



**Land at Farleigh
Farm and 54 and
56 Farleigh
Road, Backwell**

**Archaeological
and Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Persimmon Homes
(Severn Valley) Ltd**

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Non-technical Summary

- S1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Persimmon Homes (Severn Valley) Ltd and is an archaeological and heritage assessment of land at Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell in support of an outline planning application for residential development.
- S2 This archaeological and heritage assessment concludes that the site does not contain any designated heritage assets, such as scheduled monuments, listed buildings and registered parks and gardens, nor is it a part of any wider designation such as a world heritage site, registered battlefield or conservation area that would constrain its development.
- S3 Potential impacts upon the settings of designated heritage assets have been considered in accordance with Historic England guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017 Second Edition). All designated heritage assets located within 1km of the site were assessed.
- S4 The assessment concludes that the site forms a part of the setting of two designated heritage assets, the Backwell Church Town Conservation Area and the Grade I listed building Church of St Andrew.
- S5 From the site an incidental view of the church tower is possible, as it is from many locations in the local area and there is nothing specific about the field that relates to the church's significance. As such, the site makes no contribution to the church's significance or to the character and appearance of the conservation area.
- S6 Development within the site will be at the northern end and will not result in any change to the setting of either the church or conservation area and, furthermore, views to the church tower will still be possible within the development. As such, the proposed development will not result in any harm to the character and appearance of the conservation area or the significance of the church.
- S7 A geophysical survey has taken place across most of the land at the site. The survey identified several anomalies thought likely to be archaeological features comprising ditches and possibly pits, with a moderate potential that these date from the Prehistoric and Roman periods. Such remains are most likely to be related to past agriculture and of low or moderate archaeological interest.
- S8 It is highly likely that the site contains remains related to agricultural activity during the medieval, post-medieval and modern periods such as buried infilled furrows, drainage ditches and former boundary ditches. Such remains would be of limited archaeological interest and would be considered of low or very low significance.
- S9 There is no indication that the parts of the site that were surveyed contain archaeological remains of high significance that might constrain the site's development due to a

requirement for their preservation *in situ*. By way of mitigating their loss archaeological remains be recorded archaeologically to a scope agreed in advance with the archaeological advisor to North Somerset Council and thus their presence would not constrain the site's development.

- S10 The assessment also identified a stone of unknown date that is recorded by the North Somerset Historic Environment Record (HER) as possibly Neolithic or possibly associated with a recent agricultural building. The stone is presently embedded in the site's southern field boundary and, if archaeological, is clearly no longer *in situ*. As a possible archaeological feature, the stone represents a heritage asset of low significance.
- S11 In conclusion, the assessment has not identified any reason why the development as proposed would conflict with historic environment legislation or planning policy and it is anticipated that the proposals will be looked upon favourably regarding the historic environment.

Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Persimmon Homes (Severn Valley) Ltd, and represents an archaeological and heritage assessment of land at Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell (hereafter known as 'the application site') in support of an outline planning application for residential development.
- 1.2 The first aim of this assessment is to identify and assess whether the application site contains any heritage assets or is part of the setting of any heritage asset. If so, the assessment will determine whether, and to what extent, the application site contributes to their heritage significance and whether the application site's development, as proposed, would affect that contribution.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological sources for the application site and to establish its likely potential to contain previously unrecorded heritage assets, such as buried archaeological remains, in accordance with the requirements of the *National Planning Policy Framework* (NPPF) (MHCLG, 2019) and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, undertaken in March 2021.

Location and Boundaries

- 1.5 The application site measures c. 5.5 hectares (ha) in area, it is centred on National Grid Reference (NGR) 349170 168688 and its location and layout are shown on **Plan EDP 1**.
- 1.6 The application site is located between the settlements of Backwell, to the west and Farleigh to the east. Backwell has two historic core areas at Church Town and West Town although these are now linked by extensive modern housing. Modern housing also extends eastwards along the A370 (Farleigh Road) and Church Lane, linking the two settlements. In this respect, the site is located within part of an area of open grassed fields that are adjoined by modern development to the west, north and east, with the historic settlement core of Church Town situated at the southern edge of this open space.
- 1.7 The application site boundary encompasses one whole field of pasture (**Image EDP 1**). Site access encompasses two modern house plots on Farleigh Road which are proposed to be demolished for a vehicle access route.
- 1.8 The application site is bounded by hedgerows lined by mature shrubs and trees that are in places scant and gapped. To the immediate north of the fields are the rear garden boundaries of houses on Farleigh Road, with a school located to the immediate north-east. To the south and west are further fields of pasture, with the edges of these fields

adjacent to modern houses, either those of Backwell to the west and those along Church lane to the south.

Geology and Topography

- 1.9 The application site is situated on bedrock geology comprising mudstone of the Mercia formation (British Geological Survey, 2021). No superficial deposits are recorded within the site.
- 1.10 Topographically the application site is situated on land that slopes to the north-west, part of the northern lower slopes of Backwell Hill, the summit of which lies c. 2.3km to the south-east at 202m above Ordnance Datum (aOD). Approximately 450m to the north-west the slope ends, and the land becomes level at Backwell Common, an area of low-lying reclaimed farmland that once formed part of the North Somerset fenlands. Beyond this low-lying area, the land rises to form an 'island' occupied by the settlement of Nailsea.
- 1.11 The highest part of the application site is on its southern boundary at c. 55m aOD with the lowest part on Farleigh Road at c. 25m aOD.

Development Proposals

- 1.12 The proposed development is illustrated on the submitted Parameter Plans (EDP, d004, d005, d006, d007 and d008).
- 1.13 The proposed development will indicatively compromise 125 houses set around a looped road network with an entrance from Farleigh Road to the north. Houses will be situated within the northern part of the easternmost field at the site (roughly two thirds) with an attenuation pond in the north-west corner. The southern third will be green infrastructure traversed by a network of paths. Pedestrian entrances will be created at the field's southern and eastern corners. The field will be buffered around all edges with an ecology buffer and enhanced hedgerow planting.

Section 2

Methodology

Assessment and Data Collection Methodology

- 2.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 2.2 The assessment involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information on Designated Heritage Assets from the National Heritage List for England, curated by Historic England;
 - Records of known archaeological sites, monuments, findspots and previous archaeological events within the vicinity of the site maintained by the North Somerset HER; and
 - Historic mapping, and other relevant documentation derived from online sources.
- 2.3 The report would have also considered any relevant documentary sources (such as historic maps) held by the Somerset Archives and aerial photographs held by the Historic England Archive (HEA). However, for the duration of the research both archives have been closed due to Covid-19 and therefore have not been accessible. If necessary, or possible, it is envisaged that these archives could be consulted in the future when they reopen.
- 2.4 This report provides a synthesis of relevant information for the application site derived from a search area extending up to 1km from its boundary, hereafter known as the ‘study area’, to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered.
- 2.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site walkover, carried out in March 2021. The walkover considered the nature and significance of known and/or potential archaeological assets within the application site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.
- 2.6 This report thereafter concludes with an assessment of the application site’s likely archaeological potential, made with regard to current best practice guidelines.

Setting Assessment

- 2.7 In addition, this report also considers the nature and significance of any effects arising beyond the boundary of the application site, i.e. in terms of the settings of heritage assets, as defined in Annex 2 of the NPPF.
- 2.8 In that regard, the site walkover considered, where appropriate, the contribution (if any) made by the land within the application site to the settings of heritage assets situated within its wider zone of influence.
- 2.9 The setting assessment process employed current Historic England guidance which is set out in: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE, 2017 Second Edition). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 2.10 When assessing the impact of proposals on heritage assets, it is not a question of whether there would be a direct physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 2.11 In simple terms, setting is defined as 'the surroundings in which a heritage asset is experienced'. It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the designated heritage asset.
- 2.12 Historic England guidance identifies that 'change to heritage assets is inevitable, but it is only harmful when significance is damaged' (HE, 2017).
- 2.13 In that regard, 'significance' is defined in Annex 2 of the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.
- 2.14 As such, when assessing the impact of proposals on heritage assets beyond the boundary of a development site, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 2.15 Set within this context, where the objective is to determine the impact of proposals on heritage assets beyond the boundary of a development site, it is necessary to first define the significance of the asset in question - and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset - it can be positive, negative or neutral.
- 2.16 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance observes that: 'The NPPF makes it clear that the extent

of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve', and that 'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral' (HE, 2017).

2.17 The guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*.

2.18 It goes on to note:

'All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it'.

2.19 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that: *'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated'*. It continues by adding that: *'Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...'*

2.20 On a practical level, the HE guidance (2017) identifies an approach to assessing setting in relation to development management which is based on a five-step procedure; i.e.:

- **Step 1:** Identify which heritage assets and their settings are affected;
- **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- **Step 4:** Explore ways of maximising enhancement and avoid or minimise harm; and
- **Step 5:** Make and document the decision and monitor outcomes.

2.21 As far as Step 2 is concerned, the guidance makes the following observations:

'The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset's intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noises, smells, etc to significance; and*
- *The way views allow the significance of the asset to be appreciated.'*

2.22 Thereafter, the guidance notes that: *'This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below'.*

2.23 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting'; i.e.:

'In general...the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.'*

2.24 In light of the above, the assessment of potential setting effects, employed in the preparation of this baseline report, focused on Steps 1, 2 and 3. The assessment therefore concentrated on the following three main areas:

- Identifying those heritage assets that could potentially be affected by the proposed scheme (Step 1);
- Defining the degree to which the settings of these heritage assets make a contribution to their significance or allow their significance to be appreciated (Step 2);
- Assessing whether the site forms a part of their setting, and if so, whether it also contributes to their significance (part of Step 2); and
- Assessing whether the site's development as proposed is likely to result in a change to that contribution, such that the development is either beneficial or harmful to the significance of the asset in question (Step 3).

- 2.25 Step 4 is considered in so much as the proposed development includes built-in design mitigation intended to respond to the setting of heritage assets and thus reduce or negate any harmful impact upon them.

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Section 3

Legislation and Planning Guidance

- 3.1 The following section summarises the key legislative and planning policy context, relating to the proposed development of the application site, at both national and local levels.

Current Legislation

- 3.2 In terms of '*effects on the historic environment*', the following paragraphs summarise the principal legislative instruments and planning policy framework.
- 3.3 The relevant legislation concerning the treatment of scheduled monuments is the *Ancient Monuments and Archaeological Areas Act 1979* (HMSO, 1979). This act details the designation, care, and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments although this is considered as a policy matter in Paragraph 193 of the NPPF.
- 3.4 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities in respect of the treatment of listed buildings and conservation areas through the planning process.
- 3.5 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 3.6 The '*special regard*' duty of the 1990 Act has been tested in the Courts and confirmed to require that '*considerable importance and weight*' is afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust [2014] EWCA Civ 137*.
- 3.7 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting; and neither does it indicate that a development that does not preserve them is unacceptable and should therefore be refused.
- 3.8 This point is made very clearly in Paragraph 54 of the High Court judgement in respect of *Forest of Dean DC v Secretary of State for Communities and Local Government [2013] EWHC 4052 (Admin)*, which sets out that:

'...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed

is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.'

3.9 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in 'acceptable change'. However, whilst this is the case, the decision maker does need to give 'considerable importance and weight' to the desirability of preserving a listed building or its setting (as per the Barnwell Manor judgement outlined above).

3.10 Furthermore, insofar as conservation areas are concerned, Section 72(1) of the 1990 Act identifies the following:

'In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

3.11 Once again, it must be recognised that: (1) there is no statutory duty to enhance the character or appearance of a conservation area – the Courts have confirmed that development that 'preserves' them is acceptable; and (2) the statutory duty only covers development that is within a conservation area –the 'setting' of a conservation area is addressed by planning policy.

3.12 Paragraph 194 of the National Planning Policy Framework (NPPF; see MHCLG 2018) transposes Section 66(1) and Section 72(1) of the 1990 Act into national planning policy.

3.13 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in Paragraphs 195 and 196 of the NPPF.

National Planning Policy

3.14 The NPPF was revised in February 2019. Section 16 sets out the government's approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process. The opening paragraph, 184, recognises that heritage 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.

3.15 Paragraph 189 concerns planning applications, stating that:

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

- 3.16 Paragraph 193 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

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

- 3.17 Paragraph 194 considers the level of harmful effects on designated heritage assets and states that:

'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; and*
- 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'.*

- 3.18 With regard to the decision making process, paragraphs 195 and 196 are of relevance. Paragraph 195 states that:

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

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

3.20 The threshold between substantial and less than substantial harm has been clarified in the courts. Whilst the judgement relates specifically to the impact of development proposals on a listed building, Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847* remain of relevance here in the way they outline the assessment of 'harm' for heritage assets:

'What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.'

3.21 In other words, for the 'harm' to be 'substantial' – and therefore require consideration against the more stringent requirements of Paragraph 195 of the NPPF compared with Paragraph 196; the proposal would need to result in the asset's significance either being *'vitiating altogether or very much reduced'*. Quite evidently, this represents a very high threshold to be reached.

3.22 With regard to non-designated heritage assets, Paragraph 197 states that:

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

Local Planning Policy

3.23 Local planning policy for North Somerset is contained within the Local Plan. Key documents, of relevance to the application site, consist of the Core Strategy (adopted April 2012) and the Sites and Policies Plan, which contains development management policies (adopted July 2016).

3.24 The Core Strategy contains over-arching, strategic policies for the county. Of these Policy CS5 *Landscape and Historic Environment* is of relevance. This is outlined below:

Policy CS5 Landscape and Historic Environment

Historic environment

'The council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.

Particular attention will be given to aspects of the historic environment which contribute to the distinctive character of North Somerset, such as the Victorian townscapes and seafronts in Weston and Clevedon.'

- 3.25 Relevant development management policies contained within the Sites and Policies Plan comprise Policy DM3 Conservation Areas, DM4 Listed Buildings, DM6 Archaeology and DM7 Non-Designated Heritage Assets. These are outlined below:

Policy DM3 Conservation Areas

'When considering proposals within a Conservation Area, the council will seek to:

- *Secure the retention of the existing buildings, features, hard and soft landscape that contribute to its special character;*
- *Ensure that new development will not cause harm to the existing character and appearance of the Conservation Area and wherever possible positively enhance it;*
- *Ensure that new development affecting the setting of a conservation area preserves those elements of the setting that make a positive contribution and, where possible, better reveals the significance of the conservation area;*
- *Repair harm caused through past unsympathetic development whether previously authorised or not;*
- *Ensure that development conforms to published guidance as set out within Conservation Area Character Appraisals and Management Plans; and*
- *When determining applications for new development, the council will have regard to matters such as bulk, height, materials, colour, vertical or horizontal emphasis and design.*

Where a Conservation Area contains buildings, features, structures or spaces which detract from its special character, development proposals which seek to mitigate these adverse impacts and enhance the character and appearance will be supported. Where appropriate, the council will consider the use of enforcement powers to secure positive enhancement and prevent further deterioration.'

Policy DM4 Listed Buildings

'Development will be expected to preserve and where appropriate enhance the character, appearance and special interest of the listed building and its setting. Opportunities will be sought to repair or remove harm caused from past unsympathetic alterations and additions.'

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

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

Applicants should provide the council with sufficient information to enable an assessment to be made of the impact of the proposals on the special architectural or historic interest of the Listed Building and its setting. A high standard of design and detailing will be expected where alterations to a Listed Building are proposed.'

Policy DM6 Archaeology

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

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

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

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

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

Policy DM7 Non-Designated Heritage Assets

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

Emerging Local Policy

- 3.26 A new Local Plan is currently under preparation, which will provide detailed development policies, and additional housing, employment and other land allocations, for the county up until 2038.

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Section 4 Existing Information

Introduction

- 4.1 The application site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens or registered battlefields; nor does it fall within a conservation area. Relevant designated heritage assets within the study area are discussed in the section below and shown on **Plan EDP 1**.
- 4.2 The North Somerset HER contains one record within the application site and one on the site boundary. Numerous records are located within the 1km study area, which are discussed within the context of the appropriate period-based sections in the section below. All HER records within the application site and study area are shown on **Plan EDP 2**.

Designated Heritage Assets

- 4.3 There are no known designated heritage assets within the boundary of the application site, where there would be a presumption in favour of physical preservation *in situ*.

Settings Assessment – Step 1

- 4.4 In accordance with Step 1 of the Historic England Settings Assessment guidance (HE, 2017) all designated heritage assets, located up to 1km from the application site boundary, were assessed in order to understand to what degree their setting contributes to their significance, and whether the application site forms a part of their setting, and whether it therefore could make a contribution to their significance. This was completed, in the first instance, through an initial map analysis, then subsequently augmented and confirmed through a field visit.
- 4.5 A 1km radius was considered appropriate as the application site is partially contained by development which screens views to it from the north. Furthermore, views to the application site are restricted by the landform, which slopes to the north-west, with the bulk of Banwell Hill to the south and south-east restricting views from this direction. Development to the east and west also has an effect in visually containing the application site.
- 4.6 As such, it is deemed that assets beyond a 1km extent would be very unlikely to have any intervisibility with the land at the application site, nor would they be likely to be affected by any other indirect effect arising from the application site's development (such as increased local traffic flow, both during construction and from residential development, noise or dust from construction).

- 4.7 In addition, given that the application site comprises farmland, it is unlikely that it has any historical association with any extant, distant heritage asset, being most likely to be associated with adjacent farms (historic or otherwise). Likewise, any buried archaeological remains within the application site are unlikely to have an association with a distant, extant heritage asset such that they might make a meaningful contribution to its significance.
- 4.8 The assets within 1km of the application site consist of one Scheduled Monument, three conservation areas, 29 listed buildings, of which one is listed at Grade I, one at Grade II* and 27 at Grade II. The assessment is presented in the section below and the locations of these assets are shown on **Plan EDP 1**.

