

**MAJ2 Wiveliscombe,
Taunton Deane,
Somerset
Heritage Appraisal**

Client: TAUNTON DEANE BOROUGH
COUNCIL AND WEST SOMERSET
COUNCIL

AB Heritage Project No:10649

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MAJ2 Wiveliscombe, Taunton Deane, Somerset

Heritage Appraisal

Client Taunton Deane Borough Council
and West Somerset Council

Project Number 10649

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Taunton Deane Borough Council & West Somerset Council to produce a targeted Heritage Appraisal covering site MAJ2 Wiveliscombe, for inclusion within the Taunton Deane Borough Council Draft Site Allocations and Development Management Plan.

The Heritage Appraisal has identified that there are no statutory or non statutory designated heritage features located within the application site.

In addition to the Historic Landscape Characters that cover the application site **[AB 17 & 19]**; one heritage feature is recorded within the application area. This is the site of a well **[AB 3]** noted on the Somerset HER.

Four designated heritage assets have been identified as having the potential to be impacted by the allocation proposal. These include the Parish Church of St Andrew **[AB 2]**, Culverhay Farmhouse **[AB 5]**, Lyndale **[AB 16]** & Wiveliscombe Conservation Area **[AB 18]**.

It is considered that the proposed allocation may adversely affect the setting of two heritage assets, comprising Culverhay Farmhouse **[AB 5]** & Wiveliscombe Conservation Area **[AB 18]**.

In relation to Culverhay Farmhouse **[AB 5]**, the close proximity and change of land use would remove the original function and relationship of this part of the surrounding landscape with Culverhay Farmhouse **[AB 5]**. It would also interrupt key views from the farmhouse across the adjacent farmland. Along with the additional noise, vibration and dust created during any constructions works and by increased traffic thereafter, a Medium magnitude of impact is concluded for the setting of Culverhay Farmhouse **[AB 5]** with a possible Moderate overall significance of effects.

In relation to Wiveliscombe Conservation Area **[AB 18]**, the removal of a part of the farmland that forms part of the setting of the Conservation Area **[AB 18]**, along with the additional noise, vibration and dust created during any constructions works and by increased traffic thereafter, a Low magnitude of impact is concluded for the setting of Conservation Area **[AB 18]**, with a possible Moderate – Minor overall significance of effects.

A series of methods of mitigation by design are recommended to reduce the potential impacts.

In terms of below ground archaeology, the potential for the survival of deposits is considered to be low for the Prehistoric / Roman period, Medium – High for the Medieval period and Medium – Low for the Post-Medieval – Modern period. Any surviving remains are considered to be of Local Importance at most.

The possible magnitude of impact upon surviving archaeological deposits is considered to be Uncertain for the Prehistoric / Roman period, Moderate – Minor for the Medieval period and Minor for the Post-Medieval – Modern period.

A geophysical survey is recommended to determine further archaeological works or mitigation by design.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Taunton Deane Borough Council & West Somerset Council to produce a targeted Heritage Appraisal covering site MAJ2 Wiveliscombe, for inclusion within the Taunton Deane Borough Council Draft Site Allocations and Development Management Plan.
- 1.1.2 This report includes a description of the baseline conditions and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.
- 1.1.3 This report also includes identification of heritage assets and their settings which may be affected by the allocation; assessment of whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s); assessment of the effects of the proposed allocation, whether beneficial or harmful, on that significance; exploration of the way to maximise enhancement and avoid or minimise harm; and makes suggestions/ recommendations to document the decision and monitor outcomes.

1.2 Site Location & Description

- 1.2.1 The application site covers an area of c. 7 hectares and is located on the southern side of the central part of the town of Wiveliscombe (See Figure 1), centred on Nation Grid Reference (NGR) ST 079 275.
- 1.2.2 The application site is bounded by Croft Way on the northern side with a mixture of Post-Medieval and Modern development at the rear of West Street and High Street beyond. A footpath leading to Culverhay Farm bounds the application site on the southern side, with large sub rectangular agricultural fields beyond.
- 1.2.3 Additional large sub rectangular fields bound the application site on the western side with the late 19th Century parkland of Abbotsfield & Culverhead beyond. The eastern side of the application site is bounded by 20th Century residential development fronting onto South Street beyond.
- 1.2.4 The application site is made up of six fields and a tarmac yard fronting onto Croft Way at the northern end. A ground watercourse running east-west across the centre of the site.

1.3 Geology & Topography

- 1.3.1 The underlying geology consisting of Sandstone of the Tidecombe Sandstone Member. This was laid down between 299 and 251 million years ago in an environment previously dominated by rivers (BGS 2015).
- 1.3.2 A superficial deposit of River Terrace Deposits, in the form of sands and gravels, is present across the northern and eastern parts of the application site. This was laid down around 3 million years ago in an environment previously dominated by rivers (BGS 2015).

- 1.3.3 The topography of the application site rises gently across the northern and central part of the site from a minimum of 111m AOD in the north-east corner towards the south-west. The south-western part of the site rises steeply towards Culverhay Farm to a maximum of 123m AOD.

1.4 Proposed Development

- 1.4.1 The application site has been put forward by Taunton Deane Borough Council in their recently submitted Site Allocations and Development Management Plan (hereinafter the Plan), as a location where growth and development may occur over the Plan period. Policies within the Plan outline the key development requirements associated with each site.
- 1.4.2 As a result there is currently (August 2015) no fixed proposed development plan for the application site. However, consultation with the Taunton Deane Borough Council and West Somerset Council Planning Policy Officer (Kate Murdock) in August 2015, has suggested that the northern part of the application site may be allocated for residential development, with soft landscaping potentially earmarked for the southern part of the application site.

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 identify which heritage assets and their settings are likely to be affected by the proposed development and to what degree and to explore ways to minimise the impact of development upon the setting of such heritage assets, devising appropriate mitigation responses where appropriate.
- 2.1.3 The collation of baseline information has been carried out in line with the Chartered Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.1.4 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 Methodology of Works

- 2.2.1 The Somerset Historic Environment Record (hereafter referred to as the 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:
- Somerset Historic Environment Record Online (<http://webapp1.somerset.gov.uk/her/map.asp?flash=true>)
 - The English Heritage website professional pages, particularly the National Heritage List For England (NHLE)
- 2.2.2 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the Somerset HER
 - A greater understanding of key cultural heritage issues of the application site and surrounding area, developed through the onsite walkover, including information on areas

of past truncation within the proposed development site boundary. This was carried out on the 19th August 2015 by Kerry Kerr-Peterson (AB Heritage).

- 2.2.3 The Heritage Appraisal has examined heritage records within 300m of the centre point of the application site. This was based on recommendations for the assessment of the impact upon certain heritage assets (See Section 5.2), agreed in correspondence via telephone between Steve Membrey (South West Heritage Trust Senior Archaeological Officer) and Hannah Simpson (Assistant Heritage Consultant, AB Heritage) in August 2015 and on the recommendations of Historic England in a letter to Taunton Deane Borough Council dated 15th March 2015.
- 2.2.4 A number of designated heritage features surrounding the application site, were highlighted by Steve Membrey and Historic England for the assessment of their setting. These included the Parish Church of St Andrew **[AB 4]**, Hartswell House **[AB 6]**, Culverhay Farmhouse **[AB 12]**, No. 1 & 3 Russell's **[AB 15]** & the Wiveliscombe Conservation Area **[AB 18]**.
- 2.2.5 The Settings Assessment has been carried out in line with the five step process outlined in the Historic England Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage (Historic England 2015). However, due to the early planning stages of the allocation of the application site, no defined proposed development plans or access routes have been made available to AB Heritage. Therefore this early stage setting assessment is based mostly on relationships between the site and heritage assets and intervisibility. Additional assessment may be required due to the lack of existing information on the form and nature of any development of the allocation site. The Historic England approach to the Setting of Heritage Assets is defined as:
- Step 1: identify which heritage assets and their settings are affected;
Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4: explore the way to maximise enhancement and avoid or minimise harm;
 - Step 5: make and document the decision and monitor outcomes.
- 2.2.6 Step 5 has not yet been carried out as the decision and monitoring process will be ongoing following the submission of the recommendation contained within this report.
- 2.2.7 Statutory designated features, in this case, Scheduled Monuments and Listed Buildings, are the main focus of this assessment. The effects on the settings of these heritage assets are assessed using a tabulated check-list and short narrative statement for each assessment stage, in line with Historic England guidance (Historic England 2015a), and is supported by photographic evidence.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This Heritage Appraisal 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. 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).
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- 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 development of the application area 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.
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- 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 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Taunton Deane Borough Council, and any associated parties they elect to share this information with.
- 2.5.2 This report does not constitute a full Archaeological Desk Based Assessment.
- 2.5.3 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.4 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 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.
- 2.5.5 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 proposed development site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

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

Taunton Deane Adopted Core Strategy 2011-2028

Policy CP 8: Environment

- 3.4.1 Policy CP 8 on environment is consistent with the NPPF, and states the council will decline planning permission which will cause harm the historic environment, including settings, unless other material factors are sufficient to override their importance.
- 3.4.2 It also refers to the importance the historic environment and its heritage assets for the enjoyment and improved for the quality of life for this and future generations.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Designated Features

Within the Application Site

- 4.1.1 There are no statutory or non statutory designated heritage features located within the proposed development site.

Within the 300m Study Area

- 4.1.2 There are six statutory designated heritage features located within the study area. These include:

- 4.1.3 The Parish Church of St Andrew (Grade II* Listed) [AB 4]

- Hartswell House (Grade II Listed) [AB 7]
- Culverhay Farmhouse (Grade II Listed) [AB 5]
- No's 1 & 3 Russell's and attached workshop (Grade II Listed) [AB 15]
- Lyndale (Grade II Listed) [AB 16]
- Wiveliscombe Conservation Area [AB 18]

- 4.1.4 There is one designated heritage feature located within the 300m study area. This is the Area of High Archaeological Potential [AB 20] outlined within the Wiveliscombe Conservation Area Appraisal (2007).

