



Sainsbury's Supermarkets Ltd and CFH Total Document Management Ltd

St Peter's Park, Wells Road, Westfield

**Proposed New Foodstore and Associated
Highway Works**

**Archaeology and Heritage Desk-Based
Assessment**

December 2012

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Contents Page

1.0	Introduction	1
1.1	Aims and Objectives	1
2.0	Site and Development Description	2
3.0	Methodology.....	2
3.1	Assessment Methodology.....	2
3.2	Sources Consulted.....	3
4.0	Consultation	3
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	4
5.3	National Planning Policy Framework, 2012	4
5.4	Regional and Local Policy and Guidance	5
5.4.1	Regional Planning Guidance 10, 2001	5
5.4.2	Bath and North-East Somerset Local Plan, 2007.....	5
5.4.3	Bath and North-East Somerset Draft Core Strategy, 2010	6
6.0	Baseline Data	6
6.1	Designated Sites	6
6.2	Archaeological and Historic Background	7
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) 8

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)..... 9

7.0 Historic Mapping Survey 10

8.0 Site Walkover Survey 10

9.0 Aerial Photographic Evidence 10

10.0 Heritage Potential and Impact Assessment..... 11

11.0 Proposed Evaluation and Mitigation Measures..... 11

12.0 Residual Effects and Conclusions 11

References..... 12

Appendix Contents

Appendix A – Site Location Plan & Proposed Development Plan

Appendix B – Assessment Methodology

Appendix C – Planning Policies

Appendix D – Recorded Heritage Sites

Appendix E – Historic Mapping

Appendix F – Report Conditions





1.0 Introduction

This Archaeological and Heritage Desk-Based Assessment has been prepared by Martin Brown, Principal Archaeologist, WYG on behalf of Sainsbury's Supermarkets Ltd and CFH Total Document Management Ltd to inform a planning application for a proposed new food store and associated highways works at St Peter's Park, Wells Road, Westfield, Radstock, Bath & North-East Somerset.

1.1 Aims and Objectives

In accordance with the Institute for Archaeologists (IfA) standard definition of a desk-based assessment (Standard and Guidance for Desk-Based Assessment, 2012):

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the IfA. In a development context, desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- 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.
- Make recommendations for further work where required.

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.



This baseline assessment considers the cultural heritage potential within the site itself, the surrounding area and wider local and regional context. This assessment 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

The development site is located in the south-west of Radstock and south-east of Midsomer Norton. The site is centred on ST 6751 5389 (367510 153890) and sits approximately 115m above the Ordnance Datum. A site location plan is included in Appendix A.

The site that is the subject of this assessment extends to 3.48 hectares. The site currently comprises a number of factory buildings, including 'CFH – Total Document Management' and print kiosk. The site also comprises tarmacadam hard standing and a number of reported tanks and electricity sub-stations. The northern area of the site is understood to comprise soft landscaping and a number of trees. The boundary of the site is illustrated on drawing 1 included at Appendix A.

The planning application seeks detailed planning permission for a new Sainsbury's foodstore, petrol filling station and associated customer car park, together with highways works along the A367. The proposed development is shown on the development drawing included at Appendix A.

3.0 Methodology

3.1 Assessment Methodology

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.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a



combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgment is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology can be seen in Appendix B.

3.2 Sources Consulted

A study area of 500m radius around the development site (NGR: ST 6751 5389) has been examined to assess the nature of the surrounding heritage sites and place the recorded sites within their context.

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

- Bath and North-East Somerset Historic Environment Record (HER);
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- Bath Archives and Record Office; and
- Appropriate documentary sources and archaeological journals.

4.0 Consultation

Consultation was undertaken with the Bath and North-East Somerset Historic Environment Record, English Heritage, and Bath Archives and Record Office for the provision of data for this report. Their assistance is gratefully acknowledged.

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.

5.3 National Planning Policy Framework, 2012

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, 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 (English Heritage 2012).

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).

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).

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 weighted 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).

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 Regional Planning Guidance 10, 2001

Regional Planning Guidance Note 10 for the South West (RPG 10, Adopted 2001) forms part of the current development plan for Bath and the North East Somerset area until it is formally abolished by the Secretary of State. The policy that directly relates to the historic environment is Policy EN3 and can be seen in Appendix C.

