

Appendix 5: Whitchurch

Location

- 5.1 This greenfield site is situated to the south of the City of Bristol, to the west, south and east of the village of Whitchurch (see **Figure A5.1**).

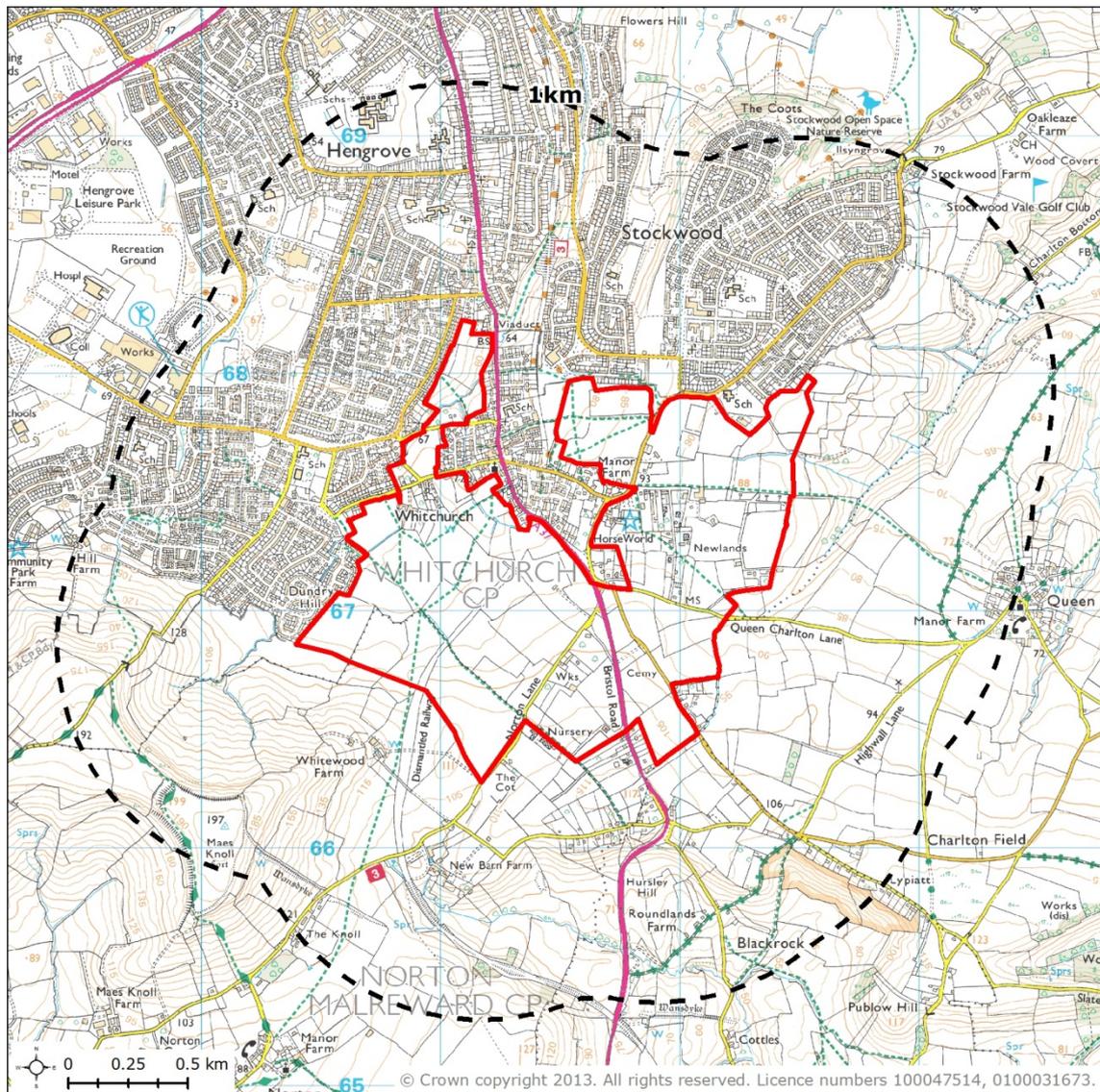


Figure A5.1: Whitchurch -Proposed Development Site Location Plan

Planning Context

- 5.2 The site comprises a number of agricultural fields of pasture and areas of recreational land. HorseWorld and the Bristol Barbarians rugby fields are also situated within the site. The Core Strategy consultation document identifies the site for residential led mixed use development of around 200 dwellings in the plan period.
- 5.3 To the north and west is Bristol's existing residential development and to the south and east lie areas of open countryside with small clusters of dwellings along the lanes.

- 5.4 The study area is relatively flat and is part of a wide area of land which slopes up gently to the south, away from Bristol. To the southwest is Maes Knoll an ancient hilltop fort, and a significant landmark.

Sources of evidence

- 5.5 This section summarises the evidence that was used to prepare this appendix.

Bath & North East Somerset and Bristol Historic Environment Records

- 5.6 Although the study site itself is wholly within the Bath & North Somerset Council boundary, the wider 1km study area extends into Bristol. Historic Environment Record (HER) data was therefore obtained from both the B&NES and Bristol HERs.
- 5.7 The two HERs employ different numbering systems. That for B&NES uses prefixes to distinguish 'Monuments' (MBN), 'Events' (EBN) and 'Designations' (DBN). All numbers with such prefixes in this Appendix refer to the B&NES HER. The Bristol HER uses a number with the suffix 'M' for 'Monuments' and a number alone for 'Events'. To eliminate the possibility of confusion, this report prefixes all Bristol HER numbers with 'BHER'.
- 5.8 In summary, the combined HERs contain the following records within the study site and a 1km zone around it:
- 3 Scheduled Monuments, Maes Knoll hillfort (DBN102) and two sections of the Wansdyke (DBN62 & DBN157)
 - 64 non-designated sites or find-spots
 - 37 archaeological 'events' (fieldwork, assessments etc)
 - 1 locally-designated Park & Garden, The Manor (DBN3608)
 - 2 sites on the SHINE (Selected Heritage Inventory for Natural England) register, Bronze Age and Roman settlement east of Stockwood Lane (DBN3751 / MBN30345-6) and lynchets south-east of Whitchurch (DBN3737 / MBN5438).

Cartographic evidence

- 5.9 The following maps were examined. Data from each is tabulated below:
- Whitchurch parish Tithe Map, 1840
 - Norton Malreward Tithe Map, 1840 (a small area at the south of the study site)
 - 1st Edition Ordnance Survey 1:10560 map 1888
 - 2nd Edition Ordnance Survey 1:10560 map 1901-5
 - 3rd Edition Ordnance Survey 1:10560 map 1920-33

Table A5.1: Summary of cartographic observations

Map	Date	General Observations	Fig. No.
<i>Tithe Map of Parish of Whitchurch</i>	1840	<ul style="list-style-type: none"> The study site is comprises numerous field parcels, mostly large and regular, but with a pattern of smaller concentric fields to the south-west of Whitchurch. Depicts Lyons Court Farm ('<i>Lyons Court</i>'), Church Farm (un-named, to the north of Lyons Court), and Stanton Farm to the east of Whitchurch, all of which possess clusters of buildings. (<i>N.B. Stanton Farm was later known as Staunton Farm, and currently as Staunton Manor Farm – which must be differentiated from Manor Farm. Staunton Lane is not named on the maps studied, and is here given its current spelling.</i>) The settlement of Whitchurch Green is immediately north of the site. 	A4.2
<i>Tithe Map of Parish of Norton Malreward</i>	1840	<ul style="list-style-type: none"> The study site includes five field parcels in Norton Malreward parish – no buildings or other features. 	
<i>1st Edition 1: 10560 OS plan.</i>	1888	<ul style="list-style-type: none"> The study site appears largely unchanged, with only minor changes to field boundaries. Maggs Lane depicted. '<i>Lyons Court Farm</i>', '<i>Church Farm</i>', and '<i>Stanton Farm</i>' all named. Railway crosses the western half of the study site '<i>Saltwell Viaduct</i>' carries Bristol Road over Brislington Brook, and adjoins the site boundary north of Whitchurch. The parish boundary remains is shown, corresponding to the two tithe maps. 	A4.3
<i>2nd Edition 1: 10560 OS plan</i>	1901-5	<ul style="list-style-type: none"> The study site appears largely unchanged, with only minor changes to field boundaries. '<i>Supply Pipe Bristol Water Company</i>' crosses the western side of the study site in a tunnel. A few new buildings depicted along the eastern end of Stanton Lane, east of Stanton Farm. Numerous minor features – pumps, wells, etc shown; not noted in detail here. 	A4.4
<i>3rd Edition 1: 10560 OS plan (northern portion of site only)</i>	1920-33	<ul style="list-style-type: none"> The study site appears largely unchanged, with minor alterations to field boundaries. '<i>Quarry</i>' marked to the north-west of Saltwell Viaduct. Further development at the eastern end of Staunton Lane, east of Stanton Farm, one of the new buildings is labelled '<i>The Woodlands</i>'. Annotations stating '<i>Stone Coffin found AD 1888</i>' and '<i>Roman Coins, Moulds & Pottery found AD 1891</i>' to the south of Lyons Court Farm. New building to the north of Maggs Lane labelled '<i>The Chalet</i>'. 	



