



AEE Renewables Plc

Solar Farm on Land at Taunton

Racecourse, Taunton, Somerset

Archaeology and Heritage Desk-Based Assessment

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1.0 Introduction

This Archaeological and Heritage Desk-Based Assessment has been prepared by Charlotte Dawson, Assistant Consultant, WYG on behalf of AEE Renewables plc to accompany a planning application for a solar farm development near Taunton Racecourse, 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 to the south of Shoreditch, Somerset. The site is centred on ST 23760 21880 (323760 218800) and lies approximately 45m above the Ordnance Datum. A site location plan can be seen in Appendix A.

The site extends to approximately 5 hectares. The site is currently almost entirely under improved pasture, with one area of recent beech plantation with saplings. The site is currently accessed from B3170. The site is bounded by a car park to the south and agricultural land to the north, east and west. The boundary of the site is illustrated on Figure 2, Appendix E. Photographs of the site can be seen in Appendix B.

The proposed development comprises construction of a solar farm with associated switching and control room. The development will comprise solar panels orientated on an east-west alignment, angled to face south. The panels will be secured by U-beams of dimensions 3000mm x 100mm x 60mm. The thickness of the beam is 4mm. These beams will be driven into the ground to secure the panels at intervals of 5 beams per 13.5m table of solar panels. This will result in 1,500 beams in total. A layout plan can be seen in Appendix A. The reader is referred to the submitted application for full details.

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 C.

3.2 Sources Consulted

A study area of an approximate 1km radius centred on NGR ST 23760 21880 has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

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

- Somerset Historic Environment Record (HER);
- National Monuments Record (NMR);
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- Aerial Photography; and
- Appropriate documentary sources and archaeological journals.

A site walkover survey was undertaken on 2nd December 2013 to assess the site for previously unrecorded heritage remains and suitability for potential evaluation and mitigation measures.

Consultation was undertaken with the Somerset Historic Environment Record, English Heritage and the Somerset Record Office for the provision of data for this report.



4.0 Legislation and Planning Policy Context

4.1 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.

4.2 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.

4.3 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).

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 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)

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).

4.4 Local Policy and Guidance

4.4.1 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. 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:

- 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 support the appropriate assessment of remains leading to necessary protection of and mitigation of impact on heritage assets. The full text of these policies be seen in Appendix C.

4.4.2 Taunton Deane Core Strategy

The Taunton Deane Core Strategy was adopted in September 2012. Policy CP8 “The Environment” commits the authority to “protect, conserve or enhance the interests of natural and historic assets”. This policy is reproduced in full in Appendix C.

4.4.3 Taunton Deane Local Plan

The Taunton Deane Local Plan (May 2009) sets out the Local Plan policies that are saved until the relevant Development Plan Documents replace them. Chapter 7 “Environment and Conservation” includes a number of policies concerned with the Historic Environment. The document also includes appendices listing Scheduled Monuments and Archaeological Sites of County Importance. The relevant policies include:

- EN14 Conservation Areas;
- EN20 Historic Parks and Gardens;
- EN21 Nationally Important Archaeological Remains;
- EN22 Sites of County Importance; and
- EN23 Areas of Archaeological Interest.

The text of the relevant policies can be seen in Appendix C.

5.0 Baseline Data

5.1 Designated Sites

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



There are nine Listed Buildings all of which are Grade II, other than the Parish Church of St Michael (1060391) which is Grade II*. The church is of Norman date. Details of the assets are included in Appendix E and their locations can be seen on Figure 2. The effect on the setting of these heritage assets has been assessed and the results are outlined within this report.

5.2 Archaeological and Historic Background

In addition to the designated sites identified above, the Historic Environment Record and National Monuments Record holds details for a further 18 recorded heritage sites within the study area. Details of the sites can be seen in Appendix E and their locations can be seen on Figure 2. Bracketed numbers within the text refer to the identifier in the Appendix E table and Figure 2.

There are also two events recorded within the area: a watching brief at Taunton Racecourse (ADS 1485617) which recorded features associated with the former Orchard Portman House; and a trench excavated at Mountfield Farm (ADS 918481) which found no archaeological evidence. Details of these can be seen in Appendix E.

5.2.1 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. Within the wider region a hill fort at Norton Fitzwarren includes evidence that there has been activity in the area since the Palaeolithic period (Gathercole 2002). There are flint scatters recorded within the study area of both Palaeolithic (NMR 190793 and NMR 190687) and Mesolithic date (43456).

Throughout the region a diverse range of 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).

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.

Within the study area there are no recorded sites of Neolithic, Bronze Age or Iron Age date. However, within the wider region there is extensive Bronze Age and Iron Age settlement which was revealed near Poundisford Park during excavation in advance of the construction of the M5.

5.2.2 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. Several forts have been recorded in Somerset, with one at Wiveliscombe (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 within Somerset were exploited during the Roman period including iron to the west, stone to the south and lead to the north east (Ordnance Survey 2004).

There is one aforementioned site recorded within the study area of possible Roman date. This is a flint scatter (NMR 190878) to the north of the study area. Within the wider area Romano-British settlement was also recorded at Poundisford Park during excavation in advance of construction of the M5.

5.2.3 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 continued 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).

The site is located close to the village of Orchard Portman which is first recorded in 854 as *Orceard* meaning an orchard or garden. Portman was added as a manorial affix of the Portman family in the 15th Century (Mills 2003). Orchard Portman manor house (43443) was subsequently built mid 16th Century and incorporated the earlier medieval hall.

5.2.4 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 and physical structure of the landscape is rooted in the early medieval period with the rise of feudal estates, ecclesiastical power, both spiritual and temporal, and the development of nucleated settlement of villages and small towns. This is evidenced by the construction of the Parish Church of St Michael (1060391) which was built during this time and has since been extended and altered. Improvements were made to these existing patterns and there was a spread into more marginal zones during the more temperate period in the high medieval period (Rippon and Croft 2007, 195).

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

During the post medieval the study area remained agricultural in character with several farmhouses and cottages built in the area. However, the area was dominated economically and socially by the mansion at Orchard Portman, which included a great house and formal gardens and grounds. The house had a medieval manor house at its core but its final external form was essentially post-medieval. It was demolished in the mid 19th century (Bath Archaeology 2004). There is also evidence of increasing infrastructure with two turnpike roads (26226 and 24623), with several milestones (17177, 1060361 and 1344554), recorded within the study area. These have seen changes to their route as development has increased within the wider region but they are a manifestation of the development of transport networks into the Industrial Era that culminated in the railway. Identified from historic mapping there is documented increase in industry with a Smithy (19933) and Timber Yard (19934) recorded on the Second Edition OS map of 1904. There had been horse racing around Taunton during the 18th and 19th centuries but the



permanent racecourse was only established at Orchard Portman in 1927 (Bush 1977). During the Second World War Taunton was a nodal defence point and part of a Stop Line but this does not come within the study area. There is however a record of a Second World War auxiliary unit operational base (NMR 1429097) which was established in 1940-41 although this is believed to be no longer extant.

Within the study area there is a record of a cropmark of a sub-circular feature (43520) which is most likely a pond of post-medieval date, although other earlier possibilities cannot be ruled out.

6.0 Historic Mapping Survey

A selection of historic maps was examined at Somerset Record Office in order to establish the history of the site. The maps examined and discussed are presented in Appendix E. These included historic maps and the early Ordnance Survey. Further maps were considered but were found to not cover the development site.

