

**TAU3 Pyrland Farm,
Taunton Deane,
Somerset**

Heritage Appraisal

Client: TAUNTON DEANE BOROUGH
COUNCIL & WEST SOMERSET COUNCIL

AB Heritage Project No:10650

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TAU3 Pyrland Farm, Taunton Deane, Somerset Settings Assessment

Client TAUNTON DEANE BOROUGH
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COUNCIL

Project Number 10650

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EXECUTIVE SUMMARY

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 TAU3 Pyrland Farm, 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 designated or non statutory designated heritage features located within the application site.

Apart from the Historic Landscape Character that covers the application site [AB 15], there are no other non designated heritage features within the application site.

One heritage feature has been identified as having the potential to be affected by the development proposal, which is Pyrland Farmhouse [AB 2].

The change of the character and land use of the application site is likely to remove the original function of, and relationship with, this part of the surrounding landscape and the farmhouse [AB 2]. Along with the affects of additional noise, vibration and dust created during any constructions works and by increased traffic thereafter.

The magnitude of impact upon the setting of Pyrland Farmhouse [AB 2] is considered to be Medium – Low, with the likely overall significance of effect thought to be Moderate – Minor.

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

In terms of the potential for the survival of below ground archaeology, for the Prehistoric – Modern period it is considered to be Low, with any surviving remains of Local Importance at most.

Any proposed development within the application area is likely to have a Low magnitude of impact upon any surviving archaeological deposits from the Prehistoric – Modern periods. The overall significance of effect is considered to be Minor.

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 Settings Assessment covering site TAU3 Pyrland Farm, 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 includes identification of heritage assets and their settings which may be affected by the application; 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 application, 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. 2.5 hectares and is located on the northern side of the town of Taunton, to the west of Pyrland Farm, immediately to the north of Cheddon Road (See Figure 1), centred on Nation Grid Reference (NGR) ST 231 273.
- 1.2.2 The application site is bounded by Cheddon Road and the rear of four properties that face onto Cheddon Road on the southern side, with modern residential development beyond. A single track agricultural lane runs along the western boundary.
- 1.2.3 The northern and eastern boundaries of the application site are surrounded by a patchwork of square and rectangular pastoral agricultural fields.
- 1.2.4 The application site currently occupies part of three rectangular agricultural, located to the west of Pyrland Farm.

1.3 Geology & Topography

- 1.3.1 The underlying solid geology of the eastern part of the site consists of Mudstone and Hallite Stone of Mercia Mudstone Formation, laid down 200-251 million years ago, in an environment previously dominated by desert conditions (BGS 2015).
- 1.3.2 The underlying solid geology of the western part of the site is Sandstone of the Otter Sandstone Formation, laid down 229-246 million years ago, in an environment previously dominated by rivers (BGS 2015).
- 1.3.3 There are no superficial geological deposits recorded.
- 1.3.4 The topography slopes gently towards the centre of the site from 43m OAD and rises up gently towards the north-east to 47m OAD.

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.

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 necessary.
- 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. The site walk over was undertaken on the 21st August 2015.

- 2.2.3 The Heritage Appraisal has examined heritage records within 600m of the centre point of the application site. This was based on recommendations made by the Inspector in the Taunton & Deane Borough Council Site Allocations and Development Management Plan Examination in July 2015.
- 2.2.4 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). This approach 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.
- 2.2.5 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).

- 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.

- 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.
- 2.5.6 Field 3 (See Figure 4) was not entered during the site visit, due to the fact that the field was planted with a dense, tall corn crop at the time of the site visit.

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 known statutory designated heritage features located within the proposed development site.

Within the 600m Study Area

- 4.1.2 There are two known statutory designated heritage features located within the 600m study area. These include:

- Pyrland Hall (Grade II* Listed) [AB 2]
- Pyrland Farmhouse (Grade II Listed) [AB 4]

4.2 Historic Environment Record Data

Within the Application Site

- 4.2.1 Apart from the Historic Landscape Character that covers the application site [AB 15], there are no known non designated heritage features located within the application site that have been recorded on the Somerset HER.

Within the 600m Study Area

- 4.2.2 There are a total of 12 heritage features recorded on the Somerset HER located within the 600m study area [AB 1, 3 & 5-14].

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 dating to the Prehistoric or Roman periods located within the application site.
- 4.3.2 Prehistoric funerary activity is evident in the area from the location of a possible ring ditch or henge [AB 1], situated c. 600m to the north-west of the application site.
- 4.3.3 There are no known heritage features dating to the Roman period located within the 600m study area.

The Medieval Period (AD 410 – AD 1536)

- 4.3.4 There are no known heritage features located within the application site or within the 600m study area that date to the Medieval period.

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

- 4.3.5 There are no known heritage features located within the application site that date to the Post-Medieval period.
- 4.3.6 There are two known heritage features located within the study area that dates to the Post-Medieval period. These include a road that was turnpiked during the 18th Century [AB 3],

located immediately adjacent to the southern boundary of the application site and a 19th Century landscape park [AB 5] associated with Lyndford House, situated c. 370m to the south-east of the application site.

