

Appendix 4: South West Keynsham

Location

- 4.1 The South West Keynsham site is situated around 1.7km south of Keynsham town centre to the east of the village of Queen Charlton (See **Figure A4.1**).

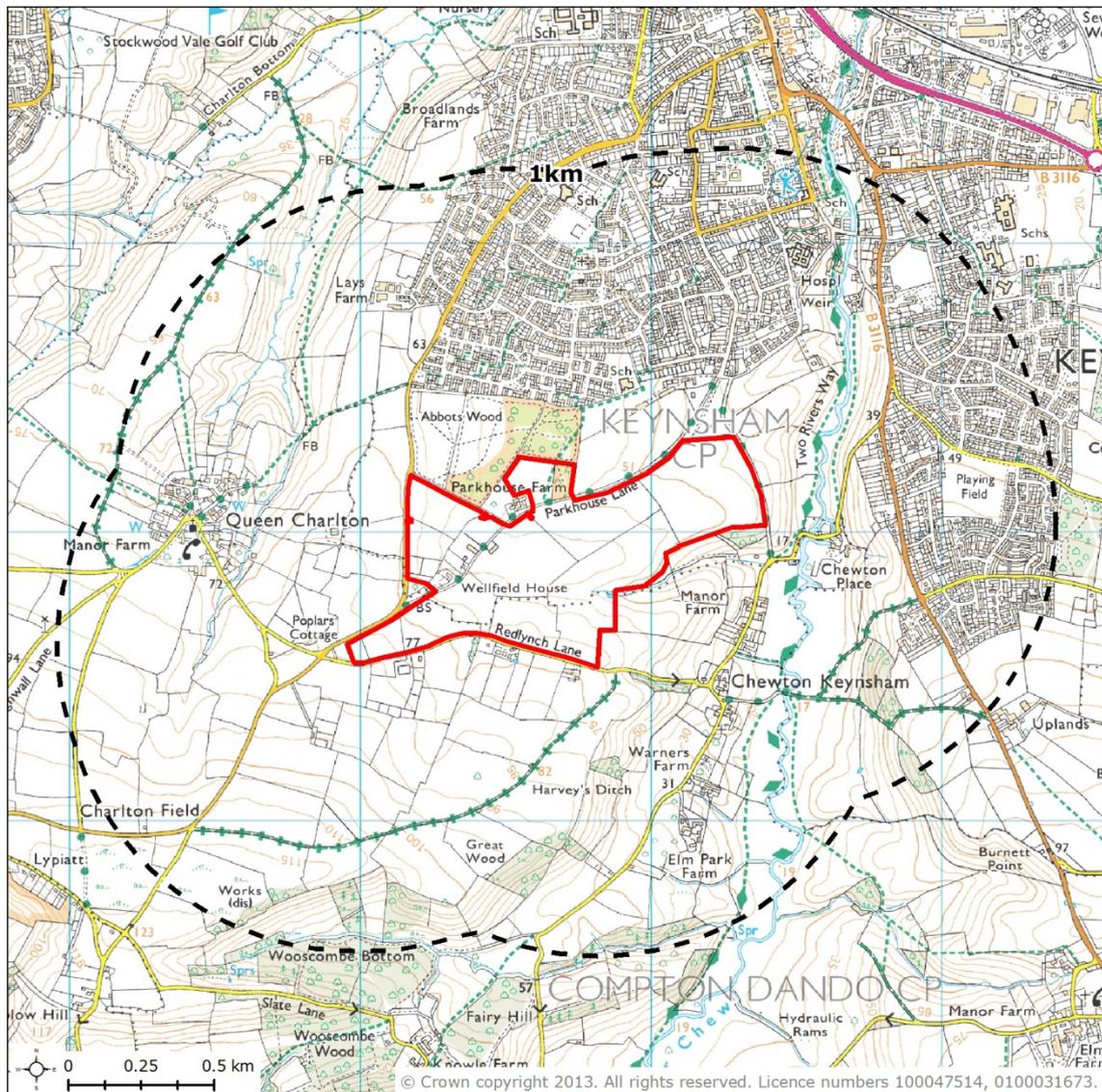


Figure A4.1: SW Keynsham - Proposed Development Site Location Plan

Planning Policy

- 4.2 The site comprises a series of 14 fields set across a gently sloping plateau to the west of the Chew Valley. The boundary includes a small cluster of residential properties along Parkhouse Lane. The Core Strategy consultation document identifies the site for residential-led mixed use development of around 200 dwellings in the plan period. The site is to the south of the K2B development site, also identified (and granted permission) for residential-led mixed use development.

- 4.3 The site is predominantly surrounded by farmland; to the north is Abbots Wood, a planted community woodland along with the K2B development site.
- 4.4 To the east the land slopes steeply down to the Chew Valley which contains the small settlements of Chewton Place and Chewton Keynsham.

Sources of Evidence

- 4.5 The following sources of evidence were used in the preparation of this appendix:

Bath & North East Somerset Historic Environment Record

- 4.6 In summary, the Historic Environment Record (HER) contains the following records within the site and a wider 1km study area around it (**Figure A4.1**):
- 2 Scheduled Monuments: Chewton Keynsham Packhorse Bridge (DBN58 / MBN1224) and Queen Charlton Village Cross (DBN17 / MBN1202)
 - 71 non-designated archaeological 'monuments' (sites or find-spots)
 - 14 archaeological 'events' (fieldwork, assessments, etc)
 - 2 locally-designated Parks & Gardens: Chewton Place (DBN3654 / MBN4319) and The Manor (DBN3608 / MBN2602).

Cartographic evidence

- 4.7 The following historic maps were examined:
- Keynsham Parish Tithe Map, 1840
 - Queen Charlton Parish Tithe Map, 1848
 - 1st Edition Ordnance Survey 1:10560 map, 1887-91
 - 2nd Edition Ordnance Survey 1:10560 map, 1903-05
 - 3rd Edition Ordnance Survey 1:10560 map, 1920-32
- 4.8 The observations made on the maps and plans examined are summarised in **Table A4.1** below.

Table A4.1: Summary of cartographic observations

Map	Date	General Observations	Figure No.
<i>Tithe Map of parish of Keynsham</i>	1840	<ul style="list-style-type: none"> • Park House and adjacent ancillary outbuildings are to the west of the main road from Charlton, just outside the site. • Elsewhere the site and its immediate environs comprise undeveloped fields. 	A4.2
<i>Tithe Map of parish of Queen Charlton</i>	1848	<ul style="list-style-type: none"> • Small fields at the SW corner of the site. No features shown within the fields. • <i>N.B. This map appears to be very inaccurately drawn. Whilst the site boundary correlates quite well to the Keynsham map, it is not possible to reconcile these with the Queen Charlton map without major adjustments. This has not been attempted for Fig. 1.</i> 	A4.3
<i>1st Edition 1:10,560 OS plan</i>	1887-91	<ul style="list-style-type: none"> • Except for the SW and SE corners of the site, and field numbered 1912 on the tithe map, most fields have been amalgamated into a single large field. • Fields at SW amalgamated into two fields. • No buildings or other activities shown. 	A4.4

<p>2nd Edition 1:10,560 OS plan</p>	<p>1903-05</p>	<ul style="list-style-type: none"> • The large field has been sub-divided. • A well-shaft and adjacent structure is shown inside the boundary of the site north of Parkhouse Lane • In the study area north-east of the site, new quarrying activity has taken place northwest of Conygre Farm and the large quarry south of the farm is now referred to as 'Old Quarry'. There is a small quarry north of the site near Park Cottage. 	<p>A4.5</p>
<p>3rd Edition 1:10,560 OS plan</p>	<p>1920-32</p>	<ul style="list-style-type: none"> • 3 structures occupying newly formed strips of enclosed land are shown inside the boundary of the site north of Parkhouse Lane, on the site of the well-shaft south-west of Parkhouse Farm. No other development within the site. • A few changes to field boundaries. 	<p>A4.6</p>

