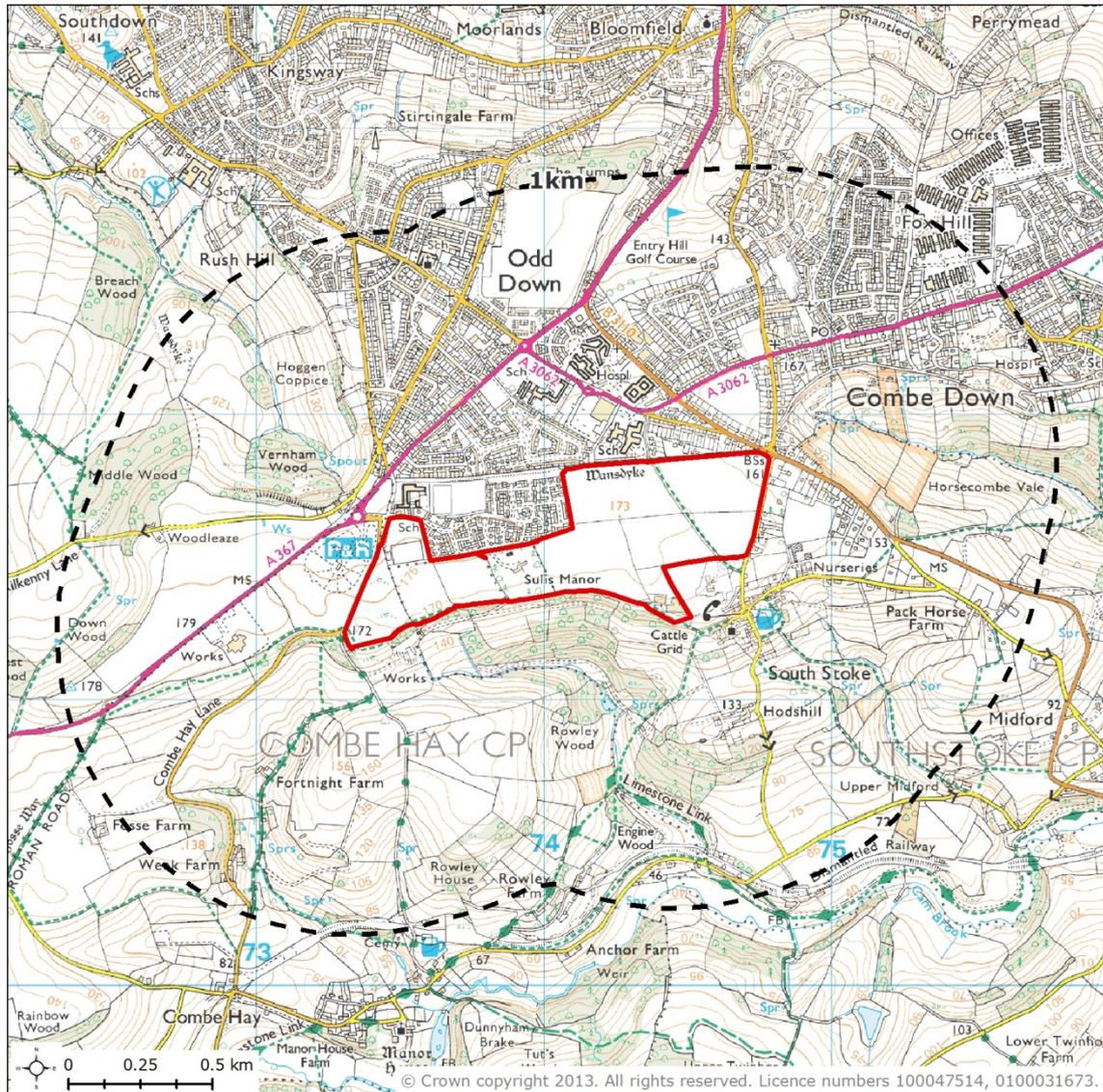


# Appendix 3: Odd Down, Bath

## Location

- 3.1 This greenfield site is situated on the plateau to the south of the city of Bath. The site is to the south of the settlement boundary at Odd Down. Part of the site (Sulis Manor and garden) is within the World Heritage Site boundary, and the rest is adjacent to it (see **Figure A3.1**).



**Figure A3.1: Odd Down - Proposed Development Site Location Plan**

## Planning Context

- 3.2 The proposed development site consists of ten fields, four to the west of Sulis Manor and gardens, and a further six to the east. There are a number of large agricultural buildings in the most south easterly of these fields. Sulis Manor and gardens are also included within the development area.

- 3.3 The Core Strategy consultation document identifies the site for residential-led mixed use development of around 300 dwellings in the plan period.
- 3.4 The site is situated across a broadly level plateau, lying at 165-175m above sea level with a slight fall from south towards the north east. The topography of the area slopes down steeply beyond the southern boundary of the site. Field boundaries are marked by dry stone walls and boundary trees.
- 3.5 Adjacent to the north is the suburb of Odd Down. The South Stoke Conservation Area is situated to the southeast, open pasture and woodland of the Cam Valley to the south, and Odd Down Park and Ride to the west.



**Photograph A3.1: View looking southwest from the Wansdyke**

- 3.6 The Wansdyke Scheduled Ancient Monument (**Photograph A3.2**) runs east to west along the northern boundary of the site along the rear of properties which create the existing settlement edge.



**Photograph A3.2: The Wansdyke, looking north-west**

## Sources of Evidence

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

### **Bath & North East Somerset Historic Environment Record**

3.8 In summary, the Historic Environment Record (HER) contains the following records within the study site and a 1km zone around it:

- 2 Scheduled Monuments, both sections of the Wansdyke (HER ref. DBN 151 and DBN 153)
- 83 non-designated sites or find-spots
- 26 archaeological 'events' (fieldwork, assessments etc)
- 1 locally-designated Park and Garden, Midford Castle (DBN3610)
- 1 site on the SHINE (Selected Heritage Inventory for Natural England) register, earthworks of medieval occupation north of Hoggen Coppice (DBN 3718)

### **Cartographic evidence**

3.9 The following maps were examined:

- South Stoke parish Tithe Map, 1841
- Combe Hay parish Tithe Map, 1839
- 1st Edition Ordnance Survey 1:10560 map 1888
- 2nd Edition Ordnance Survey 1:10560 map 1901-05
- 3rd Ordnance Survey 1:10560 map 1920-33

3.10 The observations made on the maps and plans examined are summarised in **Table A3.1** below.

**Table A3.1: Summary of cartographic observations**

Map	Date	General Observations	Figure No.
<i>Tithe Map of Parish of South Stoke</i>	1841	<ul style="list-style-type: none"> <li>The study site is depicted as comprising numerous field parcels.</li> <li>'Portion of the Wansdyke' marked along the northern edge of the study site.</li> <li>Two buildings depicted in south-east corner of the study site.</li> </ul>	<b>A3.2</b>
<i>Tithe Map of Parish of Combe Hay</i>	1839	<ul style="list-style-type: none"> <li>The study site includes a single field parcel within Combe Hay parish. No buildings within the field.</li> </ul>	
<i>1<sup>st</sup> Edition 1: 10560 OS plan.</i>	1888	<ul style="list-style-type: none"> <li>The study site appears largely unchanged.</li> <li>The boundary between S. Stoke and Combe Hay parishes divides the western field from the rest of the site</li> <li>A fuller's earth work is shown just outside the site adjacent to the Wansdyke.</li> </ul>	<b>A3.3</b>
<i>2<sup>nd</sup> Edition 1: 10560 OS plan.</i>	1901 - 1905	<ul style="list-style-type: none"> <li>The study site appears largely unchanged.</li> <li>A smithy is shown on the north-east corner of the site</li> <li>There is an old mine shaft at the south-west corner, and is probably within the site.</li> <li>'Quarry' and 'Old quarry' are just outside the site to east and west respectively. Small quarry on the north side of Wansdyke, outside the site.</li> </ul>	<b>A3.4</b>
<i>3<sup>rd</sup> Edition 1: 10560 OS plan.</i>	1920 - 1933	<ul style="list-style-type: none"> <li>The study site appears largely unchanged. The quarries to the east and west no longer shown active. Quarry adjacent to Wansdyke much enlarged.</li> </ul>	<b>A3.5</b>