The earliest map consulted was the 1839 Pitminster Tithe Map. This showed the site of the proposed development as pasture. The field pattern was slightly different to the modern layout as some boundaries have been removed and others erected. The racecourse itself falls within Orchard Portman parish immediately to the west, the boundary being formed by the Taunton to Corfe Road. The site of the racecourse is also shown as agricultural land on the 1837 Orchard Portman Tithe Map.

The 1851 Taunton Deane Inclosure Map showed the proposed development site and its environs on Map B. The situation as described on the Tithe Map remains unchanged. A map of the Portman Estate (1894) also shows the site as pasture but the field pattern is closer to the modern layout than on the Tithe. The first edition Ordnance Survey map was not available, however the Ordnance Survey 2nd Edition 6" series (1904) shows a situation unchanged from the 1894 estate plan.

The first major change in the area is the construction of the racecourse in the later 1920s. From this time there is increased development on the eastern side of the road, as well as the construction of villas running northwards toward Taunton. None of this development affects the proposed development site and even the construction of car parks does not extend as far west as the proposed development area.

7.0 Historic Landscape Character

Historic Landscape Characterisation data was provided by Somerset Historic Environment Record. The data can be seen on Figure 3, Appendix E. The site is characterised as recently enclosed land modified between 18th Century and 19th Century. It also states that there has been less than 25% boundary loss since 1905.



This characterisation is echoed in the mapping. Much of the surrounding area is characterised as anciently enclosed land.

8.0 Site Walkover Survey

A site visit and walkover survey was undertaken on the site on Monday 2nd December 2013. The weather was cold, clear and bright. The proposed development site is, for the most part, under pasture with one area of recent beech plantation with saplings. Photographs of the site are included in Appendix B.

The majority of the site will be enclosed by existing boundaries. These take the form of hedges and, in places, hedges with trees. Only the northern portion of the eastern boundary is not formed by an existing boundary.

In the more southerly field there was evidence of a former field boundary that had been removed. This took the form of a slight bank some 35m long and 0.20m high running eastwards from the site's western boundary. This is consistent with a field boundary shown on the Pitminster Tithe Map. No other earthworks were identified during the site visit.

9.0 Setting Assessment

A setting assessment was carried out to evaluate the possible effects on setting the proposed development may have. A Zone of Theoretical Visibility (ZTV) provided by the client was compared with data obtained for designated assets within a 2km radius of the development site. Those assets considered likely to have views were examined and the details of this examination are included in the table below. The locations of the assessed assets are shown on Figure 4, Appendix E.

The assessment concluded that there are no setting issues in relation to designated heritage assets as any assets are sufficiently distant from the proposed development and adequately screened preventing views.

**Table of Designated Sites within 2km with views to the development site identified on the ZTV**

Site No.	Assets Assessed	Grade	Location of asset	View
1	Several sites at Kibbear of Kibbear Cottages (1252487), Little Kibbear (1060432) and Kibbear Farmhouse, gates and railing enclosing the front garden (1344534).	II	ST 22693 21881 ST 22586 21979 ST 22506 21715	The visibility to the development site is zero due to the natural screening adjacent to the proposed development to the west and screening next to the cottages. Negligible impact.
2	The site of Corfe Cottage Lodge (1344570).	II	ST 23241 20162	The visibility to the development site is very limited due to the natural screening around the proposed development and in the intervening countryside. Negligible impact.
3	The site of Corfe Farmhouse and attached barn (1408937).	II	ST 23237 19807	The visibility to the development site is very limited due to the natural screening around the proposed development and in the intervening countryside. Negligible impact.
4	A Mile Post (1344565).	II	ST 23513 20578	There is no visibility to the development site due to height of asset. In addition, the setting is the road/track that it is associated with. Negligible impact.
5	Sites of Duddlestone Farmhouse (1060335) and Duddlestone House (1060293).	II	ST 23521 21113 ST 23664 21148	The properties are screened in all directions. This means that any views toward the development site are limited. Negligible impact.
6	A Milestone (1344554).	II	ST 24115 22046	The proposed development is not visible due to surrounding hedges. The setting is the road/track that it is associated with. Negligible impact.
7	The site of Haygrass House (1060328).	II	ST 23281 21786	The development site is entirely screened by the adjacent wood so visibility is zero. Negligible impact.
8	The site of Barton Lodge (1295294).	II	ST 22479 20354	The fall of the ground, intervening hedges and mature trees mean that there are very limited views to the site. In addition, the setting of the lodge is the park and the proposed development does not impinge on the park. Negligible impact.



10.0 Heritage Potential and Impact Assessment

The impact of the proposed development on designated sites within the area has already been considered within Section 9 and is therefore not discussed further here. No impacts on designated sites were identified.

There are no recorded heritage sites within or immediately adjacent to the development site. A former field boundary was identified in the southern field during the site walkover survey. Due to its probable date, it is considered to be of negligible value and is therefore not considered further.

There is limited potential for previously unrecorded archaeological remains to be found within the development site. Although the level of potential for previously unrecorded remains is considered to be low, it cannot be entirely ruled out due to recorded activity in the wider region. If discovered, the remains are most likely to be of later prehistoric to early medieval date based on the evidence in the surrounding area. The value of any remains identified is considered most likely to be low to medium, although by their very nature this is an assumption and would only be confirmed following investigation.

The impact on any remains found is likely to be slight negative due to the method of securing panels. The U-beams will penetrate to archaeological levels; however the extent of disturbance is limited as a proportion of the overall extent of the development site area. Based on a plan area of 100mm x 60mm of the U-beam (0.006m²) and 1,500 beams across the site this would result in a total area of 9m² affected out of 5 hectares, less than 0.1% of the development site affected. The overall legibility and integrity of any buried archaeological remains should remain largely unaffected by the insertion and removal of the beams which will not require extensive excavation or ground works. Whilst small impacts would occur across the whole area the effect on the key characteristics of the archaeological remains would not be discernible for the majority of features. This would result in a minor adverse effect for remains of medium value and minor-neutral for remains of low value.

Whilst trenches for service cabling will be required these will be of limited extent and depth, although cumulative with the U-beams and therefore the magnitude of any change would again be slight negative. The proposed development site is either under improved pasture, which has been ploughed as part of its management, or a small plantation, that has been formed from the pasture. As a result, there will have been limited truncation to any archaeological deposits in the past.



Exceptions to the above assessment would include previously unrecorded significant remains, such as Roman villas containing mosaics or cemetery sites. There is no evidence to indicate that these categories of monument may be present within the site.

11.0 Proposed Evaluation and Mitigation Measures

Although no heritage assets are recorded within the development site, the potential for previously unrecorded archaeological remains is acknowledged. By their very nature their value and significance cannot be known until they are identified. As outlined above, the potential impacts on buried archaeological remains are unlikely to be significant due to the limited extent of impacts. Nevertheless, a programme of mitigation to identify and if appropriate avoid impacts on previously unrecorded remains is proposed. It is recommended that a geophysical survey is completed across areas of the site to provide a rapid and non-intrusive method of identifying previously unrecorded archaeological remains. Whilst the technique does not identify every type of site it has a high success rate of identifying significant archaeological remains.

Should the geophysical survey identify previously unrecorded archaeological remains of limited heritage value, it is recommended that the use of U-beams to secure the panels is maintained. The limited extent of impact by the beams means that the overall significance of any assets would not be compromised. The geophysical survey will also provide a permanent record of the area prior to development, to compensate for the area not being available for archaeological investigation during the temporary, operational time frame of the development.