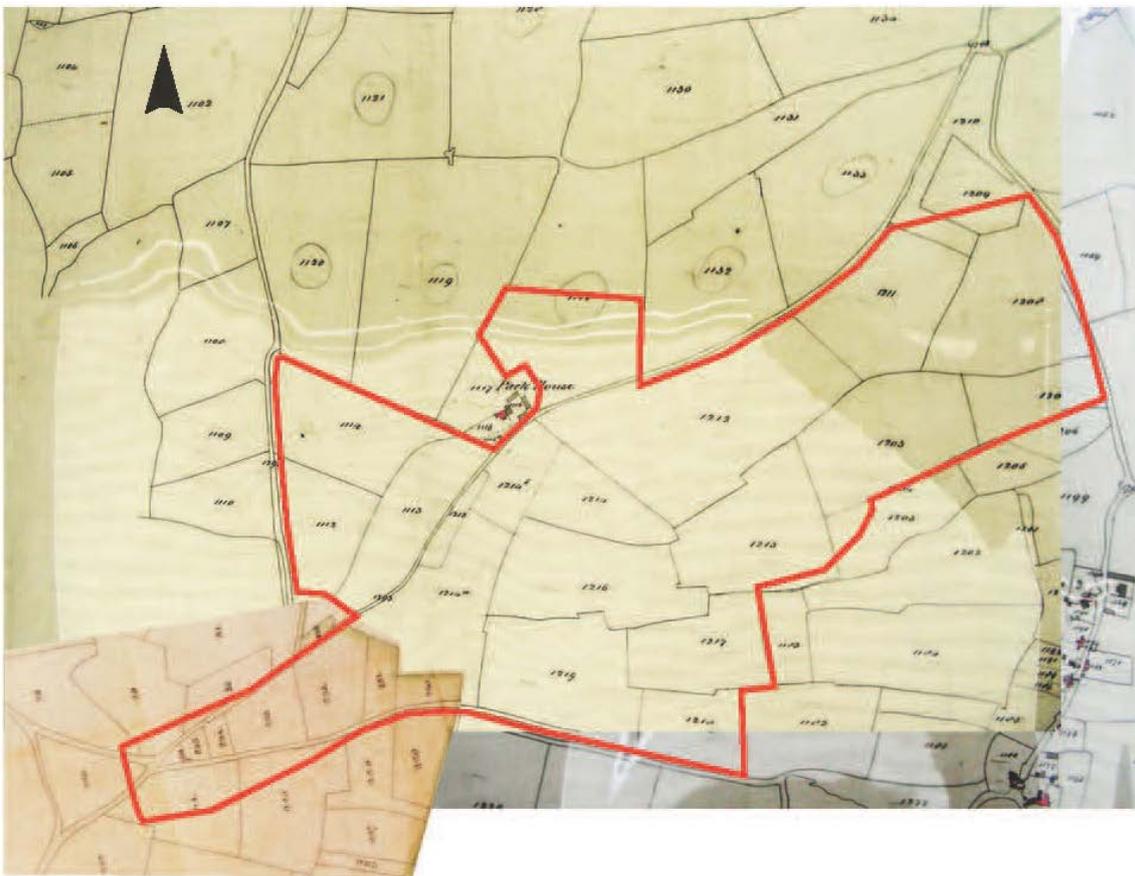


Figure A4.2: Tithe Map of Parish of Keynsham (1840)

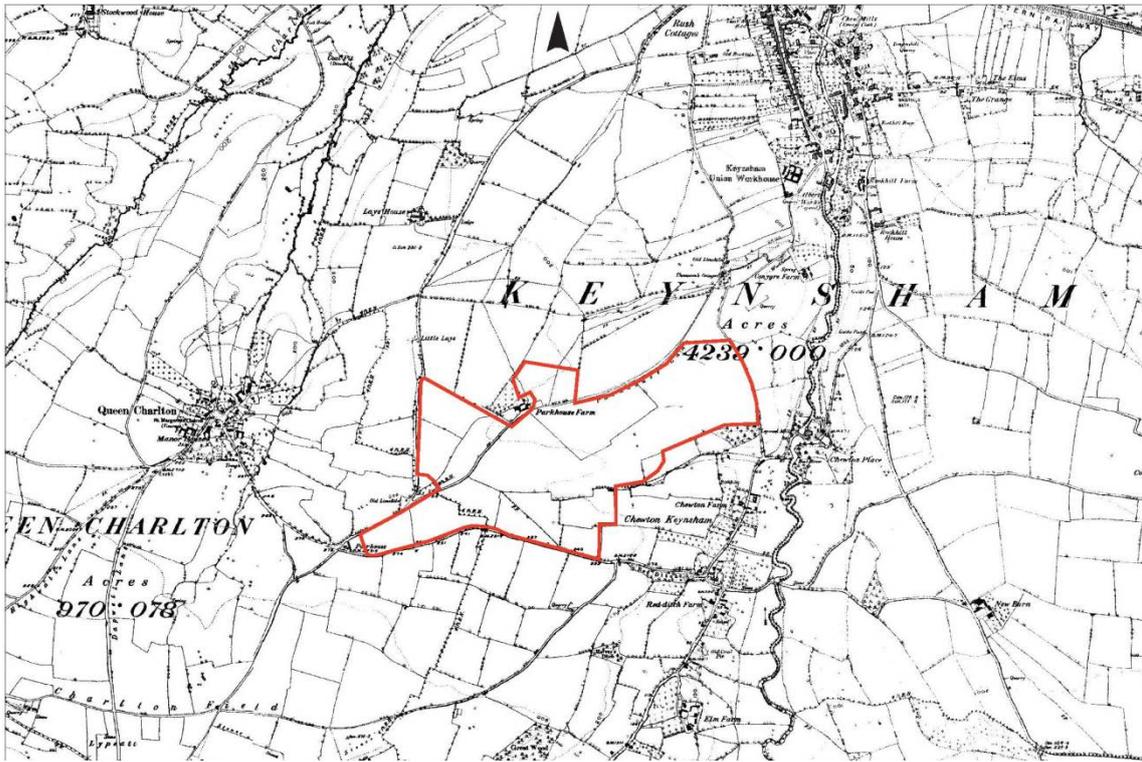


Figure A4.3: 1st Edition OS Plan (1888)

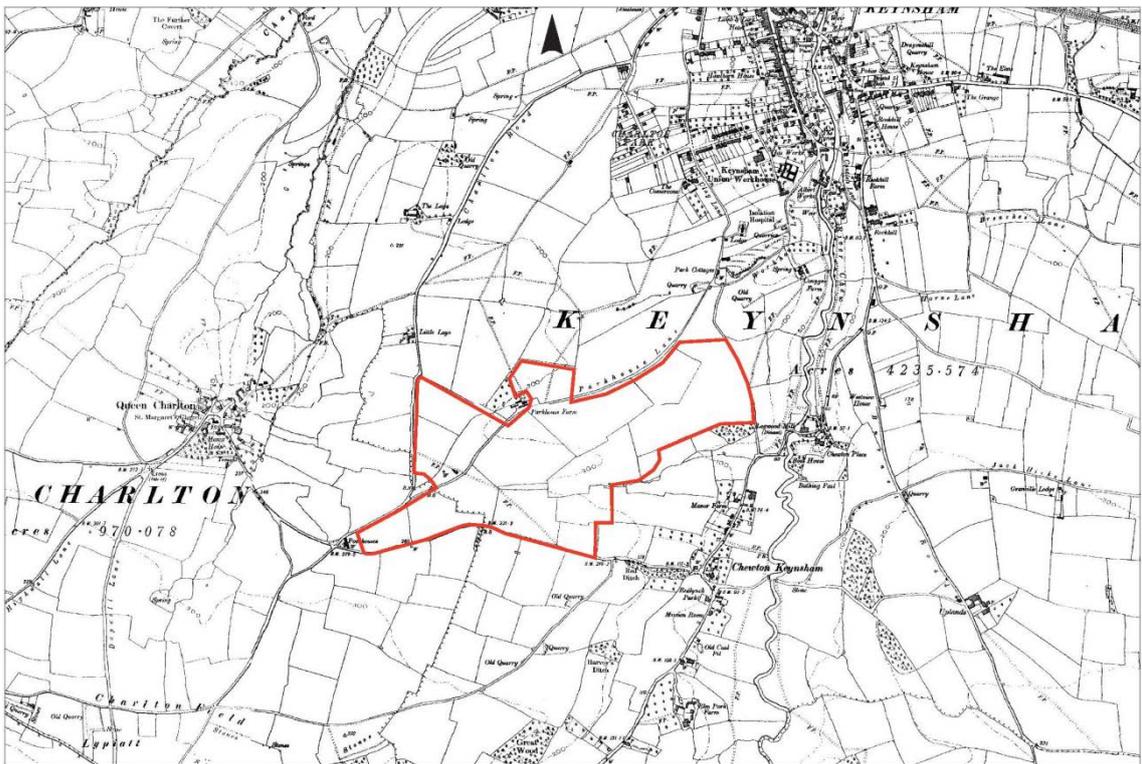


Figure A4.4: 2nd Edition OS Plan (1901-05)