**Figure A3.2: Tithe Map of Parish of South Stoke (1841)**

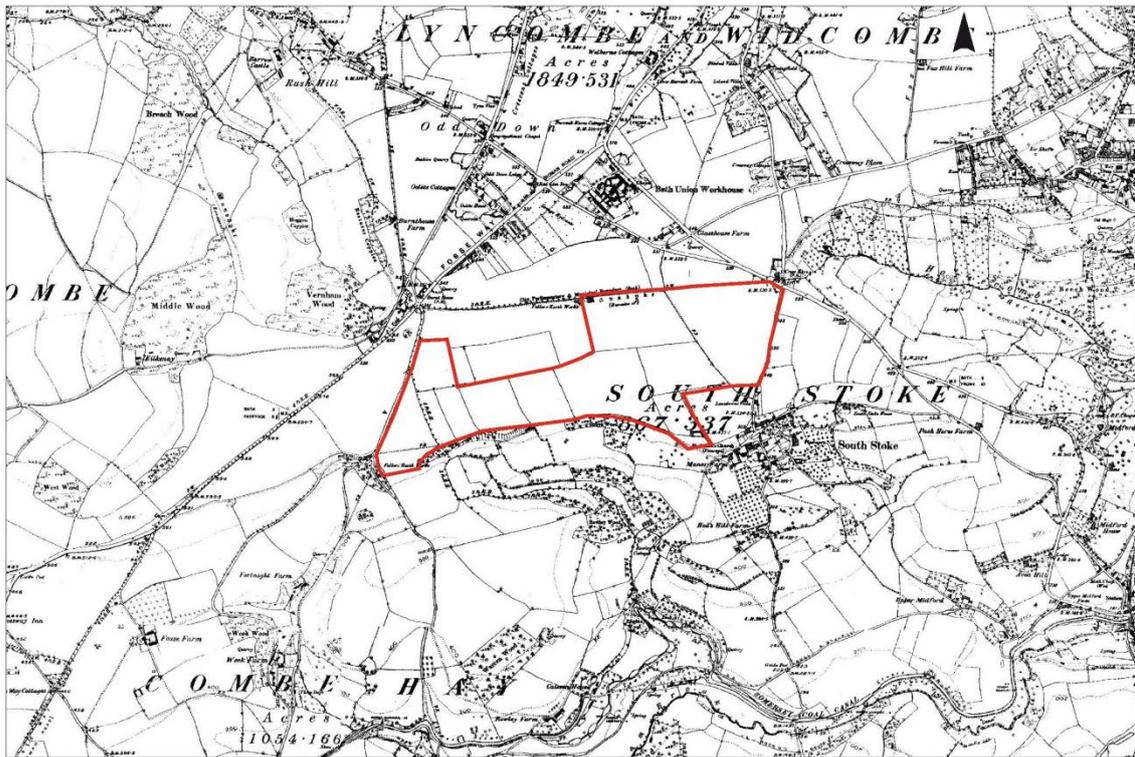


Figure A3.3: 1<sup>st</sup> Edition OS Plan (1888)

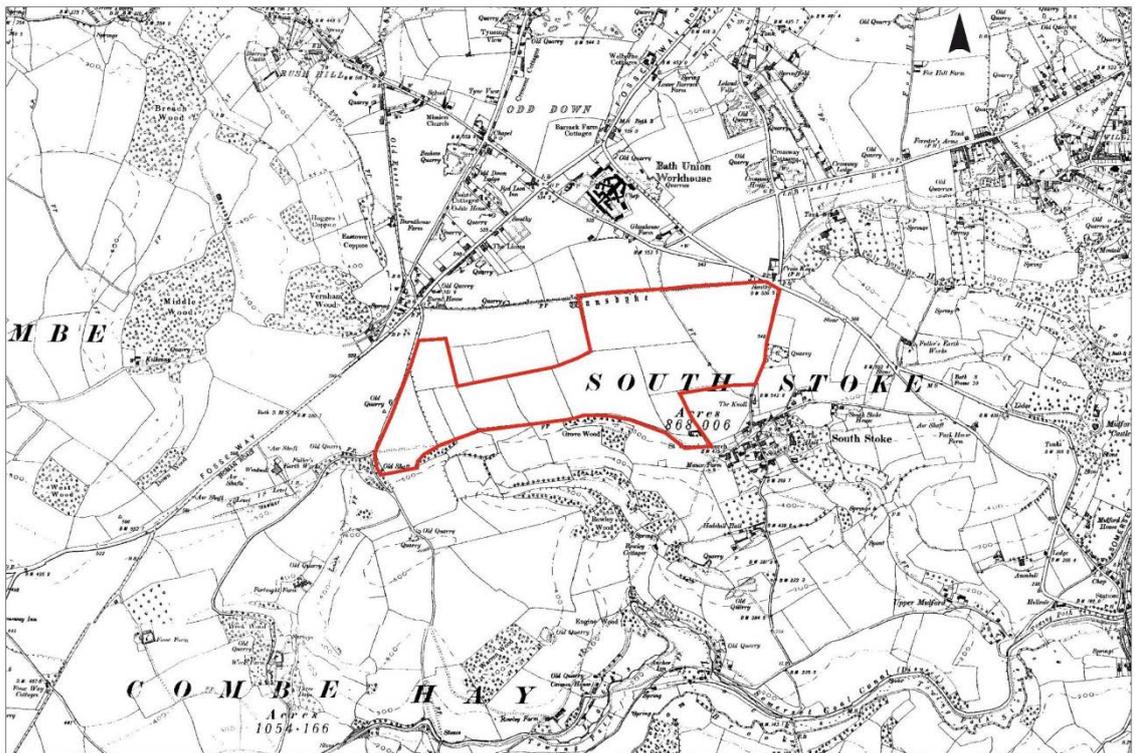


Figure A3.4: 2nd Edition OS Plan (1901-1905)

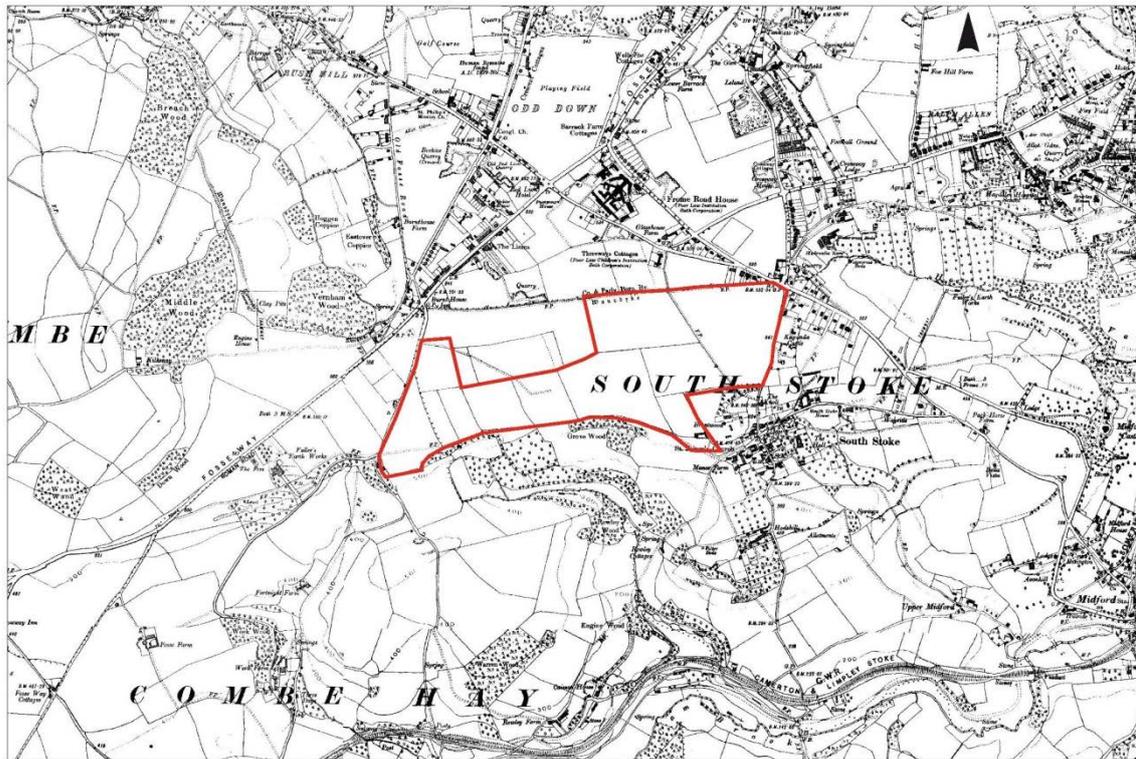


Figure A3.5: 3<sup>rd</sup> Edition OS Plan (1920-1933)

### Air Photographs

- 3.11 An 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 was examined, listed below. No significant features were identified within the study area, although the Wansdyke is visible on the north boundary.

