

Appendix 2: Weston, Bath

Location

- 2.1 The potential development site at Weston is situated to the northwest of Bath city centre to the northern edge of the suburb of Weston. **Figure A2.1** shows the location of the site.

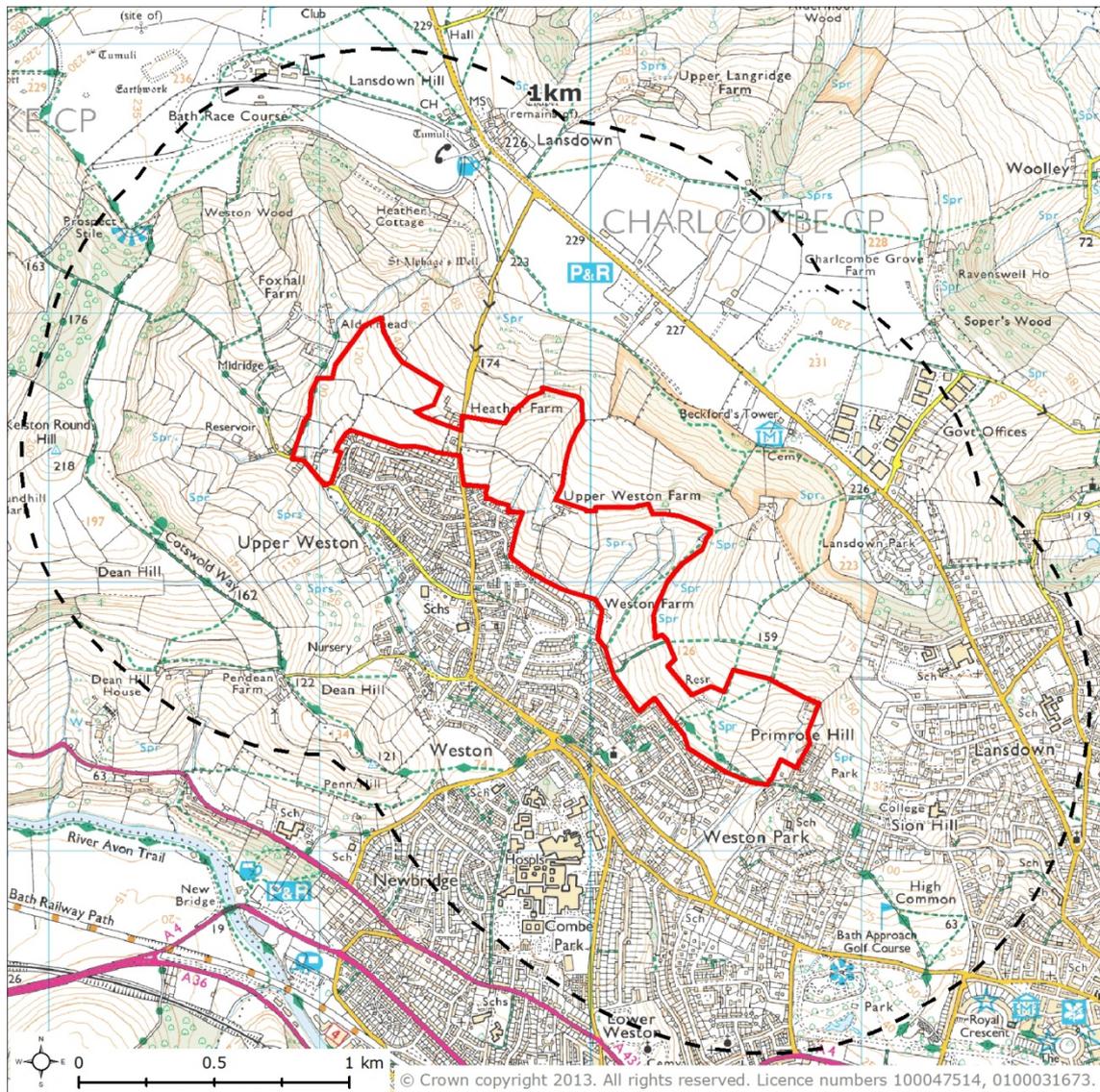


Figure A2.1: Proposed Development Site Weston, Location Plan

Planning Context

- 2.2 The site comprises a number of agricultural fields set across an undulating southwest-facing valley side between roughly 100m AOD and 160m AOD. The Core Strategy consultation document identifies the site for residential-led mixed use development of around 300 dwellings in the plan period.
- 2.3 To the north and west, the surrounding area mainly comprises agricultural fields, with pockets of woodland and small clusters of farm and residential buildings. To the north there is an area of

Open Access land and a community woodland. To the southeast and southwest, the site borders the residential area of Weston.

- 2.4 Lansdown cemetery and Beckford's Tower, a Grade I listed structure and local landmark is situated at the top of the hillside to the northeast of the site.
- 2.5 **Photograph A2.1** shows the view towards the site from Stile Hill.



Photograph A2.1: View towards the site from Stile Hill

Sources of Evidence

- 2.6 The following sources of evidence were consulted in the preparation of this appendix.

Bath & North East Somerset Historic Environment Record

- 2.7 The Historic Environment Record (HER) contains the following records within the site and a 1km zone around it:
- 122 non-designated archaeological 'monuments' (sites or find-spots)
 - 2 archaeological 'events' (fieldwork, assessments, etc)
 - 12 Registered Parks or Gardens
 - 4 sites on the SHINE (Selected Heritage Inventory for Natural England) register

Cartographic evidence

- 2.8 The following historic maps were examined:
- Weston parish Tithe Map, 1846
 - 1st Edition Ordnance Survey 1:10560 map, 1888
 - 2nd Edition Ordnance Survey 1:10560 map, 1901-1905
 - 3rd Edition Ordnance Survey 1:10560 map, 1920-1933
- 2.9 The observations made on the maps and plans examined are summarised in **Table A2.1** below.

Table A2.1: Summary of cartographic observations

Map	Date	General Observations	Figure. No.
<i>Tithe Map of Parish of Weston</i>	1846	<ul style="list-style-type: none"> The site is depicted as comprising numerous field parcels, scattered farms and cottages to the N and NE of Weston village. Roads along the line of the modern Broadmoor Lane, an unnamed lane off Broadmoor Lane, Lansdown Lane, Trafalgar Road, Weston Farm Lane, The Wheal, and Blind Lane are depicted on and around the site. Weston Farm (now Heather Farm; land parcel 113), Upper Weston Farm (123), and a group of buildings on the site of the modern Rohannon Farm (144 & 149) are shown. Many more footpaths are indicated crossing the site than exist today. 	A2.2
<i>First Ed. 1: 10560 OS plan.</i>	1888	<ul style="list-style-type: none"> Field parcels appear largely unaltered. Weston Farm is depicted as 'Heather Farm', while the modern Rohannon Farm is named 'Weston Farm'. Land parcels numbered 120 & 149 on Tithe Map are depicted as orchards. 	A2.3
<i>Second Ed. 1:10560 OS plan.</i>	1901-1905	<ul style="list-style-type: none"> No significant changes since the <i>First Edition</i> OS map. 	
<i>Rev. Ed. 1:10560 OS plan.</i>	1920-1933	<ul style="list-style-type: none"> No significant changes since the <i>Second Edition</i> OS map. County/County Borough boundary is depicted crossing the eastern end of the site, W & NW of Primrose Hill, thereby incorporating the four easternmost field parcels within the County Borough of Bath. Several Spring(s) are depicted rising within the site. 	A2.4



Figure A2.2: Tithe Map of Parish of Weston (1846)

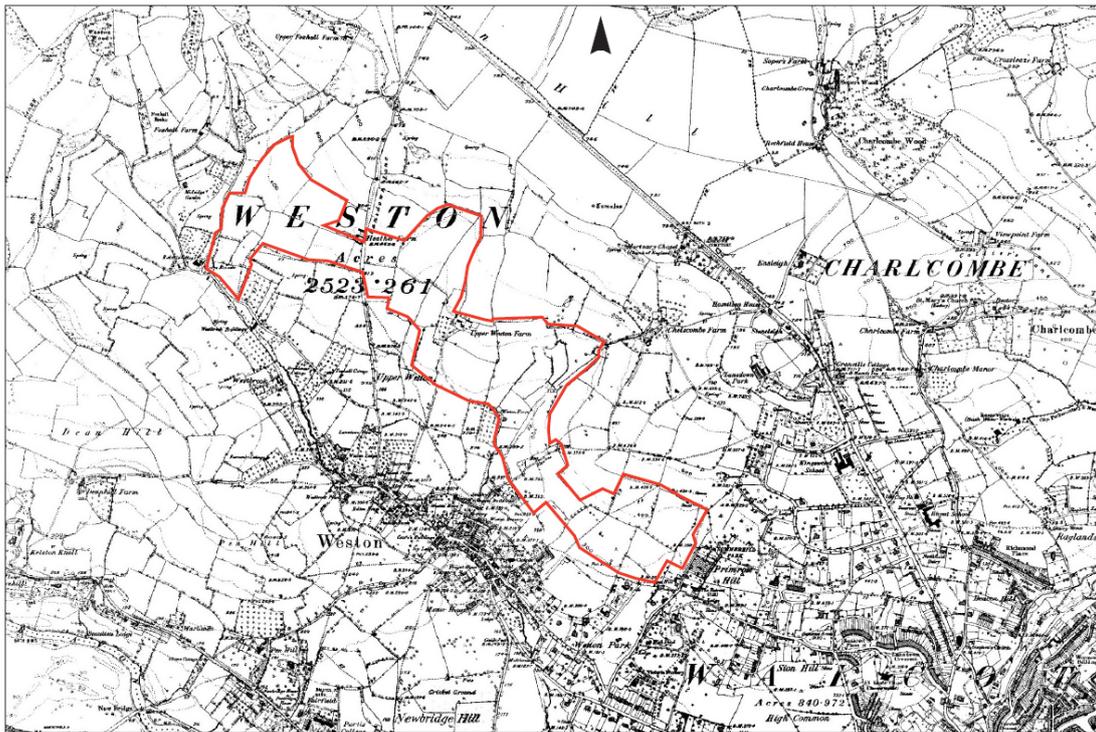


Figure A2.3: 1st Edition OS Plan (1888)