4.2 Historic Environment Record Data

Within the Application Area

- 4.2.1 In addition to the Historic Landscape Characters that cover the application site [AB 17 & 19], the Somerset HER has one known heritage feature recorded within the application area. This is the site of a well [AB 3].

Within the 300m Study Area

- 4.2.2 There are an additional twelve known heritage features recorded on the Somerset HER located within the 300m study area [AB 1, 2, 6, & 8-16].
- 4.2.3 These relate to occupation, industry and infrastructure from the Medieval to the Modern period.

4.3 Archaeology & History Background

The Prehistoric Periods (c .500, 000 BC – AD 43) & The Roman Period (AD 43 – AD 410)

- 4.3.1 There are no known heritage features located within the 300m study area that date to the Prehistoric or Roman periods.

The Medieval Period (AD 410 – AD 1536)

- 4.3.2 There is one known heritage feature that is likely to have medieval origins located within the application site. This is the site of a well **[AB 3]** associated with transporting water to the Bishops Palace (see below).
- 4.3.3 There are two additional known heritage features located within the 300m study area that date to the Medieval period.
- 4.3.4 Wiveliscombe is likely to have been part of a Royal estate during the Early Medieval period with a Minster Church **[AB 4]** probably on the site of the present one, located c. 185m to the east of the application site (Gathercole, 1996). The early medieval settlement is likely to have been focused close to the location to the south-west of the church, c. 70m to the east of the application area **[AB 2]** (Taunton Deane Borough Council, 2007).
- 4.3.5 A manor house was also located close to the church which later became a Palace for the Bishops of Bath & Wells who established the main part of the town to the north of the Palace, centred in the area of the Square **[AB 2]**, located c. 30m to the north-east of the northern part of the application site. A deer park **[AB 1]** was established to the south of the Palace, located c.70m to the east of the southern part of the application site (Taunton Deane Borough Council, 2007).

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

- 4.3.6 There are no heritage features located within the application site that date to the Post-Medieval period.
- 4.3.7 There is one heritage feature recorded on the Somerset HER that is located within the 300m study area that is associated with the Post-Medieval period. This is a road **[AB 6]** that was turnpiked during the 18th Century, located c. 40m to the east of the application site. This is indicative of the expansion of industries in the region such as brewing and quarrying throughout the late post-medieval and early modern periods (Taunton Deane Borough Council, 2007).

The Modern Period (AD 1801 – Present)

- 4.3.8 There are no heritage features located within the application area that date to the Modern period.
- 4.3.9 There are seven heritage features recorded on the Somerset HER, located within the 300m study area that date to the Modern period **[AB 8-14 & 17]**.
- 4.3.10 These relate to further turnpike roads in the area **[AB 8]**, located 100m to the north of the northern part of the application area, military camp activity **[AB 9]**, located c. 300m to the west of the application site and memorials **[AB 11 & 12]**, located immediately adjacent to the north-west part of the application site.
- 4.3.11 In addition further industrial activity can be identified by a mill and tanyard **[AB 13]**, located immediately adjacent to the eastern boundary of the application site.

- 4.3.12 A Methodist chapel [AB 10] is located c. 70m to the east of the application site and a 19th Century landscape park attached to Culverhead [AB 14] is located c. 200m to the west of the application area.

4.4 Site Visit

- 4.4.1 A site visit was carried out on 19th August 2015 by Kerry Kerr-Peterson (Assistant Project Archaeologist, AB Heritage).
- 4.4.2 The proposed application site covers seven fields and a tarmac yard facing onto Croft Way at the northern end of the site.

Field 1 (See Figure 4 for field number locations)

- 4.4.3 A tarmac, sub triangular yard is located at the northern end of the site, facing onto Croft Way (Photo 1). The yard is occupied by a single corrugated iron building with a breeze block built structure to the south and a number of sheds on the eastern side of the yard. The southern and eastern boundaries are lined with mature trees. The northern boundary consists of a post and wire fence with two gates along it.



Photo 1: View of Field 1 from the north

Field 2 (Photo 2)

- 4.4.4 Field 2 is a flat, sub triangular field located at the northern end of the application site. The field was under short grass pasture with grazing sheep at the time of the site visit. Several apple trees were present across the field. At the northern end, a bungalow with adjacent garden back onto the field. A footpath runs along the western and southern boundaries which have wooden stake and wire fence boundaries. A line of mature trees and low wall are present along the northern and part of the eastern boundary. A hedge runs along the remainder of the eastern boundary. An agricultural building is present in the north-east corner of the field.



Photo 2: View across Field 2 from the south-west

Field 3 (Photo 3)

- 4.4.5 Field 3 consists of a short grass pasture, sub rectangular area located towards the centre of the application site. The topography rises very gently towards the south-west. It is bounded by footpaths along the northern and western sides. There is a wooden stake and wire fence between fields 2 & 3 but no boundary marking the western side of the field. A shallow stream represents the southern boundary of the field and a hedge with sporadic mature trees runs along the eastern boundary.



Photo 3: View across Field 3 from the south-east

Field 4 (Photo 4)

- 4.4.6 Field 4 is a large, square, flat field occupying the eastern side of the application site. The boundaries consist of hedges with sporadic mature trees along the all sides of the field, apart from the eastern side. This is bounded by the rear gardens of the houses on Southfield. A

shallow stream runs along the southern boundary. A footpath runs east-west across the centre of the field.



Photo 4: View across Field 4 from the west

Field 5 (Photo 5 & 6)

- 4.4.7 Field 5 is a sub triangular pasture field located in the southern part of the application site. The topography rises gently to the south-west. The northern boundary is a hedge with sporadic mature trees and a shallow stream making up the north-west end. The south-west boundary is a wooden stake and wire fence and the eastern boundary backs onto the gardens of the houses along Southfield. The remains of a former field boundary containing sporadic mature trees runs north-east – south-west across the field. A circular, vegetation filled depression is present towards the southern end of the eastern boundary (Photo 6); this is likely to be the spring / well [AB 3] noted on the Somerset HER.



Photo 5: View of Field 5 from the north



Photo 6: Circular depression in the south-east corner of Field 5

Field 6 (Photo 7)

- 4.4.8 This forms part of a long rectangular field at the south-west end of the application site. The topography rises moderately steeply towards the south-west and the field was under short grass pasture with grazing cattle. The north-east boundary is a wooden stake and wire fence, as is the south-western boundary. The southern boundary is a hedge and the north-west side of the site is represented by a footpath, although there is no boundary on this side of the field.



Photo 7: View over Field 6 towards the south-east

Field 7 (Photo 8)

- 4.4.9 The south-western corner of the application site comprises a pasture field that rises moderately steeply to the south-west. Remnant apple trees suggest that this was formerly an orchard. The north, west and southern boundaries consist of hedges lining the adjacent road. The north-eastern boundary is a wooden stake and wire fence.



Photo 8: View of Field 7 from the south-west

5. ASSESSMENT OF THE SETTING OF HERITAGE ASSETS

- 5.1.1 A walkover survey was undertaken on 19th August by Kerry Kerr-Peterson (AB Heritage) to assess which of the identified heritage assets (see Table 3.1) have the potential to be affected by the proposed development.
- 5.1.2 The proposed development site is separated into seven fields and bounded on all sides by fairly dense hedgerows and mature trees. The topography of the application site is mostly flat throughout the northern and central part but rises up from the centre towards the south-west.

5.2 Step 1 - Identification of Heritage Assets

- 5.2.1 The Archaeological Resource Baseline has identified four Grade II Listed Buildings **[AB 5, 7, 15 & 16]**, one Conservation Area **[AB 18]** and 14 non-statutory heritage features **[AB 1, 2, 6, & 8-16]** within a 300m radius of the centre of the site, with the additional of the Grade II* Listed parish Church of St Andrew **[AB 4]**. Many of these have been scoped out of this assessment due to a combination of factors, such as status of the asset (e.g. undesignated), distance from site, and/or likelihood of visibility from site. The majority of these 20 heritage assets are hidden from view or obscured by vegetation, distance from site and built development.
- 5.2.2 Of the designated heritage features that were highlighted by the South West Heritage Trust Senior Archaeological Officer (Steve Membery) for the assessment of their setting, Hartswell House **[AB 7]**, located c. 80m to the south-east of the southern part of the application site, No. 1 & 3 Russell's **[AB 15]**, located c.70m to the east of the northern part of the application site, are obscured by surrounding built development and vegetation and have therefore been scoped out of the assessment (Photo 9 & 10). Additional assessment may be required due to the present lack of existing information on the form and nature of any development of the allocation site.



Photo 9: View from the application area towards No. 1 & 3 Russell's **[AB 15]**, to the north-east



Photo 10: View from the application site towards Hartswell House [AB 6], to the south-east

5.2.3 A total of four heritage assets have been identified as having the potential to be impacted by the allocation of the application site, as shown on Table 4. These have been identified during consultation with Steve Membery (South Werst Heritage Trust Senior Archaeological Officer) and on the basis of:

- Statutory designation (Scheduled Monuments, Listed Buildings);
- Close proximity to the site; and/ or
- Likely to be visible from within the site.

Table 4 Heritage assets selected for settings assessment

AB No.	Name	Designation	Location
AB 4	Parish Church of St Andrew	Grade II*Listed	c. 185m to the north-east of the northern part of the site
AB 5	Culverhay Farmhouse	Grade II Listed	Immediately adjacent to the south-west corner of the site
AB 16	Lyndale	Grade II Listed	c. 100m to the north of the northern part of the site
AB 18	Wiveliscombe Conservation Area	Conservation Area	Immediately adjacent to the northern part of the site

5.3 Step 2 - Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

5.3.1 The example table below (Table 5) shows how each asset was assessed on site to identify the key attributes of the setting of each of the heritage assets in order to define their

contribution to the significance of each asset. The completed tables for each asset listed above are included in Appendix 1.

