

LAND WEST OF BUTT'S BATCH,
WRINGTON, NORTH SOMERSET

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF STRONGVOX HOMES

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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE



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ON BEHALF OF: STRONGVOX HOMES

Prepared by: Chris Morley, BA, MPhil, MCIfA, Associate Director - Heritage

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1. Introduction

1.1 Pegasus Group have been commissioned by Stongvox Homes to prepare an Archaeological Desk-Based Assessment (DBA) in relation to proposed development at Land West of Butts Batch, Wrington, North Somerset (hereafter 'the Site'; **Fig. 1**).

1.2 The proposals are for residential development of the northern part of the Site, with an ecological provision to the south.

Site location

1.3 The Site comprises parts of two agricultural fields to the south-west of Wrington, adjacent to the existing housing to the west of Butts Batch. The Site comprises c.4ha of land in total, and slopes southwards onto the northern bank of the River Yeo.

Purpose of this report

1.4 This Archaeological DBA has identified known and potential

archaeological heritage assets that might be affected by the proposals, and has determined their significance, in accordance with National Planning Policy Framework (NPPF¹) paragraph 189. This requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”²

1.5 In order to inform an assessment of the acceptability of the scheme in relation to archaeological impact, the potential for any harm to the significance of those assets has also been considered, within the context of NPPF paragraphs 193 to 197.

1.6 As per paragraph 189 of the NPPF, the detail and assessment in this report is considered to be *“proportionate to the asset’s importance”³*.

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, February 2019).

² MHCLG, *NPPF*, paragraph 189.

³ MHCLG, *NPPF*, paragraph 189.

2. Methodology

Sources

2.1 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for information on designated heritage assets;**
- **The North Somerset Historic Environment Record (HER) for information on the recorded heritage resource and previous archaeological works;**
- **Archival sources, including historic maps and documents (due to the closure of the Somerset Archives in response to Covid-19, these have been remotely sourced);**
- **Aerial photographs (due to the closure of the Historic England Archives in response to Covid-19, these have been remotely sourced);**
- **LiDAR DTM and DSM data as available from the Environment Agency; and**
- **Online resources including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscape Viewer; and Google Earth satellite imagery.**

2.2 For digital datasets, information was sourced for a 1km study area measured from the boundaries of the Site. The data is discussed within the text where relevant. A gazetteer of

recorded sites and findspots is included as Appendix 1.

APPENDIX 1: GAZETTEER

2.3 Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45° intervals from 0-360°, is provided in Appendix 2.

APPENDIX 2: LIDAR SHADED-RELIEF DTM

2.4 Heritage assets in the wider area were considered where appropriate.

Site Visit

2.5 A site visit was undertaken by Pegasus Group in June 2020, during which the site and its surrounds were inspected.

Assessment of significance

2.6 In the NPPF, heritage significance is defined 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. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*⁴

2.7 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁵ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

2.8 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁶ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁷ and the online Planning Practice Guidance on the Historic Environment⁸ (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

2.9 The PPG provides further information on the interests it

⁴ MHCLG, *NPPF*, p. 71.

⁵ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

identifies:

- **Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- **Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- **Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."⁹

2.10 Significance results from a combination of any, some, or all of

⁷ MHCLG, *NPPF*, p. 71.

⁸ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

the interests described above.

- 2.11 The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,¹⁰ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

Assessment of harm

- 2.12 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against. In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** *It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";¹¹ and*
- **Less than substantial harm.** *Harm of a lesser level than that defined above.*

- 2.13 With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."¹²

- 2.14 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.
- 2.15 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated.
- 2.16 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets.
- 2.17 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".¹³ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

¹⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

¹¹ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

¹² MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

¹³ Historic England, *GPA 2*, p. 9.

3. Planning Policy Framework

Legislation

3.1 Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁴ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

National Planning Policy Guidance

The National Planning Policy Framework (February 2019)

3.2 Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”¹⁵

3.3 The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and

Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”¹⁶

3.4 As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”¹⁷

3.5 Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 190 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”¹⁸

¹⁴ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

¹⁵ MHCLG, *NPPF*, p. 67.

¹⁶ MHCLG, *NPPF*, p. 66.

¹⁷ MHCLG, *NPPF*, p. 71.

¹⁸ MHCLG, *NPPF*, para. 190.

3.6 Paragraph 192 goes on to state that:

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

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness."¹⁹*

3.7 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

"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."²⁰

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting),

¹⁹ MHCLG, *NPPF*, para. 192.

²⁰ MHCLG, *NPPF*, para. 193.

should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."²¹*

3.8 Section b) of paragraph 194, which describes assets of the highest significance, also includes footnote 63 of the *NPPF*, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

3.9 In the context of the above, it should be noted that paragraph 195 reads as follows:

"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:

²¹ MHCLG, *NPPF*, para. 194.

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*²²

3.10 Paragraph 196 goes on to state:

*“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.”*²³

3.11 With regards to non-designated heritage assets, paragraph 197 of NPPF 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.”*²⁴

²² MHCLG, *NPPF*, para. 195.

²³ MHCLG, *NPPF*, para. 196.

3.12 Footnote 63 of the NPPF clarifies that non-designated assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

National Planning Practice Guidance

3.13 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

*“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”*²⁵

Local Planning Policy

3.14 Planning applications within North Somerset are currently considered against the policy and guidance set out within the North Somerset Development Plan, which includes the Core Strategy (adopted 2017), the Sites and Policies Plan Part 1 – Development Management Policies (DMP, adopted 2016); and the Sites and Policies Plan Part 2 – Site Allocations Plan (2018).

3.15 The relevant Core Strategy policy comprises CS5: Landscape and the Historic Environment, which provides that:

²⁴ MHCLG, *NPPF*, para. 197.

²⁵ MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

"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."

- 3.16 DMP Policies DM6 'Archaeology' and DM7 'Non-designated Heritage Assets' are also relevant; these supersede Replacement Local Plan Policy ECH6. DMP Policy DM6 'Archaeology' provides that:

"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."

- 3.17 DMP Policy DM7 'Non-designated Heritage Assets' provides that:

"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."

4. The Historic Environment

Scheduled Monuments

- 4.1 There are no Scheduled Monuments within the Site or anywhere within the 1km study area.

Previous Archaeological Investigations

- 4.2 There have been no previous archaeological investigations within the Site itself, and no relevant proximate investigations.

Topography, Geology and the Palaeoenvironment

- 4.3 The Site is located on a low, sub-oval rise overlooking the Yeo Valley to the south and defined by historic tributaries to the west and east (**Fig. 2**). The highest point on the rise is to the immediate north-east of the Site, at c.21m aOD; this is the result of accumulated superficial head deposits of clay, silt, sand and gravel, which extend through the northern part of the Site, overlying the mudstone bedrock.
- 4.4 The Site is located to the west, south-west and south of this high point, sloping gently southwards to a height of c.12m aOD on the Yeo floodplain. Superficial alluvial deposits are mapped along the course of the river including within the southern part of the Site. These deposits continue along the historic tributaries to either side and along the saddle of lower ground to the north, to form a complete circuit (**Fig. 3**).
- 4.5 In terms of soils, the more elevated, northern part of the Site is

overlain by fertile well-drained loams and clays, agriculturally versatile and naturally conducive to woodland. The lower, southern part of the Site comprises the historic Yeo floodplain, and here the alluvial deposits are overlain by naturally wet loam and clay soils better suited to grass, both pasture and meadow.

- 4.6 The historic settlement core at Wrington is focussed on a discrete area of higher ground to the north of that on which the Site is located, on the lower slope of Wrington Hill. The waterlogged alluvial soils between the two would have been unsuited to historic settlement, and likely defined the southern settlement edge up until the 19th/20th Centuries.

Archaeological Baseline

Prehistoric (pre-43 AD) and Romano-British (AD 43 - 410)

- 4.7 There are no archaeological remains of prehistoric or Romano-British date recorded within the Site, or its immediate environs. The only heritage asset of either date recorded within the study area comprises the remains of a Roman building that formerly stood on the site of All Saints Church, c.220m north of the Site (**Fig. 4, MNS3685**); spot-finds of Roman pottery have also been recovered from the church graveyard. The building appears to have been identified in antiquity, and no further details have been recorded.

4.8 The nearest substantive occupation sites during these periods would have been the univallate Hillforts at Cadbury Hill, c.3.5km north-west of the Site; Cleeve Court, c.3.2km to the north; Burrington Ham, c.3.5km to the south-east; and Dolebury Camp, c.3.2km to the south-west.

4.9 On balance, there is considered to be a low potential for unknown prehistoric or Romano-British remains to survive buried within the Site. No prehistoric assets and only a single Roman asset are recorded locally within the HER, and no possible remains have been identified during analysis of LiDAR and historic aerial imagery as part of the current assessment.

4.10 The topographic conditions suggest that any settlement that might have been associated with the Roman building at All Saints Church would have been focussed upon the discrete area of higher ground to the north of the Site, where the historic settlement developed; as described in paragraph 4.6, the shallow alluvial valley between the two would likely have formed the southern-most extent of any such settlement.

Early Medieval (AD 410-1066), Medieval (1066 – 1539), Post-medieval (1540 – 1800) and Modern (1801 – present)

4.11 No heritage assets of early medieval or medieval date are recorded within the Site in the HER.

4.12 Wrington is known to have been established as a manor by AD

904 when it is recorded in a royal grant. A comparatively large village had been established by the time of production of the Domesday Book in AD 1086; at that time there was a presumptive population of c.350 people.²⁶ The earliest parts of the church of All Saints Church had been built by the 14th Century, and the settlement was granted market status that same century.