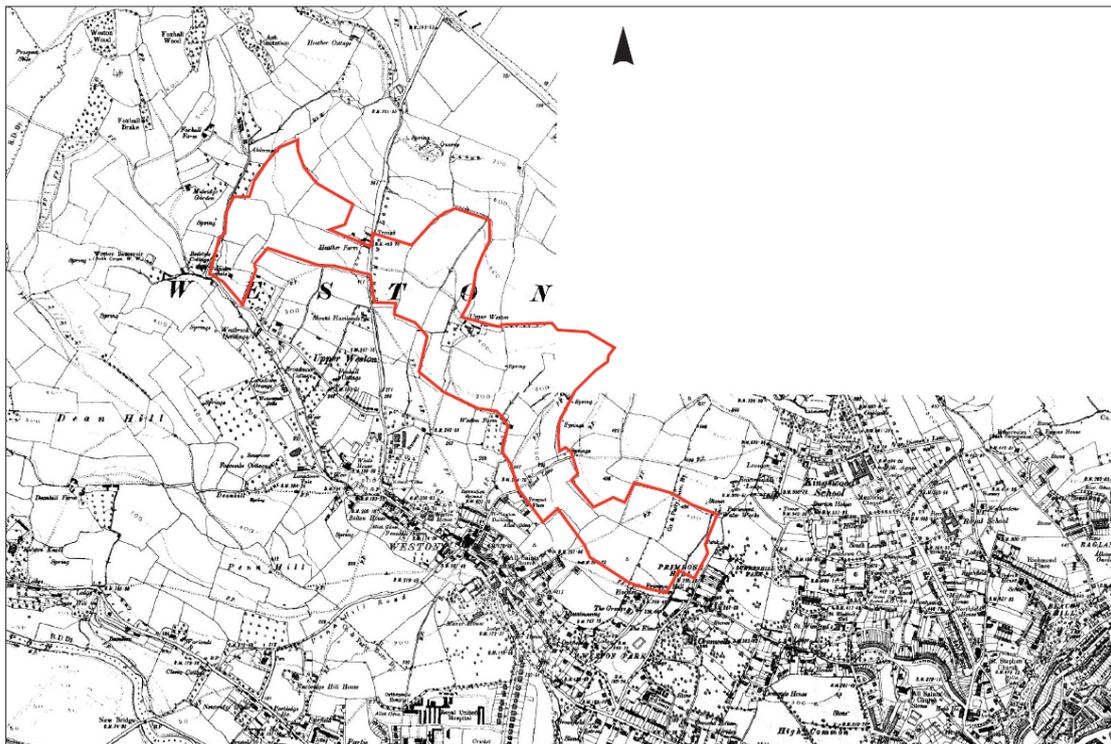


Figure A2.4: 2nd Edition OS Plan (1920-1933)

Air Photographs

2.10 Examination of air photographs held by the English Heritage Archive at Swindon was carried out, based on a 1km radius around the approximate centre of the site. A representative selection of these photos was examined, listed below (see **Table A2.2**). Features identified are discussed later in this appendix, under the period headings with the photo references noted.

Table A2.2: List of air photographs examined

Sortie	Lib No	Frame	Date
RAF/106G/UK/579	33	6322	2 August 1945
RAF/106G/UK/579	33	6323	2 August 1945
RAF/106G/UK/632	34	6034	10 August 1945
RAF/106G/UK/632	34	6036	10 August 1945
RAF/106G/UK/725	53	6045	26 August 1945
RAF/106G/UK/725	53	6046	26 August 1945
RAF/106G/UK/725	53	6047	26 August 1945
RAF/106G/UK/1276	232	5097	23 March 1946
RAF/106G/UK1276	232	5098	23 March 1946
RAF/106G/UK/1661	421	3337	12 July 1946
RAF/CPE/UK/2095	667	5163	28 May 1947
RAF/CPE/UK/2095	667	5164	28 May 1947
RAF/CPE/UK/2095	667	5165	28 May 1947
RAF/CPE/UK/2144	675	5195	10 June 1947
RAF/CPE/UK/2433	762	3061	22 January 1948
RAF/543/2332	2166	223	26 July 1963
RAF/CPE/UK/2253	2776	5069	24 August 1947
RAF/CPE/UK/2253	2776	5115	24 August 1947
RAF/CPE/UK/2253	2776	5157	24 August 1947
RAF/CPE/UK/2253	2776	5159	24 August 1947
RAF/CPE/UK/2253	2776	5212	24 August 1947
RAF/CPE/UK/2253	2776	5214	24 August 1947
RAF/CPE/UK/2253	2776	5258	24 August 1947
RAF/CPE/UK/2253	2776	5259	24 August 1947
RAF/106G/UK/377	3664	4214	13 June 1945
RAF/106G/UK/377	3664	4215	13 June 1945
RAF/106G/UK/377	3664	4216	13 June 1945
RAF/HLA/445	8461	51	27 April 1942

Historic Landscape Characterisation for the former County of Avon

- 2.11 The Avon HLC notes the site as being located within the Late Medieval enclosed open fields created by local arrangement and exchange and the Late Medieval enclosure of steep-sided cultivation Historic Landscape Character Areas (HLCA), as classified by the Avon Historic Landscape Characterisation. **Figure A2.4** shows the Historic Landscape Character Areas within 1km.

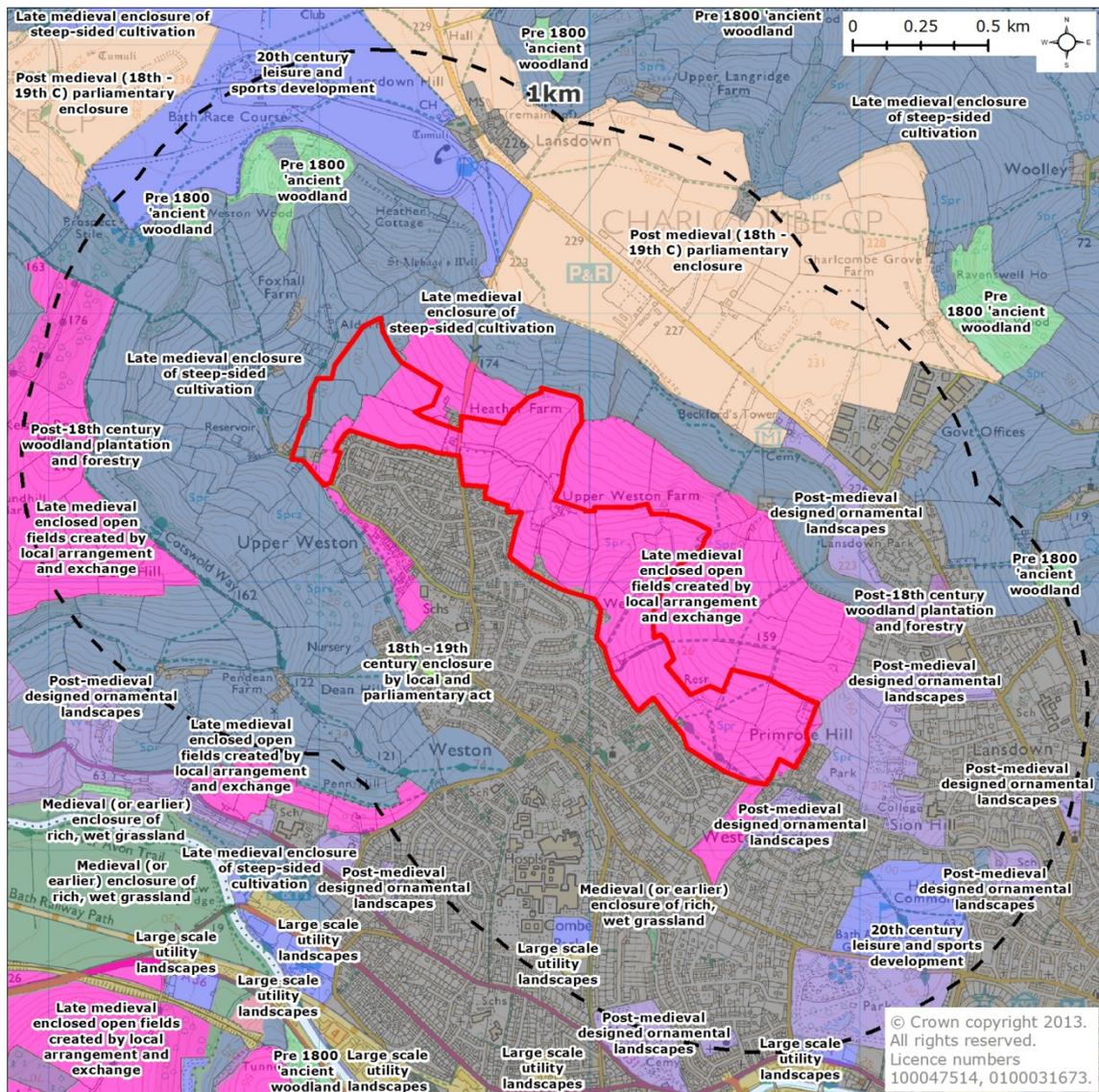


Figure A2.5: Weston, Historic Landscape Character

2.12 The main characteristics of these HLCAs are as follows:

- Late Medieval enclosure of steep-sided cultivation:

"Fields of relatively small size and regular in outline, and generally follow the natural lie of the land..."
- Late Medieval enclosure of steep-sided cultivation:

"...techniques employed to plough or cultivate steep slopes during the Middle Ages resulted in a variety of terraces and other fieldworks which followed the natural contours..."

2.13 To the southwest, the site borders the Settlement HLCA, specifically the Twentieth century ('New' or 'Modern') HLCA (shown as grey shading on the map).