The Modern Period (AD 1801 – Present)

- 4.3.7 There are no known heritage features located within the application site that date to the Modern period.
- 4.3.8 There are two known heritage features situated within the 600m study area that date to the Modern period. These include the site of a milestone [AB 6], located c. 60m to the south of the application site. In addition, the site of a boundary post [AB 7] is located c. 460m to the south-west of the application site.

Undated / Multi -period

- 4.3.9 There are no known heritage features of undated / multi-periods located within the application site.
- 4.3.10 There are a total of seven known heritage features [AB 8-14] located within the 600m study area that are considered to be undated / multi – period sites. These mostly relate to cropmarks of possible Prehistoric date, the site of farmsteads or buildings and sub surface features that have unknown origins, the closest of which is the site of a farmstead [AB 9], situated c. 185m to the south of the application site.

4.4 Site Visit

- 4.4.1 The site visit was undertaken on 21st August 2015 by Kerry Kerr-Peterson (Assistant Project Archaeologist, AB Heritage).
- 4.4.2 The application site covers part of three sub rectangular fields (See Figure 4 for field number locations), located to the west of Pryland Farm.

Field 1 (Photo 1)

- 4.4.3 Field 1 is located at the eastern end of the application site and is formed of the western end of a rectangular field, situated to the north-west of Pryland Farm. The field was under short grass pasture with grazing cattle at the time of the site visit and slopes down gently to the west. The boundaries of the field consist of tall hedges, although there is no boundary marking the eastern end of the application site.



Photo 1: View across Field 1, from the east

Field 2 (Photo 2)

- 4.4.4 Field 2 is located along the southern part of the application site, adjacent to Cheddon Road. The topography rises gently towards the western end of the site. The field was under short grass pasture with grazing cattle at the time of the site visit. The boundaries consist of tall hedges on all sides.



Photo 2: View across field 2, from the north-west

Field 3 (Photo 3)

- 4.4.5 Field 3 is located on the northern side of the application site and forms the southern part of a large rectangular field. This was under a tall dense corn crop at the time of the site visit. The topography rises gently towards the north-west. The boundaries consist of tall hedges on all sides, apart from the northern side that does not have a boundary forming the northern edge of the application site.



Photo 3: View across field 3, from the east

5. ASSESSMENT OF THE SETTING OF HERITAGE ASSETS

- 5.1.1 A walkover survey was undertaken on 21st August by Kerry Kerr-Peterson (AB Heritage) to assess which of the identified heritage assets (see Table 4) have the potential to be affected by the proposed development.
- 5.1.2 The application site currently occupies part of three rectangular agricultural fields adjacent to Pyrland Barn. The topography rises gently towards the west.

5.2 Step 1 - Identification of Heritage Assets

- 5.2.1 The Archaeological Resource Baseline has identified one Grade II* Listed Building, one Grade II Listed Building and 13 non-statutory heritage features within a 600m radius of the centre of the site. Many of these have been scoped out of this assessment due to a number of factors, such as status of the asset (e.g. undesignated), distance from site, and/or likelihood of visibility from site.
- 5.2.2 The Grade II* Listed Pyrland Hall [AB 2], located c. 400m to the north-west of the western end of the application site, has been scoped out of the assessment preliminarily given the distance and obscurity created by trees and vegetation located on the eastern side of the house as well as the buildings that make up Pyrland Hall Farm, located adjacent to the western end of the application site (Photo 4). At this stage no construction or access details were available to contribute to the setting assessment. 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.



Photo 4: View from the eastern end of the application site towards the location of Pyrland Hall [AB 2]

- 5.2.3 One heritage asset has been identified as having the potential to be adversely affected by the development proposal, as shown on Table 4. This has been identified on the preliminary 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 Number	Name	Designation	Location
AB 4	Pyrland Farmhouse	Grade II	c. 100m to the south-west of the application 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 Pyrland Farmhouse [AB 4]

- 5.3.3 Pyrland Farmhouse [AB 4] is located c. 100m to the south-east of the application area on level ground, adjacent to Cheddon Road. The farmhouse is surrounded by modern residential development to the south of Cheddon Road, farmland with scattered farmsteads to the north and east and remnant parkland associated with Pyrland Hall beyond Pyrland Hall Farm to the west. The farmhouse is surrounded by a compact farmstead to the rear consisting of a number of traditional farm buildings, with modern farm building on the northern side of the complex (Photo 5).



Photo 5: View of the farmyard surrounding Pyrland Farmhouse [AB 4], viewed from the south

- 5.3.4 There is an area of tall trees on the north-west side of the farm complex and a number of apples trees remain in the orchard on the western side of the farm complex. A number of trees are present within the gardens of the cottages along Cheddon Road, located adjacent to the application area (Photo 6). The farm building complex creates an enclosed area to the rear of the farmhouse (Photo 5), surrounded by open fields to the north. The built up area to the south creates an enclosed area opposite the farmhouse.



Photo 6: View from Field 2 towards Pyrland Farmhouse [AB 4]. Viewed from the west

- 5.3.5 The setting of the farmhouse can be considered to be the compact complex of associated farm buildings to the rear of the property, along with the adjacent fields that have likely been part of Pyrland Farm. The immediate setting of the farmhouse, in the form of the farmyard complex, has changed relatively little. The wider setting, consisting of the agricultural field to the north and east, has also changed little over time. However the area to the south, once open farmland, is now covered by a modern dense residential development.



