantly agricultural land from the medieval period onwards, if not earlier. Marlwood Grange, and an area of woodland on the west side of the B4061 between Alveston and Thornbury, can be seen from modern satellite imagery to have changed very little from its appearance on the OS 25-inch, 1873-1888 (SW England) mapping<sup>14</sup>.

It is likely that farming would have intensified the agricultural use of the land with the invention of mechanical farm equipment, and the Enclosure Acts would have changed the layout of the farmland as the open field system previously used was abandoned and new field systems created<sup>15</sup>. This would lead to the creation of new field boundaries and roads, which may be identifiable from any archaeological work carried out as part of the scheme.

A number of quarries and lime kilns have been identified, from the HER, on Alveston Hill. This suggests that there was some industrial activity related to lime production during this period, and potentially earlier.

#### **4.1.8.9 Modern (1900-Present)**

This period would have seen further expansion of the towns with newer residential areas being built in the second half of the 20<sup>th</sup> century. Much of the surrounding land remained in use for agricultural processes, and part of this scheme will cross some of that land.

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<sup>13</sup> King, 2011

<sup>14</sup> National Library of Scotland, 2023

<sup>15</sup> British Literature Wiki

## 4.1.9 Archaeological Potential

Overall archaeological potential for the site is assessed as being medium as defined in section 2.6 of this document. The specific potential for each archaeological time period is outlined in Table 4-1 below.

**Table 4-1 - Archaeological Potential**

<b>Tine Period</b>	<b>Probable Prescence</b>	<b>Likelihood for Potential of Further Discoveries</b>
Palaeolithic	Unlikely	Unlikely
Mesolithic	Unlikely	Unlikely
Neolithic	Low	Low
Bronze Age	Low	Low
Iron Age	Low	Low
Romano-British	Low	Low
Medieval	Medium	Low
Post Medieval	Medium	Medium
Modern	Low	Low

## 5. Assessment of Value

The following section discusses the significance of the heritage assets that sit within the study area surrounding the proposed Scheme. The quality and nature of previous archaeological study, and events in the area provides a good understanding of surviving assets as well as the potential for as yet unknown archaeological remains. The assessment of value follows the methodology set out in section 2.

### 5.1 Designated Assets

#### 5.1.1 Listed Buildings

The Ship Inn (1128885) is the closest designated asset to the route of the Scheme as it sits adjacent to Thornbury Road (B4061) along the route of the on-road portion of the Scheme. It was built as a coaching inn in the 17th century and so could be a good indicator that a roadway or other transport link was well established in the area by the time of its construction. Some alterations to the building have occurred, mostly in the form of alterations to windows, which will have caused minor change to the aesthetic of the building which may have slightly decreased its value. The Ship Inn has still retained enough of its character to be scheduled and so is still of importance to the historic environment, which is why it has been designated a Grade II listed building. This level of listing makes The Ship Inn an asset of medium value. Street Farmhouse (1128883), Bakehouse/brewhouse about 4m North of Street Farmhouse (1136341), The Grange (1321065), and Manor Farmhouse (1312817) are located on the street which is east of the Scheme location. These buildings have undergone some modifications since their

construction but have still retained enough of their character to be given Grade II status, making them medium value assets. Marlwood Grange (1128823) has retained its historic character and so has been designated Grade II listed building, making it also of medium value. Thornbury Grange (1128777) and The Cedars (1321128) are both located within the town of Thornbury, linking them to the conservation area around the town centre. This, combined with their Grade II designation, make them of medium value to the historic environment.

## 5.1.2 Conservation Area

The Thornbury Conservation area was designated due to the well-preserved nature of the town centre which provides an example of a medieval to post-medieval market towns with current upstanding buildings dating back to the 15<sup>th</sup> century. The conservation area is an asset of medium value due to its historical character.

## 5.2 Non-designated Assets

There is a much greater variance of value between the non-designated assets than there is between the designated ones. This variance occurs because of the variance in preservation of historical character between the assets. The level of preservation, and how much of its historical character has been retained will affect how much value the asset has to the historic landscape surrounding the route.

It should be noted that a number of the non-designated archaeological assets are buried and so the extent of their preservation is unknown without further archaeological investigation, and so their value cannot be assessed as accurately as those heritage assets which are still standing above ground.

At the south end of the Scheme is the Alveston House Hotel (19412) which has suffered considerable loss of historical character and can be considered a low value asset. East of the hotel are the cart wash (18008), Victorian post box (19674), the buried remains of a toll house (3675), the post medieval settlement (14206) around The Street, and the route of a Roman road (1462).

The post box, cart wash and toll house likely all contribute to the historic character of the historic settlement. This gives them a medium value as they provide data for the development and location of settlement during the post medieval period.

The Roman Road (1426) confirms activity during the Roman period but provides little information for the scale and type of activity which occurred close to Alveston making it a low value asset.

Within the core settlement of Alveston, a round barrow (1476), the medieval settlement of Alveston (10446) and Alveston Manor (1482), the Pound (3978) on Down Road, Porch House (19417), Hollywell (19415), Yew Tree House (19670), The Firs (19476), and the Lime Kiln (14649) on Down road, have been identified from the HER data provided by South Gloucestershire Council.

The round barrow is recorded as buried beneath a garden with no upstanding earthworks, this could mean a considerable quantity of archaeological deposits have





been lost. The barrow is also isolated and would only provide data for bronze age mortuary practices in the area which makes it a limited dataset and a low value asset.

Alveston Manor and the medieval settlement are most likely made up of buried features and deposits. However, as they have the potential to provide data for the medieval settlement of Alveston; they can be considered of medium value.

Porch House, Hollywell, Yew Tree House and The Firs are houses with post-medieval dates and so can provide some information on the development of Alveston through the period. However, they are not listed due to a considerable loss of historic character making them low value assets. The Pound and the Lime Kiln on Down Road, also provide some information on post-medieval activity in Alveston and can be considered low value assets.