Other documents:

2.14 The following documents were also referred to:

- Bath & North East Somerset Council (2013) Core Strategy Update
- Colvin, H (1954) A Biographical Dictionary of British Architects 1600-1840
- English Heritage (2008) Conservation Principles: policies and Guidance for the Sustainable Management of the Historic Environment
- English Heritage, The National Heritage List

- English Heritage (2011) *The Setting of Heritage Assets*
- Forsyth, M (2004) *Bath: Pevsner City Guide*
- Pevsner, N (1958) *The Buildings of England: North Somerset and Bristol*
- Arup, 2013. *Lower slopes at Weston Development Concept Options Report* Available from <<http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/ConceptOptions/COR-Weston-Lower-Slopes.pdf>> [Accessed 8th August 2013]
- English Heritage, 2001. Register Entry, Lansdown Cemetery and Beckford's Tower <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000563&searchtype=mapsearch> [Accessed 9th August 2013]
- English Heritage, 2001. Register Entry, Royal Victoria Park <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1001257&searchtype=mapsearch> [Accessed 9th August 2013]
- English Heritage, 2003, Register Entry, Kelston Park <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1000536> [Accessed 14th August 2013]
- Bath and North East Somerset Council, May 2012. *City of Bath World Heritage Site Setting SPG*

Site Inspection

- 2.15 The site visits were undertaken on 5th, 6th, 14th and 21st August 2013. Access to the site was restricted to the vicinity of public roads and footpaths, which cross the site leading to Foxhall Farm (unnamed lane off Broadmoor Lane), next to Heather Farm/Heather Grange (Lansdown Lane), to the south-east of the former Weston Farm, now known as Rohannon Farm (public footpath & Blind Lane), and at Primrose Hill (Weston Park East). Only limited inspection was possible.
- 2.16 Much of the western boundary, at the west end of the study site, runs alongside an unnamed lane (off Broadmoor Lane) leading to Foxhall Farm and Aldermead (house). Due to an absence of public footpaths crossing this part of the site, it could only be viewed through gaps in the high hedge, to the east of the lane. The neighbouring fields, both east and west, were all under pasture.
- 2.17 Views of the site, to the east of Lansdown Lane, were possible from near Heather Farm. Farmland in the vicinity of Upper Weston Farm was visible from a vantage point next to a gateway by a driveway entrance (leading to the farm) off Lansdown Lane. The south and south-west facing slopes are covered in pasture fields bordered with tall, mature hedges. Unfortunately, the land to the west of the lane was obscured by the presence of a tall hedge between Heather Farm and Heather Grange, as well as by the latter buildings themselves.
- 2.18 The area between Upper Weston Farm and Rohannon Farm (formerly Weston Farm) was accessed via Blind Lane, a narrow steep sunken lane leading from the Post-War housing estates south of Rohannon Farm to a single detached cottage (Beckford) with outbuildings. Beyond the entrance to this property the lane becomes a rough, stone track leading to the fields beyond. Once in the field at the end of the lane the steeply rising ground to the north and north-west could be seen. Here, as elsewhere, the fields are all down to grass. The view to the north-east was obscured by rising ground.
- 2.19 Views of the south-east end of the study site, to the west of residential properties on Primrose Hill, were obtained from the top of Weston Park East (road). The small fields to the west of Primrose Hill (lane), a cul-de-sac at the north end of the latter road, were visible similarly, as elsewhere, divided by tall mature hedges. Although the Cotswold Way (footpath) follows part of the southern boundary of the site at this point, any views of it to the north and north-east were heavily restricted by tall hedges.

Overall Heritage Assets

2.20 This section considers heritage assets which lie on and within 1km of the site which have been identified as the key assets for consideration.

2.21 **Figure A2.6** shows the heritage assets situated within 1km of the proposed site boundary.

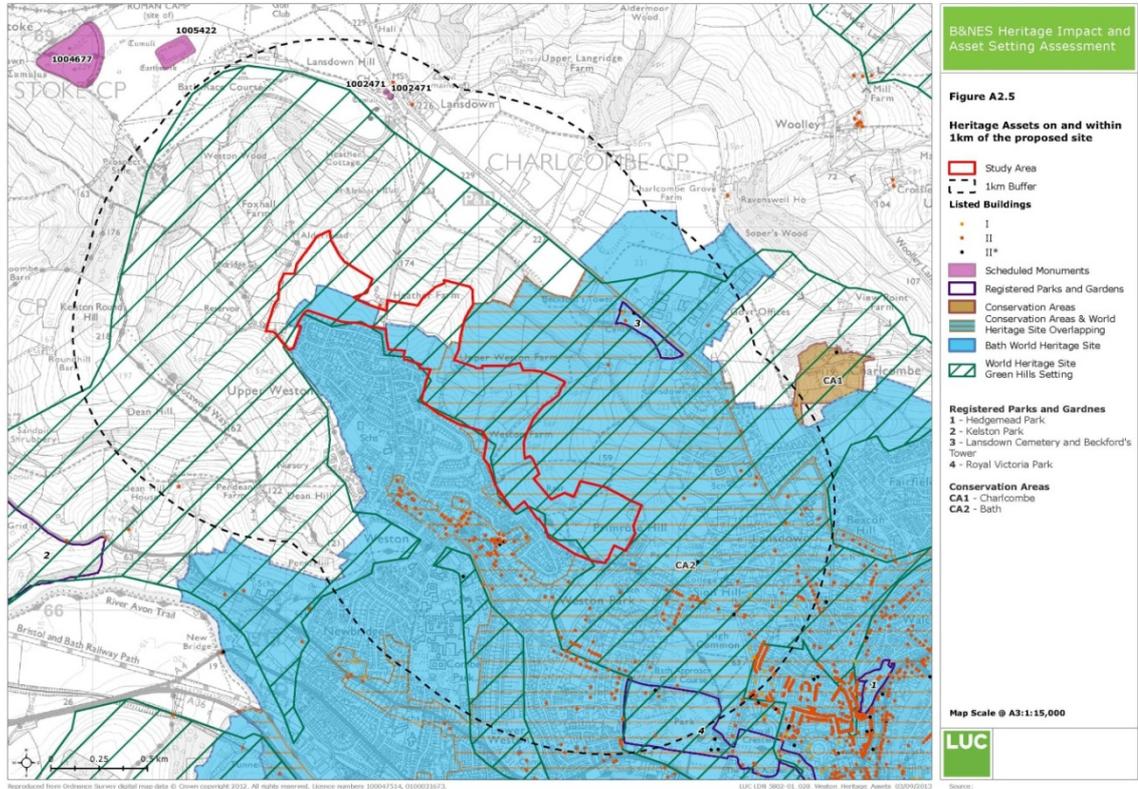


Figure A2.6: Heritage Assets on and within 1km of the site

2.22 **Table A2.3** lists heritage assets which lie on the site or within 1km of the site.

Table A2.3: Weston, Heritage Assets within 1km of the proposed site

Heritage Asset	On site	Local area (within 1km)
Listed Buildings		
Grade I	0	10
Grade II*	0	9
Grade II	0	261
Scheduled Monuments	0	0
Registered Parks and Gardens	0	2
Conservation Areas	Bath	Bath and Charlcombe

2.23 Heritage Assets within the wider area (5km) have not been considered in detail as part of this study. However, the following table (**Table A2.4**) provides an overview of assets within this area.

Table A2.4: Weston, Heritage Assets within 1-5km of the proposed site

Heritage Asset	Wider Context (within 5km)
Listed Buildings	
Grade I	102
Grade II*	139
Grade II	2329
Scheduled Monuments	22
Registered Parks and Gardens	11
Conservation Areas	Bath

2.24 **Figures A2.6 and A2.7** show the Zone of Theoretical Visibility (ZTV) of the site in relation to a potential two storey and three storey development on the site. The ZTVs provide a representation of where development on the site could be seen from within the surrounding area along with indicating what proportion of the site can be seen.

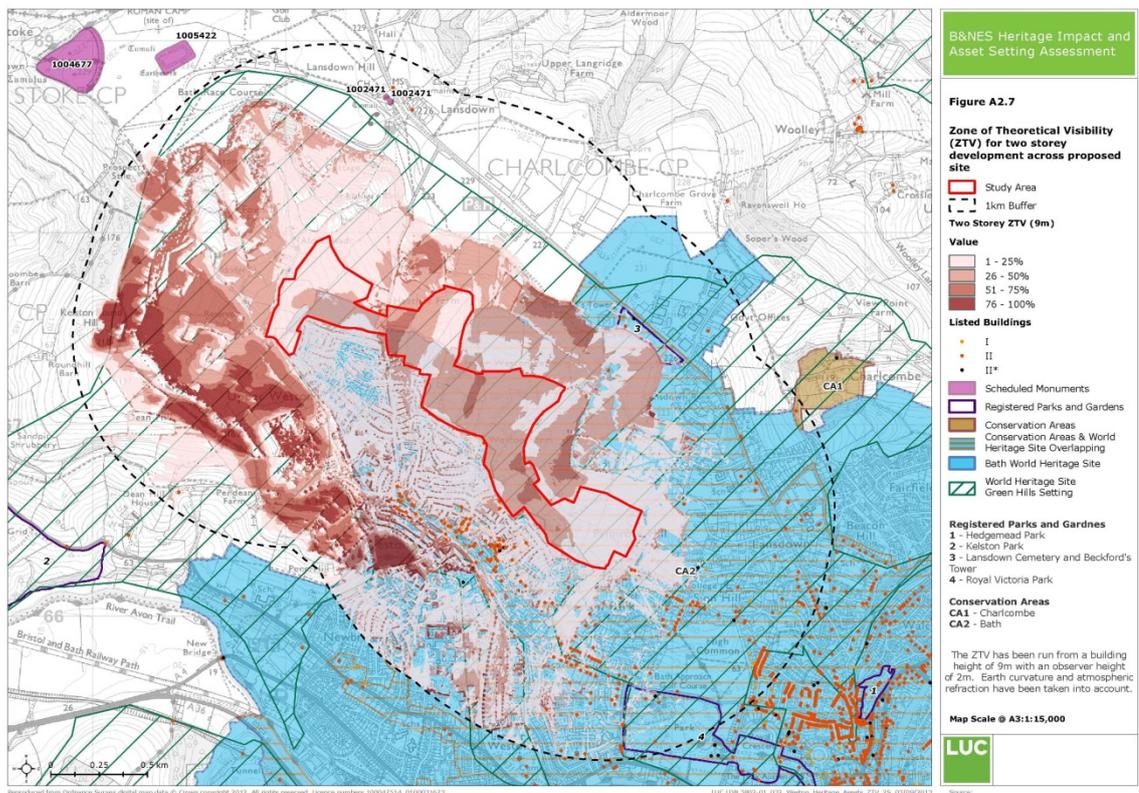


Figure A2.7: Zone of Theoretical Visibility (ZTV) for two storey development across proposed site

