



making sense of heritage

Monksham Farm Solar Farm Marston Bigot, Somerset

Archaeological Desk-Based Assessment



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March 2013



**Monksham Farm Solar Farm
Marston Bigot
Somerset**

Archaeological Desk-Based Assessment

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Summary

Wessex Archaeology was commissioned by Monksham Power Limited to carry out an archaeological desk-based assessment of land at Monksham Farm, Marston Bigot, Somerset, centred on National Grid Reference 376420 143030. The proposed development within the site comprises a PV solar array. The recorded historic environment within a 1km study area around the site was considered in order to assess the heritage resource and the likely impacts of the development upon the heritage assets. Additionally, a Theoretical Zone of Visual Influence (TZVI) was established within a 5km radius from the site, within which designated heritage assets of national importance were identified.

The designated heritage assets within the study area comprise two Scheduled Monuments, two Grade II Listed Buildings and a Grade II Registered Park and Garden. Moreover, a number of designated heritage assets of national importance were located within the TZVI. No intervisibility between the site and the majority of the monuments within the study area and the TZVI was observed and the scheme is considered unlikely impact upon the settings of these assets. Although, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty lies within the visual envelope of the site, due to distance and the presence of vegetation and modern features, the proposed scheme would have a neutral effect on the setting of the asset.

The Grade II* Listed Marston House (**WA 6**) and Grade II Registered Marston Park (**WA 5**) have been identified as possible sensitive receptors with regard to the scheme. The main panorama from Marston House includes extensive views across the rural landscape in the River Frome valley. Due to the distance and the intervening vegetation, the site cannot be viewed from the designated assets and views from or including the site are diminished by the presence of intervening vegetation (hedgerows and trees). As a result, although the scheme is likely to have a low adverse impact upon the settings of these assets, it is likely to constitute 'less than substantial harm', as defined by the NPPF. It is considered that the proposed measures, comprising improvements to the hedgerows and planting of trees, adequately mitigate against the identified low adverse impacts upon the settings of the designated assets. Additionally, the impacts to the settings are further reduced by the temporary and reversible character of the scheme.

The possible historically *Important* hedgerows within and at the edges of the Site will remain *in situ* and no significant adverse impacts to these assets are anticipated as a result of the scheme.

This assessment has established that there is an archaeological interest within the site, defined as the potential for the presence of buried archaeological remains, likely relating to agricultural practices of medieval and later date. The presence, location and significance of any buried remains cannot be confirmed on the basis of the available information. As such, additional archaeological investigations may be required. In the first instance, a geophysical survey is proposed and the site is considered suitable for this method of non-intrusive survey. The results of the survey would inform the need for and scope of any subsequent works within the site. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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The report was researched and compiled by Julia Sulikowska and the illustrations were prepared by Linda Coleman and Julia Sulikowska. Caroline Budd managed the project on behalf of Wessex Archaeology.



Monksham Farm Solar Farm Marston Bigot Somerset

Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Monksham Power Limited, through their agent Green Nation, to carry out an archaeological desk-based assessment of land at Monksham Farm, Marston Bigot, Somerset, centred on National Grid Reference (NGR) 376420 143030 (hereafter 'the Site', **Figure 1**).

1.1.2 This assessment should be read in conjunction with the *Landscape and Visual Assessment* prepared by the Landmark Practice. Both documents will inform the pre-application discussions, to be carried out with English Heritage, and will support a planning application for the development of the Site as a solar farm, to be submitted to Mendip District Council.

1.2 The Site

1.2.1 The Site is located in eastern Somerset, approximately 4.6km to the south of the Frome town centre and some 1.4km to the south-east of the village of Trudoxhill (**Figure 1**).

1.2.2 The Site comprises an irregular parcel of land of approximately 17ha, composed of three arable fields (**Plate 1**). Hedgerows and trees demarcate the Site's external and internal boundaries (**Plate 2**) with the exception of the south-western boundary, overgrown with vegetation.

1.2.3 The Site is surrounded by farmland. It is bounded to the west by an un-named road, to the south by the River Frome, to the east by Monksham Farm and the River Frome and to the north by fields.

1.2.4 The Site occupies a shallow slope, facing towards the south-east, at the bottom of the River Frome valley. It is only slightly elevated above the river at lies between 85m and 90m above Ordnance Datum (aOD). In the wider surroundings of the Site, the topography comprises rolling landscape. The underlying geology comprises Jurassic mudstone of the Peterborough Member to the east and sandstone and mudstone of the Kellaways Formation to the west. To the south, the Kellaways Formation is overlain by Quaternary River Terrace Deposits comprising sand and gravel (British Geological Survey).

2 METHODOLOGY

2.1 Scope of document

2.1.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on the Heritage Assets that embody that significance.



2.1.2 The Historic Environment, as defined in National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.1.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2 Aims

2.2.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1km from the site boundary;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components;*
- *address the impact of the development on the settings of nationally important (Grade II* and Grade I Listed Buildings and Parks and Gardens and Scheduled Monuments) and other designated heritage located in the vicinity of the Site; and*
- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting.*

2.3 Study area

2.3.1 The recorded historic environment resource within a 1km Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site (**Figure 1**).

2.4 Sources

2.4.1 A number of publicly accessible sources of primary and synthesised information were consulted. Sources consulted comprise:

- *The Somerset Historic Environment Record (SHER), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the county.*
- *National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.*
- *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Somerset Heritage Centre, Taunton and available online.*
- *Relevant primary and secondary sources held at Somerset Heritage Centre and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied.*



2.4.2 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

2.5 Setting

2.5.1 In addition to the 1km Study Area, the wider visual setting of the Site was also considered for the purposes of this Study. A GIS Viewshed Analysis was carried out within a 5km radius from the Site, in order to determine a Theoretical Zone of Visual Influence (TZVI). Designated heritage assets which lay within the TZVI, comprising Scheduled Monuments, Grade I and II* Listed Buildings and Grade I Registered Parks and Gardens, were identified.

2.5.2 Any indirect impacts resulting from the proposed development upon the settings of these monuments was then assessed during the Site visit (see below).

Viewshed analysis

2.5.3 Viewshed analysis is a commonly applied visibility analysis technique where the output produces TZVI mapping the area which theoretically shares intervisibility with the Site. The TZVI provides a means of modelling where in the landscape a theoretical observer would be able to see a target point within the Site based on a digital terrain map (DTM). This is calculated using:

- *The Landform Panorama DTM, a 'bare earth' terrain model of 50m horizontal resolution provided by Landform Panorama.*
- *A series of target points were set in a regular grid across the site, each one set to 2m representing the approximate height of the proposed development. The value of each cell in the TZVI represents the number of target points theoretically visible from that location.*
- *Observer heights were set to 1.6m representing the eye height of an average person.*

2.5.4 Since this process is based on a 'bare-earth' model which takes no account of surface forms and features (including trees, vegetation, buildings and other structures) the inclusion of a heritage asset within the TZVI should not be conflated with 'real-world' intervisibility.

2.5.5 The value of the TZVI is as an aid to identifying an area within which heritage assets and settings possessing views that contribute to their significance may be effected by the proposed development.

2.6 Site visit

2.6.1 The Site was visited on 5th March 2013. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were sunny, with mist limiting the visibility at times. A fieldwork record comprising digital photography is held in the project archive.

2.6.2 The Site visit aimed to identify any designated heritage assets within the wider setting of the Site which might be considered potential sensitive receptors to the proposed development, by comparing the TZVI produced by the viewshed analysis to the actual views available of the landscape surrounding the Site. Any heritage assets which had been identified as located within the TZVI were assessed to see if intervisibility could be established. Note was made of any intervening vegetation, housing or landscape features



which may have prevented meaningful views between the Site and the monument in question.