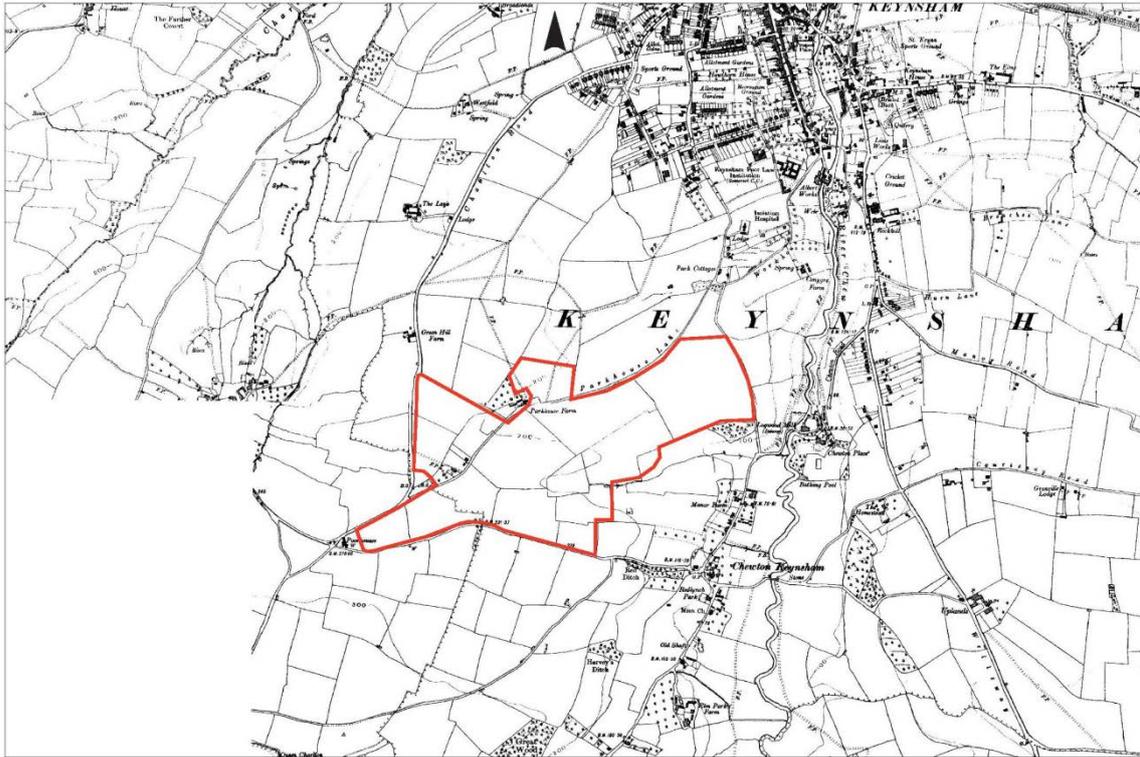


Figure A4.5: 3rd Edition OS Plan (1920-33)

Air photographs

4.9 An examination of air photographs held by the English Heritage Archive in Swindon was carried out, based on a 1km radius around the approximate centre of the Study Area. A selection of these photos was examined, listed below (see **Table A4.2**). Features identified are discussed in section 4 *Baseline Evidence – Archaeology*, with the photographic reference noted.

Table A4.2: List of air photographs examined

Sortie	Lib No	Frame(s)	Date
RAF/106G/UK/1661	421	3325	1946
RAF/106G/UK/1661	421	3326	1946
RAF/106G/UK/1661	421	3371	1946
RAF/106G/UK/1661	421	3372	1946
RAF/CPE/UK/1869	526	4162	1946
RAF/CPE/UK/1869	526	4163	1946
RAF/CPE/UK/1869	526	4164	1946
RAF/CPE/UK/1869	526	4165	1946
RAF/CPE/UK/1869	526	4166	1946
RAF/CPE/UK/1869	526	4167	1946
RAF/CPE/UK/1869	526	4168	1946
RAF/CPE/UK/1869	526	4169	1946
RAF/CPE/UK/1869	526	4170	1946
RAF/CPE/UK/1869	526	4171	1946
RAF/CPE/UK/1869	526	4176	1946
RAF/CPE/UK/2433	762	3051	1948

RAF/82/1252	1671	30-34	1955
RAF/540/1649	1673	292	1955
RAF/540/1649	1673	293	1955
RAF/540/1649	1673	296	1955
RAF/543/2332	2166	291	1963
RAF/106G/LA/45	3932	5172	1944
RAF/106G/LA/45	3932	5173	1944
RAF/106G/LA/45	3932	5174	1944
RAF/82/1127	3937	29	1955
RAF/82/1127	3937	30	1955
RAF/82/1127	3937	31	1955
OS/85181	10730	34	1985
OS/85181	10730	35	1985
OS/96151	20737	89	1996
OS/96151	20737	90	1996
OS/96151	20737	91	1996
OS/96151	20737	92	1996
OS/96151	20737	93	1996
OS/96151	20737	94	1996
OS/96151	20737	95	1996
OS/96151	20737	96	1996
OS/96151	20737	97	1996
OS/96151	20737	98	1996
OS/96151	20737	99	1996
OS/96151	20737	140	1996
OS/96151	20737	142	1996

Historic Landscape Characterisation for the former County of Avon

- 4.10 The site is situated primarily within the *Late Medieval enclosed open fields created by local arrangement and exchange* with part of the site within the *Post Medieval fields created from enclosure of Medieval parkland* Historic Landscape Character Areas (HLCA), as classified by the Avon Historic Landscape Characterisation. **Figure A4.7** shows the HLCA within 1km.