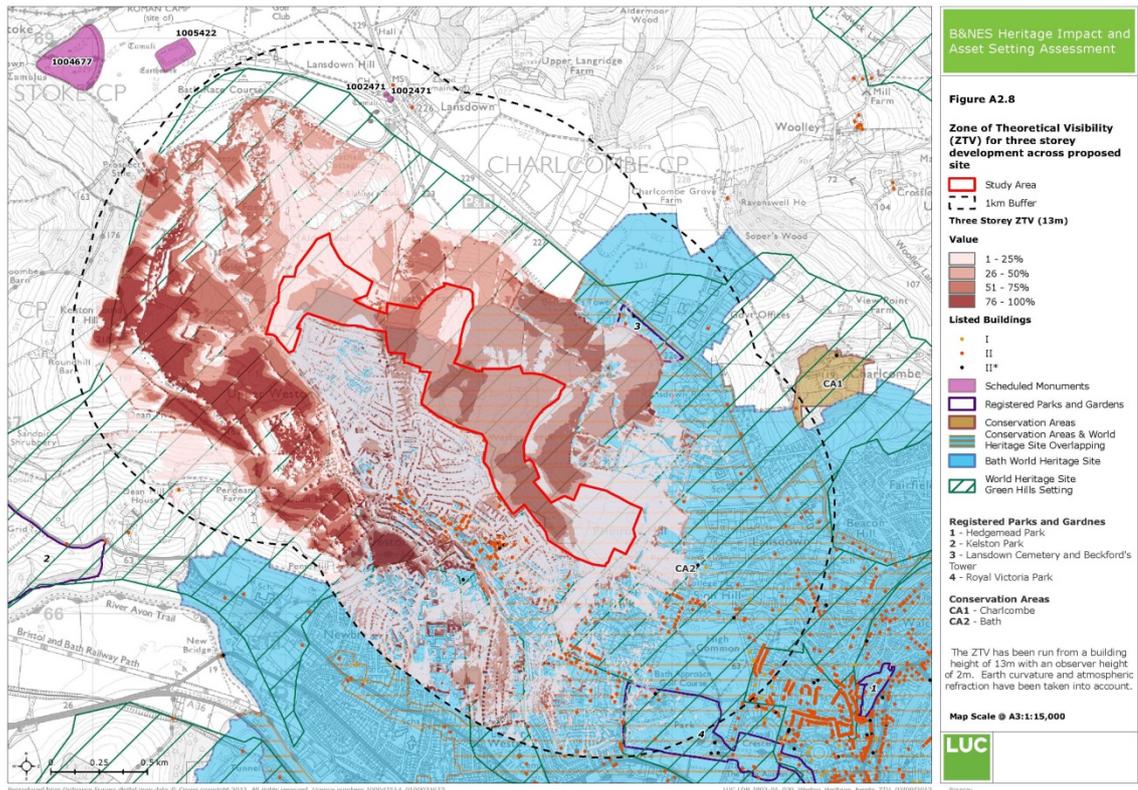


Figure A2.8: Zone of Theoretical Visibility (ZTV) for three storey development across proposed site

Archaeological Evidence

Historical Context

- The site is situated on the suburban-rural north-west fringe of the city of Bath. Historically it lay within the parish of Weston, in the Hundred of Bath Forum in the county of Somerset. The parish is not yet covered by the *Victoria History of the Counties of England*, but an early account can be found in Collinson (1791).
- The village of Weston is situated on the route of the Roman road (MBN 10177 & MBN 30147; Margary 54) linking Bath (*Aquae Sulis*) and Sea Mills (*Abonae*). The place-name Weston means 'western settlement' (perhaps in relation to Bath itself). The south-west edge of the study site is approximately 250m north-east of the centre of Weston.
- Weston parish, in common with a number of other historic parishes surrounding Bath, originally lay within the Hundred of Bath Forum, meaning the *forinsecum*, or foreign Hundred of Bath (i.e. no connection with a Roman forum). This hundred is thought to have originated as the 100 hides adjacent to the city of 'Hat Bathu' granted in 676 by Osric, the king of *Hwiccia* to found a nunnery, the later Bath Monastery. It has been suggested that the hundred could be a survival of an earlier multiple estate, of at least Roman origin if not older (Keevil 1996).
- The study site lies less than 3km south of the site of the Battle of Lansdown, which was fought in July 1643 during the English Civil War (1642-47), between a Royalist army led by Lord Hopton and a Parliamentarian army under the command of Sir William Waller.
- The village and part of the parish of Weston was incorporated into the City of Bath in 1879. The remainder of the parish (including part of the study site) lying outside the revised boundaries of the city was then transferred to the neighbouring parish of Charlcombe. A further revision of the city/parish boundary was made by the Bath Extension Act in 1950. The history of Bath has been extensively published and is not repeated here. Recent accounts

can, however, be found in Aston (1986), Davenport (1994, 2000, 2002), Davis and Bonsall (1996), Keevil (1996), Little (1980) and Manco (1992, 1998).

Archaeological Evidence

Designated Assets

- There are no known Scheduled Monuments or other designated archaeological assets within the site.
- Two round barrows near Lansdown racecourse (MBN 1672, 4497), within the 1km of the site, are Scheduled (SAM 32b). The Registered Historic Park & Garden of Lansdown Cemetery and Beckford's Tower (DBN 3593 / MBN 10085) is approximately 400m to the north-east of the site.

Chronology of assets

Prehistoric

- Finds of Mesolithic and Neolithic worked flint (MBN 1658, MBN 1659, MBN 1679, MBN 1682 & MBN 4601) are fairly common on the plateau of Lansdown Hill, north and north-east of the site, and on Kelston Round Hill, west of the site. However, none have been recorded within the site.
- Numerous Bronze Age round barrows have been identified (MBN 1653, MBN 1654, MBN 1655, MBN 1672, MBN 1680, MBN 4479, MBN 4497, MBN 4499, MBN 4500 & MBN 5269) in the vicinity of the site, concentrated in two locations, primarily on Lansdown Hill (on and around the 235m contour) and the remainder above the 225m contour overlooking the West Brook valley.
- A Bronze Age knife (MBN 1677) was found north of Lansdown Poultry Farm in 1911.
- Evidence of Iron Age activity in the wider area includes an Iron Age settlement (MBN 1688) east of the site, near the modern Sion Road, a Celtic field system (MBN 6184) south-east of Lansdown racecourse, and a pair of Iron Age bronze spoons (MBN 1692) found in the 19th century during quarrying near Weston Lane.

Roman

- There is limited evidence of Roman activity within the site itself. Pottery, glass and rubble stone, perhaps indicative of walling, have been recorded near a spring located between Upper Weston Farm and Chelscombe Farm, revealed by badger activity, and are thought to indicate an occupation site (MBN 2323).
- Evidence of Romano-British activity in the wider area is extensive, and includes a possible length of stone wall, pottery sherds and animal bones were recorded between Weston Church and the study site (MBN 1674). Another group of buildings (MBN 30144) has been located south-east of the site near Sion Hill, where indications of a possible farmstead with a small enclosure to the east and ancillary buildings, plus pottery dating to the 1st/2nd century AD, was found during a watching brief in 2004. Structural remains in the form of demolition rubble plus geophysical survey evidence indicated four possible buildings.
- A Roman cemetery (MBN 1845) and additional burials (MBN 10006-10011) have been found to the south-east of the site near Sion Hill. Isolated finds include a Roman coffin (MBN 30148), pottery (MBN 1670), a hoard of Roman metalwork (MBN 11716) and a Roman coin (MBN 30198). Roman remains were found in a watching brief over water main renewals in Julian Road and Weston Road (MBN 30179).
- Weston Road/Weston Lane, between Bath and Weston village, follows the postulated line of the *Via Julia* (MBN 10177, MBN 30147; Margary 54), a major Roman road linking Bath (*Aquae Sulis*) with the port of Sea Mills (*Abonae*). Lansdown Road follows the line of a second Roman road (MBN 6054; Margary 542) over Lansdown Hill, north-east of the site, linking Bath with Cirencester (*Corinium*).

Anglo-Saxon

- There is no evidence of any Anglo-Saxon activity within the site.

- The evidence of Saxon activity in the wider area includes an early 9th century fragment of a cross head (MBN 1684), found during construction work on the MoD site at Ensleigh in 1940, and the early/mid-11th century settlement of Weston (MBN 10141).

Medieval

- There is no evidence of medieval occupation within the site.
- Evidence in the wider area includes the medieval settlement of Weston (10141), All Saints Church, Weston (MBN 1690), St Lawrence's Chapel (MBN 1671), St Winifred's Chapel (MBN 1689) and well (MBN 10255), St Alphage's well (MBN 1673), a watermill (MBN 11460), pottery sherds and a wall (MBN 30214) and a 13th century iron arrowhead (MBN 30213).
- The Historic Landscape Characterisation defines the site as within an area of late-medieval enclosed open fields. Evidence of medieval agricultural activity is present in the wider area in the form of ridge and furrow (MBN 30145, MBN 30147 & MBN 30260) and strip lynchets (MBN 1657, MBN 3041 & MBN 30236).
- There is one ancient woodland (Weston Wood; MBN 11087), located north-west of the site, which is likely to be at least medieval in origin.
- Air photographic evidence (RAF/106G/UK/579 Frame Nos. 6322 & 6323, RAF/106G/UK/632 Frame No. 6034, RAF/106G/UK/725 Frame No. 6045, RAF/CPE/UK/2095 Frame No. 5165 & RAF/CPE/UK/2253 Frame No. 5258) of possible strip lynchets, ridge and furrow and fossil field boundaries was identified covering several fields, particularly to the south and east of Upper Weston Farm, in the field immediately south-east of Blind Lane and in fields to the north of Primrose Hill Farm. Earthworks of possible strip lynchets were noted in the site inspection near Upper Weston Farm, although close inspection could not be made (**Photograph A2.2**).



