



Persimmon Homes (South West) Ltd

St Michael's Gardens

Proposed Residential Development

Heritage Statement

December 2012

Ropemaker Court, 11-12 Lower Park Row, Bristol, BS1 5BN

Tel: +44 (0)117 924 4144

Email: martin.brown@wyg.com



Document Control


Project: St Michael’s Gardens (Land at),
Proposed Residential Development

Client: Persimmon Homes (South West) Ltd

Job Number: A079289

File Origin: N:\Projects\A072000 - A079999\A079289

Document Checking:

Prepared by:	Martin Brown Principal Archaeologist	Signed:	
--------------	---	---------	---

Checked by:	Kirsten Holland Principal Archaeologist	Signed:	
-------------	--	---------	---

Verified by:	Peter Harrison Regional Director	Signed:	
--------------	-------------------------------------	---------	---

Issue	Date	Status
1	December 2012	Final
2	May 2013	Final Revised
3		
4		



Contents Page

1.0	Introduction.....	1
1.1	Aims and Objectives.....	1
2.0	Site and Development Description.....	1
3.0	Methodology.....	2
3.1	Assessment Methodology	2
3.2	Sources Consulted	2
4.0	Consultation	2
5.0	Legislation and Planning Policy Context	3
5.1	Ancient Monuments and Archaeological Areas Act, 1979.....	3
5.2	Planning (Listed Buildings and Conservation Areas) Act, 1990.....	3
5.3	National Planning Policy Framework, 2012.....	4
5.4	Regional and Local Policy and Guidance	5
6.0	Baseline Data.....	6
6.1	Designated Sites & Monuments.....	6
6.2	Archaeological and Historic Background.....	6
6.2.1	Prehistoric (up to 43AD)	7
6.2.2	Roman/Romano British (43AD to c.450AD)	8
6.2.3	Early Medieval (450AD to 1066AD).....	9
6.2.4	Medieval Period (1066AD-c.1540AD)	9
6.2.5	Post-Medieval Period (c.1540AD to 1750AD), Industrial (1750 to 1900AD) and Modern (1900AD to present)	10





7.0 Historic Mapping Survey 11

8.0 Heritage Potential and Impact Assessment 12

9.0 Conclusions 12

References 13

Appendices

Appendix A – Location Plan

Appendix B – Planning Policies

Appendix C – Historic Maps

Appendix D – Report Conditions





1.0 Introduction

This Heritage Statement has been prepared by Martin Brown, Principal Archaeologist, WYG on behalf of Persimmon Homes (South-West) Ltd to inform a planning application for a proposed residential development at St Michael's Garden's, South Petherton, Somerset.

The assistance and support of the County Archaeologist for Somerset and his staff, as well as that of the Somerset Record Office are gratefully acknowledged.

1.1 Aims and Objectives

1.1.1 The aim of this study is to examine the cultural heritage potential of the proposed development site. It will do this by considering the site and the surrounding area. The study will:

- Identify recorded cultural heritage sites within the site boundary.
- Identify the potential for previously unrecorded sites to be present within the site.
- Identify potential impacts and mitigation strategies where appropriate.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.

1.1.2 This study does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

2.0 Site and Development Description

2.1 The development site is located on the north side of the village of South Petherton, Somerset. The site is centred on ST 43813 172948 (343813 117296) and is located approximately 40m above the Ordnance Datum.

2.2 The site that is the subject of this assessment extends to approximately 1.6 hectares. It is currently under rough grass, given over to agricultural activity. The adjacent field is under arable cultivation.



To the north, south and west the site is bounded by residential development, while to the east a hedge separates the site from agricultural land that is under arable cultivation.

2.3 The site has been proposed for new residential development.

3.0 Methodology

3.1 Assessment Methodology

3.1.1 Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

3.2 Sources Consulted

3.2.1 A study area of 500m radius around the development site has been examined to assess the nature of the surrounding heritage sites and place the recorded sites within their context.

3.2.2 This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Somerset Historic Environment Record (HER);
- English Heritage for designated sites;
- Historic mapping from both Somerset Archives and Record Office and online sources.

