

**Land off Locking Moor
Road, Weston-super-Mare**

**Archaeological Desk-
Based Assessment**

Client: WILLMOTT DIXON CONSTRUCTION
LIMITED

AB Heritage Project No:10579

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Land off Locking Moor Road, Weston-super-Mare Archaeological Desk-Based Assessment

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Rev Number	Description	Undertaken	Approved	Date
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Photo 2: The view towards the south-west from the south-west of section 1, showing a possible area of cropmarks **[AB 18]** outlined in red

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EXECUTIVE SUMMARY

AB Heritage Limited have been commissioned by Willmott Dixon Construction Limited to produce an Archaeological Desk-Based Assessment covering proposed development consisting of a food and retail park on land off Locking Moor Road, Weston-super-Mare, North Somerset.

This assessment has reviewed all of the known cultural heritage features within 500m of the proposed development site boundary in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and the potential impact of the proposed development upon these.

Based on the known historical development of the site and study area, along with predicted past impacts within the limits of proposed development, it has been concluded that there is potential for the presence of previously unrecorded archaeological remains to be present within the boundary of the proposed development site. It is therefore recommended that geophysical survey is carried out across the extent of the proposed development site in advance of development, along with a recording of the extent Second World War features within the site boundary [**AB 10 – 12**].

Should construction works include plans to penetrate the ground surface to a depth of more than 3m, an investigation of the ground deposit model should be made to confirm the presence or absence of the peat layers of possible Neolithic to Bronze Age date (D Smith pers. comm 2015). If present, further mitigation should be employed to ensure that any Prehistoric features can be appropriately recorded. These recommendations are subject to the approval of the local Planning Archaeologist.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Willmott Dixon Construction Limited to produce an Archaeological Desk-Based Assessment covering the proposed development on land off Locking Moor Road, Weston-super-Mare, North Somerset.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site is centred at approximately ST 34758 60857 and covers an area of 14.4 hectares. The land consists primarily of grassland, and concreted areas associated with the Second World War RAF Weston-super-Mare Airfield [AB 14].
- 1.2.2 The proposed development site is bound to the north-west by the Great Western Railway, and by field boundaries to all other sides. Beyond the Railway to the north-west is an area of retail and residential development, while the A370 and the Flowerdown Bridge pass adjacent to the northern boundary.

1.3 Geology & Topography

- 1.3.1 The proposed development site is situated upon a bedrock geology of mudstone and halite-stone of the Mercia Mudstone Group, which was formed in hot deserts during the Triassic Period.
- 1.3.2 The superficial geology of the area consists of tidal flat deposits of clay, silt, and sand, which was formed in shoreline environments (BGS 2015).
- 1.3.3 The majority of the proposed development site is relatively low lying at c. 5m above OD and is characterised by fields divided by drainage ditches and rhynes [AB 15].

1.4 Proposed Development

- 1.4.1 The proposed development plan currently consists of a food and drink technology centre, to include multiple buildings, roads, and landscaping. Early plans suggest that the existing road associated with the former RAF Weston-super-Mare Airfield is to be incorporated into the proposed development, presumably following some improvement works. The final design for the proposed development has not yet been confirmed.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The North Somerset Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 28th May 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the North Somerset HER
 - Readily accessible information on the site's history from readily available historic maps and photographs

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 During consultation with Vince Russett (County Archaeologist; North Somerset Council) on 22nd May 2015, it was agreed that a 500m study area from the boundary of the proposed development site would be sufficient to understand the historic development of the area.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Study Area

- 2.5.1 During consultation between Zoe Edwards (Archaeological Technician; AB Heritage) and Vince Russett (County Archaeologist; North Somerset Council) on 22nd May 2015, it was agreed that a 500m study area from the proposed development site boundary would be sufficient for this project.
- 2.5.2 On 29th May 2015, Daniel Smith (Historic Environment Records Officer, North Somerset Council) recommended to Zoe Edwards that a 500m study area from the proposed development site centre-point would be sufficient. This was agreed by Vince Russett.
- 2.5.3 A 500m area from the centre of the proposed development site has therefore been assessed in order to understand the historic development of the land within the proposed development site, and the surrounding landscape.

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Willmott Dixon Construction Limited, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (June 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 During the site visit, as one of the fields within the proposed development area was being utilised for horse grazing (horses and foals), the site was photographed from the field boundary but was not entered by the surveyor.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Local Planning Policy

North Somerset Core Strategy: Policy CS5 – Landscape and the Historic Environment

- 3.4.1 The North Somerset Core Strategy was adopted in 2012. The Core Strategy sets out the broad long-term vision, objectives and strategic planning policies for North Somerset up to 2026.
- 3.4.2 Policy CS5 reflects the importance of North Somerset’s historic environment, and the need to conserve it in accordance with the National Planning Policy Framework paragraphs 126-141.
- 3.4.3 The Policy states that ‘the council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites and registered and other historic parks and gardens’.

North Somerset Sites and Policies Development Management Policies Publication Version: Policy DM6 – Archaeology

- 3.4.4 The Sites and Policies Plan brings forward detailed development plan policies that complement the strategic context set out in the Core Strategy. The following relevant policies have been taken from the publication version of this document and may be subject to change after further review, but can be used as a guide to the policies that will be adopted into the final document of November 2015.
- Archaeological interests will be fully taken into account when determining planning applications.
 - Where there is good reason to believe that development proposals could affect archaeological remains, the council will seek an archaeological assessment and field evaluation to establish the extent and importance of the remains and the potential harm of the proposals to their significance before the planning application is determined.
 - It is nearly always preferable that archaeological remains are preserved ‘in situ’ as even archaeological excavation means the total destruction of evidence, apart from removable artefacts. In some cases, applicants will be required to modify their proposal to take account of the archaeological remains, for example by using foundations which avoid disturbing the remains or by the careful siting of landscaped or open areas.
 - In cases where the council decides that it is not necessary to preserve remains ‘in situ’, developers will be required to make appropriate and satisfactory provision for the

excavation and recording of the remains before development commences. Planning conditions will be attached to the grant of planning permission requiring an approved programme of archaeological work to be undertaken before development commences, which may include the submission of geotechnical information. Alternatively, legal agreements may be sought with developers, before permission is granted, to excavate and record the remains and to publish the results.