2.7 Assessment Criteria

2.7.1 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.

2.7.2 Significance (for heritage policy) is defined in NPPF Annex 2 as:

‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

2.7.3 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value.** *Deriving from the potential of a place to yield evidence about past human activity.*
- **Historical value.** *Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- **Aesthetic value.** *Deriving from the ways in which people draw sensory and intellectual stimulation from a place.*
- **Communal value.** *Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

2.7.4 The overall significance of heritage assets and their settings is decided in line with criteria laid out in **Table 1** below:

Table 1: Summary of Factors for Determining Significance of Heritage Assets

Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas



Significance	Factors Determining Significance
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

2.8 Chronology

2.8.1 Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Table 2: Chronological periods

Palaeolithic	900,000 – 9500 BC
Early Post-glacial	9500 – 8500 BC
Mesolithic	8500 – 4000 BC
Neolithic	4000 – 2200 BC
Bronze Age	2200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – 410
Saxon	AD 410 – 1066
Medieval	1066 – 1500
Post-medieval	1500 – 1800
19th century	1800 – 1899
Modern	1900 – present day

2.9 Best practice

2.9.1 This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for desk based assessment* (IfA 1994, revised November 2012).

2.10 Assumptions and limitations

2.10.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.10.2 The records held by the SHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the



historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.11 Copyright

2.11.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5.

3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

3.2.3 The aim of NPPF Section 12 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

3.2.4 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck*



Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);

- *requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.*

3.3 Local Planning Policy

- 3.3.1 The Site is located within the administrative boundaries of Mendip District Council which is currently in the process of preparing its *Local Development Framework (LDF)*, referred to by the Council as the new Local Plan, in accordance with the *Planning and Compulsory Purchase Act 2004*. Until its finalisation, specific policies of the *Mendip District Local Plan 2002*, including some policies relating to the historic environment, remain in force (Saved Policies).
- 3.3.2 Reference is also made here to the *Pre-submission Draft Mendip District Local Plan 2006-2028 - Part I: Strategy and Policies* (November 2012), within which *Development Policy 3: Heritage Conservation* addresses a suite of cultural heritage related issues.
- 3.3.3 Policies relating to heritage which are relevant to the present scheme are presented in **Appendix 2**.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the development.
- 4.1.2 All heritage assets identified are listed in **Appendix 1**. The SHER and National List entries are listed by number within the text and are illustrated in **Figures 1** and **3**:
- **1-2** *Scheduled Monuments*;
 - **3-4, 6** *Listed Buildings*;
 - **5** *Registered Park and Garden*; and
 - **7-36** *SHER entries*.
- 4.1.3 Entries are given a **WA** prefix in the text for ease of reference.

4.2 Previous studies

- 4.2.1 There is no record of any previous archaeological fieldwork undertaken within the Site or the Study Area. This is likely due to a lack of modern development within the area and, as a result, the recorded heritage resource within the Study Area is sparse. Very few investigations have also been carried out in Frome, located c. 4.6km to the north-east of the Site, the archaeological and historical development of which was presented in an *Extensive Urban Survey* (Gathercole 2003).



4.3 Statutory and local heritage designations

Site

- 4.3.1 There are no designated heritage assets within the Site itself.

Study Area

- 4.3.2 The designated heritage assets within the Study Area are illustrated in **Figure 1**.
- 4.3.3 Two Scheduled Monuments are situated within the Study Area. They comprise the medieval Marston Moat (**WA 1**), located c. 470m to the north-east of the Site and the buried remains of the medieval Carthusian Priory at Witham (**WA 2**), situated c. 960m to the south-west.
- 4.3.4 Two Grade II Listed Buildings are located within the Study Area: School and Schoolhouse (**WA 3**) and Eleanor's Well (**WA 4**), both situated in Tuckmarsh Lane approximately 990m to the north-east of the Site. A Grade II Registered Park and Garden, Marston Park (**WA 5, Plate 3**) is situated c. 550m to the north of the Site.
- 4.3.5 An examination of historic cartographic sources, in conjunction with the Site visit, has identified that the hedgerows within and at the boundaries of the Site are marked as boundaries on the 1839 Tithe map (**Figure 4a**). As a result, these hedgerows may be considered to be historically *Important*, as defined by the *Hedgerows Regulations 1997* (amended 2002).

Wider context

- 4.3.6 The viewshed analysis was applied to Scheduled Monuments, Grade I and II* Listed Buildings and Registered Parks and Gardens within the TZVI established within a 5km radius of the Site (**Figure 2**). The results indicate that, theoretically, the Site could potentially be widely visible to the north, east and south, with limited visibility towards the south-east, west and north-west.
- 4.3.7 This analysis indicated that there was a hypothetical intervisibility between the Site and a number of nationally significant designated heritage assets including, in addition to the assets located within the Study Area, six Scheduled Monuments, six Grade I and eleven Grade II* Listed Buildings and a Grade I Registered Park and Garden (**Appendix 3**). Three of the nationally important assets, including the Grade II* Marston House (**WA 6, Plate 3**) and the Scheduled deserted medieval village (List Entry 1006123), are situated within the Grade II Marston Park (**WA 5**).
- 4.3.8 Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) is situated within the TZVI, approximately 1.3km to the east of the Site and a number of the identified designated heritage assets of national importance lay within the AONB (**Plate 4**).
- 4.3.9 The designated heritage assets within the TZVI are highlighted as theoretically sharing intervisibility with the Site. However, potential intervisibility does not necessarily indicate that the Site forms part of the setting(s) of these designated assets.
- 4.3.10 The viewshed analysis did not identify any World Heritage Sites within the TZVI. The nearest Conservation Area lies approximately 4.3km to the north of the Site, within the historic core of Frome (Gathercole 2003).



- 4.3.11 The results of the visual impact assessment upon the designated assets located within the Study Area and within the TZVI of the Site, carried out during the Site visit, are discussed below (**Section 6.4**).

4.4 Archaeological and historical context

- 4.4.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets recorded within the 1km Study Area surrounding the Site, in conjunction with the geology and topography of the area.
- 4.4.2 The archaeological records obtained from SHER and other sources are illustrated in **Figure 3** and listed in **Appendix 1**.

Prehistoric and Romano-British

- 4.4.3 There is limited evidence for prehistoric and Romano-British activity within the Study Area, but it is considered that this may be due to the lack of archaeological investigations and it does not preclude future discoveries of finds and sites of prehistoric or Romano-British date within the Site.
- 4.4.4 Within the Study Area, two monuments have been tentatively described as being of prehistoric origin. These include a probable robbed out bowl barrow (**WA 17**, c. 330m to the north-east of the Site) and a field system remains which may be of prehistoric date (**WA 9**, c. 500m to the north). In the wider surroundings of the Site, the evidence for prehistoric activity is also sparse and includes a Neolithic long barrow excavated at Fromefield, c. 5.7km to the north-east of the Site and several Iron Age gold coins found in the general area of Frome (Gathercole 2003). In the wider landscape, the evidence for Iron Age activity comprises hillforts and Roddenbury hillfort (List Entry 1008804) is situated c. 3.1km to the north-east.
- 4.4.5 There are no sites or findspots of Romano-British date recorded within the Study Area. However, the Romano-British activity is recorded in the wider landscape. In the vicinity of St Algar's Farm, c. 2.1km to the south-east of the Site, remains of a roadside villa settlement and related glass working industrial features are preserved as a Scheduled Monument (List Entry 1006153). Further evidence for Romano-British activity is recorded in Frome and comprises a possible scatter of small settlements in Selwood and an inhumation burial at North Hill, approximately 5.2km to the north-east of the Site (Gathercole 2003).