5.4.2 Bath and North-East Somerset Local Plan, 2007

The Bath & North East Somerset Local Plan (Adopted October 2007) contains a number of policies saved under the provisions of the Planning and Compulsory Purchase Act 2004. These include the following policies, the full text of which can be seen in Appendix C:



- Policy BH.2 Listed Buildings
- Policy BH.5 locally Listed Buildings
- Policy BH.6 Conservation Areas
- Policy BH.11 Scheduled Monuments
- Policy BH.12 Archaeological Remains

5.4.3 Bath and North-East Somerset Draft Core Strategy, 2010

The Bath & North-East Somerset Draft Core Strategy has not yet been adopted but is sufficiently far advanced that its policies are now a material consideration in the planning process. The policy that directly relates to the historic environment is Policy CP6, part 2 and can be seen in Appendix C.

6.0 Baseline Data

6.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area.

There is one Grade II Listed Building within the study area which is Westfield House, located to the north of the development site. It was built circa 1830 and is three storeys of coursed limestone with covered eaves course to a slate roof. It also has coped verges and stone end chimneys. It has three windows with glazing bar sashes and a central ½ glazed door with cut brackets to a flat hood. There is a gable lit garret and extension to the rear, forming an L-plan. The location of the building can be seen on Figure 2.

There are no Conservation Areas within the study area, however the Radstock Conservation Area is located to the immediate east of the study area and the Midsomer Norton and Welton Conservation Area to the north-west of the study area.



6.2 Archaeological and Historic Background

The Historic Environment Record holds details for 11 recorded heritage assets within the study area. Details of the sites can be seen in Appendix D and their locations can be seen on Figure 2. Bracketed numbers within the text refer to the identifier in the Appendix D table and Figure 2.

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

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) and a number of such cave dwellings have been recorded in Cheddar Gorge to the west. Mesolithic activity is typically associated with upland zones and lowland wetland areas (Hosfield et al. 2007, 40).

Throughout the region a diverse range of prehistoric sites survive, dating from the Neolithic onwards. 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). In the Mendip region, these sites are often associated with Mesolithic-Neolithic tufa deposits such as the site at Langley's Lane located to the west of the study area. This site has revealed substantial quantities of Later Mesolithic faunal remains and lithics. (Webster, 2007 49-51)

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). A late Bronze Age sword (SMR MBN1169) has been identified to the west in Midsomer Norton, while an undated bronze dagger blade (SMR MBN1185) has been identified adjacent to the Fosse Way, to the north of the study area. These may be indicative of as-yet unidentified settlement activity in the area.

Settlement in the Iron Age focuses, for the most part, on agriculture. 'Village-like' settlements 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 (Bush 1977).

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

Extensive Roman activity and influence is seen within the region. Within Somerset, the lands of the Iron Age tribes of Durotriges in the south, Dobunni in the north, and Dumnonii in the west were occupied during the 1st century AD, with the major Roman road, later known as the Fosse Way, constructed through the county at this time. With the exception of militarised zones and larger civitas capitals, settlement forms remained relatively unchanged until the 2nd century with streets and 'roadside settlements' and villas in the 3rd-4th century (Holbrook 2007, 151). 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 including lead from the Mendips to the west of the study area (Ordnance Survey 2004; Holbrook 2007, 154-157).

The archaeology of the general area is dominated by the presence of the Fosse Way, a major Roman road from Axmouth to Lincoln, which forms the north-western boundary of the study area. A single Roman coin was found in Westfield (MBN 1184), but subsequent archaeological evaluation and monitoring has not identified significant archaeological remains (SMR EBN 3109, EBN 3119, EBN 3200)

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 a resurgence in both urban areas and nucleated rural settlements (Webster 2007, 171). This re-urbanisation is prompted in part by the kings of Wessex, whose heartland includes Somerset and who see towns as centres both of trade and defence.



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).