Photo 7: View to the north of Pyrland Farmhouse [AB 4], from the north

- 5.3.6 There is limited visibility to and from the surrounding landscape to the north, west and east due to the presence of trees and the farm buildings to the rear of the house (Photo 5 & 6). Views out from the front of the farmhouse have been compromised by modern development to the south (Photo 7). From the south, the farmhouse has a visual presence due to its roadside position (Photo 8). The noise created by the passing traffic on Cheddon Road is also considered to have a minor effect upon the farmhouse but is unlikely to impact the significance to the setting of the building.



Photo 8: View of the front of Pyrland Farmhouse [AB 4] from the south

- 5.3.7 The farmhouse is partly run as a holiday cottage / guest house. The farmyard is accessible to those members of the public accessing the farm shop in one of the curtilage buildings. There is no interpretation associated with the building that was visible during the site visit.
- 5.3.8 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 and its development. 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..

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 2.5ha.
Position in relation to key views	See Table 3.3.1
FORM AND APPEARANCE OF THE DEVELOPMENT	
Form of development	Residential
Prominence, dominance or conspicuousness	The proposed development plans for the application area have not been supplied to AB Heritage.
Seasonal change	Leaf fall in autumn / winter may increase the visibility towards

	Pyrland Farmhouse [AB 4]
OTHER EFFECTS OF THE DEVELOPMENT	
Noise, vibration, dust etc.	Temporary increase in noise, vibration and dust during construction works may affect Pyrland Farmhouse [AB 4], Slight permanent increase in noise resulting from increased traffic accessing houses, may affect Pyrland Farmhouse [AB 4] 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 and arable fields, which are likely to have been part of Pyrland Farm. Change of land use from farmland to residential may therefore have an impact on the setting of Pyrland Farmhouse [AB 4].

Effect of the Allocation of the Application Site of Pyrland Farmhouse [AB 4]

- 5.4.2 Pyrland Farmhouse [AB 4] is located c. 100m to the south-east of the application area. The farmhouse faces out onto Cheddon Road, towards the modern housing development to the south (Photos 7 & 8). As a Grade II Listed Building, Pyrland Farmhouse [AB 4] can be considered to be a heritage feature of Regional Importance (in line with Table 2). The application site occupies part of three rectangular fields, part of Pyrland Farm.
- 5.4.3 There is limited intervisibility between the rear, upper floor and chimneys of the farmhouse and the very eastern limit of the application area (Photo 9). The remainder of the farmhouse is obscured from the rest of the application site by the cottages located to the west of the farmhouse, facing onto Cheddon Road and the trees and vegetation within their gardens and along the western boundary with the orchard. Although this intervisibility may increase in winter months with leaf fall.



Photo 9: View from Field 1 towards Pyrland Farmhouse [AB 4], the chimneys of which are visible in the middle distance. From the north-west.

- 5.4.4 Change of the character of the land use of the application site from farmland is likely to remove the original function of, and relationship with, this part of the surrounding landscape of Pyrland Farm and the farmhouse [AB 4].
- 5.4.5 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 Pyrland Farmhouse [AB 4]. Following the completion of the proposed development, a slight permanent increase in noise resulting from increased traffic accessing houses and traversing Cheddon Road may also affect the setting of Pyrland Farmhouse [AB 4], but at this stage no details are available regarding the increase in noise. 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.
- 5.4.6 Given these aspects, the magnitude of impact is considered to be Medium – Low (in line with Table 2), with the overall significance thought to be Moderate – Minor (in line with Table 3).

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 There is one heritage asset (see Table 4) that it is considered that the proposed development may affect the setting of. This is Pyrland Farmhouse [AB 4].

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.

6.3.2 The farmhouse is mostly obscured from the application site by the cottages located to the west of the farmhouse, facing onto Cheddon Road and the trees and vegetation within their gardens and along the western boundary with the orchard (Photos 5, 6 & 9). Although this intervisibility may increase in winter months with leaf fall.

6.3.3 The change of the character and land use of the application site from farmland is likely to remove the original function of, and relationship with, this part of the surrounding landscape of Pyrland Farm and the farmhouse [AB 4]. Along with the additional potential for noise, vibration and dust created during any constructions works and by increased traffic thereafter.

6.3.4 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).

6.3.5 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 Outline Recommendations

6.4.1 The inclusion of a landscape buffer into the design of any proposed development, perhaps at the eastern end of the application area, to include additional strategic screening along the eastern end, may help reduce the impact upon Pyrland Farmhouse [AB 4] by helping to retain a part of the original rural character and relationship with the farmstead and the surrounding

farmland and by further reducing the intervisibility between the application area and the farmhouse.

- 6.4.2 During the construction of any proposed development, there may be a temporary increase in noise, vibration and dust, which may affect the settings of Pyrland Farmhouse [AB 4]. Following the completion of the proposed development, a potential for permanent increase in noise resulting from increased traffic accessing houses, may also affect the setting of Pyrland Farmhouse [AB 2]. 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.
- 6.4.3 Alternatively, the site boundary could be revised, perhaps to remove the eastern part of the application site, further retaining the relationship between Pyrland Farmhouse [AB 4] and its surrounding farmland setting.