- Where archaeological assets are considered to be at risk, the council will seek to secure their protection to prevent continued deterioration.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory & Non Statutory Designated Features

- 4.1.1 There are no statutory or non-statutory designated features within the boundary of the proposed development site or the surrounding 500m study area.

4.2 Historic Environment Record (HER) Data

- 4.2.1 There are a total of 21 heritage features within the study area and proposed development site.

Within the proposed development site

- 4.2.2 The North Somerset HER contains records for five cultural heritage features within the boundary of the proposed development site: [AB 11 – 15]:

- Two extant pill boxes [AB 11 & 12]
- The site of a former pill box [AB 13]
- RAF Weston-super-Mare Airfield [AB 14]
- Wetland Landscapes and Levels Avon Historic Landscape Characterisation Area [AB 15]

Within the 500m study area

- 4.2.3 There are 12 cultural heritage features recorded by the North Somerset HER within the surrounding 500m study area [AB 1, 2, 4 – 9 & 16 – 19].

4.3 Other Sources

- 4.3.1 Four previously unrecorded features [AB 3, 10, 20 & 21] were identified within the proposed development site, through on-site assessment and map regression. This included three within the proposed development site [AB 10, 20 & 21].

4.4 Previous Archaeological Works in the Study Area

- 4.4.1 There has been no previous archaeological work within the boundary of the proposed development site.
- 4.4.2 Previous work within the study area consists of two assessments on the history and survival of RAF Weston-super-Mare, and an Archaeological Desk-Based Assessment on land to the c. 50m to the north of the proposed development site boundary.

4.5 Archaeology & History Background

The Prehistoric Periods (c. 500, 000 BC – AD 43)

- 4.5.1 There are no known cultural heritage features of Prehistoric date within the boundary of the proposed development site and the surrounding area.

- 4.5.2 Peat layers are known to be present in the area of the proposed development, at c. 3 - 4m below the ground surface. These are usually of Neolithic to Bronze Age in date (D Smith pers. comm 2015), and may provide suitable conditions to preserve organic materials as well as lithic and bone artefacts of these dates. No such artefacts have been recorded by the HER thus far within the proposed development site or the surrounding study area.

The Roman Period (AD 43 – AD 410)

- 4.5.3 There are no known cultural heritage features of Roman date within the proposed development site, and one Roman feature within the study area [AB 1].
- 4.5.4 Roman features are also rarely discovered in this area of North Somerset as they are deeply buried (D Smith pers. comm 2015), but a third century Roman coin of Constantine [AB 1] was found c. 200m south-west of the proposed development site boundary.

The Medieval Period (AD 410 – AD 1536)

- 4.5.5 There are no known cultural heritage features of Medieval date within the boundary of the proposed development site and the surrounding area.

The Post - Medieval Period (AD 1537 – AD 1800)

- 4.5.6 There are no known cultural heritage features of Post-Medieval date within the boundary of the proposed development site and the surrounding study area.

The Modern Period (AD 1801 – Present)

- 4.5.7 There are seven known cultural heritage features of Modern date within the boundary of the proposed development site [AB 3 & 10 – 15], and eight within the surrounding study area [AB 2, 4 – 9 & 16].
- 4.5.8 Significant changes were made to the landscape in Locking from c. 1800 onwards. At the start of the 19th century, the common grazing land across this area was enclosed into smaller, individually owned fields (D Smith pers. comm 2015) consistent with the Historic Landscape Characterisation of the area consisting of enclosed fields divided by drains and rhynes [AB 15]. Two livestock pounds [AB 2 & 3] have been noted on historic maps along the north-eastern boundary of the airfield, one of which [AB 3] is likely to have been situated within the north-eastern boundary of the proposed development site.
- 4.5.9 This was followed by the construction of the Great Western Railway between Bristol and Exeter in 1840s, which passes along the north-west facing boundary of the proposed development site. Two of the heritage features within the study area are associated with the construction of the railway, which consist of a railway barrow pit [AB 4] c. 220m to the north of the proposed development site, and a possible within a railway barrow pit [AB 5] at c. 220m to the south-west of the proposed development site boundary.
- 4.5.10 Within 100 years of this, the southern area of the proposed development site became part of the Weston-super-Mare Airfield [AB 14], which was originally constructed in the mid-1930s as a municipal airport. Shortly before the Second World War, it became RAF Weston-super-

Mare. Many of the concrete hardstandings, runways, and roads of the airfield survived until recent residential developments began on the land within the airfield.

- 4.5.11 A section of the northern extent of the RAF Airfield [AB 14] resides within the boundary of the proposed development site. Surviving Second World War features within the proposed development site boundary include a concrete road (component of [AB 14]) from the south-west development boundary to the north-east boundary, and two pillboxes at the north-east of the development site [AB 11 & 12] which face onto the airfield [AB 14]. There is also a former site of a pillbox [AB 13] within the north-east of the site boundary.
- 4.5.12 A previously unrecorded possible borehole pump house [AB 6] was noted during the site visit in the centre of the proposed development site, which would have been contemporary with the Second World War use of the airfield [AB 14]. The structure now has no roof and is in a poor state of repair.
- 4.5.13 Additional features of Second World War date within the study area consist of two additional extant pillboxes within 100m of the proposed development site boundary [AB 6 & 7], the former site of light anti-aircraft guns [AB 9] at c. 160m to the south-west of the proposed development site boundary, and an aircraft factory [AB 8] c. 100 to the south-west of the proposed development site boundary which appears to be in reasonable condition from the exterior.
- 4.5.14 RAF Weston-super-Mare [AB 14] reverted to private use after the Second World War, and was disused by c. 1970 (D Smith pers. comm 2015).