Figure A5.2: Tithe Map of Parish of Whitchurch (1840)

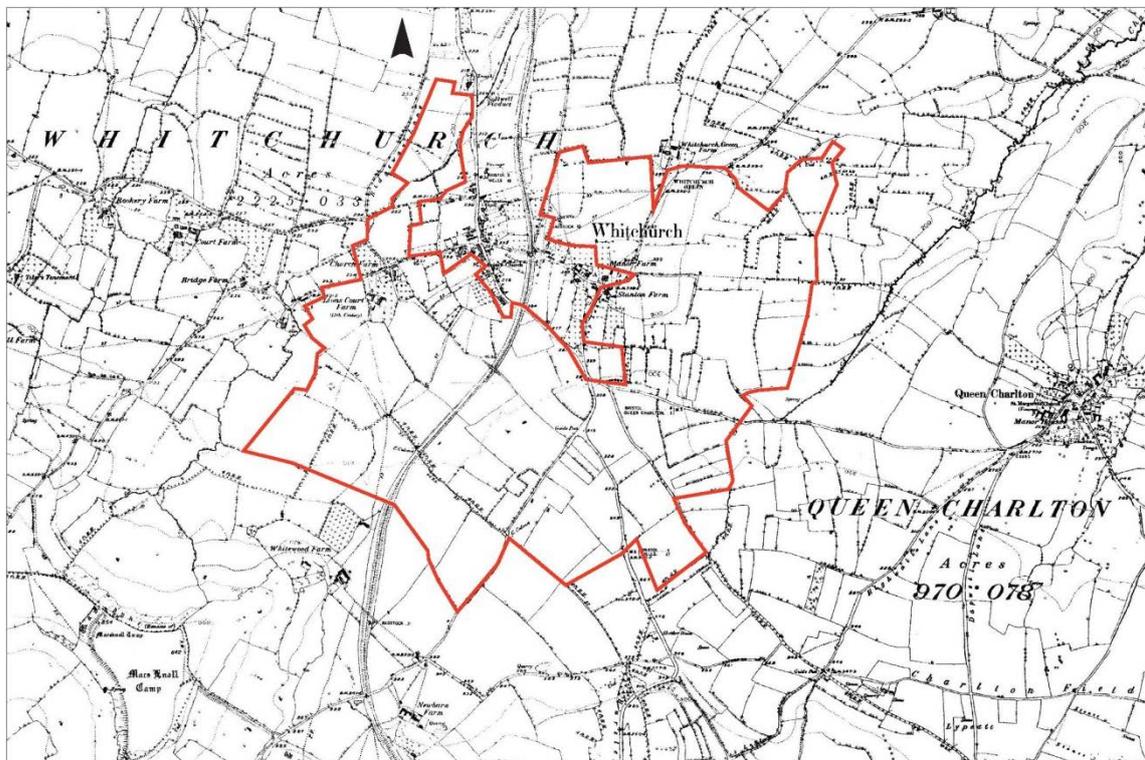


Figure A5.3: 1st Edition OS Plan (1888)

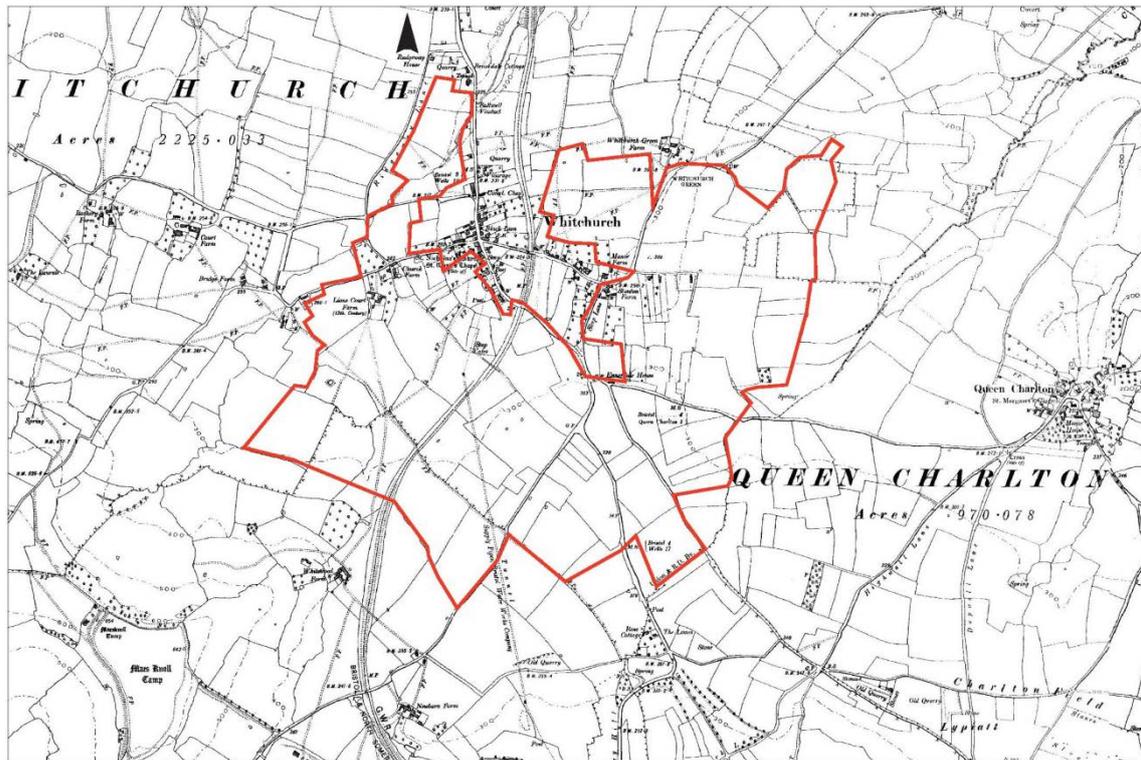


Figure A5.4: 2nd Edition OS Plan (1901-5)

Air Photographs

- 5.10 An examination of air photographs held by the English Heritage Archive at Swindon was carried out, based on a 1.5km radius around the approximate centre of the study site. A selection of these was examined, listed below. Features identified are discussed in section 4 *Baseline evidence - archaeology*, with the photo reference noted.

Table A5.2: List of air photographs examined

Sortie number	Library number	Frame number	Date
RAF/106G/UK/1661	421	3320	12 July 1946
RAF/106G/UK/1661	421	3321	12 July 1946
RAF/106G/UK/1661	421	3322	12 July 1946
RAF/CPE/UK/1869	526	4174	4 December 1946
RAF/CPE/UK/1869	526	4179	4 December 1946
RAF/CPE/UK/1869	526	4180	4 December 1946
RAF/CPE/UK/2026	622	5466	26 April 1947
RAF/CPE/UK/2026	622	5468	26 April 1947
RAF/CPE/UK/2026	622	5470	26 April 1947
RAF/CPE/UK/2433	762	3047	22 January 1948
RAF/CPE/UK/2433	762	3048	22 January 1948
RAF/CPE/UK/2433	762	4028	22 January 1948
RAF/CPE/UK/2433	762	4029	22 January 1948
RAF/CPE/UK/2433	762	4030	22 January 1948
RAF/540/1649	1673	228	25 June 1955
RAF/540/1649	1673	230	25 June 1955

Sortie number	Library number	Frame number	Date
RAF/540/1649	1673	232	25 June 1955
RAF/540/1649	1673	234	25 June 1955
RAF/540/1649	1673	236	25 June 1955
RAF/540/1649	1673	305	25 June 1955
RAF/540/1649	1673	307	25 June 1955
RAF/540/1649	1673	309	25 June 1955
RAF/540/1649	1673	311	25 June 1955
RAF/540/1649	1673	313	25 June 1955
RAF/543/2332	2166	285	26 July 1963
RAF/543/2332	2166	286	26 July 1963
RAF/543/2332	2166	287	26 July 1963
RAF/106G/LA/45	3932	5155	30 October 1944
RAF/106G/LA/45	3932	5158	30 October 1944
RAF/106G/LA/45	3932	5160	30 October 1944
RAF/106G/LA/45	3932	5163	30 October 1944
RAF/106G/LA/45	3932	5166	30 October 1944
RAF/106G/LA/45	3932	5199	30 October 1944
RAF/106G/LA/45	3932	5201	30 October 1944
RAF/106G/LA/45	3932	5205	30 October 1944
RAF/106G/LA/45	3932	5207	30 October 1944
RAF/106G/LA/45	3932	5210	30 October 1944
RAF/82/1127	3937	20	24 March 1955
RAF/82/1127	3937	22	24 March 1955
RAF/82/1127	3937	24	24 March 1955
RAF/82/1127	3937	60	24 March 1955
RAF/82/1127	3937	62	24 March 1955
RAF/82/1127	3937	64	24 March 1955
OS/80151	9621	1	2 October 1980
OS/80151	9621	3	2 October 1980
OS/85181	10730	40	7 July 1985
OS/85181	10730	81	7 July 1985
OS/60062	11499	48	26 June 1960
OS/60062	11499	49	26 June 1960
OS/60062	11499	50	26 June 1960
OS/88029	14105	203	10 April 1988
OS/88029	14105	204	10 April 1988
OS/88029	14105	205	10 April 1988
OS/88029	14105	206	10 April 1988
OS/88029	14105	235	10 April 1988
OS/88029	14105	237	10 April 1988