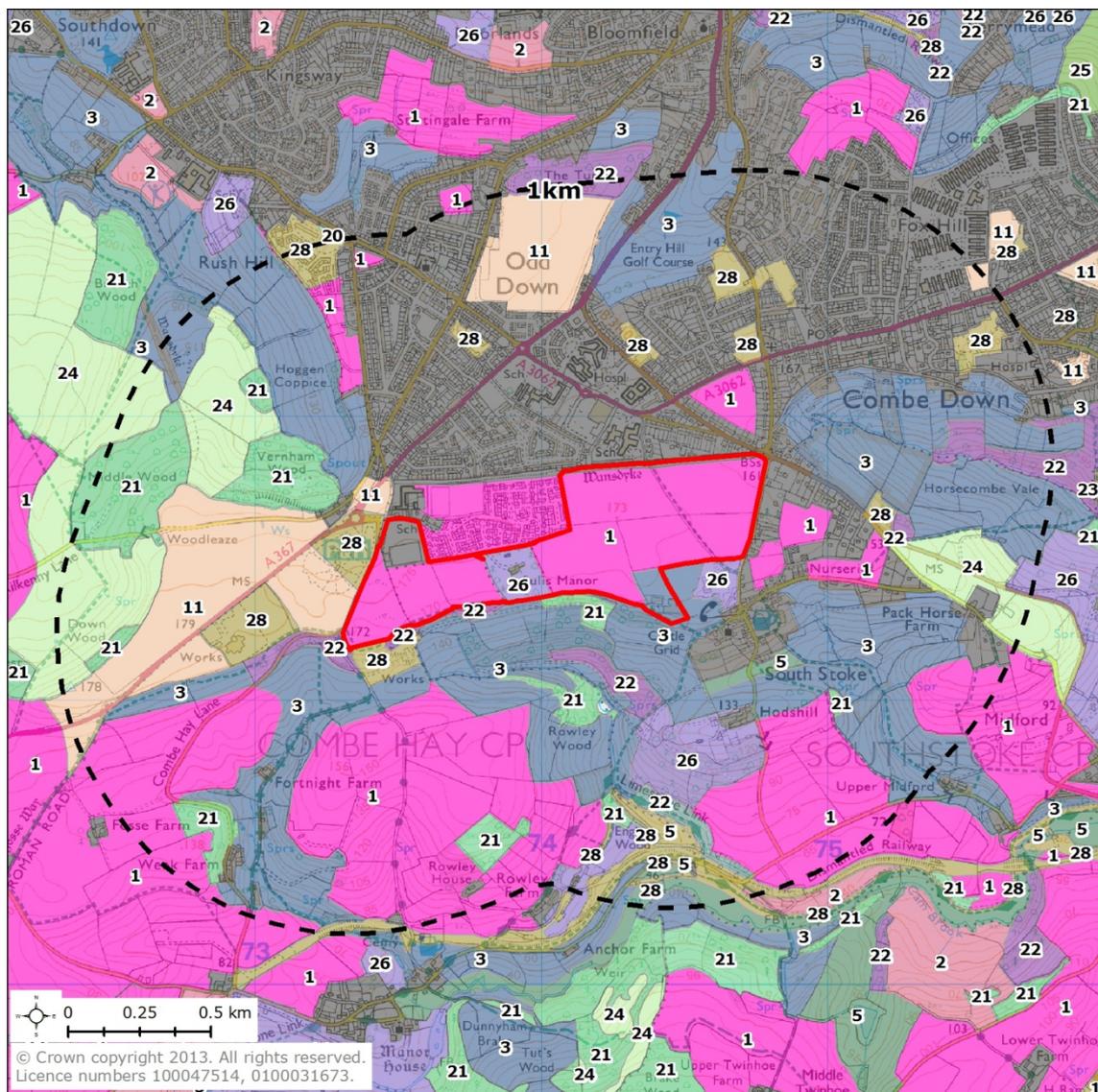
Table A3.2: List of air photographs examined

Sortie number	Library number	Frame number	Date
RAF/106G/UK/579	33	6012	August 1945
RAF/106G/UK/579	33	6014	2 August 1945
RAF/106G/UK/579	33	6016	2 August 1945
RAF/3G/TUD/UK/25	168	5107	14 January 1946
RAF/3G/TUD/UK/25	168	5108	14 January 1946
RAF/106G/UK/1276	232	5123	23 March 1946
RAF/106G/UK/1276	232	5124	23 March 1946
RAF/106G/UK/1276	232	5125	23 March 1946
RAF/106G/UK/1276	232	5126	23 March 1946
RAF/CPE/UK/2144	675	5186	10 June 1947
RAF/CPE/UK/2144	675	5187	10 June 1947
RAF/CPE/UK/2476	2809	7162	10 March 1948
RAF/CPE/UK/2476	2809	7164	10 March 1948
RAF/CPE/UK/2476	2809	7166	10 March 1948
RAF/CPE/UK/2281	6209	5140	1 September 1947
RAF/CPE/UK/2281	6209	5142	1 September 1947

RAF/CPE/UK/2281	6209	5144	1 September 1947
RAF/HLA/445	8461	142	27 April 1942
RAF/HLA/445	8461	143	27 April 1942
OS/68161	11495	155	10 June 1968
OS/68161	11495	276	10 June 1968
OS/68161	11495	277	10 June 1968

### Historic Landscape Characterization for the former County of Avon.

3.12 The site lies within the Late Medieval enclosed open fields created by local arrangement and exchange, the Post-medieval designed ornamental landscapes and the Late Medieval enclosure of steep-sided cultivation Historic Landscape Character Areas (HLCA), as classified by the Avon Historic Landscape Characterisation. **Figure A3.6** shows the Historic Landscape Character Areas within 1km, **Table A3.3** provides a key.



**Figure A3.6:** HLCA within 1km of Odd Down site

**Table A3.3: Odd Down HLCAs**

Number	Historic Landscape Character Area
1	Late medieval enclosed open fields created by local arrangement and exchange
2	Post-medieval and modern fields adjusted from earlier (i.e.A1) enclosures
3	Late medieval enclosure of steep-sided cultivation
5	Medieval (or earlier) enclosure of rich, wet grassland
11	Post medieval (18th - 19th C) parliamentary enclosure
18	Medieval and Post-medieval organised enclosure of open heath
20	18th - 19th century enclosure by local and parliamentary act
21	Pre 1800 'ancient woodland
22	Post-18th century woodland plantation and forestry
23	Medieval enclosed fields created by assart
24	Medieval enclosed fields created by organised clearance
25	Post-medieval fields created from enclosure of medieval parkland
26	Post-medieval designed ornamental landscapes
28	Large scale utility landscapes

3.13 The main characteristics of these HLCAs are as follows:

Late Medieval enclosed open fields created by local arrangement and exchange:

*"Fields of relatively small size and regular in outline, and generally follow the natural lie of the land..."<sup>1</sup>*

Post-medieval designed ornamental landscapes

*"Aesthetically placed tree plantations and avenues, frequently containing (in the later examples) exotic species. Artificial lakes, cascades and other water features. Follies, grottoes, lodges, and other built ornaments and monuments."<sup>2</sup>*

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..."<sup>3</sup>*

#### Other documents:

3.14 The following documents were also referred to:

- Bath & North East Somerset Council (2011) South Stoke Conservation Area Appraisal
- 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. *Odd Down 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-Odd-Down.pdf> [Accessed 8<sup>th</sup> August 2013]
- Bath and North East Somerset Council, May 2012. *City of Bath World Heritage Site Setting SPG*

<sup>1</sup> Page 5 Mike Chapman, 1997. *Avon Historic Landscape Classification* (first draft) 1995-8.

<sup>2</sup> Page 11 Mike Chapman, 1997. *Avon Historic Landscape Classification* (first draft) 1995-8

<sup>3</sup> Page 7 Mike Chapman, 1997. *Avon Historic Landscape Classification* (first draft) 1995-8

### Site Inspection

- 3.15 The study site was inspected on the 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> and 14<sup>th</sup> of August 2013. It comprises a very gently sloping plateau on the southern edge of Odd Down that ranges between 170 and 175m AOD in height which is predominantly used as arable farmland.



**Photograph A3.3: Centre of the study site, looking north-west**

- 3.16 The site is bounded by early 20th century, post-war and modern housing to the north, ancient woodland to the south and minor roads to the east and west. Field boundaries within the site are defined by hedges with mature trees, fences, stone walls and belts of recently planted trees.
- 3.17 There is a large detached 1930s building known as Sulis Manor in the centre of the study site. This building is set within a large, partially wooded, garden, and is currently used as a language school. There is also a group of large modern barns in the south-east corner of the site, which are set within an enclosure of rough grassland.
- 3.18 The northernmost edge of the site is bounded by the Wansdyke (**Photograph A3.4**), which survives as a linear earthwork that has been partially encroached upon by the rear gardens of houses fronting Old Frome Road and Midford Road. Some erosion was noted where footpaths cross the monument. There were no other visible archaeological features within the study site. The modern housing to the west of the site maintains an undeveloped buffer zone between the rear gardens of the new houses and the monument.