4.0 Consultation

Consultation was undertaken with the Somerset Historic Environment Record and Somerset Archives and Record Office for the provision of data for this report. No pre-application discussions were held with the Senior Archaeological Officer, Somerset County Council but he is aware of the study.



5.0 Legislation and Planning Policy Context

5.1 Ancient Monuments and Archaeological Areas Act, 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

5.2 Planning (Listed Buildings and Conservation Areas) Act, 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although South Petherton has a designated Conservation Area the proposed development is outside it.



5.3 National Planning Policy Framework, 2012

- 5.3.1 The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Para 126). NPPF replaces PPS5 (2010), which had already replaced PPG16 (1990), both of which dealt with planning and the historic environment in England and Wales. Section 12 of the NPPF addresses "Conserving and Enhancing the Historic Environment". Although slimmer than PPS5 the current professional opinion is that the intention of the document is very similar in intention (English Heritage 2012).
- 5.3.2 The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (Para 128).
- 5.3.3 The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (Para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 138).



- 5.3.4 Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Para 133). Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (Para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 134). The NPPF also makes provision to allow enabling development (Para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 127).
- 5.3.5 Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Para 141).

5.4 Regional and Local Policy and Guidance

5.4.1 Somerset and Exmoor Joint Structure Plan

The adopted Somerset and Exmoor National Park Joint Structure Plan (1991 – 2011) is the formally adopted Structure Plan for Somerset and the Exmoor National Park (Somerset County Council 2000). All of the policies within the Plan, bar Policy 53, were “saved” by the Secretary of State in 2009 in lieu of the forthcoming publication of the Local Development Framework. The policies relevant both to heritage and the proposed development from the Adopted plan are listed below:

Adopted Joint Structure Plan

- Policy 11 – Areas of High Archaeological Potential;
- Policy 12 – Nationally Important Archaeological Remains;
- Policy 13 – Locally Important Archaeological Remains; and
- Policy 14 – Archaeological Strategies.



These policies, written in line with the former Planning Policy Guidance 16, support the appropriate assessment of remains leading to necessary protection of and mitigation of impact on heritage assets. The policies may be seen in Appendix B.

Policies are reproduced below in Appendix B.

5.4.2 South Somerset District Local Plan

South Somerset District Council's Local Plan 1991 – 2011 is being replaced by the Local Plan 2006-2028. This document has not yet been adopted but does include proposed policy EQ3 for the Historic Environment. This policy may be seen in Appendix A. As work progresses policies from the 1991-2011 Plan have been "saved". Chapter 4 of the Local Plan deals with the Historic Environment. The relevant policies are reproduced in Appendix B.

In October 2010 the District Council produced the draft Core Strategy (South Somerset District Council 2010) as part of the Local Development Framework. The District Council Core Strategy does not include heritage-specific policies and the Local Development Framework is not yet complete.

6.0 Baseline Data

6.1 Designated Sites & Monuments

- 6.1.1 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area.
- 6.1.2 There are a number of Listed Buildings present in the core of the village. None will be affected by the proposed development, either directly, or indirectly.
- 6.1.3 The South Petherton Conservation Area is located in the historic core of the town to the south-west. It is not impacted by this development. No registered historic landscapes are located within the study area.

6.2 Archaeological and Historic Background

The archaeological background was primarily created from data held in the Somerset Historic Environment Record (HER). Online HER records for a study area of 500m radius around the development site has been



examined to assess the nature of the surrounding heritage sites and place the recorded sites within their context.

Background information on the area has also been drawn from documentary sources including the South-West Regional Research Framework (Webster, 2007).

There are no recorded remains from the site itself but nearby records have been used to provide context.