Medieval (or earlier) enclosure of rich, wet grassland

*"Waterside meadows are usually large, flat and open, but their size and shape is generally dictated by the nature of the watercourse and its flood plain."*²

Post Medieval and modern fields adjusted from earlier (i.e. A1) enclosures

*"Although the county contains hardly any common field enclosures brought about by 18th or 19th century acts of parliament, similar field patterns have been produced by the local rationalisation and consolidation of land. These 'adjusted fields' also tend to be large and rectilinear, but are less 'geometrical' and better adjusted to the natural terrain...."*³

Other documents:

5.14 The following documents were also referred to:

- Bath & North East Somerset Council (2013) Core Strategy Update
- Colvin, H (1954) A Biographical Dictionary of British Architects 1600-1840
- English Heritage (2008) Conservation Principles: policies and Guidance for the Sustainable Management of the Historic Environment
- English Heritage, The National Heritage List
- English Heritage (2011) The Setting of Heritage Assets
- Forsyth, M (2004) Bath: Pevsner City Guide
- Pevsner, N (1958) The Buildings of England: North Somerset and Bristol

Site Inspection

5.15 The study site was inspected on 5TH, 6TH, 7th 14th and 21st of August 2013. The land is predominantly gently sloping or level, and ranges between approximately 55m and 105m AOD in height. Most of the land is currently pasture (**Photograph A5.1**) but there are some arable fields, light industrial buildings, farms, nurseries, stables, yards, residential properties, playing fields, a modern cemetery, and areas of scrub and woodland. There is a significant amount of modern residential, commercial and light industrial development along the eastern end of Staunton Lane.

² Page 7 Mike Chapman, 1997. *Avon Historic Landscape Classification* (first draft) 1995-8.

³ Page 6 Mike Chapman, 1997. *Avon Historic Landscape Classification* (first draft) 1995-8.



Photograph A5.1: Field to the east of Staunton Lane, looking west.

- 5.16 Some parts of the study site could not be inspected as they lay too far from publicly accessible paths, or were covered with thick vegetation.
- 5.17 The study site extends around three sides of Whitchurch village, and is bounded by 20th century housing estates to the north and west. The land to the south and east is open farmland. Maes Knoll hillfort (**Photograph A5.2**) and the western end of the Wansdyke are outside the site itself, but are prominent landmarks that are visible from much of the study site.



Photograph A5.2: Maes Knoll and the Wansdyke, looking south-west from Norton Lane.

- 5.18 Field boundaries within the study site are predominantly hedged, some of which are also defined by hedge banks and/or ditches.
- 5.19 Low, predominantly linear, earthworks (**Photograph A5.3**) are visible in most of the fields between the former Bath & North Somerset Railway line and Church Lane/Church Road. Linear earthworks were also noted in some of the fields to the east of Stockwood Lane and north of Queen Charlton Lane. Possible earthworks were also visible in some of the fields to the north-west of Norton Lane.



Photograph A5.3: Low possible earthworks to the south-west of Whitchurch village, looking south-east

- 5.20 Two ponds were noted. One was located to the north of Queen Charlton Lane. The other, which was located to the south-east of Lyons Court Farm, was largely backfilled.
- 5.21 The former railway line is visible as a north-east to south-west aligned earthwork that crosses the western half of the study site. The embanked sections of the line are clearly visible, but most of the cuttings have been at least partially backfilled; this is most apparent at the southern end of the study site and to the south of the A37 road bridge.
- 5.22 Recent developments are likely to have caused a significant amount of localised disturbance to some of the site around the eastern end of Staunton Lane. There was evidence of recent earthmoving to the south-east of Church Farm.

Overview of Heritage Assets

- 5.23 This section considers heritage assets which lie on and within 1km of the site which have been identified as the key assets for consideration.
- 5.24 **Figure A5.6** shows the heritage assets situated within 1km of the proposed site boundary. This section considers heritage assets which lie within 1km of the site.

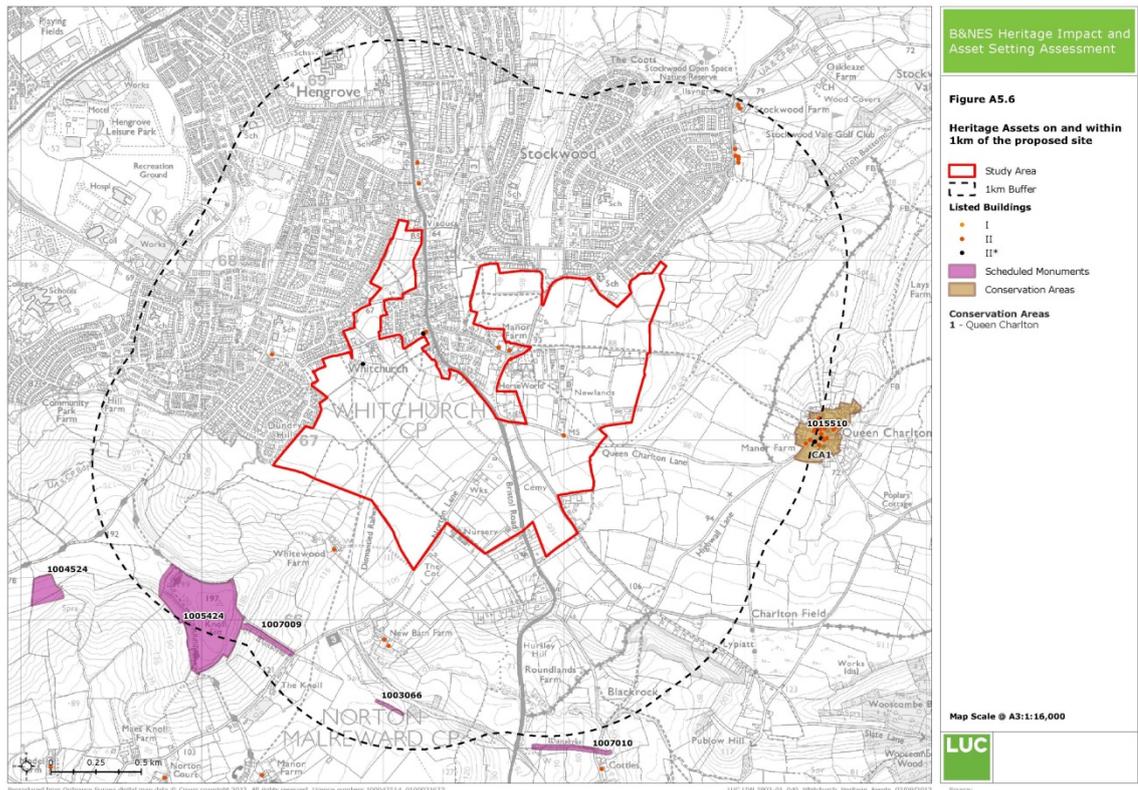


Figure A5.6: Heritage Assets on and within 1km of the proposed site

Table A5.3: Whitchurch, Heritage Assets within 1 km of the proposed site

Heritage Asset	On site	Local area (within 1km)
Listed Buildings	2	27
Grade I	0	0
Grade II*	1	1
Grade II	1	26
Scheduled Monuments	0	3
Registered Parks and Gardens	0	0
Conservation Areas	0	1

5.25 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 5.4: Whitchurch, Heritage Assets within 1-5km of the proposed site

Heritage Asset	Wider Context (within 5km)
Listed Buildings	535
Grade I	11
Grade II*	56
Grade II	468
Scheduled Monuments	24
Registered Parks and Gardens	2
Conservation Areas	2

5.26 **Figures A5.7 and A5.8** 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.