Uncertain

- 4.5.15 There are two possible cultural heritage features of uncertain date within the boundary of the proposed development site [AB 20 & 21], and three within the surrounding study area [AB 17 - 19].
- 4.5.16 Two of the features of uncertain date consist of cropmarks [AB 18 & 20]. At c. 120m west of the proposed development site boundary a double-ditched enclosure [AB 18] which, while of uncertain date, may be Medieval in origin. An additional area of cropmarks [AB 20] within the west of the proposed development was identified during the site visit (see section 4.7 for detail). At the present time it remains uncertain whether this feature is of archaeological origin.
- 4.5.17 An area immediately to the north of the proposed development site boundary was once the location of a seasonal bog named 'Veldermeer', over which the former Veldermeer Bridge [AB 19] was built. This appears on the 1840 Tithe Map of Locking at c. 15m beyond the north-east facing boundary of the proposed development site, but it remains uncertain where the original boundary lies and when the bridge was originally constructed.

4.6 Historic Map Sources

- 4.6.1 The earliest available map showing any detail within the proposed development site is the 1840 Tithe map.

- 4.6.2 At this time, the area of the proposed development site is divided between the parishes of Hutton (western side of the proposed development site) and Locking (eastern side of the proposed development site), with the parish boundary along what is now known as the Hutton and Locking Rhyne (see Figure 1).
- 4.6.3 The Tithe map shows that there were three main fields occupying the area of the proposed development site, which are all identified as allotments of pasture-land within 'The Moor' (Locking) or 'Frog Moor' (Hutton).
- 4.6.4 The proposed development site is visible on OS 6 inch to 1 mile OS map sheets, between four map sheets (XVI.N.E, IX.S.W&S.E, X.S.W, and XVII.N.W).
- 4.6.5 The First Edition OS map shows that Frog Moor in Hutton had been divided into three smaller fields by 1884, while the land formerly on the Locking side of the proposed development site had remained the same. The Great Western Railway is now shown along the north-west facing boundary of the proposed development site, and the Hutton and Locking Rhyne is now labelled. The layout of the fields within the proposed development site does not change in the Second Edition OS map of 1903-4.

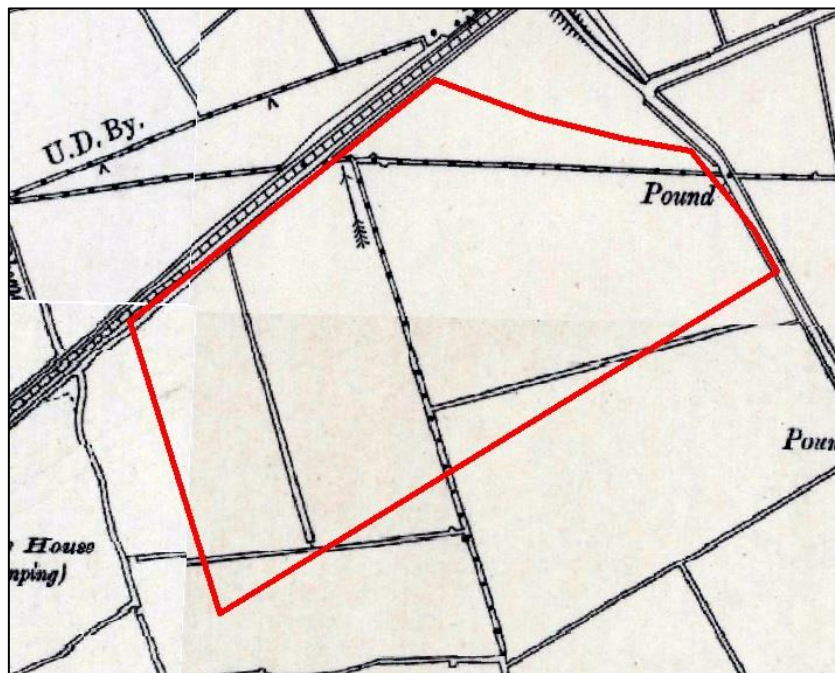


Plate 1: Second Edition OS Map Sheets XVI.N.E, IX.S.W&S.E, X.S.W, and XVII.N.W, showing the approximate area of the proposed development site in red (© Crown Copyright 2015. Ordnance Survey Licence Number 100050237)

- 4.6.6 The location of a Pound [AB 3] is shown on the Second Edition OS map on the north-east facing boundary of the proposed development site. No record of this as a surviving feature was noted during the site visit, although the area was covered by dense vegetation at the time.
- 4.6.7 Borough of Weston-super-Mare Invasion Committee of 1943 shows the locations of local war-time services, including warden's posts, hospitals, police stations, casualty clearance points

and more, overlain on an OS map of unknown date. The 1943 map does not show any wartime features within the proposed development site or study area.

- 4.6.8 The airfield [AB 14] is shown to be present on the 1 inch to 1 mile OS map Sheet 165 of 1958, after it opened in 1937 (D Smith pers. comm 2015).

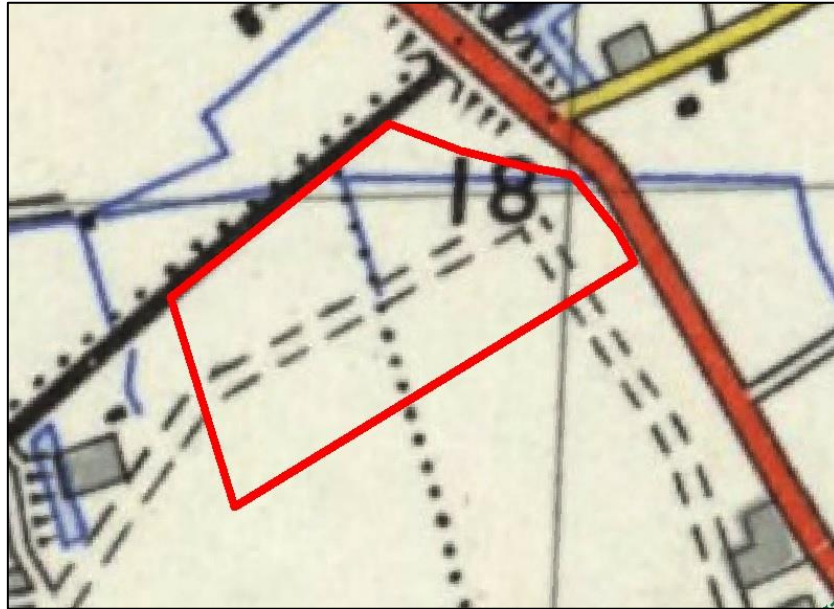


Plate 2: The 1 inch to 1 mile OS map Sheet 165 of 1958, showing the approximate location of the proposed development site in red, in the north of the airfield [AB 14]