Photograph A2.2: Upper Weston Farm, looking south-east. Possible medieval strip lynchets /ridge and furrow visible in the field beyond

Post-Medieval & Modern

- The principal type of post-medieval occupation within the site is the farmhouse. While five farms (Heather Farm, Upper Weston Farm, Rohannon Farm, Chelscombe Farm & Primrose Hill

Farm) are on or in close proximity to the site, only a 17th century barn (MBN 2644; Grade II listed) at Heather Farm, 17th century Chelscombe Farmhouse (MBN 2648; Grade II listed), 18th century Primrose Hill Farm (MBN 11440) and 19th century Rohannon Farm (formerly Weston Farm; MBN 11439) are listed on the BANES HER. Several other farms (MBN 2643, MBN 2645 & MBN 11438) are listed in the wider area.

- Other settlement evidence includes 16th century houses (MBN 11769, MBN 11855, MBN 11856 & MBN 30189) in Weston village, 19th century houses (MBN 9791, MBN 11706, MBN 30225, MBN 30309) mainly in Lansdown, places of worship (MBN 10036, MBN 10202, MBN 10208, MBN 11445, MBN 11462, MBN 11470), cemeteries (MBN 10085 & MBN 11621), breweries (MBN 11464 & MBN 11465), public houses (MBN 11437 & MBN 11461), schools (MBN 10034, MBN 10037 & MBN 11463), a reservoir (MBN 7428), Beckford's Tower (MBN 2649), 18th/19th century gardens & ornamental walk (MBN 2877, MBN 4207, MBN 4294, MBN 4297, MBN 4299, MBN 10076, MBN 10086 & MBN 10089), icehouses (MBN 11444), a sanatorium (MBN 10035), public parks (MBN 4208, MBN 4209 & MBN 4316), a horse-riding ground (MBN 11443), a quarry (MBN 11471), limekilns (MBN 11474 & MBN 11475), a factory (MBN 10110), hospitals (MBN 10108 & MBN 10109), a World War 2 anti-aircraft battery (MBN 9953), a World War 2 searchlight position (MBN 10622), World War 2 slit trenches (MBN 7918), World War 2 bomb craters (MBN 30234), and MoD offices (MBN 10254).

Undated

- Undated earthworks and enclosures (MBN 4532, MBN 4533, MBN 30233 & MBN 30235), burials (MBN 4628), flint scatters & a stone implement (MBN 1681 & MBN 4601), a trackway (MBN 30232) and a crop mark (MBN 7920) have all been identified during fieldwork in the vicinity of the site.

Other archaeological work

- 2.25 Within the site, watching briefs over water main renewal in 2004-5 in Julian Road, Sion Hill and Weston High Street, to the south-east of the site, and in connection with All Saints Church Hall, both revealed Roman remains (MBN 30179, 1674 above). An evaluation (10 trenches) in 1993 and a watching brief in 2012 to the north of the site at Lansdown Park & Ride both revealed no significant archaeology (EBN 2695 & 3516). There have been desk-based assessments at Lansdown Park & Ride (EBN 3240), Southlands, Weston (EBN 3269) and Ensleigh MoD offices, 2012 (EBN 3519).

Potentially important hedgerows

- 2.26 There are no hedgerows on the study site which would be regarded as important under the criteria considered in this study.

Potential for unknown archaeological assets within the study site

- 2.27 There is evidence of significant prehistoric and Roman activity within the site, although apart from a single Roman site (MBN 2323) east of Upper Weston Farm there is no evidence of any significant features within the site itself. Although much of the site comprises steeply sloping land, it is likely to have been an attractive location for pastoral agriculture from an early period.
- 2.28 Prehistoric activity is well recorded within the 1km zone around the study site, with Mesolithic/Neolithic scatters of worked flint on Lansdown Hill and Kelston Round Hill, several Bronze Age barrows north and north-east of the site on Lansdown Hill, and Iron Age settlement to the east. Although much is on the higher plateau around the site, there is probably a moderate potential for archaeological assets of this period within the site.
- 2.29 The presence of two Roman Roads to the south-west and north-east of the study site, and the presence of probable Roman buildings and a number of finds, together with the possible Iron Age/Roman settlement and cemetery in the site, suggest a moderate potential for Roman assets within the site.
- 2.30 Late Anglo-Saxon and medieval occupation is represented nearby, with the presence of the late Saxon/early medieval settlement of Weston. Medieval strip lynchets are recorded in the site, and possible lynchets, ridge and furrow, and fields have been identified within the site by the present study. The most likely evidence within the site would relate to field systems with, possibly, isolated agricultural structures, but there is no evidence to suggest occupation or any other

significant activity within the site. While the possibility cannot be discounted, the potential is probably only low.

- 2.31 While several post-medieval farms are present in and around the study site, the potential for post-medieval assets is generally low. Other than isolated ancillary farm buildings any significant activity is likely to have been concentrated around the existing farm buildings.

Significance of archaeological assets

- 2.32 The known Roman finds recorded between Upper Weston Farm and Chelscombe Farm within the study site probably indicate a settlement site of this period, probably of local or regional significance, though its extent is unknown.
- 2.33 The known medieval strip lynchets, assuming this identification is correct, are a relic of medieval agricultural practices on the steeper slopes; comparable features are recorded within the wider area. They are probably of local significance, although an extensive area of well-preserved earthworks may have a higher significance (detailed examination was not possible for this study). Their setting is within an agricultural landscape, although originally this would have been open cultivated fields rather than the present enclosed pasture.
- 2.34 Within the 1km of the site there are two Scheduled Bronze Age barrows and the remains of St Lawrence's Chapel, built into the Grade II* listed Chapel farmhouse, the designations of which reflect their national importance.
- 2.35 None of the designated assets in the site would be directly affected by development on the site. There are not considered to be any archaeological setting issues in relation to these assets that would be affected by development on the site.
- 2.36 The study has identified potential for the presence of presently-unknown assets within the site. In the absence of fieldwork to ascertain the presence or absence of such remains, and their nature and preservation, the significance of any such remains is unconfirmed.

Historic Buildings

- 2.37 There are 280 listed buildings within 1km of the site. This is in part due to the location of the site partly within the Bath Conservation Area and World Heritage Site.
- 2.38 Within this section historic buildings with likely intervisibility with the site and which may therefore potentially be affected by development are considered.

Beckford's (or Lansdown) Tower



Photograph A2.3: Beckford's (or Lansdown) Tower

- Designation: Listed Grade I
- Date of designation: 1972
- Reasons for designation: A significant Georgian building, the work of local architect Henry Goodridge. A major landmark and association with William Beckford.

2.39 **Development:** William Beckford (1760-1844) was an eccentric writer and politician who inherited great wealth. He moved to Lansdown Crescent in 1820 and commissioned Henry Goodridge to build the tower that was completed in 1827. Goodridge's other main contributions to the heritage of Bath include The Corridor and Cleveland Bridge. The tower was built in a Greco-Italian style with a lantern derived from the Tower of the Winds in Athens. It provided Beckford with a viewing platform and accommodation for part of his extensive collection of historical artefacts.

Heritage values

- 2.40 **Evidential** – The tower was built on land that had previously been quarried, so the likelihood of any evidence of earlier assets is slight.
- 2.41 **Historical** – The tower is highly important in the social development of Bath and for its relationship with Lansdown Crescent to which it was connected by a series of pleasure gardens.
- 2.42 **Aesthetic** – The architectural quality of the tower, with its references to classical Greek and Italian sources, has been fully recognised by its Grade I listing.
- 2.43 **Communal** – Although dismissed in the past by some as a mere folly, the tower is widely recognised and appreciated as an important landmark.

Significance

- 2.44 The sum of the heritage values inevitably points to a high level of heritage significance and this is confirmed by its designation.
- 2.45 Another aspect of its heritage significance is that Beckford's Tower was originally the focus of a ride from the back garden of Beckford's house at Lansdown Crescent. Beckford is recorded as having bought 'a strip of land' linking Lansdown Crescent and the tower where he developed a series of pleasure gardens through which he rode a horse every day to visit the tower. It is thought that there are very few remains of either the gardens or the ride as they have been subsumed by the cemetery, the housing development at Lansdown Park and Kingswood School. The school was initially built as early as 1855. More detailed research on Beckford's Ride is due to be published later this year.

Setting

- 2.46 The tower occupies a commanding position rising above the trees that surround it. It is clearly visible across Weston as a major landmark in a rural context. The tower also provides a historic viewpoint from which the World Heritage Site can be appreciated

Structures associated with Beckford's Tower

- 2.47 Designations
- Listed Grade II* - Entrance gates, piers and walls.
 - Listed Grade II – Two chest tombs.
 - Undesignated – Lodge and further tombs.
- 2.48 Date of designation: 1972 (Entrance gates); 2010 (Chest tombs).



Photograph A2.4: Beckford's (or Lansdown) Tower Entrance Gates, Piers and Walls

- 2.49 Reasons for designation: Important architectural statements. Association with William Beckford and his architect, Henry Goodridge.
- 2.50 Development: On Beckford's death in 1844, his tower was sold to a local publican who intended to open a beer garden. To prevent this, the site was bought by Beckford's daughter, the Duchess of Hamilton, who donated it in 1848 to the Parish of Walcot for use as a cemetery. This enabled Beckford's remains to be exhumed from the Abbey Cemetery and re-interred beside his tower. Goodridge was commissioned to design the entrance gates which incorporated outer piers and railings brought from Beckford's first grave. Goodridge is also buried here.

Heritage values

- 2.51 Evidential – The cemetery was laid out on the upper levels of gardens that linked the tower with Lansdown Crescent along what was known as Beckford's Ride. It is possible that evidence of the pleasure gardens may survive in buried form.
- 2.52 Historical – The cemetery is closely linked with Beckford's Tower providing an important chapter in its history and, therefore, in the social development of Bath.
- 2.53 Aesthetic – The entrance gates are described in the list entry as '*among the most remarkable to adorn any early Victorian cemetery*' justifying their listing at Grade II*.