Saxon and Medieval

- 4.4.6 No finds or features of Saxon date are located within the Site or the Study Area, although the earliest reference to Frome relates to the 7th century foundation of the Monastery of St John, which was initially situated within the royal estate of Selwood, within the north-western outskirts of Frome (Gathercole 2003).
- 4.4.7 The Domesday Survey of 1086 mentions several settlements in the vicinity of the Site, all situated within the Frome Hundred. Frome, located to the north of the Site, comprised at the time of the Survey a large settlement and a royal manor. The Site is likely to have been situated within a moderately sized estate at Marston Bigot (*Mersitone*), which belonged to Roger Arundel, as the 1839 Tithe map records the Site within the Marston Bigot parish. Witham (*Witeham*), located approximately 1km to the south-west of the Site, comprised a large settlement which belonged to Roger of Courseulles.



- 4.4.8 The place-name 'Marston Bigot' is thought to have derived from Old English words: *mersc*, meaning 'marsh' and *tūn*, meaning 'settlement', while the second part 'Bigot' is a reference to the Bigot family who held the estate before 1195.
- 4.4.9 Marston Moat (**WA 1**), located c. 470m to the north of the Site, is a well preserved example of a medieval moated site and is considered to have been the manor house related to the Bigot family. A number of deserted medieval settlements are recorded within the estate. The largest comprises the shrunken village at Marston (List Entry 1006123 and **WA 8**), located c. 730m to the north of the Site and c. 190m to the north of Marston Moat. This settlement is first mentioned in 1155 and is thought to have been demolished in the 18th century in order to give way to the designed parkland. Three additional deserted settlements are recorded within the Study Area: at Marston Park (**WA 10**, c. 650m to the north of the Site), in Trudoxhill (**WA 13**, c. 850m to the north-west) and at Monksham Farm (**WA 22**, c. 70m to the east). The latter is recorded in the 18th century as a deserted village of *Monks Ham* as it was held by the monastery at Witham. Witham Priory (**WA 2**, c. 960m to the south-west), a house of Carthusian monks, was founded in the late 12th century by Henry II. Trackways leading to the monastery (**WA 33**) and one of the deserted settlements (**WA 14**) are also recorded within the Study Area.
- 4.4.10 The original parish church of Marston Bigot, St Leonard's Church, is thought to have been constructed in the 12th century, in close proximity to the extant Marston House (**WA 6**, McGarrie 1989). The structure was demolished in the 18th century and moved to its current position approximately 1.9km to the north-west of the Site (List Entry 1058276) in order to allow better views from the newly constructed Marston House (**WA 6**).
- 4.4.11 The archaeological evidence for medieval activity within the Study Area comprises predominantly features associated with agricultural activities, such as ridge and furrow remains (**WA 11, 15, 16, 18, 21, 23, 24, 29** and **31**) recorded in the vicinity of the Site to the north-west, west and south-west, field boundaries (**WA 19**, to the north-west) and earthworks (**WA 26**), located to the south-west. Other features of medieval origin within the Study Area comprise iron works located on the River Frome, c. 320m to the south of the Site (**WA 28**) and fishponds associated with the Witham Priory (**WA 34**, c. 660m to the south-west).
- 4.4.12 The extensive evidence for medieval agriculture recorded in the vicinity of the Site indicates that the Site is likely to have comprised fields forming the rural hinterland of the known settlements and, due to proximity, may have been associated the deserted village of Monks Ham (**WA 22**).
- Post-medieval and modern*
- 4.4.13 The Site is thought to have retained its rural agricultural character throughout the post-medieval period and there is limited evidence for major post-medieval development within its surroundings.
- 4.4.14 Witham Priory (**WA 2**) was dissolved in 1539 and incorporated into an estate. In the early 18th century, Wyndham family constructed a mansion house in the north-eastern corner of the priory (**WA 35**). The house was demolished prior to the construction of the Wiltshire, Somerset and Dorset Railway in 1856 (**WA 36**).
- 4.4.15 The post-medieval development within the landscape in the wider surroundings of the Site is associated with the construction of Marston House (**WA 6**), the laying out of the parkland (**WA 5**) and the construction of associated buildings and features. In the latter half of the 16th century, the manor of Marston Bigot was held by the Crown. It was sold a number of times until it was purchased by Richard Boyle, Great Earl of Cork in 1641 and it

remained in the hands of the Earls of Cork and Orrery until the early 20th century. Marston House (**WA 6**) was built c. 1650 and renovated in the early 18th century. The house, situated on the south-east facing slopes overlooking the River Frome valley, was built of squared and coursed Douling stone and is flanked to the north by Horley Wood. The parkland (**WA 5**), 18th and 19th century in date, comprises predominantly agricultural land located on gently undulating hillside facing towards the south-east. In order to allow better views from the mansion, St Leonard's Parish church was relocated to its current position (McGarrie 1987 and 1989) and the emparkment of the land resulted in the destruction of the Marston village (**WA 8**).

- 4.4.16 Further 18th century development within the environs of the Site included Gare Hill road, turnpiked in the mid-18th century by the Bruton Trust (**WA 7**, c. 280m to the south-west of the Site).
- 4.4.17 The earliest cartographic evidence consulted for this study includes the 1839 Marston Bigot Tithe map (**Figure 4a**). The Site is depicted within agricultural land, between an unnamed road to the west, Monksham Farm to the south-east and the River Frome to the south. It comprised seven fields, used mainly as pasture, with the exception of two fields in the central part of the Site, which were under cultivation. The boundaries extant within the Site today are depicted on the Tithe map, however, a number of internal boundaries had been lost. The Tithe Apportionment (1840) indicates that the land within the Site belonged to the Earl of Cork, who held the Marston estate to the north. The elongated arable field 158 in the centre of the Site is recorded as *Copse* in the Apportionment and this may be indicative of former small woodland within this area. A number of mature trees extant at the field boundaries within and in the vicinity of the Site may be the remnants of the former coppice.
- 4.4.18 Early editions of Ordnance Survey mapping (1886, 1904 and 1927, **Figure 4b-c**) show little change within the Site and its environs. The minor changes to the pattern of field boundaries recorded on the Tithe map comprised the removal of a small number of internal boundaries in the second half of the 19th century. The Site is illustrated to have been traversed by a number of footpaths which seem to have connected farms scattered in the landscape. The maps also indicate that the majority of the field boundaries were demarcated by trees at the end of the 19th century.
- 4.4.19 A number of post-medieval sites are recorded within the Study Area and several of these are also depicted on the Ordnance Survey maps. A leat (water channel, **WA 27**), likely associated with the iron works (**WA 28**) is recorded c. 180m to the south of the Site on the banks of the River Frome. Other evidence for industrial activity comprised brickworks to the east of Monksham Farm (**WA 25**) and a clay extraction pit, situated in Witham Friary (**WA 32**) to the south-west. The remainder post-medieval assets within the Study Area relate to settlement and agriculture and comprise a pound (animal enclosure) in Trudoxhill (**WA 12**), a post-medieval building to the east of the Site (**WA 20**) and a deserted farmstead to the south of Monksham Farm (**WA 30**).
- 4.4.20 Throughout the 20th century and at the beginning of the 21st century, the Site retained its agricultural character and, apart from the removal of some of the internal boundaries, there is no indication of modern activity that may have impacted upon the buried archaeological remains within the Site. In the wider surroundings, limited modern development is evident within the post-medieval farms: Monksham Farm immediately to the east, Marston Main Farm to the north and Iron Mill Farm to the south-west.