4.7 Site Visit

- 4.7.1 A site visit was undertaken by Zoe Edwards (Archaeological Technician; AB Heritage) on the 28th May 2015. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. Figure 3 accompanies this section.
- 4.7.2 As shown on the OS map (see Figure 3), the proposed development site is divided through the centre by a north-east – south-west field boundary. There are additional land divisions formed by the Hutton and Locking Rhyne, and a drain in the northern section. For clarity, these areas have been numbered to identify each division of land within the proposed development site boundary (see Figure 3). These section location numbers relate only to this document.
- 4.7.3 Before arriving at the proposed development site, it was apparent that there were numerous development projects within the boundary of the former RAF Airfield [AB 14] at various stages of development, adjacent to the proposed development site. This included a residential development on the south-western side of the airfield [AB 14], and additional construction activity north of the former runway. The runway is now an access road to the new residential development.
- 4.7.4 Access to the proposed development site was made from western site boundary, adjacent to the aircraft factory [AB 8]. The concrete routes of the former airfield have survived well in these areas.



Photo 1: The view to the north-east from the south-western boundary, along a surviving concrete route of the former airfield [AB 14]

- 4.7.5 The southern section of the proposed development site (section 1) contained long grass and what appeared to be a footpath which can be seen on google earth images as a brown circuit.
- 4.7.6 An area of possible cropmarks [AB 20] was noted in the western end of section 1, which appeared to take the form of a partial semi-circle with an off-centre break. However the form of the cropmarks [AB 20] was not sufficient to allow for any detailed interpretation of its origin.



Photo 2: The view towards the south-west from the south-west of section 1, showing a possible area of cropmarks [AB 20] outlined in red

- 4.7.7 The aircraft factory [AB 8] was visible from all areas of section 1, and the Great Western Railway and Flowerdown Bridge were visible on the north-west facing site boundary from the majority of the proposed development site.



Photo 3: The view to the west from the east of section 1 within the proposed development site, showing a footpath in the foreground, and a concreted route towards the aircraft factory [AB 8] in the background



Photo 4: The view towards the north-west of the proposed development site from the south-west of section 2, showing the Great Western Railway and Flowerdown Bridge

- 4.7.8 The north-east boundary of section 1 was formed by an area overgrown brambles and trees. Within this, two pillboxes [AB 11 & 12] were partially visible. No attempt could be made to assess the condition of the pillboxes [AB 11 & 12] due to the surrounding vegetation.



Photo 5: A pillbox [AB 11] at the north-eastern edge of section 1 within the proposed development site



Photo 6: A pillbox [AB 12] hidden beneath vegetation at the western corner of section 1 within the proposed development site

- 4.7.9 The site of a former pillbox [AB 13] within section 3 resides beneath dense vegetation and the presence of any remaining components of it could not be determined.
- 4.7.10 Sections 2 – 4 were accessible through gated entrances from section 1. These areas were littered with dispersed construction debris, and areas of dense vegetation. Sections 2 – 4 were divided by drains and the Hutton and Locking Rhyne, all of which had crossing places. At the time of the site visit, the route of the most western drain was dry.



Photo 7: The view towards the west from the east of section 2

4.7.11 A drop in ground level was noted in sections 2 – 4. This is likely to be a natural drop formed by previous flooding of the drains and rhynes.



Photo 8: The view towards the north-east from the centre-west of section 2, showing the drop in ground level

4.7.12 Section 4 could be accessed from the western corner of section 2, via what appeared to be components of a former modern wall of no apparent historic significance, lain as a crossing route over the drain.



Photo 9: The view towards the south from the western corner of section 2, showing the drain crossing in the foreground, and the Hutton and Locking Rhyne between sections 3 (left) and 4 (right) in the background

- 4.7.13 A roofless and structure [AB 10] in a poor state of repair was present in the south-western area of section 3. It has been confirmed that it is contemporary with the use of the site in the Second World War, and it has been identified as a possible borehole pump house (A Passmore 2015, pers.comm).



Photo 10: The north-facing side of the unrecorded structure [AB 10] within the south-west of section 3

- 4.7.14 There were two notable features in section 4 consisting of flat concreted surfaces [AB 21]. It is possible that these extent beneath the grass cover. These may relate to the Second World War use of the site, though it cannot be confirmed at this stage. This area was adjacent to a

further division of section 4, shown in Figure 3. This, and the majority of other non-natural boundaries within the site was formed by a post-and-wire fence.



Photo 11: The view to the south from the centre-south of section 4, showing the largest of the concreted areas [AB 21]

4.7.15 Section 5 was not accessible during the site visit for health and safety reasons (see 2.6.4). However, no obvious above-ground archaeological features could be seen from the north-eastern boundary of the field.



Photo 12: The view of section 5 towards the south-west, from the north-east of the section boundary

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 The known heritage resource within the proposed development site boundary consists primarily of Modern features [AB 10 – 14] associated with the use of the area during the Second World War as an RAF Airfield [AB 14]. An additional feature of uncertain date [AB 19] identified during the site visit may also be associated with the airfield [AB 14].
- 5.1.2 Evidence of the agricultural use of the site pre-dating the airfield [AB 14] has also been identified within the proposed development site, in the form of the site of a former animal pound [AB 3] seen on historic maps of the area.
- 5.1.3 A cropmark [AB 20], which may represent buried archaeological feature, was noted in the south-west of the proposed development site during the site visit, but the origin of this remains uncertain.