Should the survey identify significant archaeological remains then the use of concrete pads, or gabions to secure the solar panels could be adopted. The concrete pads or gabions will not require any excavation or below-ground disturbance and therefore any archaeological remains would be preserved in situ and would not be subject to adverse impacts. The significance of effect would therefore be neutral.

If any of these alternative methods of fixing is not suitable, then further archaeological excavation may be required to confirm the nature and significance of remains and to record remains ahead of construction.

The requirement for this survey and the implementation of any subsequent design modification within areas of significant, previously unrecorded archaeological remains can be secured as a condition on the planning consent.



12.0 Residual Effects and Conclusions

The development site will be inaccessible for the lifetime of the development and the method of construction will result in only limited effects on any previously unrecorded archaeological remains. However, a geophysical survey would create a permanent record prior to the development, whether showing any remains or not and to compensate for the area not being available for archaeological investigation during the temporary, operational time frame of the development.



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

Historic Mapping

Orchard Portman Tithe Map, 1837. Ref: D\D/Rt/M/3

Pitminster Tithe Map, 1839 Ref: D\PC\pit/6/8

Taunton Deane Inclosure Map, 1851 Ref Q/RDE/165

Ordnance Survey map, 6" 2nd Edition 1906

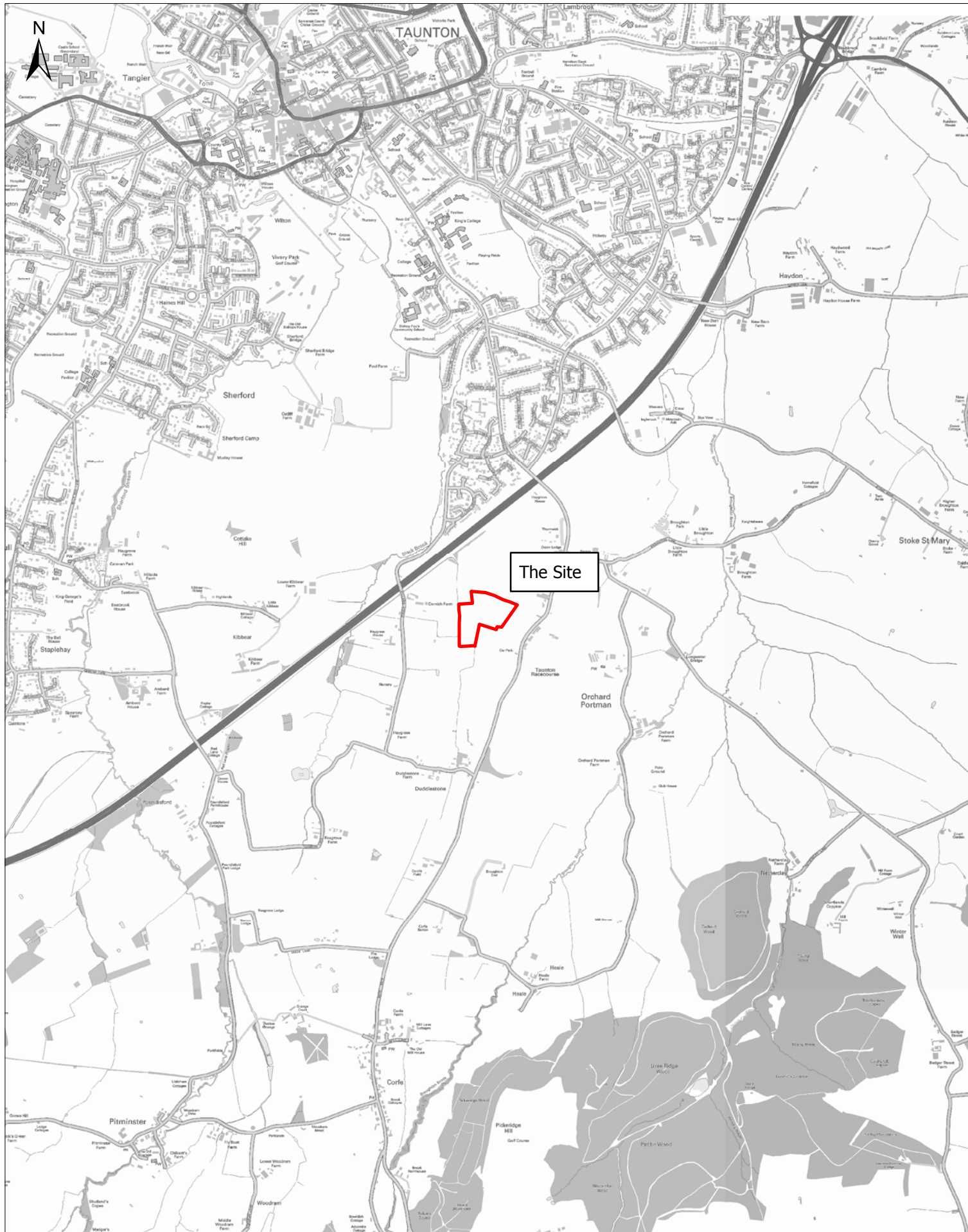
Land at Taunton Racecourse, Taunton, Somerset