4.5 Historic Landscape Character

- 4.5.1 The Historic Landscape Character (HLC, **Figure 5**) across the Site is defined by Somerset County Council as Type 1.2: *Anciently Enclosed Land modified between the 17th and the 19th century*, which comprises medium-sized fields with significant boundary loss (up to 50%) in the last century. The HER data indicates that the close environs of the Site comprised farmland in the medieval period and it is likely that the Site was also farmed throughout this period. Additionally, the historic map regression undertaken for this study confirms that the enclosures within the Site were subject to boundary removal in the late 19th and the 20th century as a result of which the number of fields within the Site was reduced from seven to three. During the Site visit, it was observed that a number of the extant field boundaries within the Site comprise hedgerows, which may be considered to be historically *Important*.
- 4.5.2 The immediate northern surroundings of the Site also comprise *Anciently Enclosed Land* with recorded boundary loss. In the wider landscape, both *Anciently* and *Recently* enclosed fields of various sizes are recorded.

4.6 Setting

- 4.6.1 The Site visit aimed to identify any designated heritage assets within the wider setting of the Site which might be considered potential sensitive receptors to the proposed Development, by comparing the TZVI (**Figure 2, Appendix 3**) to the actual views available of the landscape surrounding the Site.
- 4.6.2 Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the TZVI, in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). The above guidance states that, “*Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (English Heritage 2011).
- 4.6.3 At present, there is no specific guidance published for large solar array developments constructed within the setting of designated heritage assets, however the setting of the monuments is discussed in *Microgeneration and the Historic Environment* (English Heritage 2008), which outlines English Heritage’s policy regarding the installation of small-scale renewable energy equipment within or in the vicinity of designated heritage assets. The guidance states that the installation of freestanding equipment ‘*within scheduled areas, close to listed buildings, sites included in the register of historic parks and gardens*’ will be acceptable if ‘*the appearance or setting of the site or building is not compromised*’.
- 4.6.4 The designated heritage assets located within the Study Area include two Scheduled Monuments (**WA 1** and **2**), two Grade II Listed Buildings (**WA 3** and **4**) and the Grade II Registered Marston Park (**WA 5**).
- 4.6.5 The Site visit ascertained that there is intervisibility between the Site and the Registered parkland. No intervisibility between the Site and the other designated heritage assets within the Study Area was observed as the Site is well screened from the surrounding landscape by existing vegetation (hedgerows and tree cover) and, mainly, by the undulating character of the topography.
- 4.6.6 For the same reasons, no intervisibility between the Site and the majority of the designated heritage assets of national importance within the TZVI was established. During the Site visit, it was observed that the heritage assets which can in fact be viewed from



the Site include the Grade II* Marston House (**WA 6**) and the Cranborne Chase and West Wiltshire Downs AONB, especially the elevated peak of Roddenbury Hill, upon which the Iron Age hillfort is situated (List Entry 1008804).

- 4.6.7 None of the undesignated heritage assets located within the 1km Study Area could be identified from the Site.
- 4.6.8 Marston House (**WA 6**) and Park (**WA 5**) will be discussed together as the parkland provides the immediate setting to the house. Marston House is located within Marston Park, a landscape designed to complement the mansion house, on the south-east slopes overlooking the valley of the River Frome. It is considered that the elevated location for the house was deliberately chosen in order to allow commanding views across the River Frome valley and towards the wooded hills in the south-east, now designated as the AONB. Therefore the rolling landscape to the south and east of Marston House is considered to form the setting which contributes positively to the significance of the asset. The house is screened from the north by woodland.
- 4.6.9 Marston House and the wooded parkland are visible in the far distance from the Site (c. 2.2km to the north, **Plate 3**), although this view is partially obscured by hedgerows. The majority of the solar farm will occupy a slope facing away from the designated heritage asset and therefore it will not be visible from the house and its surroundings. Only a small section of the development within the northern field will be viewable from Marston House and, to a smaller extent, the parkland, visible from the rear as a thin band of frame edges and shadow lines. This will be partially obscured by the existing hedgerow on the northern boundary and it is considered that the proposed mitigation measures (**Section 7.2**), comprising a band of trees along the northern edge of the Site, will strengthen the extant screening. As a consequence, the proposed development will be seen from the Marston House and surrounding parkland as an insignificant and distant slither of grey within a wider panorama, initially partly obscured by tree cover and subsequently more fully obscured as the mitigation becomes effective.
- 4.6.10 During the Site visit, both the Site and Marston House were observed from Gare Hill Road and the *Landscape and Visual Assessment* (LVA) confirmed this intervisibility (Viewpoint 5). This indicates that there is a possibility for the Site and the Listed Building to be viewed in the middle distance from north facing slopes to the south of the River Frome. In these views, however, Marston House is visible in the far distance, surrounded by woodland to the north and the numerous trees along the river and scattered in the landscape provide intermittent screening of the Site and the designated heritage asset and therefore reduce the intervisibility.
- 4.6.11 The views towards the Site from the majority of the parkland and the Grade I Church of St Leonard, occupying the lower slopes in the valley, are obscured by the rolling topography and the vegetation cover within the Park and in the wider landscape.
- 4.6.12 The wooded hills of the AONB, including Roddenbury Hill, are visible in the far distance to the west (**Plate 4**) and south of the Site. Due to the distance, however, the AONB is experienced from the Site as faded background to landscape features located in the proximity to the Site and no details of features of structures located within the AONB can be distinguished at this distance. Due to the presence of woodland, it is unlikely that the Site can be viewed from the hills and the LVA established that there is no intervisibility between the Site and the low lying Wrangles Wood, located within the AONB approximately 1.3km to the east of the Site (Viewpoint 22). During the Site visit it was also observed that the views towards the AONB are dominated by modern electricity pylons.



5 SUMMARY OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 The planning policies listed in **Section 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment. Moreover, these policies will seek to avoid or mitigate against harm.
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings will be permitted only where it can be demonstrated, along with sufficient evidence, that the asset would be conserved and, where appropriate, enhanced.
- 5.1.3 A description of the significance of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below in line with current planning policy (NPPF Chapter 12, Para.128).

5.2 Known heritage assets within the Site

Designated heritage assets

- 5.2.1 No designated heritage assets are located within the Site.
- 5.2.2 An examination of historic cartographic sources, in conjunction with the Site visit, identified that the hedgerows within and at the boundaries of the Site are marked as field boundaries on the 1839 Tithe map (**Figure 4a**). As a result, these hedgerows may be considered historically *Important*, as defined by the *Hedgerow Regulations 1997* (amended 2002).

Non-designated heritage assets

- 5.2.3 No undesignated heritage assets are located within the Site.

5.3 Potential buried archaeological remains

- 5.3.1 Due to a lack of previous archaeological investigations, the potential for and the significance of any potential buried archaeological remains could not be accurately assessed on the basis of the available evidence. The available data does suggest the potential for medieval agricultural and settlement activity in the vicinity.
- 5.3.2 This is summarised in **Table 3** below.