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

- 6.5.1 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.

7. ARCHAEOLOGICAL POTENTIAL & MITIGATION

7.1 Known Heritage Resource

- 7.1.1 There are no statutory or non statutory designated heritage features located within the bounds of the application site.
- 7.1.2 Apart from the Historic Landscape Character that covers the application area [**AB 15**], there are no known non designated heritage features located within the bounds of the application area recorded on the Somerset HER.
- 7.1.3 There are a number of other non designated heritage features located within the 600m study area surrounding the proposed development site. These include evidence related to Prehistoric funerary activity and potential settlement, as well as industrial and settlement activity across the area throughout the Post-Medieval and 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 Given the presence of Prehistoric activity within relatively close proximity to the study area, the potential for the survival of below ground archaeology relating to the Prehistoric period is considered to be Low (in line with Section 2.3.1). Given the lack of known heritage features dating to the Roman and Medieval periods located within the study area, the potential for the survival of below ground archaeological remains dating to these periods within the bounds of the study area is also considered to be Low.
- 7.3.2 The potential for below ground archaeological deposits dating to the Post-Medieval and Modern periods is also considered to be Low.
- 7.3.3 Should any below ground archaeological deposits survive from any of these periods, they are thought to be of Local Importance at most (in line with Table 1).

7.4 Predicted Impact of the Allocation of the Application Area

- 7.4.1 Any proposed development within the application area is likely to have a Low magnitude of impact (in line with Table 2) upon any archaeological deposits that may survive from the Prehistoric – Modern periods. The overall significance of effect is 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 or absence of any surviving below ground 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.

8. CONCLUSIONS

- 8.1.1 In terms of built heritage, in order to minimise the potential impacts upon Pyrland Farmhouse [AB 4], the site boundary could be revised, perhaps to remove the eastern part of the application site (See Figure 4). Additional mitigation strategies may be required i.e screening
- 8.1.2 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. These recommendations will need to be approved by the local planning authority and Historic England.

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

HER = Somerset HER reference

NHLE= National Heritage List for England reference

LB= Listed Building

HCL = Historic Landscape Character

AB NO.	Period	Type	Name & Description	Status	NGR	Reference
1	Prehistoric- Modern	Ring Ditch	A possible 30m diameter round barrow or henge is visible on aerial photographs as a cropmark of a ring ditch with a possible entrance on the SE side. There are curving linears close by and a linear likely to be a drain.		ST 229 279	HER44542
2	Post-Medieval - Modern	Hall, Fish Pond, Park, Military Building	Neo-Classical style Pyrland Hall was built c. 1760 for Sir William Yea. It has render grooved as ashlar over a brickwork construction with Bath stone dressings and a brick service courtyard at rear with hipped slate roofs. An area of landscape park is shown on OS maps. Several fishponds were shown on the 1904 OS map to the SW, now filled in. The hall was used as the military headquarters for the VIII Corps during WW2. The WW2 camp contained several Nissen and other huts and a possible pillbox.	Grade II* LB		HER15810-1, 40495, 43392, 43821 NHLE1176079
3	Post-Medieval - Modern	Road	Turnpike road, Taunton to Yard's Barn, Broomfield of the Taunton Trust, turnpiked in 1752.		ST 23511 27247	HER26229
4	Post-Medieval - Modern	Farmhouse	Pyrland Farmhouse was built during the 17th Century, re-fronted c. 1800 with 20th Century additions. Constructed from Flemish bonded pink brick with asbestos and Welsh slate roof.	Grade II LB	ST 2340 2726	HER40494 & NHLE1344493
5	Post-Medieval - Modern	Landscape Park	Area of landscape park shown on OS 6" map attached to Lyngford House but partly lost under modern development.		ST 235 268	HER43988
6	Modern	Site of Milestone	Milestone site, W of Pyrland Farm, removed as an anti-invasion measure in 1940.		ST 2328 2725	HER43992

7	Modern	Site of Boundary Post	Boundary post site, Hope Corner Lane. Marked the line of the old parish boundary between Cheddon Fitzpaine and Taunton.		ST 2286 2685	HER44003
8	Undated / Multi-period	Site of Marl Pits	Two former marl pits of unknown origin were visible on 1946 AP. Now built over.		ST 2304 2690	HER13904
9	Undated / Multi-period	Site of Farmstead	Farmstead called Slapes, of unknown origins, shown on 1904 OS map. Now built over.		ST 231 271	HER13907
10	Undated / Multi-period	Site of Cottages	Cottages with semi-circular windows, known as Chapel Cottages, of unknown origins, shown on 1904 OS map.		ST 2309 2704	HER13908
11	Undated / Multi-period	Field Drain	A stone filled feature, likely to be a field drain of unknown origins, was found while digging a garden pond at 8 Blackthorn Gardens.		ST 2339 2700	HER15107
12	Undated / Multi-period	Enclosure	A potential 30m x 30m rectilinear ditched enclosure is visible on APs. Possibility that this feature is something modern and ephemeral.		ST 2272 2708	HER26910
13	Undated / Multi-period	Enclosures	A pentangular enclosure, possibly double ditched, associated with circular enclosure in the corner and overlain by a sub-rectangular enclosure on one side		ST 226 278	HER43042
14	Undated / Multi-period	Site of Cropmark	Aerial photographs show a large diameter thin cropmark. Possibility of being a marl pit. Now landscaped.		ST 228 268	HER44546
15	Undated / Multi-period	Historic Landscape Character	Recently Enclosed Land 18th to 21st century. General field size, 6-12ha. Between 25% and 50% boundary loss since 1905.	HLC	ST 231 273	