Table 5: Example of key attribute assessment table

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	
Surrounding Landscape	
Land Use	
Trees, Vegetation	
Openness, enclosure and boundaries	
Degree of change over time	
EXPERIENCE OF THE ASSET	
Surrounding landscape character	
Views from, towards, through and across the asset	
Visual dominance or prominence	
Noise, vibration or other intrusion	
Accessibility	
Degree of interpretation /promotion to the public	
Associative relationships between heritage assets	

- 5.3.2 The key attributes for each of the heritage assets is summarised below and used to assess whether, how and to what degree the site might be considered to make a contribution to the setting and significance of the heritage asset(s).

Key Attributes of the parish Church of St Andrew [AB 4]

- 5.3.3 The Grade II* Listed Parish Church of St Andrew [AB 4] is located c. 185m to the east of the application site. The open churchyard is bounded by high stone walls and sloped gently towards the south. Beyond the churchyard the surrounding landscape is dominated by the compact, enclosed nature of the historic core of the town of Wiveliscombe, with the narrow roads such as Rotton Row to the west, and larger streets such as Church Street to the north, both densely lined with buildings. The churchyard contains a number of large yew trees, particularly adjacent to the footpaths, but with additional mature trees scattered throughout.
- 5.3.4 The setting of the church can be considered to be the historic core of the townscape of Wiveliscombe. This has suffered a degree of change over time through the processes of modern development. The addition of the noise and vibration created by the traffic traversing Church Street, as the main route into the town from the east, is considered to affect the Church but is unlikely to significantly impact the overall significance to the setting.

- 5.3.5 Views of the church tower are visible across a wide area, as intended, including from the entirety of the application site (Photo 4, 7 & 8). Views from the church consist mostly of a limited view of the surrounding enclosed buildings and streets on the northern, western and eastern sides. The southern side has views across the surrounding hills, with Culverhay Farmhouse [AB 5] visible from the south side of the Church, through a gap in the churchyard trees (Photo 11).
- 5.3.6 The Church is open to the public, accessible from adjacent streets via gates in the churchyard walls. There is limited public interpretation on site of the Church.
- 5.3.7 The significance of the Church can be considered to be mostly related to evidential, historical, aesthetic and communal heritage values of the building. However, the setting of the Church is also considered to make contribution towards the significance of the heritage asset.



Photo 11: View from the churchyard towards Culverhay Farmhouse [AB 5], to the south-west,

Key Attributes of Culverhay Farmhouse [AB 5]

- 5.3.8 The Grade II Listed Culverhay Farmhouse [AB 5] is positioned on an elevation that slopes down across the adjacent farmland, towards the town to the north and rises up to a contour to the south. The farmhouse is situated at the front of the north-east facing farmstead complex (Photo 12), of which a large number of the traditional farm buildings survive, although they have all been converted to dwellings in the recent past. The surrounding landscape is predominantly rural, consisting of pastoral fields with grazing cattle and a few remnant orchards, with the farmhouse surrounded by open fields on all sides (Photo 12). The suburban townscape is prominent in the distance.
- 5.3.9 The farmhouse is surrounded by a small number of sporadic trees on the southern and western sides and there are occasional large mature trees along the remaining and remnants of a former field boundary in the adjacent fields to the north-east. The lanes adjacent to the farmhouse have some relatively high hedge banks with vegetation on top.

- 5.3.10 The front, eastern elevation of the farmhouse has wide ranging views across the adjacent fields to the east, south and north-west, due to its elevated position within the landscape. As a result, the farmhouse is visible within the surrounding landscape (Photo 12).



Photo 12: Culverhay Farmhouse [AB 5] viewed from the east in Field 5

- 5.3.11 The setting of the farmhouse can be considered to be the farmstead complex in which it is situated, as well as the surrounding landscape of fields, which once formed part of the farm's land holdings. The setting of the farmhouse has suffered a degree of change over time, with the encroachment of modern development along the west side of South Street, the density of which is out of keeping with the rural character of this part of the landscape
- 5.3.12 The significance of the farmhouse can be considered to be mostly evidential, with the Historic England listing description highlighting key original architectural details of the building. However, the relationship of the farmhouse with the surrounding agricultural fields, can be considered to make a positive contribution towards the significance of the historical element of the farmhouse.

Key Attributes of Lyndale [AB 16]

- 5.3.13 Lyndale is a Grade II Listed property located c. 100m to the north of the northern part of the application site, situated along West Road amongst similar style properties that have been terraced into the hillside to the north. The property has a front garden and large garden on the east side of the property, providing openness to the setting of the property (Photo 13).



Photo 13: View of Lyndale [AB 16] from the south-east

5.3.14 There are views from the property to and from the recreation ground, farmland and hills beyond (Photo 14). The property forms a prominent part of the views along West Road (Photo 13). Views from the application site are mostly obscured by a single large tree on the edge of the recreation ground, although the views may be increased in winter with leaf fall. The bungalow opposite also obscures the view to the south-east. Mature trees are also located along the rear of Lyndale [AB 16].



Photo 14: View from Lyndale towards the application site. Viewed from the north

5.3.15 The setting of Lyndale can be considered to be the townscape of which it forms a part of along West Road, which has suffered a degree of changed over time, with the creation of Croft Way during the 1980's. The noise and vibration from the traffic traversing Croft Way is considered to affect Lyndale, but is unlikely to impact the significance to the setting of the building.

- 5.3.16 The significance of Lyndale lies entirely with the evidential and historical value of the building, as the Historic England Listing description highlights key architectural details of the building. As the building is not located within the historic core of the town, the setting is considered to have little or negligible contribution towards the significance of the building as a heritage asset.

Key Attributes of Wiveliscombe Conservation Area [AB 18]

- 5.3.17 The Conservation Area incorporates much of the historic extent of Wiveliscombe (See Figure 3). For centuries the property of the Bishops of Bath and Wells, the townscape form has evolved through planned and organic growth and retains a spatial character lost elsewhere as a consequence of road improvement. The blending of Victorian industrial buildings into the small town matrix provides a texture strongly evocative of that period, with buildings or structures present from the medieval to present day (Taunton Deane Borough Council, 2007).
- 5.3.18 The topography raises from the south and east towards the north-west with hillsides, farmland and wooded grounds to the north, west and south-west, aspects that Taunton Deane Borough Council, in their Wiveliscombe Conservation Area Appraisal (2007), consider being important in providing a sense of place and provide these parts of the Conservation Area with an attractive setting. The Appraisal states that the views into and out of the Conservation Area, incorporating these aspects, are considered especially important.
- 5.3.19 There is a sporadic covering of trees throughout the Conservation Area, mostly concentrated in the churchyard and occasional trees in gardens across the town. The area in the western part of the Conservation Area, to the north and surrounding the recreation ground has a large concentration of trees. The majority of the Conservation Area has an enclosed element, facing inwards onto the main streets that make up the core of the historic townscape (Photo 15). There are elements that have a more open feeling, including the churchyard and the recreation ground.



Photo 15: View of the buildings along the Square, viewed from the south-east

- 5.3.20 The townscape elements that make up the Conservation Area have a visual prominence and dominance within the surrounding landscape. The surroundings of the Conservation Area have changed to a degree over time since it was first designated in 1975, with the addition of urban development to the north and south of the town. This is considered, by Taunton Deane Borough Council, to have compromised the setting of the Conservation Area. Although some elements have remained unchanged such as the close proximity of farmland, which forms part of the Conservation Area's attractive setting. The general traffic, particularly traversing Croft Way is also considered to have had a negative impact upon the setting of the Conservation Area (Taunton Deane Borough Council, 2007).
- 5.3.21 It is considered that the significance of the Wiveliscombe Conservation Area is mostly associated with the evidential, historical, aesthetic and communal heritage values of the historical elements of the town of Wiveliscombe. However, the setting of the Conservation Area is highlighted in the Wiveliscombe Conservation Area Appraisal and is therefore considered to make a positive contribution towards the significance of the Conservation Area.

5.4 Step 3 - Assessing the Effect of Allocation of the Application Area

- 5.4.1 The table below assesses the potential attributes of the development affecting the setting of the selected heritage assets, considered proportionate to the purpose of this assessment.

Table 6: Potential attributes of the development affecting the setting of the selected heritage assets

LOCATION AND SITING OF DEVELOPMENT	
Extent	Allocation Application Site area covers 7ha.
Position in relation to key views	See Table 3.3.1
FORM AND APPEARANCE OF THE DEVELOPMENT	
Form of development	Residential with soft landscaping
Prominence, dominance or conspicuousness	The preliminary proposed development plans for the application area are for residential development in the northern part and soft landscaping in the southern part of the site.
Seasonal change	Leaf fall in autumn / winter may increase the visibility towards Lyndale [AB 16]
OTHER EFFECTS OF THE DEVELOPMENT	
Noise, vibration, dust etc.	Temporary increase in noise, vibration and dust during construction works may affect Culverhay Farmhouse [AB 5], Slight permanent increase in noise resulting from increased traffic accessing houses, may affect Culverhay Farmhouse [AB 5] but is unlikely to impact the significance to the setting of these assets.

Change to general character	Cumulative increase in housing developments in the surrounding area, may lead to change in character from a predominantly rural setting to more residential/ suburban character.
Changes to public access, use or amenity.	No change:
Changes to land use	The site is currently occupied by pastoral fields, which are likely to have been part of Culverhay Farm. Change of land use from farmland to residential may therefore have an impact on the setting of Culverhay Farmhouse [AB 5] and the setting of the Conservation Area [AB 18].