6.2.1 Prehistoric (up to 43AD)

Palaeolithic activity in the region is not well characterised due to the paucity of data. Typically, 'sites' are recognised from lithic scatters, often found within river gravels and terraces (of which the highest density is from the east of the region (Hosfield *et al.* 2007, 30)). Cave sites associated with Palaeolithic activity are found throughout the south west region, particularly in south Devon and central Somerset (Hosfield *et al.* 2007, 37). Mesolithic activity is typically associated with upland zones and lowland wetland areas (Hosfield *et al.* 2007, 40). The environment is better understood, in part due to the work of several specialists who contributed to the Somerset Levels Project: 1974-1989 (cf. Caseldine 1984 cited in Hosfield *et al.* 2007, 43). Palaeolithic flint work has been identified on, or near Stroodham Hill (HER 53425) located approximately 500m west of the development site.

Throughout the region a diverse range of later Prehistoric sites survive, dating from the Neolithic onwards. From within the peat deposits of the Somerset Levels, timber trackways and artefacts have been recovered, as well as providing extensive environmental data (Pollard and Healy 2007, 75). Within the region, areas of continued activity (albeit seasonal) have been recorded from the Mesolithic through to the Early Bronze Age, both from lithic assemblages and in the continued use of cave sites (Pollard and Healy 2007, 76-77). The site at Stroodham Hill has produced a quantity of worked flint, some of which may be later Prehistoric in origin (HER 53425).

Whilst Later Bronze Age settlement in the region is characterised by roundhouses, settlement evidence from within Somerset is largely gathered from material culture (pottery and lithics), rather than structures (Fitzpatrick 2007, 118). Settlement in the Iron Age focuses, for the most part, on agriculture. 'Village-like' settlements, such as Little Yeovilton, as well as hillforts are seen in the region. Whilst the hillforts have been the focus of much research over a number of years, the non-hillfort settlements are less well characterised with the exception of the 'Lake Villages' at Meare and Glastonbury in Somerset which have been the subject of excavation. These villages represent near contemporary settlement, and have revealed



evidence for specialised craftsmanship and trade (Fitzpatrick 2007, 133). A hillfort at Norton Fitzwarren, on the western edge of Taunton demonstrates longevity of occupation from the Bronze Age through to the Romano-British period (Fitzpatrick, 135).

Within the study area this longevity and continuity appears evident at Stroodham Hill (HER 53425) where a Prehistoric and Romano-British settlement site has been identified. It is located some 500m to the west of the proposed development, centring on ST 4338 1763 and extending eastwards to approximately ST 4357 1747 (HER 53425). This site includes significant quantities of Iron Age and Roman British pottery, as well as at least one late Iron Age coin. A number of Roman coins have also been found, giving the site a suggested 1st to 4th century AD date range. However, it is possible that earlier settlement also exists on the site as flintwork has also been identified. The site also includes lynchets (cultivation terraces) that were suggested as part of the Iron Age settlement but these may be medieval in origin.

6.2.2 Roman/Romano British (43AD to c.450AD)

Extensive Roman activity and influence is seen within the region. Within Somerset, the Iron Age tribal areas of the Durotriges in the south, Dobunni in the north, and Dumnonii in the west were all occupied during the 1st century AD. As part of this conquest and subsequent process of Romanisation the major Roman road, later known as the 'Fosse Way' was constructed through the county at this time and passes to the south of South Petherton. Several forts have been recorded in Somerset, with one at Wiveliscombe, to the southwest of the study area (Ordnance Survey 1994). With the exception of militarised zones and larger civitas capitals, settlement forms remained relatively unchanged until the 2nd century with streets and 'roadside settlements'. Somerset saw a marked expansion in villas in the 3rd-4th century (Holbrook 2007, 151). Some of these villas have been shown to continue in use into the sub-Roman period of the 5th century. Villa sites have been the main focus of research in the region, with new sites identified and investigated at Dinnington, south Somerset and Yarford, north of Taunton (Holbrook 2007, 152). Natural resources were locally exploited (within Somerset) included iron to the west, salt to the northeast of the study area, stone to the south and lead from the Mendips in the north of the county (Ordnance Survey 2004; Holbrook 2007, 154-157).



In addition to the Romano-British settlement at Stroodham discussed above there is evidence of a Roman villa located to the north-east of the proposed development. The South Pikes Roman villa is recorded at ST 4430 1754 (HER 53422). J Collinson describes how "remains of Roman buildings, coins, urns, paterae and terraces were dug up" in his 1791 volume *History of Somerset*, (Collinson, 1791: 3, 106-7). No further, recorded work has been undertaken to confirm the existence, date or nature of the site.