Appendix 2 Key Attributes of Heritage Assets

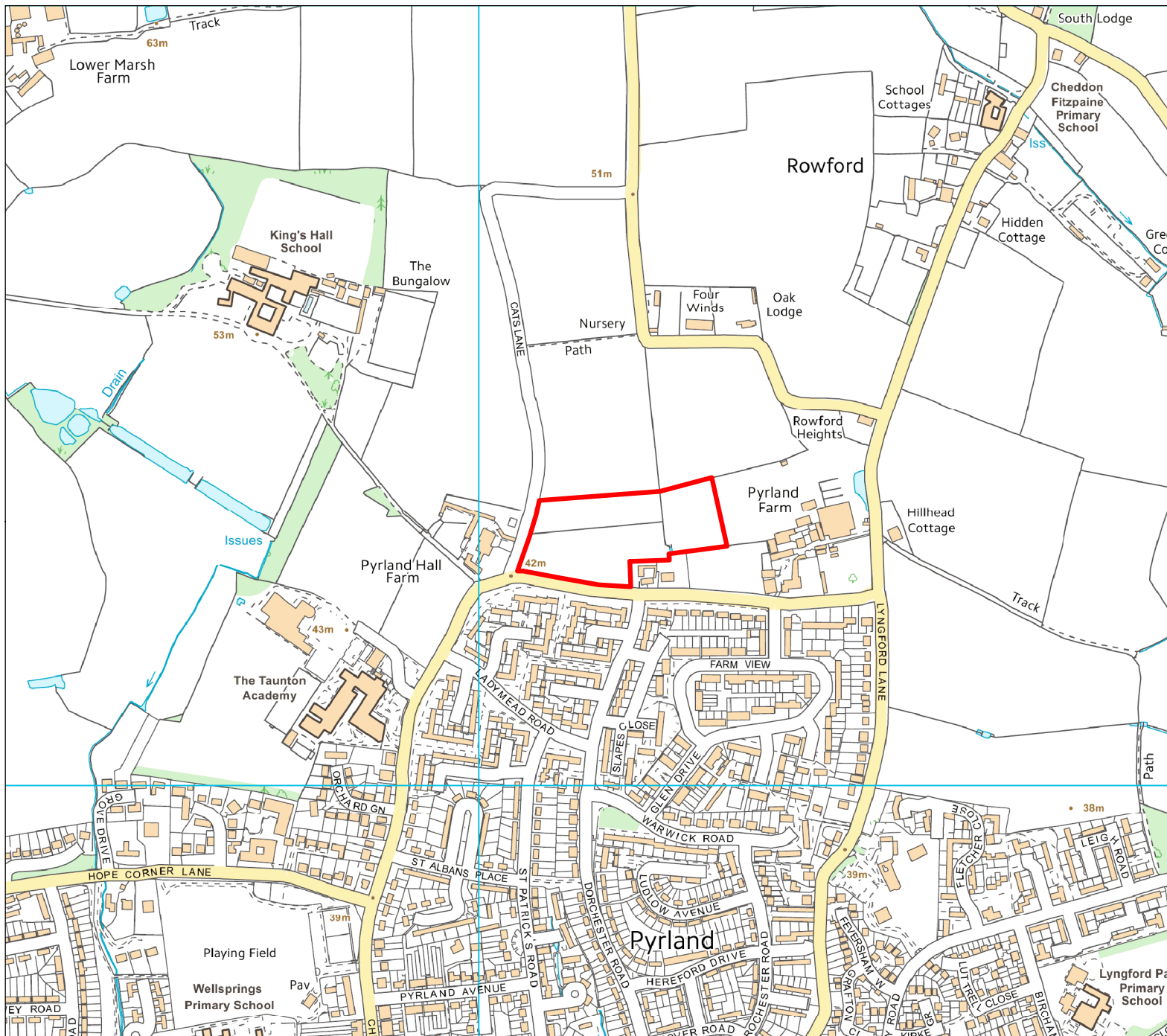
The tables below identify the key attributes of the setting of each of the heritage assets in order to define their contribution to the significance of each asset.