North of Alveston, on Alveston Hill, there are a number of Quarries (16975, 16982, 18832, 18833) with associated Lime Kilns (3576, 18834), as well as the site of a reservoir (18835). These assets are indicative of post-medieval quarrying occurring near Alveston but provide little further evidence for human activity of the period making them low value assets. About 130m east of these is another Lime Kiln (14650) and quarry (16976), which add little further information and can also be identified as being of low value. There is also a post medieval field system (6189) which is identified as Windmill on historic tithe awards, but its value is unclear due to lack of information.

To the west of the B4061 as it heads towards Thornbury, is Marlwood Grange with associated Gardens (4379), gate lodges (16974, 13833), and post-medieval settlement (16973). The garden is recorded as being well maintained and dating from the 19<sup>th</sup> century, and while it is not listed, it certainly has value to the local historic environment and can be assessed as being of medium value, as can the gate lodges as they provide further historical context for the gardens and other associated assets. The potential settlement at Marlwood is made up of buried remains, but as it potentially holds information relating to the development of the local settlements, it can be assessed as being of medium value.

Further west of Marlwood is recorded a post-medieval field system (6103) and a medieval deer park (3366), which give some insight into past land use but appear to provide little further information and so can be considered of low value.

To the north end of the scheme are recorded some fishponds (21125), and a bridge (13789) which can be assessed as being of low value due to the loss of historic character recorded in the HER.

A settlement (16972) associated with South Grange Farm, and the farm building (18146) are located about 10m north of the end of the cycle route and are likely of medium value.

## 5.3 Archaeological Potential

The archaeological potential for the Scheme is most likely to be material or deposits linked to medieval or post-medieval agricultural practices. There is the most potential for previously unknown archaeology to be encountered where the route crosses the area of identified ridge and furrow, and industrial activity linked to post-medieval lime quarrying and production, that has been identified on Alveston Hill. To the north end of the scheme, near to where the scheme enters Thornbury, there is potential to encounter buried deposits associated with the medieval fishponds (21125).

There is also potential for where the route will leave Alveston road and onto the off-road section. There is a significant change in height at this location, and it would be close to both the possible ridge and furrow and the area of the quarries identified.



**Figure 5-a - View of Footpath Entrance Showing Height Difference with Alveston Road**

## **6. Impact Assessment**

This section will assess the potential impacts to the heritage assets, both designated and non-designated which have been identified in the baseline and fall within the selected study area around the Scheme.

### **6.1 Designated Assets**

#### **6.1.1 Listed Buildings**

Of the eight listed buildings identified by this DBA, the Ship Inn (1128885) is closest to the route of the Scheme and the only listed building likely at risk of suffering physical impacts because of its proximity to the Scheme. However, where the Scheme passes the asset, it is planned for works to be undertaken only within the road corridor and so no physical impacts should occur unless the width of the road is subject to considerable change.



**Figure 6-a - Northeast View of the Ship Inn**

It is not expected that the Ship Inn will experience an impact to setting as a result of this Scheme. This is because it is a coaching inn and will have been built along a transit route as part of its primary purpose to provide shelter, refreshment, and other services to travellers, and the pathway will not detract from this. However, it is likely that there will be some minor and temporary impact during the actual development phase of the Scheme due to the presence of work vehicles and other construction utilities, alongside potential increased noise levels. In the long term it is not likely to suffer impacts to setting as it is a coaching inn and will have been built along a transit route as part of its primary purpose to provide shelter, refreshment, and other services to travellers, and the pathway will not detract from this.

The four listed buildings on The Street; Manor Farmhouse (1312817), The Grange (1321065), Street Farmhouse (1128883), and Bakehouse/ Brewhouse about 4 Metres North of Street Farmhouse (1136341), are likely too far from the Scheme as they are east of the A38 while the scheme goes west. It is possible that works at the B4061 and A38 junction may cause temporary impacts, especially from increased noise levels as a result of construction.

Marlwood Grange is unlikely to be impacted by the Scheme as it sits within a wooded area on the western side of the B4061 while the cycle path will run through agricultural land to the east of the B4061, at the point that it passes closest to Marlwood Grange the tree cover will likely block any lines of site between the two and so is likely to limit any impacts to setting.

Thornbury Grange (1128777) and The Cedars (1321128) are within the limits of the town of Thornbury and likely too far from the end point of the Scheme to suffer any impact as the intervening buildings block the lines of site to and from the assets.

## 6.1.2 Conservation Area

The Thornbury Conservation Area (20512) is 200m north of the northern end of the Scheme, and the urban nature of Thornbury creates a confined area blocked from lines of site out with its limits. Because of this it will not be impacted by the proposed scheme of development.

## 6.2 Non-designated Assets

The non-designated assets that are most likely to suffer impacts will be those closest to the route. However, due to the openness of the area and variances of heights, there is potential for assets which are further from the scheme to be subject to impacts against their setting.

Impacts to an asset usually consist of physical impacts, change to the material or structure of the asset, and settings impacts, which are due to changes in the surrounding landscape which could affect the character of the asset.

There are only three non-designated assets which appear at risk of physical impacts; One of the quarries (16982) at the south end of Alveston hill, the ridge and furrow east of the B4061 (21393), and any surviving remains of the medieval fishponds (21125) located close to the northern end of the route. The route of the Scheme will be built within the road corridor where it passes through the quarry, so it is likely that the road will already have created any impacts and the addition of the cycle path is unlikely to cause further impacts. Where the route crosses the ridge and furrow it is very likely to cause physical impacts to this asset as the agricultural nature of the field system has likely led to very few previous impacts. The ridge and furrow are still visible in aerial photography, which suggests very little ground disturbance (i.e., ploughing) has occurred in the fields where the ridge and furrow can still be identified. It is also possible that the ridge and furrow obscures any activity pre-medieval period, and so there is potential for buried archaeology which predates the earliest instance of the ridge and furrow.