Radstock appears in Domesday as "*Stoche*", meaning "the stockade by the Roman road" and "*rad*", possibly relating to the local red marl soils (Morris 1980). It is now thought that Midsomer Norton was never mentioned in Domesday (*Ibid.*) and has its origins in the 13th century. Little is known about the study area in this period, other than that coal was mined at both Norton and Radstock (Webster 2007, 203). Linear features were noted on aerial photography of the study area; these may be indications of a medieval field system, enclosed at an early date (SMR MBN30219).

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.

The industrial period saw the greatest change to the local area. Large seams of coal were discovered in 1793 (Clew, 1970, 53), and several collieries were sunk, including the example at Norton Hill to the west (SMR MBN1170). This discovery necessitated the expansion of the town to support an influx of mine- and ancillary workers. The mines also acted as the driver for the creation of the Somerset coal canal and the Somerset and Dorset Joint Railway (SMR MBN11684).



7.0 Historic Mapping Survey

The Bath Record Office was visited on Friday 16th November 2012 and a number of sources, including a number of historic maps were consulted, some of which are reproduced in Appendix E.

A survey of the Manor of Radstock (1759), the Radstock Tithe Map (1840) and a further survey of the Manor (1867) show the site as open, agricultural land. In 1759 these are perhaps the relics of medieval strip fields. By 1840 they have been divided into two fields. The Apportionment that accompanies the Tithe Map records the fields as under arable cultivation. The Tithe Map and manorial surveys are not available for reproduction due to copyright issues.

The Ordnance Survey map of 1886 again demonstrates that the site was undeveloped and divided into two agricultural fields. A quarry and limekilns were present to the south-east, Westfield House to the north was described as a small pox hospital and a number of residences were present along the north-western boundary. By 1904 the sub-division between the fields had been widened to form a distinct bounded area connected to the quarry and limekilns to the south.

By 1930 the sub-division had been reduced to a trackway between the fields. On the north-western boundary St Peter's Mission Church had been constructed. There were no significant changes on the 1938 mapping. By 1957 a factory had been built on the southern half of the site. By 1969 this had been extended south-eastwards and St Peter's Church had been demolished. It was also described as a boot and shoe factory. The site remained largely unchanged until the 1990s when the factory was extended into the northern half of the site.

8.0 Site Walkover Survey

The site has been intensively developed in the past and no features of archaeological interest would be visible beneath modern surfaces. It was decided that a walkover survey would be unproductive and was therefore not undertaken.

9.0 Aerial Photographic Evidence

The area has not been included in the English Heritage National Mapping Project. No other crop or soil marks are recorded on the Historic Environment Record at the site from aerial photographs taken before the construction of the shoe factory.



10.0 Site Investigation Results

Data is available for 15 boreholes located around the site. All were located outside the existing buildings (TEC 2012: Figure 3). Boreholes 1 and 2 identified brick and tile fragments, while bore holes 10, 11, 12 and, 13 all identified made ground up to a depth of 1.10m. Elsewhere on the site made ground was recorded to an average depth of 0.40m. Made ground was observed to be relatively shallow (0.30m – 0.50m) in the north and west of the site, while a greater thickness of made ground – around 1.10m - was recorded in the south-eastern quadrant of the site. Nothing to indicate the presence of archaeological deposits was recorded (TEC 2012: 19-20).

11.0 Heritage Potential and Impact Assessment

The site has already been significantly impacted by development. Much of the site was developed as a shoe factory in the later 20th century, which will have had a detrimental effect on any previously unrecorded remains.

Although the site is situated adjacent to a major Roman Road there is little evidence to suggest roadside settlement in this area. Although one coin was found near in Westfield, no further Roman remains have been recorded, despite evaluation of sites in the vicinity of the proposed development. In addition there is no evidence from the map sources to indicate the presence of archaeological deposits within the site.

In the light of both the prior disturbance and the lack of recorded evidence for archaeological deposits the heritage potential of the site is considered to be Very Low.

12.0 Proposed Evaluation and Mitigation Measures

No further evaluation or mitigation is proposed at this stage or when construction takes place.

13.0 Residual Effects and Conclusions

The site is located in an area with known archaeological remains, including the Fosse Way Roman Road. However, there is nothing to indicate that archaeological deposits will be present on the site and it is considered that the former factory development will have significantly affected the site, truncating any previously unknown remains.