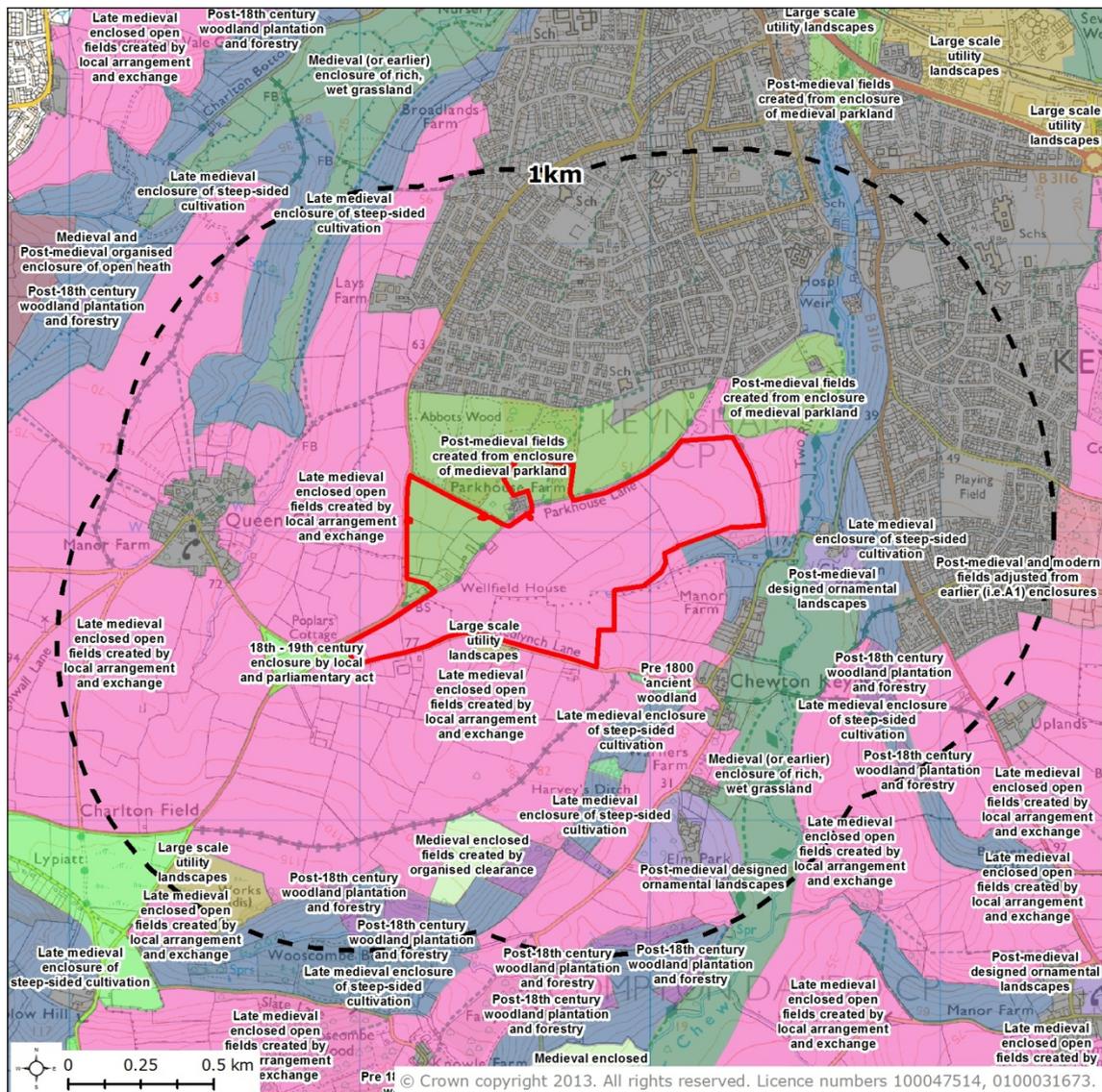


Figure A4.6: HLCA within 1km of South Keynsham

4.11 The main characteristics of these HLCA 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...”

Post Medieval fields created from enclosure of Medieval parkland.

“...although divided into field enclosures, the strong outlines of park boundaries are usually preserved in the form of large banks, ditches or walls, together with the road and tracks which frequently surround it.”

4.12 To the southwest, the site borders the Settlement HLCA, specifically the Twentieth century (‘New’ or ‘Modern’) HLCA.

Other documents referred to

4.13 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. *South of K2 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-South-of-K2.pdf>> [Accessed 8th August 2013]

Site Inspection

- 4.14 The site was inspected on 5th, 6th, 7th, 14th, and 21st August 2013. The land is predominantly gently sloping pasture that ranges between approximately 40m and 80m AOD in height (**Photograph A4.1 & A4.2**). There is a small area of woodland and a few residential properties to the north of Packhouse Lane. It is surrounded by agricultural land.



Photograph A4.1: East side of the site, looking west from the eastern boundary



Photograph A4.2: View looking north from south-east corner of the site on Redlynch Lane

- 4.15 Field boundaries within the site comprise a mixture of hedges, fences and stone walls. Part of the un-named lane that defines the eastern boundary of the site lies within a deep holloway, which suggests that the route is of some antiquity. There is no physical division on the boundary between Keynsham and Queen Charlton parishes through the south-west of the site.
- 4.16 There is a low north to south aligned linear earthwork in one of the fields towards the western end of the site; this probably marks the line of a recently removed field boundary. There are no other obvious earthworks within the site.
- 4.17 Apart from the areas close to residential properties along Packhorse Lane most of the study area is likely to be relatively unaffected by recent activity.

Overall Heritage Assets

- 4.18 This section considers heritage assets which lie on and within 1km of the site which have been identified as the key assets for consideration.
- 4.19 **Figure A4.7** shows the heritage assets situated within 1km of the proposed site boundary.

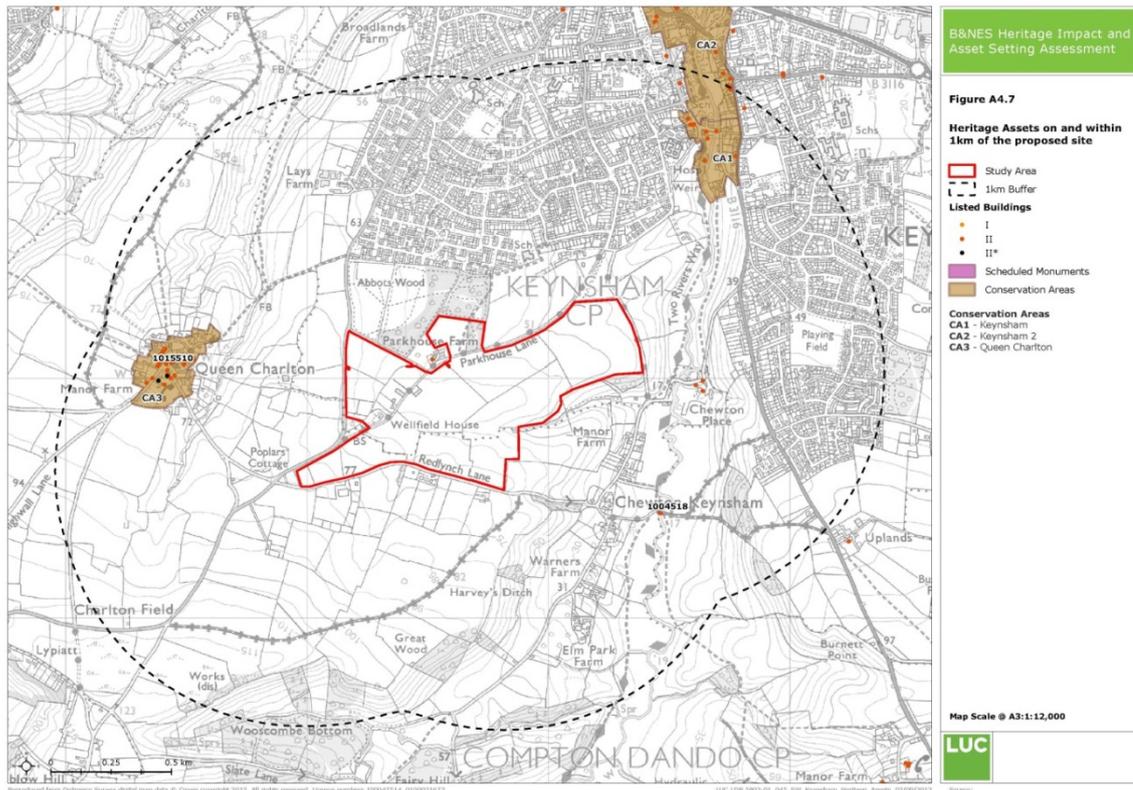


Figure A4.7: Heritage Assets on and within 1km of the proposed site

4.20 The following table (**Table A4.3**) details the heritage assets on site and within 1km.

Table A4.3: Southwest Keynsham, Heritage Assets within 1 km of the site

Heritage Asset	On site	Local area (within 1km)
Listed Buildings		
Grade I	0	0
Grade II*	0	2
Grade II	0	33
Scheduled Monuments	0	0
Registered Parks and Gardens	0	0
Conservation Areas	0	Queen Charlton, Keynsham High Street, Keynsham Dapps Hill

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

Table A4.4: Southwest Keynsham, Heritage Assets within 1-5km of the site

Heritage Asset	Wider Context (within 5km)
Listed Buildings	
Grade I	4
Grade II*	25
Grade II	393
Scheduled Monuments	17
Registered Parks and Gardens	3
Conservation Areas	Queen Charlton, Keynsham High Street, Keynsham Dapps Hill

4.22 **Figures A4.8 and A4.9** 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.