Scheduled Monuments

Churchyard cross in St Andrew's Churchyard (NHLE: 1016202)

- 4.9 The only Scheduled Monument within 1km of the application site is a churchyard cross situated within the churchyard of St Andrew's Church in Church Town, c. 240m to the south of the site boundary. The asset comprises a four-step octagonal calvary, a socket stone and shaft with a decorated terminal surmounted by a lantern cross head all constructed in stone. The cross dates from the 15th century but was heavily restored in the 1960s. The monument's interest is mainly archaeological and historical, but it also has a degree of artistic interest as a decorative monumental feature.
- 4.10 The cross is located within the churchyard directly to the south-east of the church in a prominent location at the entrance to the church. This setting allows the cross to be appreciated from the adjacent roadside on Church Lane and by persons approaching the church entrance. The cross is experienced in the context of the church itself with which it has a close historical and functional relationship. The adjacent churchyard, lane, and the church itself are elements of the crosses' setting that contribute highly to its significance. Beyond the monument's local vicinity, the cross is not appreciable, and the wider landscape has little relevance to its significance.
- 4.11 The application site (located c. 240m to the north of the cross) is entirely screened from the cross by the church and has no historical or functional association with it. As such, the land at the application site makes no contribution to the cross's significance and its development would have no effect on it. The cross is not considered any further within this report.

Conservation Areas

- 4.12 Three conservation areas are located within 1km of the site: Backwell Church Town Conservation Area (c. 160m to the south), Backwell West Town Conservation Area (c. 930m to the south-west) and Backwell Farleigh Conservation Area (c. 270m to the north-east).

- 4.13 All three conservation areas are focussed on the historic settlement core areas of the three villages that form a group in this area, but which are now joined by modern residential development. Of these Church Town and Farleigh are closest to the application site with some intervisibility between their edges and the site. As such, the setting of these conservation areas is considered in more detail as per Step Two of the assessment process in **Section 5** below.
- 4.14 West Town Conservation Area represents an area of historic settlement that developed as a cluster of farms, large houses and inns along the roadside (the later A370) as a separate settlement to the Church Town core area further to the south-east. Many of these historic buildings are still preserved and the conservation area contains eight Grade II listed buildings with two others nearby to the east on Church Lane.
- 4.15 In the 20th century the settlement has experienced considerable modern residential growth across adjacent areas. Former farmland to the south, east, north and north-east has been developed for housing and now the historic core of West Town, as defined by the conservation area, sits at the western edge of a larger urban area that occupies land on and around the former country lanes Church Lane and Dark Lane and which extends to the north and east.
- 4.16 Because of this modern development, and the distance between the two, the conservation area is entirely separated and screened from the application site and it is not possible to see the conservation area or its buildings from the site or vice versa. The approach to the conservation area from the application site's entrance would be through the modern settlement and the nature of this experience is of a modern urban environment with no appreciation of the conservation area's character. As such, the site's development would not result in any change to the experience of the conservation area on its approach.
- 4.17 Given the separation and screening between the land at the application site and the West Town Conservation Area and that the land at the application site has no historical or functional association with the settlement, the application site does not contribute to the conservation area's character or appearance and its development would have no effect upon it. As such the conservation area is not considered any further within this report.

Listed Buildings

Listed buildings within and around the Church Town Conservation Area

- 4.18 The Church Town Conservation Area contains 11 listed buildings with a further single building close to its south-western boundary.
- 4.19 One of the listed buildings is the Grade I listed Church of St Andrew (NHLE: **1129810**). This large, prominent church with a tall tower is a key historic building within the conservation area and is highly visible across the wider locality. As such, given that it has intervisibility with the application site, it is considered in more detail as per Step Two of the assessment process in **Section 5** below.

- 4.20 Four Grade II listings (NHLE: **1129811**, **1129812**, **1320634**, **1320635**) represent monuments and memorials located within the churchyard of St Andrews Church to the south of the church adjacent to Church lane. Like the churchyard cross described above, these assets are principally experienced within the confines of the churchyard, alongside the closely associated church or from the adjacent lane. This localised setting contributes highly to their significance but as small features they are not experienced beyond this area and the wider landscape has little relevance to their significance. This is inclusive of the land at the application site which its entirely screened from these assets by the church and has no historical or functional relationship to them. As such, these four assets are not going to be affected by the application site's development and are scoped out of any further assessment.
- 4.21 Six of the Grade II listings (NHLE: **1320633**, **1129814**, **1409364**, **1244711**, **1129813**, **1137484**) are related to houses in Church Town with the one listing beyond the village (NHLE: **1137503**) also related to a house. These listed buildings are all prominent historic buildings within the village and, in general have a strong presence on local roads with a particular focus being Church Lane which runs as a spine through the village from south-west to north-east. Whilst none of these listed buildings are prominent in views from the wider landscape (including from the application site) they are of relevance to the character and appearance of the conservation area and so are discussed within this context, in further detail, in **Section 5** below.

Listed buildings within and around the Farleigh Conservation Area

- 4.22 There is only one listed building located within the Farleigh Conservation Area although another three are located close to its boundaries on streets that radiate from the village.
- 4.23 The Grade II listed Farleigh Cottage (NHLE: **1129851**) is a 17th century thatched cottage located at the centre of the conservation area with a strong degree of architectural and historical interest. The cottage is experienced from adjacent streets and is a locally prominent historic building that contributes positively to the conservation area's character and appearance.
- 4.24 The cottage is not experienced from beyond the adjacent streets and, as such, the wider setting has little relevance to its significance. It is not experienced from the application site (located c. 530m to the south-west) and, in views towards Farleigh, on Farleigh Road, the road curves, screening any view of the cottage on the approach to the conservation area from the application site. As such, and given the lack of any historical or functional association between the application site and the cottage, the application site makes no contribution to the cottage's significance and its development would not affect it. The listed building is not considered any further within this report.
- 4.25 Similarly, the other three Grade II listed buildings in the locality are all screened from the application site by intervening buildings. Backwell House and its listed gate piers (NHLE: **1129820**, **1137537**) are located to the east of Farleigh (c. 800m east of the site) and sit within enclosed grounds, being completely screened from the application site. Park Farmhouse (NHLE: **1320614**) is located on Backwell Green to the north of the village (c.

630m from the application site) and again, is screened from the wider landscape in the site's direction by adjacent houses. None of these listed buildings has a setting that includes the land at the application site nor are they associated with that land either historically or functionally. As such, the site contributes nothing to their significance and its development would have no effect on them. These listed buildings are not considered any further within this report.

Listed buildings within and around the West Town Conservation Area

- 4.26 Eight Grade II listed building are located within the West Town conservation area (NHLE: **1129818, 1129815, 1129817, 1129818, 1129819, 1137516, 1137522, 1137525**) with a further two located on Church Lane (NHLE: **1320636** and **1137495**), a short distance to the east.
- 4.27 All of these listed buildings represent historic houses and cottages located within the village core area, with those of Church Lane representing an early group of houses on the lane which would later become entirely developed between West Town and Church Town. The nearest is c. 680m from the application site with the furthest 1.4km away. For all of these, their significance is primarily derived from the architectural and historical interest contained within their physical fabric. The group all contribute positively to the conservation area's character and appearance and, apart from those on the very western edge of the conservation area, are experienced from adjacent roads and streets in what is now a modern, built up area.
- 4.28 Given the surrounding modern development which lies between the listed buildings and the application site, none of these listed buildings has a setting that includes the land at the application site nor are they associated with that land either historically or functionally. As such, the application site contributes nothing to their significance and its development would have no effect on them. These listed buildings are not considered any further within this report.

Grade II* listed building Sores Court (NHLE: **1312284**)

- 4.29 The Grade II* listed building Sores Court is located c. 1km to the south-west of the application site. It comprises a large, well-preserved 17th century farmhouse. The house is located within private grounds enclosed by mature hedgerows which contain closely associated gardens and outbuildings. Beyond these grounds, is woodland to the south and agricultural fields to the north, beyond which is the modern built-up are of Backwell.
- 4.30 The listed building is entirely screened in views to or from the application site both by its adjacent boundaries, field boundaries and the northern edge of woodland to the east and, by modern housing to the north-east. Furthermore, the application site has no historical or functional association with the listed building. As such the land at the application site does not form a part of the setting of the listed building and its development would have no effect on its significance. The listed building is not considered any further in this report.

Grade II listed buildings at Backwell Common

- 4.31 Five grade II listed buildings are situated at Backwell Common, between c. 720m and 1.1km to the north-west of the application site (NHLE: **1129807**, **1320672**, **1137421**, **1277745** and **1129816**).
- 4.32 All of these comprise post-medieval farmhouses that are mostly now private residences and their significance is defined by the architectural and historical interest held predominantly within the fabric of the buildings. All of the listed buildings are situated within enclosed grounds either used as gardens or for outbuildings. Backwell Common is a scattered settlement and its buildings are set within a landscape of agricultural fields, predominantly of pasture which are bounded by dense mature hedgerows. A railway line situated on an embankment crosses this part of the study area from east to west and separates all but one of the listed buildings (Wooley's Farmhouse) from the land to the south.
- 4.33 The houses are experienced from adjacent lanes and adjacent fields and it is these areas that comprises their setting such that they contribute positively to their significance. From Backwell Common, views out to the wider landscape are restricted to glimpses between hedgerows and it is likely that views of this nature are possible from at least some of the buildings.
- 4.34 Views to the south (a typical view from the lane adjacent to Old Farmhouse (NHLE: **1320672** is reproduced at **Image EDP 3**) encompasses the tower of the Church of St Andrew as well as modern houses on Church Lane to the south of the application site. However, the land at the application site is situated too low down on the hillside to be visible, due to intervening trees and hedgerows in the foreground. As such, it is very unlikely that the land at the application site forms a part of the wider landscape visible from these listed buildings. Even if views to the application site were possible it would be experienced as a very small part of the wider landscape and immediately adjacent to modern houses, rather than as part of the open countryside.
- 4.35 Given that the application site does not form a part of the more immediate setting of any of these listed farmhouses and that it is, at the most, experienced from them as an indistinct part of the distant visible landscape in an area that is dominated by modern houses, the land at the application site does not contribute to the significance of any of these listed buildings. Its development would not result in any effect on any of them and, as such, these listed buildings are not considered any further within this report.

Summary

- 4.36 In conclusion, Step 1 of the settings assessment identified that the following designated heritage assets have potential for their settings to be affected by the application site's development. Further, more detailed, assessment of these assets is presented in **Section 5** of the report.

- Backwell Church Town Conservation Area;

- Backwell Farleigh Conservation Area; and
- Grade I listed building Church of St Andrew (NHLE: **1129810**);

Non-designated Heritage Assets

- 4.37 Within the application site is one HER event record with a single HER monument record on the application site boundary. Within a 1km radius of the application site there are 128 monument records and 40 event records on the HER. These are discussed in relation to the application site's archaeological potential in the period sections below. HER Monument records are reproduced on **Plan EDP 2**.

HER records within and on the edge of the site

- 4.38 The HER records that the site (Area 3 in the geophysical survey report) was subject to geophysical survey (magnetometry). This was carried out in 2014 by Pre-Construct Geophysics (ENS 2042). The report related to this work is at **Appendix EDP 1**.
- 4.39 The survey recorded probable archaeological features in the form of buried ditches within all fields and some possible pits in Area 3. It also recorded an area of 'natural variation' that may represent the buried remains of a paleo-channel (Area 3).
- 4.40 The survey does not indicate the presence of archaeological remains that might represent a constraint to development, and it is anticipated that further archaeological fieldwork might be required (such as trial trenches) in order to elicit more information on these features.
- 4.41 On the application site's southern boundary, the HER records a stone slab (MNS 3797). The slab is speculatively ascribed a Neolithic date, presumably under an assumption that it was once a standing stone. During the site walkover a large, elongated stone was seen in this location that is currently embedded into the field boundary (**Image EDP 4**) However, there is nothing about this stone, especially in its present recumbent form that suggests a Neolithic origin as a standing stone. The HER also points out that the slab corresponds closely to the location of a building shown on 19th century tithe and Ordnance Survey (OS) maps (e.g. **Plan EDP 3**). The HER suggests that, given this correlation, the stone may be related to this structure which was demolished in the 1960s.
- 4.42 Nevertheless, as much as this may be the case, the stone is situated slightly further west than the building's location and does not have the appearance of a piece of building material. As such, an alternative origin for the stone cannot be ruled out. It should be considered that Backwell Hill is known for its limestone outcrops, and quarries (located a few hundred meters to the south) have been in operation from at least the post-medieval period. As such the stone is not necessarily an unusual find for the locality, as, further up Backwell Hill many such stones are found on the surface alongside limestone plateau. As such, the stone could simply be a natural feature or, could have been produced by nearby

quarrying and dumped in the field boundary for an unknown reason. Given its potential archaeological provenance the stone should be treated as a heritage asset of low significance.

Prehistoric and Roman periods (c.1,000,000 to AD410)

- 4.43 The HER contains 13 records within the study area that are ascribed a date to one of the prehistoric periods or the Roman period. However, of these, seven are speculative interpretations of landscape features (such as mounds) which may or may not represent genuine prehistoric archaeological sites.
- 4.44 Three of the more definitive records relate to Backwell Cave and finds made therein (**MNS350, 351 and 5234**). Backwell Cave is located in woodland on west-facing slopes to the south of Church Town c. 550m south of the application site. The cave was discovered in 1936 and excavated in 1937. The excavation recorded the remains of 36 inhumation burials including men, women and children. Two of these were radiocarbon dated to the Neolithic period although the HER also records at least one burial as Roman. Artefactual finds from the cave included a Neolithic arrowhead, flint blade and bone tools as well as later material such as Iron Age and Roman period pottery and spindle whorls. The collection from the cave was unfortunately destroyed by the bombing of Bristol Museum in the Second World War and was never thoroughly analysed using modern methods.
- 4.45 Possible further evidence for Neolithic activity in the locality is in the form of a Neolithic flint scrapper and arrowhead, recorded in an area that is now of modern housing at Backwell, c. 830m to the north-west of the application site (**MNS1302**).
- 4.46 The HER records the remains of the 'Giant's Chair' c. 500m to the south-east of the site (**MNS7788**). The remains are assumed to be of a stone monument and are located within an agricultural field on Backwell Hill. The HER ascribes it a general 'prehistoric' date.
- 4.47 A small promontory fort is recorded that is given an Iron Age date (**MNS348**), c. 530m south-east of the site. The fort was originally noted in an aerial photograph and then found to comprise a triangular area defined by a bank and ditch located on a small spur on the side of Banwell Hill, overlooking a combe, just above Church Town. The area was later subject to quarrying which destroyed part of the monument however ground investigation in 1976 was still able to identify its remains.
- 4.48 More speculative records relate to a group of possible barrows located on Backwell Hill all roughly 550m to 1km to the south-east of the site. The records relate to various mounds and earthworks which all happen to be located within an area known to have been subject to mining as well as the location of a historic golf course. The records include two undated mounds (one of which is named as the Giant's Grave; **MNS7789 and 7958**). Two further mounds (**MNS292 and 352**) are identified adjacent to each other but for both, the HER presents an interpretation that they are industrial spoil tips. Another two mounds are identified further west at the head of Cheston Combe (**MNS1335**).

Whilst an older interpretation suggest that these are barrows, a later record presents evidence that they are spoil tips related to quarrying.

- 4.49 Several records relate to possible previous prehistoric feature that are now under areas of modern housing at Backwell. These include a cropmark of a circular feature (**MNS7958**) and an earthwork bank (**MNS7964**).
- 4.50 The HER data does indicate a degree of prehistoric and Roman period activity in the study area with the most compelling evidence being the remains found in Backwell Cave which suggest communities in the vicinity in at least the Neolithic period and then later in the Iron Age and Roman periods. It is likely that activity occurred in the locality in other periods although the cave may not have been used for burial. As such, there is considered to be a moderate potential for the application site to contain buried remains dated to the prehistoric or Roman periods.
- 4.51 Such remains are most likely to comprise features of low or moderate value related to agriculture, such as drainage or boundary ditches although the possibility for settlement remains cannot be ruled out. The geophysical survey does suggest that ditches and pits are present within the application site and it is probable that these may date from prehistoric or Roman period activity.

Early Medieval and Medieval (AD 410 -1485)

- 4.52 There is one record in the HER within the study area that relates to the early-medieval period and 13 that relate to the medieval period in the study area.
- 4.53 The early-medieval record relates to the settlement at Church Town (**MNS2482**). The HER describes how the settlement was recorded as 'Backwell' in the Domesday Book with the early Saxon settlement suggested as having comprised an early church and manorial complex at the eastern end of the present village, with a few houses to the south of the present church.
- 4.54 Of the HER records that reference the medieval period, nine are located within the confines of Church Town. Two records relate to the church and its adjacent cross which have been discussed above (**MNS346** and **347**). The site of the medieval manor house at Backwell (Backwell Old Court) is thought to have been directly to the north-east of the church (**MNS1354**). Whilst no archaeological remains of this building are known, the HER suggests that openings in the church wall reference its presence in this location. Two records relate to houses in the village, The Grange which has 15th century origins (**MNS3725**) and Combe Cottage (**MNS1722**), a cruck cottage also thought to be medieval. These houses are listed buildings and are referenced in the discussion on the conservation area in **Section 5**.
- 4.55 Earthwork terraces (**MNS1355**) in the fields to the south of the church, adjacent to Court Farm, are suggested by the HER as possible remains related to medieval settlement in this location. A well is located nearby, further up-slope (**MNS3235**),

Witchfield Well, that is ascribed a medieval date by the HER. Other records include stray finds of medieval artefacts made within the village (**MNS1303** and **7982**).