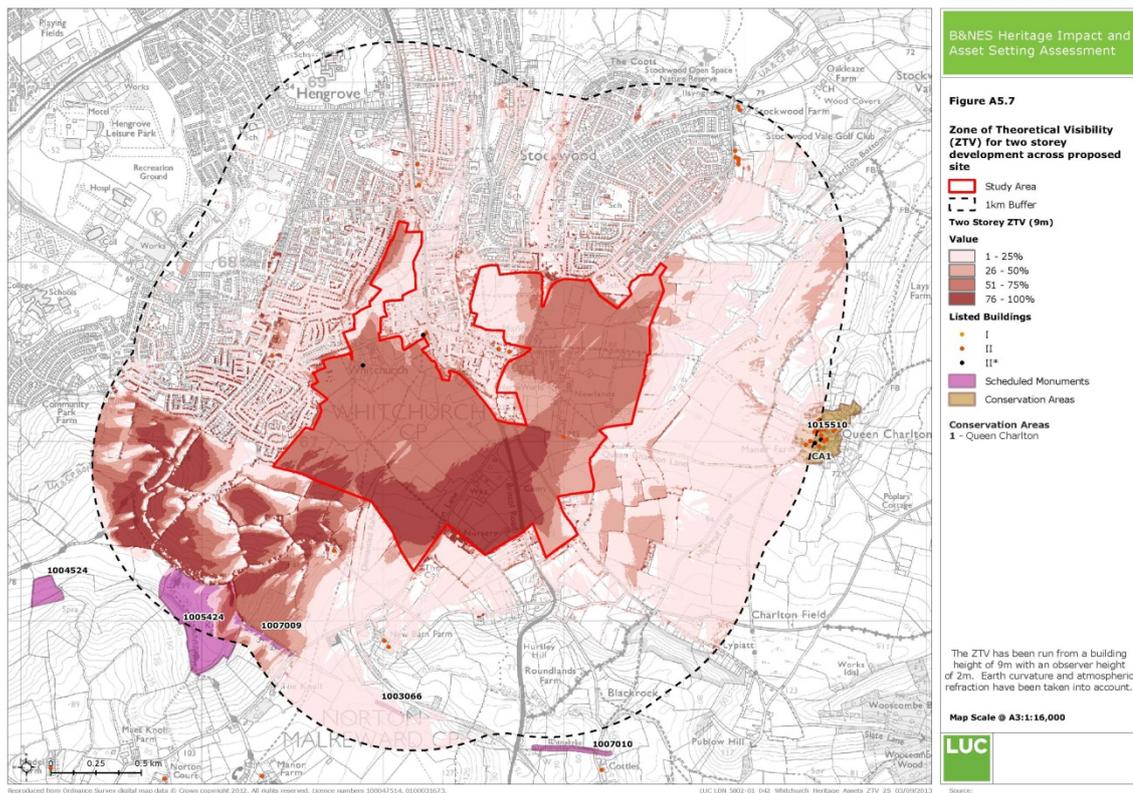


Figure A5.7: Zone of Theoretical Visibility (ZTV) for two storey development across

proposed site

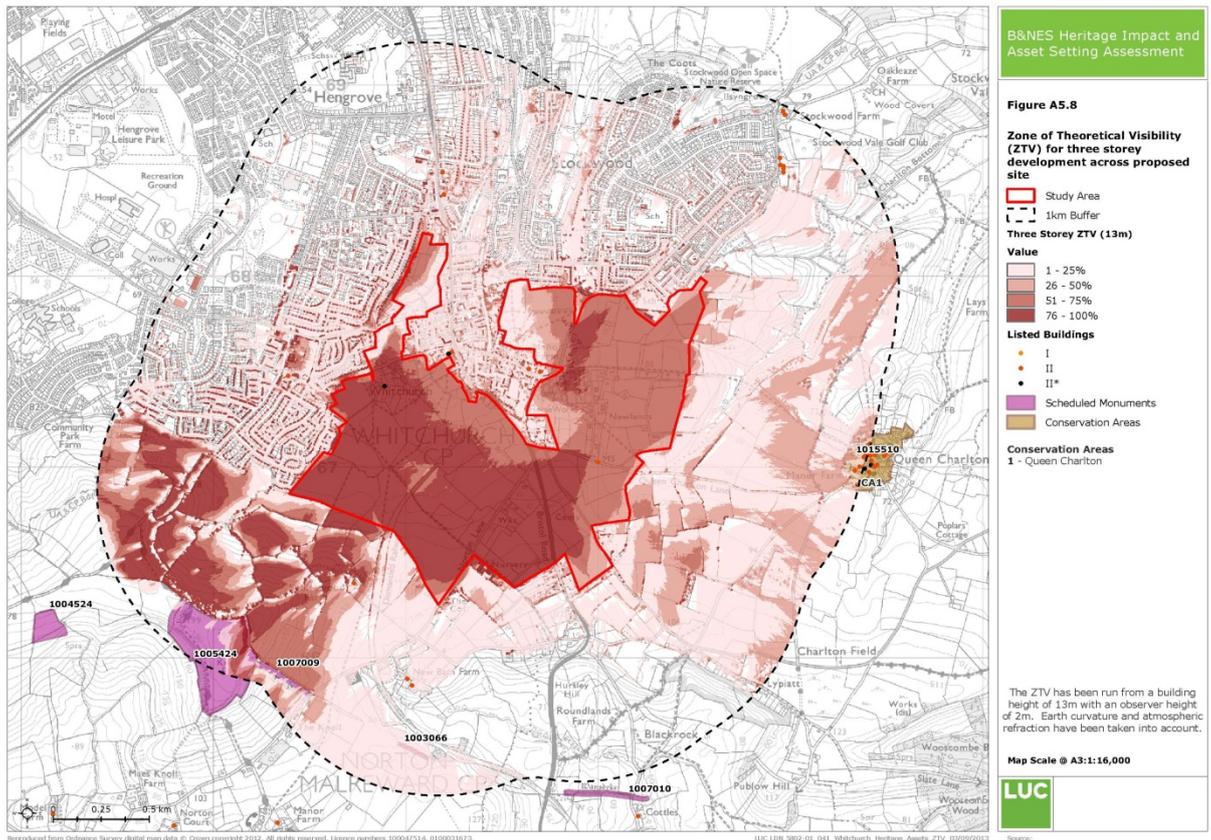


Figure A5.8: Zone of Theoretical Visibility (ZTV) for three storey development across proposed site

Archaeology

Historical Context

- Most of the study site is situated in Whitchurch, a parish forming part of the Keynsham Hundred. The Keynsham Hundred is not yet covered by the *Victoria History of the Counties of England*, but an early account can be found in Collinson (1791). A recent study of the hundred is that by Prosser (1995a). Recent studies concerning the history of Whitchurch include those by Bettey (1976) and Slade (1995). A small part of the south of the site is in the parish of Norton Malreward.
- Collinson (1791) notes that Whitchurch 'is three miles south from Bristol, and in the turnpike-road from that city through Pensford and Chewton to Wells. It's situated on high ground; but bounded by still higher on its western extremity, where a lofty ridge of mountain, extending from Mays-Knoll to Dundry Brow, overlooks a vast extent of country'.
- Until the 20th century Whitchurch was a small rural community primarily dependent on agriculture. It is said that the lack of a suitably fast-flowing watercourse in the parish meant that mill-based activities were not attracted to the area. Consequently, Whitchurch remained one of the poorer parishes in the Bristol region.
- There is evidence for both prehistoric and Roman activities in the vicinity of Whitchurch. The former is evidenced by the earthwork monument of Maes Knoll. The Roman period is represented by numerous finds in various locations around the parish, including two stone coffins which were found near Lyons Court in 1886. A Roman farmstead at Lyons Court may have developed into a villa, but this has yet to be confirmed archaeologically.
- The remains of an early medieval monumental linear earthwork known as the Wansdyke are situated 0.5km to the south of the study site. During this period there may have been a settlement known as Staunton near modern Staunton Manor Farm. The name Staunton is

derived from the Old English *Stane*, meaning stone or stony and *Tun*, meaning farmstead. Until the 12th century Whitchurch was known as *Filton* (also *Felton*, *Fylton*, *Phylton*). According to Mills (1991) the name Filton refers to a farm or estate where hay is made.

- During the medieval period, Whitchurch belonged to the Augustinian abbey at Keynsham. The abbey possessed granges at Lyons Court and Fillwood. The present church of St Nicholas at Whitchurch dates from the 12th century and is built on the site of the chapel of St White. It is possible that the name 'Whitchurch' originates from the early chapel (St. White's Church).
- Whitchurch remained in the hands of the Augustinian abbey until the dissolution in 1539. Following this, the lands were given by the King (Henry VIII) to his last wife, Queen Catherine Parr. Following the death of Queen Catherine, King Edward VI granted the manor with other lands to Sir John St Loe. The estate then passed through various hands, eventually becoming the property of Hugh Smyth of Ashton Court in 1562.
- Between the 16th and 19th centuries Whitchurch remained a relatively isolated rural parish consisting of the manors of Lyons Court and Filton (or Felton). During the 17th century the population of the parish was in the order of 200 people, but by 1801 it had risen to 362.
- The population of Whitchurch continued to grow in the 19th century. It had reached 428 in 1851 and 544 in 1901. There were 78 buildings in use in 1851. Farming was the predominant activity in the parish with the majority of land used for pasturage.
- The Bristol and North Somerset Railway, which crosses the study site, was opened in 1873 and included a halt at Whitchurch. The railway closed in 1969.
- At the beginning of the 20th century, Whitchurch was a small village serving the surrounding agricultural community. The first council houses were constructed in the 1920s followed by further developments before and after the Second World War. An aerodrome was constructed at Whitchurch, for many years serving as Bristol's main airport. Modern aviation requirements resulted in operations being transferred to Lulsgate.

Archaeological Evidence

Designated assets

- There are no Scheduled Monuments or other designated assets within the site, apart from one entry on the SHINE register: Bronze Age and Roman settlement east of Stockwood Lane (DBN3751 / MBN30345-6).
- Within the study area there are three Scheduled Monuments at the southern edge of the area: Maes Knoll hillfort (DBN 102 / MBN658), and two sections of the Wansdyke (DBN62 / MBN6005 and DBN157 / MBN6004).
- Also at the south-west edge of the study area are lynchet earthworks on the SHINE register (DBN3737 / MBN5438), and at the eastern edge the locally-listed garden of The Manor (DBN3608).