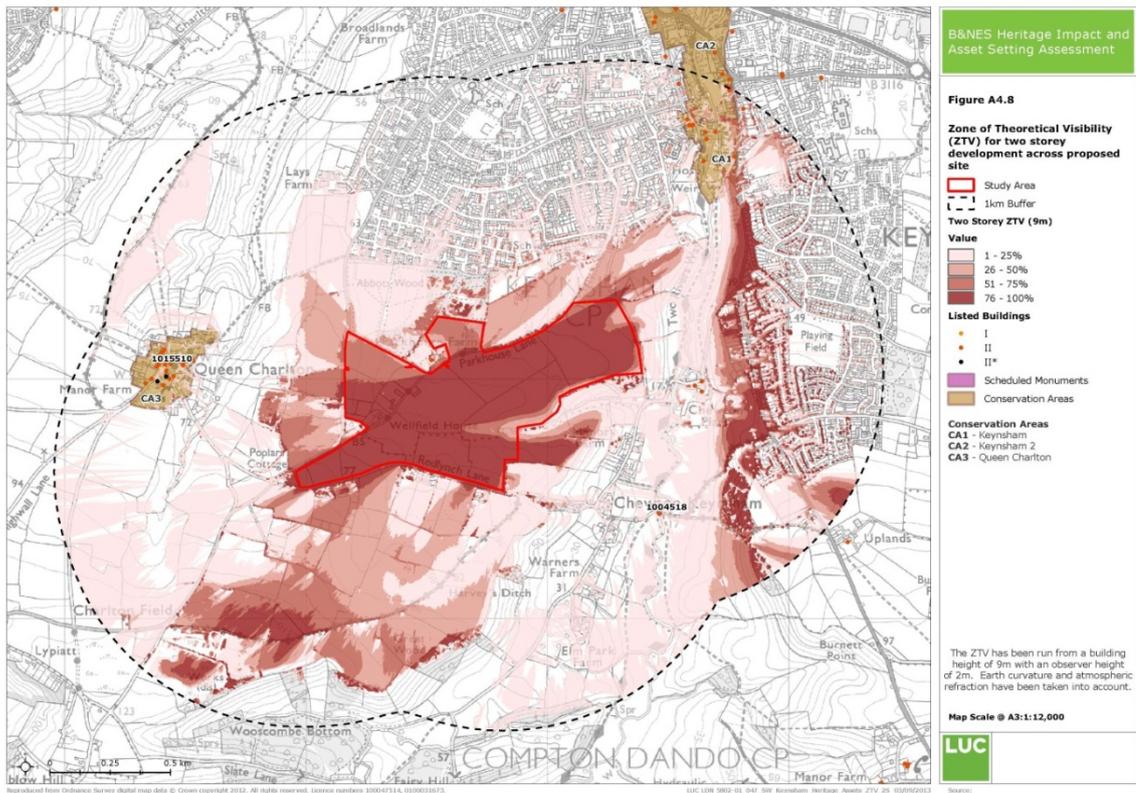


Figure A4.8: Zone of Theoretical Visibility (ZTV) for two storey development across proposed site

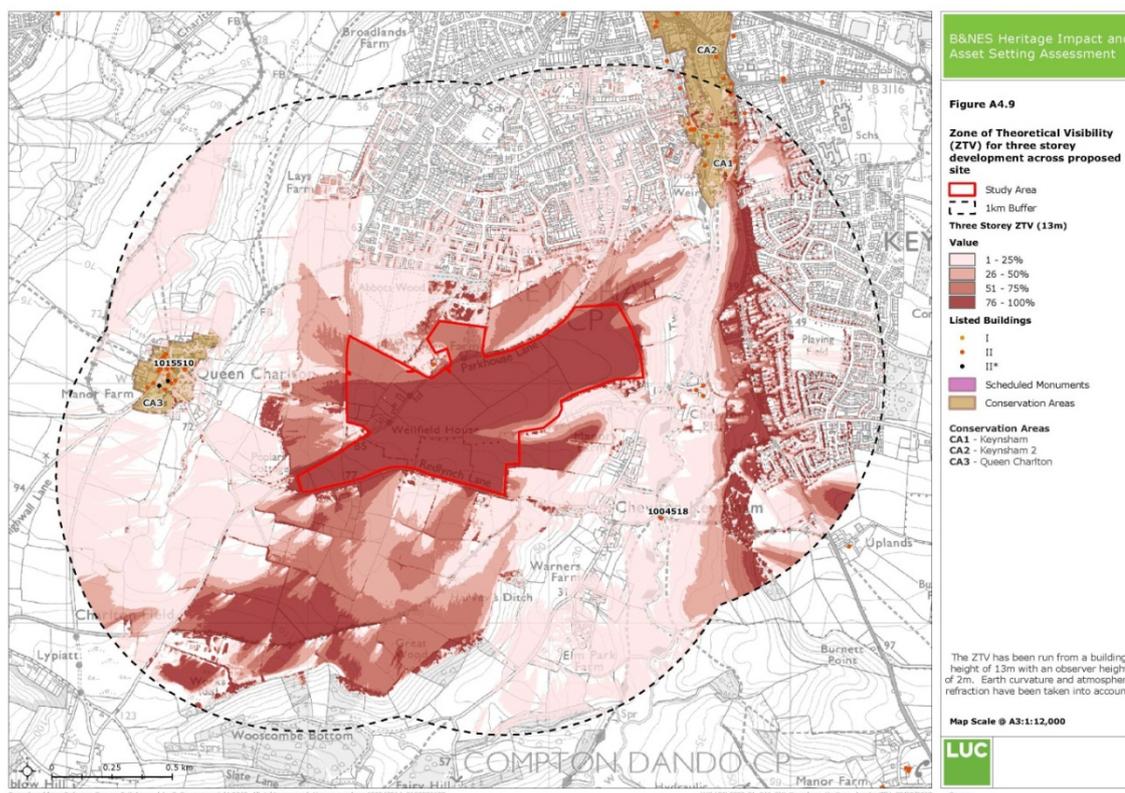


Figure A4.9: Zone of Theoretical Visibility (ZTV) for three storey development across proposed site

Archaeological Evidence

Historical Context

- Historically, most of the site lies in the Somerset parish of Keynsham which, itself, formed part of the Keynsham Hundred. The parish of Keynsham is not yet covered by the *Victoria County History* series, but an early-published account is given by Collinson (1791). More recent accounts include those by Leech (1975), Prosser (1995), La Trobe-Bateman (1999) and Fitter (2006). A small area at the south west of the site is within Queen Charlton parish.
- There is good evidence for prehistoric and Roman activity in the Keynsham area. Substantive evidence for prehistoric activity has been found on the northern periphery of the town in the area of Somerdale (La Trobe-Bateman 1999, Map A). An extensive area incorporating Keynsham Hams, Somerdale and Durley Hill appears to have served as an area of settlement, possibly including the unprovenanced town of *Traiectus*. Villa sites are known at Durley Hill and Somerdale (La Trobe-Bateman 1999, Map B). The Roman town of Bath (*Aquae Sulis*) is situated approximately 7 km to the south-east of Keynsham.
- Evidence for activity in the Keynsham area between c.AD 430 to 630 is relatively lacking. Following the Battle of Cirencester in AD 628, Keynsham and Bath became part of the West Saxon Kingdom, but the status of the area during the centuries immediately following is unclear.
- The earliest documentary reference to Keynsham is in Æthelweard's addenda to the Anglo-Saxon Chronicle (c.AD 1000) where it is referred to as *Cægineshamme* (Old English for 'Cæga's Hamm').
- There is evidence for a pre-conquest (i.e. before 1066) minster church at Keynsham, probably in the vicinity of the present town centre (La Trobe-Bateman 1999, Map C). Keynsham is mentioned in Domesday (1086). An abbey was also founded at Keynsham, possibly on the

site of the minster, during the 12th century (1166), and on which the entire manor and hundred were eventually conferred.

- Keynsham was granted an annual fair by Edward I (reigned 1272-1307) in 1303 and a market was granted in 1307. Following the Dissolution of the Monasteries in the 1530s, Keynsham lands became divided, passing into the hands of the Bridges and Whitmore families. It appears that Keynsham subsequently went into a period of economic decline.
- Wool production comprised an important industry at Keynsham during the 16th century, but had virtually disappeared by the 18th century. The production of brass in the area, however, brought new fortune to Keynsham in the 18th century but, along with coal extraction, went into decline in the 19th century as the result of Welsh competition. This resulted in relatively slow growth of the town until the 20th century. A major event for Keynsham in the 19th century was the opening of the Bristol to Bath section of the Great Western Railway in the 1840s.
- Towards the end 19th century, Keynsham appears to have been focussed on the area of the present Bristol Road, Station Road, High Street and Temple Street. By the late 1960s, considerable urban expansion had taken place on the southern and western peripheries of the town. The area of Somerdale had also been established to the north. The Keynsham By-pass was constructed in 1964-65 forming part of the A4. A new industrial park had also been established immediately to the east of the town by the late 1960s.