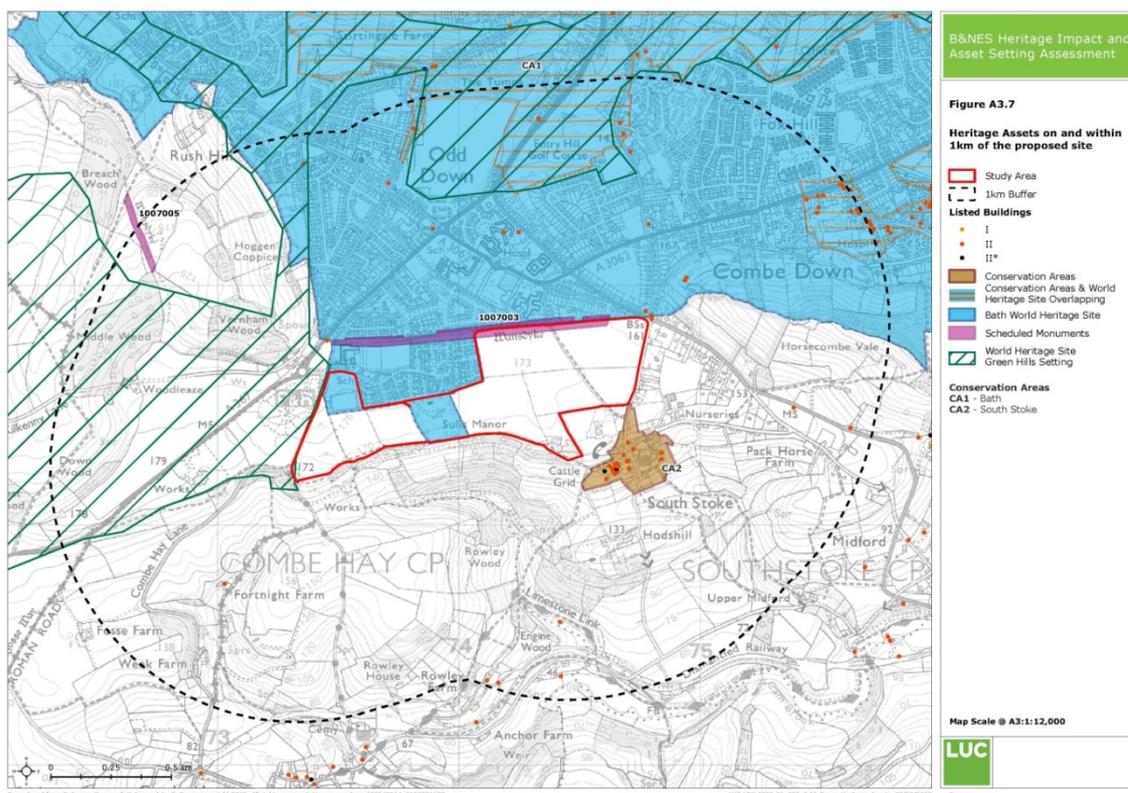


**Photograph A3.4: The Wansdyke – encroachment by garden boundaries, looking east**

- 3.19 The sports ground at the north-west of the site was not inspected as it was added to the study site late in the project.

### Overall Heritage assets

- 3.20 This section considers heritage assets which lie on and within 1km of the site which have been identified as the key assets for consideration.
- 3.21 **Figure A3.7** shows the heritage assets situated within 1km of the proposed site boundary.



**Figure A3.7: Heritage Assets on and within 1km of the proposed site**

3.22 The following table (**Table A3.4**) details the heritage assets on site and within 1km.

**Table A3.4: Odd Down, Heritage Assets within 1 km of the proposed site**

Heritage Asset	On site	Local area (within 1km)
<b>Listed Buildings</b>		
Grade I	0	0
Grade II*	0	2
Grade II	0	63
<b>Scheduled Monuments</b>	0	0
<b>Registered Parks and Gardens</b>	0	0
<b>Conservation Areas</b>	South Stoke	Bath

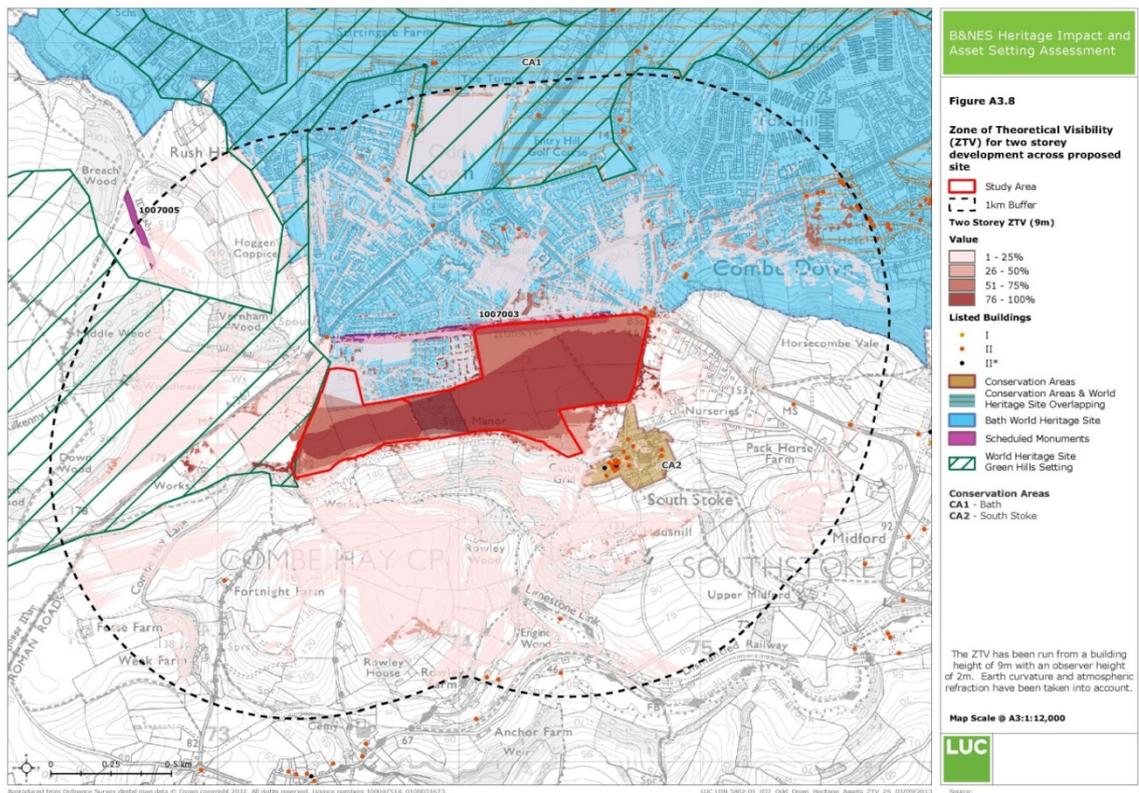
3.23 Heritage Assets within the wider area (5km) have not been considered in detail as part of this study. However, **Table A3.5** provides an overview of assets within this area.

**Table A3.5: Odd Down, Heritage Assets within 1-5km of the proposed site**

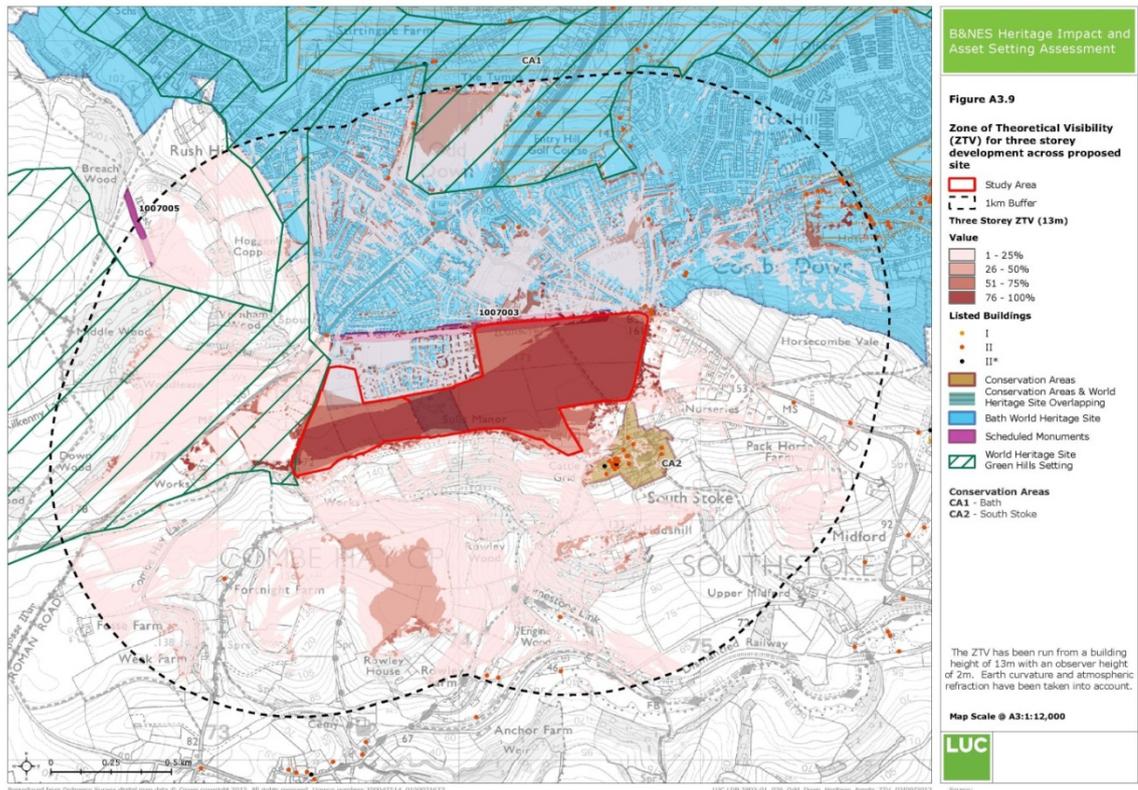
Heritage Asset	Wider Context (within 5km)
<b>Listed Buildings</b>	
Grade I	118
Grade II*	137
Grade II	2386
<b>Scheduled Monuments</b>	18
<b>Registered Parks and Gardens</b>	11
<b>Conservation Areas</b>	Bath

3.24 **Figures A3.8 and A3.9** 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 – indicating what proportion of the site can be seen.