- 4.56 Records located beyond Church Town include ridge and furrow earthworks (**MNS838**) located on land to the north of Sores Court, reflecting medieval cultivation in this locality probably associated with the Court. Another record indicates the former location of a stone cross (**MNS1560**) in the village centre of Farleigh, reflecting the village's medieval origins. Also at Farleigh is a parish boundary bank (between Backwell and Flax Bourton) that is dated by the HER to the medieval period (**MNS3124**).
- 4.57 A record relates to a group of earthworks on Backwell Common (**MNS2461**). The earthworks are spread out across the low-lying common and comprises linear banked boundaries as well as the ditches of a trackway, drainage ditches and three square, banked enclosures thought to probably contain archaeological remains related to settlement. The HER describes the earthworks as remains of early settlement on the fen edge around the common ascribing them a probable medieval date. The earthworks do not extend beyond the common and its agricultural fields.
- 4.58 There is no direct evidence as to what land use the application site was under during the medieval period. It is most likely to have been agricultural land in the hinterland of the villages of Backwell and Farleigh although there is no indication that it was part of the settled areas associated with these villages. Medieval farming might be expected to have resulted in remnants of ridge and furrow cultivation in the application site either as extant earthworks or buried infilled, furrows however, these are not recorded, and the geophysical survey did not identify regular linear anomalies that might suggest the remains of medieval furrows (although probable cultivation marks were recorded).
- 4.59 Nevertheless, given the application site's location close to areas of known medieval settlement, it is considered that there is a moderate potential for buried remains related to medieval agriculture within the application site, such as infilled furrows or drainage ditches. Such remains would be of limited archaeological interest and of no more than low significance.

Post-Medieval to modern (AD 1485 – present)

- 4.60 A large proportion of the HER records in the study area (a total of 107) relate to post-medieval features, including some that are specifically dated to the 16th, 17th and 18th centuries. A further seven records relate to features dated to the 19th or 20th centuries (the modern period).
- 4.61 Being that the present landscape is largely a product of development throughout the post-medieval and modern periods, these overwhelmingly relate to extant features (such as buildings) of the villages in the study area that date from these eras and thus their presence has little relevance to understanding the site's archaeological potential. The paragraphs below are focussed on HER records that are in close proximity to the site and/or related to aspects of the historic landscape that might have a direct bearing on the site's archaeological potential.

- 4.62 An HER record comprises a general record of a deer park to the north of Backwell (**MNS1030**) which is ascribed a post-medieval date on account of it having been recorded on John Speede's map of Somerset of 1610. The precise extent of the park is not known but it was probably across marginal land on the fringes of Backwell Common rather than close to the villages. As such it is not considered likely that the site was a part of this area.
- 4.63 The HER records a post-medieval milestone (**MNS2688**) by the side of Farleigh Road. No such milestones were recorded within the site and therefore it is unlikely that development works at the roadside would have any direct effect on any milestones.
- 4.64 A feature of the post-medieval and modern periods at Church Town was extensive quarrying which occurred across the adjacent hillsides and which still occurs today, with large quarries to the south of Church Town. Historic quarrying activity is recorded at Coles Quarry (**MNS6447**), Church Town Quarry (**MNS7974**) and at Chesterton Combe (**MNS6446** and **1597**). Quarrying was closely associated with lime making and limekilns are recorded, associated with some of the quarries, with one example located in woodland to the south of Church Town. The quarrying focussed on the limestone geology of the upper parts of Backwell Hill. Located on mudstone, the land at the application site is not appropriate for such activity and there is no likelihood that post-medieval quarrying took place within the land at the application site.
- 4.65 The application site is located far enough from the post-medieval settlement at Farleigh, such that it extended along Farleigh Road to the south-west, so as not to have contained any buildings related to it. The HER records the extent of the settlement (**MNS5623**) with the furthest south-western extent at the site of a former smithy (**MNS7976**) and pound (**MNS7652**), c. 280 m from the application site.
- 4.66 There was some activity in the site's vicinity during the Second World War that is recorded on the HER. Located at the site of the modern Backwell School, c. 330m to the north-west of the site was a Searchlight Company camp (**MNS4531**), presumably where searchlight operators were billeted. Adjacent to this, c. 300m to the west of the site at Backwell Hall was First Aid station (**MNS5437**). There is no evidence that any activity related to the war took place within the application site and it is not expected that the application site contains archaeological remains related to this period.
- 4.67 During the post-medieval period it is evident that the land at the application site was part of a farming landscape (as it still is) on the edge of the villages at Backwell and Farleigh and there is a high potential for buried remains at the site associated with this post-medieval and modern activity, in fact the geophysical survey identifies at least one certain, former post-medieval ditch buried within the application site. Unrecorded remains might include infilled drainage or boundary ditches or furrows. Remains of this type would be of very little archaeological interest and be of no more than very low significance.

- 4.68 More detailed information about the nature of the application site during the 19th and 20th centuries can be derived from historic maps, as detailed in the cartographic sources section below.

Unknown

- 4.69 The HER contains 8 records in the study area that relate to features that are ascribed an 'unknown' date. Of these, seven (**MNS5593, 5597, 5598, 5622, 5623, 5624** and **5625**) relate to polygons that define areas of historic settlement, namely the historic village cores as well as several farms or small clusters of dwellings. Whilst the exact origins of these settlements are technically 'unknown' it is most likely that they originated in the medieval or post-medieval periods. None of these settlement areas extend into the application site.
- 4.70 The other record relates to undated earthworks located in fields on the slopes above Farleigh (**MNS1356**). The HER suggests that the earthworks may represent lynchets formed by arable farming in small fields on sloping land. The earthworks are c. 120m to the east of the site and in a similar topographic situation to the land at the application site. If they are lynchets they suggest a history of arable farming on the slopes that probably induced the land at the application site (although no such earthworks are present at the site). Archaeological remains related to this activity would most likely comprises infilled ditches or furrows and would be of low archaeological interest.

Previous Archaeological Investigations

- 4.71 The following paragraphs provide a summary of the previous archaeological investigations recorded by the HER within the study area. HER Event records are reproduced on **Plan EDP 2**.
- 4.72 Of all of the 40 event records, only 17 relate to either geophysical survey or intrusive archaeological investigations that might elicit information relevant to the assessment of the site's archaeological potential. The other records all relate to non-intrusive activity such as desk-based assessment, building survey, field survey or conservation reports and thus are of little relevance to understanding the site's archaeological potential. These types of records are not considered any further.
- 4.73 The record located within the application site, that relates to geophysical survey has been discussed already above.
- 4.74 Of the 17 relevant records, 12 relate to discrete areas of geophysical survey carried out in advance of the Barrow Gurney to Cheddar, Southern Strategic Support water main project (**ENS2053**). At its nearest the survey was c. 90m to the east of the application site. These were carried out by Wessex Archaeology in 2016. The survey areas within the study area generally only identified possible archaeological features in the form of linear anomalies that probably reflect buried boundary or drainage ditches of limited archaeological interest. The only area of greater interest was to the immediate east of

Church Town where the survey identified a square enclosure and clusters of post holes. These were interpreted as possibly relating to remains of settlement associated with the medieval village to the west. These remains were located c. 230m from the site and there is no suggestion that they extended to the application site.

- 4.75 Two archaeological evaluations were carried out within the study area. One, at Moor Lane, c. 950m west of the site, was carried out by BARAS in 2000 (**ENS1137**). This evaluation recorded various archaeological features including ditches dating to the later prehistoric period and Roman period, a buried soil containing prehistoric artefacts and numerous pits dating to the medieval period, and later, reflecting historic marling and clay extraction. The evaluation was carried out on a different topography and geology to the land at the application site and so is not necessarily representative of the kind of archaeology likely to also be within the application site. However, it does indicate activity in the local area in the later prehistoric and Roman periods adding evidence to the assessment that remains of these eras have a moderate chance of being found within the application site.
- 4.76 Another evaluation took place at Coles Farm at Farleigh, c. 380m north-east of the application site (**ENS1805**). This small evaluation (by BARAS in 1997) did not identify any archaeological remains. Whilst only a small site, the location of the evaluation was on sloping land on the north side of Banwell Hill much like the land at the application site and it may be that land on the hillside was less intensively settled in the past than more level areas to the north. However, the small size of the site does restrict the validity of extrapolating its result across a wider area.
- 4.77 The results from these investigations do not identify any likelihood for significant archaeological remains within the application site.

Cartographic Sources

- 4.78 The application site is located within the Parish of Backwell. Given that the Somerset Archives were closed at the time of the assessment, the earliest cartographic source consulted for the assessment was the Enclosure Map of Parish of Backwell dated 1812¹. This map is referenced below but has not be reproduced within this report due to copyright. The earliest map reproduced is the Tithe Map of Backwell Parish, dated 1840 (**Plan EDP 3**).
- 4.79 The enclosure map shows the same layout of fields at the application site as depicted on the Tithe Map. Both maps show the application site across parts of two regular, roughly rectangular fields. The boundaries within and on the site's present southern edge are illustrated on these maps, indicating that they are at least of an early 19th century date. The boundary between these two fields was identified in the geophysical survey (**Appendix EDP 1**) suggesting that it exists within the application site as a buried infilled ditch.

¹ Reproduced on the Know Your Place website <https://maps.bristol.gov.uk/kyp/?edition=nsom>

- 4.80 The tithe map also shows a possible building on the application site's southern boundary. This L-shaped feature could represent a structure or possibly a small enclosure. Certainly, it is not approached by a track suggesting that it had some agricultural function, possibly as barn or cattle shed. During the site visit no upstanding remains of this feature were observed, although some stone and brick rubble is present in the hedgerow near to its former location. Field names on the Tithe Map Apportionment simply describe the acreage of the fields and do not suggest any archaeological potential.
- 4.81 The First Edition Ordnance Survey Map of 1884-5 (**Plan EDP 3**) shows no change at the application site or in its hinterland from the tithe map. The structure on the southern boundary is shown as extant. Later OS mapping shows little change at the application site until after the mid-20th century. The OS map of 1934-5 (**Plan EDP 4**) illustrates how, by this time, houses had begun to populate Farleigh Road and the land to the north-east of the application site had been developed.
- 4.82 The OS map of 1972-79 (**Plan EDP 4**) shows the layout of fields at the application site in its present form, with the two fields amalgamated into one. By this time, the structure on the site boundary had been removed. This maps also illustrates how, by the 1970s, modern development in the locality was almost at its present level, with houses shown to the north-west of the site along Farleigh Road and along Church Lane to the south.
- 4.83 The historic maps demonstrate that from at least the 1810s the application site comprised agricultural land. The application site's 19th and 20th century agricultural use has resulted in remains being present in the site of a buried infilled former field boundary ditch, infilled by the 1970s, which is visible on the geophysical survey and remains related to a small agricultural building may be present on the application site's southern boundary. As noted previously, post-medieval or modern agricultural remains would be of limited archaeological interest being of very low significance.

Historic Landscape Characterisation

- 4.84 The application site is located within the extent of the Avon Historic Landscape Characterisation (HLC) which was compiled in 1998. This study identifies the site as being within land characterised as '*Late medieval enclosed open fields created by local arrangement and exchange.*'
- 4.85 This land type is noted as being the most common type in the study area (the old county of Avon) comprising fields enclosed from medieval open agricultural land through private agreement typically between the 15th and 17th centuries. The fields are typically regular and small. In this respect the land at the application site does not form a part of a historic landscape that is especially rare or unique and does not possess any heritage significance in this regard.

Site Walkover

- 4.86 The application site was visited in March 2021 to assess the current ground conditions and topography, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains.
- 4.87 Aside from the stone of unknown date that was noted within the southern field boundary, no features of archaeological interest, such as well-defined archaeological earthworks or structural remains, were noted within the application site. Nor was anything noted within the application site that might indicate the presence of buried archaeological remains.

Conclusions on the application Site's Archaeological Potential

- 4.88 Historic map analysis has indicated that the application site was mostly agricultural land, since at least the post-medieval period. This land-use is likely to have resulted in below ground impacts on archaeological remains from ploughing. Impacts are especially likely to have occurred on remains located at shallow depths. Nevertheless, the geophysical survey does suggest at least fragmented survival of probable archaeological features in the form of ditches and possibly pits.
- 4.89 The HER analysis indicates a moderate potential for buried remains dating from the Prehistoric and Roman periods. Given the geophysical survey results, if the anomalies identified date from these periods then, such remains are most likely to be related to past agriculture carried out in the more intensively settled later prehistoric periods (such as the Bronze Age or Iron Age) and thus consist of buried infilled ditches or pits, of low or moderate archaeological interest. There is also a low potential for stray artefacts dating from the earlier prehistoric periods (Palaeolithic, Mesolithic, Neolithic). By way of mitigating their loss due to development, such remains could be recorded archaeologically to a scope agreed in advance with the archaeological advisor to North Somerset Council and thus their presence would not constrain the application site's development.
- 4.90 It is highly likely that the application site contains remains related to agricultural activity during the medieval, post-medieval and modern periods. It is likely that buried infilled furrows, drainage ditches and former boundary ditches are present within the application site. Such remains would be of limited archaeological interest and would be considered of low or very low significance. If deemed necessary, such remains could also be archaeologically recorded before their loss and thus do not represent a constraint to development.

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Section 5

Settings Assessment

- 5.1 In accordance with Paragraph 189 of the NPPF, this section describes the significance of those heritage assets deemed to be capable of being affected by the development, including any contribution made by their setting.
- 5.2 Having identified heritage assets with the potential for their settings to be affected by the application site's development, Step 2 examines these assets in greater detail, defining their settings, and identifying the degree to which these settings make a contribution to the significance of the assets, or allow their significance to be appreciated.
- 5.3 This includes an understanding of whether the application site forms a part of the asset's setting, and if it does, whether and to what degree it contributes to the significance of the asset in question.
- 5.4 Step 3 then assesses whether the development as proposed (see **Section 1** for description) would be likely to result in a change to that contribution, such that the development is either beneficial or harmful to the significance of the asset in question.

Backwell Church Town Conservation Area

Description of Special Interest

- 5.5 Backwell Church Town Conservation Area encompasses the core area of the Church Town settlement which developed from the early-medieval period. At its nearest point, its boundary is c. 160m from the southern edge of the application site. The conservation area includes buildings on and adjacent to Church Lane which runs through the centre of the village from north-east to south-west. As noted previously it includes 11 listed buildings, including the Grade I listed building The Church of St Andrew. Four Grade II listings are monuments and memorials within the churchyard and the remaining six are buildings in the village.
- 5.6 The conservation area does not possess a Character Appraisal which defines its 'special interest'. As such, its special architectural and historical interest is assessed within this report and set out below.
- 5.7 It is evident that a key aspect of the conservation area's special interest is its historic buildings. Another important aspect of the conservation area's special interest is that it still displays medieval characteristics and elements of its medieval layout. For example, the village developed as a cluster of buildings around the church and manor (which no longer exists). Although the village has been adjoined by modern residential development, particularly to the north-east and south-west, it is still possible to perceive this medieval form in the present layout, with the village's older buildings set on and

around Church Lane with the church a focal point on higher ground at the north-eastern end of the village (**Image EDP 3**).

- 5.8 The Church of St Andrew is the most prominent of the village's historic buildings, and probably the earliest. The church is discussed in greater detail below. Its key contribution to the character and appearance of the conservation area is its tall tower. The tower is by and large the tallest structure in the local area, and, located at a local summit on the side of Backwell Hill, is very prominent (**Image EDP 5**), clearly identifying the location of the village and that it has a historic, medieval core. The tower is a prominent feature in views along Church Lane through the village and from side roads and, the massive building acts as a focal point in the village.
- 5.9 The church is also characterised by its limestone construction which extends to its churchyard monuments and its stone walls, which enclose the churchyard. The walls, along with other similar walls elsewhere in the village contribute strongly to the village's vernacular character and are a key aspect of the experience of views along Church Lane (**Image EDP 6**) and when traversing the footpaths which run alongside the church.
- 5.10 The village contains other historic buildings that all contribute to a sense of its long history. On entering the village on Church Lane from the north-east, The Grade II listed buildings, Court Farmhouse and Barn 50 Yards North-West of Court Farmhouse (NHLE: **1129814** and **1320633**) both have a strong presence from the roadside (**Images EDP 7** and **8**). These 17th century buildings are related to the former Backwell Court, which was the manor house, formerly located adjacent to the church. In the grounds of Court Farmhouse is a Grade II listed well house (NHLE: **1409364**) of a similar date which is recorded by Historic England as the well that gave the village its name.
- 5.11 Opposite the church is another building of great antiquity, the Grade II listed The Grange (NHLE: **1244711**: **Image EDP 9**). This building has a medieval core with 17th and 18th century extensions. It sits in grounds behind a tall limestone wall and through its appearance and material finish in local limestone contributes strongly to the historic character of the core area of the village adjacent to the church, on Church Lane.
- 5.12 Adjacent to the church to the south-west, is the later Combe House (NMHE: **1129813**), a large early 19th century villa that was a vicarage. This building is finished in render and thus presents a contrast with the stone finish employed extensively elsewhere, however as a characterful and prominent historic building (**Image EDP 10**) its presence reflects the long history of the village, illustrating its development in the 19th century.
- 5.13 Further to the south-west, the ground level drops and the village's buildings are set at a lower level. This part is less endowed with historic buildings and thus contains less of the special interest of the conservation area, which is focussed at the north-eastern end. The only listed building is the Grade II listed Combe Cottage (NHLE: **1137484**: **Image EDP 11**), a thatched roof, rubble-stone cottage, of a non-specific, late-medieval date that is situated on the corner of a bend down slopes from Combe House to the north-east. Other buildings that convey historic character are the non-designated 19th century Old Rectory (**MNS7957**) and the older building (19th century) of

Backwell Junior School (**MNS6445**) located at the far south-western end of the conservation area. The school building has a prominent stone-finished Gothic frontage (**Image EDP 12**) and is very prominent on entry to the village from the south-west.

- 5.14 Later buildings line the north side of Church Lane at the south-west end of the conservation area. Whilst some of these are probably 19th century several are large, detached 20th century buildings. Also, the school contains several large modern buildings. In all these impart a more mixed character to the south-west end of the village with buildings and boundary treatments of various eras (**Image EDP 13**). The modern elements within the conservation area reflect the general character of the conservation area's setting to the south-west which is dominated by modern housing of the modern extent of the village that developed to the east of West Town.
- 5.15 Modern housing located outside of the conservation area and thus in its setting, also lines the road Church Town, which runs up behind the conservation area to the south, further up-slope. Within this modern housing is a single historic building, the Grade II listed 16th century cottage Hill View (NHLE: **1137503**). The cottage is not located within the conservation area but imparts historic character to its setting on its south-western fringe, as the conservation area is approached along Church Town (**Image EDP 14**).