Chronology of assets

Prehistoric

- Within the study site, a Bronze Age settlement (MBN30345, EBN3378 & EBN3394) has been identified by geophysics and evaluation in a field to the east of Stockwood Lane. The settlement has evidence of pits and circular ring-ditch features which have been interpreted as roundhouses or possibly barrows.
- Maes Knoll Iron Age hillfort (MBN658; Plate 6) is a Scheduled Monument (DBN102) located 0.5km to the south-west of the study site. The hillfort occupies a prominent hilltop location that is visible from most of the study site. A limited geophysical survey (MBN30136) identified pits ditches, hearths, a stony bank, and a roundhouse within the ramparts of the hillfort.
- Evidence of other prehistoric activity in the surrounding area includes an Iron Age pit (MBN30399), which was uncovered during an evaluation (EBN3465) to the west of Sleep Lane. This feature may be associated with other possible pits and linear features that were identified during an earlier geophysical survey (EBN3445). A pre-medieval field system (MBN8897) to the north of Queen Charlton Lane may also be prehistoric.

Roman

- The evidence for Roman activity within the study site is extensive and includes three settlements (MBN1192, MBN1200, DBN3751 & MBN30346), a coin hoard (MBN1213), and isolated finds of coins (MBN3009 & MBN6440).
- The Roman settlement to the south of Lyons Court Farm (MBN1192) was probably a farm that has been suggested may later have developed into a villa; tesserae and painted plaster fragments have been found between Maes Knoll and Lyons Court but not precisely located, which suggest a relatively high status building in the vicinity (Wade 1995, 24) and may be the basis for this suggestion. The settlement is associated with three inhumation burials, two in stone coffins. A further three skeletons, uncovered in 'a railway cutting below Maes Knoll', may also be associated with this settlement. Roman finds including a coin (BHER 5746) and pottery (BHER 5747) have also been found to the west of Lyons Court. There are earthworks in the fields to the south of Lyons Court Farm, some of which may be associated with the Roman settlement. The earthworks were surveyed in 1982; the plans are reproduced by Wade (1995, 25).
- The Roman settlement to the north of Queen Charlton Lane (MBN1200) was found during the excavation of a pipeline and produced pottery of 2nd to 4th century date. Further Roman remains in the form of small rectangular enclosures were uncovered during a recent (2013) geophysical survey and evaluation of land 150m to the north at 'Horseworld' (Stratascan 2013; Richard Sermon *pers comm*).
- Roman settlement to the west of Stockwood Lane (MBN30346 & EBN3378) comprises a rectangular enclosure and field system.
- It has been postulated that part of the Whitchurch/Norton Malreward parish boundary may follow the line of a Roman road, and that this road may have existed during the Anglo-Saxon period. Also, given the fact that there are extensive Roman remains in the fields around the eastern end of Staunton Lane, the possibility that Church Road, Church Lane and Staunton Lane may also follow the line of a Roman road or trackway should be considered (Prosser 1995b, 15-6; Map 6). However, there is no direct evidence to confirm this.
- Evidence of Roman activity in the surrounding area is restricted to a single coin found in Queen Charlton (MBN2601).

Anglo-Saxon

- The Wansdyke (MBN6001-6, MBN11254) is a 14km long linear bank and ditch which probably functioned as territorial marker and/or defensive earthwork that is believed to have been constructed between the 5th and 7th centuries AD. Part of the Wansdyke survives as a substantial earthwork that crosses Maesknoll Lane, approximately 0.5km to the south of the study site; these sections of the earthwork are Scheduled Monuments (DBN62 & DBN157).
- There may have been a small Anglo-Saxon settlement at Staunton, near modern Staunton Manor Farm, on the edge of the site (Slade 1995, Map 6).

Medieval

- Whitchurch village (MBN9497) existed by the medieval period and the parish church of St Nicolas (MBN1196) dates from the 12th century. Staunton also continued to be a focus of occupation throughout the medieval and post-medieval periods. Both are immediately adjacent to the study site.
- Within the study site, Lyons Court Farm (MBN1191) is a 15th-century manor house which was originally a monastic grange of Keynsham Abbey. It is Listed Grade II* and retains some original elements.
- Also within the study site, the concentric fields immediately to the south of Whitchurch and around Lyons Court Farm noted on the Tithe map are likely to be medieval in date. Most of the rest of the study site was probably open fields that were enclosed during the late medieval and post-medieval periods. Medieval field boundaries were recorded during an evaluation to the west of Stockwood Lane (EBN3394). An examination of air photos produced evidence of possible ridge and furrow in several fields, of which the clearest example lay in a field immediately south-east of a section of the former railway line, to the north-east of Whitewood Farm (RAF/CPE/UK/1869 Frame Nos.4179 & 4180).

- The evidence for medieval activity in the wider study area includes a manor house (MBN2602) and Norman arch (MBN1204) in Queen Charlton village, ridge & furrow earthworks (MBN1198 & MBN11658), lynchets (MBN11255), field boundaries (MBN30341), a wayside cross (MBN1197), the site of a 13th-century farmstead (MBN1199), and the site of a possible deer leap (MBN8736).

Post-medieval/modern

- The main evidence for post-medieval activity within the study site comprises three farms: Lyons Court Farm (MBN1191), Staunton Manor Farm and Church Farm, all of which are depicted on the Whitchurch Tithe Map of 1840. Lyons Court Farm dates from the 15th century, with 17th century and later additions. Staunton Manor Farm was built in 1795, but it probably incorporates parts of an earlier building. Most if not all of the existing buildings at Church Farm appear to be 19th century.
- The line of the Bath & North Somerset Railway, which opened in 1873, crosses the west of the study site.
- Development along the eastern end of Staunton Lane began in the 1890s. There is an early 20th-century quarry to the east of Saltwell Viaduct.
- The evidence for post-medieval activity in the wider study area includes lime kilns (MBN8735 & BHER 2361M), possible coal mining bell pits (MBN8734), a garden (DBN3608) and a bridge (BHER 3307M), along with other common features such as farms, barns, field boundaries etc, not listed individually here.
- Modern activity in the surrounding area includes suburban development to the north of the study site (BHER 2246M, 2885M, 3108M & 3308M) and Second World War defensive structures (MBN30137, MBN5253 & BHER 1974M).

Undated

- Undated remains in the wider study area include the site of a cross (MBN5982), lynchets (DBN3737, MBN5438, BHER 1860M), an earthwork (MBN5395), and a subterranean passage (MBN3299).
- Two sides of an undated possible enclosure was noted in an air photograph, at approximately NGR ST 6100 6700 (RAF/CPE/UK/2433, frame 4029). This is close to the findspot of the Roman coin hoard (MBN1213), though there is no evidence to suggest they are connected. Other possible features were noted in air photographs, all of which are most likely, if genuine, to relate to former field boundaries or ridge and furrow.
- Many of the fields observed in the site inspection contained low earthworks or possible earthworks. Apart from features that were thought to be modern, virtually all were probably traces of ridge and furrow or former field boundaries, several corresponding to similar features in air photographs. Two ponds were noted, one to the north of Queen Charlton Lane and another, largely backfilled, to the south-east of Lyons Court Farm. (*N.B. None of these are mapped, because the site inspection was incomplete due to the constraints of the project and the site, and a mapped distribution could therefore be misleading.*)

Other archaeological fieldwork

- Other archaeological investigations in the study area comprise desk-based assessments (MBN10525, EBN33, EBN3397 & BHER's 10593, 20084-5, 20628, 21991, 22449, 22453-4, 24564, 24601 & 24715), surveys (EBN2636 & EBN3477), negative evaluations (BHER 20047), negative watching briefs (EBN2764, BHER 20828, 21419, 21455, 22371, 22443 & 24696) and negative fieldwalking surveys (BHER 20629).

Potentially important Hedgerows

- The boundary between Whitchurch and Norton Malreward parishes, which is shown on the tithe maps, is within the site and appears to be unaltered today. A hedgerow on this boundary would be classed as important under the Hedgerows Regulations. It has been suggested that this boundary also follows a Roman road alignment (4.2.3 above).
- By far the most significant boundary feature within the wider area is the Wansdyke, a Scheduled Monument which survives as an earthwork that is clearly visible from much of the study site. Any hedgerow associated with this would be classed as important under the

Hedgerows Regulations. However, development on the site would not directly affect such a hedgerow.

- Although not falling within the Hedgerows Regulations criteria considered by this study, there is an arc of fields within a curvilinear boundary on the south side of Whitchurch. These show clearly on the Tithe map, and are likely to be medieval – this part of the site is described by the Historic Landscape Characterisation as late medieval enclosure of open fields. The basic pattern survives within the site, to the west of the A37, although with some sub-divisions now lost. They appear to represent a survival of the medieval landscape.