4.13 Known medieval assets are largely concentrated within Wrington's historic core, c.300m north-east of the Site, and principally relate to settlement (**Fig. 4, MNS404, MNS405, MNS4830, MNS4831, and MNS1583**). There is no evidence for the medieval settlement to have ever extended into the Site, and circumstantially it is likely to have remained north of the alluvium to the north of the Site.²⁷

4.14 The available evidence suggests that the Site formed part of the village's open field system. Examination of the LiDAR imagery reveals traces of former N-S oriented ridge and furrow within the northern part of the Site, consistent with the south-facing topography and fertile soils (**Appendix 2**). The topographic, geological and soil conditions within the southern part of the Site, alongside the broader historic field pattern, provide a strong indication that it served as meadow.

4.15 Besides Wrington village, other proximate historic settlement foci are depicted on **Figure 4**. These are primarily post-medieval

²⁶ <https://opendomesday.org/map/>, accessed June 2020.

²⁷ This is today marked by the approximate course of Westward Close.

in origin, with the exception of Beam Mill (**Fig. 4, MNS748**) and Stepstones Farm (**Fig. 4, MNS7535**). Beam Mill was first documented in AD 1238, when it was leased by Stephen Chamberlain, along with a furlong of land known then as '*La Beme*'. The mill is recorded again in documents dating to 1343-4, 1491-2 (when it is referred to as '*Bememylle*'), and 1516, and is depicted on a map of Wrington produced in 1738 (**Plate 1**).

- 4.16 A tumbling weir and leat are recorded to the east of the mill (**Fig. 4, MNS2204**), and 13th-century Beam Bridge, after which the mill took its name, is to the west of the mill, c.70m south-east of the Site (**Fig. 4, MNS790**).
- 4.17 Other medieval assets within the wider Site environs comprise Wrington Mill, at South Farm, c.930m south-east of the Site (**Fig. 4, MNS1119**), and Ladywell (**Fig. 4, MNS2644**), c.350m north of the Site. Numerous findspots of medieval pottery have also been recorded locally (**Fig. 4, MNS6599, MNS78999, and MNS788**).
- 4.18 The great majority of the records for this period otherwise relate to post-medieval buildings. Again, these are primarily concentrated within Wrington village and comprise houses and other settlement-related features. Beyond the village, the remainder largely relate to agriculture, and include: Lower Stock Farm, Legg's Farm, Mill Farm, Stepstones Farmhouse, and a ruined barn at Iwood Manor (**Fig. 4, MNS6684; MNS6601; MNS7845; MNS3491; and MNS6680**). Post-medieval houses known as Littlers and Haydens, are also recorded locally (**Fig.**

4, MNS6614, MNS912), as is a limekiln at Prestonwood, c.950m north-east of the Site (**Fig. 4, MNS1126**).

- 4.19 In greatest proximity to the Site are a house named 'Butt's Orchard', c.130m east of the Site (**Fig. 4, MNS3493**), and the purported site of the 16th-century archery butts from which the name Butt's Batch is thought to derive, c.90m to the north-east (**Fig. 4, MNS6985**).
- 4.20 As for the medieval period, there is no evidence to suggest that the Site was used for anything besides agriculture during the post-medieval period. The northern part of the Site is likely to have persisted in arable use and the southern part as meadow pasture. This is corroborated by Rocque's 1738 parish map, which records the pre-enclosure landscape in detail (**Plate 1**).
- 4.21 A series of linear earthworks identifiable on aerial imagery and LiDAR within the south of the Site, may comprise the remnants of a former water meadow. Their irregular configuration is not typical of a 'bedworks', however, and they may alternatively comprise a drainage system, potentially in several phases.
- 4.22 The earthworks can be clearly seen on the LiDAR imagery (**Appendix 2**), and their presence was confirmed during the Site inspection undertaken as part of this assessment. They do not relate to Beam Mill, which is on the opposite riverbank and cannot have had any functional association.

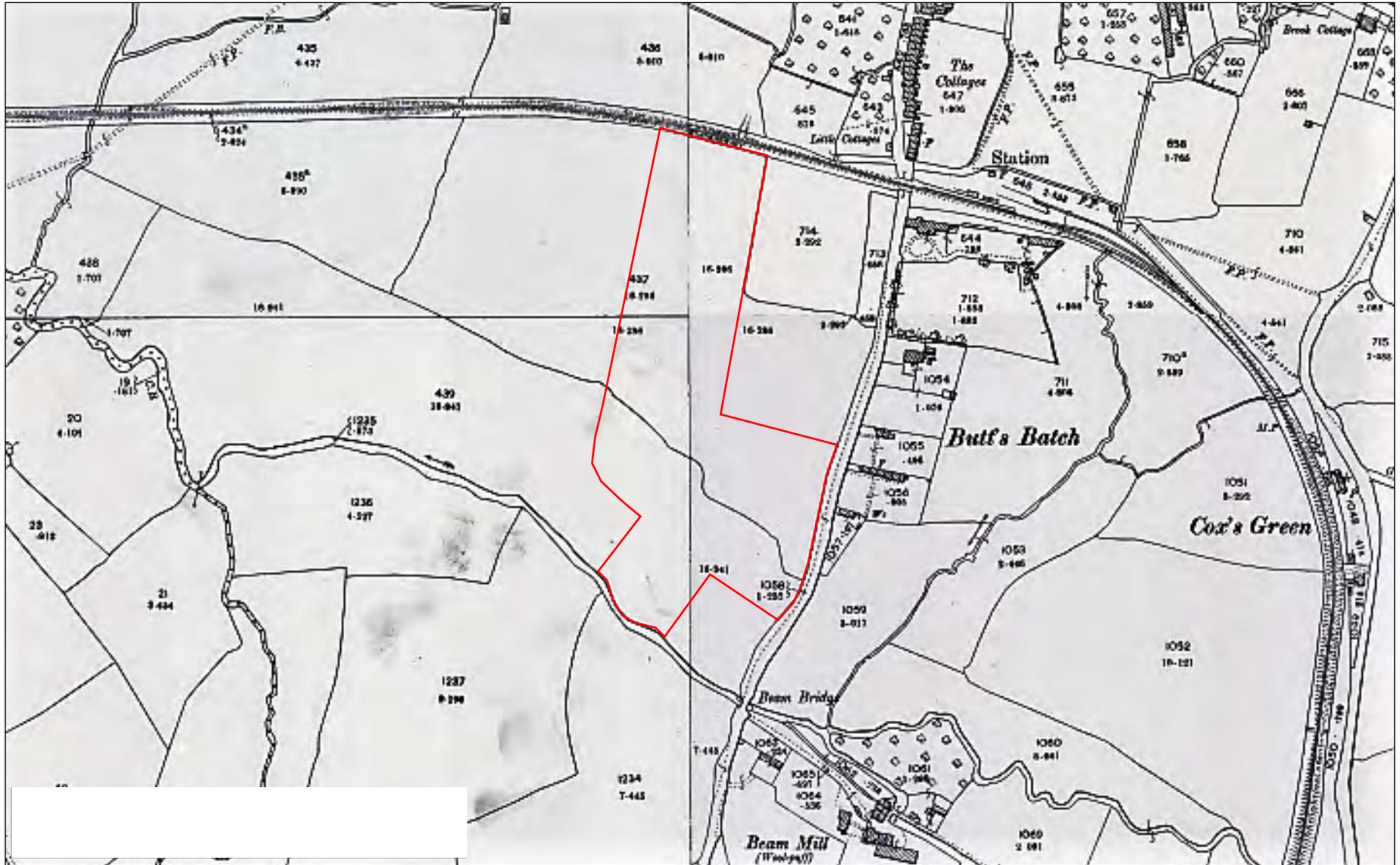


- 4.23 The long WNW-ESE oriented drain with a conspicuous dogleg corresponds with a boundary recorded in 1738 (**Plate 1**) and seemingly removed by 1839 (**Plate 2**). Morphologically, the remainder of the earthworks seem likely to be post-medieval in date, possibly 17th-century, given that they are not depicted on any mapping from the early-18th century onwards.
- 4.24 Wrington's open field system was enclosed by Act of Parliament in 1813. The parish tithe map records the Site continuing in agricultural use, then comprising parts of three separate fields. The Tithe apportionment names these fields as 'Broadmead', 'Great Woodwalls' and 'Woodwalls'. The southern part of the site formed part of a broad tract of meadow, hence 'Broadmead'. The name 'Woodwalls' or 'Woodfalls', given to those two fields to the north, suggests that they originally comprised wooded slopes, before being assarted and put to arable use.
- 4.25 The Tithe map also records the establishment of a small number of properties to the east of Half Yard Road, east of the Site, that would become Butt's Batch. The first edition Ordnance Survey (OS) County Series Map does not depict any changes in the use or configuration of the Site itself subsequent to 1839 (**Figure 3**). The only subsequent change to be mapped is the removal of the northern-most internal field boundary within the Site by the time of production of the second edition OS County Series map of 1903 (**Plate 3**).
- 4.26 In terms of modern heritage assets, those of relevance comprise the course of the former Wrington Vale Light Railway, which

forms the northern site boundary, and the former station, c.150m to the east of the Site (**Fig. 4, MNS1427**).

Statement of Significance

- 4.27 There are no designated heritage assets, e.g. Scheduled Monuments, located within the Site, or anywhere within proximity.
- 4.28 There are no significant non-designated heritage assets located within the Site. The linear earthworks identified within the south of the Site are of interest, though their significance would still be considered comparatively low. While they would not warrant preservation *in situ*, they are located within an ecological mitigation area, and they and their presence within the landscape would be preserved.
- 4.29 Otherwise, a low potential for unrecorded buried archaeological remains of prehistoric, Romano-British, Early Medieval and Medieval date has been identified, and none would be anticipated. Further post-medieval / modern agricultural remains may survive buried within the Site, but these would be of low, if any, heritage significance, and would not warrant preservation *in situ*. Any more recent examples would unlikely be considered heritage assets.