The setting of the conservation area and its contribution to its character appearance

- 5.16 The conservation area boundary is drawn tightly around the area of the village in which its special interest is concentrated. It does not include any setting areas. The most conspicuous elements of the conservation area's surroundings are modern houses. Since at least the 19th century houses have been present on the slopes to the south-east of the conservation area. From the mid-20th century, the lanes between the three historic settlement areas of Church Town, Farleigh and West Town began to be developed. By the 1970s, houses were present on the north-eastern edge of the conservation area all along Church Lane, linking Church Town with Farleigh. To the west and south-west, a cluster of houses developed on the south-western edge of the village and, houses were constructed along Dark Lane and Church Lane to the west and north-west, creating a continuous line of house plots linking the edge of the conservation area with the new urban area of Backwell to the west.
- 5.17 Although built development now characterises much of the conservation area's surroundings, countryside is still present to the north, south and south-east. To the south, upslope from the village is woodland which lines the slopes either side of Cheston Combe. Adjacent to this woodland are extensive limestone quarries. Within the woodland are earthwork remains related to this industry as well as remains related to lead mining and a limekiln. To the south-east of the village are fields of pasture set on sloping ground interspersed with bands of woodland.
- 5.18 To the north are a series of fields of pasture, that includes the site. these fields are crossed by PRow which lead from Church Town down slope, with two branches, one towards Farleigh to the north-east, and one, to Farleigh Road and Backwell Common

beyond to the north-west. The group of fields are ringed by modern housing, which is present to the west, east and north.

- 5.19 An experience of the village's surroundings from within the conservation area is restricted due to its buildings and walls. From Church Lane in the centre of the village, views out to the wider countryside are not possible and the core area of the settlement has a strong sense of enclosure.
- 5.20 At the north-east end of the village, although historic buildings are prominent, modern houses on The Court Close, to the north-east of the church are also present and screen views out to the north-east (**Image EDP 16**). Similarly, on the approach to the conservation area along Church Lane, from the north-east (**Image EDP 3**), modern houses screen down-slope views to the north-west, restricting such view to occasional glimpses between buildings. As such, whilst modern houses are a key feature of the experience of the north-east end of the conservation area an appreciation of the wider landscape to the north and north-west is not and, the edge of the conservation area has a modern, suburban feel, albeit with a strong contingent of historic buildings clearly identifying the location of the historic settlement.
- 5.21 The approach to the conservation area from the south-west is from a suburban area although, high hedged garden boundaries engender a 'rural' character to Church Lane as it enters the conservation area. As noted previously, the south-western end of the conservation area has less special interest than the north-eastern end with a greater proliferation of modern buildings and boundary treatments. This modern suburban character is augmented by the modern houses on the road Church Town which winds around the south-western edge of the village.
- 5.22 There is little experience of the conservation area's character and appearance on the approach from the south, either along Backwell Hill, which runs along the bottom of Cheston Combe or from footpaths through the adjacent woodland. Trees proliferate in garden boundaries and these, and modern houses, screen views across the village down to the historic buildings near the church.
- 5.23 An exception is on the road Church Town which runs along high ground to the south of the conservation area. From here (**Image EDP 17**) views are possible across the village which include the church, stone walls, and some of the historic buildings and their large gardens. Such views allow for some appreciation of the historic core of the village and its architecture and thus are a positive aspect of its setting. Due to the presence of trees and buildings only a limited experience of the wider countryside to the north is possible from this vantage point. This view includes fragments of the grassed land to the north of the village as well as built up areas at Backwell and beyond and therefore is not an experience of the village within a purely countryside setting, but rather a mix semi-suburban landscape.
- 5.24 The conservation area is approached from the north along PRowS across fields of pasture. As these PRow cross the fields they do not follow a defined route, rather being general routes across the fields. The paths become concentrated along specific routes as

they enter the village and as they pass alongside houses on Farleigh Road and as they cross field boundaries.

- 5.25 In views to the village from these approaches (**Images EDP 5, 17-21**) the main indication of the conservation area and its special interest is the tower of the Church of St Andrew, which is highly prominent, acting a focal point for the approaches and marking the village's historic core. From the fields immediately adjacent to the conservation area, other historic buildings within it become more visible, notably the upper part of Combe House and, further west, the frontage of the school (**Image EDP 22**). Otherwise, the predominant buildings present in the view are the modern houses on the edges of the village in particular those on The Court Lane which sit in front of and slightly to the left of the church.
- 5.26 As such, notwithstanding the church, the experience of the conservation area's special architectural interest on the approach from the north is limited and a full appreciation of the settlement's historic character and architecture is not possible until the conservation area is entered, either via a footpath to the churchyard or, via another path which joins Church Lane at Combe Cottage.
- 5.27 The approaches to the conservation area across fields of pasture from the north are evidently quite old as the footpaths and fields are illustrated in their present locations on the First Edition OS map. They probably represent historic walking routes between Church Town and Farleigh and, between Church Town and the dispersed farmsteads on Backwell Common to the north. On account of this, the approaches in their present form, across grassed fields, reflect the character of the village's historic setting and its historic communication routes within the wider landscape. In this respect the routes and the open pasture that they cross make a positive contribution to the special historical interest of the conservation area.
- 5.28 In conclusion, the fields to the north represent a space from where the church is appreciated and approached (this aspect is discussed below in relation to the church and its significance). But otherwise, they do not allow for a strong experience of any other aspects of the conservation area's special architectural interest. The fields are not generally part of the experience of internal views within and across the conservation area being only apparent in views north from the very edge and from the footpath leading north of the church yard (**Image EDP 23**) and, in fragments in the view across the conservation area from the road Church Town.
- 5.29 Nevertheless, they relate to the conservation area's special historic interest reflecting its historic setting and they are experienced as part of the foreground on the historic approaches to the village from the north. As such, some of the fields to the north, in so much as they feature in the foreground on the approach to the village, contribute to a degree to its character and appearance. This contribution is particularly apparent for the field immediately adjacent to the village to the north, which is crossed by two PROWs, and which makes a moderate contribution (**Images EDP 5, 18 and 19**). The fields to the north-west of this, one of which is crossed by a PROW and one which also forms a part of

the foreground in views towards the village, contribute to a lesser degree, amounting to a minor contribution (**Image EDP 20**).

The application site and its contribution to the conservation area's character and appearance

- 5.30 The application site is located c. 160m to the north of the edge of the conservation area at its nearest point.
- 5.31 The site has little or no presence in views from the conservation area. As described above no views out to the wider countryside are possible from the interior of the conservation area on Church Lane. Fragmented views to the wider countryside are possible from the higher ground to the south of the conservation area but these only include partial views to the fields to the west of the application site. From the northern edge of the conservation area (such as from the footpath adjacent to the churchyard **Image EDP 23**), views are across the adjacent field and views down to the land at the application site are not possible due to the drop in slope at the edge of this field and screening effect of vegetation on the application site's southern boundary.
- 5.32 The application site is not crossed by any historic approaches to the village. Views towards the conservation area (**Image EDP 24**) are only to the church tower. GPA 3 (HE, 2017) states that views that contribute to understanding the significance of a heritage asset are those which embody a fundamental aspect of the design or function of the asset, views with key historical or cultural associations or which reveal association between the assets and natural location or phenomena. The view of the church tower from this part of the application site is not unique to this field, being achieved from many places across the local landscape and the field has no specific relevance to the design and function of the church. The view does not represent any specifically designed, or historic view, instead being a consequence of the height of the structure and its construction at a high point in the landscape. As such, the view from the application site to the tower does not make any contribution to the conservation area's character and appearance.
- 5.33 As such, the application site makes no contribution to the character and appearance of the conservation area.

Impact of the proposed development upon the conservation area

- 5.34 Housing proposed within the lower, northern part of the application site would not occupy any land that makes a positive contribution to the character and appearance of the conservation area. The avoidance of developing the southern part of the field along with the proposed enhancement of the hedgerow boundaries to the south and west would ensure that the experience of the conservation area on the approach from the north-east would retain its rural quality with the hedgerow being the predominant feature to the right in views towards the conservation area. The foreground of grassed open fields would be unchanged.

- 5.35 In conclusion, the development would not result in any harm to the character and appearance of the conservation area which would be preserved.

Grade I listed building The Church of St Andrew (NHLE: 1129810)

Description

- 5.36 The Church of St Andrew (**Image EDP 15**) is a large parish church that originated in the 12th century. The listing citation describes how it was altered and enlarged in the 13th, 15th and 16th centuries and then repaired and restored in the 17th and 20th centuries. It is built in coursed, squared limestone rubble with freestone dressings and ashlar employed in its tower. The church's roof is finished in stone slate and its windows are decorated in a Perpendicular style. The tower dates from the 15th century and is of four stages with highly decorative stonework including buttresses, a stair turret, spires and pinnacles. The main entrance is to the south with a porched entranceway.
- 5.37 The church has a modern extension on its north side comprising a single storey building of limestone with a glass front facing north. The extension is not visible from the south-facing front to the church and, being of a small scale, and in complementary materials does not detract from its significance.
- 5.38 The building derives its significance chiefly from its architectural interest, as a large, well-preserved medieval church, and has a high degree of artistic interest in its decorative stonework and in the prominence of its tower. The building also has a considerable degree of historical interest through its association with the origins and development of the village and its community.

The Church's Setting and its Contribution to its Significance

- 5.39 The church's setting also contributes to its significance but to a lesser degree than its historic fabric. The church is set within a churchyard defined by a stone wall. To the north, the church yard has been extended forming a rectangular cemetery of three parts. The churchyard contains gravestones and mature trees and includes four monuments that are all Grade II listed and located on the south side of the church (**Image EDP 25**). The churchyard is crossed by a footpath which then runs alongside it to the edge of the village and the fields to the north. It is also crossed by a path from Church Lane to the south leading up to the church's entrance.
- 5.40 The churchyard is closely associated with the church historically and functionally and the fabric of its walls, and some of its monuments, date from the medieval period. The church is experienced as a prominent central focus of the churchyard, and this area and the structures within it represent a part of its setting that contributes highly to its significance.
- 5.41 To the south-east of the church is Church Lane and the centre of the village (**Image EDP 6**). The lane is defined by stone walls of the same limestone building

material as the church and its churchyard. Four listed buildings occupy plots adjacent to the church, which are some of the oldest buildings in the village. From this part of the village the church is experienced as a key central historic building in an area endowed with a strong degree of historic character and aesthetic cohesion in the use of local limestone. The north-eastern end of the village inclusive of Church Lane and the adjacent historic buildings and boundary treatments all contribute to a high degree to the church's significance.

- 5.42 Throughout Church Town, to the north-east, south-east and south-west of the church, the church and its tower are highly visible, and the church has a clear prominence as the central building of the settlement. The surrounding village has a strong historic association with the church having grown up around it and the nucleated, historic core of the village (as broadly represented by the conservation area) represent a part of the church's setting that contributes to a moderate degree to its significance.
- 5.43 On account of its tall tower the church is visible across much of the surrounding landscape, especially from across lower lying ground to the north, north-west and north-east. Evidently the church was designed to be visible and prominent however, it is arguable that, from most locations, views to the church were not deliberately engineered or of any historic relevance. As such, whilst the church is visible from many locations across the wider landscape, from most of these the land from where the view is possible does not in and of itself make any contribution to the church's significance.
- 5.44 An exception to this is with regards to the PROW that approach the church from the north-west and north-east (**Images EDP 5, 17-21**). These have been discussed above and represent historic routes from neighbouring settlements to Church Town and the church. These routes were important to the church's historic function as they would have been used by persons within the parish to access the church for ceremonial purposes.
- 5.45 The paths traverse open fields of pasture on their final approach to the church and the church is experienced from these routes as a focal point and destination with green, open fields in the foreground. The open, grassed fields, reflect the appearance of the church's historic setting. This experience is now however, heavily influenced by the presence of modern houses in the church's foreground, notably those on Church Lane and on The Court Close. Nevertheless, the houses do not screen views of the church which is by far the most prominent building in the view, and the houses reflect simply a more recent phase in the development of the settlement in which the church has a central position. As such, they are not considered to detract from its significance, being neutral in this regard.
- 5.46 On account of its tower, the church is still a key focal point in the view from these approaches and the fields across which the routes traverse and those adjacent to the west, which form a part of the foreground in views to the church, make a positive contribution to the church's significance. The church is most prominent from the field to the immediate north-west which makes a moderate contribution and less so from the fields to the north-west of this, which make a minor contribution.

The application Site in relation to the church's Setting

- 5.47 The application site boundary is located c. 230m to the north of the listed building at its nearest point.
- 5.48 It is not possible to see the land at the application site from the church at ground level. Views out from the church to the north are screened by intervening trees in the churchyard and the boundary walls of the cemetery beyond.
- 5.49 The application site is not crossed by any historic approaches to the church. As noted previously, a view of the church tower from this part of the application site (**Image EDP 24**) is not unique to the field, being achieved from many places across the local landscape and thus does not represent any specifically designed, or historic view, instead being a consequence of the height of the structure and its construction at a high point in the landscape. As such, the view from the application site to the tower does not mean that the land in this field makes any particular contribution to its significance.

Impact of the proposed development upon the church

- 5.50 The assessment of impact is similar to that for the Church Town conservation area. Housing proposed within the lower, northern part of the application site would not occupy any land that makes a positive contribution to the significance of the church. Views to the church tower would still be possible from within the application site and would be a focus within the road layout, with the site entrance aligned on the tower, thus respecting its dominance as a landscape feature.
- 5.51 GPA 3 (HE. 2017) relates how: ‘
‘Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may.’
- 5.52 In this respect, development would not have an impact on any heritage assets associated with the church and, the proposed houses would not compete with the church tower for prominence, nor would they restrict views to it such that the significance embodied in its appearance and presence could not be appreciated.
- 5.53 As for the conservation area, the public open space within the southern part of the field along with the proposed enhancement of the hedgerow boundaries to the south and west would ensure that the experience of the church on the approach from the north-east would retain its rural quality with the hedgerow being the predominant feature to the right in views towards it. The foreground of grassed open fields would be unchanged and the church's prominence as focus of the approach would be undiminished.

- 5.54 In conclusion, the proposed development would not result in any harm to the significance of the church.

Farleigh Conservation Area

- 5.55 The Farleigh conservation area boundary is drawn around the historic core of Farleigh village as well as farmland to the south-east around Coles Farm. The village is focused on a crossroads on the A370 and presumably developed as a roadside settlement, one of the three settlement cores that evolved within Backwell Parish. Apart from a non-conformist chapel the village has no church, the local church being that at Backwell Church Town.
- 5.56 The village contains a few post-medieval buildings clustered near to the crossroads, with only one listed building The Grade II Farleigh Cottage. A notable local building is the St George Inn (**MNS6211**). The A370 to the south-west and north-east is lined by mostly 19th century houses and cottages. The conservation area extends along Farleigh Road to the south-west ending at the former extent of the village as depicted on OS maps of the 19th century, roughly at a junction with Church Lane.
- 5.57 The conservation area's architectural interest is clearly concentrated in the buildings on the A370 and adjacent streets. Like all of the villages in the locality, modern development has occurred along the roads that radiate from the village. 20th century houses now line the A370 between the edge of the conservation area and the modern urban area of Backwell to the south-west. Development has also spread to the north along Backwell Green. Although modern houses and cottages lie to the south-east of the village and the historic Coles Farm is no longer present, countryside predominates in this part of the village and the hillsides to the south are characterised by dispersed settlement, pasture and woodland.
- 5.58 The application site is separated from the conservation area by modern houses and a school to the north-east. From the edge of the conservation area south-west along Farleigh Road the experience is of a suburban street (**Image EDP 26**) and the fields at the application site are not visible. The site entrance would be c. 460m to the south-west and indistinct in this view.
- 5.59 Considering that the land at the application site forms no part of the experience at the edge of the conservation area and that the field encompassed by the application site has no distinct historic association with the settlement, the land at the application site is not considered to have any influence on the character and appearance of the conservation area. The village's setting to the south-west is already heavily developed with modern housing and the proposed development of the application site would further increase this density but, being as this would not be experienced from the conservation area, it would have no effect on its character and appearance.

Section 6 Conclusions

- 6.1 This archaeological and heritage assessment concludes that the application site does not contain any designated heritage assets, such as scheduled monuments, listed buildings and registered parks and gardens, nor is it a part of any wider designation such as a world heritage site, registered battlefield or conservation area that would constrain its development.
- 6.2 Potential impacts upon the settings of designated heritage assets have been considered in accordance with Historic England guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE, 2017 Second Edition). All designated heritage assets located within 1km of the application site were assessed in order to understand whether their settings have potential to be changed by the application site's development.
- 6.3 The assessment concludes that the application site forms a part of the setting of two designated heritage assets, the Backwell Church Town Conservation Area and the Grade I listed building Church of St Andrew.
- 6.4 For the Church Town conservation area, the land at the application site makes no contribution to its character and appearance. The application site is not crossed by any PRow and views to the conservation area from it are restricted to those of the church tower, and therefore incidental, being as such views are available from many locations across the locality. As such this field does not make any contribution to the character and appearance of the conservation area. A view to the church will still be possible following development and houses are only to be located on the northern part of the field, with the existing boundaries enhanced. As such, development will not result in any harm to the conservation area and its character and appearance will be preserved.
- 6.5 A similar assessment is reached for the church. The application site is not crossed by a PRow and from here, only incidental views to the church tower are possible which, in and of themselves do not make any contribution to the church's significance. Due to the reasons set out above in relation to the conservation area, the experience of the church from these approaches will be unaffected by the proposed development and therefore the proposals will not result in any harm to its significance.
- 6.6 A geophysical survey has taken place across most of the land at the application site. The survey identified several anomalies thought likely to be archaeological features and thus does suggest at least fragmented survival of probable archaeological features in the form of ditches and possibly pits. There is no indication in the data that the parts of the application site that were surveyed contain archaeological remains of high significance that might constrain the site's development due to a requirement for their preservation *in situ*.