**Figure 6-b - North-facing View (towards Leisure Centre) of Field with Ridge and Furrow**



**Figure 6-c - South Facing View of Field with Ridge and Furrow**

The fishponds appear to have been infilled and buried, making it difficult to judge the full extent of archaeological features and deposits without further archaeological investigation. However, the pathway only intersects with the very eastern edge of the area of the fishponds likely meaning there would only be a nominal amount of archaeological material encountered. As the Scheme involves the creation of a narrow pathway, it will not result in setting impacts for the fishponds or the quarry. It could,

however, create some minor impact for the ridge and furrow as it changes the land use of the narrow Scheme corridor from agricultural to leisure/travel.

It is possible that the Alveston House Hotel (19412) could be subject to some change in its setting as a result of the Scheme. However, the hotel is recorded in the HER as having undergone considerable alteration and has lost a considerable amount of its historical character, which likely means that the minor changes which occur at this part of the Scheme would have very low, if any, impacts on it.

The other assets close to the most southerly point of the Scheme including those along The Street, east of the A38, are unlikely to suffer much in the way of impacts to setting as the presence of other buildings and vegetation will likely block line of site for these buildings to the Scheme. Those assets within Alveston itself are most likely to have limited impacts due to the density of the urban environment and the limited extent of the works. It is possible that the noise increase and presence of plant and other construction tools and machinery could cause temporary settings impacts but once the construction phase is finished, the operation of the path would have very low setting impacts within Alveston itself. Similarly, where the route enters Thornbury, the path is unlikely to cause impact to the setting of heritage assets.

It is not anticipated that assets to the west of the B4061 will experience any physical impact or setting impact as they are shielded from the Scheme.

## 7. Conclusions and Recommendations

### 7.1 Conclusions

It is anticipated that minimal impacts to setting are likely to be suffered by most assets, but of those impacts are anticipated to be temporary impacts as a result of the construction phase. However, any vegetation clearance which occurs as a result of the Scheme of development could significantly change the setting of some assets, and more information about the plan of works would be required to accurately assess the potential for these impacts.

An area of ridge and furrow (21393) has been identified as the area most likely to be impacted, both physically and contextually, by the Scheme of development. This is because it exists within the boundary of the off-road section and has been subject to very little previous development due to the agricultural nature of the land where it is located.

To the north of Scheme there is potential for physical impacts to the possible remains of medieval fishponds (21125). There is potential of physical impact to the cluster of quarries on Alveston Hill. However, the scheme of development will be built within a narrow corridor meaning any potential impacts will be minimal with appropriate planning.

There is also potential for impacts to the settings of some heritage assets during the construction phase of the development. The presence of plant and other site equipment and potential for increased noise levels could create additional settings impacts for some assets. However, these settings impacts would be limited to the construction phase and once complete, the operation of the cycle path is unlikely to cause any further impacts.



## 7.2 Recommendations

As there are assets with potential to be physically impacted, it is likely that some form of archaeological investigation or monitoring will be required. In light of the assessment carried out as part of this DBA, an archaeological watching brief is deemed to be the most suitable form of archaeological mitigation for this scheme, due to the size of the area required for this scheme. However, any measures undertaken will need to be discussed and agreed with the Local Planning Authorities (LPA) archaeological advisor.

Construction work should be planned so that activity remains within the corridor of the cycle path, or roadway, as much as possible to further reduce impacts to those assets that have been identified as potential receptors of physical damage. This will also reduce the potential for settings impacts to assets which will be close to the route, but outside of the redline boundary.

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# APPENDICES

# Appendix A. Heritage Gazetteers

## A.1 Designated Assets

NHLE Number/Reference	Name	National Grid Reference	Description	Value	Period
1128777	Thornbury Grange	ST 63625 89352	Grade II house, formerly known as 'The Farm'. Likely originated in the 16 <sup>th</sup> century but has seemingly undergone significant alterations on the 17 <sup>th</sup> and 19 <sup>th</sup> centuries.	Medium	Post Medieval
1321128	The Cedars	ST 63642 89576	Grade II detached house, built in the late 18 <sup>th</sup> /early 19 <sup>th</sup> century.	Medium	Post Medieval
1128885	Ship Inn	ST 63501 88342	Grade II 17 <sup>th</sup> century coaching inn. Alterations, especially window replacement, in the 18 <sup>th</sup> , 19 <sup>th</sup> and 20 <sup>th</sup> century.	Medium	Post Medieval
1128823	Marlwood Grange, Main Residential Block Only	ST 63265 88911	Grade II listed building. Late 18 <sup>th</sup> /early 19 <sup>th</sup> century.	Medium	Post Medieval



1136341	Bakehouse/Brewhouse about 4 Metres North of Street Farmhouse	ST 63723 88061	Grade II 18 <sup>th</sup> century listed building. Later additions and alterations, mainly in the early 20 <sup>th</sup> century.	Medium	Post Medieval
1321065	The Grange	ST 63930 88043	Grade II house. Built in the 17 <sup>th</sup> century, extended mid-18 <sup>th</sup> century. Further alterations made in the 19 <sup>th</sup> and 20 <sup>th</sup> century.	Medium	Post Medieval
1312817	Manor Farmhouse	ST 63956 88020	Grade II Farmhouse , Late 17 <sup>th</sup> century with 19 <sup>th</sup> and 20 <sup>th</sup> century additions.	Medium	Post Medieval
1128883	Street Farmhouse	ST 63719 88048	Grade II farmhouse. Dated 1638 with initials AE and WE. 19 <sup>th</sup> and 20 <sup>th</sup> century alterations.	Medium	Post Medieval