5. Conclusions

- 5.1 There are no designated heritage assets or significant non-designated heritage assets located within the Site, or within material proximity.
- 5.2 The only historic features identified within the Site comprise a series of earthworks possibly associated with a former watermeadow and/or drainage system of probable post-medieval date. These earthworks will be preserved within an ecological mitigation area and their significance preserved.
- 5.3 Otherwise, a low potential for unrecorded buried archaeological remains of prehistoric, Romano-British, Early Medieval and Medieval date has been identified. Any unrecorded post-

medieval / modern agricultural remains that may survive buried within the site would be of little, if any, heritage significance, and would unlikely be considered heritage assets. The very low significance of such remains means that their truncation could be proportionately mitigated by record, if required.

- 5.4 In sum, this Archaeological Desk-Based Assessment has not identified anything in respect of archaeology that would preclude development within the Site of the nature and on the scale proposed.

Sources

Legislation and Policy Guidance
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APPENDIX 1: GAZETTEER OF HER DATA

HER Monuments Data

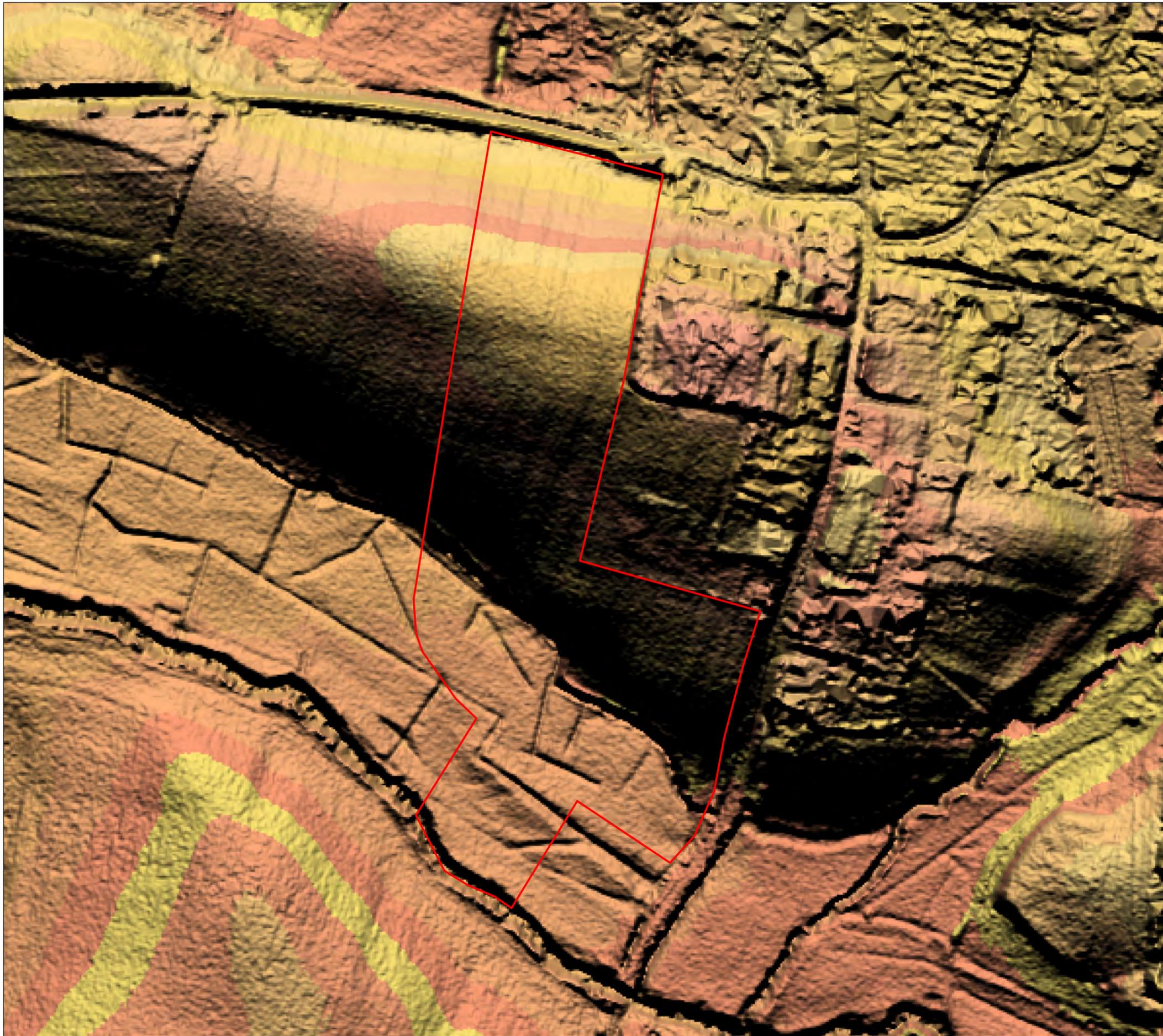
MonUID	RecordType	Name	Period	MonTypes
MNS1119	MON	Wrington Mill, South Mill Far	Medieval to Victorian	CORN MILL, WATERMILL, WATERMILL
MNS1126	MON	Limekiln, Prestonwood	Post Medieval	LIME KILN
MNS1427	MON	Wrington Station	Modern	RAILWAY STATION
MNS1582	MON	Dovehouse, Wrington Manor	Post Medieval	DOVECOTE
MNS1583	MON	Market Cross	Medieval	CROSS
MNS1584	MON	Stocks	Post Medieval	STOCKS, WHIPPING POST
MNS1586	MON	Village pound S of Manor	Post Medieval	POUND
MNS1587	MON	Poor house	Post Medieval	WORKHOUSE
MNS1588	MON	Lock Up	Post Medieval	LOCK UP
MNS2204	MON	Tumbling Weir & mill leat	Medieval	LEAT
MNS2243	MON	19th century Methodist chapel	Victorian	CHAPEL
MNS2644	MON	Alleged Mithraic Altar Ladywell	Unknown	NON ANTIQUITY
MNS2651	MON	Ladywell	Medieval	HOLY WELL, WELL
MNS3038	MON	C20 mushroom farm, Gatcombe	Undated	
MNS3490	MON	Terrace of four townhouses, Broad Street	Post Medieval	TERRACE
MNS3491	MON	Stepstones Farm House, Wrington	Post Medieval	FARMSTEAD
MNS3492	MON	Site of Fornidale, Wrington	Post Medieval	HOUSE
MNS3493	MON	'Butt's Orchard'	Post Medieval	HOUSE
MNS3494	MON	Cross Cottage, Silver Street, Wrington	Post Medieval	HOUSE
MNS3495	MON	Coles and Amors stores and house adjoining	Post Medieval	HOUSE
MNS3496	MON	Former fish and chip shop, Broad Street	Post Medieval	HOUSE
MNS3505	MON	Early reinforced concrete road bridge	Modern	BRIDGE
MNS3685	MON	Major Roman building, below church, Wrington	Roman	RIDGE AND FURROW
MNS404	MON	Court Farm	Medieval	FORTIFIED MANOR HOUSE, MOAT, MANOR HOUSE
MNS405	MON	All Saints' Church	Medieval	CHURCH, PARISH CHURCH

MNS406	FS	Roman coins & pottery, churchyard & village	Roman	FINDSPOT
MNS4773	MON	'Sinderlands' field name	Unknown	SITE?
MNS4830	MON	Remains of medieval building, Station Road	Medieval	HOUSE
MNS4831	MON	Site of former churchyard cross, Wrington	Medieval	CROSS
MNS4991	MON	16th century Oak Cottage, The Triangle, Wrington	16th Century to Elizabethan	HOUSE
MNS6599	MON	Mill Farm, Mill Lane	Post Medieval	FARMSTEAD
MNS6601	MON	Site of Legg's Farm, Havyatt Road	Post Medieval	FARMSTEAD
MNS6613	MON	Congregational chapel, Chapel Hill	19th Century	CEMETERY, CHAPEL
MNS6614	MON	'Littlers'	Post Medieval	FARMSTEAD
MNS6615	MON	Wrington Farm, School Road	Post Medieval	FARMSTEAD
MNS6616	MON	Wrington school, School Road	Victorian to 21st Century	SCHOOL
MNS6617	MON	Site of Rydings Farm, Silver Street	Post Medieval	FARMSTEAD
MNS6618	MON	Steps of Wrington village cross re-used as parapet	Medieval	CROSS
MNS6619	MON	Forge Cottage, Silver Street	Post Medieval	BLACKSMITHS WORKSHOP
MNS6620	MON	Site of smithy at Memorial Road	Post Medieval	BLACKSMITHS WORKSHOP
MNS6621	MON	Site of smithy at Broad Street garage	Post Medieval	BLACKSMITHS WORKSHOP
MNS6622	MON	Plough Inn, High Street	Post Medieval	PUBLIC HOUSE
MNS6623	MON	Golden Lion, Broad Street	Post Medieval	PUBLIC HOUSE
MNS6624	MON	Site of gasholder, Court Farm	Post Medieval	GAS WORKS
MNS6680	MON	Ruined barn 325m E of Iwood Manor	Post Medieval	BARN
MNS6684	MON	Lower Stock farm, Kitland Lane	Post Medieval	FARMSTEAD
MNS6979	MON	Site of market house, Broad Street	Post Medieval	MARKET HOUSE
MNS6980	MON	Site of Church house, Wrington churchyard	Post Medieval	HOUSE
MNS6981	MON	Site of cottage, Wrington churchyard	Post Medieval	HOUSE
MNS6982	MON	Site of cottage, Wrington churchyard	Post Medieval	HOUSE
MNS6985	MON	Site of medieval archery butts, Wrington	16th Century	ARCHERY BUTTS
MNS6986	MON	Site of cottage, west side of Wrington churchyard	Post Medieval	HOUSE
MNS6987	MON	Site of the corn market, Broad Street	Post Medieval	MARKET HOUSE
MNS6989	MON	Site of Wrington Girls National School	Victorian	SCHOOL
MNS6990	MON	Site of Wrington Village school	Post Medieval	SCHOOL
MNS6991	MON	The Lockup (1825), High Street	19th Century	LOCK UP