5.2 Past Impacts within the Site Boundary

- 5.2.1 Past impacts within the site boundary primarily consist of the development of the airfield [AB 14] in the 1930s. The construction of the road through the centre of the proposed development site is unlikely to have caused deep impact, although the use of the road over time may have caused some compression of the ground beneath it.
- 5.2.2 The construction of the pillboxes [AB 11 – 13] and other structures [AB 3 & 10] within the proposed development site may also have impacts below the ground surface.
- 5.2.3 The Hutton and Locking Rhyne in the north of the proposed development site, along with the two drains which cut into the ground to an unknown depth, have also impacted beneath the former ground surface. There is also some impact caused to the surrounding area when these sources flood, what depending on the severity of flooding, may sweep away deposits to an unknown depth.

5.3 Potential Archaeological Resource

- 5.3.1 Based on the known heritage resource and the past impacts within the site boundary, the following assumptions have been made regarding the potential archaeological resource within the proposed development site boundary.
- An unknown potential for the presence of previously unknown archaeological features of Prehistoric to Roman date, due to a lack of past archaeological work within the study area, and the possible presence of deep peat layers which can contain archaeological features (D Smith pers. comm 2015).
 - A high potential for Second World War remains associated with the sites use as an RAF Airfield [AB 14].
- 5.3.2 The potential archaeological resource is of unknown significance in line with Table 1, due to the lack of previous archaeological work within the proposed development site.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development will consist of buildings, roads, and landscaping for a new food and drink technology centre.
- 5.4.2 It is assumed that the ground will be levelled in advance of development, which will cause an unknown level of below-ground impacts.
- 5.4.3 The construction methodology for structures and foundations is unknown to AB Heritage at the time of writing, and therefore the impact of this process is currently unknown. The planting and levelling involved in landscaping will also cause impacts below the ground surface.
- 5.4.4 The construction of any additional roads and car parks around proposed buildings will have impacts below the ground surface, and will have some compression impacts in the long-term.
- 5.4.5 It is assumed that the development will require the demolition of the extant pillboxes [AB 11 & 12] and other existing heritage features [AB 3, 10 & 21] within the proposed development site, along with possible remains of former features [AB 13, 14, 20], including a road of the former airfield [AB 14] .
- 5.4.6 Therefore, the impact of the proposed development may have a high magnitude of impact, resulting in a Moderate significance of effect, in line with tables 2 and 3. This does not account for the unknown potential for archaeological features of Prehistoric or Roman date.

5.5 Outline Recommendations

- 5.5.1 Further archaeological works are recommended in advance of the proposed development, in order to fully understand and record the history of the land within the site boundary, including the full extent of the below-surface remains relating to the RAF Airfield [AB 14]. This may also provide some clarification on the origin of the cropmarks noted on the site visit [AB 18] and reveal any additional previously unrecorded archaeological features.
- 5.5.2 It is recommended that these investigations consist of a geophysical survey across the full area of proposed development.
- 5.5.3 It is also recommended that the pillboxes [AB 11 & 12] and other extent structures [AB 10] should be subject to a photographic and written record before their demolition.
- 5.5.4 In addition, should the construction of the proposed development include plans to penetrate the ground surface to a depth of more than 3m an investigation of the ground deposit model should be made to confirm the presence or absence of the peat layers of possible Neolithic to Bronze Age date (D Smith pers. comm 2015). Should the peat layers be encountered a suitable mitigation strategy should be employed to ensure that any Prehistoric features can be appropriately recorded. Note that the geophysical survey results are unlikely to show any potential features at this depth.
- 5.5.5 These recommendations are subject to the approval of the local Planning Archaeologist.

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

Institute for Archaeologists 1994; rev.2001 & 2008 Standard and Guidance for Desk-Based Assessment

6.2 Online Sources

BGS (British Geological Society) 2015. Geology of Britain viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

EH (English Heritage). The National Heritage List for England. <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

North Somerset Core Strategy Adopted 2012 - [http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Core%20Strategy/adopted%20core%20strategy%20\(pdf\).pdf](http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Core%20Strategy/adopted%20core%20strategy%20(pdf).pdf) accessed 20/02/2015.

North Somerset Historic Environment Record (online) <http://map.n-somerset.gov.uk/HER.html>

North Somerset Sites and Policies Development Management Policies - [https://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Sites%20and%20policies%20development%20plan/Sites%20and%20Policies%20Plan%20Part%201%20Development%20Management%20Policies%20\(pdf\).pdf](https://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Sites%20and%20policies%20development%20plan/Sites%20and%20Policies%20Plan%20Part%201%20Development%20Management%20Policies%20(pdf).pdf)

www.pastscape.english-heritage.org.uk

6.3 Other Sources

Personal communication between Zoe Edwards (Archaeological Technician; AB Heritage) and Vince Russett (County Archaeologist; North Somerset Council) on 22nd May 2015 to agree a study area of 500m from the proposed development site boundary.

Personal communication between Zoe Edwards (Archaeological Technician; AB Heritage) and Daniel Smith (Historic Environment Records Officer, North Somerset Council) on 29th May 2015 to confirm an amendment of the study area to 500m from the centre of the proposed development site, which Mr Smith agreed with the County Archaeologist.

Personal communication between Zoe Edwards (Archaeological Technician; AB Heritage) and Daniel Smith (Historic Environment Records Officer, North Somerset Council) on 29th May 2015 in the form of a HER delivery covering letter detailing various aspects relating to the historic development of the proposed development site.

Personal communication between Kerry Kerr-Peterson (AB Heritage; Assistant Project Archaeologist), and Andrew Passmore (AC Archaeology; Project Manager) on 31st May 2015, regarding the identification of a previously unknown feature within the boundary of the

proposed development. Mr Passmore stated that the structure was definitely of Second World War date, and may be a borehole pump house. Mr Passmore identified these structures as 'generally small, flat-roofed buildings with a single door, although most examples also had at least one window' which the feature at the site does not have.

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the North Somerset Historic Environment Record and other sources within a radius of 500m from the centre-point of the proposed development site.