## A.2 Non-designated Assets

HER Number	Name	Description	Value	Period
1462	Roman Road Woodhouse Down, Rudgeway, Alveston	Roman road from Sea Mills to Gloucester	Medium	Romano-British



1474	Artifact Scatter, Marlwood Grange, Alveston Hill, Thornbury	Much Roman material found in a water pipeline in 1974/5 in the field just west of Marlwood Grange (ST 628889) during construction work of a water pipeline. Medieval pottery was also recovered.	Low	Roman/Medieval
1476	Round Barrow, Alveston Green, Alveston	Round barrow now covered by a housing estate. No trace of the barrow, the site is indicated in the garden of a new house at No. 27 Quarry Road. This barrow was viewed as part of the Severn Vale NMP project, but nothing was visible. Either the grid reference is slightly wrong, or the barrow was levelled before 1946.	Low	Bronze Age
1482	Alveston Manor	A Manor House at Alveston is implied by the mention of a royal demesne manor at Alveston in 1086. It had a park which was the only afforested area between Gloucester and Bristol before the accession of Henry II. It was while staying here that William II fell ill in 1193. Henry I dated charters from Alveston, but although popular with the Norman Kings, it was not used by the Angevins. Nothing is known of its architectural history.	Low	Medieval
2758	Thornbury Railway Station, Bristol Road, Thornbury	An Act of 1864 authorised the Midland Railway to build a branch line from the main Bristol to Gloucester line at Yate, to Thornbury. The line was opened in 1872, with stations	Low	Post Medieval

		at Tytherington, Iron Acton and Thornbury. It continued to carry passengers until 1944, and freight until 1966 when it was closed entirely. The railway station was demolished to make way for a light industrial estate in the late 1960s or early 1970s.		
3219	Cider House, Bristol Road, Thornbury	Cider house shown on Thornbury Tithe (1839). There are some ruinous buildings and walls at ST63538950. There are a large number of water courses in the area which may have powered a mill, but they may be all connected with the adjacent tannery (SMR3220).	Low	Post Medieval
3220	Tannery, Bristol Road, Thornbury	A rectangular pond (water-filled) in the north-west corner of the field (SGSMR 2756), then to the south is a slight triangular depression, probably also a pond, with a leat running into it. The whole area is covered by artificial water courses. These may be connected with a tannery. On the Tithe Map the field name of the nearby fields are to the south-west Tannery Mead, to the north-east Tanners Mead, and to the south-west Tan House Mead. Some of the waterworks may be connected with an adjacent cider house (SGSMR3219).	Low	Post-Medieval
3576	Lime Kiln, The Chalet, Alveston Hill	Single draw limekiln, 'Gothic' arch to draw hole, At some time it has been made into a folly with castellations, archways etc. The	Medium	Post Medieval



		well of the kiln has been filled in Approx. size is 18' x 18'. The kiln is of stone except in the area around the draw hole arch which is brick. Good example of small limekiln in an excellent state of preservation. The ground level around the kiln has recently been raised in excess of 1m by tipping of builder's waste.		
3366	Medieval Deer Park, Marlwood Park, Thornbury	Marlwood Park dates originally from the C13 and its bounds can be traced either on the ground where substantial boundaries often exist, or through map evidence.	Low	Medieval
3975	Turnpike Tollhouse, Thornbury Road, Alveston	A toll house is recorded in this approximate area.	Low	Post Medieval
3978	Pound, Down Road, Alveston	Pound lay to south of main road. No longer extant	Low	Post Medieval
4379	Garden, Marlwood Grange, Alveston Hill	C19 garden on late C17 site; walled kitchen garden. Typical Victorian Garden and parkland. Well -maintained.	Medium	Post Medieval
6103	Rabbit Warren, Marlwood Farm, Bristol Road, Thornbury	Field name: "The Warren" on tithe award. Marlwood Grange was the home of a junior branch of the Stafford family. by early C16 had reverted back to the Duke of Buckingham and he had a park in the area.	Low	Post Medieval
6104	Fishpond, Marlwood Farm, Alveston Hill, Thornbury	Field name: "Great Fishpond Leaze" on tithe award. Lies within bounds of Marlwood Park, one of the parks of the Duke of Buckingham in the early C16.	Low	Post Medieval

6189	Windmill (Fieldname), Gloucester Road, Thornbury	Field name: "Windmill Way" on Tithe Award at ST638884.	Low	Post Medieval
6444	Round Barrow, Marlwood Farm, Alveston Hill, Thornbury	As part of the assessment at Marlwood Farm, Thornbury two trenches were excavated adjacent to an area where a slight earthwork containing an area of large stones and nettles was noted. It corresponded to a slight cropmark observed on an aerial photograph.	Low	Post Medieval
6590	Thornbury Grange, Bristol Road, Thornbury	Formerly known as The Farm. C16 origins, altered in C17 and C19.	Medium	Post Medieval
10446	Settlement, Alveston	Approximate area of the medieval settlement of Alveston which lay on both sides of a green.	Low	Medieval
13789	Bridge, Alveston Hill, Thornbury	Possible site of medieval bridge	Low	Medieval
13833	Lodge, Marlwood Grange, Alveston Hill, Thornbury	A lodge to Marlwood Grange was constructed at this location prior to the publication of the 1st edition OS map.	Low	Medieval
14206	Settlement, The Street, Alveston	Approximate area of Post Medieval settlement as based on the area depicted as core settlement on the Avon Historic Landscape Survey. The site may have medieval origins.	Low	Medieval
14649	Lime Kiln, Down Road, Alveston	A lime kiln was noted at this location on the 1st edition OS map.	Low	Post Medieval
14650	Lime Kiln, Old Gloucester Road, Alveston	A lime kiln was noted at this location on the 1st edition OS map.	Low	Post Medieval
14664	Congregational Church,	A chapel was noted at this location on the 1st edition OS Map.	Low	Post Medieval