**Figure A3.8: Zone of Theoretical Visibility (ZTV) for two storey development across proposed site**



**Figure A3.9: Zone of Theoretical Visibility (ZTV) for three storey development across proposed site**

## Archaeological Evidence

### Historical Context

- The study site mainly lies in the parish of South Stoke, with a small western portion in Combe Hay. The parish of South Stoke is not yet covered by the Somerset *Victoria County History*, but a recent account is that by Parfitt (2001). South Stoke, in common with a number of other parishes surrounding Bath, lay within the Hundred of Bathforum, meaning the *forinsecum*, or foreign hundred of Bath (Keevil 1996, Fig. 1).
- There is substantive evidence for human activity in the Bath area from prehistoric times, including the Iron Age site of Hayes Wood in Limpley Stoke to the east of the study site and Berwick Camp to the north (Aston 1986, Fig. 3).
- South Stoke's close proximity to the Roman town at Bath, *Aquae Sulis*, is reflected in evidence for Roman activity (Aston 1986, Fig. 4) and subsequently in the Anglo-Saxon and medieval periods (Aston 1986, Figs 5-7). The name South Stoke is thought to derive from the Old English "*Sudstoca*" ("*stoc*" referring to an outlying farmstead or dependent settlement and "*sud*" meaning south).
- In Anglo-Saxon times, the South Stoke estate appears to have formed part of the 8th-century Monastery of St Peter in Bath, but for a time was leased to a person by the name of Totta. A Royal Charter of AD 961 appears to account the ordering of the estate's (of 5 hides) return to St Peter's by King Edgar. The Wansdyke, or "Woden's Dyke", probably a territorial boundary marker, is a linear bank and ditch thought to date to the Anglo-Saxon period and presently occupies a part of the northern boundary of the study site, partly separating it from the parish of Lyncombe with Widcombe. Originally, the Lyncombe with Widcome/South Stoke parish boundary continued westwards along the section of the Wansdyke to the north of the study

site but was altered by the Bath Extension Act in 1950, and now skirts around the built-up area comprising St Gregory's School and the Sulis Meadows estate.

- The Monastery of St Peter was surrendered to the Crown at the Dissolution, in AD 1539. Following various leases, the estate was then given to Edward Montagu, 1st Earl of Sandwich, by King Charles II in 1660.
- The parish comprised mainly land in mixed-agricultural and market gardening use until the 20th century, although mining activity in the form of Fuller's Earth extraction took place from the mid-19th century. The Somersetshire Coal Canal, constructed between 1795 and 1805, passed through the parish. Further industrial developments in the parish in the 19th and 20th centuries include the construction of the Somerset and Dorset Railway and an extension to the GWR respectively.

## Archaeological Evidence

### Designated assets

- Part of the northern boundary of the study site follows part of the Anglo-Saxon linear Scheduled Monument known as the West Wansdyke (MBN6035 / DBN151 / SAM ref. 100703 / old SAM ref. BA 93). This section of the dyke is also on the Heritage at Risk Register (DBN 3754).
- There are three designated assets in the wider study area. Just under 1km to the north-west is another Scheduled section of the Wansdyke (MBN6031 / DBN153 / SAM ref. 1007005 / old SAM ref. BA95). Earthworks of medieval occupation north of Hoggen Coppice are on the SHINE (Selected Heritage Inventory for Natural England) register, (MBN1718 / DBN 3718). The grounds of Midford Castle are a locally-designated Park and Garden (MBN4251 / DBN3610), a small section of which extends into the eastern edge of the wider study area.

### Chronology of assets

#### *Prehistoric*

- Finds of prehistoric worked flint (MBN4749, MBN1786 & MBN30217) are common on the downs to the south of Bath, some of which (MBN11020) have been found within the site. The flints from the study site range in date from Late Upper Palaeolithic/Mesolithic through Neolithic to Bronze Age.
- The remains of a late Bronze Age/early Iron Age occupation site with evidence of pottery manufacturing were uncovered during an excavation (MBN1791-2) immediately to the south of the site.
- Evidence of later prehistoric activity in the wider area includes a probable (now destroyed) Iron Age enclosure at Berwick Camp (MBN1797) and finds of Bronze Age pottery to the south of South Stoke (MBN1800).
- The modern A367 follows the line of the Roman Fosse Way, part of which (MBN10248) may have followed the line of an existing prehistoric route.

#### *Roman*

- Although there is no direct evidence of any Roman activity within the site itself, archaeological excavations immediately to the south (MBN 1791-2) uncovered remains of a stone and timber building, which was associated with 2 stone-coffined inhumation burials and evidence of glass, metal, and possibly pottery manufacturing. The site appears to have been occupied between the 2nd and 5th centuries AD.
- The evidence for Roman activity in the wider study area is extensive, and includes occupation sites at Hoggen Coppice (MBN1786) and South Stoke (EBN2918-20, MBN4723, MBN11844, MBN11847), stone-coffined inhumation burials (MBN1790, MBN1798, MBN1800 & MBN4947), a stone quarry (MBN30245), and isolated finds of coins (MBN4622, MBN30196).
- The A367 to the south of Odd Down follows the line of the Fosse Way (MBN6056) which was a major Roman road that ran from Exeter (*Isca Dumnoniorum*), through Bath (*Aquae Sulis*) to Lincoln (*Lindum Colonia*). The line of the road to the north of Odd Down is unclear, but it may

have followed the line of modern Bloomfield Road (MBN10247) and/or Old Fosse Road (MBN10167).

#### *Anglo-Saxon*

- The Wansdyke (MBN6001, MBN6031-6) is a 14km long linear bank and ditch, which probably functioned as a territorial marker. It is believed to have been constructed between the 5th and 7th centuries AD and extends between Maes Knoll to the west and Odd Down. Part of the Wansdyke survives as a substantial earthwork that lies within and along the northern boundary of the study site; this section is a Scheduled Monument (SAM 1007003; old number BA93).

#### *Medieval*

- There is no evidence of any significant medieval occupation within the site.
- The Historic Landscape Characterisation defines the site as being within an area of post-medieval enclosures of medieval open fields. The site was probably devoted to agriculture rather than settlement, although small ancillary buildings may have been present.
- The evidence for medieval activity in the 1km study area includes St James' Church (MBN1799), a tithe barn (MBN2677), and possible fishponds (MBN6676) in South Stoke village, and earthworks representing a deserted medieval farmstead at Hoggen Coppice to the north-west of the site (MBN1785/DBN3718).
- There are a number of ancient woodlands (MBN11159-60, MBN11185, MBN11188-9, MBN11194-6) in the surrounding area, most if not all of which are likely to be at least medieval in origin.

#### *Post-medieval and modern*

- There is a small group of (probably) agricultural, buildings in the south-eastern corner of the study site that are depicted on the South Stoke Tithe Map of 1841. These are also shown on the Ordnance Survey maps examined, but have been demolished and replaced by large modern farm buildings.
- Apart from Sulis Manor, which was built in the 1930s, there is no evidence of any other post-medieval or modern activity within the study site. Sulis Manor Garden (MBN10316) was laid out in the 1930s; the HER notes this as a 'probable' candidate for SHINE designation.
- The evidence for post-medieval/modern activity in the wider study area includes farms (MBN2333, MBN2676-8, MBN10130/MBN11210, MBN8479), public houses (MBN2679, MBN10140, MBN10259), places of worship (MBN10210 & MBN11793), a workhouse (MBN7898, EBN2975), and a brewery (MBN5447).
- Odd Down and Combe Down were extensively quarried and mined for oolitic limestone and fullers earth. The evidence for extractive industry in the wider area includes a mine shaft (MBN11714) near the northern boundary of the study site, oolitic limestone quarries and mines (MBN3430, MBN10104, MBN 3429) and fullers earth works (MBN3032, MBN4032, MBN6157-8, MBN 9849, & MBN10493). Some are visible on the early Ordnance Survey maps (see 3.2.2 above). It is possible that small-scale extraction took place within the study site, but remained un-mapped. Evidence of other industrial activity includes a lime kiln (MBN5651), a glassworks (MBN5839), and a canal (MBN6210, MBN 8151).
- There are three formal burial grounds (MBN10106, MBN30177, MBN30348) in the wider study area. Undated human bones (MBN1788) uncovered in Bloomfield Road may be the remains of people executed at a nearby post-medieval gibbet (MBN10250).
- There are two Second World War defensive structures (MBN10621, MBN9954) and an emergency hospital (MBN7898) in the surrounding area.