Archaeological evidence

Designated assets

- There are no Scheduled Monuments or other designated archaeological sites within the site.
- Within the study area there are two Scheduled Monuments: Chewton Keynsham Packhorse Bridge (DBN58 / MBN1224) and Queen Charlton Village Cross (DBN17 / MBN1202), to the south-east and west of the site respectively.
- Chewton Place (DBN3654 / MBN4319) to the east of the site and The Manor (DBN3608 / MBN2602) to the west are both locally designated Parks & Gardens.

Chronology of Assets

Prehistoric

- There is no recorded evidence of prehistoric activity within the site.
- The HER does contain a single 'monument' record within the site, which refers to finds of prehistoric flint (along with medieval and post-medieval pottery) from the watching brief and fieldwalking associated with the 'Avon Ring Road 4a', Durley Hill to Marsham Way (MBN8623). However, this is undoubtedly wrongly located on the HER, as this section of the Ring Road is over 2km north of the site, and the associated 'event' records (EBN1969, 2099) are not included in the HER search data.
- Finds of worked flint indicate human activity within the study area. A Palaeolithic hand-axe head (MBN2235) originated from the Corndon area of the Shropshire/Powys border. A small assemblage of worked flint comprising wasters, microliths and a tanged and barbed arrowhead, all of Mesolithic date, was recovered from the east of the study area, and could possibly represent the location of a previously unknown lithic working site (MBN3593). Worked flint is recorded under record MBN8440, but this also relates to the Avon Ring Road and is assumed to be incorrectly located as for MBN8623 (above).
- A number of coaxial field systems (MBN8897), provisionally dated to the prehistoric and later Bronze Age periods and located in the north-west of the study area, were identified in aerial photographs taken in 1991, though no details of the source or further description is currently shown on the HER.
- A geophysical survey was recently undertaken immediately to the north of the site, on land east of Charlton Road (Stratascan 2013), where similar work had previously been carried out in 2006 (EBN 3106). The survey covered approximately 7ha and identified two circular anomalies provisionally interpreted as prehistoric ring ditches / settlement features and a

number of field boundaries. A group of further magnetic anomalies were also recorded, although it remains unclear whether they represented archaeological activity or were of modern agricultural origin.

Roman

- There is no recorded evidence of Roman settlement activity within the site.
- Several sherds of Roman pottery and animal bone were recovered from the Charlton Road Estate, in the northern periphery of the study area, during service groundworks in the 1960s (MBN1209).
- Findspots include a 3rd century gold and agate bevel signet ring bearing the inscription 'good luck to the wearer' (MBN1265), and a coin of the Emperor Valentinian I (364-375AD) or Valentinian II (375-392AD) found in the garden of the 'Manor House', Queen Charlton (MBN2601).

Anglo-Saxon

- There is no recorded evidence of Anglo-Saxon settlement activity within the site.
- The Domesday survey of 1086 recorded a mill of probable Anglo-Saxon origin (*Sowthemyll* or South Mill, later Albert Mill) within the study area (MBN5826).

Medieval

- There is no recorded medieval evidence from within the site. The HER does contain a 'monument' record of medieval pottery recovered from within the site during a watching brief and fieldwalking undertaken on the route of the Avon Ring Road 4a (MBN8623), but this is wrongly located on the HER as this section of road is over 2km north of the site (see also 4.2.2 above).
- There are numerous records within the study area, including: a (conjectured) 13th century Rabbit Warren (MBN3391); a 'warreners lodge' and a pair of large lynchets located at right angles to each other, mistakenly recorded on the OS map of 1905 as 'old quarry', both located within the grounds of Conygre Farm (MBN9439); Chewton Keynsham Packhorse Bridge, a medieval structure with later 18th century additions and repairs which is a Scheduled Monument (MBN1224 / DBN58).
- The geophysical survey east of Charlton Road (Stratascan 2013), where similar work had previously been carried out in 2006 (EBN 3106) identified evidence of medieval ridge and furrow cultivation (as well as the prehistoric evidence described above).
- A geophysical survey carried out at Park Road, Keynsham in 2012, immediately adjacent to the northern boundary of the present study area, covered an area of over 8.7ha and identified a number of anomalies that appeared consistent with the remains of ridge and furrow field systems (EBN3467).
- Four of the air photographs examined show possible features relating to medieval agriculture:
 - RAF/CPE/UK/1869 Frame 4169 – ridge and furrow, and former field boundary, west of the River Chew
 - RAF/CPE/UK/1869 Frame 4171 – former field boundary north of Redlynch Lane
 - RAF/CPE/UK/1869 Frame 4176 – ridge and furrow immediately north of Redlynch Lane
 - RAF/CPE/UK/2433 Frame 3051 – (similar to 4176) with possible strip lynchets east of the ridge and furrow
- There are a number of records associated with existing settlements in the study area, not considered in detail here.

Post-Medieval and Modern

- There are no post-medieval or modern records within the site.
- Within the wider area, Parkhouse Farm is Grade II listed, and incorporates elements which reputedly originate in 16th century (MBN6507). North-east of the site, Conygre Farm (MBN9407) is undated, but clearly has pre-19th century origins. The squared enclosure in which the building now stands is conjectured to be the site of a former 13th century rabbit

warren owned by the Abbott of Keynsham (MBN3391) and there is a reference to a former medieval warrener's lodge within the grounds.

- A number of quarries (for the extraction of limestone) and associated limekilns of 19th century or possibly earlier date are recorded within the wider area (MBN9439, MBN9441, MBN5759, MBN5761, MBN5763, MBN5765, MBN9388, MBN9440). The former Chewton Colliery is approximately 0.5km to the south east of the site (MBN2238).
- A large number of domestic, public and industrial buildings and structures are recorded, associated with existing farms and villages, and Keynsham itself. The only one close to the site is the former poorhouse (MBN57830) immediately to the south-west. They are not considered in detail here.

Undated

- Within the study area, earthworks south-east of the site at Redlynch Lane, described as possible terraces and evidence of cultivation, have been identified in air photographs dated 1946 (MBN3012). A series of linear earthwork, possibly remnant lynchets or hedge banks have been recorded to the north-west of the site (MBN6064).
- In the recent geophysical survey immediately to the north of the site, east of Charlton Road (Stratascan 2013), a further group of magnetic anomalies were also recorded although it is unclear whether they represented archaeological activity or were of modern agricultural origin.

Other Archaeological Work

- Within the study area, an evaluation at Keynsham Primary School approximately 750m north of the site revealed no significant archaeology (EBN3123). An evaluation at Temple Street found possible medieval remains in one trench (EBN3162). A desk-based assessment in 2007 of land at Park Road, north of the site, suggested a low potential for prehistoric and Anglo-Saxon remains, and low to moderate potential for Roman and medieval remains (EBN3131). A number of other minor fieldwork projects, building recording and desk-based assessments either revealed no significant results or are not directly relevant to the site.

Potentially important hedgerows

- The parish boundary in the south-west of the site now crosses an open field, as the fence or hedge has been removed. There are no hedgerows that would be classed as important under the criteria considered in this study.

Potential for unknown archaeological assets within the site

- 4.23 There is evidence for prehistoric activity in the study area, but until recently relatively little close to the site, and on this basis the conclusion of the 2007 desk-based assessment of low prehistoric potential was reasonable. However, although their identity has yet to be confirmed, the possible settlement features recorded by the 2013 geophysical survey immediately to the north suggest a higher potential, particularly for the northern part of the present site. Overall, the potential for prehistoric remains is probably moderate to high.
- 4.24 There is evidence for significant Roman occupation around Keynsham, including a possible small town and two villas. However, there is very little known from within the study area. The present evidence suggests a low to moderate potential for Roman remains within the site.
- 4.25 There is no evidence of Anglo-Saxon occupation on the site, and little from the study area. The potential is low.
- 4.26 There is no evidence for significant occupation within the site in the medieval and post-medieval periods, although the adjacent Parkhouse Farm is of at least 16th century origins. The site would have been within fields surrounding the existing villages. Although there is evidence from air photographs for buried remains associated with agriculture, such as ridge and furrow and former field boundaries, the potential overall is low.