5.4 Heritage assets within the TZVI

Designated heritage assets

- 5.4.1 No designated heritage assets are located within the Site.
- 5.4.2 The designated heritage assets of national significance within the TZVI comprise eight Scheduled Monuments, six Grade I and eleven Grade II* Listed Buildings a Grade I Registered Park and Garden and the AONB. It is considered that the settings of the majority of these designated assets will not be impacted by the proposed development and, consequently, they have been scoped out of any further assessment.
- 5.4.3 It has been established that the proposed development has the potential to impact upon the settings of the following designated heritage assets:



- Grade II* Marston House (**WA 6**), an asset of national significance, and Grade II Marston Park (**WA 15**) of regional significance; and
- Cranborne Chase and West Wiltshire Downs AONB, designated to conserve most significant natural and historic landscapes and therefore considered to be of national significance.

5.4.4 The Grade II Listed Buildings within the Study Area do not share intervisibility with the Site and will not be further discussed in this report.

Undesignated heritage assets

5.4.5 The HLC of the Site has been characterised as large, post-medieval enclosures, which were subject to major boundary removal process in the modern period. Due to the modern amendments to the field pattern, the significance of the HLC within the Site is considered to be low. However, some of the hedgerows extant within the Site and at its boundaries represent field boundaries recorded on the 1839 Tithe map and they may therefore be considered historically important.

5.5 Assessment of survival and previous impacts

5.5.1 This study has identified limited disturbance within the Site. Cartographic evidence indicated that the Site has remained in a rural environment since probably the medieval period. Given the predominantly agrarian nature of the Site, any damage to the potential buried archaeological remains would have been limited to deep ploughing and drainage associated with agriculture.

5.5.2 At present, the Site comprises farmland and, as such, it may be considered to provide a positive contribution to the rural setting of designated heritage assets situated within its visual envelope. However, modern development, comprising tall structures such as electricity pylons to the south and west of the Site, is extant in the wider landscape.

5.6 Summary

5.6.1 The following table presents a summary of the known and potential heritage assets within the Site and Study Area (**Table 3**).

5.6.2 The risk of encountering heritage assets has been given a rating, calculated using professional judgement based on the various datasets assessed during the course of the study.

5.6.3 A survival rating has been determined following a review of previous impacts identified within the site, based on a site visit, cartographic sources and other relevant site information (e.g. HER event records).

Table 3: Summary of Heritage Assets

Risk	Period and Description		Significance	Value	Survival
High	Post-medieval	The Site is located within agricultural landscape of post-medieval origin and features related to agriculture (field boundaries etc.) may be located within the Site	Local	Evidential	Extant (field boundaries) Good



Risk	Period and Description		Significance	Value	Survival
Medium	Medieval	Medieval remains associated with agriculture and settlement activity are widely recorded within the Study Area and the Site is may have been used for farming in the medieval period	Local	Evidential	Moderate to Good
Unknown	Prehistoric	There is limited and putative evidence for prehistoric activity within the Site's environs, although prehistoric monuments are recorded in the wider landscape. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown
	Romano-British	There is limited evidence for Romano-British activity within the wider area, although the lack of intrusive or comparable work means that the potential for remains within the site is currently unknown	Regional	Evidential	Unknown

6 IMPACTS

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 Proposed development

6.2.1 The Site is proposed for a solar PV array development.

6.2.2 Although the specific design, detailing the scheme layout and construction methods, is not yet known, the construction works at the Site will include some or all of the following ground disturbance and excavations associated with the scheme:

- *Installation of module tables (method not specified);*
- *Excavation of service trenches and inverter and sub-station footings;*
- *Construction of access tracks; and*
- *Hedge and tree planting;*

6.3 Statement of impact

Designated heritage assets

6.3.1 The impacts to the settings of designated heritage assets relate to temporary or permanent alterations resulting from development. The Site visit aimed to assess the likely impacts of the proposed scheme upon the settings of the assets within the wider



landscape and verify the results of the TZVI. In assessing an impact on the setting it is important to identify whether the Site or the views to the Site form a significant part of the setting of a heritage asset.

- 6.3.2 During the Site visit it was established that the Site does not lie within the visual envelope of the majority of the designated heritage assets of national and regional importance identified within the Study Area and as part of the TZVI. The Site can therefore be considered not to contribute to the settings of these heritage assets in a meaningful way and no impacts on the settings of these assets are anticipated as a result of the proposed development.
- 6.3.3 Grade II* Listed Marston House (**WA 6**) and Grade II Registered Marston Park (**WA 5**), within which the Listed Building is situated, have been identified as possible sensitive receptors with regard to the proposed scheme. The introduction of a solar array into the landscape may have the potential to result in an adverse effect to the settings of these assets. The main panorama from Marston House includes extensive views across the rural landscape in the River Frome valley, as it is located on the south-east facing slopes overlooking the valley. Although due to the extant vegetation the Site cannot be viewed from the house, the Site is considered to form a part of important rural setting of Marston House which contributes positively to the asset's significance. Marston House can be viewed from the Site (**Plate 3**) and both the designated heritage asset and the Site are incorporated into views from the north facing hill slopes located to the south of the River Frome. Therefore the scheme has the potential to impact upon this heritage asset.
- 6.3.4 As mentioned above, due to the extant vegetation, the Site cannot be perceived from Marston House, although it is anticipated that a small section of the development within the northern field will be viewable from Marston House and, to a smaller extent, the parkland, visible from the rear as a thin grey band formed by the frames. This will be partially obscured by the existing hedgerow on the northern boundary and it is considered that the introduction of a band of trees along the northern edge of the Site will strengthen the extant screening. The long distance views towards Marston House from the Site and the hill slopes to the south of the River Frome, although valued, are considered to be of lower importance to the significance of the designated heritage asset. In these vistas, the house is perceived in the far distance as a small feature surrounded by woodland and, in places, it is screened by trees scattered across the landscape. Additionally the Site, viewed from the opposing side of the river valley, is only partially visible. As a result it is considered that, due to the intervening vegetation and a significant distance between the Site and the heritage asset, the scale of the impact of the scheme upon the setting of Marston House is small and, without mitigation, the development is likely to have at most a low adverse overall effect upon the setting of the Grade II* Listed Building, but it is unlikely to substantially harm its significance.
- 6.3.5 The proposed development has the potential to impact upon the setting of the Cranborne Chase and West Wiltshire Downs AONB. The designated area is located within the visual envelope of the Site, however, due to the distance, the AONB is only perceivable as a faded background to landscape features located closer to the Site and no details of features of structures located within the AONB can be distinguished at this distance. Moreover, the views from the AONB towards the Site are interrupted by woodland within the AONB and by a power line situated in the vicinity of the Site. As a consequence it is considered that the proposed scheme upon would have a neutral effect on the setting of the AONB.



- 6.3.6 The possible historically *Important* hedgerows identified within and at the edges of the Site will remain *in situ*, and no significant adverse impacts to these heritage assets are anticipated as a result of the development.

Archaeological potential

- 6.3.7 The construction of the proposed development has the potential to result in the damage to or loss of any buried archaeological features which may be present within the Site. This would in turn result in a total or partial loss of significance of these heritage assets. This adverse effect would be permanent and irreversible in nature.

Historic Landscape Character

- 6.3.8 The introduction of the solar array within the Site has the potential to result in an adverse effect to the HLC, the significance of which is considered to be local. As this HLC is common throughout the county, the overall impact of the development upon this HLC type as a whole would be limited.
- 6.3.9 Any potential adverse effect upon the HLC would also be temporary and reversible in nature.