MNS6992	MON	Site of the village pump, opposite Farleys Stores	Victorian	PUMP
MNS6994	MON	Site of 'Bakers Close mearstone', Rickford	18th Century to Victorian	BOUNDARY STONE, BLACKSMITHS WORKSHOP
MNS6994	MON	Site of 'Bakers Close mearstone', Rickford	18th Century to Victorian	BOUNDARY STONE, BLACKSMITHS WORKSHOP
MNS6997	MON	Richard's shop (former Blew Bell), Wrington	18th Century	PUBLIC HOUSE
MNS7045	MON	Boundary stone 410m N of Tickenham Road	Post Medieval	BOUNDARY STONE
MNS7045	MON	Boundary stone 410m N of Tickenham Road	Post Medieval	BOUNDARY STONE
MNS7047	MON	Boundary stone 105m S of Naish Lodge	Post Medieval	BOUNDARY STONE
MNS7047	MON	Boundary stone 105m S of Naish Lodge	Post Medieval	BOUNDARY STONE
MNS7051	MON	Boundary stone 65m NE of Charlton Fm	Post Medieval	BOUNDARY STONE
MNS7051	MON	Boundary stone 65m NE of Charlton Fm	Post Medieval	BOUNDARY STONE
MNS748	MON	Beam Bridge Mill	Medieval to Victorian	CORN MILL, CORN MILL, WATERMILL, WATERMILL, WATERMILL
MNS7535	MON	Auster tenement at Stepstones Farm	Medieval	FARMSTEAD
MNS7845	FS	Edward II penny find, Mill Farm	Medieval	FINDSPOT
MNS788	FS	Late Medieval Pottery under railway line	Medieval to Elizabethan	FINDSPOT, FINDSPOT, ARTEFACT SCATTER
MNS790	MON	Beam Bridge	Medieval to Modern	BRIDGE, BRIDGE
MNS8855	MON	Site of gasworks, Lawrence Road	Post Medieval	GAS WORKS
MNS8856	MON	Site of Weighing Machine, Memorial Road	Post Medieval	WEIGHING MACHINE
MNS8857	MON	Memorial Hall, Wrington	Modern	EVACUEE CENTRE
MNS8858	MON	Home Guard HQ	Modern	HOME GUARD HEADQUARTERS, AIR RAID PRECAUTIONS HEADQUARTERS
MNS8859	MON	Wrington WW2 AFS fire station in old coach house	Modern	FIRE STATION
MNS8999	FS	Pottery, glass and bone assemblage	Medieval to Victorian	FINDSPOT
MNS912	MON	Haydens	Post Medieval	SITE
MNS913	BLD	Cross Cottage	Post Medieval	SITE, HOUSE
MNS5341	MON	Lower Stock Farm, Stock	Unknown	SETTLEMENT
MNS5642	MON	Maines Batch, Wrington	Unknown	SETTLEMENT
MNS5643	MON	Wrington	Unknown	SETTLEMENT

MNS5646	MON	Stepstones Farm, Wrington	Unknown	SETTLEMENT
MNS5652	MON	Oakdene Farm, Wrington	Unknown	SETTLEMENT
MNS5653	MON	Beam Mill, Wrington	Unknown	SETTLEMENT

APPENDIX 2: LIDAR SHADED-RELIEF DTM

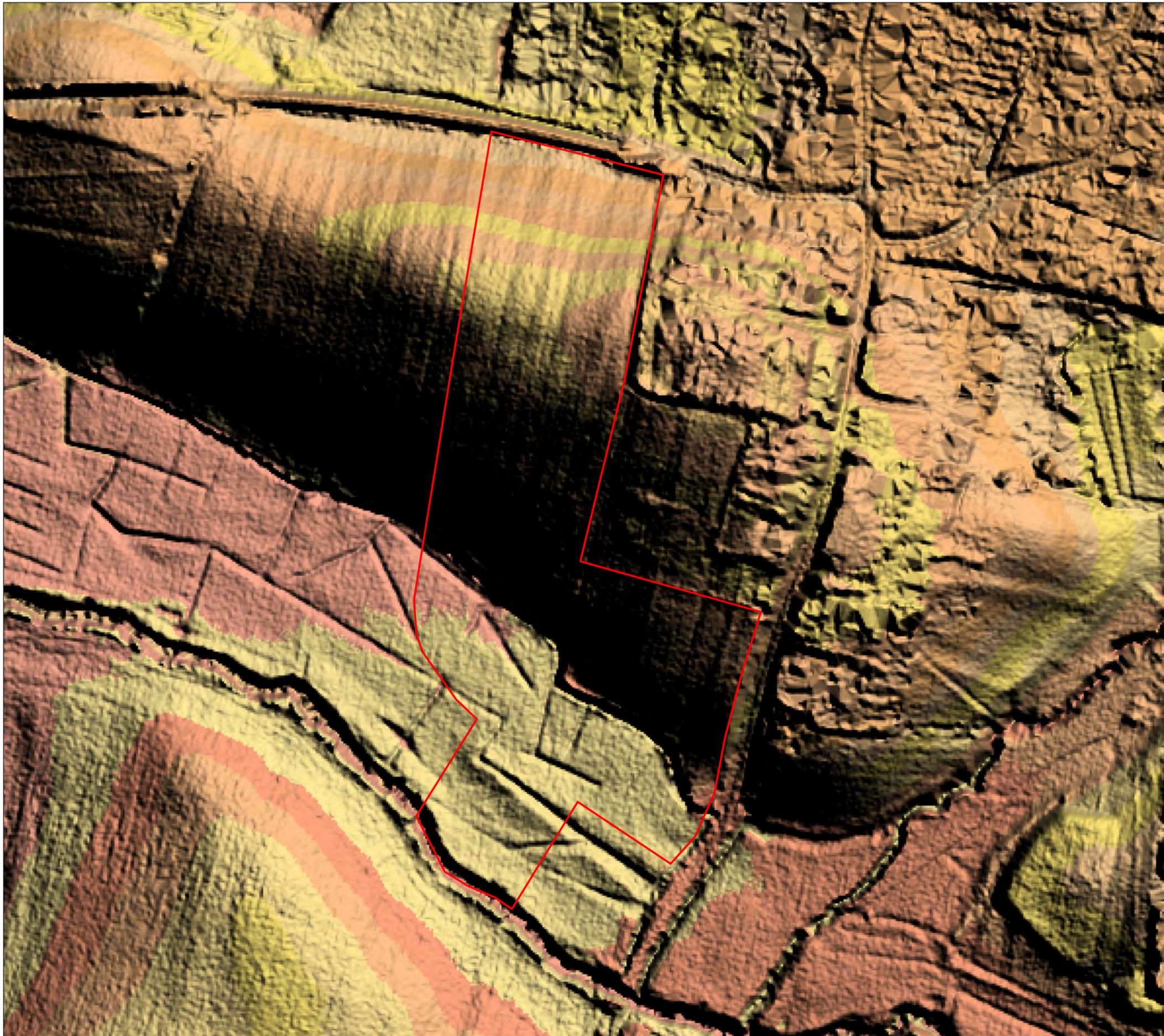


 Site

Revisions:
First Issue - 26/06/2020 CM

LiDAR 1m DTM Shaded-Relief Model Land West of Butts Bach, Wrington, North Somerset

Client: Strongvox Homes
DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
Drawn by: CM Approved by: GS
Date: 26/06/2020
Scale: 1:2,000 @ A3