	Greenhill, Alveston			
14905	Old Farmhouse, Davids, Lane, Alveston	A 17th century farmhouse. Heavily modified but still retains some original character.	Low	Post Medieval
14921	Walnut Cottage, The Street, Alveston	Includes former pigsty in garden.	Low	Post Medieval
14922	Lilac Cottage, The Street, Alveston	Cottage with unknown construction date. Modified	Low	Post Medieval
15217	Smithy, The Street, Alveston	A smithy was noted at this location on the 1st edition OS map.	Low	Post Medieval
16151	Goods Shed, Thornbury Station, Bristol Road, Thornbury	A goods shed formed part of the station complex at Thornbury station opened in 1872. Demolished.	Low	Post Medieval
16971	Settlement, The Villa, Thornbury	The approximate extent of post medieval settlement as shown on the 1st edition OS map.	Low	Medieval
16972	Settlement, Thornbury Farm	The approximate extent of post medieval settlement as shown on the 1st edition OS map.	Low	Medieval
16973	Settlement, Marlwood Grange, Thornbury	The approximate extent of post medieval settlement as shown on the 1st edition OS map.	Low	Medieval
16974	Lodge, Alveston Hill, Thornbury	A lodge was noted at this location on the 1st edition OS Map.	Low	Post Medieval
16975	Quarry (1) Thornbury Hill, Alveston	A quarry was noted at this location on the 1st edition OS Map.	Low	Post Medieval
16976	Quarry, Old Gloucester Road, Alveston	A quarry was noted at this location on the 1st edition OS Map.	Low	Post Medieval
16982	Quarry, Thornbury Hill, Thornbury	A quarry was noted at this location on the 1st edition OS Map.	Low	Post Medieval
17697	Settlement, Greenhill, Alveston	Approximate extent of post medieval settlement at this site as shown on the 1st edition OS map.	Low	Medieval



17968	Quarry, Greenhill, Alveston	A quarry was noted at this location on the 1st edition OS map.	Low	Medieval
18008	Cartwash, Street Farm, The Street, Alveston	The feature is probably that depicted in this position on the first edition OS map although the current feature may be rebuilt.	Low	Post Medieval
18146	South Grange, Thornbury Grange, Bristol Road	Heavily altered house, historic character very degraded.	Very Low	Post Medieval
18832	Quarry (2) Thornbury Hill, Alveston	A quarry is marked at this location on the 2nd edition OS map.	Low	Modern
18833	Quarry (2) Thornbury Hill, Alveston	A quarry is marked at this location on the 2nd edition OS map.	Low	Modern
18834	Lime Kiln, Thornbury Hill, Alveston	A lime kiln is marked at this location on the 2nd edition OS map.	Low	Modern
18835	Reservoir, Thornbury Hill, Alveston	A reservoir is marked at this location on the 2nd edition OS map	Low	Modern
18836	Quarry (2) Green Hill, Alveston Down, Alveston	A quarry is marked at this location on the 2nd edition OS map.	Low	Modern
19412	Alveston House Hotel, David's Lane, Alveston	Georgian house, heavily altered, very degraded historic character.	Very Low	Post Medieval
19414	Pinecroft, Gloucester Road, Alveston	House built in 1930, altered.	Low	Modern
19415	Hollywell, down Road, Alveston	Historic character is very degraded.	Very Low	Post Medieval
19417	Porch House, Down Road, Alveston	Classical front, but new roof, stripped of render and uPVC windows.	Low	Post Medieval
19670	Yew Tree House, Down Road, Alveston	House, used to be a Post Office, alterations have led to loss of historic character.	Low	Post Medieval
19674	Post Box, The Street, Alveston	Georgian Post Box	Low	Post Medieval
19746	The Firs, Down Road, Alveston	Victorian house with some loss of Historic Character	Low	Modern



21125	Fishponds Alveston Hill, Thornbury	Possible fishpond in Little Fishpond Leaze. ST 63458923. Several ponds are visible on the OS 1st edition. The two towards the east have been covered by development.	Low	Medieval
21385	Area of Ridge and Furrow, Thornbury	A scattered area of Medieval and post-medieval ridge and furrow is visible as earthworks on aerial photographs located within the parish of Alveston. The ridge and furrow is concentrated west of Alveston (ST 64379 88013) and at Earthcott Green (ST 64855 85119). The majority of ridge and furrow is narrow and straight, and likely to be later post-medieval cultivation. Most of the ridge and furrow is still visible as earthworks as seen on recent aerial photographs. Associated drainage ditches were also mapped and recorded. Notable as part of the cultivation earthworks in the southeast part of Alveston parish are linear and curvilinear drainage ditches, many probably post-medieval in origin as they appear to cut across and through extant ridge and furrow earthworks. Also recorded are two rectilinear stack stands, areas used for storing winter fodder. One stack is located on a hedge line at ST 65522 85009 and is a rectilinear platform about 12 x 9 metres, surrounded on the remaining three sides	Low	Medieval/Post Medieval



		<p>by a ditch. The second stack stand is located in the middle of a ridge and furrow cultivated field at ST 65296 84738. The stack stand is two adjoining sub rectangular platforms about 12 x 8 metres and 9 x 7 metres and enclosed by drainage ditches. These rectilinear earthwork platforms may be medieval in origin, though are more likely to be post medieval or 20th century in origin as aerial photographs from the 1940s show them still in active use at that time for storing hay.</p>	
21393	Area of Ridge and Furrow, Thornbury	<p>Scattered blocks of medieval and/or post-medieval ridge and furrow are visible as earthworks on historic aerial photographs and were mapped as part of the Severn Vale NMP project. Located in Thornbury parish and centred at ST 64444 90521, these scattered earthworks appear to reflect the transitional boundary with the contiguous ridge and furrow cultivation of the former open field system on the low-lying alluvial ploughlands nearer the banks of the Severn and the more elevated landscape further eastwards. The parish includes an area of common land known as Duckholt Common and is recorded on Ordnance Survey drawings dated to 1812 that was still present on the 1830 dated Original Series</p>	Medieval/Post Medieval