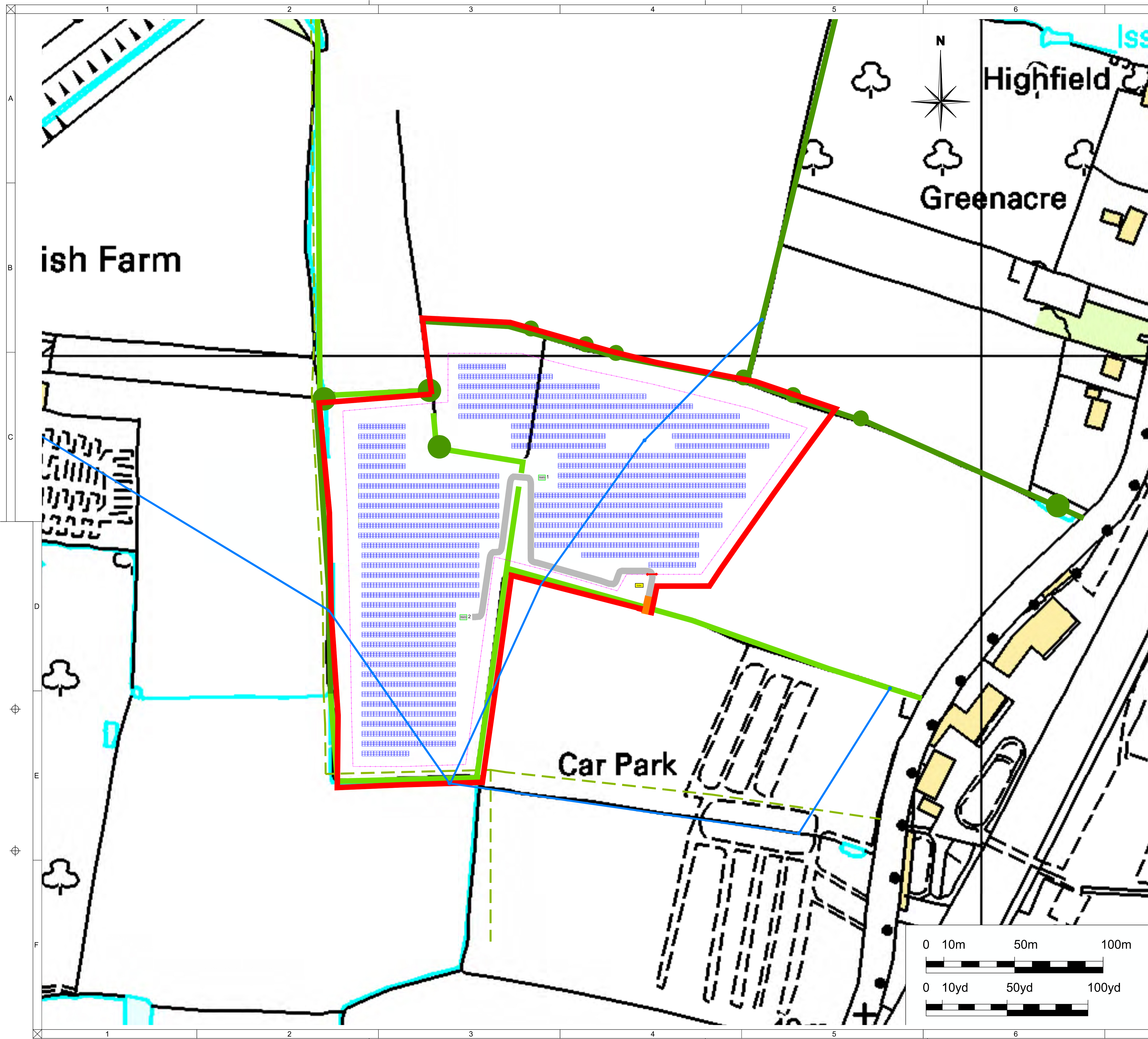
Appendices



Appendix A – Site Location Plan



<div> <div>015030060090012001500</div> <div>Metres</div> <div> <div>Arndale Court</div> <div>Headingley</div> <div>Leeds</div> <div>LS6 2UJ</div> </div> <div> <div>TEL: +44 (0)113 2787111</div> <div>FAX: +44 (0)113 2750623</div> <div>e-mail: enviro@wyg.com</div> </div> <div> </div> </div>	Contains Ordnance Survey data © Crown Copyright and database right 2013. All rights reserved.	PMC Created:	KRH Checked:	December 2013 Date:	V1 Version:
	Sheet Size: A4 Scale of Original: 1:25,000	Title:			
	Client:	AEE Renewables plc			
	Project:	Solar Farm on Land at Taunton Racecourse			
		Office: 4154	Project No: A085435	Figure No: 1	



Technical information:	
PV GENERATOR - 1.5 MW	TRANSFORMER DATA
Modules: Canadian Solar CS6P-245P Module Dimensions: 1638 x 982 x 40 Module Performance: 245Wp Module Number: 7200	Transformer 1,2 : 800kVA Transforming ratio: 0.4/11 kV
Total module capacity: 1.764 kW 300 Tables - each 3x8 = 24 Modules 300 Strings with 24 Modules 300 x SMA Sunny Tripower 5000TL Total inverters performance 1.5 MVA	FIELD DATA
	Field size: 5 ha (red line) Shadow angle: 20° Geo-Coord.: 50.59°N, 3.05°E Altitude: 40 - 45 m

PV TABLE DESIGN (not to scale)	dimensions in mm
Mounting: three landscape modules rows on top of each other, joined at the short edge. Table pitch: 20° Azimuth: 0°	PV-Table 3x8

Legend:	
site boundary	gates
footpath	site & substation access
fence	gravel access road
transformer stations	hedges
WPD metering substation	trees
11kV cable	module table

NOTES:
- all dimensions given in metre unless otherwise stated

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revision	date	drawer	modification description
r00	13.08.2013	DEs	first draft with a new template
r01	23.10.2013	DEs	amended module layout, inverter type, added overhead line
r02	30.10.2013	DEs	amendment in field size

	AEE Renewables plc 34 Brook Street - London W1K 5DN - United Kingdom phone: +44 (207) 495 60 - 63
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TAUNTON			
Module Layout Plan / Crystalline			
project	TAU1	drawer	DEs
revision	r02	checked by	date
scale @ A1	1:1000	authorised by	date
drawing number	20131030_tau1_aee_mplan01-r02_des		
DWG file name	20131030_tau1_aee_master-park-layout-r02_des		



Appendix B – Site Photographs



Photograph 1: The eastern boundary of the more southerly of the two fields proposed for development.



Photograph 2: Composite view north-west from the south-eastern corner of the more southerly field.



Photograph 3: View east from the western boundary of the southern field.



Photograph 4: View south in the southern field with earthworks of former field boundaries.



Photograph 5: View south in the southern field with earthworks of former field boundaries shown in green.



Photograph 6: Northern field, view north along the proposed boundary.



Photograph 7: View east from the proposed eastern boundary of the northern part of the proposed development.



Photograph 8: Composite view from the proposed eastern boundary, looking west across the northern field.



Appendix C – 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	<p>World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives</p> <p>Grade I Listed Buildings and built heritage of exceptional quality</p> <p>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)</p>
High	<p>Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives</p> <p>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.</p> <p>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)</p>
Medium	<p>Designated or undesignated assets of regional quality and importance that contribute to regional research objectives</p> <p>Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association</p> <p>Designated or undesignated special historic landscapes and townscapes with</p>



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			
Cultural Heritage Value	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.



Appendix D – 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. [Wellington is then included in the list of historic settlements where this is expected].

Taunton Deane Core Strategy, Adopted Sept 2012

Policy CP 8 ENVIRONMENT

The Borough Council will conserve and enhance the natural and historic environment, and will not permit development proposals that would harm these interests or the settings of the towns and rural centres unless other material factors are sufficient to override their importance. Proposals that will have an adverse impact on Natura 2000 and Ramsar sites and/or features which provide ecological support for their conservation objectives will not be supported.



Planning applications for development on sites within the Bat Consultation Zone will require a 'test of significance' under the Habitat Regulations to be carried out. Applicants must provide all necessary information to enable such a test to be conducted, including any necessary survey work, reports and avoidance/mitigation measures with the application.

A network of green infrastructure assets has been identified and should be retained and enhanced, including through the development of green wedges and corridors as envisaged through the Taunton Deane Green Infrastructure Strategy. A number of green and blue links are proposed. New green wedges are proposed to be delivered as an integral part of urban extensions at Comeytrowe / Trull in Taunton and in Wellington at Longforth and Cades / Jurston. Extensions to existing green wedges are proposed at Staplegrove, along the Tone east of the M5 and at Wellington. A new Priorswood country park is proposed to be provided as an integral part of the urban extensions at Monkton Heathfield and Nerrols. New green links are proposed from the town through the existing green wedges to the Quantock Hills AONB to the north and the Blackdown Hills AONB to the south. Developments will be expected to adopt Natural England's Accessible Natural Green Space Standards (ANGSt) and contribute to realising the opportunities identified within the Taunton Deane Green Infrastructure Strategy.

Development will be supported at sustainable locations to improve green infrastructure, public access, visual amenity and the overall quality of the natural environment. Development will need to mitigate and where necessary, compensate for adverse impacts on landscape, protected or important species, important habitats and natural networks, river and ground water quality and quantity so that there are no residual effects.