 Site

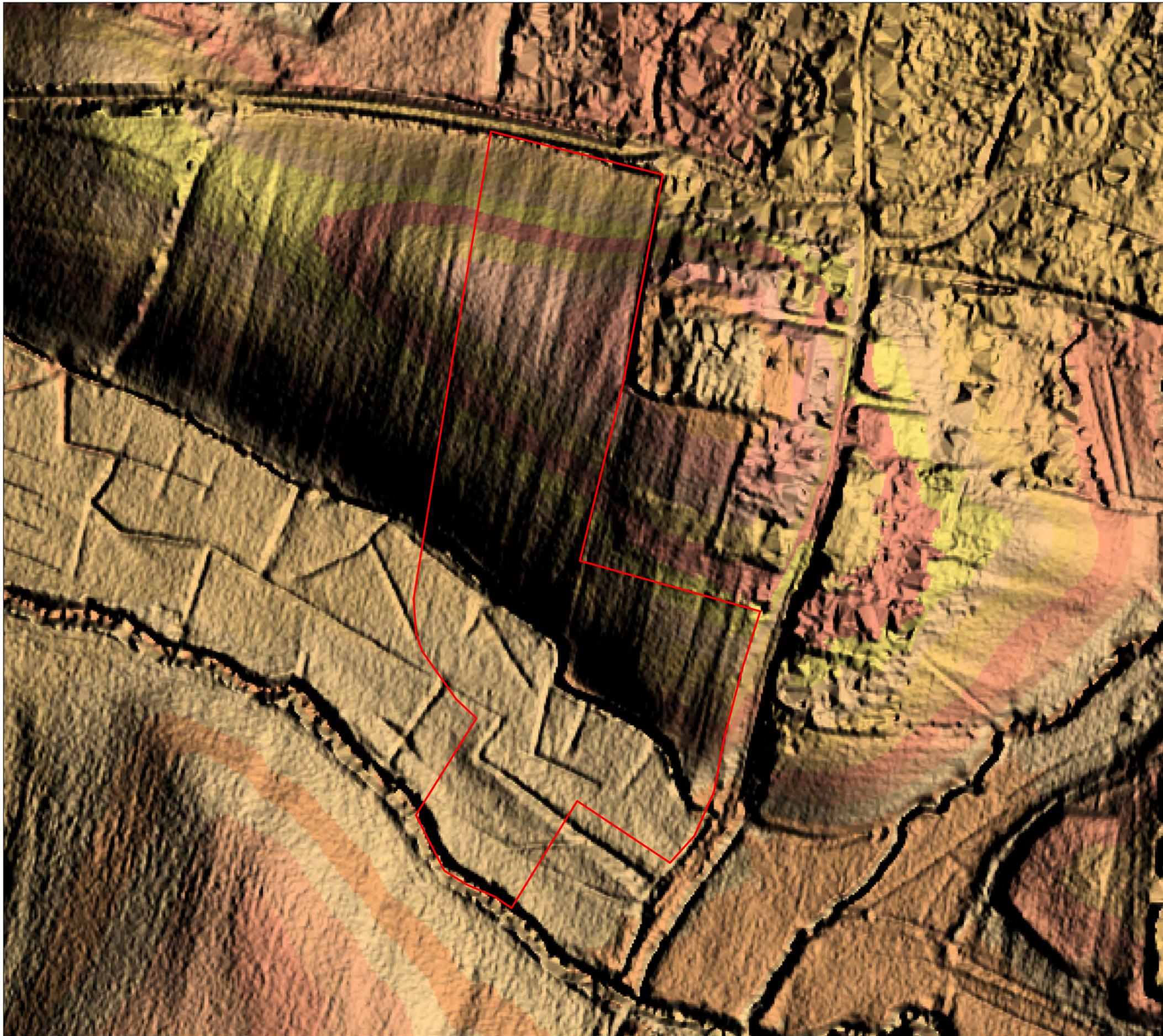
Revisions:
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LiDAR 1m DTM Shaded-Relief Model Land West of Butts Bach, Wrington, North Somerset

Client: Strongvox Homes
DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
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Date: 26/06/2020
Scale: 1:2,000 @ A3

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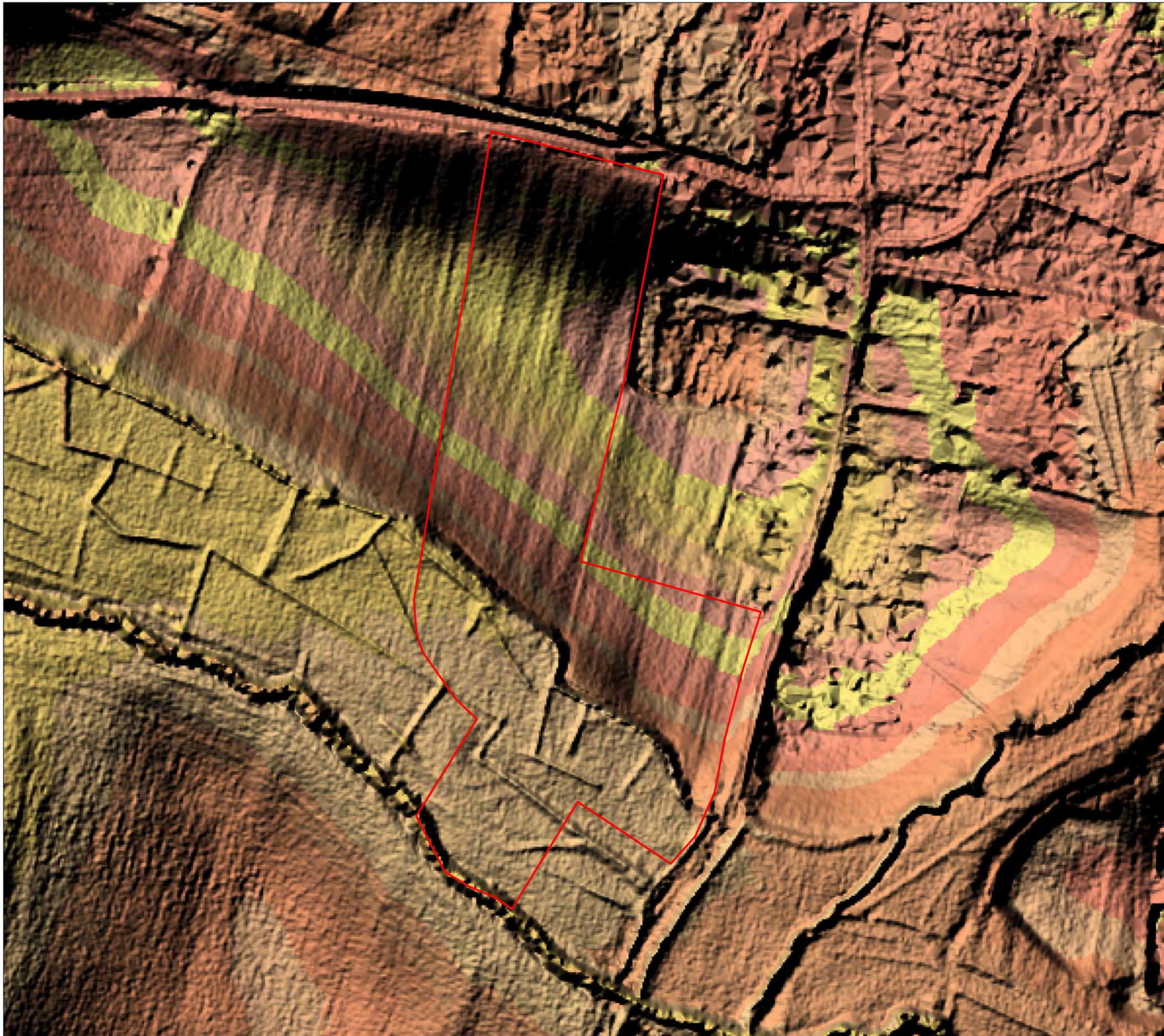