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Westfield, Radstock

Proposed New Foodstore and Associated Highways Works



Historic Mapping and Archives

DD/WG/ MAP 12, 1759, Map The Manor of Radstoke belonging to the Rt Hon. James Earl Waldegrave, Viscount of Chewton, Knight of the most Noble Order of the Garter etc. etc. 20in to 1 mile.

D/D/Rt/M/30 Radstock Tithe Map, 1840.

D/D/Rt/A/30 Radstock Tithe Apportionment, 1840.

DD/WG/MAP 14 1869The Manor of Radstock, belonging to the Rt Hon. Frances Elizabeth Anne, Dowager Countess Waldegrave, surveyed by J Batey, Radstock Colliery Office, Bath,. 40in to 1 mile.

DD/WG/C924 (Map 14) (1867/9) Radstock Manor.

Ordnance Survey 29.2 25 inch 1st 1886 (Re-scanned from microfiche print-out)

Ordnance Survey 29.2 25 inch 1904

Ordnance Survey 29.2 25 inch 1930

Ordnance Survey 29NW 6-inch 1929-38



Appendices

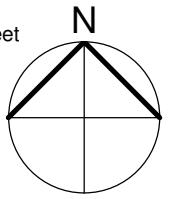


Appendix A – Site Location Plan & Proposed Development Plan

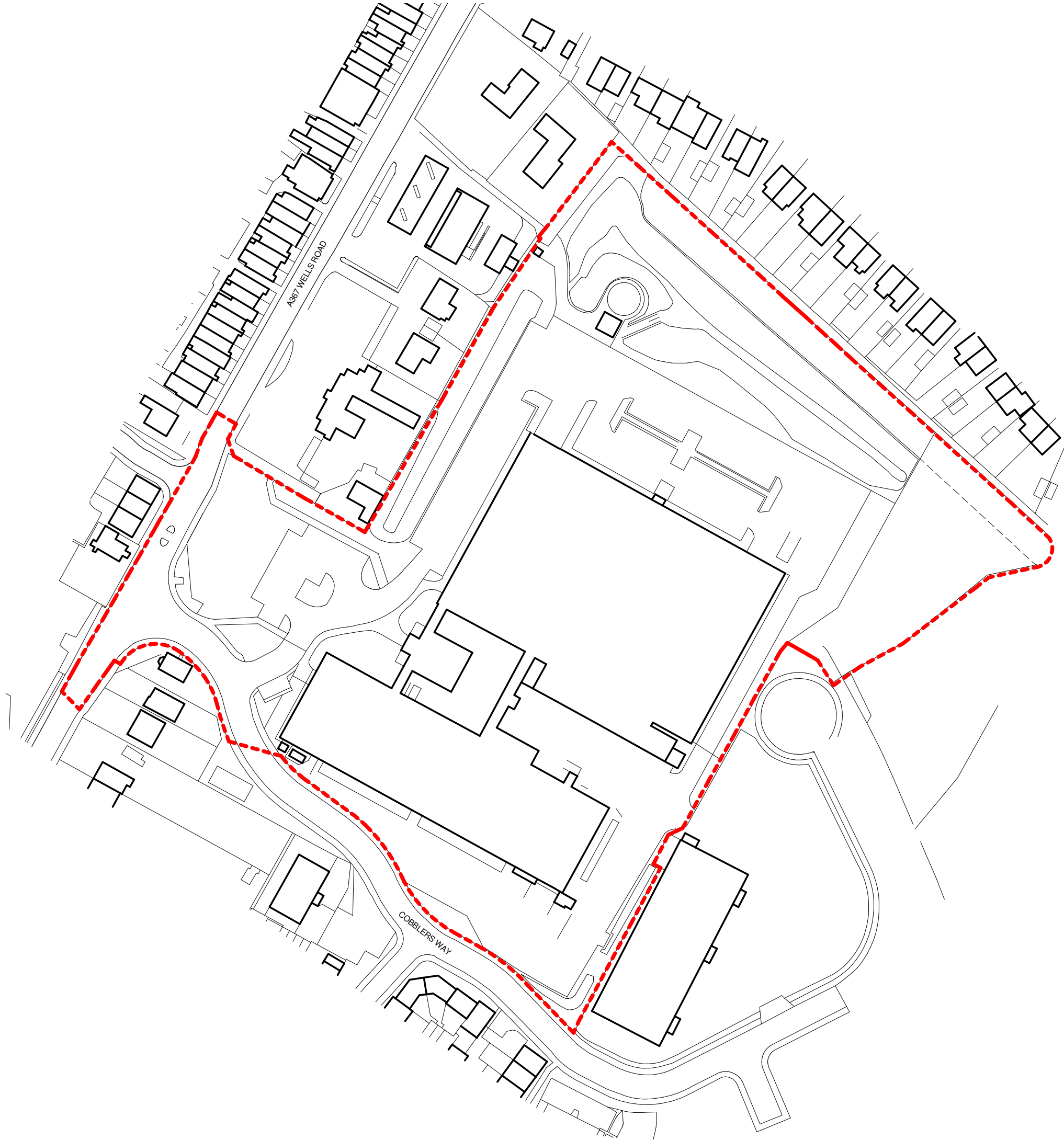
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0mm 50mm