		<p>1 inch Ordnance Survey map. It is possible that this area had been cultivated with ridge and furrow in the medieval period, but it is more likely that ridge and furrow blocks recorded on this land were created following 1830 when this common appears to have been enclosed. Aerial photographs taken in 2010 suggest that many ridge and furrow blocks to the east of old Thornbury centre toward Crossways have been destroyed by urban expansion. Associated plough headlands and drainage ditches were also mapped and recorded.</p>		
21420	Ponds and Drainage Systems, Marlwood Farm, Thornbury	<p>An area of ponds, leats and/or drainage ditches are visible as earthworks on aerial photographs. The area is located to the southwest of Thornbury and northeast of Marlswood Farm. The area is covered by artificial water courses, which may be connected with a tannery at this site or possible mill (see SGSMR 2756, 3219, 3220), near the now demolished Thornbury Farm (ST 63534 89524).</p>	Low	Post Medieval
21559	Medieval Earthworks Marlwood Farm Thornbury	<p>South of Marlwood Grange and centred at ST 63204 88722, are possible medieval earthworks visible on aerial photographs. These were mapped as part of the Severn Vale NMP project. They form possible</p>	Medium	Medieval



boundary ditches or drainage and a possible building platform at ST 63199 88745.

## A.3 Archaeological Investigations

Event ID	Name	National Grid Reference	Event Type	Summary
11005	Evaluation, Marlwood Farm, Thornbury	ST 63097 89123	Intervention	17 trenches excavated to the south, southwest and southeast of Marlwood farm, revealed a 12 <sup>th</sup> – 13 <sup>th</sup> century building
19206	Survey, Town and Boundary Walls Thornbury	ST 63484 90458	Interpretation	A mainly photographic survey of the town walls, which originate from the 14 <sup>th</sup> century, and borough walls, which were in place by the 19 <sup>th</sup> century.
20390	Buildings Survey, Thornbury Historic Town	ST 63606 90344	Survey	A historic Survey of Buildings in Thornbury along Castle Street, The Plain, St John Street, Gloucester Road, Pullens Green, Saint Mary Street, High Street, Chapel Street, and Bath Road.
20975	No 12, The Down	ST 62965 88128	Intervention	An archaeological watching brief was carried out alongside ground works for foundations of three houses and two garages.
21774	Management Survey (Small Medieval Towns in Avon) Thornbury	ST 63599 90268	Survey	A topographical and historical survey for the town of Thornbury. The main area of the historic town and parish were mapped.

21780	Desk Based Assessment (Extensive Urban Survey) Thornbury	ST 63664 90214	Interpretation	An extensive urban survey was commissioned by English Heritage.
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# Appendix B. Figures