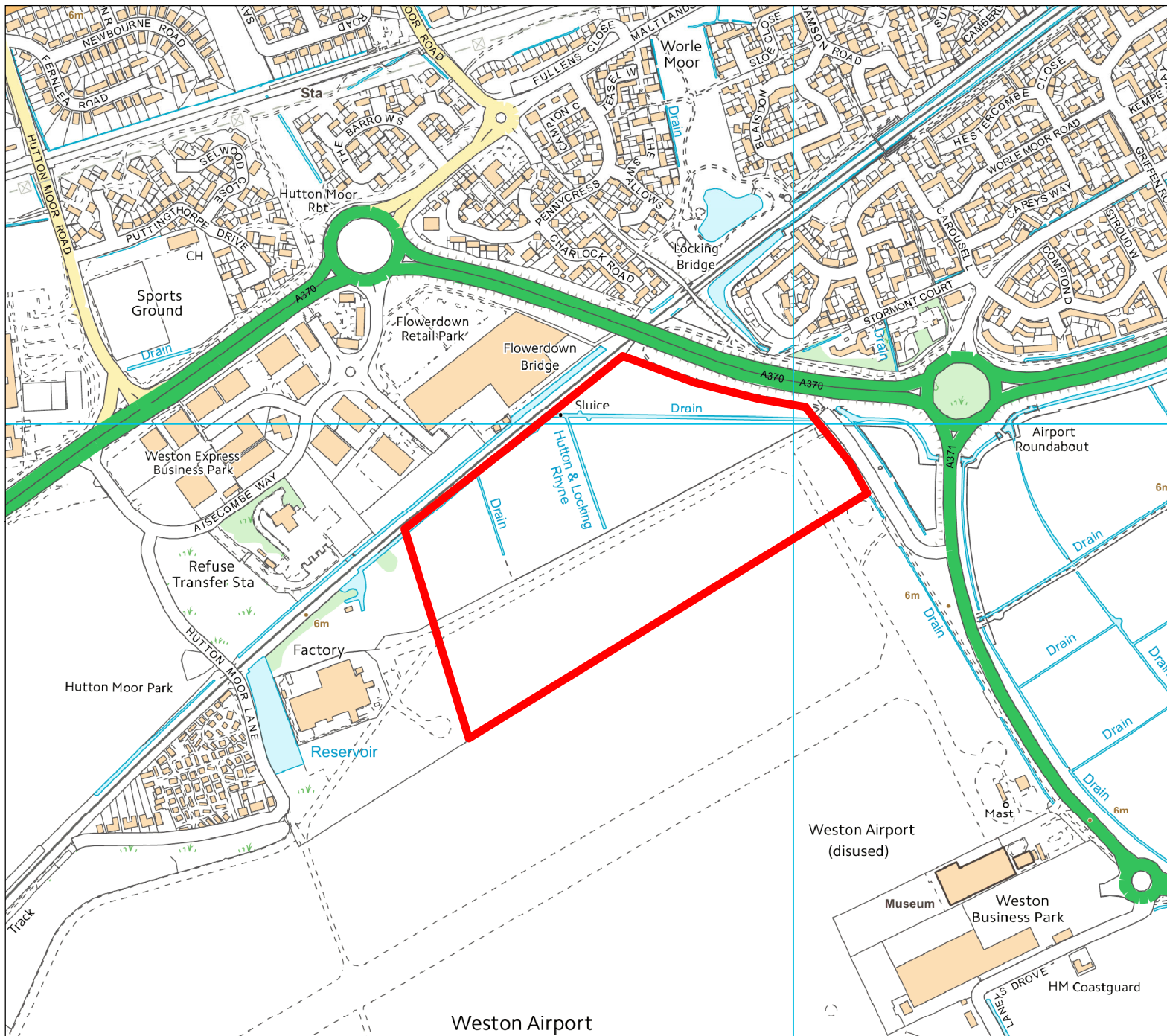
Abbreviations

NGR National Grid Reference MNS HER number prefix HLC Historic Landscape Characterisation Area

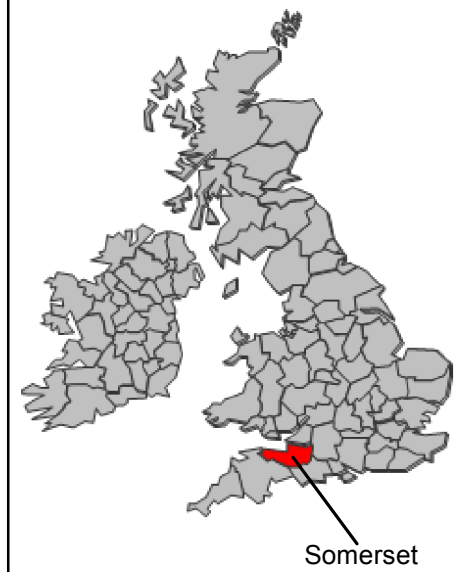
AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
1	Roman	Findspot	A 3rd century brass Roman coin of Constantine, found in the north side of the RAF Weston-super-Mare Airfield [AB 14]	-	ST 3438 6056	MNS157
2	Modern	Monment	Site of a Pound within the east of Airfield, marked on 1st and 2nd Edition OS maps	-	ST 3518 6072	MNS1103
3	Modern	Monument	Site of a Pound within the east of RAF Weston-super-Mare Airfield [AB 14]	-	ST 3502 6099	-
4	Modern	Monument	Railway borrow pit/quarry at Locking Moor Road	-	ST 3434 6061	MNS6089
5	Modern	Monument	A possible pond marked on the 1st Edition OS map, within a railway barrow put, Hutton Moor Road	-	ST 3434 6061	MNS6044
6	Modern	Monument	Extant Pill Box	-	ST 3443 6076	MNS2570
7	Modern	Monument	Extant Pill Box to the east side of Locking Road at the junction with Herluin Way, RAF Weston-super-Mare Airfield [AB 14]	-	ST 3510 6094	MNS2576
8	Modern	Monument	WW2 Aircraft Factory, RAF Weston-super-Mare Airfield [AB 14]	-	ST 3441 6065	MNS3517
9	Modern	Monument	WW2 Bofors Light Anti-Aircraft site VP574 site 8, RAF Weston-super-Mare Airfield [AB 14]	-	ST 3441 6059	MNS3518