Table A1: Key Attributes of Pyrland Farmhouse [AB 4]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	The topography rises gently towards the north-west
Surrounding Landscape	Modern residential development to the south of Cheddon Road. Farmland with scattered farmsteads to the north and east. Remnant parkland associated with Pyrland Hall beyond to the west.
Land Use	Compacted farmstead buildings with farmland beyond.
Trees, Vegetation	There is an area of tall trees on the north-west side of the farm complex.
Openness, enclosure and boundaries	The farm building complex creates an enclosed area to the rear of the farmhouse, surrounded by open fields to the north. The built up area to the south creates an enclosed area opposite the farmhouse.
Degree of change over time	The immediate setting of the farmhouse has changed relatively little. The wider setting to the north has also changed little. However, the area to the south, once open farmland is now covered by a dense residential development.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Suburban on the southern side but with a rural connection to the farmland to the north.
Views from, towards, through and across the asset	Limited visibility from / to the surrounding landscape to north due to trees and the farm buildings to the rear of the house. Views out from the farmhouse have been compromised by modern development to the south.
Visual dominance or prominence	From the south, the farmhouse has a visual prominence due to its roadside position. From the remainder of the surrounding landscape it does not.
Noise, vibration or other intrusion	Minor noise intrusion from the a traffic traversing the adjacent road (Cheddon Road).
Accessibility	The farmhouse is partly run as a holiday cottage. The farmyard is accessible to those members of the public accessing the farm shop in one of the buildings.
Degree of interpretation /promotion to the public	No interpretation at the site. Information available on the Somerset HER & NHLE.
Associative relationships between heritage assets	Not part of an asset grouping. No relationship with any other heritage assets.



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Legend
 Site Boundary

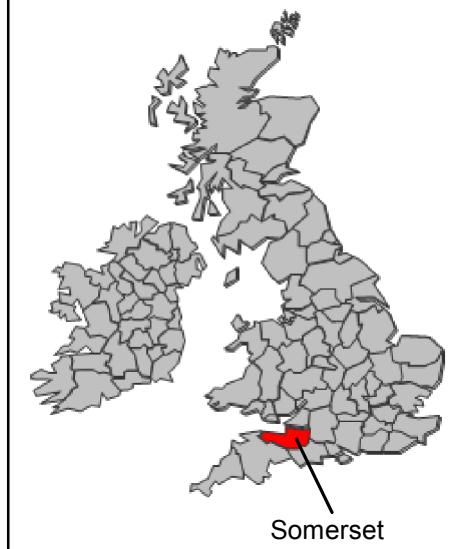
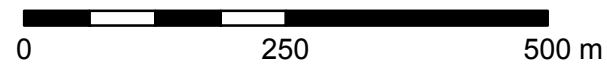
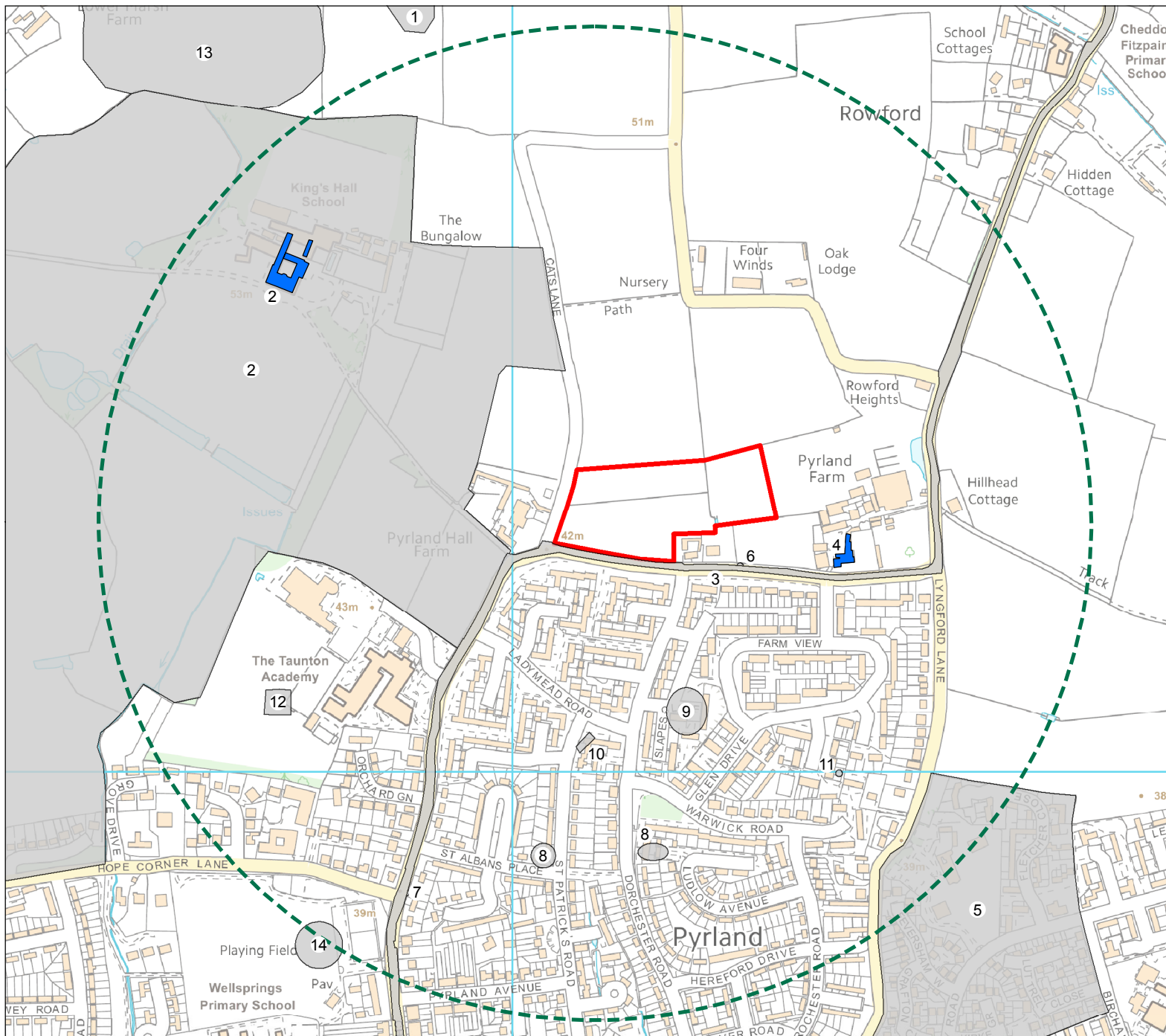