A3 Original Sheet Size



--- Planning Boundary



15.11.12	A	RD	GM	Design team issue
date	rev	name	chk	note

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PROJECT
Proposed Redevelopment of the CFH
Factory Site for a Foodstore and Petrol
Filling Station at St Peters Park, Westfield

CLIENT

Sainsbury's
33 HOLBORN, LONDON, EC1N 2HT



DRAWING TITLE
Location Plan

STATUS
PLANNING

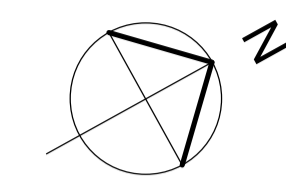
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 1250	15/11/12	TJH	GM

PROJECT NUMBER	DRAWING NUMBER	REVISION
31080-139	PL001	A

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm 100mm

A1 Original Sheet Size



Store Areas

Net Sales	54709 ft ²	5083 m ²
GIA	90164 ft ²	8376 m ²
GEA	93636 ft ²	8699 m ²

Parking

Standard	421
Parent and Child	15
Disabled	25
Total	461

- - - - - Planning Boundary
- Existing Tree
- Proposed Tree
- TPO Tree Removed

Service Yard Legend

- A. Bins
- B. Biomass
- C. Sprinkler Tank
- D. Pump House
- E. DNO Ringmain Unit
- F. HV Transformer
- G. Generator

date	rev	name	chk	note
03.12.12	C	RD	GM	Graphic Updates
29.11.12	B	RD	GM	Design Team comments incorporated
15.11.12	A	RD	GM	Design team issue

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Architecture Town Planning Interior Design Building Surveying Landscape Design Graphic Design
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PROJECT
Proposed Redevelopment of the CFH Factory Site for a Foodstore and Petrol Filling Station at St Peters Park, Westfield