7 CONCLUSIONS

7.1 General

- 7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.
- 7.1.2 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to agricultural practices of medieval and later date. However, due to a lack of previous archaeological investigations, the potential for and significance of any such archaeological remains could not be accurately assessed on the basis of the available evidence, but it is anticipated that the remains would likely be of local significance.
- 7.1.3 This assessment has established that there are a number of designated heritage assets within the wider landscape which may be sensitive receptors with regard to the proposed development. There is intervisibility between the Site and Grade II* Listed Marston House (**WA 6**) located within Marston Park (**WA 5**), a Registered Park and Garden of Grade II, although this intervisibility is diminished by the presence of intervening vegetation (hedgerows and trees) which provides near adequate screening of the Site. As a result it is considered that, due to the screening provided by the vegetation and a significant distance between the Site and the heritage asset, the scale of the impact of the scheme upon the setting of Marston House is small. Without mitigation, the development is likely to have at most a low adverse effect upon the setting of the Grade II* Listed Building, but it is unlikely to substantially harm its significance. Additionally, the Cranborne Chase and West Wiltshire Downs AONB lies within the visual envelope of the Site. However, it has been established that, due to distance and the presence of vegetation and modern features along the line of view, the proposed scheme upon would have a neutral effect on the setting of the AONB.
- 7.1.4 The viewshed analysis has identified that a number of other Grade I and II* Listed Buildings and Registered Parks and Gardens and Scheduled Monuments were located



within the ZTVI. However the Site visit ascertained that due to the rolling character of the topography and dense vegetation, meaningful intervisibility could not be identified between any of these monuments and the Site. Therefore the proposed development is considered unlikely to result in an adverse impact to the settings of any of these designated heritage assets.

7.2 Mitigation

- 7.2.1 The presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by the archaeological advisor to Mendip District Council. In the first instance, a geophysical survey is proposed and the agricultural fields within the Site are considered suitable for this method of non-intrusive survey. The results of the survey would inform the need for and scope of any subsequent works (trial trench evaluation) or mitigation (archaeological watching brief or excavation) within the Site.
- 7.2.2 Mitigation measures presented in the LVA are considered adequate to mitigate against potential impacts of the proposed scheme upon the settings of the designated heritage assets. It is proposed to maintain the extant hedgerows that form the boundary of the Site to a greater height and to plant a belt of native trees along the northern, western and just outside the southern boundary of the Site. The proposed improvements to the boundaries of the Site are likely to significantly reduce any minor impacts the proposed development may have upon the settings of these assets. Additionally, the impacts to the settings of these assets are further reduced by the temporary and reversible character of the scheme.
- 7.2.3 The possible historically *Important* hedgerows within and at the edges of the Site will remain *in situ* and no significant adverse impacts to these heritage assets are anticipated as a result of the development.
- 7.2.4 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



8 REFERENCES

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McGarrie, M. 1989: *A History and Guide to St Leonard's Church with Notes on the Parish*, Foster Yeoman Limited: Glastonbury

8.2 Historic Environment Records

Somerset Historic Environment Record (SHER)

Somerset Heritage Centre (SHC)

8.3 Cartographic and Documentary Sources

1839 Marston Bigot Tithe map (SHC D\D/Rt/M/202)

1840 Marston Bigot Tithe Apportionment (SHC D\D/Rt/A/202)

1886 Ordnance Survey 25" (SHC sheets 43.4 and 43.4)

1927 Ordnance Survey 6"

1931 Ordnance Survey 6"

1927 Ordnance Survey 6"

1960 Ordnance Survey 1:10,560

1974-1975 Ordnance Survey 1:2,500

1982-1993 Ordnance Survey 1: 10,000

British Geological Survey

8.4 Online resources

http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html

<http://ads.ahds.ac.uk>



<http://www.domesdaybook.co.uk/hampshire1.html#bedhampton>

<http://domesdaymap.co.uk/>

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

<http://www.heritagegateway.org.uk>

<http://list.english-heritage.org.uk/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

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<http://www.mendip.gov.uk/CouncilService.asp?id= SX9452-A783D551>



9 APPENDICES

9.1 Appendix 1: Gazetteer of Information summarised from the SHER and other sources

SHER or *List Entry* number

WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
1	1016302	Scheduled Monument	Marston Moat	Medieval	The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. Marston Moat is a well preserved example of its class and is unusual in possessing a substantial outer bank. Despite being overgrown with trees and being eroded by burrowing animals, it will contain archaeological and environmental information relating to the monument and the landscape in which it was constructed. The monument includes a rectangular moated site situated on low lying ground east of the River Frome. The moated site includes an island, measuring 33m east-west and 36m north- south. The island is level with the surrounding ground surface but has a low bank, approximately 3m wide and 0.3m high, running along the south and east sides. Surrounding the island is a water filled moat, approximately 7m wide, which, at the north west corner, flows into a field drain system. In the north west corner is what is believed to be a submerged causeway across the moat. Unusually for this class of monument, the moat is surrounded by a substantial outer bank. The bank is not apparent at the extreme north west and south west corners and has an opening, possibly original, on the west side. Elsewhere it has an average width of 13m and varies between 1.8m and 2.25m in height. Marston moat is believed to be the site of the manor house of the Bigot family who held it from before 1195 but who incurred the displeasure of Edward II for fortifying it without a license.	376750	143815
2	1006161	Scheduled Monument	Witham Priory	Medieval	Witham was the first of nine Carthusian houses in England and was founded by Henry II as penance for Thomas a' Becket's murder. The first reference to the Priory is in 1179-80, and the foundation charter was probably issued in January 1182. This gave an area roughly equivalent to present parish to the Priory, with total exemption from all taxes and forest law of Selwood. The site is also important for its association with St Hugh of Avalon or Lincoln, a monk of Chartreuse brought to Witham at Henry's request as the third Prior after a	375787	141822



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					<p>disastrous beginning. Dissolved 1539. Apart from destruction by a railway which crosses the site, the main precinct is in good condition. The SW boundary of the rectangular field in which it lies appears to correspond to an earlier boundary. The field contains prominent rectilinear earthworks possibly defining the main cloister with associated cells and other buildings, and outer enclosures. The area to the N of the railway and W of the farm contains three large fishponds and other earthworks, and a massive earthwork dam of a fish or millpond lies NE of the farm. Detailed survey by RCHME has shown that the earthworks at the site relate to the post-medieval use of the site for a house and a mid C17 formal garden based on the monastic plan. The excavated evidence appears also to relate to post-medieval building although some medieval fabric seems to have been incorporated. The first house on the site would appear to be an adaption of the monastic buildings by Sir Arthur Hopton and other members of the Hopton family. There is only ambiguous evidence for the house but the design of the garden would appear to date to this period and imply a house. The estate passed to the Wyndham family who rebuilt the house early in the C18. A plan of 1717 survives which suggests that only small parts of the medieval priory were incorporated (as indicated by thicker walls). In 1762 a new house was begun to the SW but it would appear from the alignment of a new drive for this house that the priory site was still visible and used as an eye catcher. The ruins remained as a farmhouse until the railway was built in 1854 when the present farm was built to the N. Most of the monument is in good condition under permanent grass although there is slight erosion at the end of a concrete apron in the S area and some badger activity. A fragmentary block of ridge and furrow is visible as earthworks centred at ST 7578 4164 in the south of the house and garden area. The ridge and furrow may underlie the house and garden earthworks and may therefore be Medieval in date. A trackway, which may have been an access route for the priory is located 360m to the east of the site</p>		
3	1174777	Grade II Listed Building	SCHOOL AND ATTACHED SCHOOLHOUSE	Post-medieval	<p>School and schoolhouse. Dated 1857 by William Butterfield for the Duke of Cork and Orrery. Squared and coursed Douling rubble, asbestos tile roof, coped verges, 4 ashlar stacks with moulded caps, 2 springing from front eaves decorated with a gabled niche. Irregular plan, Gothic. One and 2-storeys, 1:1:1 bays; left bay has tall 2-light pointed head window with stone tracery, scrolled drip mould; centre bay has paired 2-light mullioned windows. Paired door openings to centre, plank doors that to</p>	376846	144303