Figure 1: Site Location

Project: TAU3, Pyrland Farm	
Date: 20/08/15	Job Number: 10650
Drawn by: ZE	Approved by: HS

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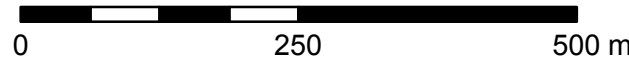
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- Monuments
 - Listed Buildings
 - Site Boundary
 - 600m Study Area

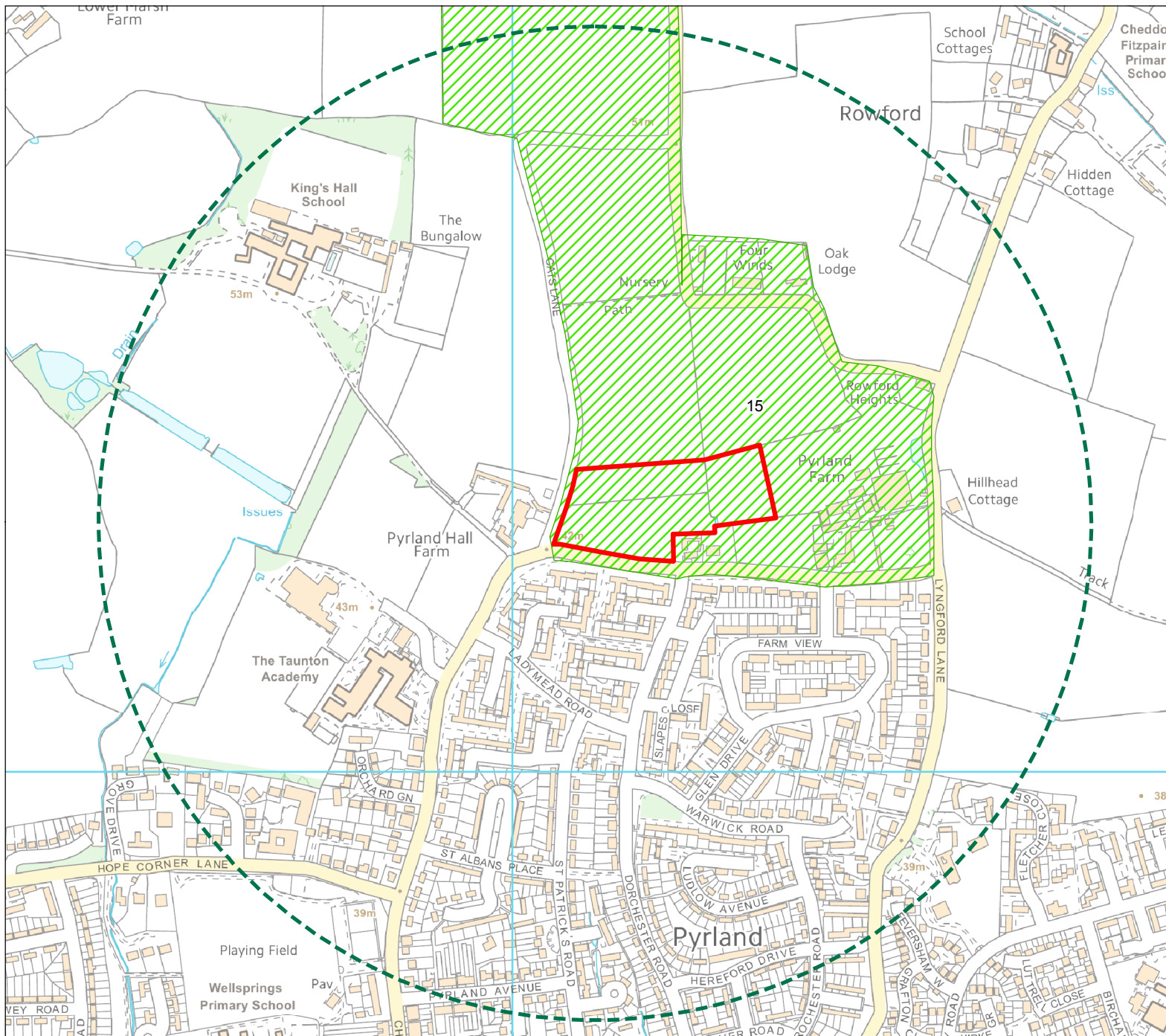
Figure 2: Map of Cultural Heritage Features