Effect of Allocation of Application Site on the Parish Church of St Andrew [AB 4]

- 5.4.2 The tower of the parish Church of St Andrew [AB 4] is located c. 185m to the east of the application area and as a Grade II* Listed Building, is considered to be a heritage feature of National Importance (in line with Table 1). The Church is visible from the entire application site apart from the tarmac yard at the very northern end of the site (Photo 4). The view from the Field 1 towards the Church is obscured by trees along the eastern boundary and by built development to the east (Photo 1). The only part of the application site that is visible from the churchyard is the very south-western corner of the application site and Culverhay Farm [AB 5], that are visible from a gap in the trees on the western side of the Churchyard only (Photo 7).
- 5.4.3 Given the distance between the church and the application site and that fact that the church has no direct relationship with the application site, it is considered that the magnitude of impact of the allocation of the application site is likely to be Negligible (in line with Table 2) with the overall significance of effect considered to be Minor (in line with Table 3) upon the setting of the church and therefore its significance.

Effect of Allocation of Application Site on Culverhay Farmhouse [AB 5]

- 5.4.4 Culverhay Farmhouse is located immediately adjacent to the south-western corner of the application site and as a Grade II Listed Building, is considered to be a heritage feature of Regional importance (in line with Table 1). Due to the close proximity, Culverhay Farmhouse [AB 5], is visible from the entirety of the application site (Photo 5).
- 5.4.5 The application site is currently occupied by fields under pasture, which are likely to have been part of Culverhay Farm and are located immediately adjacent to it. Change of land use from farmland to residential (in the northern part of the application site) and soft landscaping (in the southern part of the application site) will therefore remove the original function and relationship of this part of the surrounding landscape with Culverhay Farmhouse [AB 5], as well as interrupting key views from the farmhouse down across the adjacent farmland.
- 5.4.6 Additional effects of the development may be considered to be that during the construction works associated with any proposed development of the application area, there is likely to be

a temporary increase in noise, vibration and dust, which may affect Culverhay Farmhouse [AB 5]. Following the completion of the proposed development, a slight permanent increase in noise resulting from increased traffic accessing houses may also affect the setting of Culverhay Farmhouse [AB 5], but is unlikely to impact the significance of the setting of these assets.

- 5.4.7 These aspects are considered to have a Medium magnitude of impact on Culverhay Farmhouse [AB 5] (in line with Table 2) with a Moderate overall significance of effects (in line with Table 3).

Effects of Allocation of the Application Site of Lyndale [AB 16]

- 5.4.8 Lyndale [AB 16] is located c. 100m to the north of the application site. As a Grade II Listed Building, it is considered to be a heritage feature of Regional importance (in line with Table 1). The intervisibility between the application site and Lyndale is mostly obscured by building development and trees, although this tree cover is likely to reduce during the winter months.
- 5.4.9 Although the proximity of Lyndale [AB 16] is relatively close to the application site, there is not considered to be a direct relationship between the application site and Lyndale [AB 16], as the views across the recreation ground to the adjacent hills will remain uninterrupted.
- 5.4.10 Effects of the development may be considered to be that during the construction works associated with any proposed development of the application area, there is likely to be a temporary increase in noise, vibration and dust, which may affect Lyndale [AB 16]. Following the completion of the proposed development, a slight permanent increase in noise resulting from increased traffic accessing houses may also affect the setting of Lyndale [AB 16], but is unlikely to impact the significance of this asset.
- 5.4.11 Given these aspects, the magnitude of impact is considered to be Negligible (in line with Table 2) with no significance of effect overall (in line with Table 3).

Effect of Allocation of the Application Site on Wiveliscombe Conservation Area [AB 18]

- 5.4.12 Part of the southern boundary of the Wiveliscombe Conservation Area [AB 18] is located immediately adjacent to part of the northern area of the application site. The Conservation Area can be considered to be a heritage feature of Regional importance (in line with Table 1).



Photo 16: View from Field 1 towards the southern edge of the Conservation Area [AB 18]

- 5.4.13 Effects of the development may be considered to be that during the construction works associated with any proposed development of the application area, there is likely to be a temporary increase in noise, vibration and dust, which may affect the southern part of the Conservation Area [AB 18]. Following the completion of the proposed development, a slight permanent further increase in noise resulting from increased traffic accessing the potential residential element within the northern part of the application area may also impact the setting of the Conservation Area [AB 18], but is unlikely to impact the significance of the setting of this asset.
- 5.4.14 Given the close proximity to the Conservation Area, together with the removal of a part of the closely located farmland to the south-west that is considered by Taunton Deane Borough Council (2007) to form part of the attractive setting of the Conservation Area, the magnitude of impact is considered to be Low (in line with Table 2). The overall significance of effect upon the setting of the Conservation Area is thought to be Minor (in line with Table 3).

Table 7: Potential for development to affect setting of heritage assets

Heritage Asset	Location to site	Visible from site	Visible from proposed housing area	Potential for Setting of Heritage Asset to be affected by proposed development
The Parish Church of St Andrew [AB 4]	c. 185m to the east of the site	Yes	Yes	No
Culverhay Farmhouse [AB 5]	At south-west corner of the site	Yes	Yes	Yes
Lyndale [AB 16]	c. 100m to the north of the site	No	No	No
Wiveliscombe Conservation Area [AB 18]	At northern boundary of site	Yes	Yes	Yes

5.5 Step 4 - Maximising enhancement and minimising harm

- 5.5.1 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from an early stage in project planning. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential risk for project delays and redesign at a late stage.

6. BUILT HERITAGE POTENTIAL & MITIGATION

- 6.1.1 As the proposed development plans and potential access route have not yet been finalised, it is not possible at this early stage to accurately determine the overall significance of effects of the allocation of the application site.

6.2 Known Built Heritage Resource

- 6.2.1 Of the four heritage assets identified for inclusion in this settings assessment (see Table 4), it is considered that the proposed development may adversely impact the setting of two heritage assets to some degree. These comprise:

- Culverhay Farmhouse [AB 5]
- Wiveliscombe Conservation Area [AB 18]

6.3 Predicted Impact of Proposed Allocation of the Application Area

- 6.3.1 At this stage, the specific design and layout of any proposed development and any strategic use of vegetation screening is unknown.

Culverhay Farmhouse [AB 5]

- 6.3.2 The application site currently occupies fields located immediately adjacent to Culverhay Farm [AB 5]. The change of land use from farmland to residential (in the northern part of the application site) and soft landscaping (in the southern part of the application site) would remove the original function and relationship of this part of the surrounding landscape with Culverhay Farmhouse [AB 5]. It would also interrupt key views from the farmhouse across the adjacent farmland.

- 6.3.3 Additional effects of the development may be a temporary increase in noise, vibration and dust that during the construction works associated with any proposed development of the application area, Followed by a slight permanent increase in noise resulting from increased traffic accessing houses. Both of which may also affect the setting of Culverhay Farmhouse [AB 5].

These aspects are considered to have a Medium magnitude of impact on Culverhay Farmhouse [AB 5] (in line with Table 2) there may be a Moderate overall significance of effects (in line with Table 3).

Wiveliscombe Conservation Area [AB 18]

- 6.3.4 The removal of a part of the farmland that is considered to form part of the attractive setting of the Conservation Area [AB 18], along with the permanent increase in noise resulting from increased traffic accessing houses, are considered to have a Low magnitude of impact (in line with Table 2), there may be a Minor overall significance of effect upon the setting of the Conservation Area (in line with Table 3).

- 6.3.5 In terms of the use of tree screening as a method of mitigation it should be taken into consideration that Historic England advice that 'Screening may have as intrusive an effect on

the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting. The permanence or longevity of screening in relation to the effect on the setting also requires consideration. Ephemeral features, such as hoardings, may be removed or changed during the duration of the development, as may woodland or hedgerows, unless they enjoy statutory protection. Management measures secured by legal agreements may be helpful in securing the long-term effect of screening' (Historic England 2015a).

- 6.3.6 Therefore, the seasonality and longevity/ maintenance of this method of screening should be taken into account. In addition, every effort should be made to ensure that the development scheme takes account of local character (e.g. consideration of vernacular architectural style, appropriate materials etc.) so that the effect of the proposed development be minimised regardless of visual screening.

6.4 Step 5 - Making and documenting the decision and monitoring outcomes

- 6.4.1 The true effect of a development on setting may be difficult to establish from a theoretical perspective. Once the development has been implemented, it may be helpful to review the success of the scheme and to identify any 'lessons learned' to aid with the formulation of mitigation strategies for similar developments in the future.

6.5 Outline Recommendations

- 6.5.1 The preliminary proposal set out by Taunton Deane Borough Council, is for the southern part of the site to be given over to soft landscaping. Utilisation of landscaping in this way, in the southern part of the application site may help to maintain the views from the farmhouse, and to retain the relationship with Culverhay Farmhouse [AB 5] and the adjacent landscape. New access routes within the soft landscaped area may help to increase public access to and interpretation of Culverhay Farmhouse [AB 5].
- 6.5.2 Soft landscaping in the southern part of the application site would also help to reduce the impact upon the Conservation Area [AB 18] by retaining a rural element of the close farmland that is considered by Taunton Deane Borough Council (2007) to contribute towards the setting of the Conservation Area [AB 18].
- 6.5.3 However, although the utilisation of a landscaped area is likely to be a less intrusive form of development, when compared to housing for example, soft landscaping would still pose an impact upon the setting of Culverhay Farmhouse [AB 5], as the connection between the farmhouse and the associated farmland would be compromised.
- 6.5.4 Therefore, it is recommended that the present trees which are located along the boundaries and within the application site are retained, as they provide a level of existing screening and would help to maintain the degree of the rural character of the site. Additional vegetation screening could be planted to minimise the impact of the residential elements of the proposed development within the northern part of the site, both along the southern boundary to reduce the intervisibility with Culverhay Farmhouse [AB 5] and the northern boundaries to reduce the intervisibility with the Conservation Area [AB 18].