- 6.7 An analysis of historic environment data sources indicates a moderate potential for buried remains dating from the Prehistoric and Roman periods. If the anomalies identified by geophysics date from these periods then such remains are most likely to be related to past agriculture carried out in the later prehistoric periods (such as the Bronze Age or Iron Age) or the Roman period and thus consist of buried infilled ditches or pits, of low or moderate archaeological interest. There is also a low potential for stray artefacts dating from the earlier prehistoric periods (Palaeolithic, Mesolithic, Neolithic). By way of mitigating their loss due to development, such remains could be recorded archaeologically to a scope agreed in advance with the archaeological advisor to North Somerset Council and thus their presence would not constrain the application site's development.
- 6.8 It is highly likely that the application site contains remains related to agricultural activity during the medieval, post-medieval and modern periods. It is likely that buried infilled furrows, drainage ditches and former boundary ditches are present within the application site. Such remains would be of limited archaeological interest and would be considered of low or very low significance. If deemed necessary, such remains could also be archaeologically recorded before their loss and thus do not represent a constraint to development.
- 6.9 The assessment also identified a stone of unknown date that is recorded by the North Somerset HER as possibly Neolithic or possibly associated with a recent agricultural building. The stone is presently embedded in the application site's southern field boundary and, if archaeological, is clearly no longer *in situ*. As a possible archaeological feature, the stone represents a heritage asset of low significance.
- 6.10 In conclusion, the assessment has not identified any reason why the development as proposed would conflict with historic environment legislation or planning policy and it is anticipated that the proposals will be looked upon favourably regarding the historic environment.

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

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

List of Consulted Maps

Enclosure Map of Parish of Backwell 1812

Tithe Map of Backwell Parish 1840

1884-5 First Edition Ordnance Survey Map

1934-5 Edition Ordnance Survey Map

1972-9 Edition Ordnance Survey Map

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Appendix EDP 1 Geophysical Survey Report

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pre-construct geophysics_{LTD}

ARCHAEOLOGICAL GEOPHYSICAL SURVEY

**LAND TO THE SOUTH OF FARLEIGH ROAD
BACKWELL, NORTH SOMERSET**

CENTRED AT NGR ST 49174 68602

**REPORT PREPARED FOR
COTSWOLD ARCHAEOLOGY
ON BEHALF OF
CHARLES CHURCH
BY DAVID BUNN
NOVEMBER 2014**

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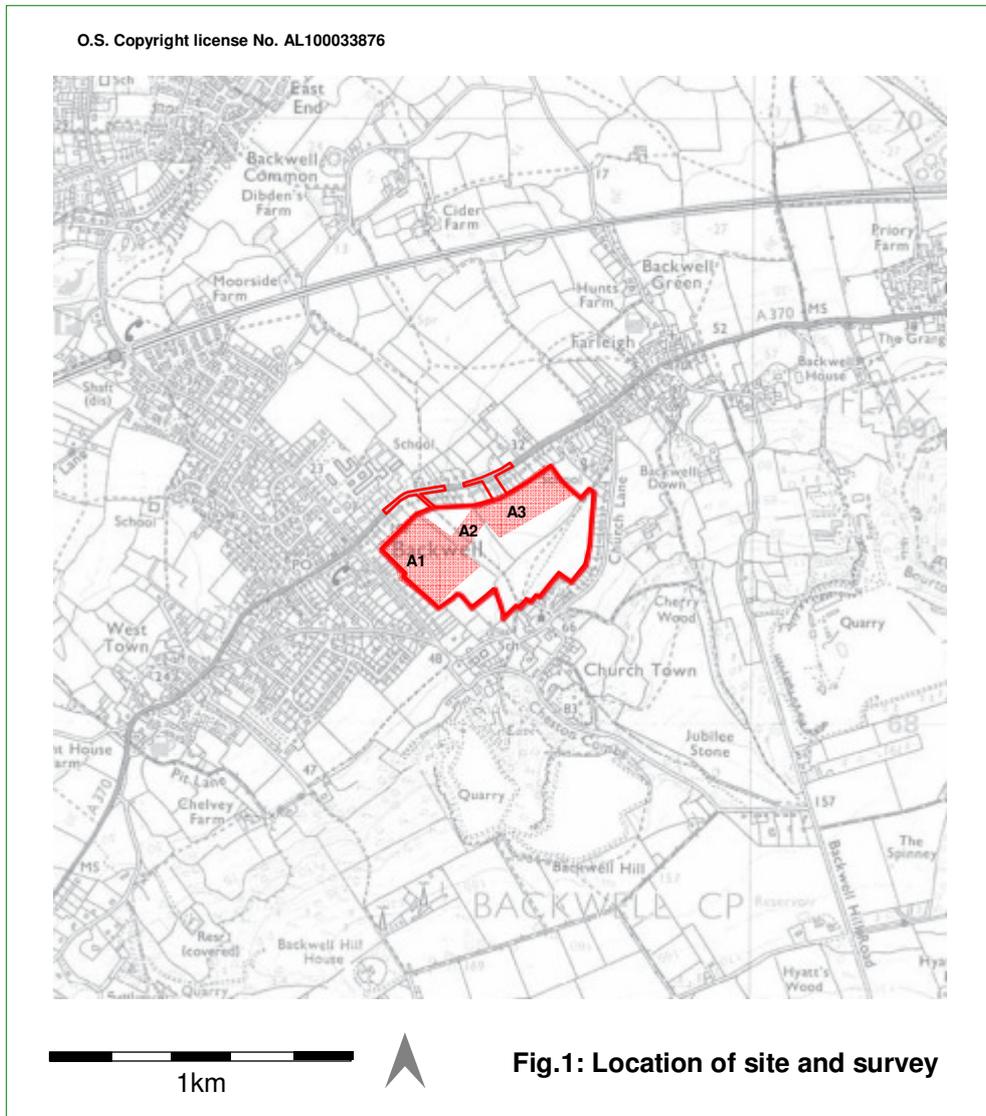
Non technical summary

A fluxgate gradiometer survey was undertaken on land to the south of Farleigh Road, Backwell, North Somerset.

In the western part of the site, linear anomalies potentially define the northern eastern and western boundary ditches of small sub-rectangular enclosure, with a group of possible ditches in the central part of the site. The results also suggest that a small number of isolated ditches may lie in other areas.

Elements of widespread weak variation in the eastern half of the site reflect palaeochannels.

For the most part, strong magnetic variation clearly relates to boundary fencing/access points with discrete responses probably indicative of miscellaneous modern ferrous litter. The survey also recorded traces of recently removed field boundaries.



1.0 Introduction (Figs. 1 – 2)

Acting for Charles Church, Cotswold Archaeology commissioned Pre-Construct Geophysics Ltd to undertake a fluxgate gradiometer survey on land to the south of Farleigh Road, Backwell, North Somerset (centred on NGR ST 49174 68602).

The proposed development will comprise the construction of residential dwellings, retaining a large area of open space to the south. Although the site boundary envelops c.20.71ha, development will be confined 9ha (targeted area for geophysical survey).

The objective of the survey is to detect and precisely locate any potential buried archaeological features using non-intrusive techniques.

This report incorporates information that has been selectively extracted from an Archaeological Heritage Desk Based Assessment (DBA) prepared Cotswold Archaeology (Armstrong, 2014).

2.0 Location and description (Figs. 1 – 2)

The site lies close to the centre of the village of Backwell and c.1.3km south of the town of Nailsea. It encompasses four fields separated by mature hedgerows (totalling c.20.71ha).

For the most part, it is bordered by the rear garden plots of residential developments along Farleigh Road, Church Lane and Dark Lane.

Geophysical survey was requested in areas directly impacted upon by the proposed development (PCG designated Areas 1 – 3).

3.0 Geology and topography

The solid geology comprises mudstone and halite of the Mercia Mudstone Group.

Superficial deposits are not recorded.

The site occupies undulating ground, on a generally north-facing slope that descends from c. 58m AOD along the southern boundary to approximately 28m in the north, forming part of the north-western slopes of Broadfield Down.

4.0 Archaeological Context

Extract from the summary of the DBA (Armstrong, 2014):

No designated heritage assets are recorded within the site.

A single non-designated heritage asset is recorded within the site, comprising a large stone slab which is recorded approximately 200m north of the Church of St Andrew. This feature has been attributed a Neolithic (4000 BC - 2400 BC) date, although no details are provided within the HER to support this, and the asset could not be verified during the site visit. Analysis of aerial photography suggests that the slab may relate to a small structure formerly located within the site.

No prehistoric or Roman remains are recorded within the site. Based upon analysis of the location of recorded heritage assets within the study area, and of the general topography, it is considered that any settlement activity relating to these periods is likely to have been focused on the higher ground of Backwell Hill, or on the ridge on which Church Town is now located. Analysis of aerial photography did, however, identify a circular crop-mark to the south of the site, which is thought to be indicative of a ring-ditch representing a Bronze-Age round barrow. The feature is located in a prominent location, typical of round barrow sites, although the crop-mark only appears on one photograph. No features of a Roman date were identified.

The site is considered to have lain beyond the focus of the medieval hamlet of Church Town, and there is therefore limited potential for remains of medieval settlement within the site. Analysis of aerial photography did not identify any features considered to be representative of former settlement remains.

The site would appear to have remained within the agricultural hinterland of Church Town, and the growing Backwell settlement, from the medieval period until present, and therefore any unknown archaeological features dating to the medieval and post-medieval periods are likely to comprise agricultural features of low archaeological significance. Such features might include remnants of field boundary ditches (including those recorded on cartographic sources), the remains of ridges formerly associated with ridge and furrow earthworks, and drainage ditches/channels. Such features are considered to be of limited heritage value. There is also some potential for below-ground remains associated with the former post-medieval/modern structure recorded within the site on aerial photographs.

5.0 Methodology

The survey methodology is based upon English Heritage guidelines: '*Geophysical Survey in Archaeological Field Evaluation*' (English Heritage, 2008).

5.1 Fluxgate Gradiometry is a non-intrusive scientific prospecting tool that is used to determine the presence/absence of some classes of sub-surface archaeological features (e.g. pits, ditches, kilns, and occasionally stone walls). By scanning the soil surface, geophysicists identify areas of varying magnetic susceptibility and can interpret such variation by presenting data in various graphical formats and identifying images that share morphological affinities with diagnostic archaeological remains.

The use of gradiometry should help to establish the presence/absence of buried magnetic anomalies, which may reflect sub-surface archaeological features, and may therefore form a basis for a subsequent scheme of archaeological trenching.

The use of magnetic surveys to locate sub-surface ceramic materials and areas of burning, as well as magnetically weaker features, is well established, particularly on large green field sites. The detection of anomalies requires the use of highly sensitive instruments; in this instance the Bartington 601 Dual Fluxgate Gradiometer. This is accurately calibrated to the mean magnetic value of each survey area. Two sensors, mounted vertically and separated by 1m, measure slight, localised distortions of the earth's magnetic field, which are recorded by a data logger.

It should be noted that this technique only records magnetic variation (relative to natural background levels). As such, the magnetic response of archaeological remains will vary according to geology/pedology. Additionally, remains may be buried beyond the effective of 1 - 2m range of the instrumentation (e.g. sealed beneath alluvium).

5.2 The survey was undertaken on 6th – 7th October 2014. The zigzag traverse method of survey was used, with readings taken at 0.25m intervals along 1.0m wide traverses.

Each survey area was established by Global Positioning Satellite using a Topcon GRS-1, with an accuracy of +/- 0.1m and subsequently geo-referenced on an Auto drawing of the site.

5.3 The data was processed using *Terrasurveyor V 3.0.22.1*. In order to enhance the magnetic response of weak anomalies, the data was clipped and destriped (to eliminate striping introduced by zigzag traversing). The results are plotted as trace, greyscale and interpretive images at a scale of 1:2500 (greyscales and interpretation only: Figs. 2 - 3) and 1:1250 (Figs. 4 - 11).

5.4 Character, interpretation and presentation of magnetic anomalies

The interpretation of geophysical survey results should only be regarded as an aid to establishing the nature and origin of buried features.

Anomalies considered to reflect modern ferrous-rich features and objects are highlighted as pink and blue on the interpretive images. These are characterised magnetically as dipolar 'iron spikes', often displaying strong positive and/or negative responses. Examples include those deposited along existing or former boundaries (e.g. wire fencing), services and scatters of horseshoes, ploughshares etc across open areas. Ferro-enhanced (fired) materials such as brick and tile (sometimes introduced during manuring or land drain construction) usually induce a similar, though predominately weaker response. Concentrations of such anomalies will often indicate rubble spreads, such as would be used to backfill ponds or redundant ditches, or indicate the blurred footprints of demolished structures.

On a cautionary note, fired clay associated with early activity (e.g. kilns, furnaces, tile spreads) has the same magnetic characteristics as modern brick/tile rubble. Therefore, the interpretation of such variation must consider the context in which it occurs.

Potential archaeological remains are highlighted as red on interpretive images, former boundaries as yellow, and cultivation as orange - all recorded against a backdrop of certain or likely natural variation (greenscale).

6.0 Results and discussion (Figs. 2 - 11)

6.1 A1 (Figs. 2, 3, 4 - 7)

The survey recorded:

- a) Potential ditches (Figs. 4 & 7: red lines), comprising examples that possibly define the northern, eastern and western extents of a sub-rectangular enclosure in the western part of the field (**A**), slight suggestions of ditches to its south-east and a solitary ditch in the north-eastern corner of the field;
- b) A linear array of distinct magnetic anomalies, conceivably including those indicative of tree throws, along the western extent of a former tree line boundary (yellow line), as depicted on a map dated 1787 (Armstrong, 2014). Notwithstanding that other, similarly magnetic anomalies detected in the mid and southern part of the field might also reflect tree throws, a number have been tentatively flagged as potential pits/sites containing burnt materials (e.g. red dots);
- c) Slight traces of likely cultivation (dotted orange lines);
- d) Strong variation, principally induced by boundary fencing (highlighted as pink and/or blue). Discrete examples within the field (typically) reflect 'ferrous litter' contained within the plough soil (e.g. plough shares, horseshoes and fragments of brick etc);
- e) A backdrop of natural variation (greenscale).

6.2 A2 & A3 (Figs. 2, 3, 8 – 11)

The survey recorded:

- a) Potential ditches, predominately situated in the south-east corner of Area 3 (**B**) (Figs. 3 & 11: red lines). Potential pits were also detected in Area 2 (red dots);
- b) Natural variation (greenscale) including more distinct responses that probably represent natural, ferrous-enriched deposits including those within palaeochannels (e.g. areas boxed by dotted green lines);

- c) Residual traces of a recently removed field boundaries in both areas, as depicted on historic maps (yellow line);
- d) Traces of cultivation (dotted orange lines);
- e) Strong, predominately negative variation along the northern and eastern boundaries of Area 3 (highlighted pink and blue). High readings were also registered at the western edge of Area 2, at the access point to Area 1. These almost certainly reflect a spread of modern rubble (laid to improve vehicular access);
- f) Magnetically strong discrete anomalies, probably of modern origin as discussed above (highlighted pink and/or blue);
- g) Discrete, magnetically stronger, anomalies (highlighted pink and/or blue). The majority probably signify modern objects, as discussed above.

7.0 Conclusions

The survey identified a number of potential ditches and pit-like anomalies, although most of the latter might (alternatively) merely reflect natural features such as tree throws.

In the western part of the site, linear anomalies potentially define the northern eastern and western boundary ditches of small sub-rectangular enclosure, with a group of possible ditches in the central part of the site (Area 3). The results also suggest that a small number of isolated ditches may lie in other areas.

Elements of widespread weak variation in the eastern half of the site reflect palaeochannels.

For the most part, strong magnetic variation clearly relates to boundary fencing/access points with discrete responses probably indicative of miscellaneous modern ferrous litter. The survey also recorded traces of recently removed field boundaries.

8.0 Acknowledgements

Pre-Construct Geophysics would like to thank Cotswold Archaeology for this commission.