The Council will seek to direct development away from land at risk of fluvial or other causes of flooding (including areas likely to be subject to flood risk in the future as a result of climate change) adopting a sequential approach to the location of development, as set out in the Strategic Flood Risk Assessment Level 2. Development sites will need to ensure that flood risk is not exacerbated from increased surface water flows by ensuring that existing greenfield rates and volumes are not increased off-site through the adoption of multi-functional SUDS. The Council will seek to reduce flood risk and mitigate for the impacts of climate change within Taunton Deane (and in particular the Taunton urban area) through the provision of a strategic flood attenuation scheme to which development sites will need to contribute.

Unallocated greenfield land outside of settlement boundaries will be protected and where possible enhanced. Development within such areas will be strictly controlled in order to conserve the environmental



assets and open character of the area. Development outside of settlement boundaries will be permitted where it will:

- be in accordance with national, regional and local policies for development within rural areas (including those for protected Natura 2000 and Ramsar sites); and
- be appropriate in terms of scale, siting and design; and
- protect, conserve or enhance landscape and townscape character whilst maintaining green wedges and open breaks between settlements; and
- protect, conserve or enhance the interests of natural and historic assets; and
- not exacerbate, and where possible improve the quality, quantity and availability of the water resource, reduce flood risk (fluvial and surface water); and
- protect habitats and species, including those listed in UK and Local Biodiversity Action Plans, and conserve and expand the biodiversity of the Plan Area; and
- provide for any necessary mitigation measures.

Taunton Deane Local Plan

EN14 Development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area.

EN20 The Borough Council will not permit development which would adversely affect the appearance, setting, character and historic interest of parks and gardens of special historic interest.

EN21 Development which would involve significant alteration of, or cause damage to, nationally important archaeological remains, (whether scheduled or not) or which would have a significant impact on the setting of visible remains of that nature, will not be permitted.

EN22 Development affecting sites of county archaeological importance will not be permitted unless their archaeological and historic interest, character and setting would be preserved. Developers should preserve archaeological remains in situ and proposals which do not provide for this will not be permitted unless:



(A) the development would make preservation in situ physically impossible and the remains are not of sufficient importance to outweigh the need for the development; and

(B) developers would make adequate provision for excavation and recording of remains affected.

EN23 Where a proposal affects a site of archaeological interest or Area of High Archaeological Potential, or it is suspected the development could affect archaeological remains, developers must provide for satisfactory evaluation of the archaeological value of the site, and the likely effects on it, before planning applications are determined.

Where evaluation is considered to justify designation of an archaeological site of national or county importance, policies EN21 or EN22 will apply, otherwise, if it is decided that development is to be allowed, developers must provide for an adequate watching brief.



Appendix E – Recorded Heritage Sites



Designated Heritage Sites (Somerset Historic Environment Record & English Heritage)

Identifier	Grid Reference	Description	Grade
1176912	ST 2451 2138	Orchard Portman Farmhouse was built mid C19 on the site of an earlier building.	II
1060391, 43445, NMR 190681	ST 2437 2164	Parish Church of St Michael is a Norman Church. The Chancel was rebuilt early C15, Portman Chapel was erected as South Aisle c1450 and tower rebuilt c1540. Portman Chapel was demolished 1844 and rebuilt 1910 when the south porch was re-sited as the north porch and the vestry and organ bay was added.	II*
1344555	ST 2446 2162	The Old Rectory is now a dwelling. It was probably build C17 and it was extensively altered and enlarged late C19.	II
1060392	ST 2455 2133	Semi-detached barn of Early-mid C18 date. It was reroofed mid C19, and underwent minor alterations late C20.	II
1060328	ST 2327 2177	Haygrass House was built c1800 and refenestrated early C20.	II
1060335, NMR 524604	ST 2350 2111	Duddlestone Farmhouse has been divided into two dwellings. It was built C16 and altered C17 and late C20.	II
1060293	ST 2364 2114	Duddlestone House was built early C19.	II
1060361	ST 2436 2219	Milestone at NGR ST 2436 2220	II
1344554, 17168	ST 2411 2204	A milepost marked with Taunton 2, Honiton 16 3/8.	II



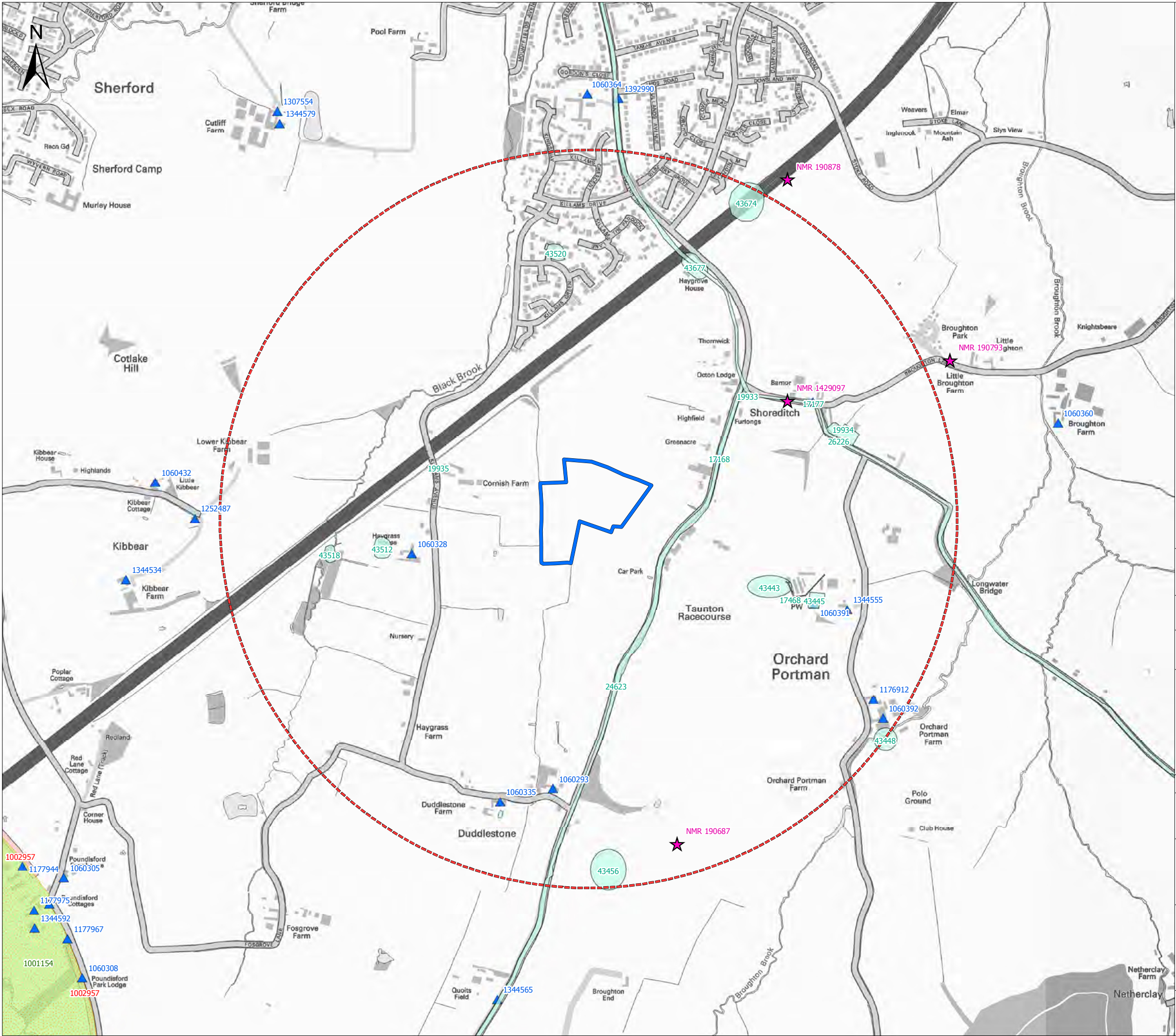
Recorded Heritage Sites - Monuments (Somerset Historic Environment Record and National Monuments Record)