- 6.5.5 Key open space could be incorporated into the residential element of the development in the northern part of the site. Should the design incorporate views through the development to the hills and remaining farmland beyond, this would help to maintain the views out of the Conservation Area **[AB 18]**.
- 6.5.6 During the construction of any proposed development, there is likely to be a temporary increase in noise, vibration and dust, which may affect the settings of Culverhay Farmhouse **[AB 5]**. Following the completion of the proposed development, a slight permanent increase in noise resulting from increased traffic accessing houses, may also affect the setting of Culverhay Farmhouse **[AB 5]** as well as the Conservation Area **[AB 18]**. Suitable traffic management and noise, vibration and dust mitigation strategies would need to be discussed with the archaeological advisor and / or conservation officer at the Local Planning Authority.
- 6.5.7 In conclusion, although there are options for utilisation of soft landscaping in the south, which may help mitigate against perceived impacts upon Culverhay Farm **[AB 5]**, the most effective way to reduce impacts to Culverhay would be in the form of reduction or removal of the southern area from the allocation. This would considerably reduce the impacts upon the setting of Culverhay Farmhouse **[AB 5]**.

7. ARCHAEOLOGICAL POTENTIAL & MITIGATION

7.1 Known Heritage Resource

- 7.1.1 There are no statutory designated heritage features located within the bounds of the proposed development site.
- 7.1.2 As well as the Historic Landscape Characters that cover the application site [**AB 17 & 19**]; there is one additional non statutory designated heritage features that is located within the application site. This is the site of a well [**AB 3**].
- 7.1.3 In addition, there are a number of other non designated heritage features located within the 300m study area surrounding the proposed development site. These include evidence related to the occupation and industrial activity within the area dating from the Medieval to Modern periods.

7.2 Past Impacts within the Site Boundary

- 7.2.1 The site visit did not reveal any significant past impacts within the bounds of the application area.

7.3 Potential Archaeological Resource

- 7.3.1 Due to the lack of known heritage features dating to the Prehistoric and Roman periods located within the 300m study area surrounding the application site, the potential for the survive of below ground archaeological deposits dating to these periods is considered to be low (in line with Section 2.3.1).
- 7.3.2 In regard to the present of the location of known heritage features located within the application site [**AB 3**] and in close proximity to the site, the potential for the survival of archaeological deposits dating to the Medieval period is considered to be Medium – High (in line with Section 2.3.1).
- 7.3.3 The proximity of known heritage features related to Post-Medieval and Modern industrial activity in close proximity to the application site, the potential for the survival of below ground archaeological deposits dating to these periods is considered to be Medium – Low (in line with Section 2.3.1).

7.4 Predicted Impact of Allocation of the Application Area

- 7.4.1 The importance of any surviving below ground archaeological deposits dating the Prehistoric or Roman periods is presently unknown. Therefore the magnitude of impact upon such deposits is uncertain.
- 7.4.2 Any surviving below ground archaeological deposits of Medieval are considered to be of Local Importance (in line with Table 2) and the overall significance of effect on any surviving below ground archaeological deposits that date to these periods is considered to be likely to be Moderate – Minor (in line with Table 3).

- 7.4.3 Any surviving below ground deposits dating to the Post-Medieval or Modern periods are considered to be of Local Importance (in line with Table 2) and the overall significance of effect on any surviving below ground archaeological deposits that date to these periods is considered likely to be Minor (in line with Table 3).

7.5 Outline Recommendations

- 7.5.1 A non-intrusive geophysical survey could be undertaken in order to determine the present of surviving archaeological deposits. The results of this could be used to target further archaeological works in the form of evaluation trenching or to produce a scheme of mitigation by design.
- 7.5.2 These recommendations will need to be approved by the local planning authority archaeologist and Historic England.

8. CONCLUSIONS

- 8.1.1 In terms of built heritage, with particular reference to Culverhay Farmhouse **[AB 5]**, the proposed soft landscaping in the southern part of the application site would be a less intrusive form of development of this part of the site, when compared with residential housing for example. However, the setting of the farmhouse would still be compromised.
- 8.1.2 There are a number of potential mitigation strategies that could be implemented in order to minimise the potential impacts upon Culverhay Farmhouse **[AB 5]** (See Section 6.5.5-8).
- 8.1.3 However, it is suggested that the southern part of the application site (See Figure 5), is reduced or removed from the allocation area as this approach forms the most effective means of reducing any potential impacts upon the setting and significance of Culverhay Farmhouse **[AB 5]**. Additional or a combination of mitigation strategies may be required i.e. screening which could also assist in reducing the perceived impact of the application.
- 8.1.4 Regarding below ground archaeological potential, a geophysical survey is recommended. This would establish the likely archaeological resource within the limits of any proposed development, ensuring the design of a suitable investigation and/or mitigation strategy, where necessary.
- 8.1.5 These recommendations will need to be approved by the local planning authority and Historic England.

9. REFERENCES

9.1 Documentary Sources

Griffiths. P, 2015, Taunton & Deane Borough Council Site Allocations and Development Management Plan Examination

9.2 Online Sources

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9.3 Correspondence

Letter from Historic England to Taunton Deane Borough Council dated 15th March 2015

Consultation between South West Heritage Trust Senior Archaeological Officer (Steve Membrey) & Assistant Heritage Consultant (Hannah Simpson) via telephone and email on 13th August 2015

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

HER = Somerset HER reference NHLE= National Heritage List for England reference

LB= Listed Building CA= Conservation Area APA = Archaeological Priority Area HCL = Historic Landscape Character

AB NO.	Period	Type	Name & Description	Status	NGR	Reference
1	Medieval - Post-Medieval	Deer Park	To the south of the medieval residence of the bishops of Bath and Wells was a deer park. This had originally belonged to the prebend of Wiveliscombe in Wells Cathedral, before being acquired by the bishops of Bath and Wells. A grant was obtained to make a park attached to the palace in 1265. A park of 271 acres was let out in 1551.		ST 084 274	HER28211
2	Medieval - Modern	Town	The place name is Old English derived from Wifel's Combe or valley. The manor was given to the Bishops of Bath and Wells by Edward I and remained with them throughout the Middle Ages. In 1179 a farm and church are first mentioned. A market was granted in 1285 and it was referred to as a Borough in 1301. It seems likely that the bishops had established a town next to or out of the pre-existing village. Its prosperity was based on local marketing, provisioning the Bishops manor house and the wool trade. In 1559 there is a reference to stalls in the market place, a cross, a prison house and a market house. From the street pattern it seems that the town developed haphazardly. The small lanes SW of the Church may represent the area of the pre-town settlement.		ST 08 27	HER43786
3	Medieval - Modern	Well	The former Bishop's Palace was supplied with water from a remarkable spring of great purity which wells out from the foot of Pond Mill Hill at Hartswell. It has a culvert over it, and the water was conveyed in lead pipes to the Palace. The water from this and another spring was collected and used to keep the town mill going. This spring is still visible although was not observed during the site visit. A circular depression is present along the edge of the field and a concrete culvert runs along the edge of the field.		ST 0799 2738	HER43790
4	Medieval - Modern	Church	There is a strong possibility that at least one pre-Conquest Church stood on the site and that burials also took place here in the Saxon period, though the church at Wiveliscombe is not mentioned in documents until 1179. It has been suggested that its raised situation, its dedication (to St Andrew), its large parish and the existence of a dependent chapel (at Fitzhead) suggest that the church at Wiveliscombe originated as a minster. The church was rebuilt in the mid 14th century, and subsequently modified and again rebuilt in 1829.	Grade II* LB	ST 08272 27675	HER43873 & NHLE1177072

5	Modern	Farmhouse, Wall, Gate Piers & Gate	Culverhay Farmhouse. Early 19th Century random rubble red sandstone farmhouse with Welsh slate double span roof with deep eaves and brick stacks. The farmhouse has many original period features such as the doors, windows, fireplace c. 1870-80, buttery and the scullery at the rear. The outbuildings are not listed and include a cider house, wheel house and mill buildings. These have been converted to dwellings. Marked at Parsonage on the 1st ed OS map. The farmstead is one of the few medieval farms in the area and was a prebendal farmstead formerly called Parsonage.	Grade II LB	ST 0781 2740	HER40101 & NHLE1059838
6	Post-Medieval - Modern	Road	Road from Wiveliscombe to Whiteball, Sampford Arundel. A turnpike road of the Wiveliscombe Trust. This road was turnpiked in 1786.		ST 0816 2769	HER26246
7	Post-Medieval - Modern	House	Hartswell House was constructed sometime before the 18th Century, when it was refronted and extended. It is rendered and has a low pitch Welsh slate roof and 20th Century additions.	Grade II LB	ST 0807 2730	HER45060 & NHLE1059822
8	Modern	Road	A turnpike road of the Wiveliscombe Trust. From Bullaford, in Devon, to Wiveliscombe. Authorised in an Act of 1806, work did not start until 1820.		ST 071 275	HER26234
9	Modern	Military Camp	The grounds of Culverhead were used as a prison camp by US Forces in the Second World War. Some of the huts survive on the eastern side, one incorporated in a dwelling. Nissen type huts are visible on RAF aerial photographs. The camp was built by the American military in 1942 and US troops arrived in November 1943 in preparation for D-Day. The camp was then occupied by German prisoners of war until c.1947 and then used to house displaced persons. The camp was finally closed in 1952.		ST 0755 2763	HER17869
10	Modern	Church	Wesleyan methodist Church, South Street. The building has a rendered façade with steep central gable and lancets and was built in 1845. The church was closed c.1985		ST 0815 2758	HER18536
11	Modern	Swimming Pool	Community swimming pool opened in 1927 and still in use in 2005.		ST 076 276	HER32177
12	Modern	Recreation Ground	It was decided early in 1919 to create a recreation ground as a memorial to those who gave their lives in the First World War. Two fields were bought by subscription and the ground and menorial structure were dedicated in 1920. A drinking fountain, toilets and tennis courts were added sometime in the 1920s with a shelter in 1933. A pavilion and grandstand was opened in 1935. Following the Second World War seats and a tablet were added and a second drinking fountain.		ST 077 276	HER32880