6.2.3 Early Medieval (450AD to 1066AD)

The nature of the transition from Romano-British culture to the later Anglo-Saxon in the region is not wholly understood. Theories of 'system collapse' for the Roman period and subsequent Anglo-Saxon conquest have been challenged; thoughts of a continuation of Romano-British settlement beyond 410AD and the incursion of peoples from northern Europe seen more in terms of a migration events during the 5th-6th centuries provide contrasting view points (Webster 2007, 170-171). Indeed, evidence from a number of villa sites, including Langport, suggest that Romano-British culture definitely continues into the 5th century in Somerset. The latter part of the early medieval (9th century) sees resurgence in both urban areas and nucleated rural settlements (Webster 2007, 171). This re-urbanisation is prompted in part by the rulers of Wessex, whose heartland includes Somerset.

There is evidence for Early medieval settlement close to the site: the place name of South Petherton has Old English roots and means "southern farmstead on the river Parrett" (Mills, 2003), while the Historic Environment Record includes reference to a Saxon settlement at the core of the village (HER 53442). This record is based on a number of event records detailing the results of archaeological fieldwork where early medieval material has been recovered. In addition, it is known from documentary sources that South Petherton was the location of a Saxon Royal Manor and mint. Although the exact location remains unknown a later medieval house now bears the name "King Ina's Palace", though this is an antiquarian confection. There is also suggestion that the parish church may have been a Saxon minster – a mother church with other chapels dependent upon it (HER 53442).

6.2.4 Medieval Period (1066AD-c.1540AD)

The archaeological evidence for the medieval period largely survives within pockets of the landscape which are used less intensively today, and also sealed beneath modern towns and farmsteads (Rippon and Croft 2007, 195). Overviews of medieval Somerset are provided by Aston and Burrow (1982 cited in Rippon and Croft 2007, 195) and Aston (1988 cited in Rippon and Croft 2007, 195). The origins of the social structure is rooted in the Early medieval period with improvements made to these existing patterns and perhaps a



spread into more marginal zones throughout the High medieval period (Rippon and Croft 2007, 195). The 13th century saw the enclosure of earlier field systems and later in the period, rural nucleated settlements in areas including west Somerset contracted and split into two or more single farmsteads (Rippon and Croft 2007, 197).

Medieval South Petherton village was at the heart of a manorial holding. The wealth and importance of this holding is manifest in the stone-built manor house, now known as King Ina's Castle. Although developed and extended in the post-medieval period, the house has 14th century origins (HER 56844)

6.2.5 Post-Medieval Period (c.1540AD to 1750AD), Industrial (1750 to 1900AD) and Modern (1900AD to present)

Much of the wider region remained largely unchanged from the medieval period through the post-medieval period. The area remained agricultural in nature with continuation of farmsteads and villages established in the medieval period. The greatest changes to the landscape occurred as a result of the Parliamentary enclosures of land and changing agricultural techniques, including the extensive drainage and enclosure of the moors – low-lying, wet ground in the Axe valley; Somerset moors being similar to fen or mire elsewhere in England.

Local prosperity, probably based on agriculture, is demonstrated by the 17th century, stone-built buildings including King Ina's Castle, The Under Sherriff's Office on West Side (HER 56867) and Knapp House (HER 56845).

The Industrial Era saw two significant changes to the village including the establishment of, first, the Parrett Iron Works in the later 18th century (HER 54224) and then of the brickworks in the later 19th century. The brickworks appear on the 1887 Ordnance Survey First Edition. Their foundation reflects not only the availability of good clay for brick-making but also markets for their products, reflecting urban development at this time. The 1887 Ordnance Survey map also shows a gas works in the village.

By 1903 the large field of which the site was a part had been subdivided. The western portion that is now the site was given over to allotments. Interestingly, despite this use, there are no accounts of any archaeological discoveries on the site. The presence of the nearby Stroodham and South Pikes sites does suggest that there would have been antiquarian/early archaeological interest in the area around the two known sites.