2.54 Communal – The site, comprising both tower and cemetery, forms a popular visitor attraction. The entrance gates are also an important landmark on the Lansdown Road.

Significance

2.55 The structures are important in their own right, but they are also highly significant to the immediate setting of Beckford's Tower.

Setting

2.56 The cemetery and gardens rely heavily on their rural setting. Openness and intervisibility are important factors. The entrance gates, however, relate more to Lansdown Road than to the Weston site.

Historic Farmsteads

2.57 The Weston site is characterised by open farmland punctuated by a series of historic farmsteads.

2.58 Designation:

- Weston Farmhouse - Listed Grade II
- Barn at Heather Farm - Listed Grade II
- Chelscombe Farm - Listed Grade II

2.59 Date of designation:

- Weston Farmhouse - 1988 (revised 2010)
- Barn at Heather Farm - 1984 (revised 2010)
- Chelscombe Farm - 1956 (revised 2010)

2.60 Reasons for designation: The core buildings date from the mid-17th century: Chelscombe (1651), Heather Farm (1688). While Weston Farm was refronted in about 1800, it is basically an early 18th century building said to be one of four similar houses in Weston. These buildings use coursed limestone rubble with ashlar dressings and traditional detailing.

2.61 Development: These buildings represent the local pattern of development before the expansion of Bath in the 19th century. They tend to be grouped with associated agricultural buildings and spaces.

Heritage values:

2.62 Evidential - The farmsteads may well be older than their principal buildings would suppose. There is therefore the potential for evidence of earlier agricultural practice.

2.63 Historical - As they are, the farms are an important illustration of land-use over several centuries.

2.64 Aesthetic - The buildings are very much a part of the distinctive appearance of the south Cotswolds making use of local limestone in a traditional manner.

2.65 Communal - The popular appeal of the local limestone tradition is well known and it is recognised for the public benefit by statutory listing.

Significance

2.66 The survival of the local vernacular provides an important contrast with the polite architecture that more readily characterised Bath as a whole.

Setting

2.67 The farms should be seen as freestanding groups of buildings with operational spaces relating to the wider agricultural landscape. It would be important, therefore, that any development should recognise the need to provide context as well as safeguarding built heritage.

Undesignated buildings

2.68 In addition to the traditional buildings associated with the listed farms, there are other sites that may not have survived as well but still provide the punctuation of the landscape. Primrose Farm dates from the 1750s while Upper Weston Farm clearly includes buildings with vernacular detailing.

Prospect Place

2.69 Designation:

- Nos.12-17 - Listed Grade II
- Nos.18-21 - Listed Grade II

2.70 Date of designation:

- 1975 (revised 2010)

2.71 Reasons for designation:

- These two short terraces date from the mid-19th century using local limestone and traditional detailing.

2.72 Development: The terraces are typical of simple rural residential development provided originally for agricultural workers. They still retain a rural outlook in contrast to a few other examples that have been subsumed by the modern expansion of Weston.

Heritage values:

2.73 Evidential - The cottages are likely to be the first development on this site in modern history. There is, however, the potential for evidence to emerge of outbuildings and earlier ways of living.

2.74 Historical - Just as the farmsteads are important to the context of the city, so the terraces are important to understanding of rural life.

2.75 Aesthetic - The buildings are very much a part of the distinctive local vernacular tradition.

2.76 Communal - Not known.

Significance

2.77 As architecture, the terraces are of modest significance but they are important for the evidence they provide about the organisation of the rural economy before the considerable expansion of Bath in the 20th century.

Setting

2.78 Buildings such as these are all too easily absorbed into the urban fabric and they are already on the fringe of modern Weston. However, if they are to retain their significance as heritage assets, it will be necessary to retain what remains of their open context.

Other listed buildings

2.79 There are many listed buildings within a short distance of the Weston site. Generally, they are so separated from it physically that they are not inter-related.

Conservation Areas

Bath Conservation Area

2.80 Designated in 1968 with extensions added up to 2002, the designation recognises the outstanding architectural and historical interest of Bath, including the important survival of historic fabric from the Roman, Mediaeval, Georgian and Victorian periods.

2.81 The designation was extended progressively to include not only the successive overlays of architectural history but also elements of the landscape setting of the city. In response to both issues, the conservation area was extended to the north west to include the whole of the landscape between Lansdown Road, including the site of Beckford's Tower, and the fringes of the built-up area of Weston.

Significance

2.82 The Bath Conservation Area is of international importance and this is reflected in its inclusion, in its entirety, within the World Heritage Site.

Setting

- 2.83 The majority of the Weston site is included in the Conservation Area. The north western extremity of the site either side of Lansdown Lane is outside the Conservation Area but development would inevitably have an effect on the designation.

Charlcombe Conservation Area

- 2.84 This Conservation Area is situated to the northeast and does not lie within the zone of theoretical visibility for the development and is therefore not considered further. This designation covers the small hamlet of Charlcombe which is on the east side of the ridge defined by Lansdown Road. The designation includes the 12th century St Mary's Church, listed at Grade II*, and other buildings at Grade II. However, the topography is such that the conservation area has no relationship with the Weston site and is not considered further (see ZTV **Figure A2.6 and A2.7**).

Registered Parks and Gardens

- 2.85 There are two Registered Parks and Gardens within 1km of the site, Lansdown Cemetery and Beckford's Tower and Royal Victoria Park.

Lansdown Cemetery and Beckford's Tower



Photograph A2.5: Lansdown Cemetery and Beckford's Tower

- 2.86 Lansdown Cemetery and Beckford's Tower is a Grade II Registered Park and Garden, registered on 30th April 1987.
- 2.87 The List entry provides the following reasons for designation and highlights the importance of the cemetery in providing a setting for Beckford's Tower.

"...a good example of an early Victorian garden cemetery...

...includes elements of an early-19th century pleasure ground laid out by William Beckford (1760-1844) and the architect Henry Edmund Goodridge in 1825-27...

...forms the setting of the adjacent Lansdowne Tower, also designed by Goodridge for Beckford (1825-26)."

(English Heritage 2001)

- 2.88 Views from the cemetery and tower are further described in the entry. This description highlights the importance of views to the southwest.

“Long views extend from the site in a south-westerly direction towards the western part of Bath city centre and surrounding hills. From the Belvedere on the top floor of Beckford’s Tower a panoramic view over Bath, Bristol, and beyond can be admired, as well as a bird’s-eye view over the cemetery below. In the early-C19, the views from the Belvedere reminded William Beckford of Claude Lorraine’s paintings of the Roman Campagna (CL 2001).”

(English Heritage 2001)

Significance

- 2.89 This asset is of significance for the good example it provides of an early Victorian garden cemetery, the remnants of the early-19th century pleasure ground, and the setting it provides to Beckford’s Tower. Lansdown Cemetery and Beckford’s Tower appear on the National Heritage List for England and is therefore of high heritage significance.

Setting

- 2.90 Lansdown Cemetery is relatively self-contained, although it has visual connections to Bath beyond its boundaries.

Royal Victoria Park

- 2.91 Victoria Park, Grade II, designated 26th June 1992 lies to the north-west side of the city of Bath, to the south of High Common from which it is separated by Weston Road. It occupies a gently sloping, south-facing site. From the park there are fine and extensive views towards Royal Crescent to the north, and over the hills to the south of Bath.
- 2.92 The heritage significance of this registered park and garden is unlikely to be at risk from development due to intervening built development and vegetation. The ZTVs for the site (**Figure A2.6 and A2.7**) indicate limited theoretical visibility from the northwestern corner of the Park around the Great Dell to the site. In reality actual visibility is prevented by intervening buildings and vegetation.

Kelston Park

- 2.93 Kelston Park is a Grade II* Registered Park and Garden, registered on 30th April 1987, situated 1.3km to the south west of the potential development site.
- 2.94 The List entry cites it as an example of an 18th Century park laid out by Lancelot Brown and highlights the importance of the views afforded down the River Avon Valley to the south as well as to Bath to the east. Views from the terraces around Kelston Park House are also noted.
- 2.95 The parkland extends in a gentle sweep to the Avon Valley for c 1.2km along the south-west side of the A431, Upper Bristol Road, which forms its north-east boundary. The parkland descends a steep escarpment towards the River Avon to the south.
- 2.96 Kelston Park house (1765-70, listed grade II*) occupies a prominent position within Kelston Park, on the eastern end of a ridge, overlooking the city of Bath to the east and the valley of the River Avon to the south.
- 2.97 Within the list entry, reference is made to a track 850m north of Kelston Park, the final destination of which being the summit of Kelston Round Hill. Although this is not within the boundaries of the RPG consideration should be given to the following statement:

“This route was a C18 ride from the park to take in the unbounded views available from the high ground to the north.”

Significance

- 2.98 This asset is of significance as an example of an 18th Century park laid out by Lancelot Brown around a country house, and the setting it provides to this house. The RPG appears on the National Heritage List for England and is therefore of high heritage significance.

Setting

- 2.99 The enclosing valley provides the setting for the park, and long views towards Bath are afforded. Kelston Park house is situated in a prominent position within the RPG with elevated views across the valley and to Kelston Round Hill and beyond.

Bath World Heritage Site

- 2.100 The potential development site is situated within and across the WHS boundary.
- 2.101 B&NES Council carried out an LVIA study in relation to the World Heritage Site. This concludes that the significance of the impact on the WHS will vary between the various fields within the site as follows. Please note that the following field numbers relate to the LUC Weston Summary Map, and differ from the B&NES LVIA study.
- Development on fields A, G west, L and T south will have an impact of low negative significance on the WHS.
 - Development on fields F East, G East, M West, U South and W South will have an impact of medium negative significance on the WHS.
 - Development on fields F West, M East, N, Q, R, S, T north and U north will have an impact of high negative significance on the WHS.
- 2.102 There are a number of fields not considered in the B&NES study, these fields are B, C, D, E, H, I, J, K, O, P, V, X, Y and the top half of field W. These are situated within the Green Hillside (as identified in Chapter 5 of the B&NES WHS Setting SPD, Figure 4 and as mapped on **Figure A2.6** of this report). Consequently these fields would be of high sensitivity to development.
- 2.103 The ARUP report, *Lower slopes at Weston Development Concept Options Report* removes a number of these upper fields from the study because of the potential visual impact of any development. In their proposed development options (pages 29 and 31) only the following fields are considered within the final development options: Fields F, G, L, M, N, the south of R, south of S and U. It should be noted that other constraints (in addition to visual issues) were taken into account.