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					right with elaborate combined latch and knocker. Right bay has recessed plaque, cut stone inscription:- "For The Benefit of The Poor And In Memory of His father Edmund 8th Earl of Cork, Richard Boyl Rector of Marston Built This School".		
4	1345313	Grade II Listed Building	ELEANORS WELL	Post-medieval	Drinking trough. Dated 1859. Small square trough of Doultling ashlar, ogee moulded around sides on plain stone base. Behind a gabled ashlar niche with a cusped head; stone spout to centre. Above inscription:- "Eleanors Well 1859".	376860	144292
5	1001149	Grade II Registered Park and Garden	MARSTON HOUSE	Post-medieval	The manor of Marston Bigot was held by the Crown after the execution of Charles, Lord Stourton in 1557. It was sold by in 1596 to William Brown and James Orenge, or Orange. The earliest description of Marston House is contained in a letter from Richard Boyle, Great Earl of Cork, to his steward John Whalley in 1641. Boyle had purchased 'the Manor of Marston Bigott from Sir John Hippisley. Boyle left Marston to his younger son, Lord Broghill, first Earl of Orrery, who was deeply involved in Irish affairs and neglected Marston until 1666 when tree planting and garden wall repairs occurred. In 1714, Marston became the possession of Charles Boyle, fourth Earl of Orrery. He rebuilt the house c 1720, and employed Stephen Switzer (1682-1745) to lay out the grounds. John Boyle became the fifth Earl in 1732 and embellished the gardens at Marston from 1733. Edmund, the seventh Earl of Cork and Orrery, improved Marston House and park during the 1770s and 1780s, removing the formal gardens from the area north of the house and the church from the southern view. Edmund, the eighth Earl, succeeded in 1798. He added Marston Pond, a boathouse, and three gate lodges and consulted William Sawrey Gilpin (1762-1843) on changes to the drives, pleasure grounds, and park. The ninth Earl died in 1904 and was succeeded by his son, who sold the manor. The house, parkland, walled garden, and gardener's cottage (now Home Farm) were sold to the Bonham-Christie family and, apart from the house and its immediate grounds, remain in private ownership. Marston House and its grounds were used by the US Army during the Second World War and were finally rescued from dereliction in 1984 by John Yeoman (d 1987) and Angela, in whose possession it remains (2002) as the company headquarters. The park, predominantly used for agriculture, undulates gently downhill from the House to the south-east. Its most notable feature is the roughly triangular Marston Pond, in the centre of the parkland 600m south-east of the House, flanked to the north-east by Horley Wood. A large number of mature trees, principally oak, survive in	376195	144834



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					the park. The park is a late C18/early C19 creation. In 1786 Edmund, the seventh Earl, improved the view southwards by taking down the old parish church which stood close to the south front of the House, the replacement St Leonard's church being erected 220m south-west of the House. A map by Harvey, based on OS maps of 1865 and 1886, shows the layout of the northern park, the House, pleasure grounds, and other features in the late C19		
6	1174802	Grade II* Listed Building	MARSTON HOUSE	Post-medieval	Country house. Circa 1650, rebuilt c1700 for the Duke of Cork and Orrery, further work of the late C18, substantial C19 additions. Squared and coursed Doulling, dressed quoins, moulded and dentilled eaves cornice, balustraded parapet, slate mansard roof, rubble stacks with oversailing courses. Centre block of 2 stages 2:1:5:1 2-bays, each pair stepped forward, sash windows with glazing bars in triple keyed moulded architraves. Centre bays have verandah on ground floor, 4 Ionic columns supporting an entablature, each side a small flat roofed glazed porch. Large C19 wing projecting to each return; 2-storeys, 8-bays each; both have 2 pedimented projecting wings; sash windows with glazing bars, some to ground floor in semi circular headed recesses, others in Gibbs surrounds; West of 3-bays have exceptionally large openings with a cornice over each giving onto the ballroom. Rear forecourt has 2 pairs of elaborate stone gate piers with stepped circular caps. Terrace reached by 2 flights of steps, a further flight leading to grounds behind, all with balustraded handrails.	375730	145232
7	29105	Toll road	Turnpike road	Post-medieval	This road, under the Bruton Trust, was intended to begin at the church in Radstock, presumably to relieve the coal traffic. However the coal field failed to provide the expected profits and, even after only being turnpiked in 1793, much of the road never became a Main Road under the Highways and Locomotives Act of 1878. When the A361 was realigned in 1985 it affected the turnpike just south of Nunney Catch. Apart from this widening and realignment the road remains almost completely intact, even if it is unused in parts	374182	145298
8	24743	Shrunken village	Shrunken village, Lower Marston	Medieval	An extensive area of newly recognised earthworks of a DMV has been noted at Lower Marston	376695	144291
9	18728	Field system	Field system (?), Marston Moat, Trudoxhill	Prehistoric	Aerial photographs taken in 1975 were interpreted as showing remains of pre-medieval fields in this area. This interpretation has been disputed on the basis of earlier photographs and the low-lying nature of the site	376642	143854
10	18973	Deserted settlement	Deserted Farmstead, Marston Park	Medieval	A possible Medieval or Post Medieval deserted farmstead is visible as earthworks, to the west of Tuckmarsh Farm, in the southwest of Marston Park. An area of possible building platforms defined by banks extends	376003	143788



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					over an area measuring 129m by 43m. The platforms are sub-square and sub-rectangular in form, ranging in size between 21m by 21m and 18m by 43m. A fragmentary sub-rectangular block of ridge and furrow, which may be associated with the farmstead		
11	19023	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	Shown on aerial photographs of the 1940s and 1960s as earthworks to the east of Trudoxhill, centred at ST 7560 4378. Ridge and furrow cultivation was used in Medieval and Post Medieval open field farming. The block is sub-rectangular in form and is centred at ST 7563 4375. It measures 91m by 33m, with ridges oriented east-west. Two isolated ridges are centred at ST 7555 4378. They are defined by banks and measure up to 70m in length. The block of ridge and furrow may be associated with an agricultural system around the village of Trudoxhill or may be associated with a deserted settlement to the east of the village	375603	143764
12	24745	Pound	Pound, E of Red Tuns Farm, Trudoxhill	Post-medieval	"Marston Pound" printed on OS 25" map	375921	143650
13	18972	Deserted settlement	Deserted settlement, Trudoxhill	Medieval	A probable Medieval or Post Medieval deserted settlement is visible on aerial photographs as earthworks to the east of Trudoxhill, centred at ST 7543 4363 and extending over an area measuring 182m by 50m. The settlement earthworks consist of an area of six probable house platforms centred on ST 7538 4363. The platforms are sub-rectangular in shape and range in size, measuring between 14m by 7m and 20m by 15m. Three larger platforms are located to the east of the house bases, centred at ST 7549 4363. These platforms may be land divisions on part of which houses may have been constructed, but of which there are no visible remains on aerial photographs. The platforms are sub-rectangular and range in size, measuring between 25m by 17m and 50m by 37m. The settlement remains are possibly associated with areas of ridge and furrow and field boundaries situated to the north and south of the platforms. The deserted settlement is located to the north of the road between Trudoxhill and Lower Marston. On the 1st edition Ordnance Survey map the remains appear to be aligned on a footpath which cuts through the modern field in which they are situated, from east to west. No trace of this footpath is visible on the aerial photographs but it may have followed an earlier route associated with the settlement. The settlement may have been deserted in either the early or mid-Post Medieval periods, for a route that respects the remains to have survived into the late 19th century	375446	143628
14	19025	Hollow way	Hollow way, Trudoxhill	Medieval	A Medieval or Post Medieval hollow way is visible as an earthwork on aerial photographs to the east of Trudoxhill, centred at ST 7560 4357.	375592	143564