Potential for unknown archaeological assets

- 5.27 The potential for unknown prehistoric assets is considered to be high. There is a Bronze Age occupation site to the west of Stockwood Lane and an Iron Age site immediately to the west of Sleep Lane. Roman settlements often have late prehistoric precursors, therefore the possibility of prehistoric occupation on or near any of the known Roman sites is also considered to be high.
- 5.28 There are known Roman occupation sites around Lyons Court Farm, to the west of Stockwood Lane, and around the eastern end of Staunton Lane. The settlement at Lyons Court Farm is associated with high status burials. The potential for further unknown Roman assets such as burials, roads, field systems or further occupation sites within the study site is considered to be high.
- 5.29 The Scheduled Monument known as the West Wansdyke lies 0.5km to the south, but there is no hard evidence of Anglo-Saxon activity within the site itself. It has been suggested that there may have been a small Anglo-Saxon settlement at the latter although, even if it existed, this is unlikely to have been extensive. The potential is generally considered to be low.
- 5.30 During the medieval period there were two foci of settlement in Whitchurch; one near St Nicholas Church, the other near Staunton Manor Farm, both of which are outside but adjacent to the site boundary. Much of the study site would have been agricultural land during the medieval period, but it is considered that there is moderate potential for medieval occupation close to Whitchurch village and St Nicholas Church, and around Staunton Manor Farm encroaching into the site. Within the site, Lyons Court Farm was a manor house, and the earliest parts of the present building are believed to be 15th century. The possibility of earlier medieval buried remains related to its use as a monastic grange is considered to be high. The potential for isolated medieval occupation sites away from principal centres of occupation is considered to be low, although there will be remains of medieval boundary ditches and other landscape features such as ridge and furrow as suggested by air photographs and the rapid site inspection.
- 5.31 The potential for post-medieval remains associated with Staunton Manor Farm, Lyons Court Farm and Church Farm is high. The only other recorded post-medieval feature is the former Bath & North Somerset Railway line, which crosses the western half of the study site. Although there are other remains ranging from former industrial sites to World War II defences in the wider area (the site is close to the former Whitchurch airport), none are recorded within the study site itself. Apart from the existing farms, the potential is generally low.

Heritage Significance of archaeological assets

- 5.32 There are a number of known prehistoric and Roman occupation sites within the site. The available evidence suggests that they are farmsteads within an agricultural landscape. A postulated Roman road follows part of the Whitchurch / Norton Malreward parish boundary and could, if the suggestion is confirmed, have evidence of associated Roman activity or occupation. These are likely to be of local or regional significance.
- 5.33 The concentric field boundaries within the site to the south-west of Whitchurch appear to preserve a distinctive arrangement of medieval field enclosures and their relationship to the historic village. Investigation beyond the criteria used for this study is required to ascertain whether they include any hedgerows which could be classed as important under the Hedgerows Regulations. Their significance is uncertain at present, but it would be prudent to consider them of potentially regional importance, subject to further study.
- 5.34 Lyons Court Farm incorporates medieval elements in its fabric. It is Listed Grade II* and thus nationally significant. Any buried medieval remains associated with it, and post-medieval associated with all the existing farms, are probably of only local significance.

- 5.35 There are not considered to be any archaeological setting issues in relation to known archaeological assets within the site, with the possible exception of the concentric field boundaries to the south-west of Whitchurch. However, the pattern of boundaries cannot properly be appreciated from ground level, only becoming apparent on maps or in air photographs.
- 5.36 Within the wider study area, the national importance of the prehistoric Maes Knoll hillfort and the Anglo Saxon Wansdyke is indicated by their designation as Scheduled Monuments. Neither lies within the site, but both are situated in open countryside, the hillfort on a prominent hilltop which is inter-visible from most of the site, and the part of the dyke running up the hill to join it. Archaeologically, the open aspect is an important element of the setting of both monuments, emphasising the importance of the defensive and symbolic function of the fort, and the function of the dyke as a boundary marker. Although the closest part of the site is 0.5km from these monuments the gradual encroachment of development on the farmland surrounding them has a cumulative detrimental effect on their setting.
- 5.37 The study has identified undated possible archaeological features in air photographs, and potential for the presence of presently-unknown assets of, particularly, later prehistoric and Roman date within the site. Medieval occupation around centres at St Nicholas Church and Staunton Manor Farm may also be present and extend into the site. In the absence of fieldwork to ascertain the presence or absence of such remains, and their nature and preservation, their significance is unconfirmed.

Historic Buildings

- 5.38 To some extent, the village is vulnerable on all sides, but the outlying assets are most at risk of having what is left of the settings compromised. These include farmsteads such as the complex to the west of the church and also the cemetery to the east of the Bristol Road (A37).

On site

Lyons Court Farmhouse

- Designation: Listed Grade II*.
 - Date of designation: 1956.
 - Reasons for designation: Substantial court or manor house dating from the 15th century.
- 5.39 Development: The original hall was built from limestone rubble with freestone dressings and double Roman tiled roofs. It was extended in the 17th century and later to an irregular Z-shaped plan ornamented by trefoil-headed openings and an oriel window.

Significance:

- 5.40 Listing at Grade II* places the building in the most important 10% of historic buildings nationally.

Setting:

- 5.41 The farmhouse and its associated buildings are still set in a context of open fields, as far as the limited space allows, between Whitchurch and the southern suburbs of Bristol. Continuing to protect this important setting is a major challenge.

Milestone on Queen Charlton Lane

- Designation: Listed Grade II.
 - Date of designation: 1984.
 - Reasons for designation: Late 18th century waymarker.
- 5.42 Development: The semi-circular headed stone has incised lettering that reads: "From BRISTOL 4 Miles, To Q. CHARLTON Church 7 Furlongs 16 Poles".

Significance and setting:

- 5.43 An interesting survival clearly related to the highway rather than the land to either side.

Undesignated assets

- 5.44 **Whitchurch Cemetery**, to the east of the Bristol Road is a relatively modern successor to the churchyard of St Nicholas' Church. Laid out to either side of a central axis, it is an active place of burial.

Within 1km

St Nicholas' Church

- Designation: Listed Grade II*.
 - Date of designation: 1956.
 - Reasons for designation: Parish church dating from late 12th century, but restored in the 19th century.
- 5.45 **Development:** The church has been altered in successive centuries. It is built of coursed squared rubble with freestone dressings and plain tiled roofs. The unbuttressed central tower has a pyramidal roof. Close to the church, Yew Tree Cottage is also listed (Grade II – 1989). This is a simple 17th century cottage with a pan-tiled roof.

Significance and setting

- 5.46 Listing at Grade II* places the church in the most important 10% of historic buildings nationally. It is set within its own churchyard adjacent to the open fields of the Whitchurch site, which give it an important rural character.

Whitewood Farm

- Designation: Listed Grade II.
 - Date of designation: 1984.
 - Reasons for designation: 17th century farmhouse.
- 5.47 **Development:** Built of rubblestone with a tiled roof, the farm was altered in the 19th century and is now rendered with a largely slated roof. It has three 3-light casement windows under cambered heads.

Significance and setting:

- 5.48 Although there are later farm buildings on the north east side of the listed farmhouse, the farm complex is isolated in open countryside that slopes down towards the Whitchurch site.

New Barn Farm and barn

- Designation: Listed Grade II.
 - Date of designation: 1984.
 - Reasons for designation: 17th century farmhouse.
- 5.49 **Development:** Built of rubblestone, the farm was altered in the 19th century and now has a slated roof. To the left of the centre is a semi-circular bread oven projection. The 'new' barn was added in the 19th century and was separately listed at Grade II in the listing resurvey of 1984.

Significance and setting

- 5.50 The circumstances of New Barn Farm are similar to those of Whitewood Farm (see above). They contribute to the dispersed settlement pattern that typifies this area.

Other listed buildings;

- 5.51 There is a group of three buildings at the centre of Whitchurch village – Manor Farmhouse, Grey House and its Gatepiers, and Staunton Manor House. All were added at Grade II in the 1984 resurvey.
- 5.52 There are 18 listed buildings in Queen Charlton including St Margaret's Church and the Manor House, both Grade II*.

- 5.53 There is a smaller group of listed buildings at Stockwood Farm on the eastern side of Stockwood, but they are too far north to have any significant effect on the Whitchurch site.

Conservation Areas

Queen Charlton Conservation Area

- 5.54 Situated 900m to the east of the site, designated in 1985, as a possible Saxon settlement, with a high density of listed buildings.
- 5.55 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:

- 5.56 Queen Charlton Conservation Area sits on a shoulder of land between two water courses and is surrounded by a distinctive radial field pattern that forms an important element of the historic landscape. Open countryside to the northwest, including much of the Whitchurch site, forms an important setting for the conservation area. It is notable that this has already been compromised by modern housing at Stockwood that breaks the skyline.

Registered Parks and Gardens

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

Bath World Heritage Site

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

Sensitivity and Risks

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

Archaeology

Sensitivity

- 5.60 The sensitivity of an asset depends on its state of preservation as well as its intrinsic heritage significance. Thus an asset of national importance will generally have high sensitivity, an asset of regional importance will be of medium sensitivity, and of local importance will be of low sensitivity. The higher levels can be reduced where preservation of the asset or its setting has been compromised by existing impacts.
- 5.61 The main existing impacts on the study site are:
- A concentration of light industrial and residential development along Staunton Lane.
 - A small amount of residential development along Norton Lane, Queen Charlton Lane, Church Lane and Maggs Lane.
 - Landscaping of playing fields to the east of Stockwood Lane and both sides of Norton Lane.
 - Disturbance associated with farming activity around Lyons Court Farm, Church Farm, Staunton Manor Farm and Further Mead.