9.0 References

- | | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Armstrong, H. | 2014 <i>Land South of Farleigh Road Backwell North Somerset</i> . Heritage Desk-Based Assessment. Cotswold Archaeology, Project: 4968 CA Report: 14333 |
| English Heritage. | 2008 <i>Geophysical Survey in Archaeological Field Evaluation</i> . London, English Heritage. |

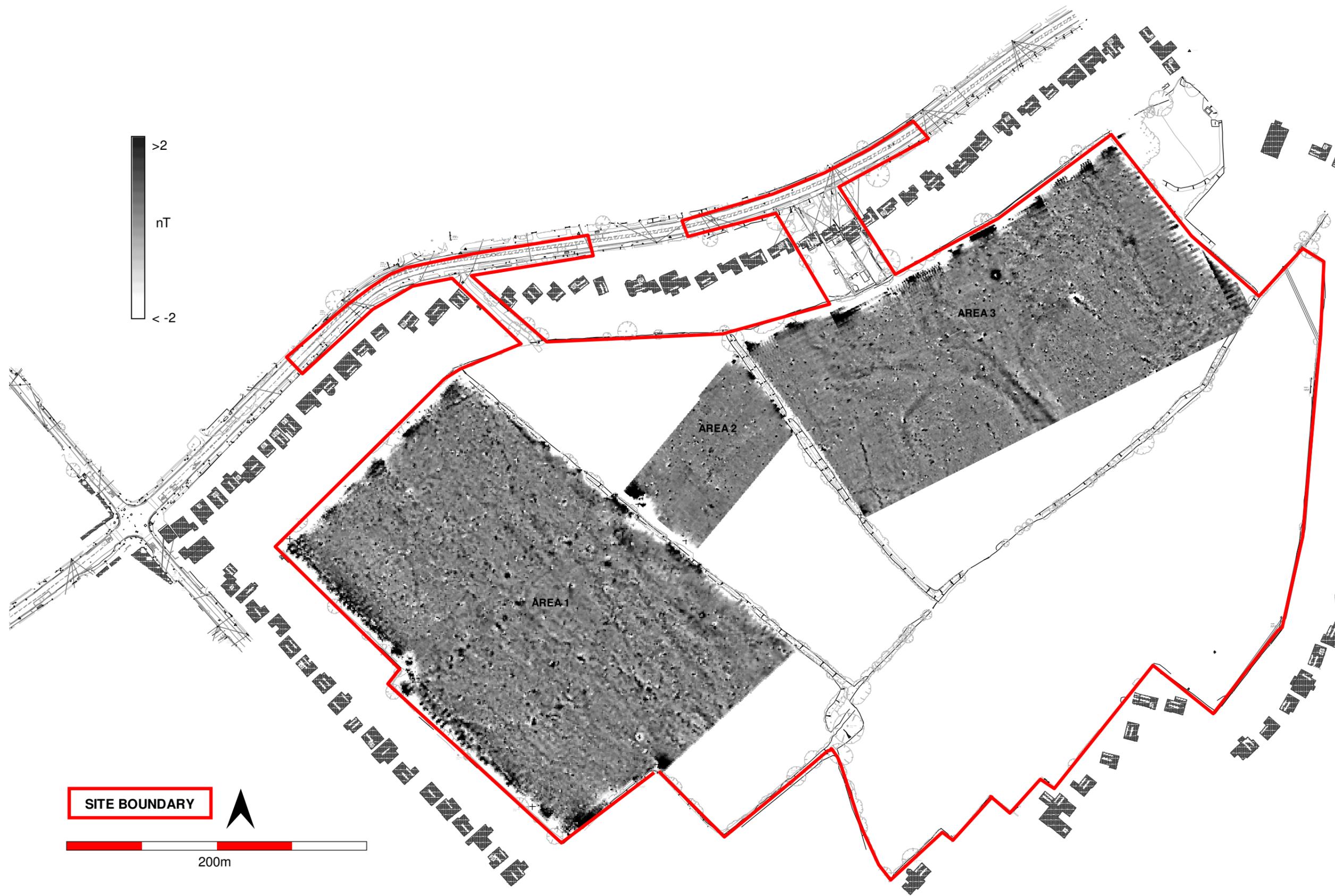


Fig. 2: Location of site and survey

- █ >10nT Typically modern (rubble, metal objects/fencing etc)
- █ Predominately natural, although archaeological remains typically resolve magnetically within this range (e.g. ditches/pits).
 Exceptions include fired material (e.g. tile/pottery, kilns, hearths and other sites subject to intense heat)
- █ < -10nT Typically modern (rubble, metal objects/fencing etc)
- - - Potential ditch
- Potential pit
- - - Known former boundary
- - - Cultivation



Fig. 3: Interpretation

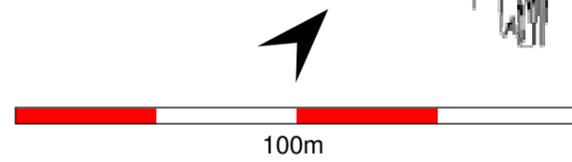
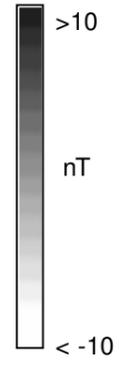
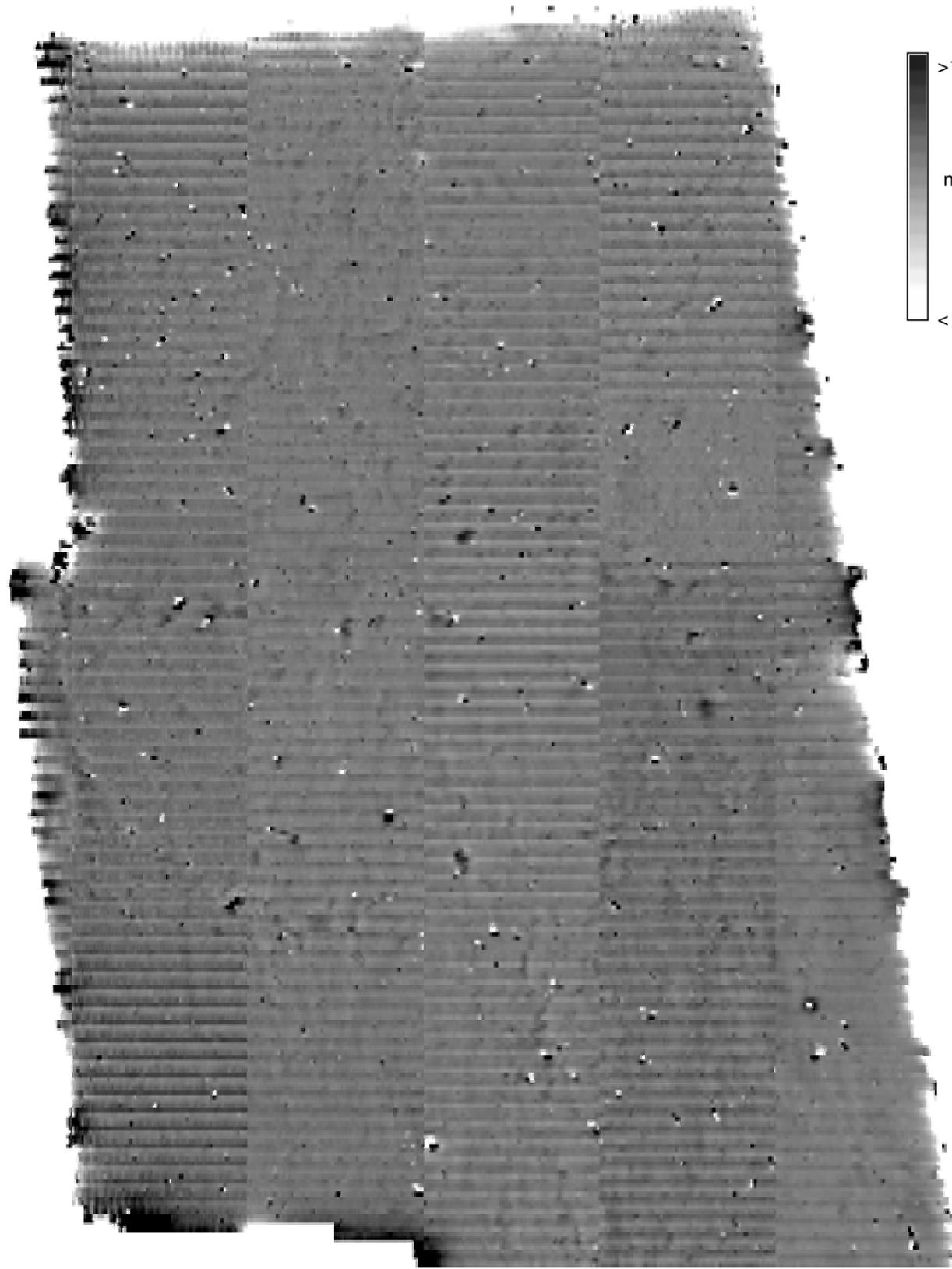


Fig. 4: Area 1 - Greyscale image of unprocessed data

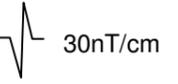
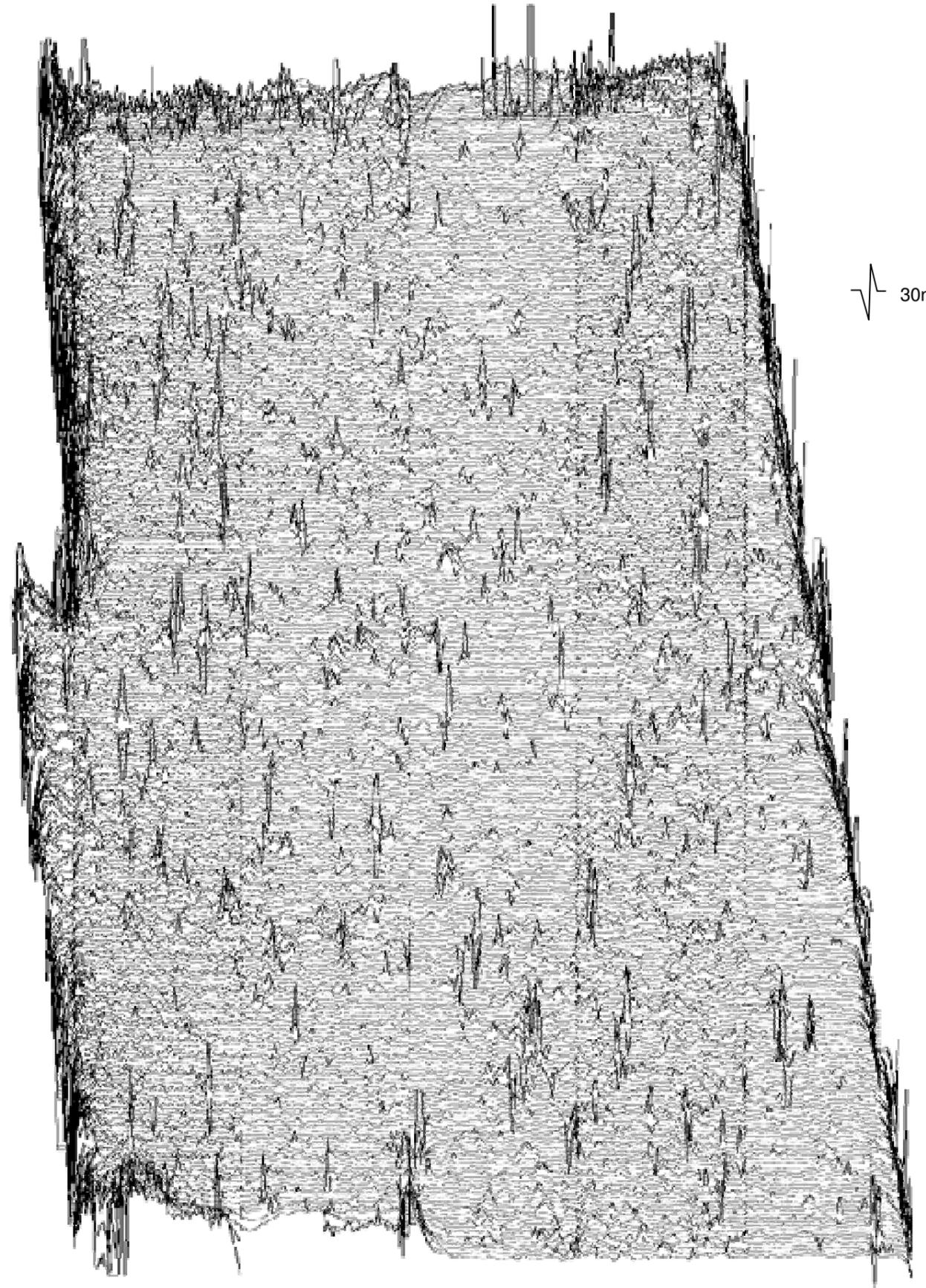


Fig. 5: Area 1 – Trace plot image

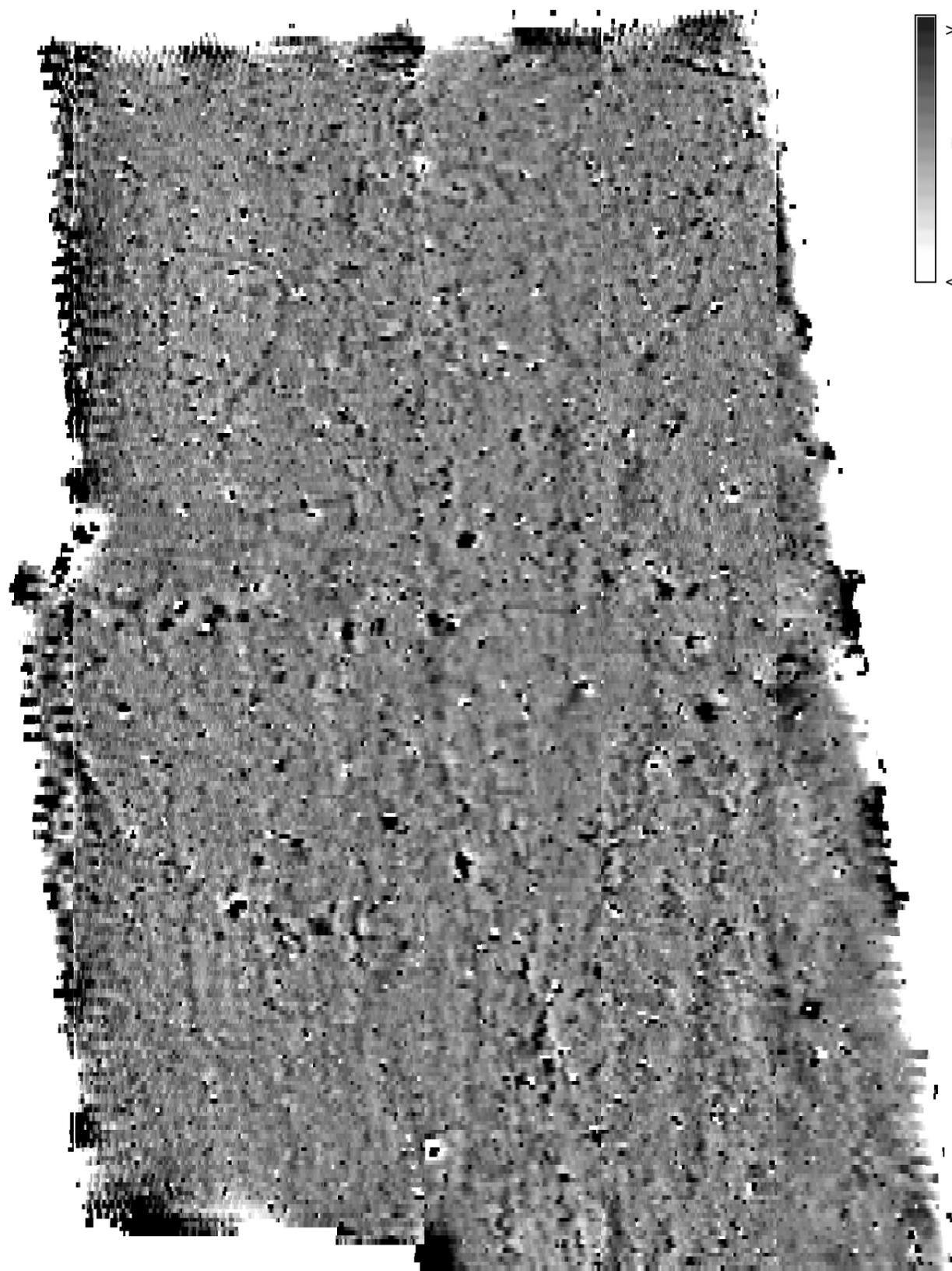
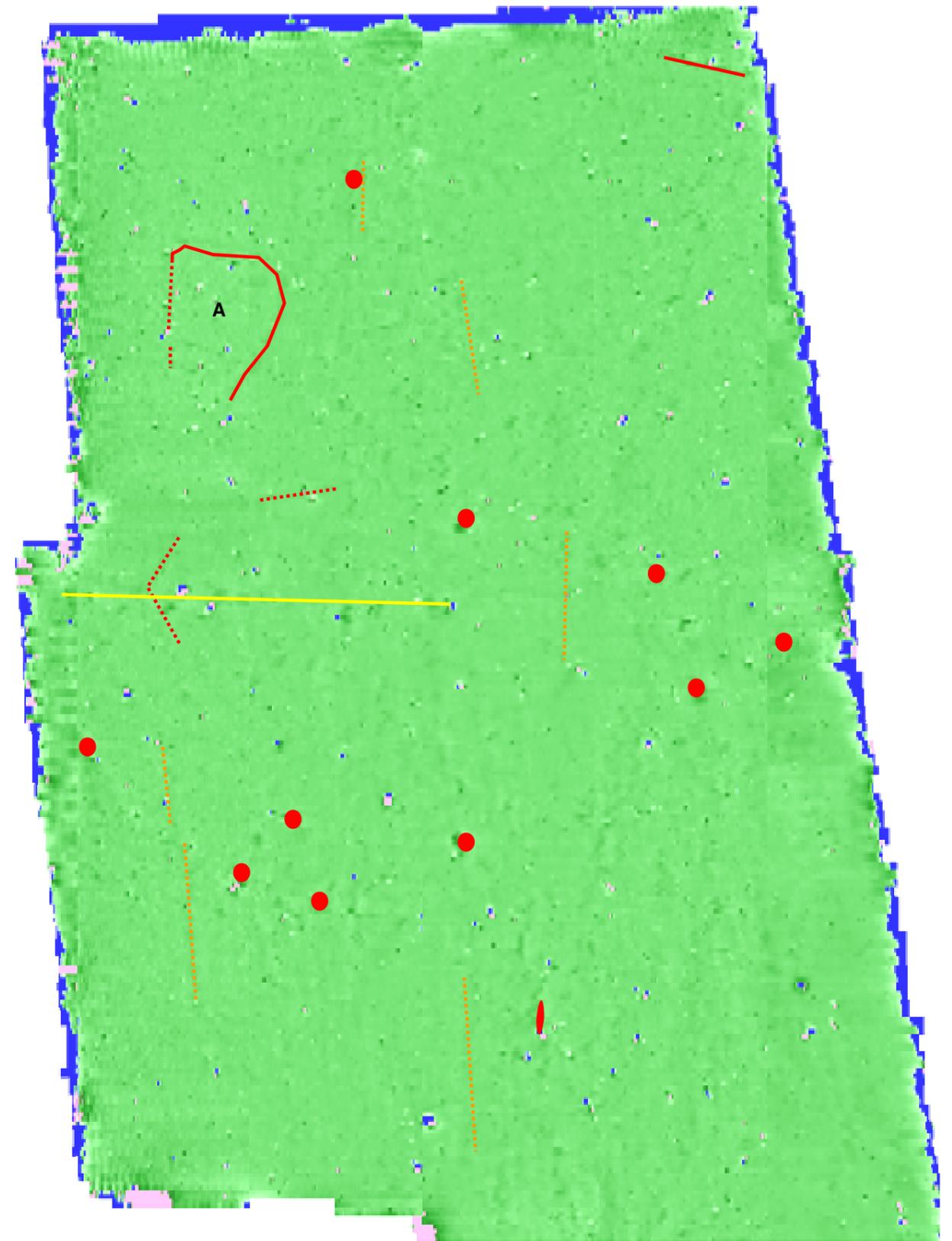
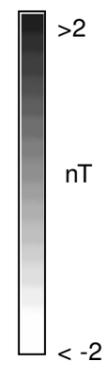