Heritage Significance of archaeological assets

- 4.27 There are no recorded archaeological assets on the site. Air photograph evidence suggests possible medieval agricultural features, mainly ridge and furrow, but these are considered of local significance only.
- 4.28 There are no archaeological issues relating to the setting of designated assets within the study area.
- 4.29 The study has identified potential for the presence of unknown archaeological 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

Parkhouse Farm

- Designation: Listed Grade II.
 - Date of designation: 1979.
 - Reasons for designation: Imposing farmhouse over 300 years old built with local stone and tiles.
- 4.30 Development: The farmhouse dates from the late 17th or early 18th century. It was built of squared blue lias with moulded string courses and a roof of double-Roman clay tiles. It is on three storeys and is five windows wide, the windows having wooden mullions and transom. A gabled porch has been added to the front entrance and there are modest extensions to the rear. The building is now purely residential with no connection to agricultural uses.

Significance

- 4.31 Listing places the building in the national context. It is unusually imposing for a farmhouse and this implies a higher than usual status in the past.

Setting

- 4.32 The farmhouse is on the north side of Parkhouse Lane looking south over the Chew valley. To the north and to either side is the woodland that separates the site. The Keynsham South West site is therefore beyond the immediate setting of Parkhouse Farm.

Chewton Place

- Designation: Listed Grade II
 - Date of designation: 1975
 - Reasons for designation: Large Georgian house with a long history of alteration.
- 4.33 Development: A house was built on the site for the owner of a nearby papermill. The mill burnt down and the house was rebuilt in 1762 using stucco with limestone dressings and a slate roof. It was remodelled in the 1860s and was restored in 1968 when it was acquired by Imperial Tobacco as a training centre. It has since been used as a conference centre and hotel, and was extended in 1987.

Significance and Setting

- 4.34 There are two further listed buildings associated with Chewton Place – a folly tower and a stone bridge over the River Chew. Both were also listed at Grade II in 1975. The house is located beside the river and is therefore considerably below the level of the Keynsham South West site from which it is not seen due to the convex curve of the hillside.

Undesignated historic buildings

- 4.35 There are buildings of limited historic interest at Manor Farm on Redlynch Lane and at Wellfield on Parkhouse Lane, but neither has a direct relationship with the site.

Conservation Areas

Keynsham Dapps Hill Conservation Area

- 4.36 Situated 500m to the northeast of the site and designated in 1986, this area preceded the Keynsham High Street Conservation Area by a decade. It was clearly designated to encompass the concentration of historic buildings on Dapps Hill.

Significance and setting

- 4.37 While Keynsham is a historically important town, the northern part of this Conservation Area is contiguous with the more northerly Keynsham High Street Conservation Area which is surrounded by later suburbs. Views from the southern edge of the Dapps Hill Conservation Area look south across the Chew Valley.

Keynsham High Street Conservation Area

- 4.38 This Conservation Area is contiguous with Keynsham Dapps Hill to the south. The ZTVs (**Figures A4.8 and A4.9**) indicate no visibility from this Conservation Area and it is therefore not considered further.

Queen Charlton Conservation Area

- 4.39 Situated 540m to the west of the site and designated in 1985, a possibly Saxon settlement with a high density of listed buildings.
- 4.40 Development: Queen Charlton is not mentioned in the Domesday survey possibly because it came within the parishes of Keynsham and Compton Dando, which are mentioned. Nonetheless, Norman evidence in the Church of St Margaret suggests origins in the 11th century or earlier. The village is a compact settlement built around the church and a small green on which stands a late Mediaeval stone cross. It is not located on a through route. Instead, its location is determined by an agricultural economy dating back to the original clearance of land in the Saxon and Middle Ages. The name 'Compton', for instance (as in Compton Dando) means valley enclosure.

Significance and setting

- 4.41 Queen Charlton sits on a shoulder of land between two water courses and surrounded by a distinct radial field pattern. However, rising land to the east separates it from the Keynsham South West site and this separation is further emphasised by extensive tree planting.

Registered Parks and Gardens

- 4.42 There are no registered parks and gardens within 1km of the site

World Heritage Site

- 4.43 This site lies outside the zone of theoretical visibility for the WHS and this is therefore not considered further.

Sensitivity and Risks

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

Archaeology

Sensitivity

- 4.45 The site is currently pasture land. No major existing impacts were identified apart from a gas pipeline crossing the south-west of the site, although it is likely have been ploughed previously. Quarrying is known from the study area, although none was identified within the site; however, the range of evidence examined was limited.
- 4.46 There are no known archaeological assets on the site, apart from possible ridge and furrow visible in air photographs. This is of only local significance and low sensitivity.
- 4.47 None of the designated assets in the 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.
- 4.48 The study has identified potential for the presence of presently-unknown assets within the site, particularly from the prehistoric and Roman periods. In the absence of evaluation fieldwork to confirm the presence or absence of such remains, the nature and preservation of any that may be present, the significance of any such remains is unconfirmed.

Risk to archaeological remains

Known archaeological assets

- 4.49 The only known archaeological asset on the site is the probable buried medieval agricultural remains (mainly ridge and furrow) suggested by air photo evidence. These would be of low sensitivity and there is a **low risk to the significance of the heritage asset**.

Unknown archaeological assets (buried archaeological remains)

- 4.50 The site is considered to have generally moderate potential for unknown archaeological remains of the prehistoric period within its overall extent, with higher potential in the north adjacent to the settlement evidence suggested by geophysical survey on Charlton Road. There is considered to be low to moderate potential for unknown Roman remains. However, there is no evidence for major settlement or intensive occupation over the entire area. In both periods, 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. There is only low potential for later periods.
- 4.51 The overall risk of development encountering **unknown remains over the remainder of the site is considered to be medium, with a localised higher risk at the north**, although it is unlikely that the distribution of unknown remains will be uniform across the site.

Summary of overall archaeological risk

- 4.52 There is considered to be a **low risk to the known archaeological assets. The overall risk to unknown remains over the remainder of the site is considered to be moderate, with a localised higher risk at the north**, although it is unlikely that the distribution of unknown remains will be uniform across the site.
- 4.53 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

- 4.54 There is potential for development in the far east of the site to break the skyline and therefore begin to affect the **setting of Chewton Place** and the associated listed buildings there. Development of the far east of the site would pose a **medium risk to the heritage significance of Chewton Place**.
- 4.55 The development site is beyond the immediate setting of **Parkhouse Farm** and the reverse ZTV indicates limited visibility of the site from the location of the building. There is likely to be visibility of the development from upper floors of the farmhouse. However, development of the site would pose a **low risk to the heritage significance of this listed building**.