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Revisions:
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LiDAR 1m DTM Shaded-Relief Model
Land West of Butts Bach,
Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
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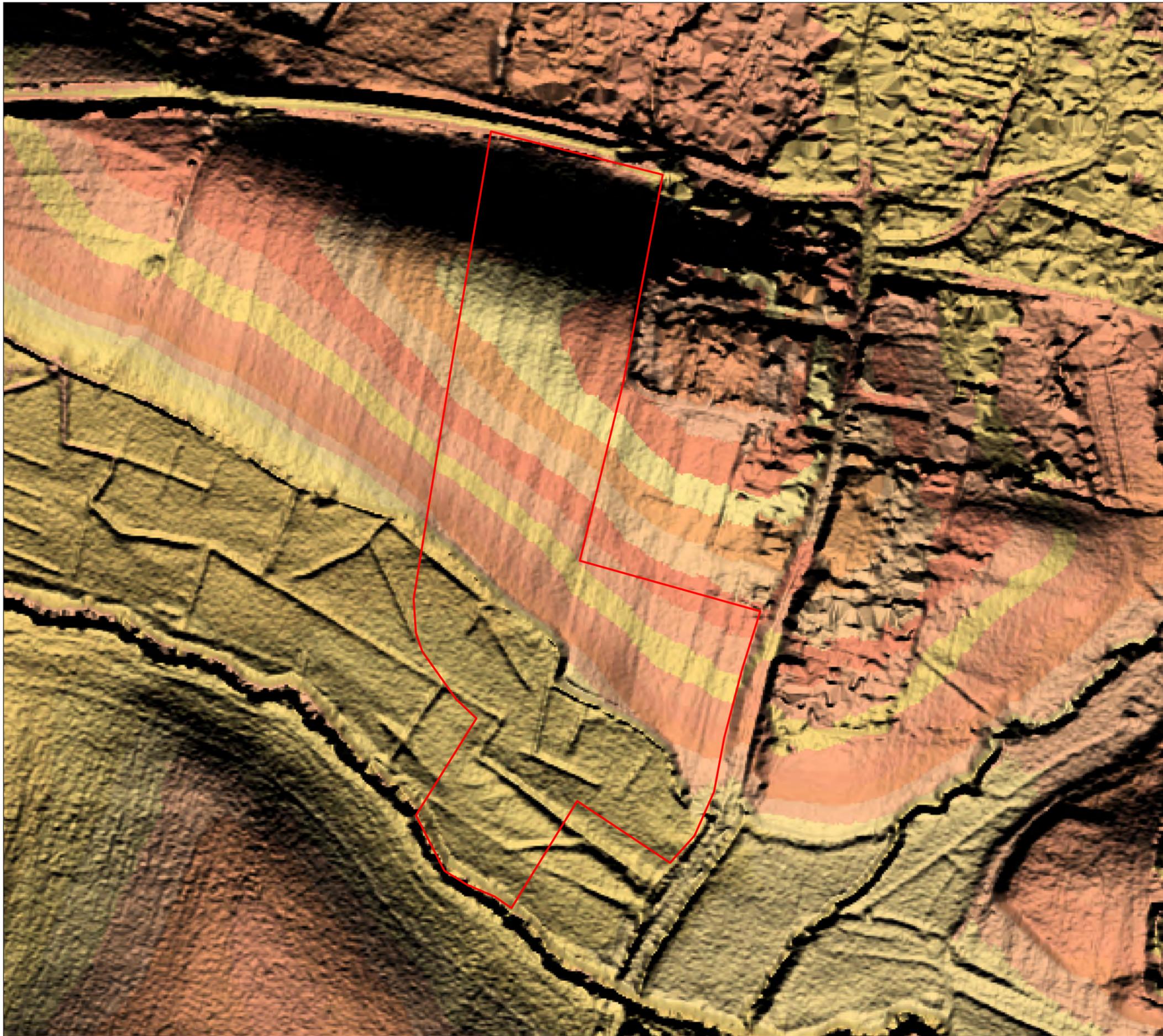
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Revisions:
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LiDAR 1m DTM Shaded-Relief Model
Land West of Butts Bach,
Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
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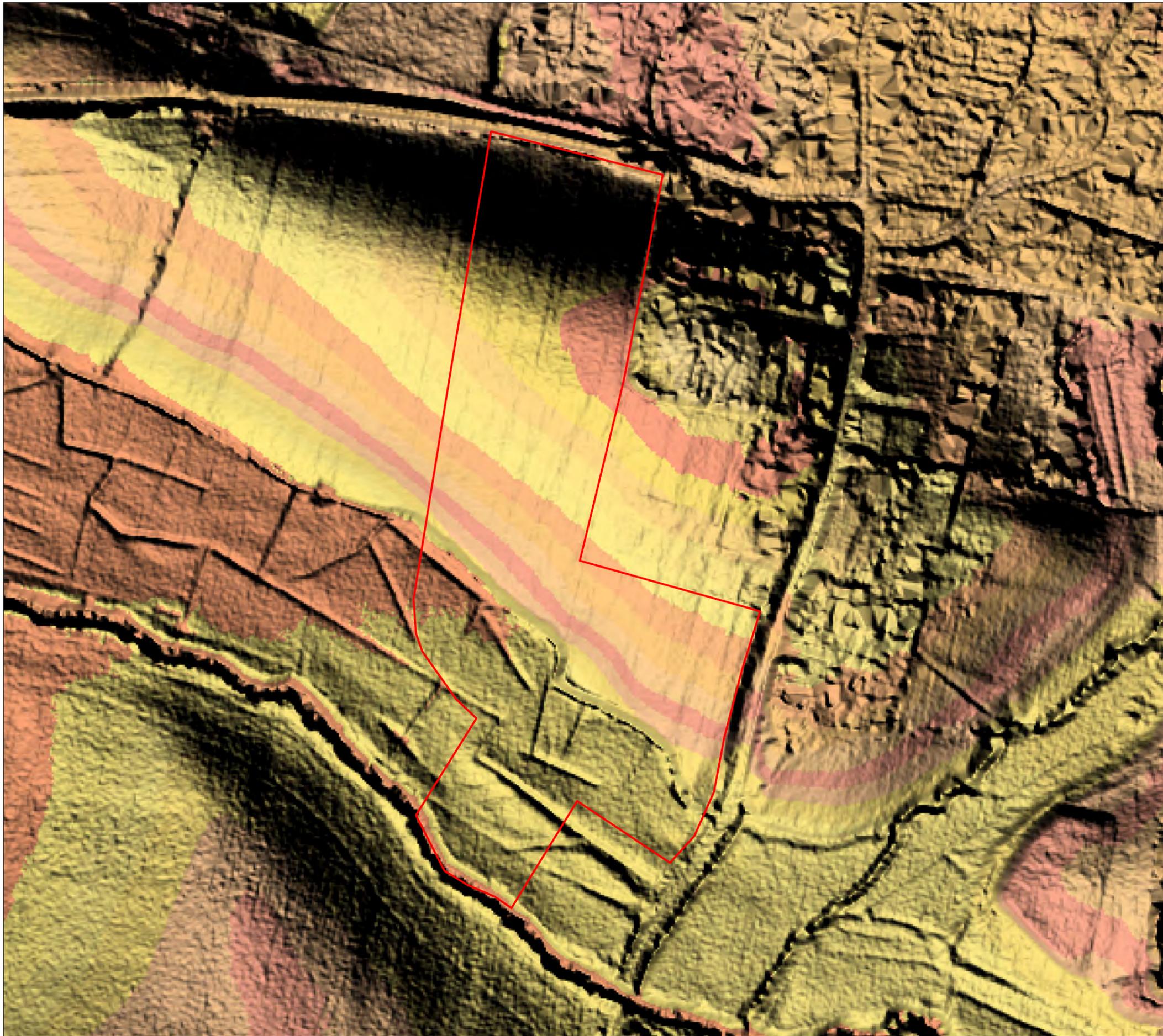


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LiDAR 1m DTM Shaded-Relief Model
Land West of Butts Bach,
Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
 Drawn by: CM Approved by: GS
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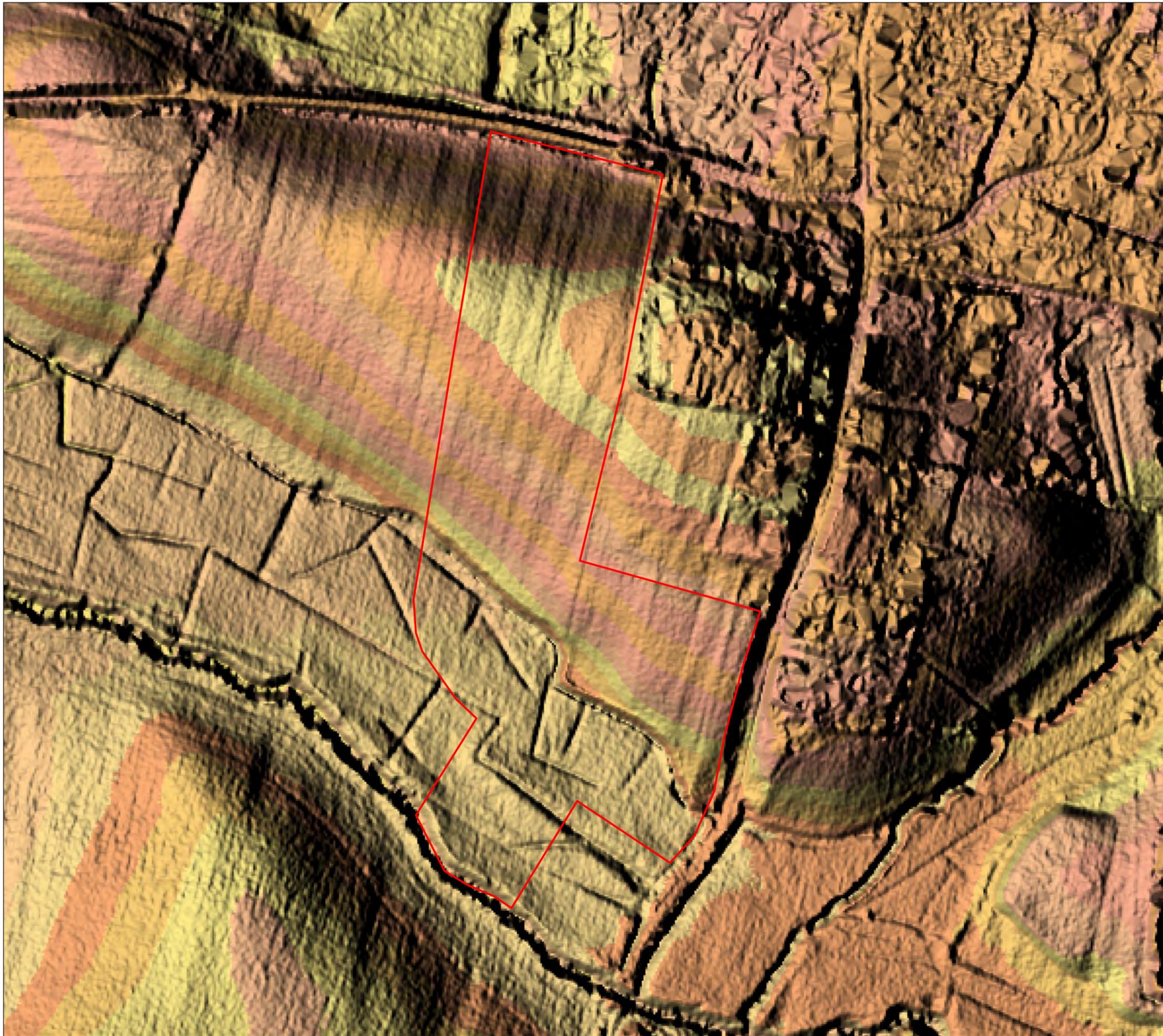
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Revisions:
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LiDAR 1m DTM Shaded-Relief Model
Land West of Butts Bach,
Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
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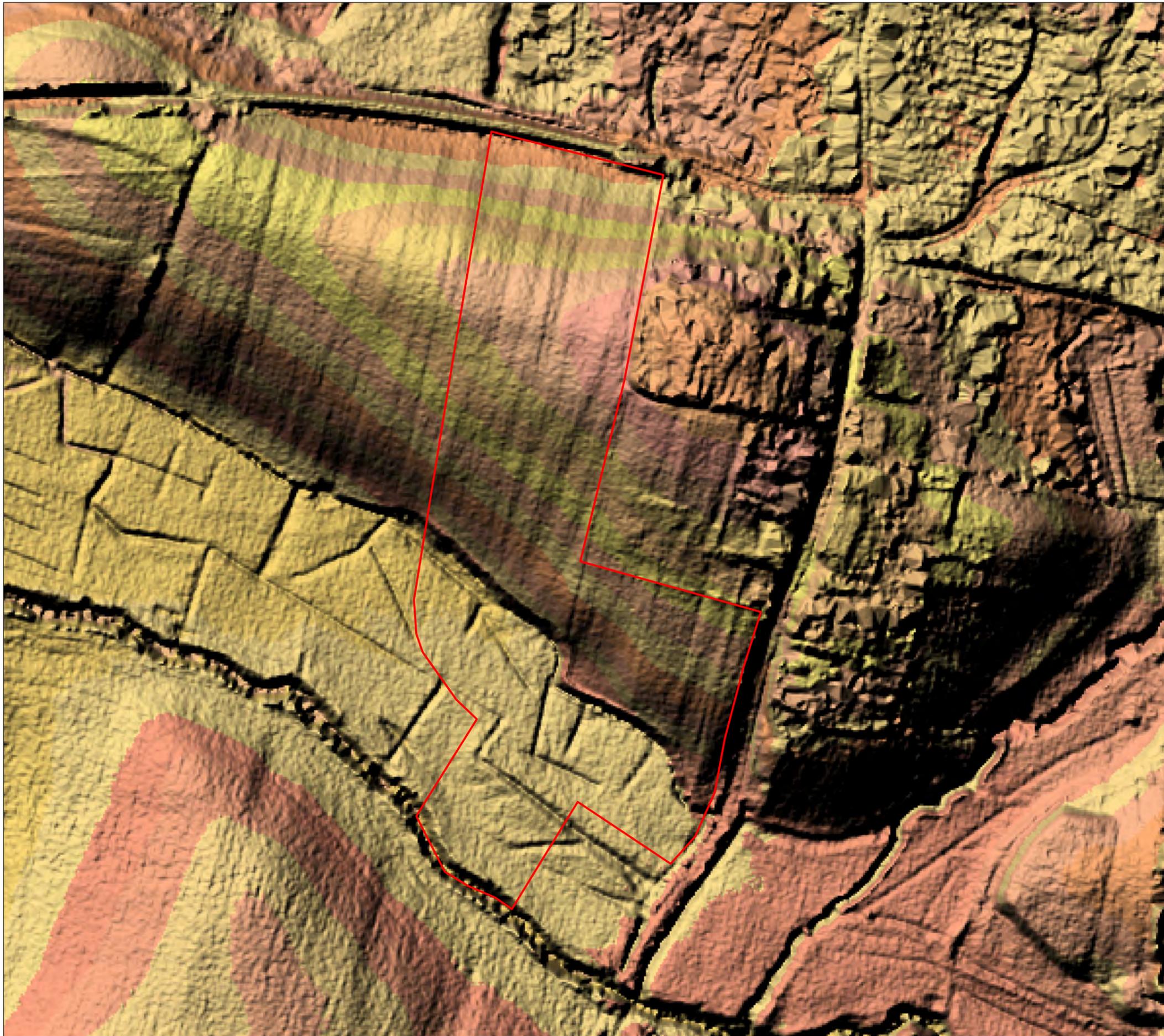
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LiDAR 1m DTM Shaded-Relief Model
Land West of Butts Bach,
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Client: Strongvox Homes
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0 0.1 km