CLIENT
Sainsbury's
33 HOLBORN, LONDON, EC1N 2HT

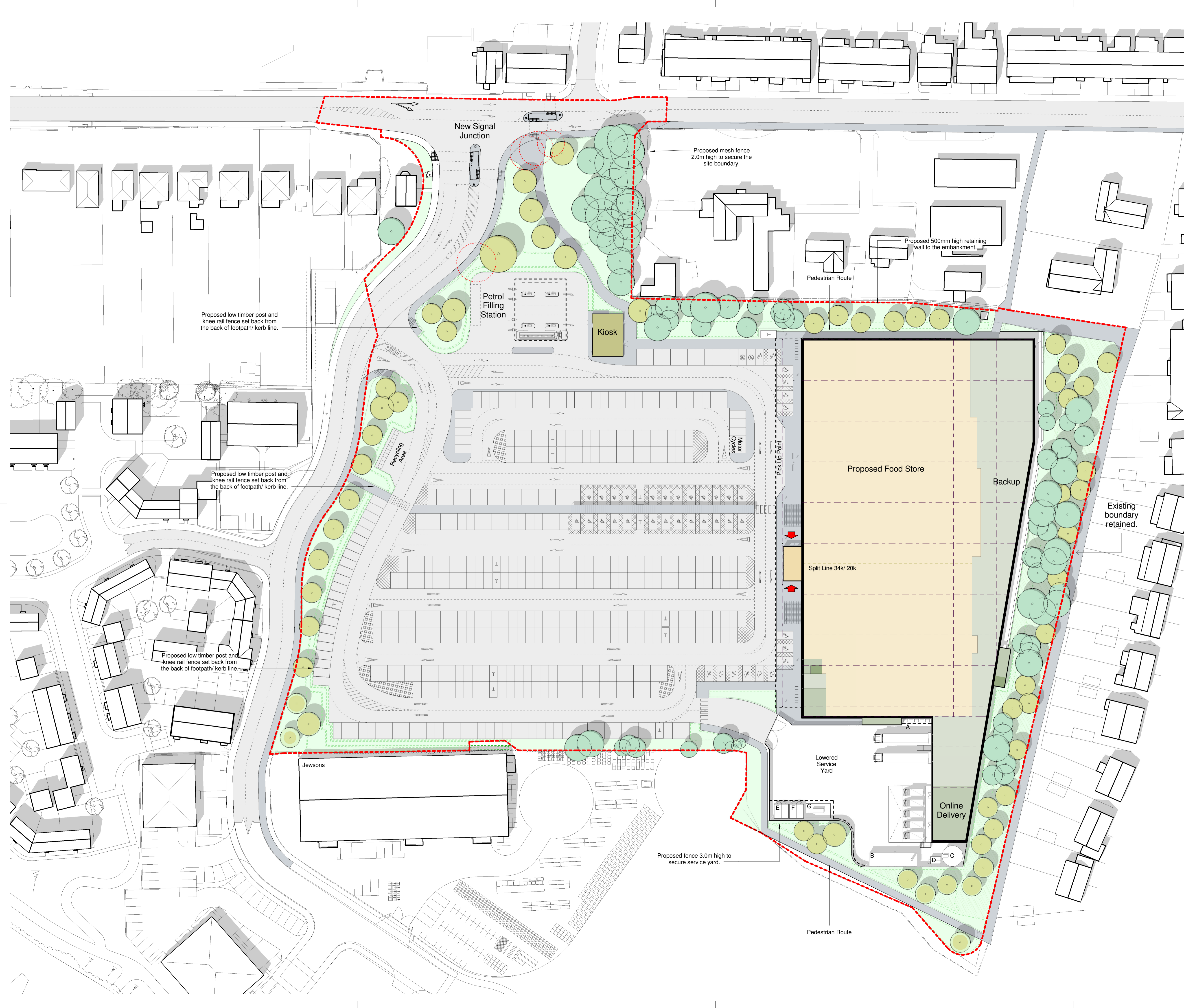


DRAWING TITLE
Proposed Site Plan

STATUS
PLANNING

DATE	SCALE	DRAWN BY	CHECKED BY
30/11/12	1 : 500	TJH	GM

DRAWING NUMBER	REVISION NO.
31080-139 PL003	C



Proposed low timber post and knee rail fence set back from the back of footpath/kerb line.

Proposed low timber post and knee rail fence set back from the back of footpath/kerb line.

Proposed low timber post and knee rail fence set back from the back of footpath/kerb line.

New Signal Junction

Proposed mesh fence 2.0m high to secure the site boundary.

Proposed 500mm high retaining wall to the embankment

Pedestrian Route

Petrol Filling Station

Kiosk

Proposed Food Store

Backup

Existing boundary retained.

Split Line 34kV/20k

Pick Up Point

Proposed fence 3.0m high to secure service yard.

Pedestrian Route

Jewsons

Lowered Service Yard

Online Delivery

Recycling Area

Motor Cycles



Appendix B – Assessment Methodology



Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State’s criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with



Value	Examples
	reasonable coherence, integrity, time-depth or other critical factor(s) Assets that form an important resource within the community, for educational or recreational purposes.
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation



Magnitude of Impact	Typical Criteria Descriptors
	and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible / No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any embedded mitigation has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after additional mitigation has been taken into consideration.



Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible / no Change
Very High	Major	Major – Intermediate	Intermediate	Minor
High	Major – Intermediate	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate – Minor	Minor	Neutral
Low	Intermediate – Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.

Effects of intermediate significance or greater are considered to be significant effects within the context of planning policy and Environmental Impact Assessment.



Appendix C – Planning Policies



Regional Planning Guidance Note 10 for the South West (RPG 10, Adopted 2001)

Policy EN3

Local authorities and other agencies in their plans, policies and proposals should:

- afford the highest level of protection to historic and archaeological areas, sites and monuments of international, national and regional importance;
- indicate that new development should preserve or enhance historic buildings and conservation areas and important archaeological features and their settings, having regard to the advice in PPG15 and PPG16;
- indicate that policies and programmes should work towards rescuing buildings and monuments at risk;
- encourage the restoration and appropriate re-use of buildings of historic and architectural value and take a particularly active role in bringing about their restoration where this would help bring about urban regeneration;
- take account of the landscape context and setting of buildings and settlements; of building materials; and of the patterns of fields, hedgerows and walls that distinguish one area from another.

The Bath & North East Somerset Local Plan (Adopted October 2007)

Policy BH.2

Development affecting a listed building or its setting will only be permitted where it would:

- i) preserve the building's special architectural or historic interest;
- ii) preserve any feature of special architectural or historic interest which the building may possess;
- iii) retain the historic form and structural integrity of the building;
- iv) respect the character of the building in terms of scale, style, design and materials; and



v) not adversely affect the building's contribution to the local scene including its role as part of an architectural composition.

Policy BH.5

Development which affects a building or structure on the list of Locally Important Buildings will only be permitted where:

- i) the architectural interest and integrity of the building is conserved or enhanced;
- ii) the contribution to its context, local interest or historical associations is not adversely affected.

Policy BH.6

Development within or affecting a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the area, in terms of size, scale, form, massing, position, suitability of external materials, design and detailing. Particular attention will be given

to:

- i) the retention of buildings, groups of buildings, existing street patterns, historic grain, spaces, building lines and ground surfaces which contribute to the character or appearance of the Conservation Area;
- ii) the retention of architectural features which contribute to the character of the area, including boundary walls;
- iii) the impact of the proposed development on the townscape, roofscapes, massing and relative scale and importance of buildings in the area;
- iv) the relationship of buildings to open space and historic grain;
- v) the need to protect existing trees and landscape which contribute to the character or appearance of the Conservation Area; and
- vi) the removal of unsightly and inappropriate features that detract from the character or appearance of the Conservation Area.



Policy BH.11

Development which would adversely affect Scheduled Ancient Monuments, or any other sites of national importance, and their settings and does not preserve such sites in situ will not be permitted.

Policy BH.12

Development which would harm important archaeological remains or their settings outside the scope of Policy BH.11 will not be permitted unless the adverse impact of the proposal on the remains can be mitigated.

Draft Core Strategy for Bath and North-East Somerset, 2010

Core Policy 6: Environmental Quality:

2 Historic Environment

The cultural and historic environment will be preserved or enhanced, and sites, buildings, areas and features of recognised national and local importance and their settings will be protected.

Proposals that contribute to the mitigation of climate change will be considered against Policy HE1 in PPS5.



Appendix D – Recorded Heritage Sites



Recorded Heritage Sites (English Heritage and Bath and North-East Somerset Historic Environment Record)