The Isolation Hospital was constructed to the north of the site in 1938, serving south Somerset. It closed in 2005 having changed its role to become the local hospital in the post-war period. It was recently replaced by a new community hospital on the same site (DKA 2012).

In recent years there has been significant development around the site, enclosing it on three sides. There are no records of archaeological remains being identified on any of these areas.

7.0 Historic Mapping Survey

7.1 The Somerset Record Office was visited on 16th November 2012 and a number of sources were consulted.

A number of historic maps were consulted, some of which are reproduced in Appendix C:

DD/SAS/C/212 MAP 119, dates to 1828. 'The outlines of the parish of South Petherton in the County of Somerset', c. 4 in to a mile shows the site and its surrounds as agricultural land. Due to copyright restrictions it was not possible to reproduce this map.

The South Petherton Tithe Map 1840 (D\D/Rt/M/291) also shows the site and its surrounds as agricultural land. Due to copyright restrictions it was again not possible to reproduce this map.

The 1887 Ordnance Survey First Edition shows the site as part of a larger field that includes the modern site and the arable field immediately to the east.

The 1903 Ordnance Survey 25" series (LXXXI.16) shows the site marked as Allotment Gardens. The current site has been created by subdividing the larger field.

The 1904 Six Inch Ordnance Survey map clearly shows the brick works to the north and associated brick pit, as well as the allotment gardens on the site.

When the allotments went out of use is not known but the OS surveys of 1975, 1982 and 1990 were all consulted online via www.old-maps.co.uk but none of them showed any evidence of development or use other than as open grazing.



8.0 Heritage Potential and Impact Assessment

- 8.1 There are no records of archaeological remains either on or immediately around the site. There are known Iron Age and Roman sites to east and west, including the villa and the settlement at Stroodham, which are contemporaneous. However, it is likely that the site was in agricultural land between the two sites. Meanwhile, the Saxon and medieval activity is concentrated to the south, in the core of the modern village.
- 8.2 None of the historic maps consulted indicates the presence of remains within the site or immediately adjacent to it.
- 8.3 For these reasons the site is considered to have either very low heritage potential and, as a result, development is not considered likely to have an adverse impact.
- 8.4 No further evaluation or mitigation is proposed either at this stage or during construction.

9.0 Conclusions

- 9.1 The site is considered to be of low archaeological potential and significance. Although the wider area in which the site is located may be said to have known archaeological significance including Prehistoric, Roman and Saxon remains, the site and its immediate environs are not considered to be archaeologically sensitive.
- 9.2 In the light of the low potential and significance of the site no further archaeological investigation is proposed.



References

Collinson, (1791) *History of Somerset*,

DCLG (2012) National Planning Policy Framework.EH 29673: <http://magic.defra.gov.uk/rsm/29673.pdf>
(accessed 17/12/2012)

DKA (2012) <http://www.dkarchitects.co.uk/portfolio/healthcare.html> (accessed 18/12/12)

English Heritage 2012 <http://www.english-heritage.org.uk/content/imported-docs/a-e/eh-commentary-nppf.pdf> (accessed 17/12/2012)

Fitzpatrick A (2007) "Later Bronze Age and Iron Age" in Webster C (2007) *The Archaeology of South West England. South West Archaeological Research Framework*. Taunton: Somerset County Council.

HMSO (1979) *Ancient Monuments and Archaeological Areas Act*.

HMSO (1990) *Planning (Listed Buildings and Conservation Areas) Act*.

Holbrook N (2007) "Roman" in Webster C (2007) *The Archaeology of South West England. South West Archaeological Research Framework*. Taunton: Somerset County Council.

Hosfield, R T, Brown, A G, Basell, L and Hounsell, S. (2005) *The Palaeolithic Rivers of South-West Britain: Assessment Report and Updated Project Design*. Unpublished English Heritage Interim Phase I Project Report (Project No. 3847).

Institute for Archaeologists (2012) *Standards and Guidance for Archaeological Desk-Based Assessments*

Mills, A.D. (2003) *Oxford Dictionary of British Place Names*. Oxford: Oxford University Press.