#### *Undated*

- Various undated earthworks (MBN11845-6 & EBN2921-3), ditches (EBN2907 & EBN3105), quarries (EBN3370), and a rabbit warren (MBN6156) have been identified during fieldwork in the surrounding area.

### Other archaeological fieldwork

- Apart from fieldwalking (MBN11020, see also 4.2.1 above), there has been no archaeological fieldwork within the site. Investigations in the surrounding area have produced evidence for prehistoric and Roman or undated activity (described above). A number of archaeological watching briefs (EBN2956, EBN2981, EBN3111, EBN3253, EBN3306, EBN3354, EBN3493) and one trial-trench evaluation (EBN3342) produced no evidence of any archaeology.
- Other archaeological investigations in the surrounding area include desk-based assessments (EBN2844, EBN3241 & EBN3310), geophysical surveys (EBN3307, EBN3381) and a building survey (EBN2974).

### Potentially important hedgerows

- By far the most significant boundary feature within the study site is the Wansdyke, which survives as an earthwork that has existed since the Anglo-Saxon period.
- The boundary between the two westernmost fields is shown on the tithe maps, and also forms the boundary between South Stoke and Combe Hay parishes.
- Subject to detailed investigation, any hedgerows on these boundaries may therefore be classed as important under the Hedegrow Regulations.

### Potential for unknown archaeological assets within the study site

- 3.25 The potential for unknown prehistoric assets is considered to be high. A number of assets are already known from the study site and its immediate vicinity, and chance finds of artefacts indicate activity in most of the prehistoric periods. The fieldwalking finds include material dated to the palaeolithic and mesolithic periods. Evidence of these periods is commonly found only as artefact scatters. The later material, and the known late Bronze Age/early Iron Age occupation immediately to the south suggests the possibility of similar settlement evidence within the site.
- 3.26 Although there are no currently-known Roman assets within the study site, the potential is considered to be high. Occupation is known immediately to the south. There will almost certainly be at least field systems associated with this occupation, and possibly also other similar foci of occupation.
- 3.27 The Anglo-Saxon period is represented within the study site by a section of the intermittent linear Scheduled Monument known as the West Wansdyke. It consists of a bank with a ditch on the north side and extends from Maes Knoll hillfort in the west to Odd Down. Geophysical surveys have shown that ditches along much of its length that survive as buried features where not visible on the surface, and enclosures adjoining the alignment further to the north-west have been suggested by fieldwork carried out for the *West Wansdyke Management Study* (WA 2008). There is a high potential for buried remains associated with the monument itself, and adjacent to it there may be enclosures of the type known from elsewhere along its line. It was probably originally in open country. There is no other evidence of known Anglo-Saxon sites in the study area, and there is considered to be only a low potential for other remains of this period within the site.
- 3.28 The potential for medieval assets is low. The site appears to have been within fields. Evidence of field boundary ditches and possibly agricultural buildings may be present, but there is unlikely to be evidence of significant occupation.
- 3.29 There is considered to be little potential for significant post-medieval assets. Although there are remains ranging from former industrial sites to World War II defences in the wider area, none are known from the study site itself. The only known feature is the 1930s Sulis Manor Garden; although not currently designated this is noted on the HER as a potential SHINE site.

### Heritage Significance of archaeological assets

- 3.30 The national importance of the Wansdyke, which forms part of the northern boundary of the site, is indicated by its designation as a Scheduled Monument. It is on the Heritage at Risk Register, mainly due to erosion caused by the use of official and unofficial footpaths.

- 3.31 The setting of the Wansdyke has been compromised by residential development to the north of the monument (Odd Down), the garden boundaries of which encroach on to it, and a smaller area of development on its southern side (Sulis Meadows estate), to the north-west of the assessment site, which have destroyed its original open aspect at these locations. However, within the assessment site the open setting to the south survives (towards South Stoke), and the aspect both to and from the monument can still be appreciated in that direction, although interrupted by modern hedge and tree-lines which restrict the more distant aspects. Archaeologically, the open aspect is an important element of the setting, illustrating the monument's position and function as a boundary marker in what was probably a relatively sparsely-settled area.
- 3.32 The only other known archaeological asset within the study site is the prehistoric flints found by fieldwalking, which indicate activity and possible occupation in the area. Later prehistoric settlement is likely to be similar to that known from the wider study area, and of regional significance.
- 3.33 The 1930s Sulis Manor and Garden are not considered archaeologically significant, although the gardens are noted as having potential for SHINE designation. Their architectural or garden importance is not considered here.
- 3.34 Apart from the Wansdyke, the known archaeological assets on the site are not considered to present any archaeological setting issues that would be affected by development on the site.
- 3.35 Of the designated assets within the wider study area, the section of Wansdyke to the north-west is Scheduled and therefore of national importance. The medieval occupation earthworks at Hoggen Coppice noted on the SHINE Register are of local or possibly regionally importance, indicating the settlement distribution in the area and will contain evidence to show the nature of the occupation. The significance of Midford Castle as a locally-designated Park & Garden is not considered here.
- 3.36 None of the designated assets in the wider study area 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.
- 3.37 The study has identified potential for the presence of presently-unknown assets on 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

- 3.38 There are no listed buildings on the site, but there are 64 listed buildings within 1km of the site. Within this section historic buildings with likely intervisibility with the site and which therefore potentially may be affected by development on the site are considered.

### The Cross Keys Public House

- Designation: Listed Grade II.
  - Date of designation: 1972 (revised 2010).
  - Reasons for designation: A 17<sup>th</sup> or early 18<sup>th</sup> century building modified in the mid-19<sup>th</sup> century. Use of coursed local limestone with ashlar dressings. Also, survival of sash windows with margin glazing.
- 3.39 Development: The building occupies a strategic location on a significant route leading southeast from Bristol towards Salisbury and at the junction with the turnpike from Widcombe to South Stoke. It is possible that an earlier building was replaced by the existing three-storey public house that dates from around the turn of the 17<sup>th</sup> and 18<sup>th</sup> centuries. In the mid-19<sup>th</sup> century, the building was modernised to bring it more in line with the polite architecture of Georgian Bath. This work included the addition of a two-storey central bay to the front and re fenestration with margin-glazed sash windows.

### Heritage values

- 3.40 Evidential – There is potential for archaeological evidence of an earlier building on the site.

- 3.41 Historical – The building is significant to the history of communications (turnpike roads) and hospitality in the area.
- 3.42 Aesthetic – The architectural quality of the Cross Keys reflects the influence of Georgian Bath and is recognised by its Grade II listing.
- 3.43 Communal – The building serves a community purpose and its listing is in the public interest.

#### *Significance*

- 3.44 The sum of the heritage values suggests a high level of heritage significance. Listing places the building in the national context.

#### *Setting*

- 3.45 The Cross Keys is clearly visible across the Odd Down site as a significant landmark. While it is traditionally associated with the road junction, it is important that it should not be overwhelmed by modern highway development.

#### **Group of boundary markers**

- Designation: Listed Grade II
  - Date of designation: 2010
  - Reasons for designation: Important survival of historical civic demarcation.
- 3.46 Development: Three markers in cast-iron and stone:
- Dated 1827 for the Bath Turnpike Trust. Cast iron post, triangular on plan with a half-pyramidal top. Raised lettering, written up the body of the post, reads: "1827/ WIDCOMBE - BATH TURNPIKE TRUST - SOUTH STOKE"
  - Dated 1912. Cast iron triangular post with half pyramidal top. Raised lettering up the body of the post reads: "CITY OF BATH/SOMERSET C.C."
  - Boundary post, probably dated 1804. Ashlar upright with semi-circular head. Incised lettering reads: "P/L AND W/(1804)"
- 3.47 The Bath Turnpike Trust, dating from 1708, was one of the earliest associations formed for the improvement of roads.

#### *Significance and Setting:*

- 3.48 The structures are socially important giving added meaning to the junction of the Midford and South Stoke Roads. However, their effect on the Odd Down site is inevitably limited by their small size and local relevance.

#### **Other listed buildings**

- 3.49 There are many listed buildings within a short distance of the Odd Down site mostly in South Stoke and the Cam valley. Generally, they are so separated from the site that they are not inter-related.