## B.1 Designated Assets

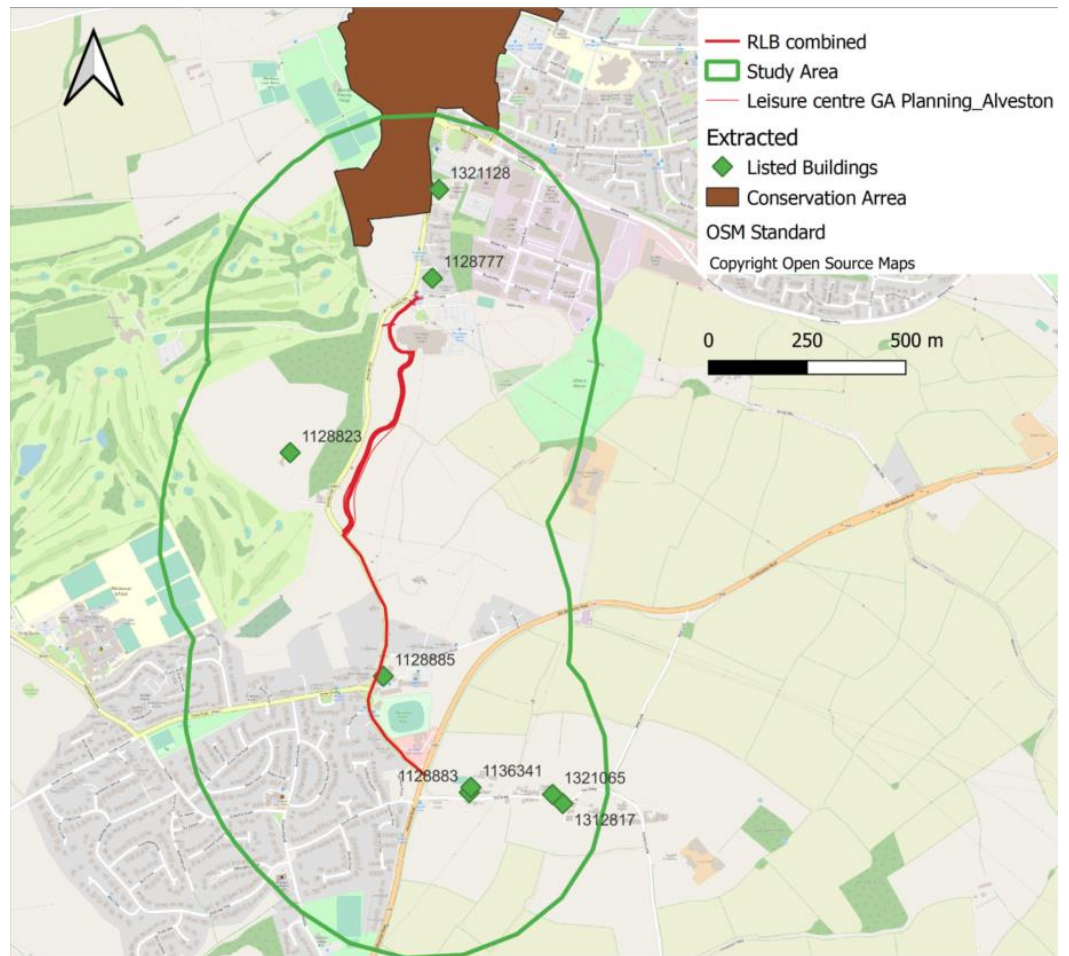


Figure 8-a Designated Assets

## B.2 Non-designated Assets

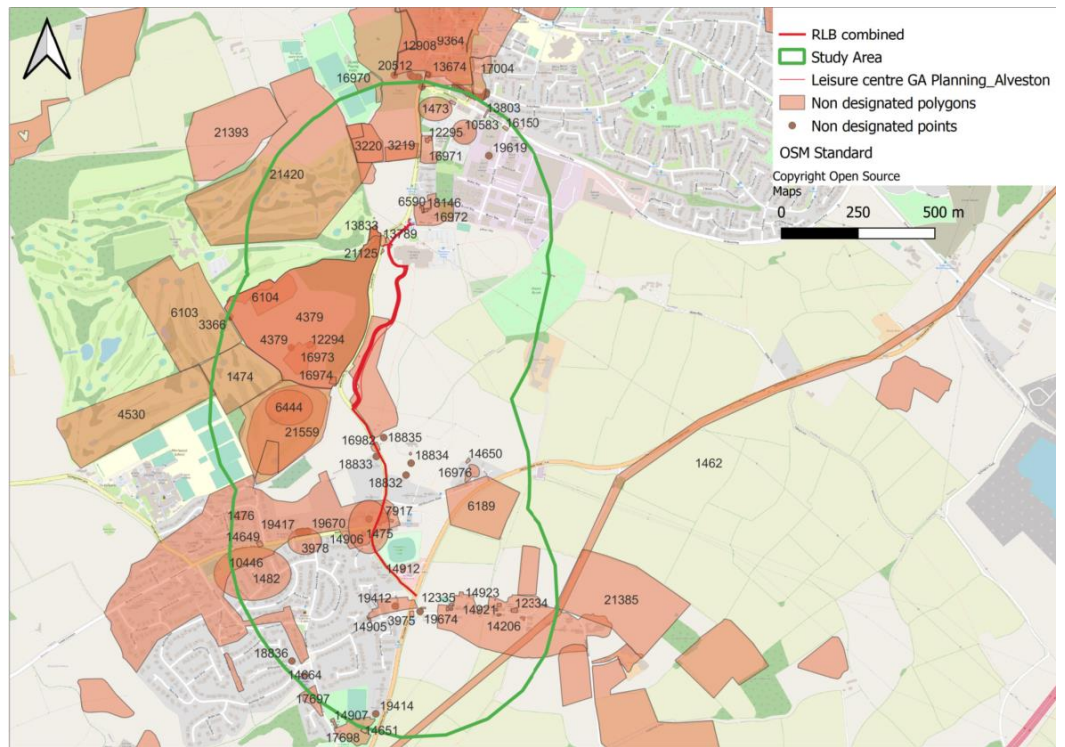
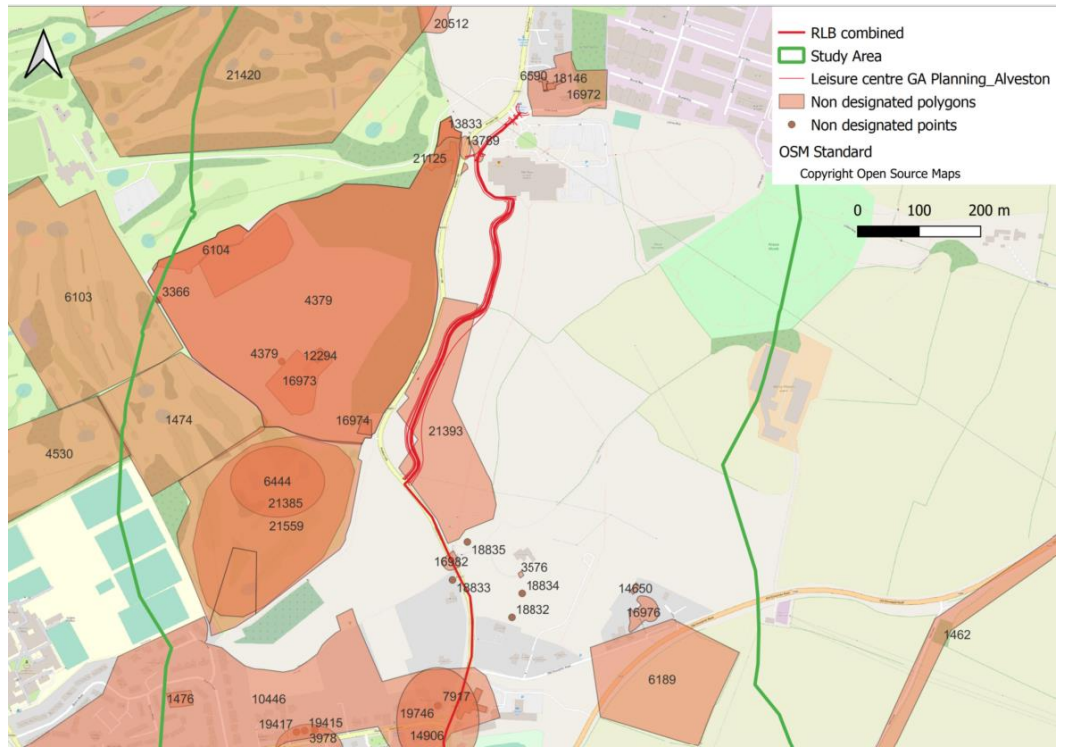