Ordnance Survey (1994) *Roman Britain*.

Pollard J & Healy F (2007) "Neolithic and Early Bronze Age" in Webster C (2007) *The Archaeology of South West England. South West Archaeological Research Framework*. Taunton: Somerset County Council.

Rippon S & Croft B (2007) "Post-Conquest Medieval" in Webster C (2007) *The Archaeology of South West England. South West Archaeological Research Framework*. Taunton: Somerset County Council.

South Somerset District Council (2010)

http://www.southsomerset.gov.uk/media/167087/draft_core_strategy_print_master_for_ssd_c_website_130711.pdf (accessed 17/12/2012)

Somerset County Council (2000) *Somerset and Exmoor National Park Joint Structure Plan*. Taunton



http://www.somerset.gov.uk/irj/go/km/docs/CouncilDocuments/SCC/Documents/Environment/Strategic%20Planning/Spatial%20Planning/JSPlan/sp_the_environment.pdf (accessed 17/12/2012)

Webster C (2007) *The Archaeology of South West England. South West Archaeological Research Framework*. Taunton: Somerset County Council.

Historic Mapping and Archives

DD/SAS/C/212 MAP 119 South Petherton Map 1828 'The outlines of the parish of South Petherton in the County of Somerset', c. 4 in to a mile.

D\D\Rt\M/291 South Petherton Tithe Map 1840

Ordnance Survey, 25 inch, First Edition, 1887

Ordnance Survey 25 inch, 1903

Ordnance Survey, six inch, 1904

Ordnance Survey, 1:10,560, 1930

Ordnance Survey, 1:10,560, 1962

Ordnance Survey, 1:10,560, 1975

Ordnance Survey, 1:10,000, 1982

Ordnance Survey, 1:10,000, 1990



Appendices



Appendix A – Location Plan





Appendix B – Planning Policies



Adopted 2nd Review Somerset Structure Plan (1991 - 2011)

POLICY 11 AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL

Development proposals should take account of identified Areas of High Archaeological Potential or, elsewhere where there is reason to believe that important remains exist, so that appropriate assessment and necessary protection can be afforded to any archaeological remains identified.

POLICY 12 NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS

There should be a presumption in favour of the physical preservation in situ of nationally important archaeological remains. The setting and amenity value of the archaeological remains should be protected.

POLICY 13 LOCALLY IMPORTANT ARCHAEOLOGICAL REMAINS

Development proposals which affect locally important archaeological remains should take account of the relative importance of the remains. If the preservation in situ of the archaeological remains cannot be justified, arrangements should be sought to record those parts of the site that would be destroyed or altered.

POLICY 14 ARCHAEOLOGICAL STRATEGIES

Development proposals in Towns, Rural Centres and Villages should ensure that, where appropriate, the protection of archaeological remains is undertaken.

Saved Polices from the South Somerset District Council Local Plan 1991-2011

Policy EH1

All development in a conservation area or outside the area, which would affect the settings or views in or out of the area will be required to preserve or enhance the character or appearance of the area by:-



1. Conforming with the historical pattern of development and property boundaries;
2. Using landscape design as an active element in the overall design;
3. Using materials for buildings, surfaces and enclosures which are appropriate to the building's function and compatible with its surroundings;
4. Providing buildings and spaces which make a positive contribution to the character, setting and appearance of the area.

Policy EH12

Planning permission will not be granted for development which would damage or destroy areas of high archaeological potential, or sites where there is good reason to believe there may be remains of archaeological importance, unless the importance of the development outweighs the local significance of the remains. Where planning permission is granted, a programme for recording the finds or a mitigation strategy should be agreed with the council if necessary.