#### **Undesignated historic buildings**

- 3.50 **Brantwood House** is set within tree-lined grounds adjacent to the south east of the site. It is described in the South Stoke Conservation Area Appraisal as '*an outstanding and significant historic building in the spirit of the Arts and Crafts and of a Jacobean style using local materials and architectural detailing*'. However, it is not a listed building. The house is unseen from the Odd Down site because of the tree cover.
- 3.51 **Sulis Manor** was built of local limestone in the Cotswold style. It dates from the 1930s and is therefore quite late for its appearance and detailing. This explains why it is not a listed building. Sulis Manor has a large, almost square curtilage that divides the Odd Down site into two parts. However, the house is surrounded by dense woodland and is not apparent from beyond its boundaries.

## Conservation Areas

### South Stoke Conservation Area

- 3.52 Situated to the southeast of the site, designated in 1982 with extensions added in 2011.
- 3.53 Reasons for designation: A small hillside settlement overlooking the Cam valley. Consistent use of local limestone with several buildings of high architectural quality.
- 3.54 Development: There is archaeological evidence of occupation in the area from the Bronze Age. A Saxon charter of 961 gave South Stoke to Bath Priory, which may explain why it is not mentioned in its own right in the Domesday survey despite the Norman details in St James's Church. Since the Dissolution, when ownership went to the Crown, South Stoke has experienced gradual change related to its agricultural economy.

#### *Significance*

- 3.55 South Stoke is an important example of a small rural settlement that has been largely unaffected by the mass-produced developments of the 20<sup>th</sup> century.

#### *Setting*

- 3.56 Situated on a steep south-facing slope, South Stoke is very much orientated towards the Cam valley. It is lower than the Odd Down site and is separated from it by the wooded estate of Brantwood House. The site and the conservation area are not, therefore, strongly related.

### Bath Conservation Area

- 3.57 Situated to the north of the site, 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.
- 3.58 Development: The designation includes the successive overlays of architectural history extending into the southern suburbs of the city.

#### *Significance*

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

#### *Setting*

- 3.60 The nearest part of the conservation area is about half a kilometre north of the Odd Down site and the area between them is considerably built up. Accordingly, there is no immediate visual or cultural relationship between the two. The only way in which development could affect the conservation area's setting would be if landscape assessments concluded that buildings would break the skyline.

### Registered Parks and Gardens

- 3.61 There are no Registered Parks and Gardens within 1km of the site.
- 3.62 There is one locally designated park and garden at Midford Castle, an 18<sup>th</sup> century woodland garden, the western edges of which extend into the 1km study area.
- 3.63 Sulis Manor gardens are located on site, and are a candidate for a SHINE designation.

### Bath World Heritage Site

- 3.64 The WHS boundary includes Sulis Manor and Gardens which is situated within the development site boundary. The WHS is adjacent to the potential development site's northern boundary.
- 3.65 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:
- Development on the sports field will have an impact of low negative significance on the WHS.
  - Development on field East 1 will have an impact of low negative significance on the WHS.

- Development on fields West 1 north and East 4 north will have an impact of medium negative significance on the WHS.
  - Development on fields West 2, West 1 south, East 4 south, East 3 and East 2 will have an impact of high negative significance on the WHS.
- 3.66 There are some parts of fields not considered in the WHS LVIA study, potentially because these areas have been planted with shelter belt trees. These are the most southern parts of West 1 south, East 4 south, East 3 and the eastern edge of East 2. The shelter belts provide an important screen to the site in views from the south which were raised as a concern in the B&NES study.
- 3.67 In addition, the *Odd Down Development Concept Options Report* carried out by ARUP considered development options. In relation to the WHS ARUP note that, "*Development would need to be kept away from the more exposed parts and the edges of the plateau to prevent the appearance of the city spilling beyond the contained hollow of Bath into rural views and the open setting of Bath.*" (ARUP page 14). ARUP note that the site is within the setting of the WHS.
- 3.68 The site is not situated within the Green Hillside (as identified in Chapter 5 of the B&NES WHS setting SPG, Figure 4 and as mapped on Figure A3.7 of this report).

## Sensitivity and Risks

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

### Archaeology

#### Sensitivity

- 3.70 The main existing impacts on the site are disturbance associated with the construction of agricultural buildings in the south-east corner of the site, landscaping and construction within the grounds of Sulis Manor, and ploughing in arable fields which is likely to have caused extensive, though not necessarily very deep, horizontal truncation across most of the study site. Along the northern boundary, the Wansdyke has been encroached on by garden boundaries of 20th-century housing to the north, and there has been erosion on footpaths crossing the monument, particularly on the section immediately to the west of the site.
- 3.71 The Wansdyke is a Scheduled Monument of national importance and is therefore considered to be of high sensitivity despite encroachment by modern development. There is also high potential for unknown buried remains directly associated with the Wansdyke in its immediate vicinity. These would be of similarly high sensitivity.
- 3.72 Sulis Manor and its ornamental gardens are considered to be of low sensitivity with respect to archaeology; their sensitivity in relation to architecture and historic gardens is not considered in this section.
- 3.73 The study has identified potential for the presence of unknown buried archaeological remains, particularly from the later prehistoric and Roman periods. In the absence of evaluation fieldwork to confirm the presence or absence of such assets, 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 and unknown archaeological assets

- 3.74 The degree of risk is a balance between the sensitivity of the asset and the degree to which it will be impacted by development. In the absence of detailed archaeological investigation and development proposals, much of the risk can only be assessed in principle at this stage.

#### *Known archaeological assets*

- 3.75 The risk to the Wansdyke from any development affecting both the monument itself and its setting, and also to associated unknown archaeological remains directly associated with it in the

immediate vicinity, is considered to be high. Thus there is a **there is a high risk to the heritage significance of the Wansdyke**. Cumulative impacts could also include increased erosion to the earthwork if access and usage increases. The risk to its setting decreases with distance and inter-visibility, becoming low to the west of Sulis Manor where modern development has already taken place between the study site and the monument.

- 3.76 Apart from the Wansdyke, no archaeological issues have been identified in relation to impacts on other known archaeological assets in the site or study area.
- 3.77 Sulis Manor and its garden, are of low archaeological sensitivity and the risk to the heritage significance of this asset is considered to be **low**.
- 3.78 Worked flints within the topsoil may be the only evidence for early prehistoric activity or, more likely for the later prehistoric periods, indicate the presence of buried remains of unknown occupation sites. Whilst their sensitivity is not known, development would have a severe or total impact, and the risk to such assets is high.

#### *Unknown archaeological assets (buried archaeological remains)*

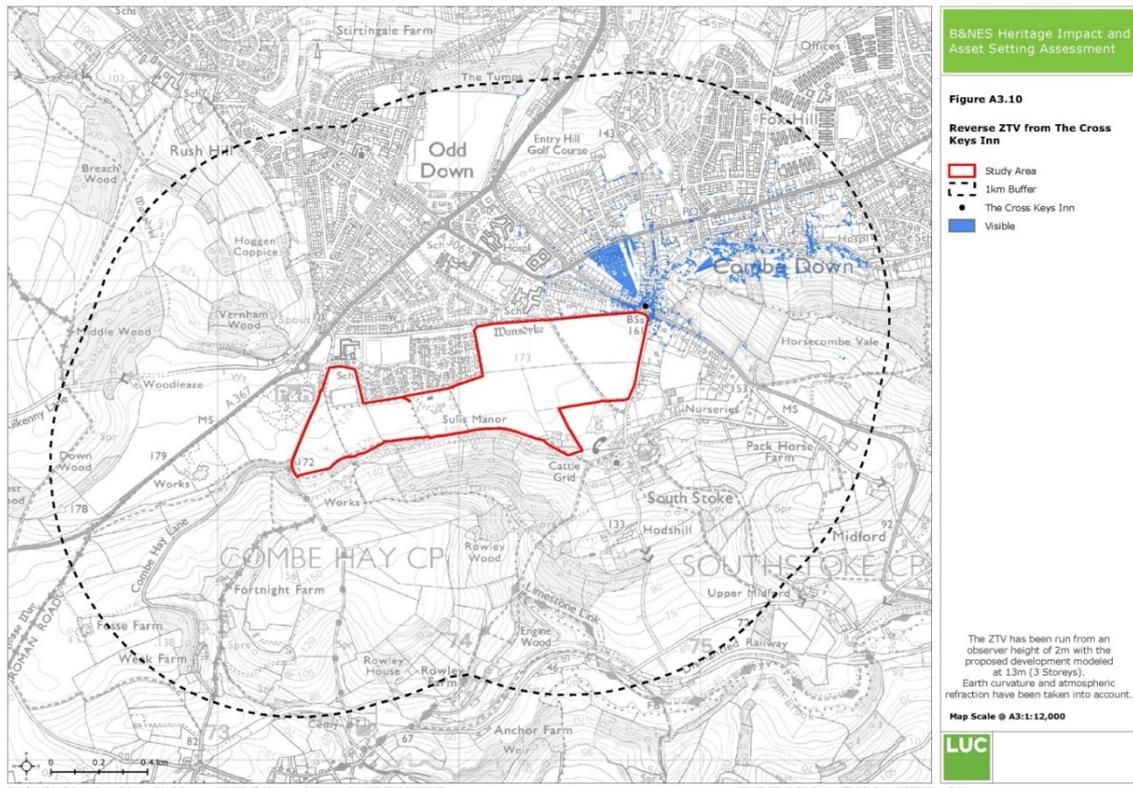
- 3.79 The study site is considered to have high potential for unknown archaeological remains of the prehistoric and Roman periods within its overall extent. There is, however, no present evidence for major settlement sites or intensive occupation over the entire site. Later prehistoric and Roman occupation 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 remains associated with field systems. There is a low potential for other periods. **There is therefore considered to be a moderate risk of development encountering unknown archaeological remains**, although it is thought unlikely that the distribution of such remains will be uniform across the site.
- 3.80 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**