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
10	Modern	Monument	A declining brick structure to the north of the RAF Weston-super-Mare Airfield [AB 14], possibly a borehole pump house	-	ST 347 609	-
11	Modern	Monument	Extant Pill Box by Locking Road, RAF Weston-super-Mare Airfield [AB 14]	-	ST 3505 6095	MNS2574
12	Modern	Monument	Extant Pill Box, RAF Weston-super-Mare Airfield [AB 14]	-	ST 3508 6090	MNS2575
13	Modern	Monument	Site of WW2 pillbox 3/26 type, RAF Weston-super-Mare Airfield [AB 14]	-	ST 3499 6099	MNS4562
14	Modern	Monument	RAF Weston-super-Mare Airfield, opened 1937, now disused	-	AREA	8894
15	Modern	HLC	Wetland Landscapes and Levels Avon Historic Landscape Characterisation area, with primary characteristics consisting of rectilinear field patterns, consisting of parallel drainage ditches and rhines.	-	AREA	G5:Category 9
16	Modern	Monument	Very shallow linear depressions recorded on the north-west side of RAF Weston-super-mare Airfield [AB 14] which may be 19 th century in date	-	ST 3450 6050	MNS1765
17	Uncertain	Monument	A very shallow ditch forming part of a circular enclosure with an internal division. May relate to a former Pound [AB 2] but this is uncertain	-	ST 3520 6065	MNS1766
18	Uncertain	Monument	Double ditched enclosure cropmark of possible medieval date, but this is uncertain	-	ST 3438 6085	MNS2236
19	Uncertain	Monument	Veldermeer Bridge, Locking, pre-1840s.	-	ST 3505 6100	MNS3224

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
20	Uncertain	Monument	An area of possible cropmarks which appear to take the form of a partial semi-circle with an off-centre break, RAF Weston-super-Mare Airfield [AB 14]	-	ST 347 607	-
21	Uncertain	Monument	Areas of concrete which may relate to RAF Weston-super-Mare Airfield [AB 14], although this is uncertain	-	ST 346 608	-



Legend
 Site Boundary



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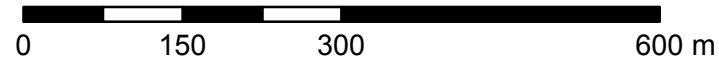
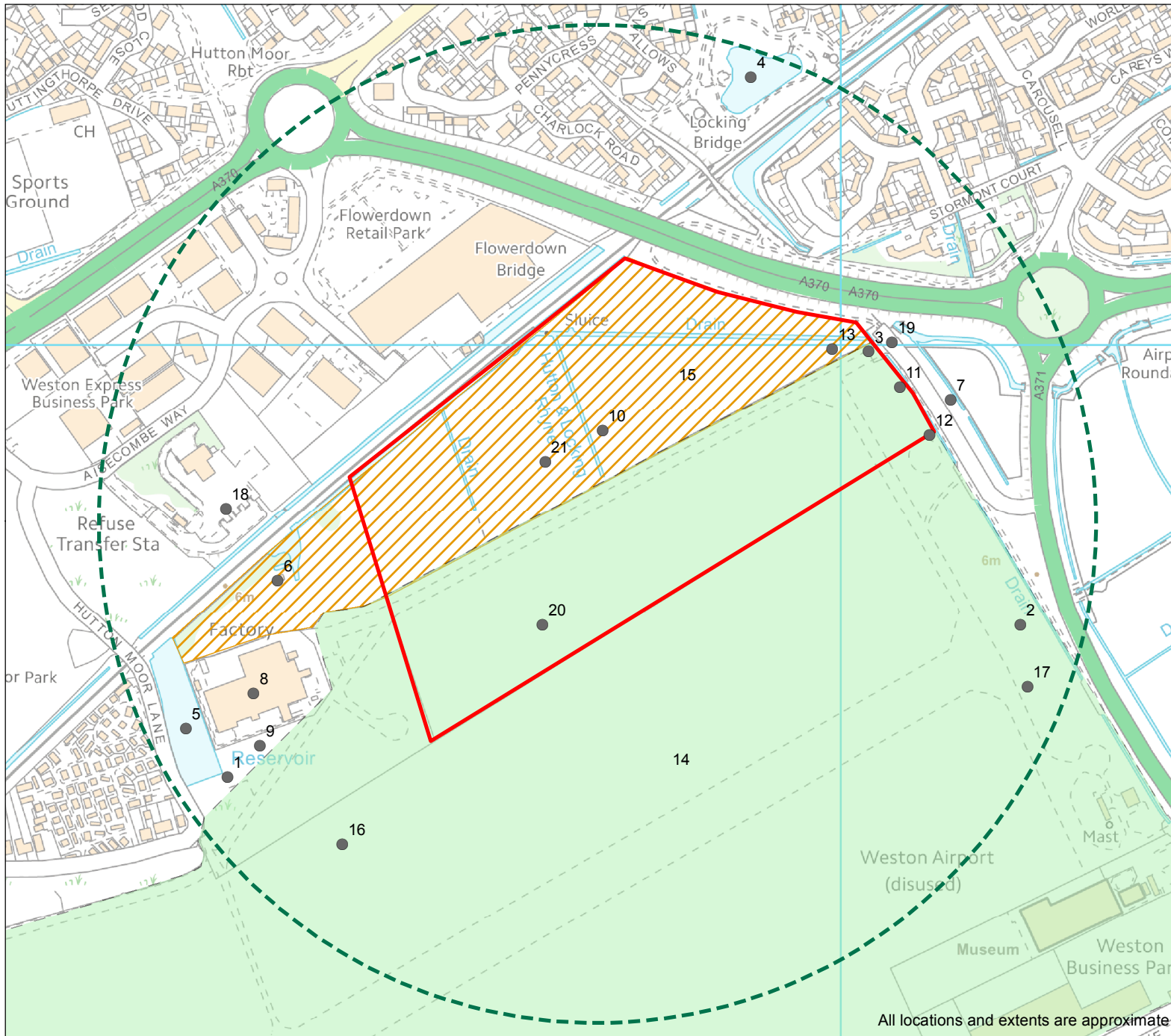