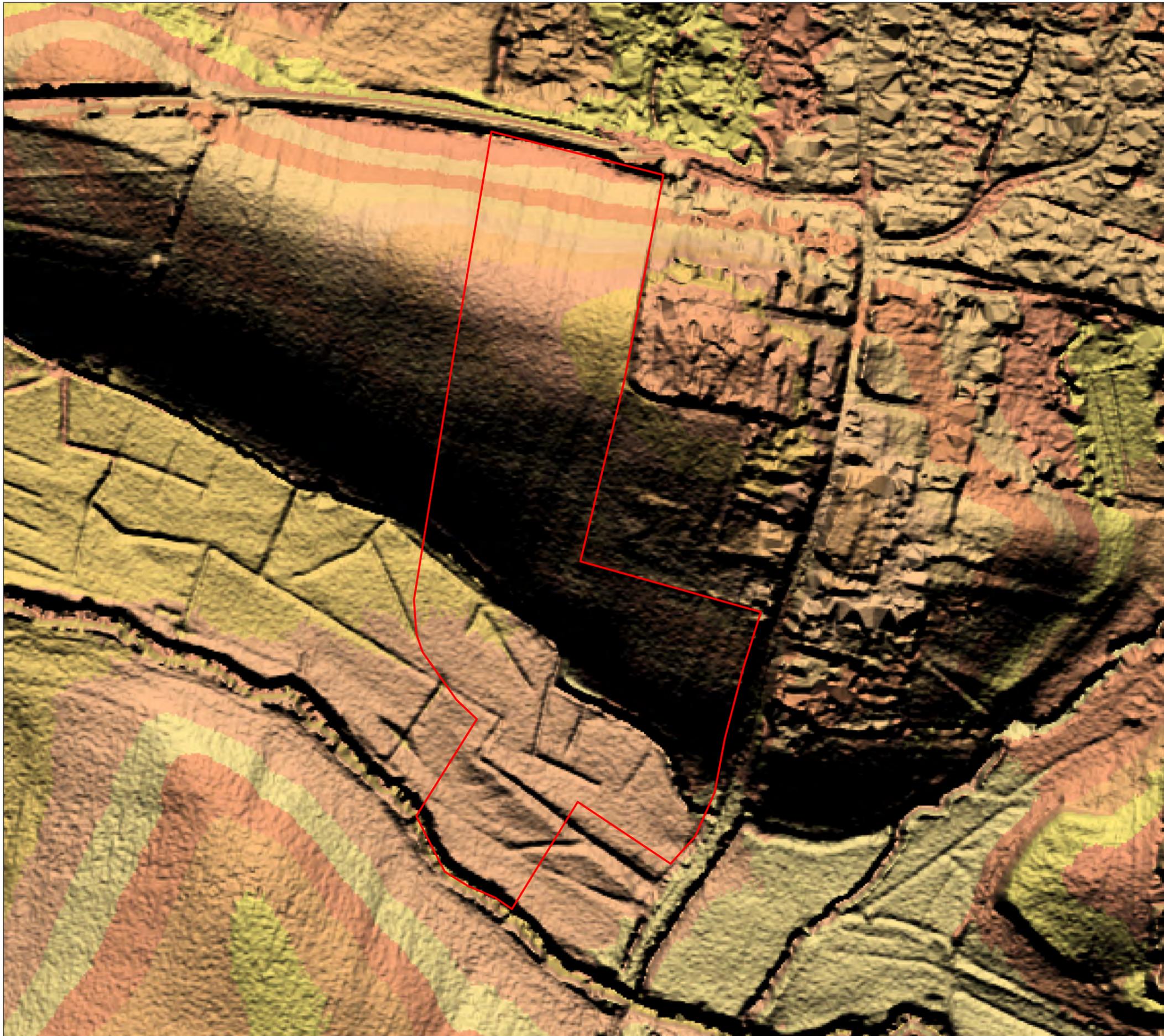



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Land West of Butts Bach,
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Client: Strongvox Homes
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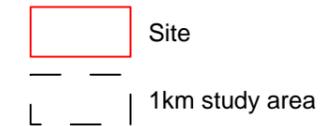
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LiDAR 1m DTM Shaded-Relief Model
Land West of Butts Bach,
Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
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APPENDIX 3: FIGURES



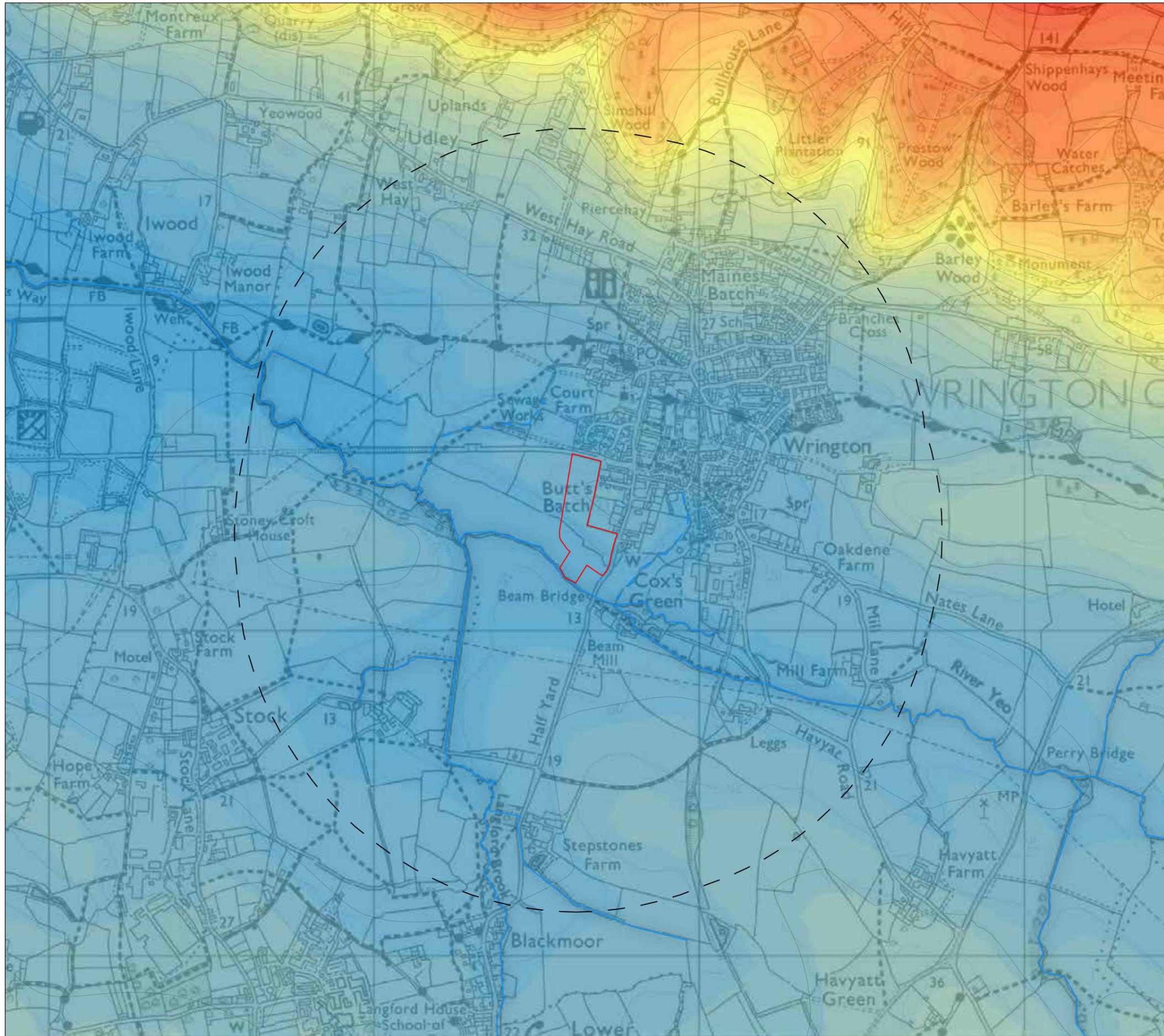
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Site location plan
Land West of Butts Bach,
Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_01** Sheet No: **1** REV: **1**
 Drawn by: CM Approved by: GS
 Date: 26/06/2020
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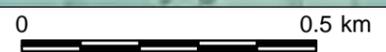