- 3.81 The proposed site lies to the south of the **Cross Keys Public House**, and would be visible in views looking southwards (See ZTVs in **Figures A3.8 and A3.9**). Views from the pub currently look across the open fields (see **Figure A3.10**). The building is traditionally associated with the road junction, but it is important that it should not be overwhelmed by modern highway development. See **Photograph A3.5**



**Photograph A3.5: View across site from Midford Road in front of the Cross Keys public house**



**Figure A3.10: Reverse ZTV from The Cross Keys Inn**

### Conservation Areas

- 3.82 The setting of **South Stoke Conservation Area** as small hillside settlement overlooking the Cam valley will not be affected by the development at Odd Down (See ZTVs in **Figures A3.8 and A3.9**). Development of the site therefore presents an overall **low risk to the significance of the Conservation Area**.
- 3.83 The setting of **Bath Conservation Area** will not be affected by development providing it does not break the skyline in views looking south. (See ZTVs in **Figures A3.8 and A3.9**)

### Registered Parks and Gardens

- 3.84 There are no Registered Parks and Gardens within 1km of the site.
- 3.85 There would be a **low risk to the heritage significance** of the locally designated park and garden at Midford Castle which is at some distance from the site.
- 3.86 Developing the fields either side of Sulis Manor gardens would result in a **low risk to the heritage significance of the Manor garden** due to the enclosure to the garden afforded by the tree cover. Developing the garden itself would result in a **medium risk to the heritage significance**.

### World Heritage Site

- 3.87 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:
- Development on the **sports field and Field East 1** will have an impact of **low negative significance on the WHS**.
  - Development on fields **West 1 north and East 4 north** will have an impact of **medium negative significance on the WHS**.

- Development on fields **West 2, West 1 south, East 4 south, East 3 and East 2 will have an impact of high negative significance on the WHS.**

3.88 There are some parts of fields not considered in the WHS LVIA study, potentially because these areas have been planted with shelter belt trees. These are the most southern parts of West 1 south, East 4 south, East 3 and the eastern edge of East 2. The shelter belts provide an important screen to the site in views from the south and potential views from the South Stoke Conservation Area.

## Combined Sensitivity and Risk Summary

3.89 Areas of the Odd Down site would propose a risk to the significance of heritage assets if developed, largely as a result of its proximity to the Wansdyke Scheduled Monument. The following table summarises sensitivity and risk in relation to the site. It should be read in conjunction with the **Odd Down Summary Map, Figure A3.11.**

3.90 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.

3.91 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. There are some parts of fields not considered in the WHS LVIA study, potentially because these areas have been planted with shelter belt trees and there are existing agricultural buildings. **These are the most southern parts of West 1 south, East 4 south, East 3 and the eastern edge of East 2.** The shelter belts provide an important screen to the site in views from the south and potential views from the South Stoke Conservation Area. Sulis Manor was not included within the B&NES LVIA summary map although the report did discuss development within this area.

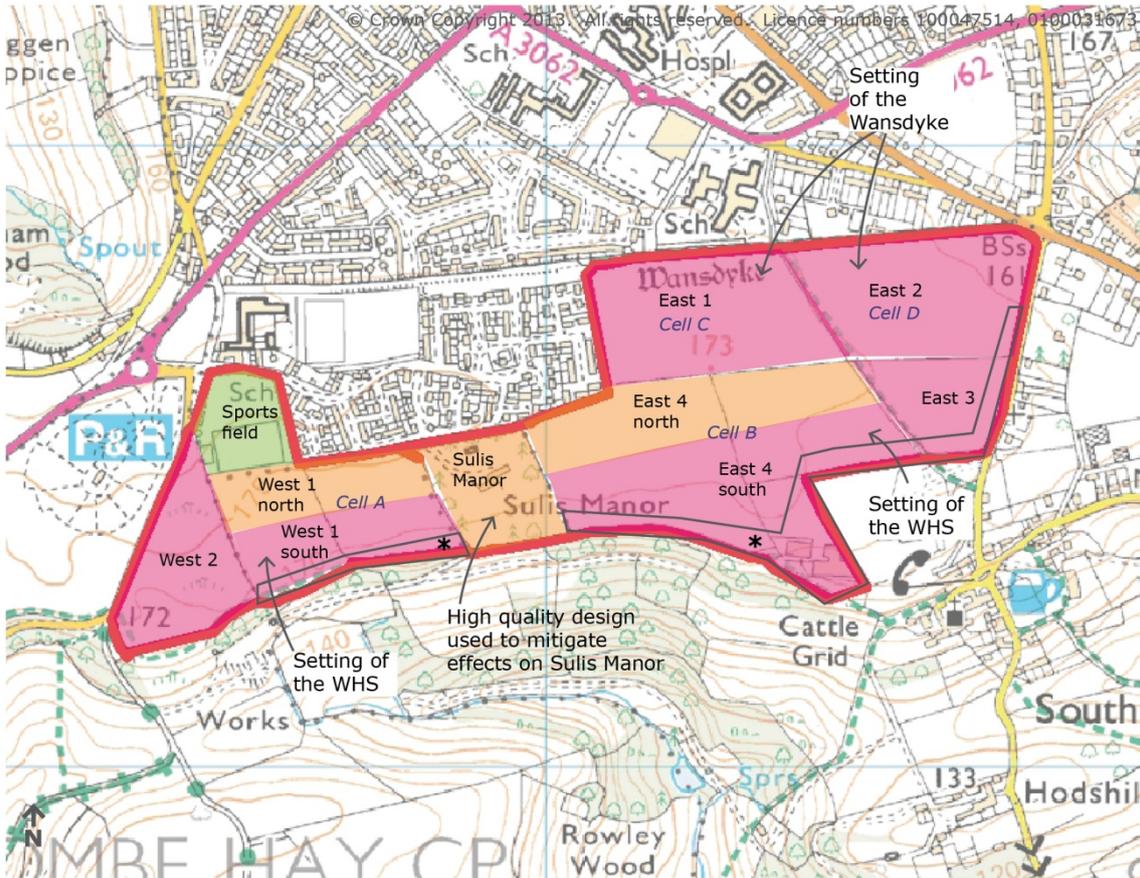
**Table A3.6: Odd Down, Summary Table of Risk to the Significance of the Heritage Asset**

Field	Arch.	Historic B'dings	CA	RPG	WHS	Overall judgement of risk
Sports field					Low	<b>Low</b>
West 1 north					Medium	<b>Medium</b> due to the effect on the WHS
West 1 south					High	<b>High</b> due to the effect on the WHS
West 2					High	<b>High</b> due to the effect on the WHS
Sulis Manor		Sulis Manor and garden			Medium	<b>Medium</b> due to the effect on the WHS
East 1	Setting of the Wansdyke				Low to Medium	<b>High</b> due to the effect on the setting of the Wansdyke, although
East 2	Setting of the Wansdyke	Cross Keys Public House			High	<b>High</b> due to the effect on the WHS
East 3	Setting of the Wansdyke		South Stoke Conservation Area.		High	<b>High</b> due to the effect on the WHS
East 4 north	Setting of the Wansdyke		South Stoke Conservation Area.		Medium	<b>Medium</b> due to the effect on the WHS
East 4 south	Setting of the Wansdyke		South Stoke Conservation Area.		High	<b>High</b> due to the effect on the WHS

3.92 In summary, development at the Odd Down site will be:

- **low risk** to the significance of known heritage assets within the sports field
- **medium risk** within West 1 north, Sulis Manor and East 4 north
- **high risk** within the remaining fields.

3.93 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).



Odd Down Summary Map

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

\* Approximate area not included in B&NES LVIA study

*Labels Cell A - Cell D refer to other B&NES studies, and do not accord with the site boundaries of this report. They are included on the map figure to allow cross reference.*

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 A3.11, Odd Down Summary Map

## Mitigation and Enhancement

- 3.94 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.
- 3.95 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:
- Reduce risks to developing Sulis Manor and garden by sensitive design of very low density, retaining the framework of trees on site.
  - Reduce risks to the South Conservation Area by limiting the height of the development.
  - Utilise 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.
  - Limit lighting column heights to that of the development to minimise vertical features within the view from the Wansdyke.
- 3.96 There is a 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.