Figure 1: Site Location	
Project: Land off Locking Moor Road	
Date: 29/05/15	Job Number: 10579
Drawn by: ZE	Approved by: HS





- Legend**
- Monuments
 - RAF Weston-super-Mare [AB14]
 - ▨ HLC [AB15]
 - Site Boundary
 - ⋯ 500m Study Area

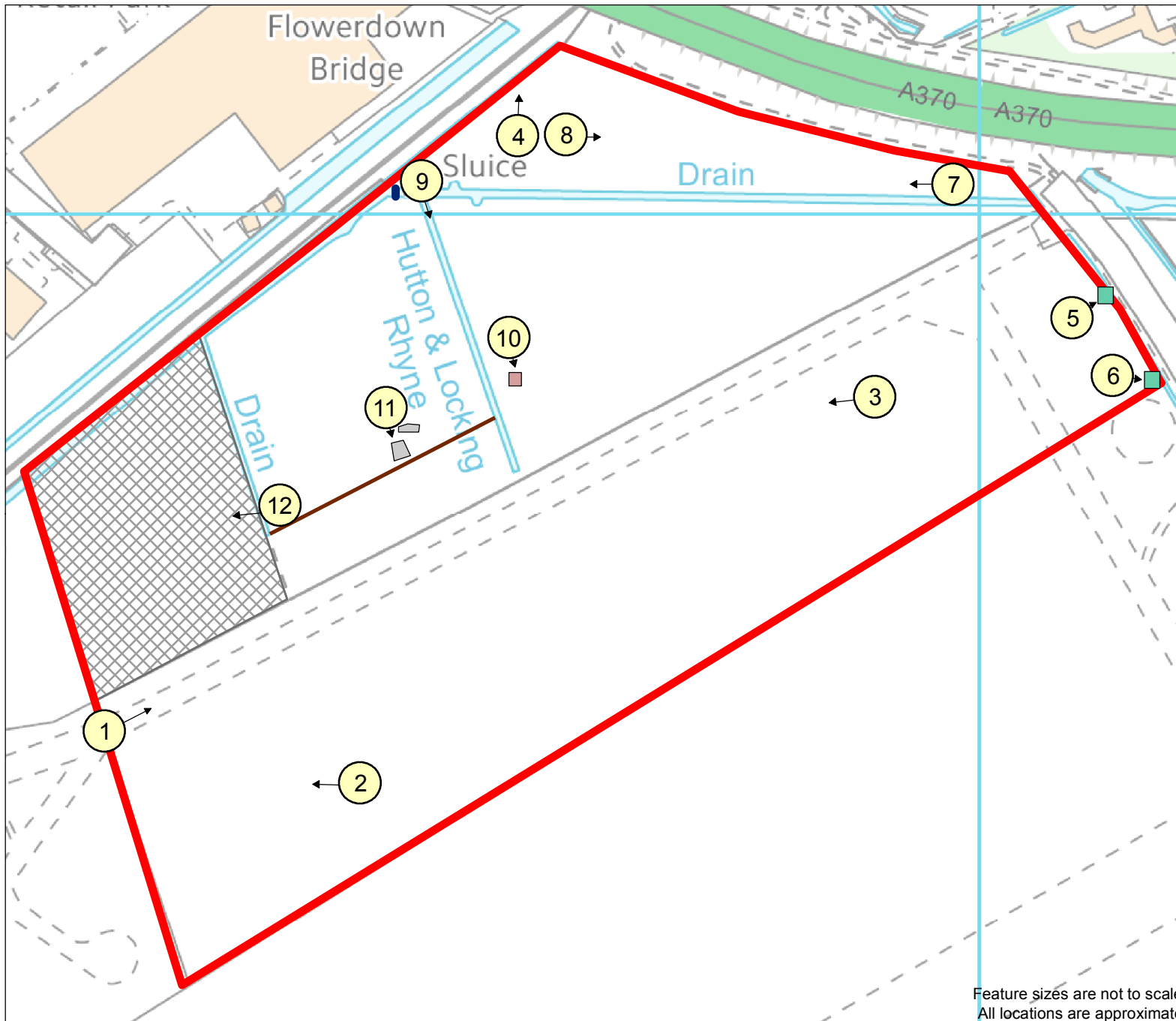
Figure 2: Map of Cultural Heritage Features

Project: Land off Locking Moor Road

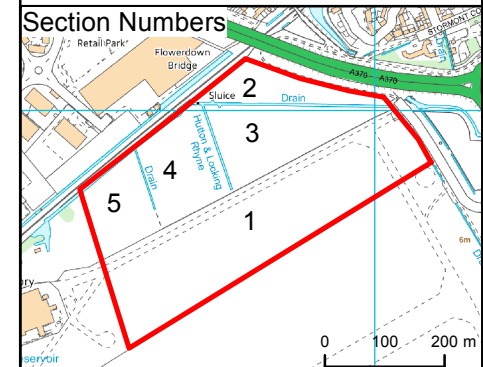
Date: 10/06/15 Job Number: 10579

Drawn by: ZE Approved by: HS





- Legend**
- Pill Boxes [AB11&12]
 - Brick Structure [AB10]
 - Concreted Areas [AB21]
 - Additional Fence Boundary
 - Drain Crossing
 - Site Boundary
 - Unaccessible on Site Visit
 - # Site Visit Photograph Position & Orientation



Feature sizes are not to scale
All locations are approximate

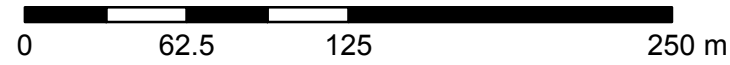


Figure 3: Site Visit Features & Photograph Plan

Project: Land off Locking Moor Road

Date: 10/06/15	Job Number: 10579
Drawn by: ZE	Approved by: HS





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