Sensitivity and Risks

- 2.104 The following section summarises the sensitivity and potential risk to the significance of the heritage asset.

Archaeology

Sensitivity

- 2.105 No existing major impacts were noted. The site is currently down to grass, but it is possible that it has been ploughed in the past. This is less likely on the steeper slopes, and the survival of the possible strip lynchets indicates that there are locations where little if any has taken place. It is more likely on some of the lower slopes and on the fields west of Lansdown Lane. On the higher slopes, north and west of Upper Weston Farm, preservation is likely to be good, with only localised impacts.
- 2.106 The known Roman pottery, glass and rubble stone (MBN 2323) is considered to represent a possible occupation site, which is unlikely to be of more than regional significance and of medium sensitivity. The buildings of Rohannon Farm (MBN 11439) are of low sensitivity. The possible medieval strip lynchet earthworks (Field N) would indicate local farming practices, but are a relatively unusual feature and well-preserved examples could be of low to medium sensitivity. An association between lynchets and ridge and furrow, or extensive earthworks, would provide a more complete picture of the agricultural landscape, and arguably increase the significance and sensitivity.
- 2.107 The study has identified potential for the presence of presently-unknown assets, particularly from the prehistoric and Roman periods. Possible ridge and furrow, lynchets and medieval field

boundaries have been noted in air photographs (Fields M, T, U, V, X). In the absence of fieldwork to confirm the presence or absence of such remains, the nature and preservation of any that may be present, and thus their significance, it is not possible to make a definitive assessment of their sensitivity.

Risk to Known archaeological assets

- 2.108 The Roman material near Upper Weston Farm is assumed to indicate a buried occupation site, probably of medium sensitivity. Development is likely to cause a significant direct impact, and thus present a **high risk to the heritage significance of Roman assets**. The possible **medieval strip lynchets** form a series of low standing earthworks. In field N they have been identified during field survey while in other fields they have been identified through aerial photographs. They would probably be of only low to medium sensitivity if confirmed as such, but direct impact on them would be severe and would therefore result in **medium risk to heritage significance** (nevertheless further work will be required to assess their true extent and condition and could potentially raise the risk to **high**).

Risk to Unknown archaeological assets (buried archaeological remains)

- 2.109 The study site is considered to have moderate potential for unknown archaeological remains of the later prehistoric and Roman periods within its overall extent. There is, however, no present evidence for major settlement sites or intensive occupation over the entire area. Occupation is likely to have been in the form of scattered farmsteads, but these can be expected to form localised foci and would typically be surrounded by areas containing remains associated with field systems. The potential for other periods is lower. **There is therefore considered to be a medium risk of development encountering unknown archaeological remains**, although it is unlikely that the distribution of unknown remains will be uniform across the site.
- 2.110 In the absence of further investigation the possible presence of unknown buried archaeological remains of high sensitivity cannot be discounted, and any assessment of risk made here can only be provisional.

Historic Buildings

- 2.111 The proposed site lies to the southwest of **Beckford's Tower**, and would be visible in views from the top of it, as well as in views when looking from the development site back towards the tower (see **Figures A2.6 and A2.7**). **Figure A2.8** shows the visibility of the site from the base of Beckford's Tower.

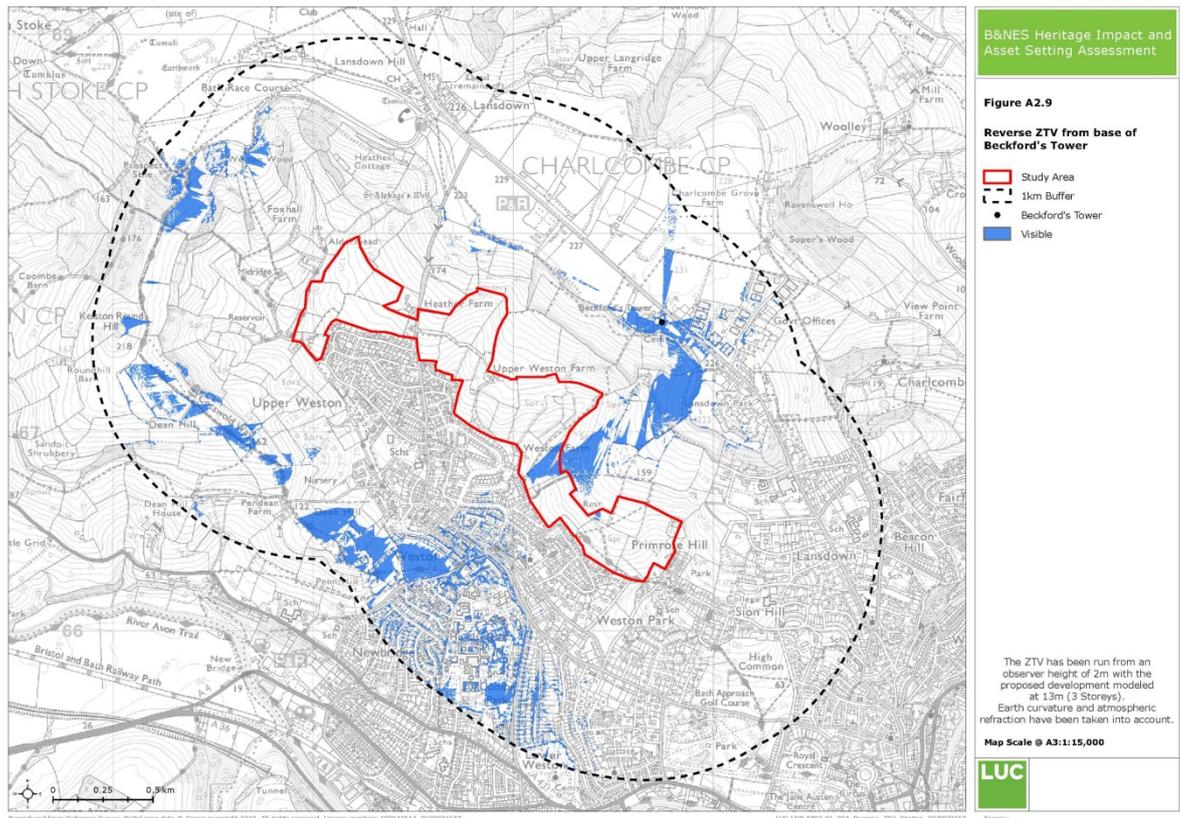


Figure A2.9: Reverse ZTV showing visibility of Weston Site from base of Beckford's Tower

- 2.112 The main views from the tower are to the southwest, development of the areas of the site visible from the tower therefore has the potential to influence these views, this relates to fields O to S particularly. Development of the upper fields would present a **high risk to the heritage significance of Beckford's Tower**.
- 2.113 The **farmsteads** identified would benefit from an undeveloped buffer to maintain their setting. However, development of the fields below the farmsteads would present a **low risk to the heritage significance of the farmsteads**. Development of the field in which Upper Weston Farm is situated, field K, would pose a **medium risk to the significance of Upper Weston Farm**.
- 2.114 **Prospect Place** currently looks towards an open field and field T is therefore of **high sensitivity**. However, the terrace is already situated on the edge of a built up area. **Development of field T would pose a medium risk to the heritage significance of Prospect Place**.

Conservation Areas

- 2.115 The setting of the **Bath Conservation Area** is likely to be affected due to the site being situated within the Conservation Area and the contribution made to this by the green hillside slopes. **Fields located to the west of the site (fields A-F) are likely to pose a lower risk to the Conservation Area's setting due to being orientated further towards the southwest**, whereas the fields situated on the higher slopes further east in the site would pose a **high risk to the setting of the conservation area (fields H, I, J, K, O, Q, P, V and X)**. The lower fields in this area (fields G, L, M, N, R, S, T, U and W) would pose a medium risk.

Registered Parks and Gardens

- 2.116 **Setting of Lansdown Cemetery**. Visibility of the part of the site, namely field S within the valley below the cemetery, is afforded over the boundary wall from some locations within the cemetery, as demonstrated by the ZTV from the base of Beckford's Tower (**Figure A2.9**).

However, development of the site would not affect the layout of the cemetery, nor the relationship of the cemetery with Beckford's Tower.

- 2.117 Development of the Weston site, therefore, would not affect its heritage significance as a good example of an early Victorian garden cemetery or the setting it provides to Beckford's Tower, and would therefore be of **low risk to the heritage significance of the cemetery**.
- 2.118 Views from **Kelston Park RPG** would need to be taken into consideration. From higher areas within the RPG such as around Kelston Park house, there is potential for development on the higher slopes of the more easterly fields (Fields M, T, U, V, and X) to be visible. There is also potential for development on the higher slopes of the more westerly fields (Fields C-E) to be visible although this requires further more detailed investigation. The central and lower areas of the Weston site are likely to be screened by the ridge line formed by Kelston Round Hill and Dean Hill. There is therefore potential for development of the fields in which development would be visible to present a **medium risk to the heritage significance of this registered park and garden**.

World Heritage Site

- 2.119 As outlined earlier the B&NES study concludes that a proposed development at Weston would have an impact of low-high significance depending on the field parcel considered.
- 2.120 There are a number of fields not considered in the BANES study; however it is likely that they would pose a risk to the setting of the WHS due to being located further up the valley side. These fields are B, C, D, E, H, I, J, K, O, P, V, W, Y, X and the top half of field W. Development of these upper fields is considered to pose a **high risk to the heritage significance of the World Heritage Site**, due to forming part of the WHS Green Hills setting.

Combined Sensitivity and Risk Summary

- 2.121 A high proportion of the area of the Weston site would propose a risk to the significance of heritage assets if developed, largely as a result of its location within the World Heritage Site and its effect on setting. The following table summarises sensitivity and risk in relation to the different fields within the site. It should be read in conjunction with **Figure A2.9: Weston Summary Map**.
- 2.122 Risks in relation to undiscovered archaeology have not been mapped and it is recommended that suitable survey work is carried out prior to any development works.
- 2.123 Where not asterisked, information in relation to the World Heritage Site is taken from the B&NES LVIA work and this should be referred to for further detail for these fields.