13	Modern	Mill & Tannery	Formerly a mill and a tanyard was advertised for sale in 1832 when it included a waterwheel which worked one of the bark mills. There was also a 'modern-built mansion house', 103 tan pits 4 drying sheds and other buildings. The mansion house (Lambrook House) and other buildings are shown on the 1841 tithe map and the 2nd ed OS map but have now been built over by modern housing.		ST 081 275	HER43789
14	Modern	Landscape Park	Area of landscape park shown on OS 6" map attached to Culverhead.		ST 075 276	HER43950
15	Modern	Houses & Workshop	No's 1 & 3 Russell's and attached workshop. Early 19th Century render houses grooved as ashlar with Welsh slate roofs. Hung with West Somerset slates on right return elevation. Single storey random rubble masonry 19th Century workshop with tiled roof and brick stack.	Grade II LB	ST 0814 2762	HER45077 & NHLE1263653
16	Modern	House, Wall & Gatepiers	Lyndale. Early 19th Century rendered rubble house with Welsh slate roof. Dressed stone and brick piers to road, with ball finial on left-hand pier, rubble wall in between ramped down to centre which is marked by 2 smaller gatepiers, entrance blocked	Grade II LB	ST 0782 2779	HER45096 & NHLE1307439
17	Modern	Historic Landscape Character	Settlement, post Tithe Map (c1840).	HLC	ST 07951 27713	
18	Undated / Multiperiod	Conservation Area	Wiveliscombe Conservation Area. The Conservation Area incorporates much of the historic extent of Wiveliscombe. For centuries the property of the Bishops of Bath and Wells, the townscape form has evolved through planned and organic growth and retains a spatial character lost elsewhere as a consequence of road improvement. The blending of Victorian industrial buildings into the small town matrix provides a texture strongly evocative of that period, with buildings or structures present from between the medieval to present day.	CA	ST 08091 27806	
19	Undated / Multiperiod	Historic Landscape Character	Anciently Enclosed Land modified 17th to 19th century. General field size, 6-12ha. Between 25% and 50% boundary loss since 1905.	HLC	ST 079 275	
20	Undated / Multiperiod	Area of High Archaeological Potential	All of Zones 1 and 2, most of Zone 3 and the eastern part of Zone 4 within the Wiveliscombe Conservation Area, fall within a defined area of High Archaeological Potential.	APA	ST 08091 27806	

Appendix 2 Key Attributes of Heritage Assets

The tables below identify the key attributes of the setting of each of the heritage assets in order to define their contribution to the significance of each asset.

Table A1: Key Attributes of The Parish Church of St Andrew [AB 4]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Generally level at the northern end. The churchyard slopes down gently to the south.
Surrounding Landscape	Townscape of Wiveliscombe with hills beyond
Land Use	Churchyard with church at the northern end.
Trees, Vegetation	The churchyard contains a number of large yew trees, particularly adjacent to the boundary walls, but scattered throughout.
Openness, enclosure and boundaries	The church is surrounded by an open churchyard with high stone boundary walls on the east, west and southern sides and an iron railing on the northern side. The buildings along Rotten Row and on the north side of Church Street enclosure the churchyard within the townscape.
Degree of change over time	The setting of the church has not suffered any significant recent changes.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Townscape of Wiveliscombe
Views from, towards, through and across the asset	Views of the church tower are visible across a wide area, as intended, including from the application site. Views from the church consist mostly of a limited view of the surrounding buildings and streets on the northern, western and eastern sides. The southern side has views across the surrounding hills, with Culverhay Farm visible from the south side of the church, through a gap in the churchyard trees.
Visual dominance or prominence	The tower is a visually dominant feature within the surrounding landscape.
Noise, vibration or other intrusion	The traffic travelling along Church Street, as a part of the main route into the town from the east, has the ability to create a minor noise related impact upon the church.
Accessibility	Accessible from Rotten Row and Church Street.
Degree of interpretation /promotion to the public	Open to the public, accessible from adjacent streets. Limited public interpretation on site of the church. Information available on Somerset HER.
Associative relationships between heritage assets	Not part of an asset grouping. Surrounded by listed buildings within the Wiveliscombe Conservation Area [AB 18].

Table A2: Key Attributes of Culverhay Farmhouse [AB 5]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Positioned on an elevation that slopes down across the adjacent farmland towards the town to the north and continues to rise up to a contour to the south of the farmhouse complex.
Surrounding Landscape	Predominantly rural with suburban townscape in the distance.
Land Use	Predominantly pastoral fields, a couple of orchards, some with grazing cattle & sheep.
Trees, Vegetation	The farmhouse has some sporadic trees on the southern and western sides and there are occasional large mature trees along the remaining and remnant field boundaries in the adjacent fields. The lanes adjacent to the farmhouse have some fairly large hedge banks.
Openness, enclosure and boundaries	The farmhouse is surrounded by open fields on all sides. There are hedge banks along the lane on the eastern side of the house.
Degree of change over time	The majority of the adjacent farm buildings have been converted to dwellings in the recent past. The surrounding fields have changed little.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Predominantly rural on the outskirts of Wiveliscombe.
Views from, towards, through and across the asset	The front, eastern elevation of the farmhouse has wide ranging views across the adjacent fields to the east and south, due to its elevated position within the landscape.
Visual dominance or prominence	As a result, the farmhouse has a visual dominance and prominence within the surrounding landscape.
Noise, vibration or other intrusion	The Farmhouse currently suffers little from any intrusions upon its setting.
Accessibility	The farmhouse is privately owned. The exterior is accessible via footpaths & a single track road.
Degree of interpretation /promotion to the public	No interpretation or promotion to the public as privately owned.
Associative relationships between heritage assets	Not part of an asset grouping. No known relationship with other assets.

Table A3: Key Attributes of Lyndale [AB 16]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Terraced into the hillside to the north, set back from West Road..

Surrounding Landscape	Hillside behind to the north, facing out onto the surrounding farmland and hills to the south.
Land Use	Property with front garden and large garden on the east side of the property..
Trees, Vegetation	mature trees to the rear and one large tree adjacent, on the edge of the recreation ground
Openness, enclosure and boundaries	The gardens associated with the property give a general open feeling
Degree of change over time	General little change over time.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Townscape of the surrounding properties along West Road and the open space of the recreation ground to the south.
Views from, towards, through and across the asset	Views from the property out across the recreation ground, farmland and hills beyond. A prominent part of the views along West Road. Views from the application site are obscured by one large tree on the edge of the recreation ground.
Visual dominance or prominence	As above
Noise, vibration or other intrusion	Noise and vibration caused by the traffic traversing Croft Way.
Accessibility	Not accessible to the public
Degree of interpretation /promotion to the public	No interpretation
Associative relationships between heritage assets	Not part of an asset grouping.

Table A4: Key Attributes of Wiveliscombe Conservation Area[AB 18]

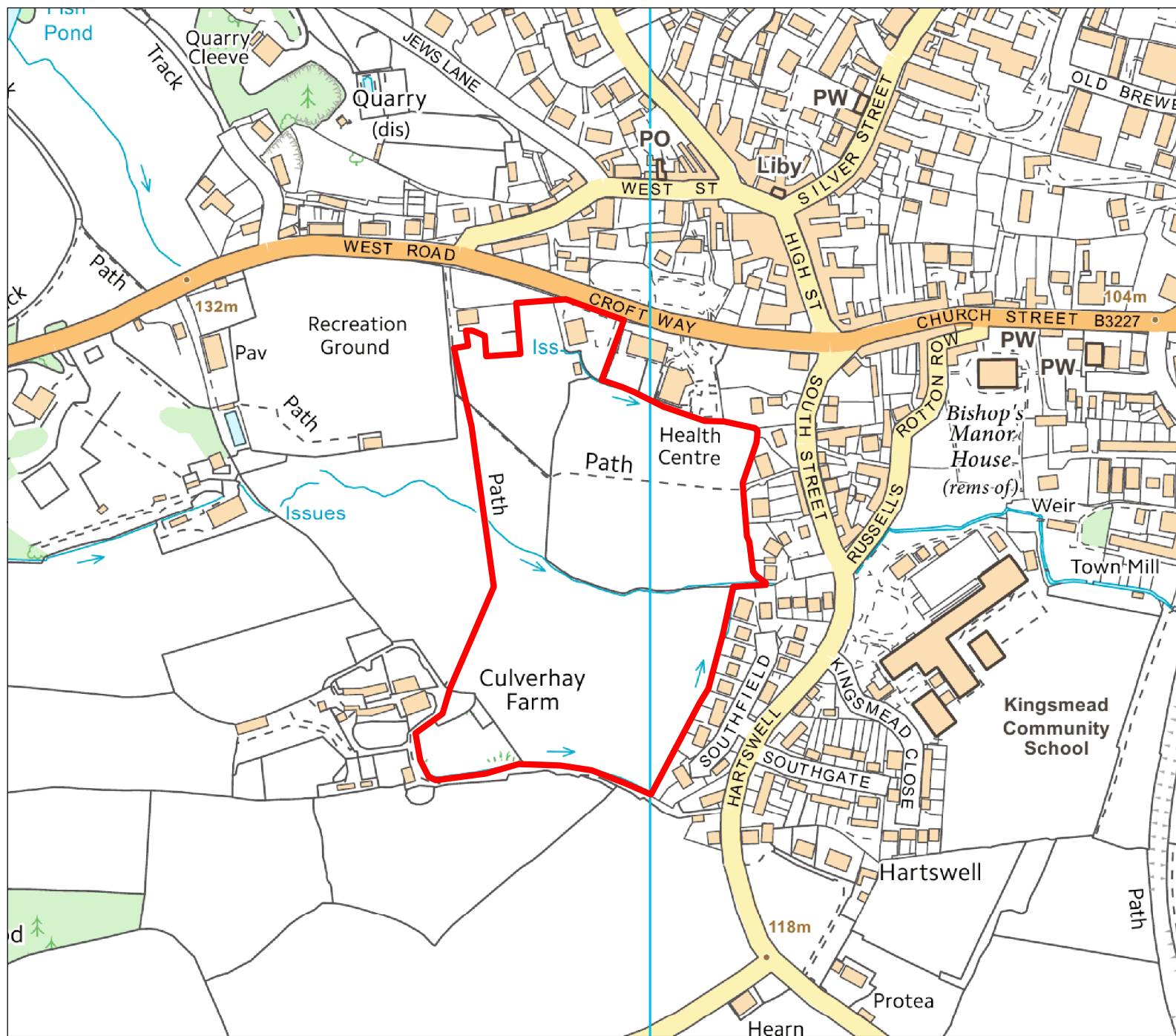
THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	The ground level rises from the south and east towards the north-west
Surrounding Landscape	Hillside, farmland and wooded grounds to the north, west and south-west