Identifier	Grid Reference	Period	Description
NMR 190793	ST 2475 2231	Lower Palaeolithic	Lower Palaeolithic handaxe found by F W Honnor in 1949 on the surface near Broughton Dairy House Farm. Objects discovered on Valley Gravel or Head geology.
NMR 190687	ST 24 21	Palaeolithic	Palaeolithic flint and chert implements, mainly ovates, found at Orchard Portman, Shoreditch and near Broughton Dairy House.
43456	ST 238 209	Mesolithic	Scatter of flints found which may indicate a settlement. They are of chert and are Mesolithic in date.
NMR 190878	ST 243 228	Prehistoric/Roman	Two flint cores and 6 worked flakes were found on Dowsland Farm during topsoil stripping.
43443, NMR 190684	ST 2429 2168	16th Century	Orchard Portman manor house was a mid C16 building which probably incorporated the earlier medieval hall. A courtyard and gatehouse on the north were later additions. The house was completely demolished in the C19 and no traces remain.
43512	ST 232 218	Post Medieval	A possible post-medieval occupation site.
43518	ST 2307 2177	Post Medieval	A galvanised roofed stone building 8ft by 6ft is a water pumping mill. Wheel and breast type 4ft diameter, 13" wide with 30 buckets. Fed by adjacent stream. Pump intact. All made by G Allen, Engineers, Taunton.
43520	ST 2368 2260	Post Medieval	Sub-circular feature showing as a cropmark. May be a filled in pond.
43674	ST 2419 2275	Post Medieval	Remains of cobbled yard and wall footings.
43677	ST 2409 2254	Post Medieval	Concrete floor and brick wall footings seen.
43448	ST 2454 2129	Post Medieval	Stone weir on Broughton Brook diverts water to a leat. Water piped to farm then taken under road and farm buildings to wheel pit. Overshot wheel 16ft diameter and 2.5ft wide. Turbine later installed and then removed. In the cellar of the barn are two cider presses and an apple crusher. Some turbine machinery also remains.
19933	ST 2419 2222	Post Medieval	Smithy' shown on Ordnance Survey map of c1904. The building extant is on recent map and noted as 'The Forge', presumably converted to a private dwelling.
19934	ST 2445 2211	Post Medieval	'Timber Yard' shown on Ordnance Survey map of c1904. It is shown as 'Builders Yard' on






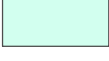

Land at Taunton Racecourse, Taunton, Somerset

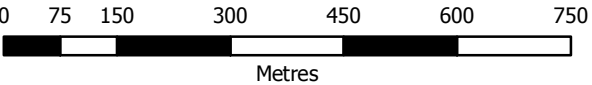


Identifier	Grid Reference	Period	Description
			recent map.
26226	ST 2509 2142, ST 2640 2450, ST 2311 1831	Post Medieval	A turnpike road of the Taunton Trust, turnpiked as far as Staple Pound in 1752. From the M5 to the junction at ST 242 222 the road was completely realigned when the motorway was built. In 1819, the road was realigned at Thurlbeer, ST 255 211 to ST 260 205, or thereabouts, and the old road closed on completion in 1821. This sudden straight stretch is unmistakable.
24623	ST 2354 1846 , ST 2402 1236	Post Medieval	A turnpike road of the Honiton and Ilminster Trust. The road was a new construction between Corfe and Brown Down and was built under the Trusts Act of 1840. South of the junction at ST228151, the road had been turnpiked in 1829.
17177	ST 2437 2209	Post Medieval	A milestone marked with Taunton 2, Chard 11.
19935	ST 2335 2202	Post Medieval	A Lias staddle stone was found in a pond opposite Cornish farm during construction of the M5 motorway (1973-5). Staddle stones are mushroom-shaped and are used to support barns, their shape deterring rodent entry.
NMR 1429097	ST 243 222	Second World War	Site of a Second World War auxiliary unit operational base recorded at Shoreditch, near Taunton. The base was established in 1940-41. A field visit in 1997 located no traces of the structure.



Legend

-  Site Boundary
-  Study Area
-  Listed Buildings
-  Parks And Gardens
-  Scheduled Monuments
-  Archaeological Site (HER)
-  NMR Site



PMC	KRH	December 2013	V1
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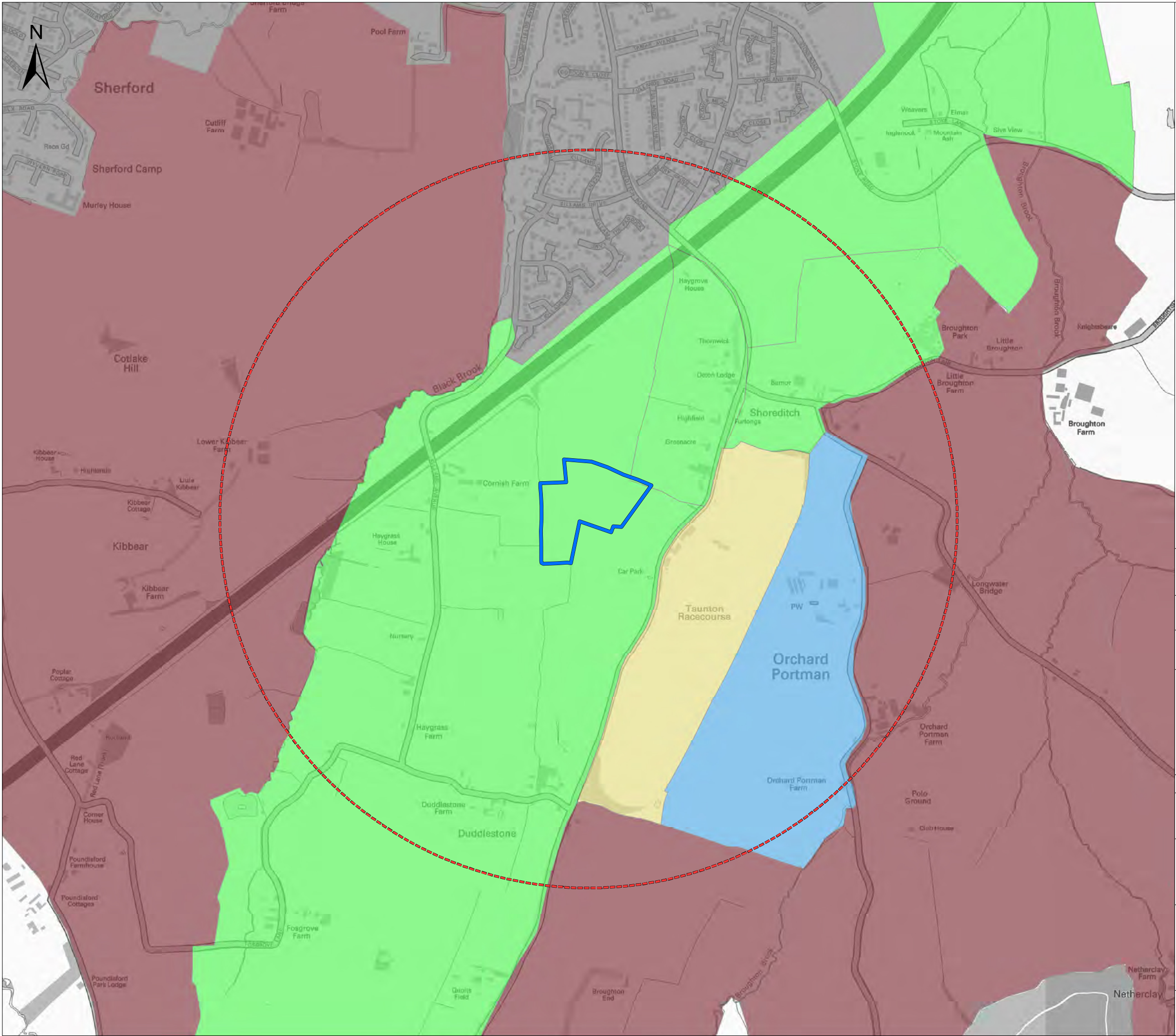
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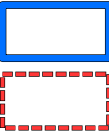
Project: **Solar Farm on Land at Taunton Racecourse**