Project: TAU3, Pyrland Farm

Date: 20/08/15 Job Number: 10650

Drawn by: ZE Approved by: HS





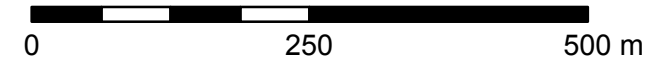
- Legend**
- Historic Landscape Character Area
 - Site Boundary
 - 600m Study Area

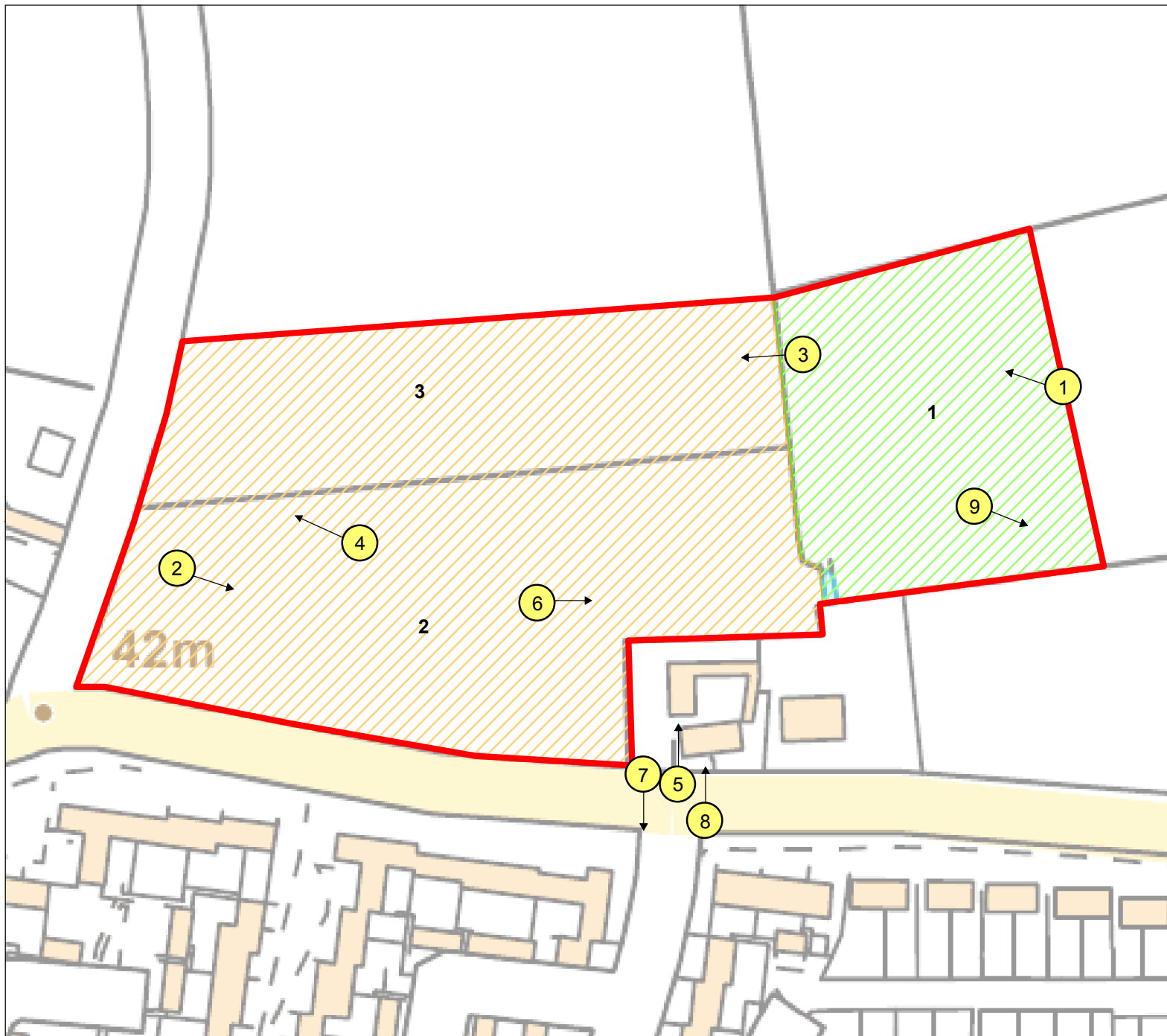
Figure 3: Historic Landscape Character Areas

Project: TAU3, Pyrland Farm

Date: 20/08/15 Job Number: 10650

Drawn by: ZE Approved by: HS





Legend

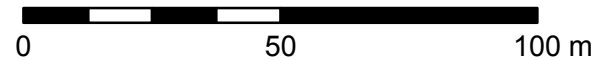
- Suggested Revised Allocation Area
- Suggested Area to be Removed from Allocation
- Site Boundary
- Photograph Location & Orientation
-
- # Field Number

Figure 4: Site Visit & Suggested Allocation Area

Project: TAU3, Pyrland Farm

Date: 28/08/15 | Job Number: 10650

Drawn by: ZE | Approved by: HS





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