Land Use	Conservation Area (protected area), made up of a compact small town matrix with blending of Victorian industrial buildings.
Trees, Vegetation	Sporadic covering of trees, mostly concentrated in the churchyard and occasional trees in gardens across the town. The area in the western part of the Conservation Area, to the north and surrounding the recreation ground has a large concentration of trees.
Openness, enclosure and boundaries	The majority of the Conservation Area has an enclosed element, facing inwards onto the main streets that make up the core of the historic townscape. There are elements that have a more open feeling, including the churchyard and the recreation ground.
Degree of change over time	The surrounding of the Conservation Area has changed to a degree over time since it was first designated in 1975, with the addition of urban development to the north and south of the town. This is considered to have compromised the setting. Although some elements have remained unchanged such as the close proximity of farmland that forms part of the Conservation Areas attractive setting (Taunton Deane Borough Council, 2007).
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Predominantly urban to the north, east and south, with an area of farmland and wooded ground to the south-west
Views from, towards, through and across the asset	Views of the surrounding hills and countryside are considered to provide a strong sense of place and a connection to the wider setting of the Conservation Area.
Visual dominance or prominence	The townscape elements that make up the Conservation Area have a visual prominence and dominance within the surrounding landscape.
Noise, vibration or other intrusion	The general traffic, particularly traversing Croft Way is considered to have a negative impact upon the setting of the Conservation Area (Taunton Deane Borough Council, 2007).
Accessibility	The Conservation Area is freely accessible to the public.
Degree of interpretation /promotion to the public	There are signs up on the some of the buildings and within the Square indicating the heritage of the area.
Associative	Associated with the listed structures within the Conservation

relationships between heritage assets	Area.
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Legend

Site Boundary



Somerset

Figure 1: Site Location

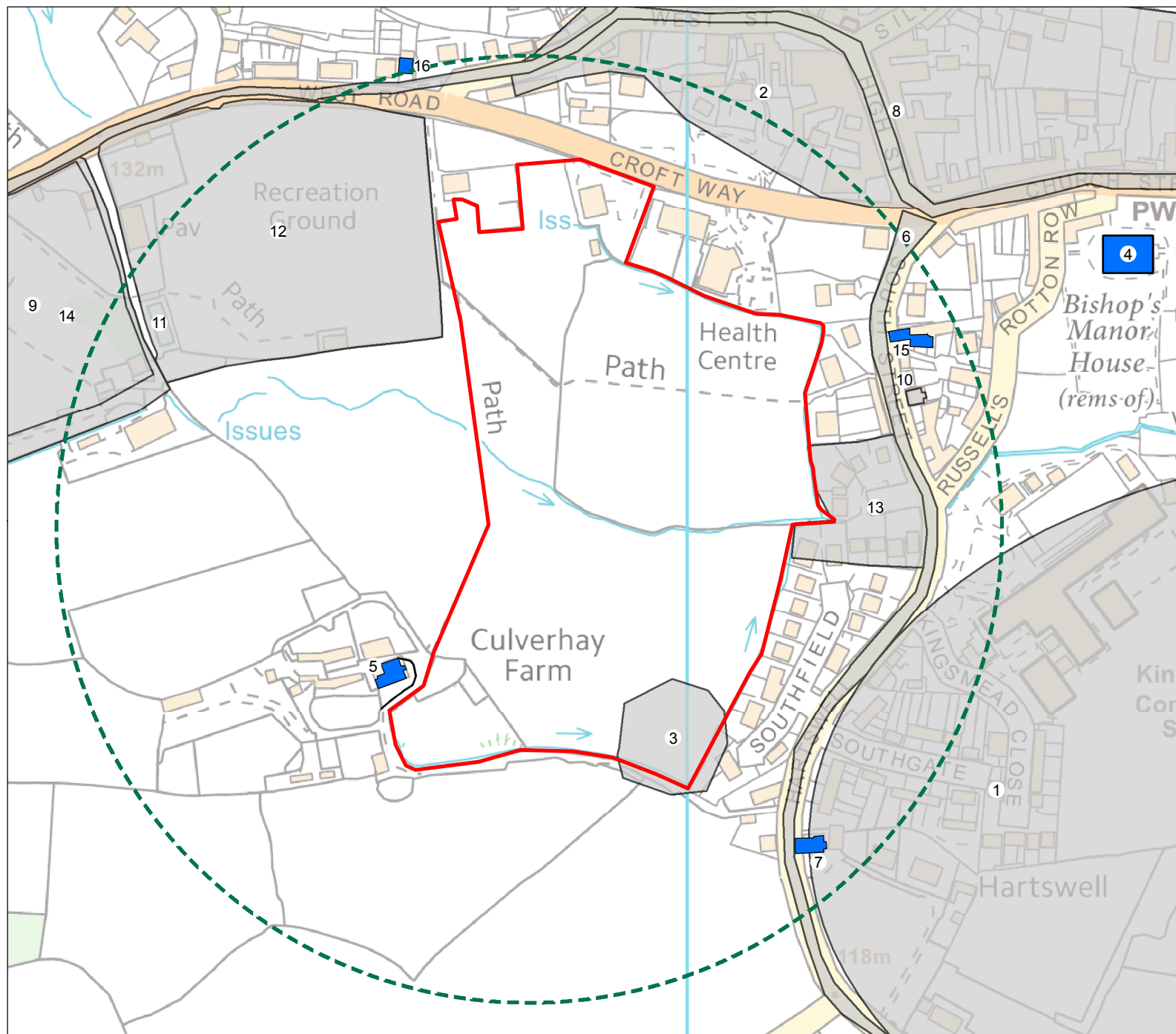
Project: MAJ2, Wiveliscombe

Date: 20/08/15

Job Number: 10649

Drawn by: ZE

Approved by: HS



Legend

- Monument
- Listed Building
- Site Boundary
- 300m Study Area

Figure 2: Map of Cultural Heritage Features

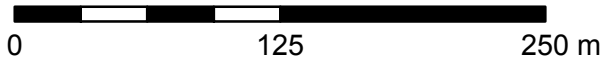
Project: MAJ2, Wiveliscombe

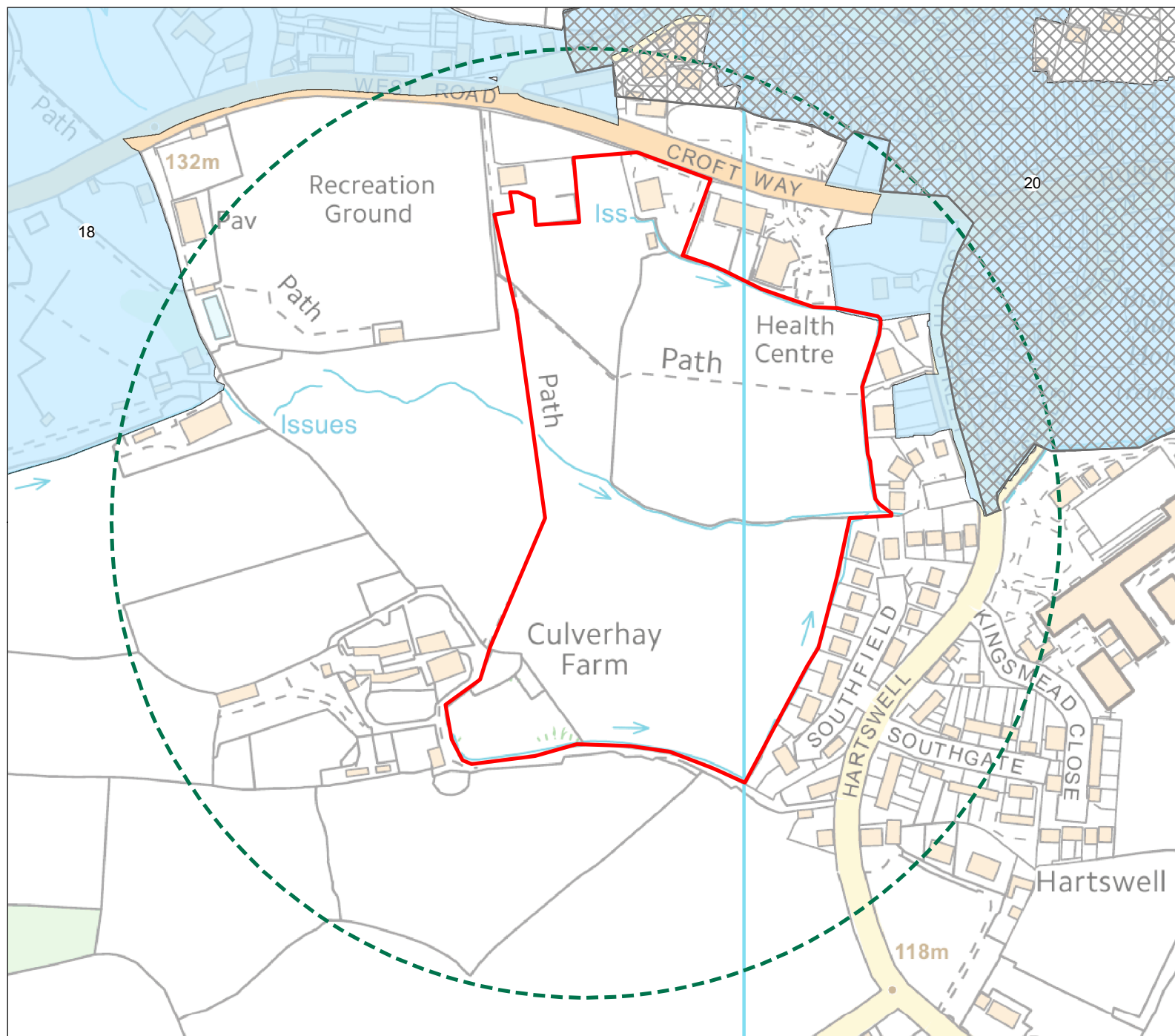
Date: 20/08/15

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Legend





-  Area of high Archaeological Potential [AB20]
-  Conservation Area
-  Site Boundary
-  300m Study Area