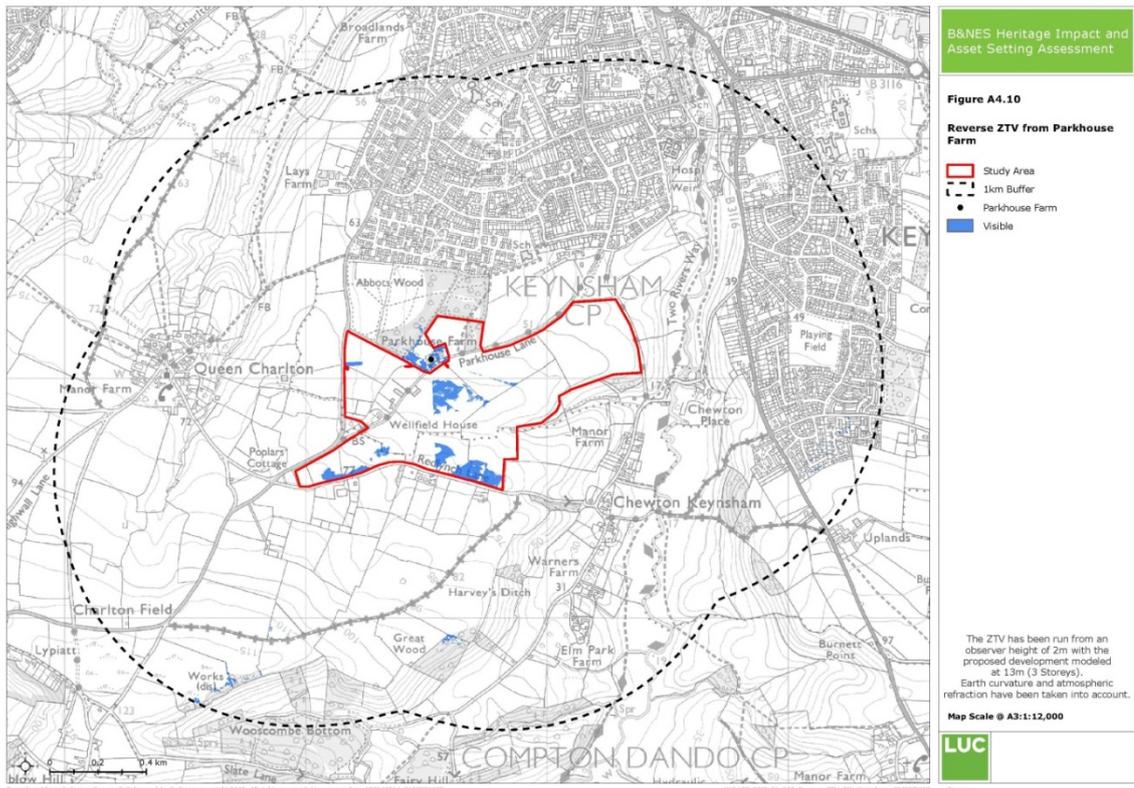


Figure A4.10: Reverse ZTV from Parkhouse Farm

Conservation Areas

- 4.56 Views from the southern part of **Keynsham Dapps Hill Conservation Area** have the potential to be affected should the most easterly edges of the site be developed without sufficient set back. However this is the edge of the Conservation Area only (as shown in the ZTV **Figures A4.8 & A4.9**). Development of the far eastern edges would pose a **medium risk to the heritage significance of this Conservation Area**.
- 4.57 The ZTVs (**Figures A4.8 and A4.9**) indicate limited visibility of the potential development from the most easterly part of **Queen Charlton Conservation Area**. The western part of the site is separated from the Queen Charlton Conservation Area by a low ridge and a stand of trees and the intervening tree cover will limit visibility of development. It may however be important to limit the height and extent of development within the west of the site and ensure that it does not break the skyline in views from the west. Overall, without mitigation, the development may pose a **medium risk to the heritage significance of this Conservation Area**.

Registered Parks and Gardens

- 4.58 There are no Registered Parks and Gardens within 1km of the site.

Combined Sensitivity and Risk Summary

- 4.59 Development of the South West Keynsham site presents an **overall low risk** to the significance of heritage assets. The following table summarises risk across the site and should be read in conjunction with **Figure A4.11: South West Keynsham Summary Map**.
- 4.60 A **moderate risk**, and a **localised high risk** in the north of the site remains in relation to undiscovered archaeology and it is recommended that suitable survey work is carried out prior to any development works.

Table A4.5: South West Keynsham, Summary Table of Risk to the Significance of the Heritage Asset

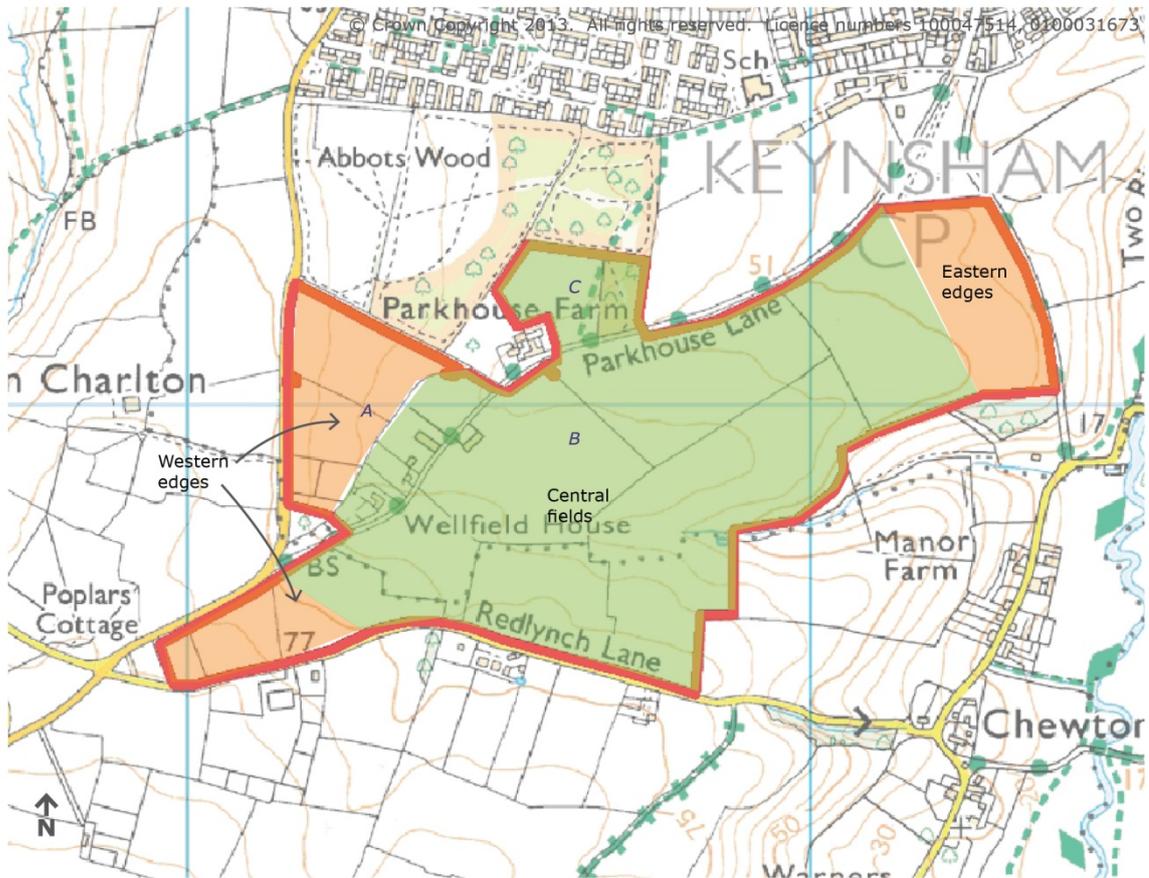
Areas	Arch.	Historic B'dings	CA	RPG	Overall judgement of risk
Western edges			There is potential for the setting of the Queen Charlton Conservation Area to be affected should the stand of trees between the site and the CA be felled. It would be important to ensure that development did not break the skyline.		Medium due to the potential effects on the Queen Charlton CA. This could potentially be mitigated by limiting development height and the stand of trees remaining.
Central fields					Low
Eastern edges		Potential for the setting of assets of Chewton Place to be affected should development break the skyline of Chew Valley.	There is potential for the setting of the edge of the Keynsham Dapps Hill Conservation Area to be affected.		Medium due to the potential effects on the CA and historic buildings at Chewton Place. This could potentially be mitigated by limiting development height in the east of the site.

4.61 In summary, development at the SW Keynsham site will be:

- **low risk** to the significance of known heritage assets within the central fields.
- **medium risk** within the western and eastern edges.

4.62 There are no areas identified at high risk.

4.63 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).



South West Keynsham Summary Map

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

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

NTS @ A4

Labels A, B and C refer to other B&NES studies, in this case the Greenbelt Review, and do not accord with the site boundaries of this report. They are included on the map figure to allow cross reference.

Figure A4.11: SW Keynsham - Summary Risk to the Significance of the Heritage Asset

Mitigation and Enhancement

- 4.64 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.
- 4.65 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:
- Limit development height and density in the most westerly fields in order to avoid the potential for effect on the Queen Charlton Conservation Area should the stand of trees to the west of the site be felled. On site visits (14/8/13 and 21/8/13) this stand of trees appeared to be monoculture, potentially being grown for timber.
 - Limit development height and density in the most easterly part of the site in order to avoid the development breaking the skyline in views from Chewton Place.
 - Limit development height in the most easterly part of the site and provide sufficient tree planting within the development to reduce visibility in views from the Keynsham Dapps Hill Conservation Area.
 - Retain and strengthen the existing tree screening surrounding the site, with new screening along internal field boundaries to help soften development, particularly within the eastern and western quartiles.
 - Utilise 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.
 - Limit development to two storeys at the western and eastern edges in order to reduce the possibility of development breaking the skyline to the west and impinging on the Chew Valley to the east.
 - Limit lighting heights to that of the development to minimise vertical features within the view.
- 4.66 The only known archaeological asset on the site is the possible buried remains of medieval agriculture, mainly ridge and furrow. Until its nature is confirmed, it should be considered as for unknown remains (below), although of only low sensitivity and risk.
- 4.67 There is a potential risk to presently-unknown archaeological remains within the 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.