Fig. 6: Area 1 - Greyscale image of processed data



- █ >10nT Typically modern (rubble, metal objects/fencing etc)
- █ Predominately natural, although archaeological remains typically resolve magnetically within this range (e.g. ditches/pits). Exceptions include fired material (e.g. tile/pottery, kilns, hearths and other sites subject to intense heat)
- █ < -10nT Typically modern (rubble, metal objects/fencing etc)
- - - - - Potential ditch
- Potential pit
- - - - - Known former boundary
- - - - - Cultivation

Fig. 7: Area 1 – Interpretation

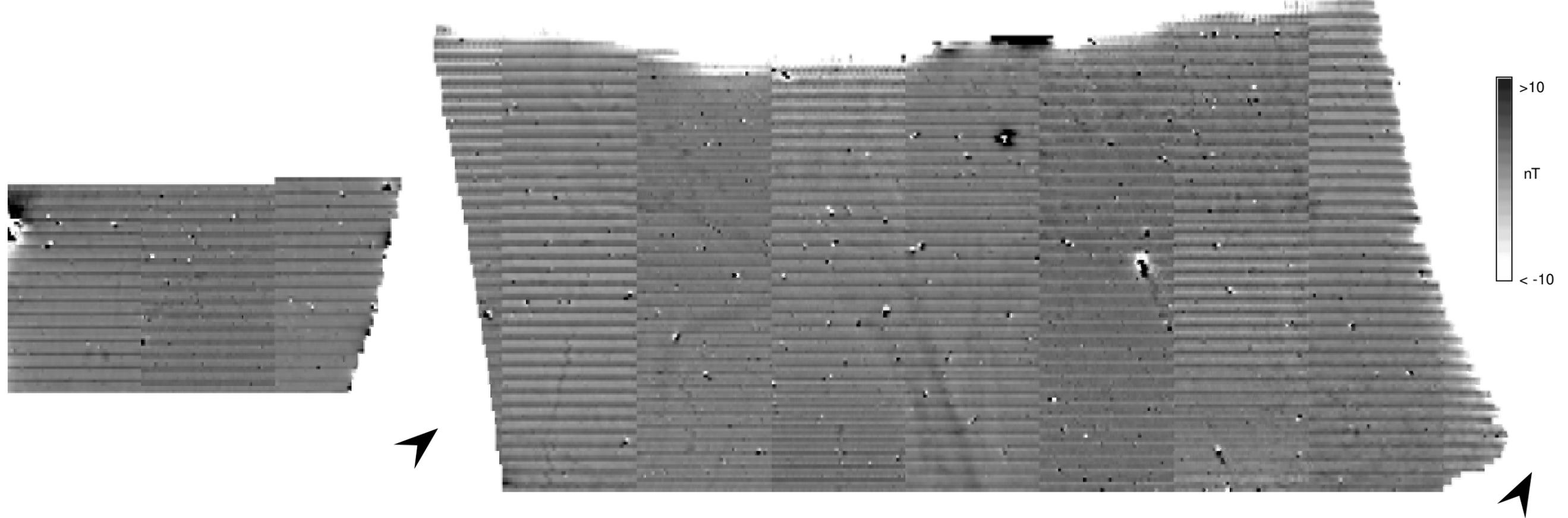


Fig. 8: Areas 2 & 3 - Greyscale images of unprocessed data

AREA 3

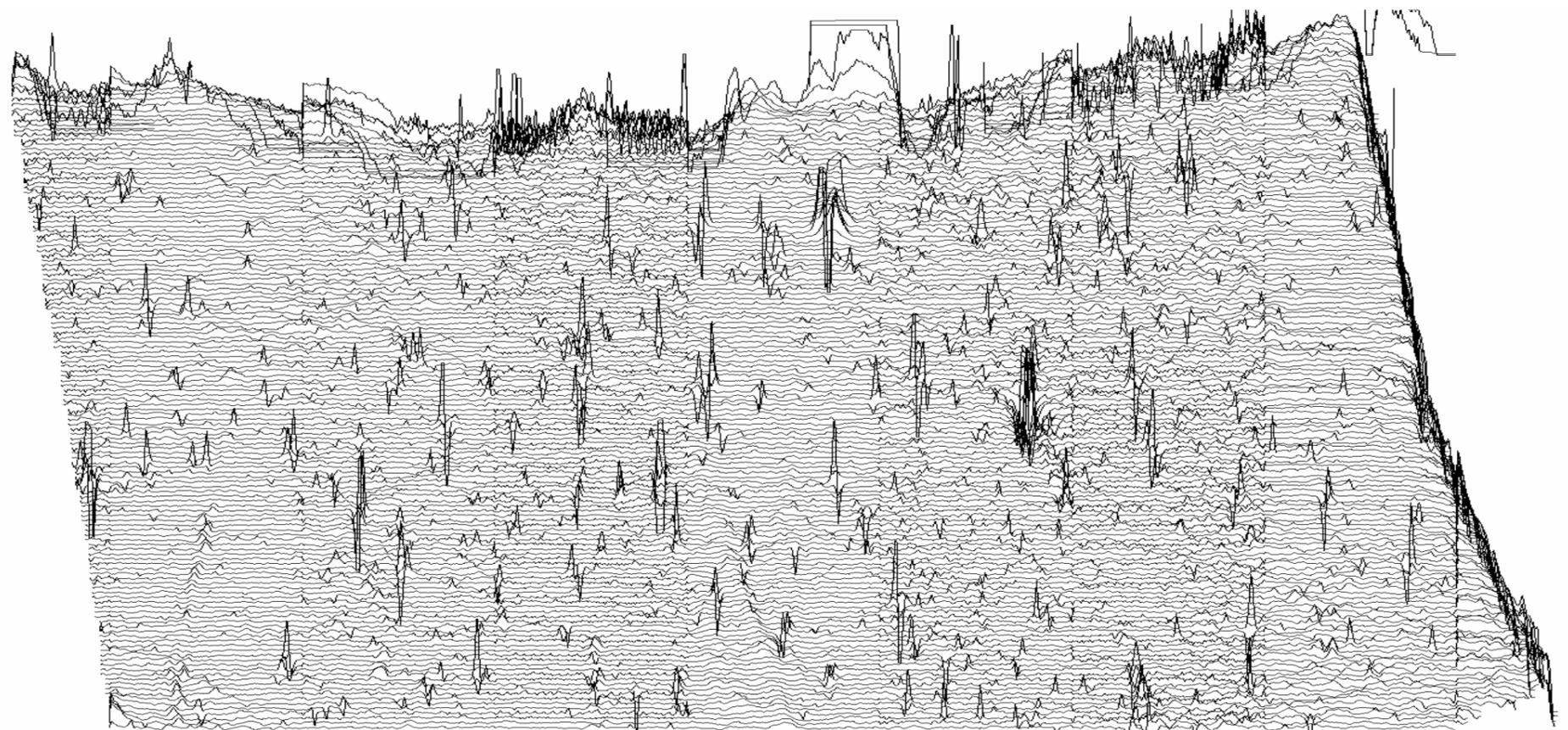
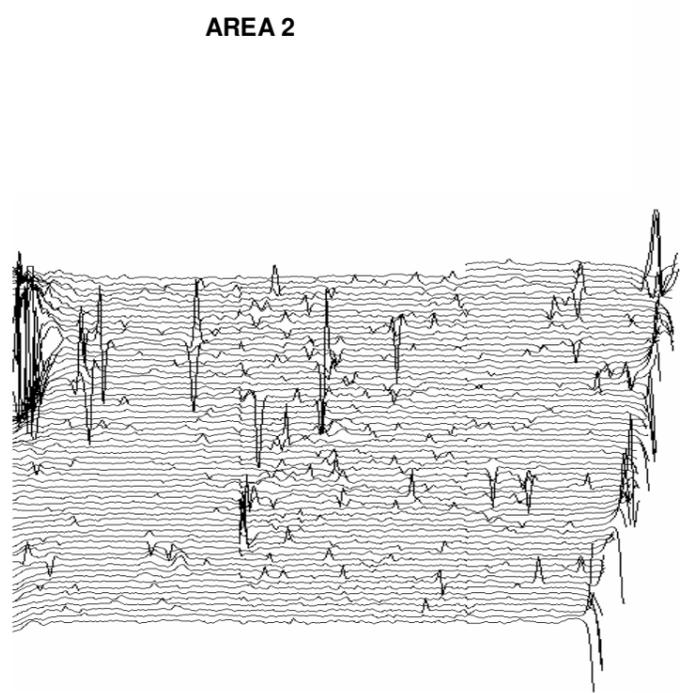


Fig. 9: Areas 2 & 3 - Trace plot images

30nT/cm

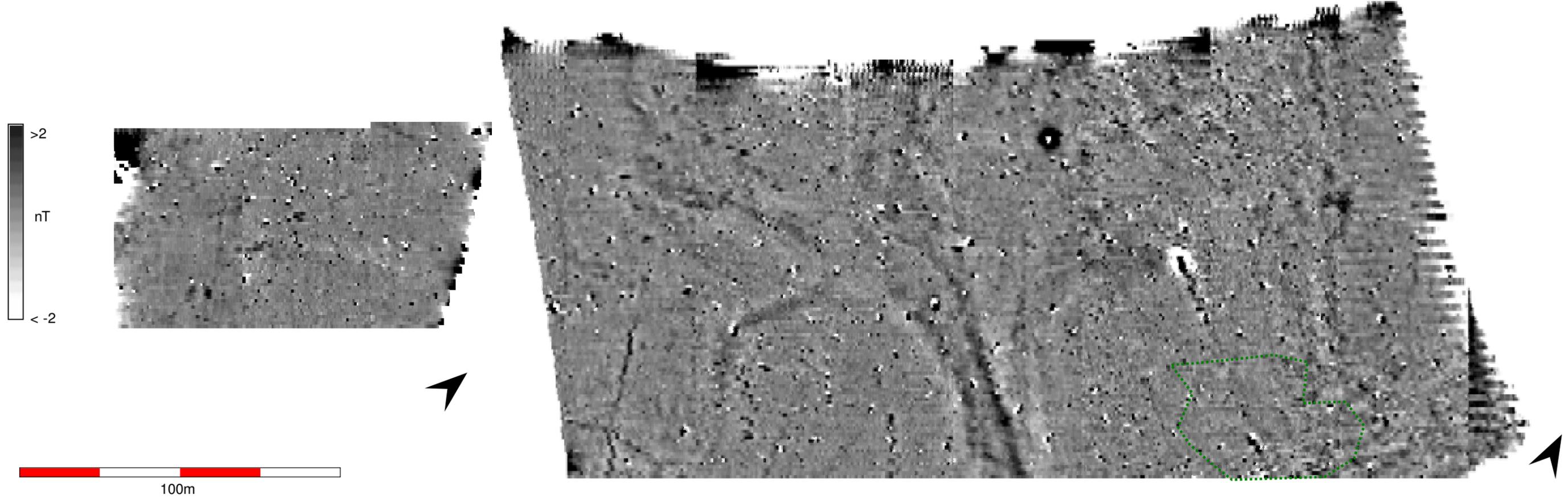


Fig. 10: Areas 2 & 3 - Greyscale images of processed data

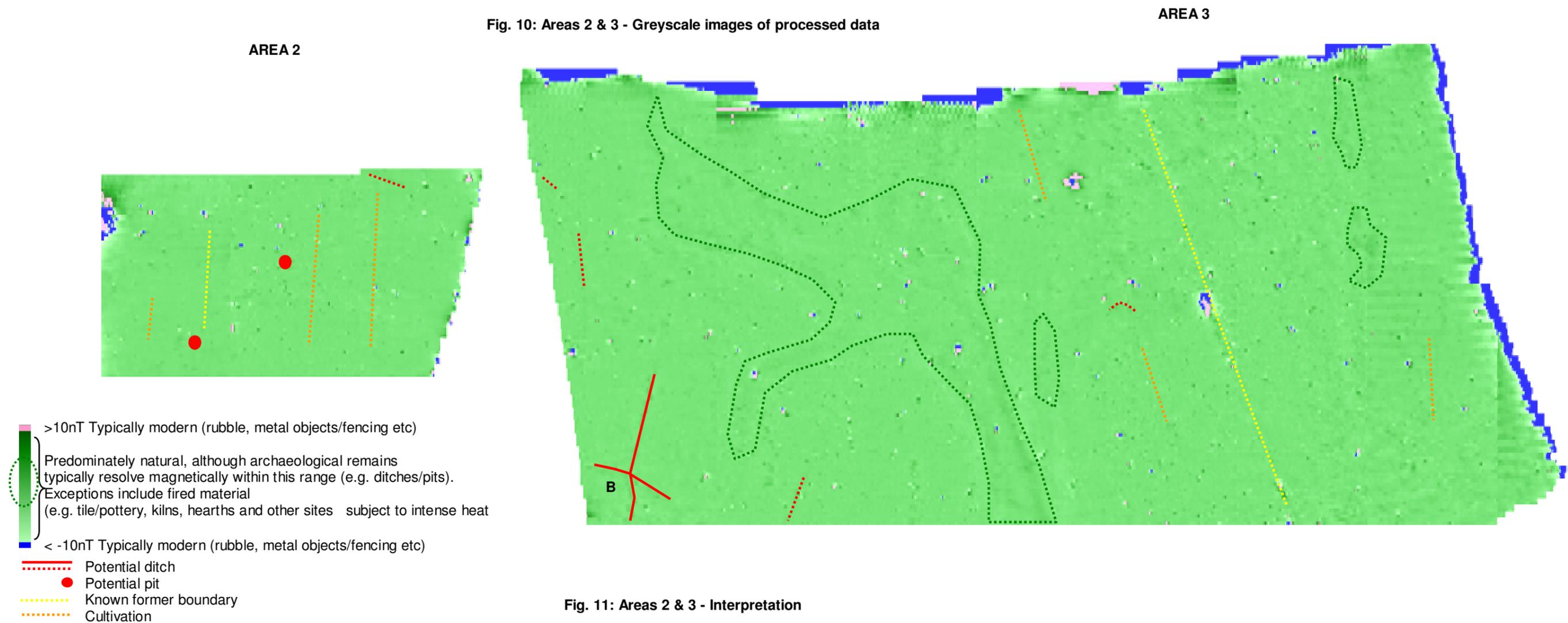


Fig. 11: Areas 2 & 3 - Interpretation

Images



Image EDP 1: View north-east across the application site illustrating its general appearance.



Image EDP 2: View from the north in the general direction of the application site from adjacent to the Grade II listed building Old Farmhouse, illustrating the site's lack of presence in views from Backwell Common.



Image EDP 3: View south-west along Church Lane into the Church Town conservation area illustrating the character and appearance of its north-eastern edge.



Image EDP 4: The stone slab, as recorded by the HER, illustrating its present appearance and location within the application site's southern boundary.



Image EDP 5: View towards the Church of St Andrew from the north, illustrating its prominence.



Image EDP 6: View to the north-east along Church Lane illustrating the predominance of limestone boundary walls in the historic core of the village.



Image EDP 7: View to the Barn north-west of Court Farm, from the north-east, illustrating its prominence at the roadside.



Image EDP 8: View south-east to Court Farm from the roadside at the north-east end of the conservation area.



Image EDP 9: View to the south to The Grange from Church Lane opposite the church illustrating its appearance and prominence.



Image EDP 10: View to the west to Combe House from Church Lane illustrating its appearance.



Image EDP 11: View north-west to Combe Cottage from Church Lane as the road bends to the north-west illustrating its appearance.



Image EDP 12: View south to the frontage of the 19th century part of Backwell Junior school, a prominent feature of the south-west end of the conservation area.



Image EDP 13: General view to the north-east along Church Lane, within the conservation area at its south-western end, illustrating the presence of modern buildings and mix of boundary treatments within it.



Image EDP 14: View north-west to the cottage Hill View experienced on the edge of the conservation area from the road Church Town.



Image EDP 15: View north to St Andrew's Church from Church Lane, illustrating its appearance.



Image EDP 16: View to the north-west towards The Court Close from Church Lane illustrating how modern buildings within the conservation area's setting screen views to the wider landscape.



Image EDP 17: View to the north from the road Church Town across the conservation area illustrating one of the only locations from where a general overview of its buildings and spaces can be had.



Image EDP 18: View towards Church Town from the north, on the approach along the PRoW from Farleigh illustrating how the conservation area is experienced with modern houses in its setting and the prominence of the church.



Image EDP 19: View from the north-east towards Church Town, on the approach along the PRoW from Farleigh, with the church on the left and the application site and its boundary on the right, illustrating the nature of the experience on approaching the village.



Image EDP 20: View towards Church Town from the north-west from land to the west of the application site that is on the PRoW from Backwell Common, illustrating how the church tower is the only visible element of the conservation area and the rural character of the foreground.



Image EDP 21: View from the land to the west of the application site that is on the PRoW from Backwell Common towards the application site, illustrating how the site boundary and topography stop the field being visible on the approach to the church.



Image EDP 22: View south-west towards the western part of the Church Town conservation area from the field to the north illustrating the visibility of Combe House and the school.