South Somerset District Council Proposed Submission Local Plan 2006-2028

Policy EQ3: Historic Environment

All new development proposals relating to the historic environment will be expected to:

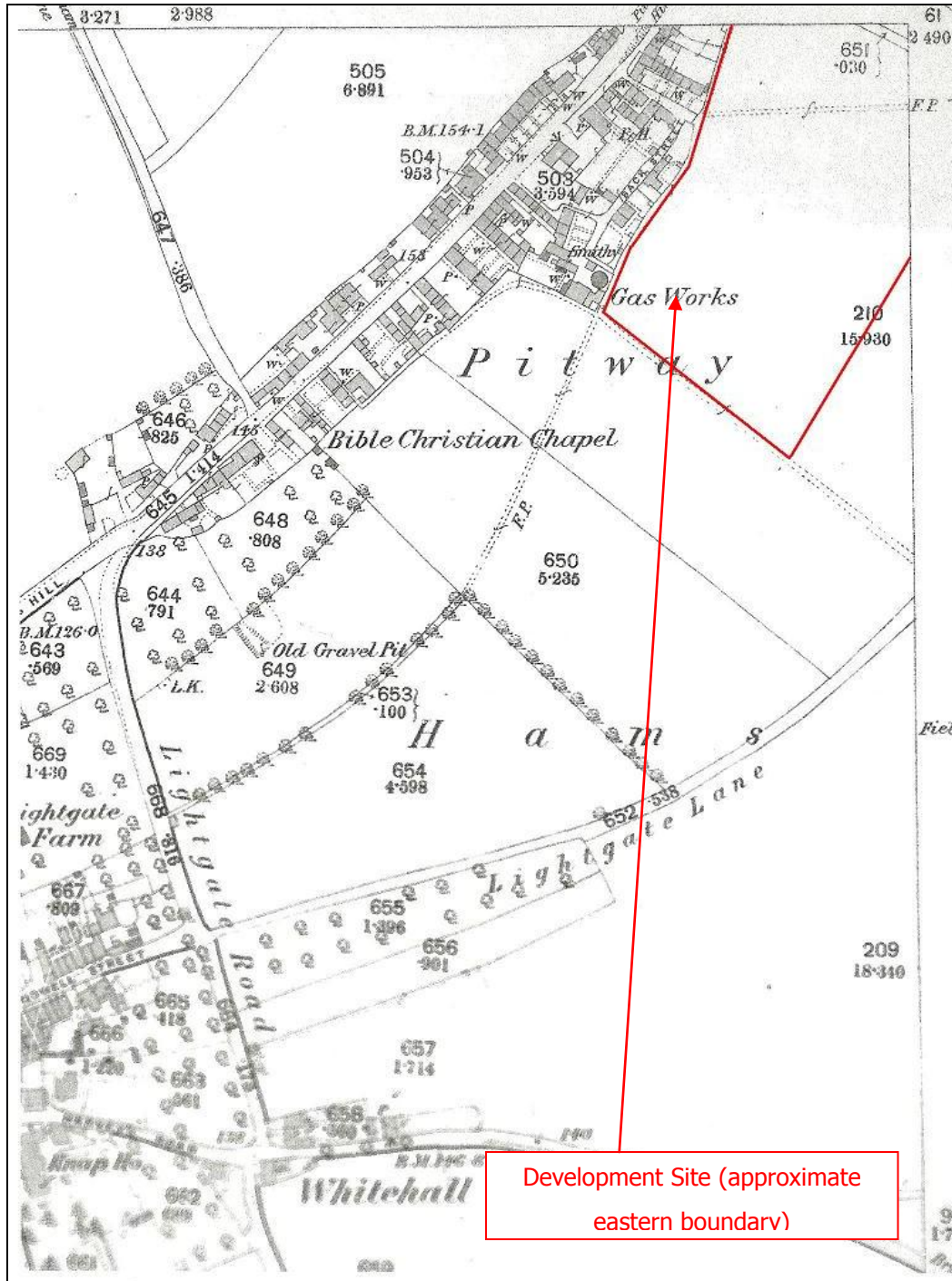
- Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;
- Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;
- Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.