Title: **Recorded Heritage Sites**

Office: 4154	Project No: A085435	Figure No: 2
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Legend



Site Boundary
Study Area

Historic Landscape Characterisation



Anciently Enclosed Land pre-17th Century



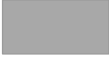
Anciently Enclosed Land 18th-21st Century



Recently Enclosed Land Modified 17th-19th Century

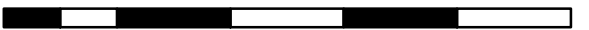


Race Course



Settlement

0 75 150 300 450 600 750



Metres

PMC Created:	KRH Checked:	December 2013 Date:	V1 Version:
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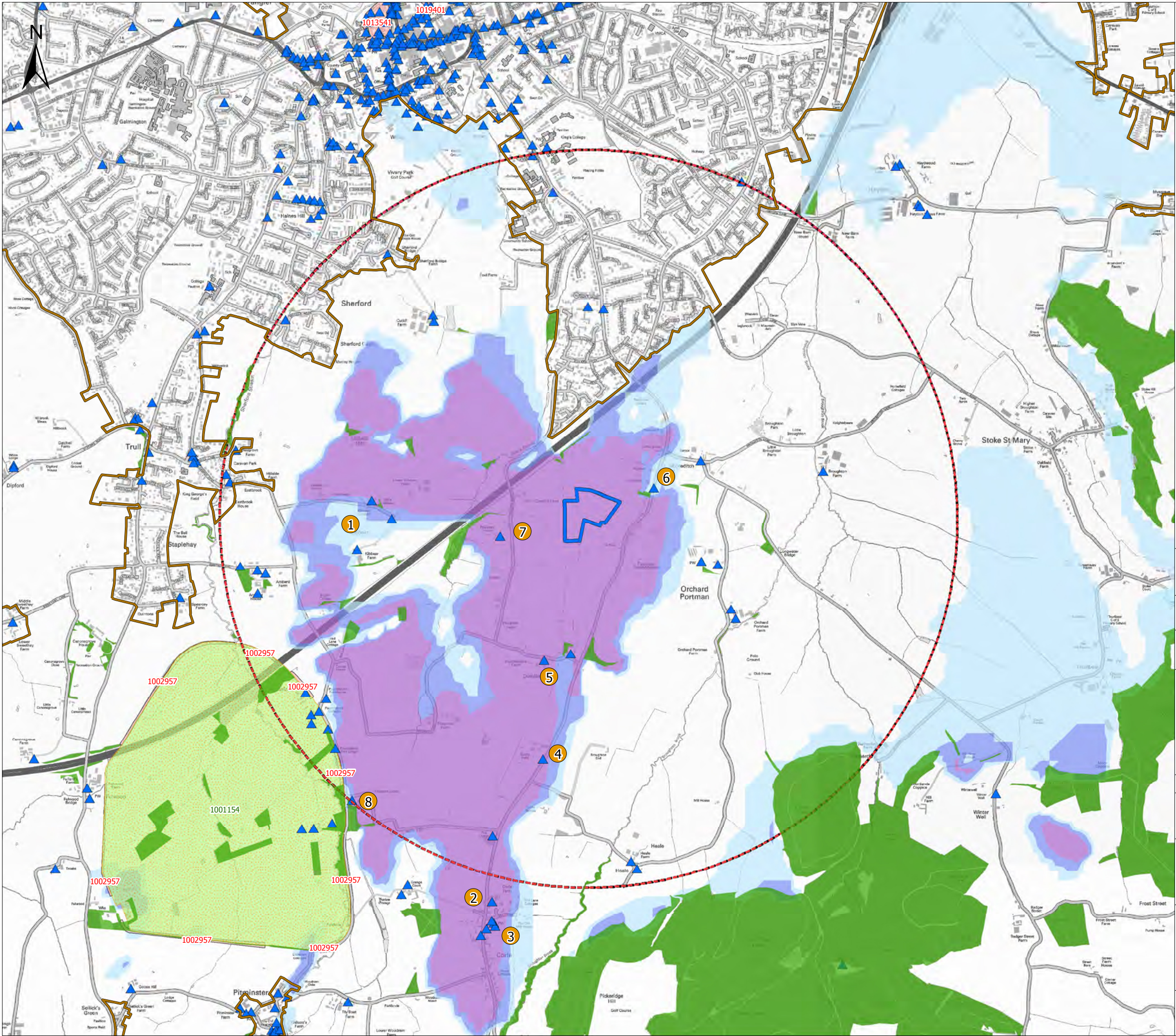
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Client:
AEE Renewables plc

Project:
Solar Farm on Land at Taunton Racecourse

Title:
Historic Landscape Characterisation

Office: 4154	Project No: A085435	Figure No: 3
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Legend

Site Boundary

Study Area

Listed Buildings

Parks And Gardens

Scheduled Monuments

Assessment Points

Zone of Theoretical Visibility

Theoretical Max Visibility 1/3 (4 out of 12 Target Points)

Theoretical Max Visibility 2/3 (8 out of 12 Target Points)


Theoretical Max Visibility 3/3 (12 out of 12 Target Points)

Settlements (Modelled as Visual Barriers)

Woodland Blocks (Modelled as Visual Barriers)