Figure 8-b Non-designated Assets

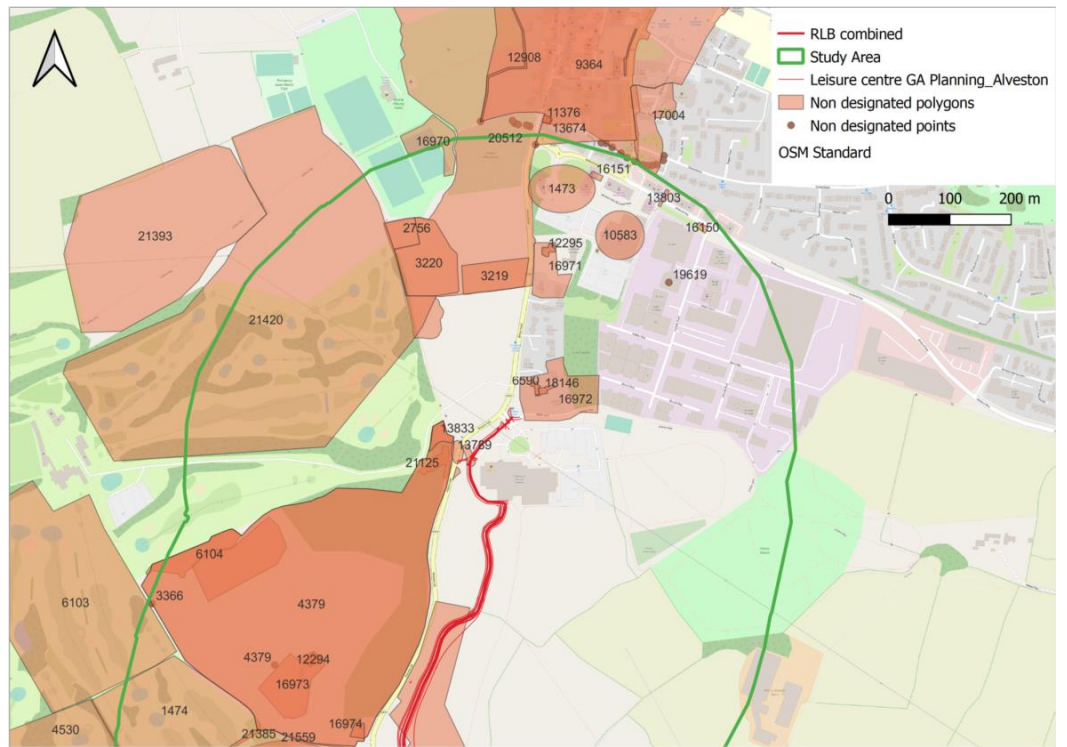


Figure 8-c Non-designated Assets to the South of the Scheme





**Figure 8-d Central Non-designated assets**



**Figure 8-e Non-designated Assets to the North of the Scheme**

# Appendix C. Planning policies and Guidance

## C.1 National Planning Policy Framework (2023)

### *Conserving and enhancing the historic environment*

189. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value (Fn. 66). These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Fn. 67).*

190. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

191. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

192. *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future (Fn. 66). Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance (Fn. 67). The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes*

*for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.*

*193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible. Proposals affecting heritage assets*

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

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

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

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

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

*198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

### **Considering potential impacts**

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



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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (Fn. 68).

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

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. 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.

203. 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.

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

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

206. 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.



207. *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

208. *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies*

## **C.2 Planning Practice Guidance (PPG) 2014, (Updated 2021)**

The DCLG published Planning Practice Guidance<sup>11</sup> online in 2014, to expand upon the NPPF. ‘Conserving and Enhancing the Historic Environment’ was published in April 2014, and last updated in February 2018. The Guidance notes that ‘conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, non-designated buried remains of archaeological interest’. It should be noted that the wording of PPG is reflective of the now superseded 2012 NPPF.

The London Plan (March 2016) lays out the broad strategies guiding future development in London. The Plan recognises the “immeasurable benefit” the historic environment plays in the economy, culture, and quality of life of the city. **Policy 7.8** governs heritage assets and archaeology within Greater London. The London Plan also sets out the framework for which local borough plans are produced.

Paragraph A – ‘*London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*’

Paragraph B – ‘*Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.*’

Paragraph C – ‘*Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*’

Paragraph E – ‘*New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*’

## C.3 Historic Environment Good Practice Advice (Second Edition 2017)

Historic England have produced guidance documents on planning and the historic environment; three of these are of relevance to the proposed development:

- Historic Environment Good Practice Advice in Planning Note 1 (GPA 1) – The Historic Environment in Local Plans (March 2015).
- Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) – Managing Significance in Decision-Taking in the Historic Environment (March 2015).
- Historic Environment Good Practice Advice in Planning Note 3 (GPA 3) – The Setting of Heritage Assets (March 2015).

GPA 1 and GPA 2 provide guidance for local authorities, planning consultants and other heritage organisations in taking decisions on planning developments, particularly in relation to Local Plans. This guidance emphasises the policy of the National Planning Policy Framework in ensuring that all plan-making, heritage protection and decision taking in relation to developments or local plans should be proportionate to the significance of heritage assets affected and the impact on the significance of those assets.

GPA 3 lays out a staged approach to proportionate decision making when considering the impact of potential developments on the setting of heritage assets; this guidance also reflects the stance towards setting which is taken in national planning policy.

This approach consists of:

*Step 1: identify which heritage assets and their settings are affected*

*Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage assets*

*Step 3: assess the effects of the proposed development, whether harmful or beneficial, on that significance*

*Step 4: explore the way to maximise enhancement and avoid or minimise harm*

*Step 5: make and document the decision and monitor outcomes*





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DBA  
28/09/2023