Image EDP 23: View to the north from the footpath that runs alongside the churchyard illustrating the nature of the view out to the wider landscape from the northern edge of the conservation area. The view is across the adjacent field and views down to the land at the application site are not possible due to the drop in slope at the edge of this field and screening effect of vegetation on the application site's southern boundary (which is the row of trees and shrubs that are visible).



Image EDP 24: View from the application site towards the church tower illustrating how it is visible as it is from many other locations in the local area.



Image EDP 25: Some of the stone monuments and the cross located within the churchyard.



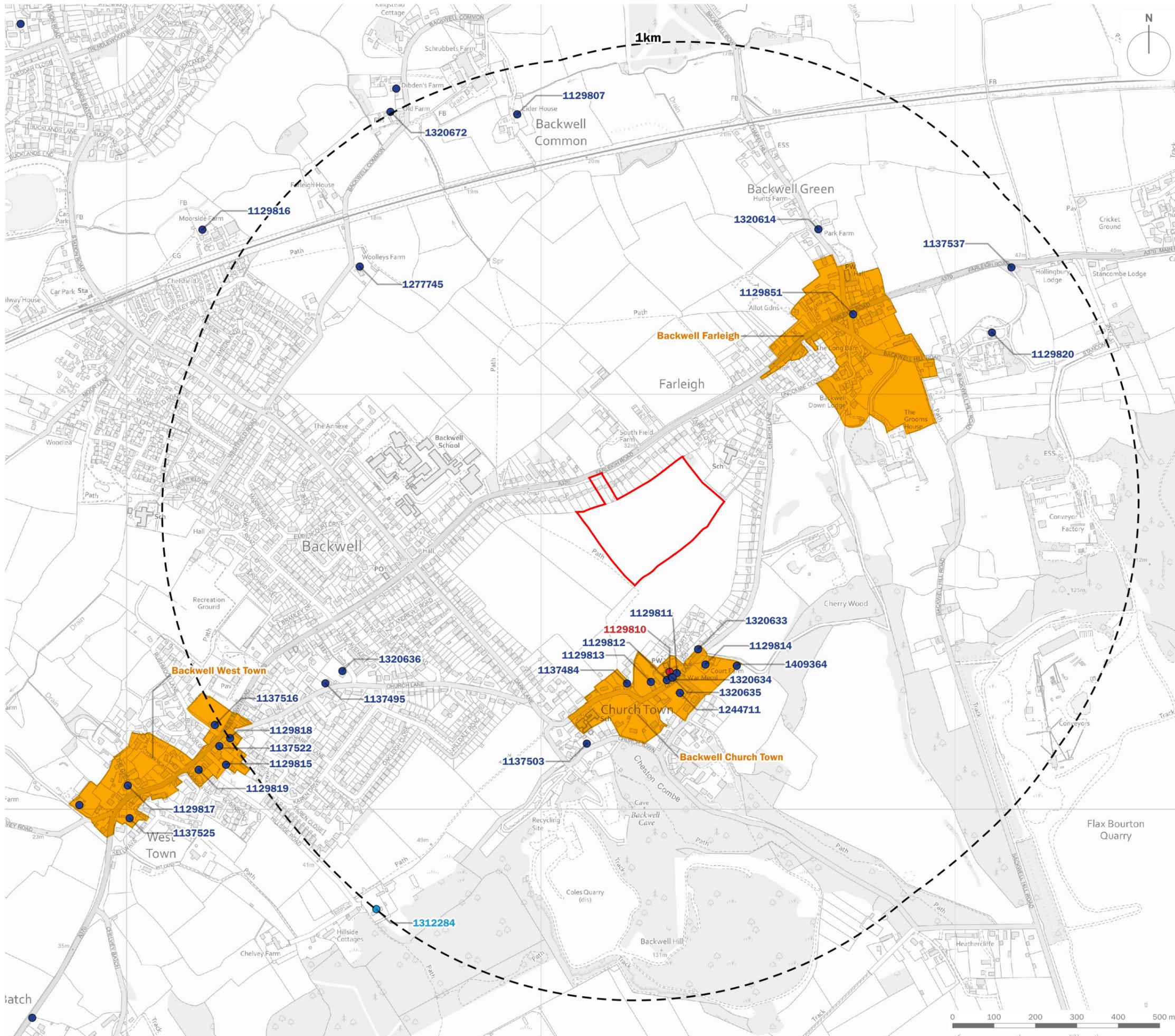
Image EDP 26: View along Farleigh Road from the edge of the conservation area illustrating its suburban setting and lack of views to the fields at the application site.

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Plans

- Plan EDP 1** Designated Heritage Assets
(edp6976_d009b 26 April 2021 MH/RS)
- Plan EDP 2** HER Data
(edp6976_d010b 26 April 2021 MH/RS)
- Plan EDP 3** Historic Maps
(edp6976_d011b 26 April 2021 MH/RS)
- Plan EDP 4** Historic Maps
(edp6976_d012b 26 April 2021 MH/RS)

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- Site Boundary
- 1km Detailed Study Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area

client
Persimmon Homes (Severn Valley) Ltd

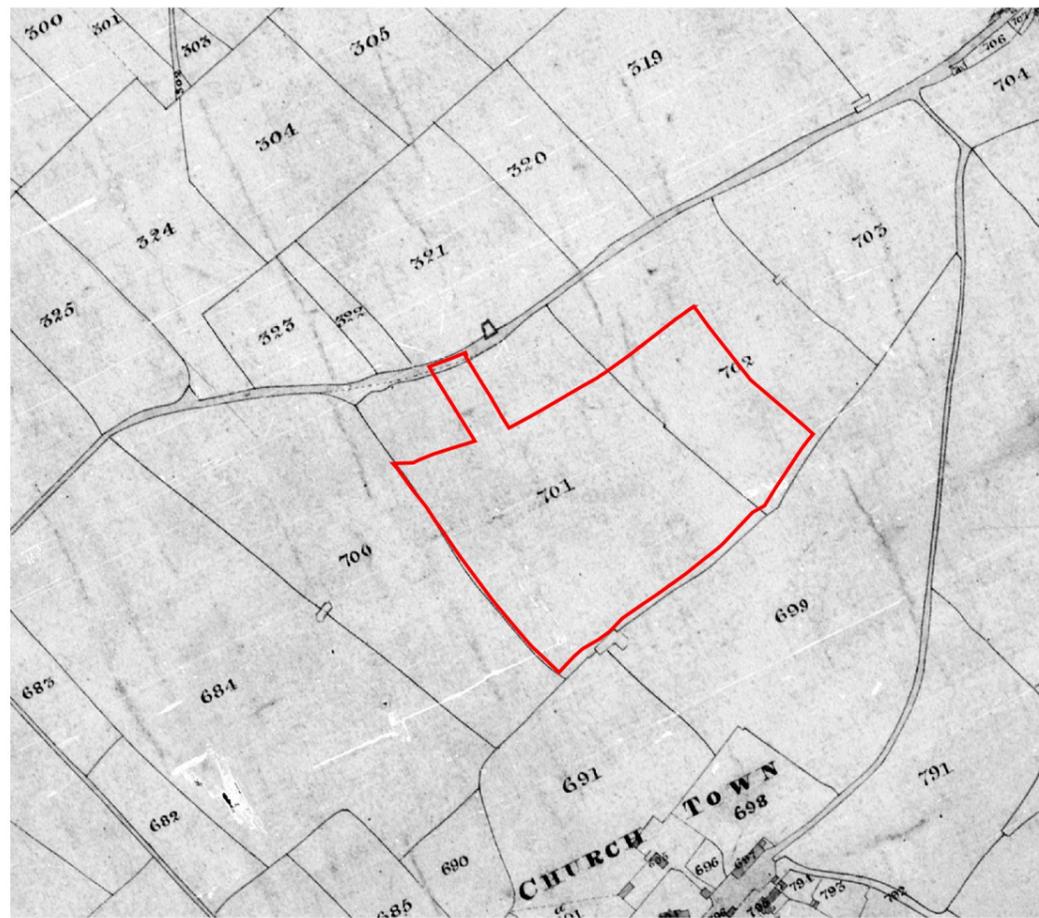
project title
Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell

drawing title
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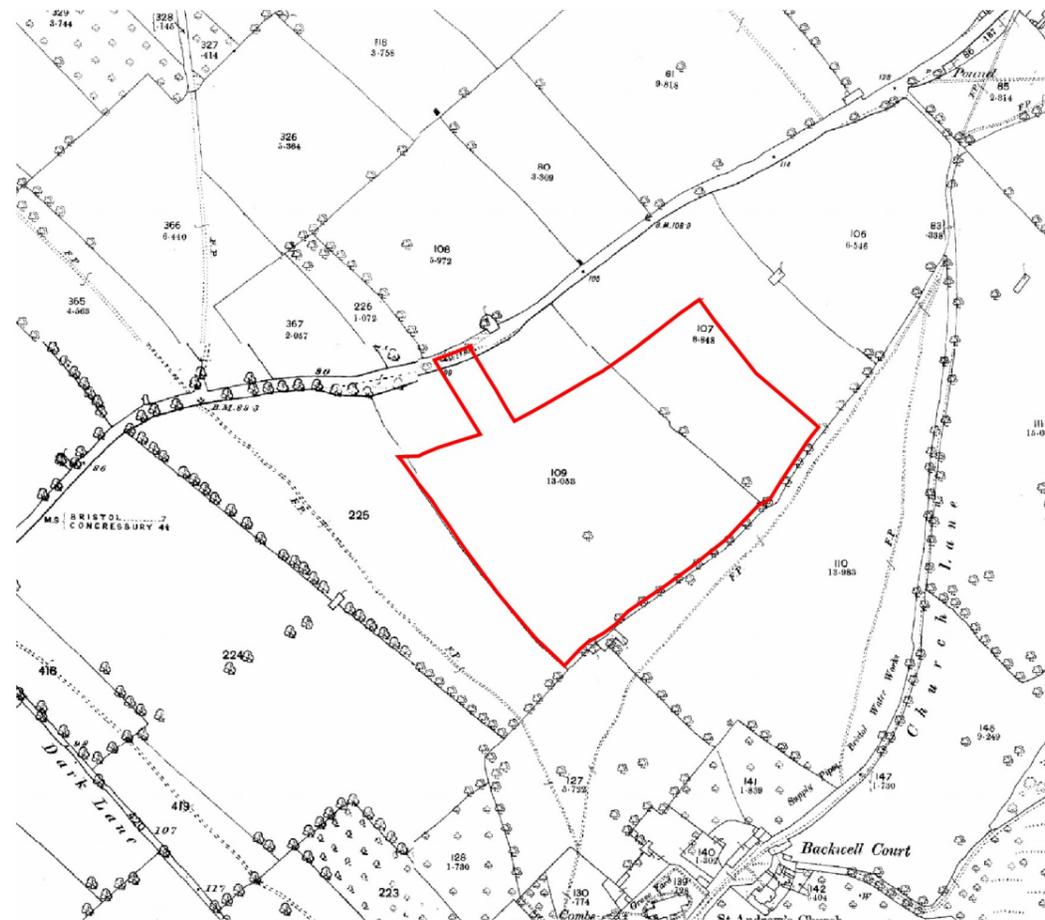
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Extract from 1840 Tithe Map of Backwell Parish



Extract from 1884-1885 First Edition Ordnance Survey Map (1:2500)



Approximate Site Boundary



client

Persimmon Homes (Severn Valley) Ltd

project title

**Land at Farleigh Farm and 54 and 56
Farleigh Road, Backwell**

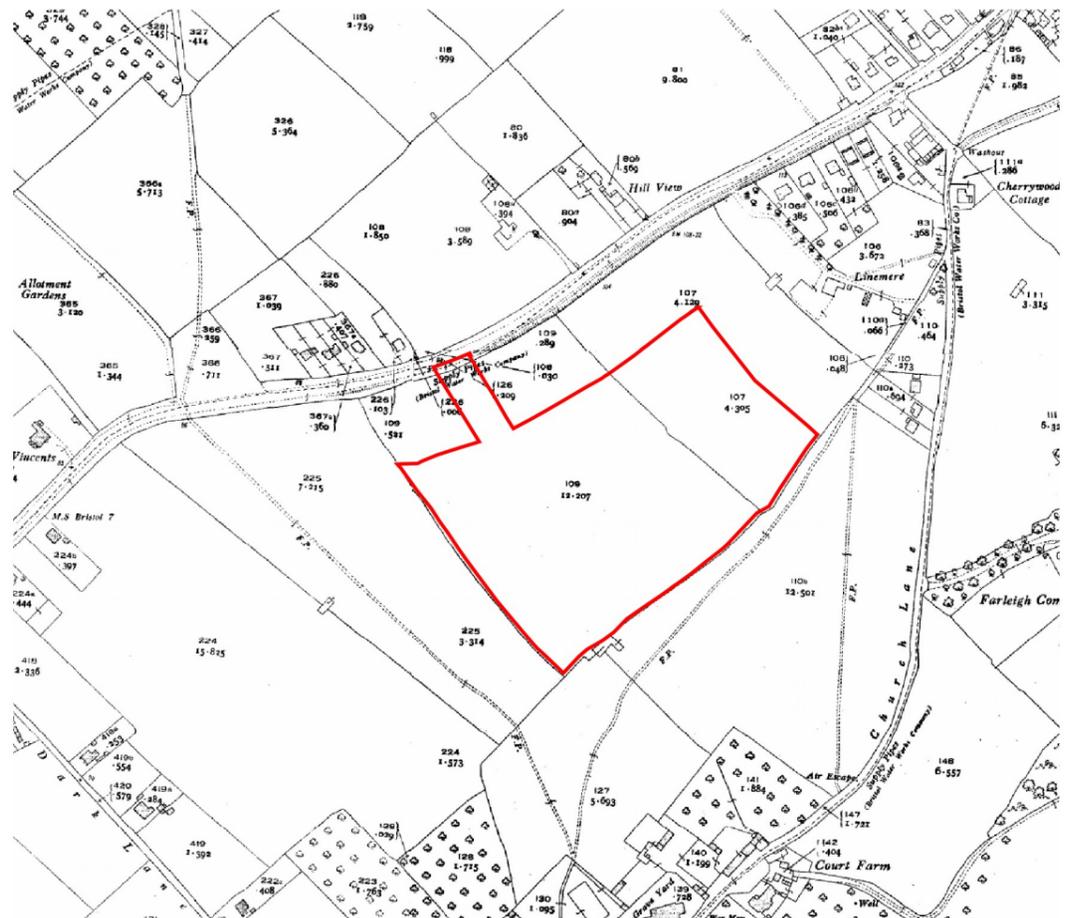
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Plan EDP 3: Historic Maps

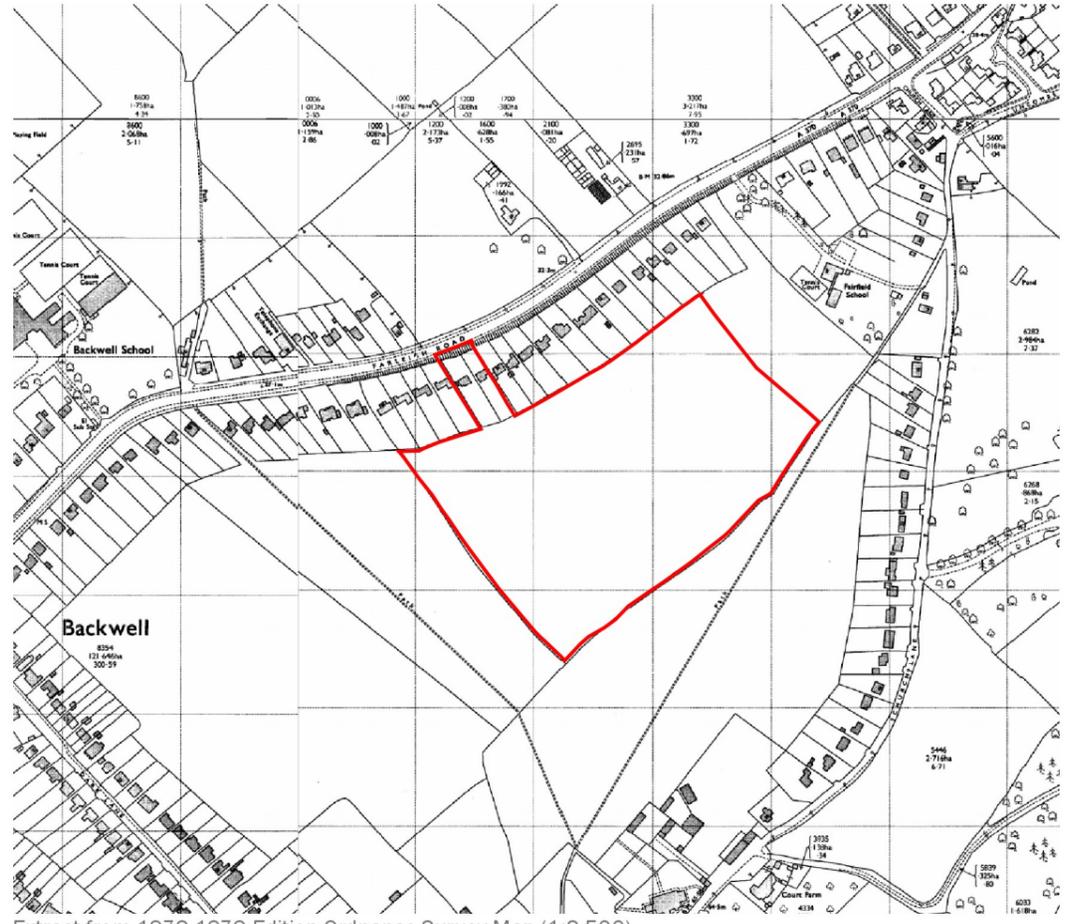
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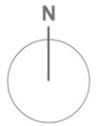
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Extract from 1972-1979 Edition Ordnance Survey Map (1:2,500)



Approximate Site Boundary



client
Persimmon Homes (Severn Valley) Ltd

project title
Land at Farleigh Farm and 54 and 56 Farleigh Road, Backwell

drawing title
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