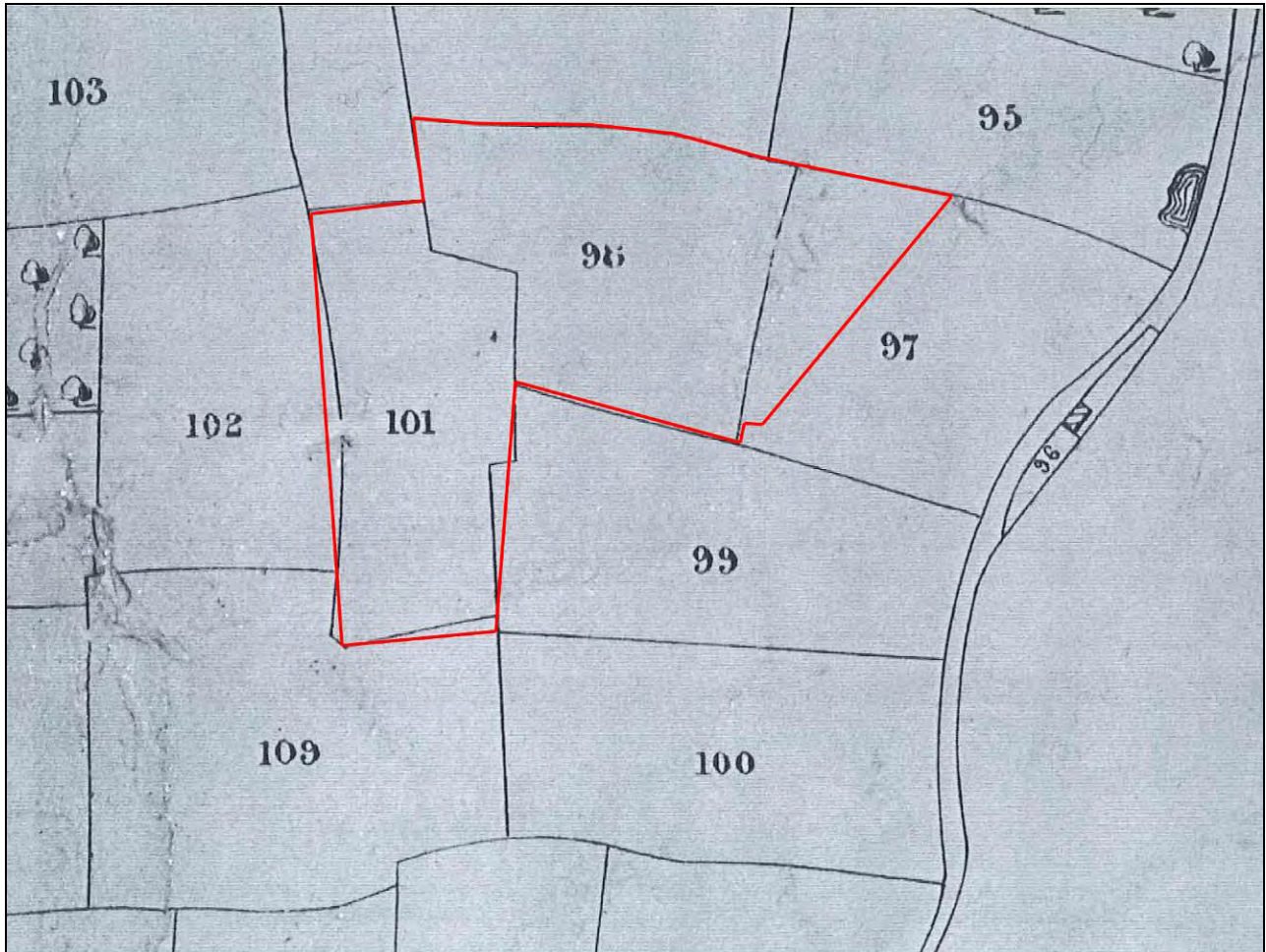
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Metres

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Sheet Size: A3		Scale of Original: 1:20,000	
Client:		AEE Renewables plc	
Project:		Solar Farm on Land at Taunton Racecourse	
Title:		ZTV for Solar Farm and Designated Sites within 2km	
Office: 4154	Project No: A085435	Figure No: 4	



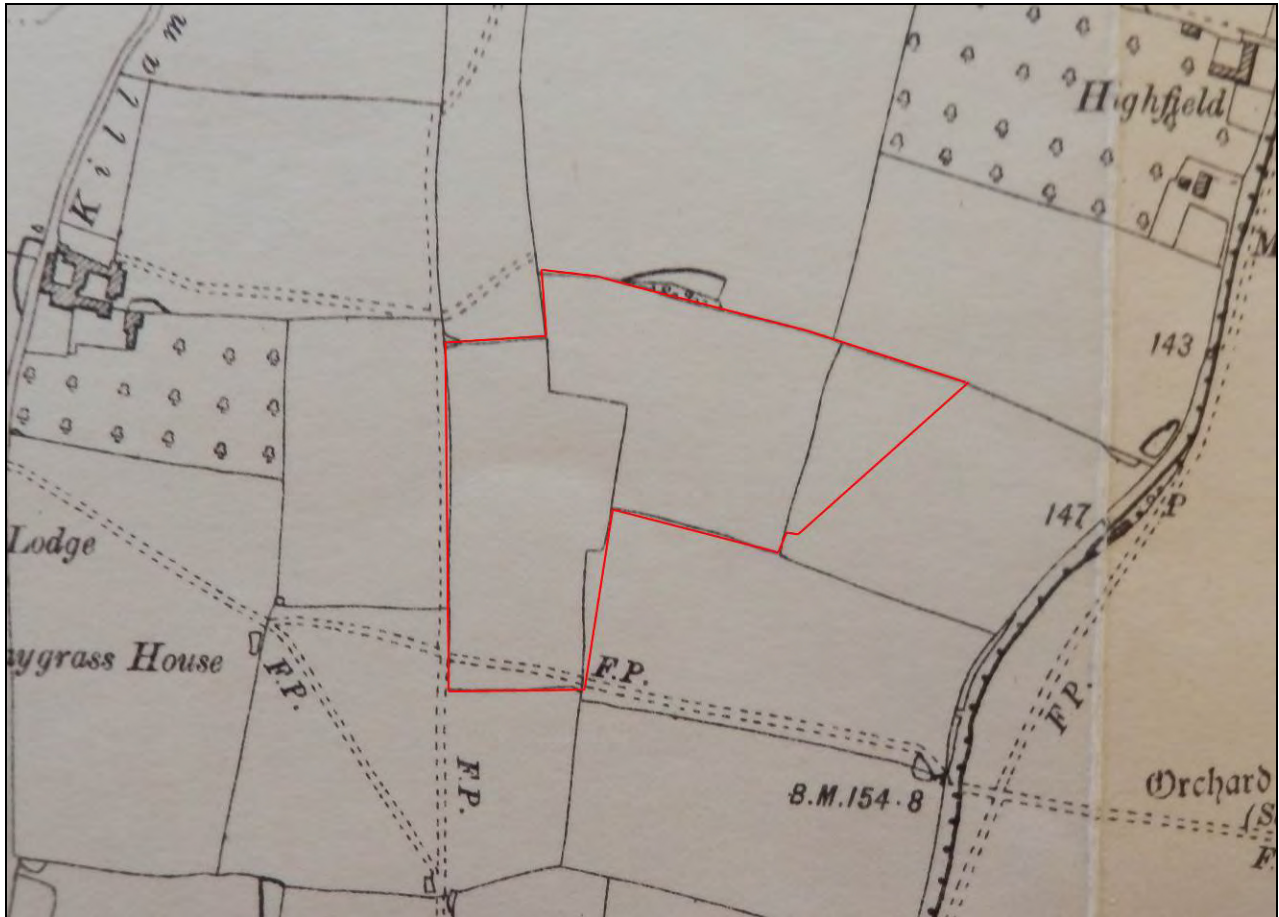
Appendix F – Historic Mapping



Pitminster Tithe Map, 1839



Taunton Deane Inclosure Map, 1851 (Map B, Pitminster)



Second Edition OS Map 6 Inch, 1904



Appendix G – Report Conditions



Archaeology and Heritage Desk-Based Assessment, Land at Taunton Racecourse, Taunton, Somerset

This report is produced solely for the benefit of **AEE Renewables plc** 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