Identifier	Grid Reference	Period	Name	Description
MBN1170	ST 671 538	19th Century	Norton Hill Old Colliery, South of Norton Hill	Norton Hill Old Colliery, South of Norton Hill. Part of Norton Hill Old Colliery opened in about 1830. Shaft was about 4'6"wide. The winding shed is now an engineering works and is well preserved. The line of the tramway to the Somerset & Dorset Railway is still visible & part of it is now a paved road. (1) Norton Hill Old (2). This pit was only productive between 1846 and 1867, but was purchased by Sir Frank Beauchamp as a ventilation and escape shaft for Norton Hill New Pit nearby in 1896. Both closed in 1966. There is a small wooded spoilheap nearby
MBN11038	ST 67243 53770	20th Century	St Peter's Church	Designed by N.F. Cachemaille-Day in 1952. The exterior is divided into bays with full height buttresses.
MBN30219		Medieval	Remains of Possible Medieval Strip-Fields, Wells Road	During a survey of aerial photographs for a desktop study in 2004, linear features were noted. It is suggested that they may be evidence of medieval strip-fields enclosed at an early date.
MBN30220	ST 67483 54046	19th Century	Westfield House	Grade II listed building built around 1830. It is show on the first and second edition Ordnance Survey maps as being an isolation/small pox hospital. It is not known when it went out of use.
MBN30218	ST 67525 53777	19th Century	Limestone Quarry and Kiln (Site of), Wells Road	Site of quarry and limestone kiln, first shown on an 1867 estate map, and Ordnance Survey maps from 1884 to 1902. It is not known at what stage the site went out of use and no trace of the limekiln was observed during field walking in 2004.
EBN3120	ST 67479 53820	N/A	Wells Road, Norton Radstock. Geophysical Survey.	In August 2006 three areas on land off Wells Road, Norton Radstock were surveyed using Ground Probing Radar. No features of possible archaeological origin were located however this may be due to the fact the radar was unable to see through the fill on the site. In Areas 1 and 2 the fill was recorded to a depth of around 2-3 metres whilst in Area 3 the fill was measured to a depth of 1.8 to 2 metres
EBN3119	ST 67525 53777	19th Century	Wells Road (Area B), Westfield, Radstock. Archaeological Evaluation.	An archaeological evaluation was undertaken in 2006 at land off Wells Road, Westfield, Radstock, prior to development. A total of fourteen evaluation trenches were excavated across the site. A mid to late 19th century quarry and the remains of an associated lime kiln were the only archaeological features of any significance observed

Westfield, Radstock, Bath and North-East Somerset
Proposed New Foodstore and Associated Highways Works



Identifier	Grid Reference	Period	Name	Description
EBN2993	ST 67523 53778	19th Century	Desktop Study of Land Off Wells Road, Northon Radstock	Desktop study of land off Wells Road. The study indicated that the land was used for agricultural purposes until the 20th century. Evidence for strip- fields was found, possibly medieval in date, on part of the study area as well as quarrying and a limekiln from the 19th century. As the site is close to the Roman Fosse Way there is potential for further archaeological remains.
EBN3109	ST 67234 53543	N/A	Plot 1 Westfield Industrial Estate, Radstock. Archaeological Watching Brief.	An archaeological watching brief was undertaken during groundworks for a new commercial unit at Westfield Industrial Estate in Radstock in November 2007. Despite the site's proximity to the Fosseway Roman road, no deposits of archaeological significance were revealed within the development area. There was substantial modern ground disturbance, up to 2 metres below the current ground level
EBN3120	ST 67479 53820	N/A	Wells Road, Norton Radstock. Geophysical Survey.	In August 2006 three areas on land off Wells Road, Norton Radstock were surveyed using Ground Probing Radar. No features of possible archaeological origin were located however this may be due to the fact the radar was unable to see through the fill on the site. In Areas 1 and 2 the fill was recorded to a depth of around 2-3 metres whilst in Area 3 the fill was measured to a depth of 1.8 to 2 metres
EBN3200	ST 67194 53971	N/A	Fosse Way School, Radstock. Watching Brief.	An archaeological watching brief was undertaken during groundworks associated with the development of a single extension to form right classrooms and ancillary offices, landscaping and car parking at Fosse Way School. No features or deposits of archaeological interest were observed during groundworks, and no artefactual material pre-dating the modern period was recovered



Appendix E – Historic Mapping

Westfield, Radstock, Bath and North-East Somerset
Proposed New Foodstore and Associated Highways Works



Appendix F – Report Conditions



Archaeology and Heritage Assessment, Westfield, Radstock Somerset
Proposed New Foodstore and Associated Highways Works

This report is produced solely for the benefit of **Sainsbury's Supermarkets 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