- Construction of the Bristol & North Somerset Railway in the late 19th century.
- Early 20th-century quarrying to the west of Saltwell Viaduct.
- Modern grave digging in a cemetery between the A37 Bristol Road and Woollard Lane.
- Modern ploughing in arable fields is also likely to have caused extensive, but not necessarily deep, truncation.

5.62 There are a number of known heritage assets on the study site. The prehistoric and Roman settlements to the west of Stockwood Lane and the Roman settlements at Lyons Court Farm and Staunton Lane are all considered to be of probably medium sensitivity.

5.63 The late medieval and post-medieval buildings at Lyons Court Farm are Grade II* listed and therefore of national importance and high sensitivity. There is also potential for earlier medieval remains associated with the building and its use. The post-medieval buildings at Staunton Manor Farm and Church Farm are considered to be of low sensitivity. The pattern of concentric fields south of Whitchurch may be of regional significance and moderate sensitivity.

5.64 There are two assets of high sensitivity within 1km of the study site, Maes Knoll hillfort and the Wansdyke, both of which are Scheduled Monuments.

5.65 The study has identified potential for the presence of unknown assets, 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, and thus their significance, it is not possible to make a definitive assessment of their sensitivity.

Risk to known archaeological assets

5.66 Within the study site, the known buried prehistoric and Roman remains are considered to be of **medium sensitivity**. Development is likely to have a significant direct impact, and the **risk presented by development to the significance of the heritage asset is high** if the site were developed. The standing building at Lyons Court Farm includes medieval elements, may also have associated unknown remains, and is of high sensitivity. Any development that would have a direct impact would present a **high risk**. There is potentially a **high risk to the concentric field pattern** because, although its significance is currently uncertain, it could be of medium sensitivity and development is likely to obliterate or mask it to the extent that its significance is substantially reduced. Further investigation would be required to assess the full significance of this asset.

5.67 Within the wider area, there is no risk of direct impact to Maes Knoll or the Wansdyke, but there is a **high risk** of impact on their archaeologically significant open setting which is currently provided by the site and which, if developed, **would impact on the significance of the heritage assets**, both of which are of national importance as scheduled monuments.

Risk to unknown archaeological assets (buried archaeological remains)

5.68 The study site is considered to have high potential for unknown archaeological remains of the later prehistoric and Roman periods within its overall extent. There is, however, no present evidence for major settlement sites or intensive occupation over the entire site. Occupation is likely to have been in the form of scattered farmsteads of the type already known within the site. These can be expected to form localised foci and would typically be surrounded by areas containing remains associated with field systems. Medieval occupation around centres at St Nicholas Church and Staunton Manor Farm may also be present and extend into the site, but otherwise the potential for important medieval and post-medieval remains is low, as most of the site would have been fields. **There is therefore considered to be a medium risk of development encountering unknown archaeological remains**, although it is thought unlikely that the distribution of such remains will be uniform across the site.

5.69 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

5.70 Whitewood Farm complex is isolated in open countryside that slopes down towards the Whitchurch site. The two ZTVs (**Figures A5.7 and A5.8**) and the reverse ZTV (**Figure A5.9**) indicate that there would be visibility of the development site from the farm. Development of the

site would not incorporate the complex into the built up area, but would reduce the gap between the complex and built development and would pose a **medium risk to the heritage significance of this listed building.**

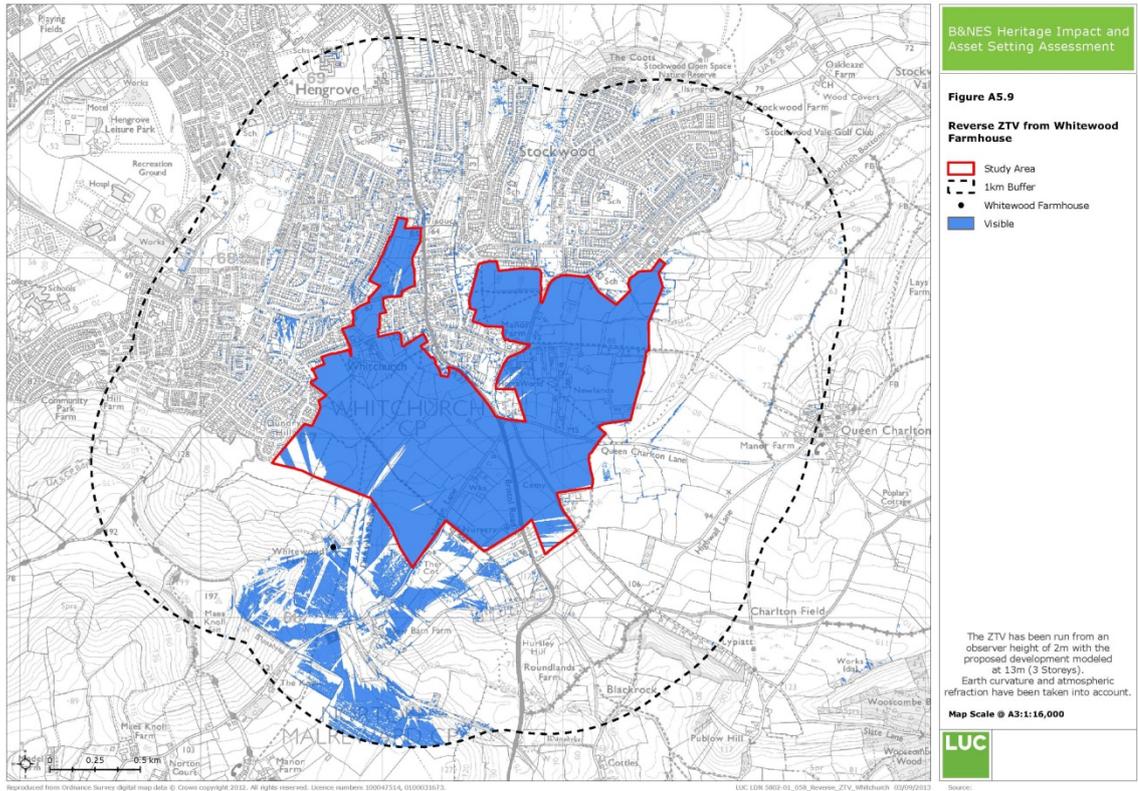


Figure A5.9: Reverse ZTV from Whitewood Farmhouse

- 5.1 Lyons Court Farmhouse and its associated buildings are still set in a context of open fields, as far as the limited space allows, between Whitchurch and the southern suburbs of Bristol. The reverse ZTV for the site (**Figure A5.10**) indicates visibility across the southwest and northwest of the site. It is likely that intervening vegetation and the boundary wall would mean that less of the site was visible than shown. Continuing to protect the setting of Lyons Court is a major challenge and **development of the Lyons Court Farm site itself would pose a high risk to the heritage significance of this listed building.**

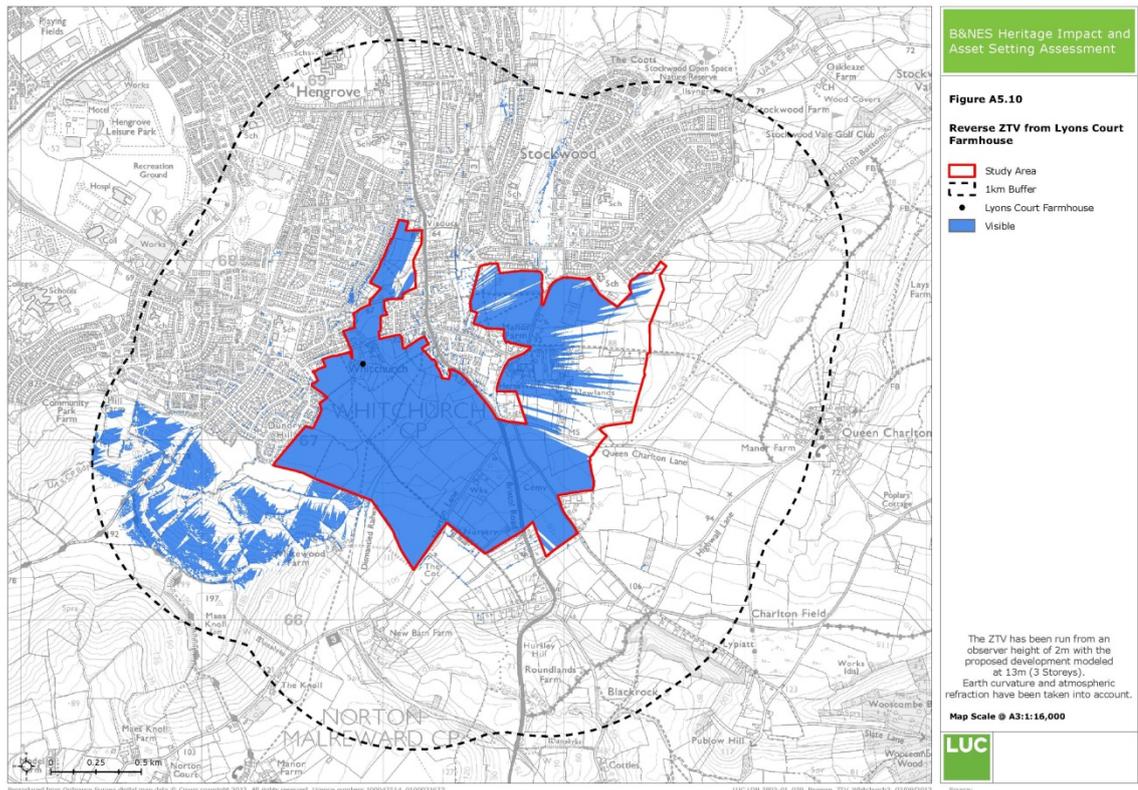


Figure A5.10: Reverse ZTV from Lyons Court Farmhouse

- 5.2 St Nicholas' Church is set within its own churchyard adjacent to the open fields of the Whitchurch site, which give it an important rural character. Development of this adjacent field (shown in **Photograph A5.4**) would pose a **high risk to the heritage significance of this listed building**. However, development of the rest of the site would pose a **low risk to the heritage significance of this listed building**.