- Site
- 1km study area
- Watercourse
- Historic watercourse

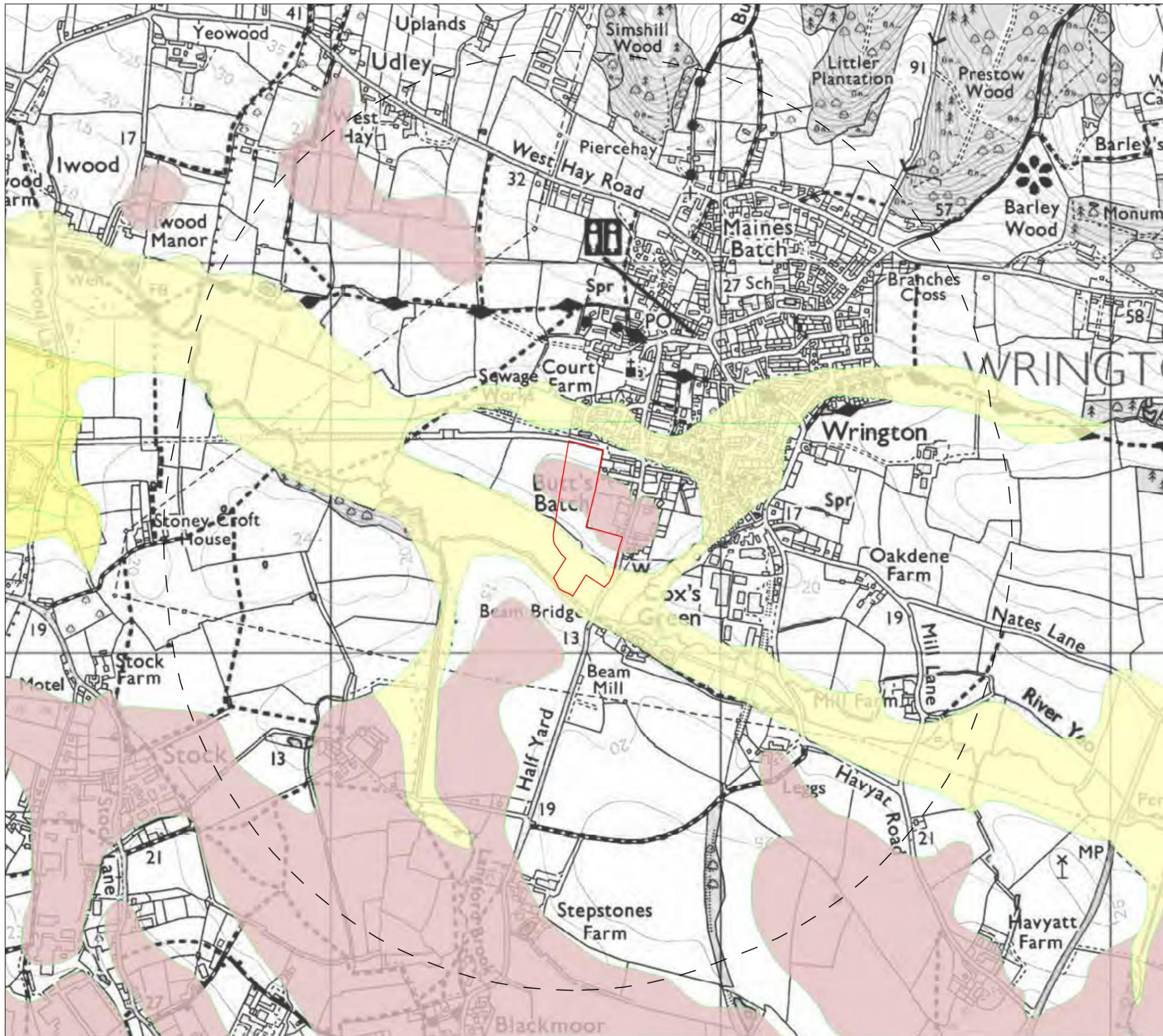
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 First Issue- 26/06/2020 CM

Elevation Model
 Land West of Butts Bach,
 Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_02** Sheet No: **2** REV: **1**
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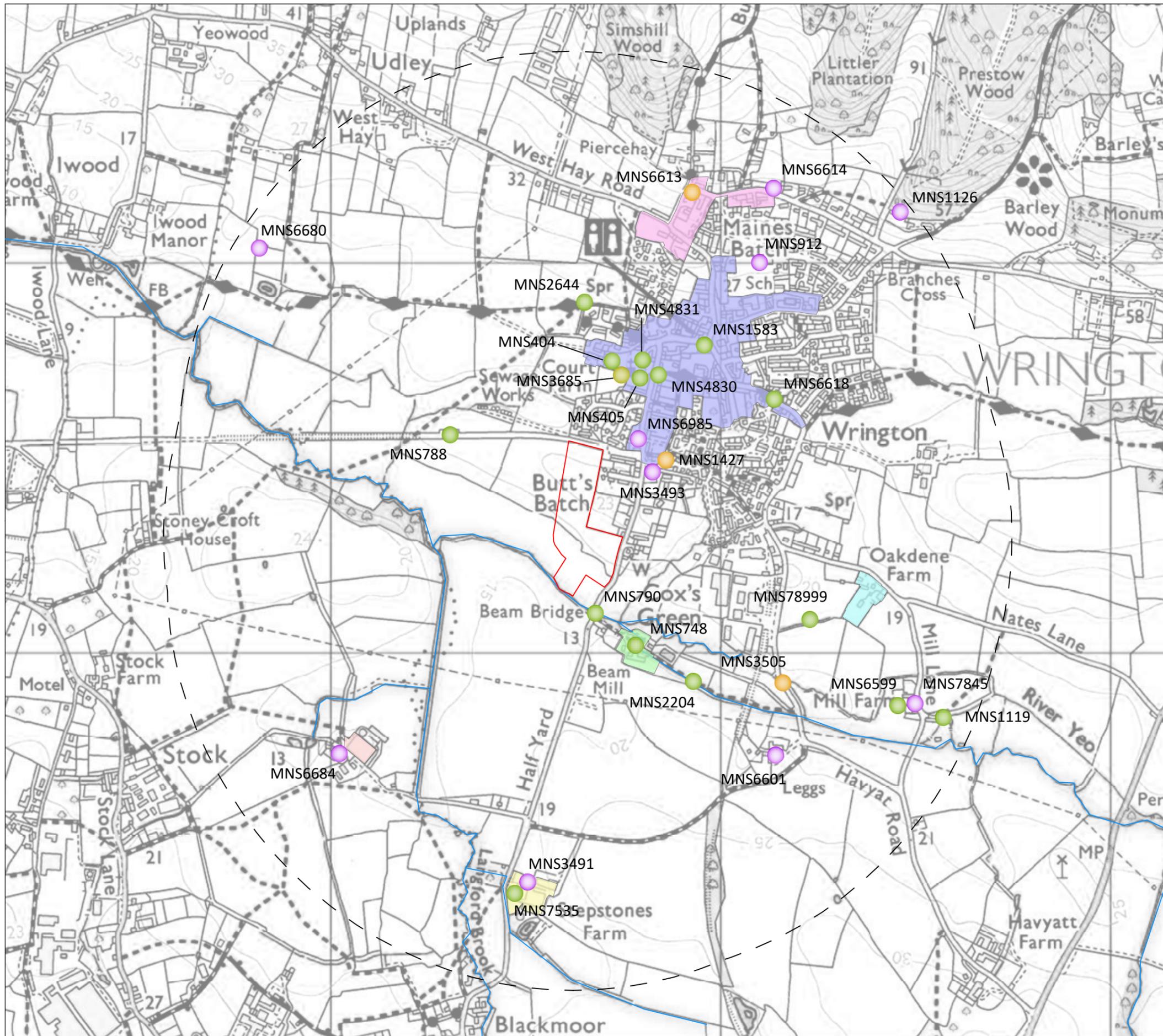
- Site
- 1km study area
- Alluvial deposits
- Head deposits (clay, silt, sand, gravel)

Revisions:
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Superficial Geology
 Land West of Butts Bach,
 Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_03** Sheet No: **3** REV: **1**
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- Site
 - 1km buffer
 - Watercourse
 - Roman
 - Medieval
 - 16th Century
 - 19th Century
-
- Beam Mill, Wrington
 - Lower Stock Farm, Stock
 - Maines Batch, Wrington
 - Oakdene Farm, Wrington
 - Stepstones Farm, Wrington
 - Wrington

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Heritage assets & historic environment
 Land West of Butts Bach,
 Wrington, North Somerset

Client: Strongvox Homes
 DRWG No: **P19-0239_04** Sheet No: **4** REV: **1**
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