Figure 3: Map of Conservation Areas & High Archaeological Potential Areas

Project: MAJ2, Wiveliscombe

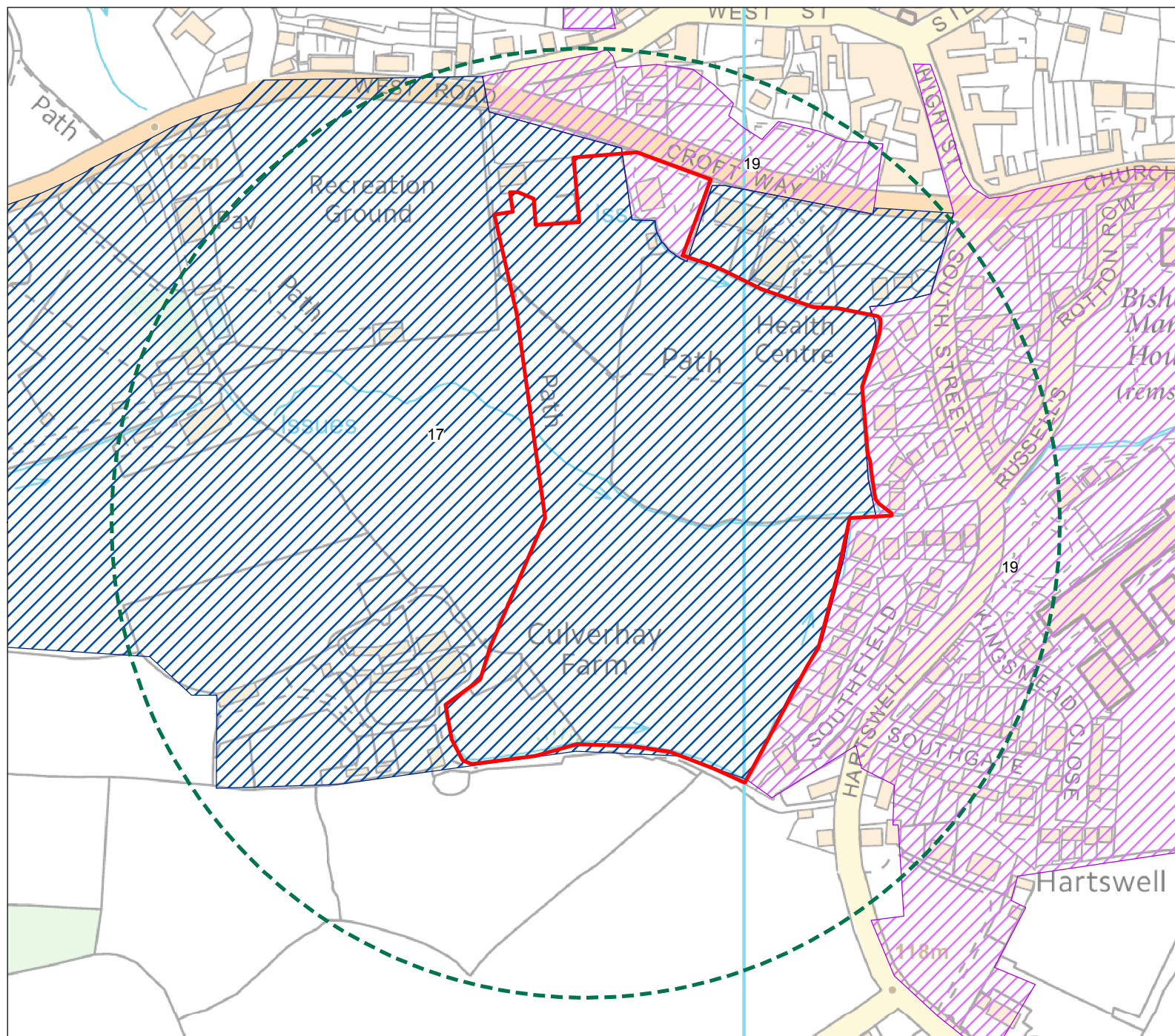
Date: 20/08/15

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Legend

Historic Landscape Character Areas

[AB 17]

[AB 19]

Site Boundary

300m Study Area

Figure 4: Historic Landscape Character Areas

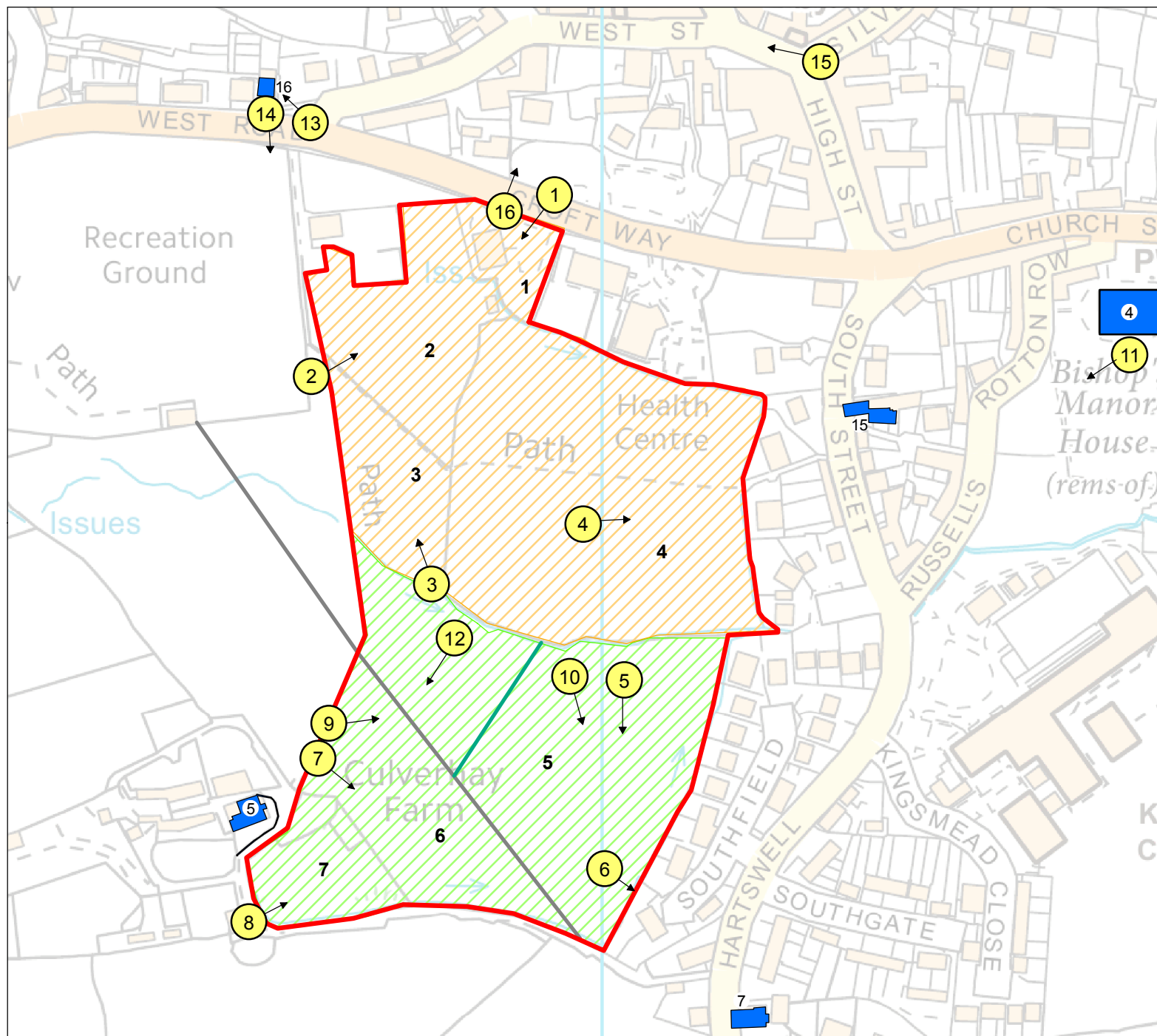
Project: MAJ2, Wiveliscombe

Date: 20/08/15

Job Number: 10649

Drawn by: ZE

Approved by: HS



Legend

- Listed Building
- Former Field Boundary
- Additional Modern Field Boundary
- Suggested Area to be Removed from Allocation
- Suggested Revised Allocation Area
- Site Boundary
- # Photograph Location & Orientation
- # Field Number

Figure 5: Site Visit & Suggested Allocation Area

Project: MAJ2, Wiveliscombe

Date: 28/08/15 Job Number: 10649

Drawn by: ZE Approved by: HS



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