Table A2.5: Weston, Summary Table of Risk to the Significance of the Heritage Asset

Field	Arch.	Historic B'dings	CA	RPG	WHS	Overall judgement of risk
A (A)						Low
B					High*	High due to the effect on the WHS
C				Setting of Kelston Park	High*	High due to the effect on the WHS
D				Setting of Kelston Park	High*	High due to the effect on the WHS
E				Setting of Kelston Park	High*	High due to the effect on the WHS

Field	Arch.	Historic B'dings	CA	RPG	WHS	Overall judgement of risk
F (C)					West: High	High due to the effect on the WHS
					Eastern field: Medium	Medium due to the effect on the WHS
G (D)			Setting of Bath CA		West: Low	Low , effects on the Bath CA could potentially be mitigated through design
			Setting of Bath CA		Two eastern: Medium	Medium due to the effect in the WHS
H*			Setting of Bath CA		High*	High due to the effect on the WHS
I*			Setting of Bath CA		High*	High due to the effect on the WHS
J*			Setting of Bath CA		High*	High due to the effect on the WHS
K*		Setting of Upper Weston Farm	Setting of Bath CA		High*	High due to the effect on the WHS
L (E)			Setting of Bath CA		Low	Low , effects on the Bath CA could be potentially mitigated through design
M (F west) (F centre & east)	Possible Lynchets*		Setting of Bath CA		(F west)	Medium , the extent of the Lynchets will need to be surveyed further
	Possible Lynchets*		Setting of Bath CA		(F centre & east)	High due to the effect on the WHS
N (G)	Lynchets (seen during site inspection)		Setting of Bath CA		High	High due to the effect on the WHS
O*	Roman Remains	Setting of Beckford's Tower	Setting of Bath CA		High*	High due to the effect on the WHS
P*		Setting of Beckford's Tower	Setting of Bath CA		High*	High due to the effect on the WHS
Q (H)		Setting of Beckford's Tower	Setting of Bath CA		High	High due to the effect on the WHS

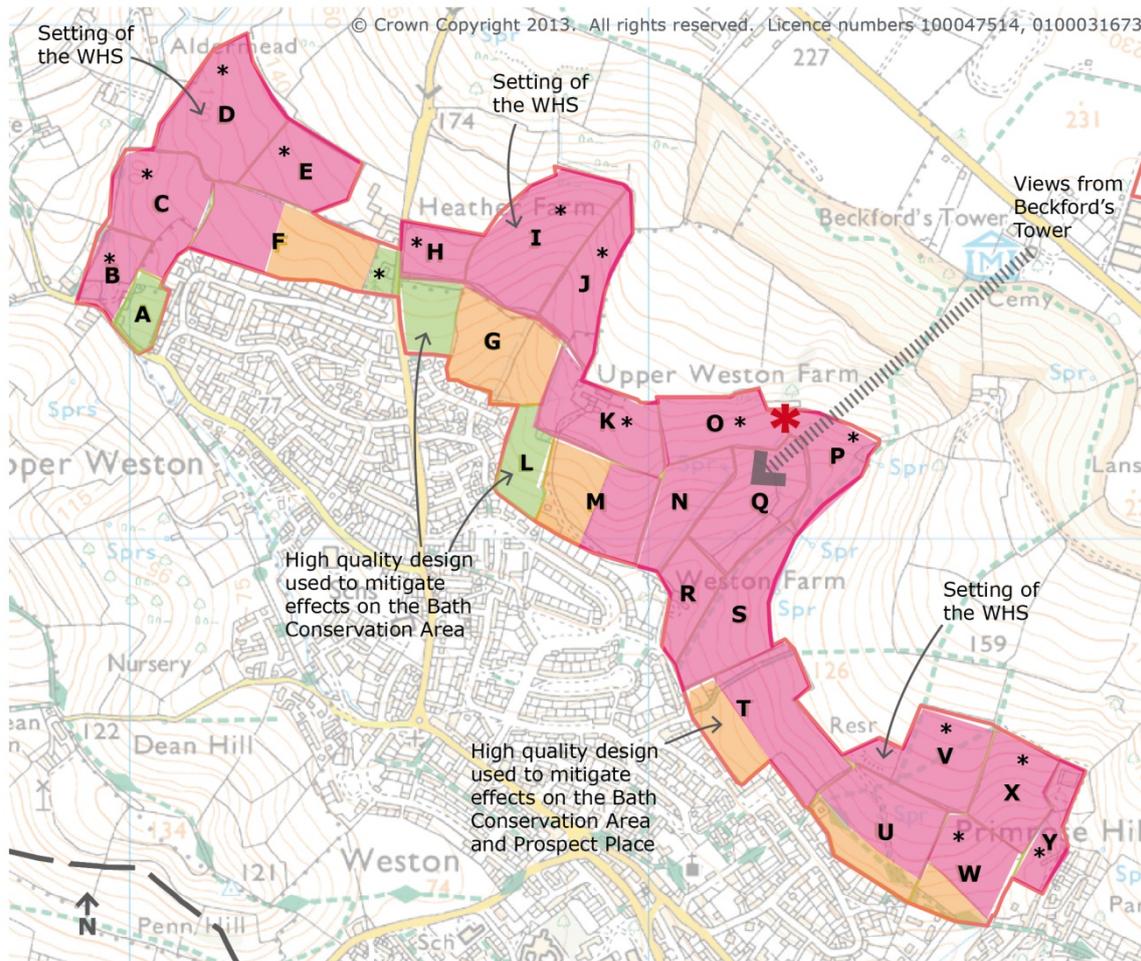
Field	Arch.	Historic B'dings	CA	RPG	WHS	Overall judgement of risk
R (I)		Setting of Beckford's Tower and setting of Weston Farm	Setting of Bath CA		High	High due to the effect on the WHS
S (J)		Beckford's Tower	Setting of Bath CA	Setting of Lansdown Cemetery	High	High due to the effect on the WHS
T (K1 lower) (K2 upper)		Setting of Prospect Place	Setting of Bath CA	Setting of Kelston Park	Lower part of field: Low	Medium , effects on Prospect Place and the Bath CA. Potential for views from Kelston Park to be affected.
	Lynchets on upper slopes*	Setting of Prospect Place	Setting of Bath CA	Setting of Kelston Park	Upper part of field: High	High due to the effect on the WHS
U (Upper L1 Lower, L1 south)	Possible Lynchets*		Setting of Bath CA	Setting of Kelston Park	Upper part: High	High due to the effect on the WHS
	Possible Lynchets*		Setting of Bath CA	Setting of Kelston Park	Southern part: Medium	Medium due to the effect on the WHS
V*	Possible Lynchets*		Setting of Bath CA	Setting of Kelston Park	High*	High due to the effect on the WHS
W (North*) (South L2)			Setting of Bath CA		High*	High due to the effect on the WHS
			Setting of Bath CA		Medium	Medium due to the effect in the WHS
X*	Possible Lynchets*		Setting of Bath CA	Setting of Kelston Park	High*	High due to the effect on the WHS
Y*			Setting of Bath CA	Setting of Kelston Park	High*	High due to the effect on the WHS

* 'Possible Lynchets' - This assessment is based on evidence from air photographs and further ground survey would be needed to identify their presence, condition and extent. If well preserved this could alter the assessments for Fields M and U, with the total field area in each case assessed as '**High Risk** to the significance of heritage assets'.

2.124 In summary, development at the Weston site will be:

- **low risk** within fields A, West G, and L
- **medium risk** within fields East F, G, West M, South T, South U and South W
- **high risk** within the remaining fields.

2.125 Development on the site is however considered to present a **medium risk** in relation to unknown archaeological assets and therefore appropriate mitigation would be required (as outlined below).



Weston Summary Map

- High risk to significance of heritage assets
- Medium risk to significance of heritage assets
- Low risk to significance of heritage assets

- * Field not included in B&NES LVIA study
- * High risk to known archaeological heritage assets, indicative location

Please note the assessment area cell labels A-Y do not correspond directly to the other studies that have been produced by B&NES, compare cells with care.

Risk relating to undiscovered archaeology has not been mapped. It is recommended that a detailed survey be carried out prior to development.

NTS @ A4

Figure A2.10: Weston Summary Map

Mitigation and Enhancement

- 2.126 Please note that mitigation and enhancement measures are only provided in relation to areas which have been identified as low or medium risk. As outlined in the NPPF and Table 2.2 of this report, development in areas of high risk should be exceptional or wholly exceptional and therefore avoided as there is a risk that development could cause substantial harm to the designated heritage assets, or non-designated heritage assets of demonstrably equivalent significance, and/or their settings.
- 2.127 If areas of low to moderate risk are allocated for development, it is important that opportunities are taken to avoid or minimise impacts on heritage assets and their settings. These include the following:
- Retain and strengthen existing hedgerow and trees, with new screening along unplanted boundaries to help soften the development.
 - Use new tree planting as a framework throughout the proposed development, with sufficient set back to allow growth of trees which will eventually break up the rooflines of development in views from across the valley.
 - Limit development to two storeys in the higher fields to reduce the visual impact when seen in views from the tower.
 - The suggested Roman site is indicated by the presence of artefacts, but its true extent and character is uncertain although it is considered probably to be of no more than medium sensitivity. One or more of the general mitigation measures outlined in **Appendix 7** is likely to be appropriate, but an archaeological evaluation would be necessary to establish its nature before a decision could be made.
 - Any impact on the 19th century farm, which archaeologically is considered to be of low sensitivity, could be mitigated by appropriate recording.
- 2.128 As outlined in **Figure A2.10**, there is the potential for high quality design to be used to mitigate effects on the Bath Conservation Area and Prospect Place.
- 2.128 There is a potential risk to presently-unknown archaeological remains within the study site. It would be necessary to carry out an archaeological evaluation to establish whether such remains are present, and identify their date, nature and significance before a decision could be made on whether mitigation measures of the type described in **Appendix 7** are appropriate.