Appendix C – Historic Maps

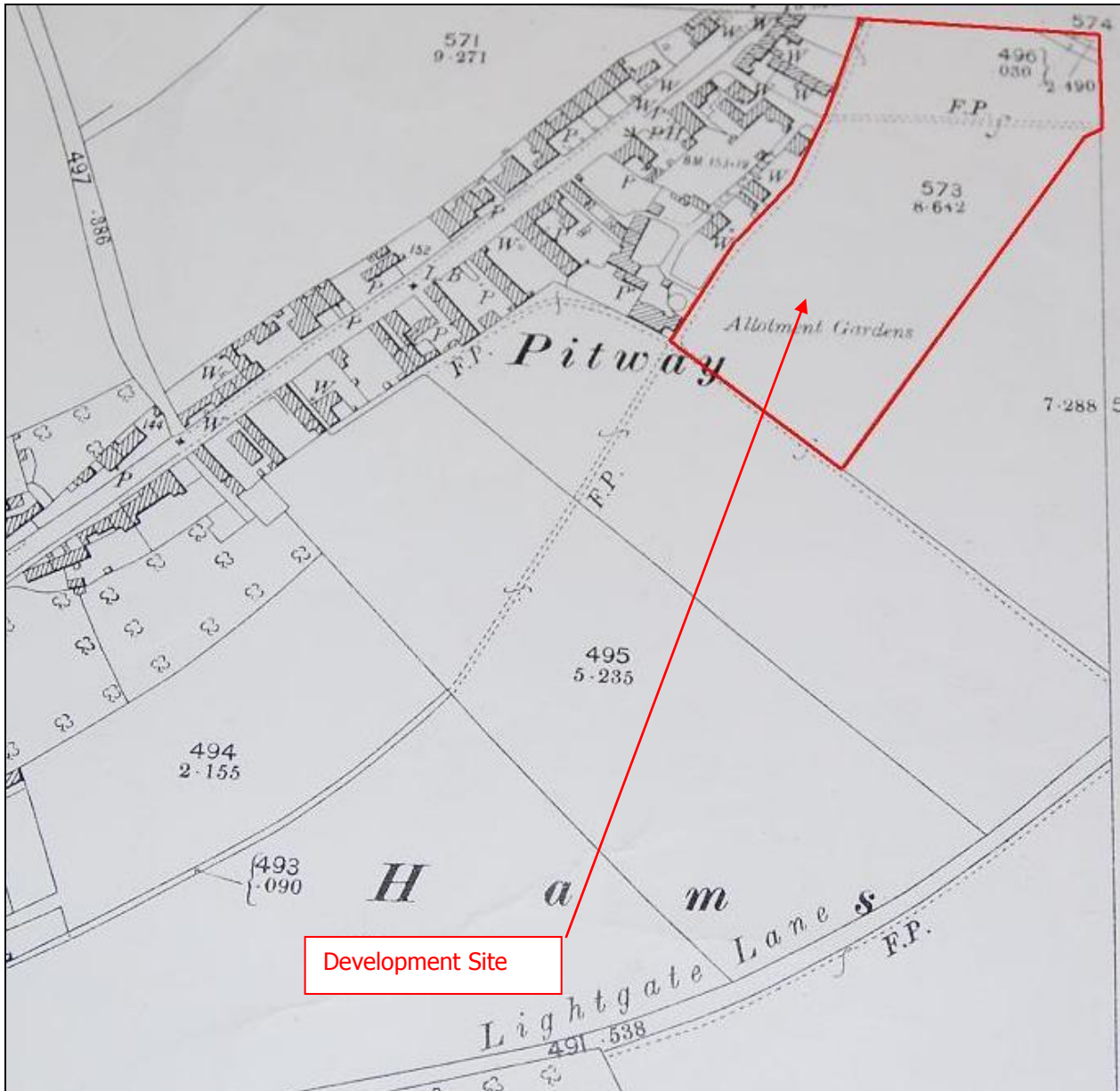


Ordnance Survey 25", 1887





Ordnance Survey, 25", 1903





Ordnance Survey, Six Inch, 1904





Appendix D – Report Conditions



**Archaeology and Heritage Assessment, St Michael's Gardens, South Petherton, Somerset
Proposed Residential Development**

This report is produced solely for the benefit of **Persimmon Homes (South West) Ltd** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012
WYG Environment Planning Transport Ltd