Photograph A5.4: View from St Nicholas' Church towards Maes Knoll showing its open setting

Queen Charlton Conservation Area

- 5.3 Development of the site would not affect the reasons for designation of this Conservation Area, relating to its possible Saxon origins and a high density of listed buildings.
- 5.4 However, open countryside to the northwest, including much of the Whitchurch site, forms an important setting for the Conservation Area. Built development is already present in the form of Stockwood and occasional farmsteads. The 3-storey ZTV (**Figure A5.7 and A5.8**) shows visibility of between 1 and 50% of the Whitchurch Development Site from the conservation area which is reduced to mainly 1-25% when two-storey development is modelled as shown in **Figure A5.7**.

- 5.5 The edge of the Conservation Area itself is set back from the small valley between the Conservation Area and the site and looks out across intervening fields and boundaries, which include boundary trees. **Photograph A5.5** shows the Conservation Area's western edge.
- 5.6 It is likely that development on the eastern area of the Whitchurch site, between Stockwood and Queen Charlton would pose a **medium risk to the heritage significance of the Conservation Area**. Development of the rest of the site would pose a **low risk to the heritage significance of the Conservation Area**.



Photograph A5.5: View of the western edge of the Queen Charlton Conservation Area from the public footpath

Registered Parks and Gardens

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

Combined Sensitivity and Risk Summary

- 5.8 Development of the Whitchurch site presents an **overall high risk** to the setting of Maes Knoll and the Wansdyke within the south western areas of the site. In the centre of the site the Medieval concentric field pattern is an area of potentially at least **moderate sensitivity** but an archaeological evaluation would be necessary to establish its full nature. The northern areas of the site, which are already developed would present a **lower risk** in relation to the significance of heritage assets, due to the existing built form. The east and southeast of the site would pose a **medium risk** to the setting of the Queen Charlton Conservation Area.
- 5.9 A **medium risk** remains in relation to undiscovered archaeology and it is recommended that suitable survey work is carried out prior to any development works.

Table A5.5: Whitchurch, Summary Table of Risk to the Significance of the Heritage Asset

Fields	Arch.	Historic B'dings	CA	RPG	Overall judgement of risk
North West					Low
South West 1		Setting of St. Nicholas Church Setting of Lyons Court Farm			High due to the impacts on the setting of the historic buildings
South West 2	Setting of Maes Knoll and the Wansdyke Concentric field patterns				Medium due to the setting of the Maes Knoll and presence of concentric field patterns

Fields	Arch.	Historic B'dings	CA	RPG	Overall judgement of risk
South West 3	Setting of Maes Knoll and the Wansdyke	Setting of Whitewood Farm			High due to the potential for effects on the setting of Maes Knoll and the Wansdyke
North East 1					Low
North East 2			Setting of Queen Charlton Conservation Area		Medium , careful mitigation required in order to ensure that Queen Charlton Conservation Area is not affected
South East 1	Setting of Maes Knoll and the Wansdyke				High due to the potential for effects on the setting of Maes Knoll and the Wansdyke
South East 2	Setting of Maes Knoll and the Wansdyke	Note: Cemetery located within this area			Medium due to the potential for effects on the setting of Maes Knoll and the Wansdyke

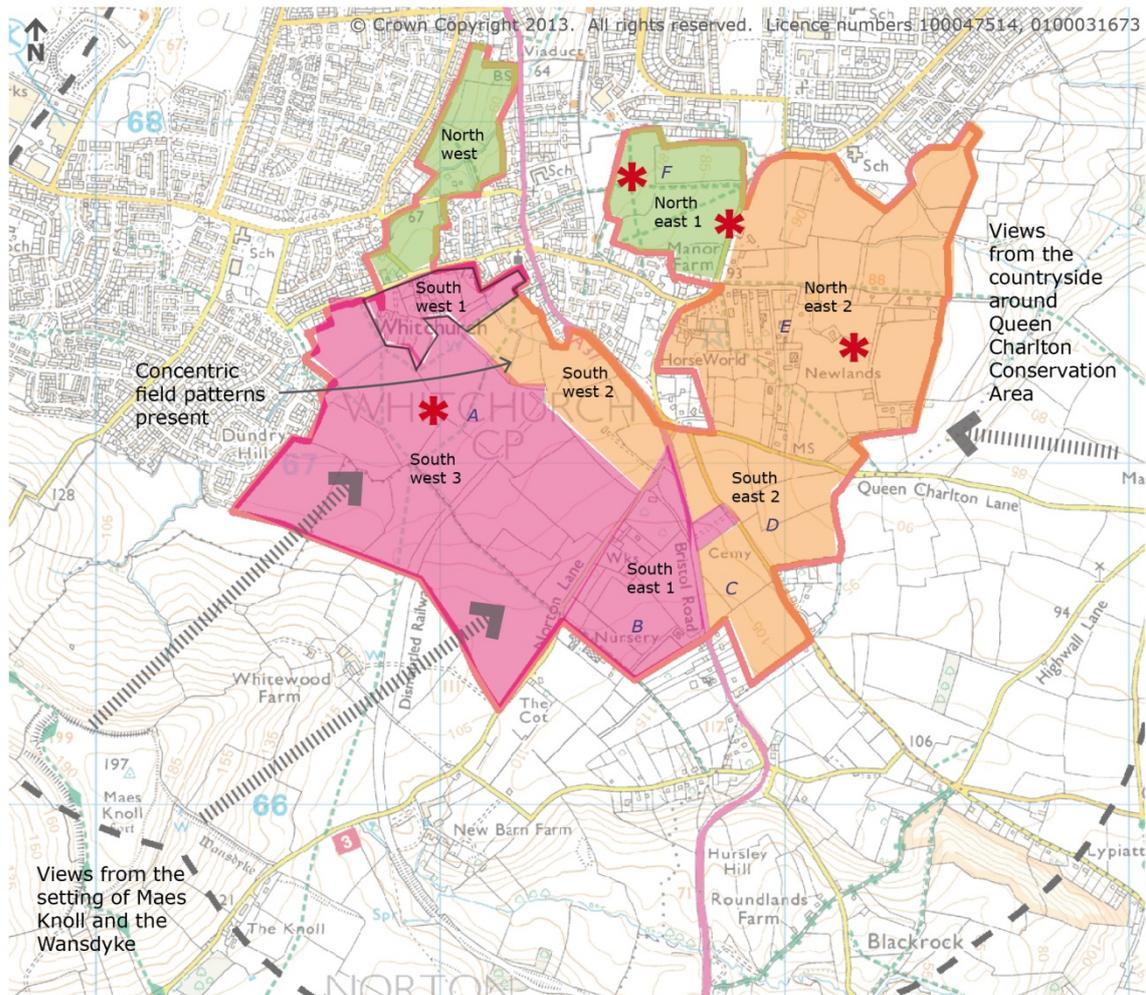
In this overall assessment of the risk to the significance of heritage assets, the risk to the concentric field pattern is identified as Medium although further investigation is required to assess its full significance. This may raise the risk to **High**.

In addition, as identified in **Figure 3.5** there is **high risk** to the significance of heritage assets in a number of **spot locations**.

5.10 In summary, development at the Whitchurch site will be:

- **low risk** within North West and North East 1.
- **medium risk** within North East 2, South East 2 and South West 2 (although in this latter case it may rise to **high** depending on the full significance of the concentric field pattern).
- **high risk** within South West 1, South West 3, and South East 1.

5.11 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).



Whitchurch Summary Map

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

* High risk to known archaeological heritage assets, indicative location

Labels A - F 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.

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

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Figure A5.11 Whitchurch Summary Map

Mitigation and Enhancement

- 5.12 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.
- 5.13 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:
- The risk to the known prehistoric and Roman occupation sites to the west of Stockwood Lane, Lyons Court Farm and around the eastern end of Staunton Lane (all of which are considered to be of medium sensitivity) could be mitigated by excluding them from the development area, or by implementing a programme of archaeological works to record the remains prior to their destruction.
 - In relation to Queen Charlton Conservation Area It is likely that if development height is limited in the eastern part of the site (to the southeast of Stockwood) and sensitive design is used (ie not blanket low quality housing) risks to the Conservation Area can be reduced.
 - Retain and strengthen the existing tree screening surrounding the site, plant new screening along unplanted boundaries to help soften the development, particularly along the southern boundary of the site.
- 5.14 In addition to the known heritage assets there is a significant risk of uncovering 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.