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					The hollow way is defined by a ditch measuring 143m in length by up to 6m in width. The hollow way may have been part of a route leading from the deserted settlement situated 50m to the north (PRN 18972) towards the settlement at Lower Marston		
15	19012	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	A fragmentary block of Medieval or Post Medieval ridge and furrow is visible on aerial photographs of the 1940s as an earthwork to the east of Trudoxhill, centred at ST 7561 4355. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The block measures 133m by 29m, with ridges oriented southwest-northeast. The block of ridge and furrow is located to the south of a deserted settlement (PRN 18972) and may form part of an agricultural system associated with it	375611	143548
16	19014	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	Two fragmentary blocks of Medieval or Post Medieval ridge and furrow are visible on aerial photographs of the 1940s as earthworks to the east of Trudoxhill, centred at ST 7591 4349. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The two blocks are oriented in a north-south line, both with ridges oriented north-south. The northern block is centred at ST 7589 4361 and measures 35m by 20m. The southern block is centred at ST 7591 4344 and measures 199m by 50m. The blocks of ridge and furrow are located to the southeast of a deserted settlement (PRN 18972) and may form part of an agricultural system associated with it	375907	143473
17	24737	Non antiquity	Barrow, N of Smithicks Cottage, Trudoxhill	Bronze Age	Mound 28 paces by 23 paces diameter and 6ft high (Trudoxhill 1). Shown on Barren's map of 1750 as "Roman Mount" and is in Conqueror's or Conquest Field. Considered by Skinner and Collinson to be a barrow. Grass covered circular mound with a maximum height on the N of 1.9m, but appears to have been dug away on the S where it slopes down to ground level. Too small to have been a motte and its appearance is more in keeping with a robbed out bowl barrow {4}. Could be a natural feature, not wholly convincing as a barrow	376993	143463
18	19013	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	A fragmentary block of Medieval or Post Medieval ridge and furrow is visible on aerial photographs of the 1940s as an earthwork to the east of Trudoxhill, centred at ST 5731 4345. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The block measures 54m by 52m, with ridges oriented northwest-southeast. The block of ridge and furrow is located to the south of a deserted settlement (PRN 18972) and may form part of an agricultural system associated with it	375304	143443
19	19026	Field boundary	Field boundaries,	Medieval	Probable Medieval or Post Medieval fragmentary field boundaries are	375341	143432



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
			Trudoxhil		visible as earthworks on aerial photographs to the southeast of Trudoxhill, centred at ST 7532 4347. The field boundaries are defined by banks and extend over an area measuring 239m by 116m. The earthworks consist of: one linear boundary oriented east-west, measuring 202m and centred at ST 739 436; three boundaries possibly defining three sides of a sub-rectangular field or enclosure centred at ST 7525 4337. The area enclosed measures 19m by 14m. The field boundaries may be associated with an agricultural system around a deserted settlement situated 138m to the north		
20	24741	Building	Building foundations, NE of Monksham Farm, Trudoxhill	Post-medieval	"Foundations, pot sherds, black earth - probably site of building destroyed post 1839" annotated on OSAD 6" map	377191	143227
21	18968	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	A fragmentary block of Medieval or Post Medieval ridge and furrow is visible on aerial photographs of the 1940s as an earthwork to the north of Iron Mill Farm, centred at ST 756 6 4305. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The block measures 69m by 42m, with ridges oriented northwest-southeast. The block of ridge and furrow is located to the north of the site of Witham Priory (PRN 24892) and may form part of an agricultural system associated with it	375658	143049
22	24738	Deserted settlement	Monksham deserted village, Monksham Farm, Trudoxhill	Medieval	"Within this parish (Marston Bigot) an ancient and depopulated village called Ham or Monks Ham, by reason of its having formerly belonged to the Monks of Witham" {1}. Nothing shown on APs {2}. No significant field names on the tithe map {3}. Earthworks visible in the field to the east of the farm, possible holloway and house platform {4}. Small medieval settlement and fields	376742	142909
23	18969	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	A fragmentary block of Medieval or Post Medieval ridge and furrow is visible on aerial photographs of the 1940s as an earthwork to the north of Iron Mill Farm, centred at ST 7588 4283. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The block measures 79m by 52m, with ridges oriented north-south. The block of ridge and furrow is located to the north of the site of Witham Priory (PRN 24892) and may form part of an agricultural system associated with it	375878	142832
24	18967	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	Two fragmentary blocks of Medieval or Post Medieval ridge and furrow are visible on aerial photographs of the 1940s as earthworks to the north of Iron Mill Farm, centred at ST 7567 4278. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The blocks are amorphous, and both have ridges oriented southwest-	375659	142783



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					northeast. The blocks are centred at: ST 7563 4278 and ST 7570 4278, and measure respectively: 71m by 38m and 40m by 34m. The blocks of ridge and furrow are located to the north of the site of Witham Priory (PRN 24892) and may form part of an agricultural system associated with it		
25	24748	Brickworks	Brick yard site, S of Monksham Farm, Trudoxhill	Post-medieval	"Brick Yard Belt" printed on OSAD 6" map {1}. Pond shown at southern end on 1982 map but not on OSAD map	377159	142766
26	18970	Bank (earthwork)	Ridges, Trudoxhill	Medieval	Two isolated ridges, probably the remains of Medieval or Post Medieval ridge and furrow cultivation, are visible as earthworks to the north of Iron Mill Farm, centred at ST 7589 4267. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The two ridges are oriented southwest-northeast and measure 57m and 54m in length. The isolated ridges are located to the north of the site of Witham Priory (PRN 24892) and may form part of an agricultural system associated with it	375896	142662
27	17631	Leat	Earthworks, N of Iron Mill Bridge, Trudoxhill	Post-medieval	RAF vertical aerial photographs of c1946 show three parallel linear features, joined at the E ends and perhaps joined to an earlier course of the river. Possibly associated with the iron mill site over the road	376130	142579
28	24739	Iron works	Iron works, Iron Mill Farm, Trudoxhill	Medieval	"Iron Mill Farm" Iron Mill bridge" and Iron Mill Plantation" printed on OSAD 6" map {1}. There was a medieval iron mill on the banks of the River Frome, which could refer to this site {2}. Earthworks around the farm	376082	142417
29	18966	Ridge and furrow	Ridge and Furrow, Trudoxhill	Medieval	Two fragmentary blocks of Medieval or Post Medieval ridge and furrow are visible on aerial photographs of the 1940s as earthworks to the west and south of Iron Mill Farm, centred at ST 7591 4241. Ridge and furrow cultivation was used in Medieval and Post Medieval strip field farming. The block to the west of Iron Mill Farm is centred on ST 7590 4246 and measured 100m by 70m. The ridges are oriented north-south. The block to the south is centred on ST 7592 4235 and measures 80m by 70m, with ridges oriented east-west. The blocks of ridge and furrow are located to the north of the site of Witham Priory (PRN 24892) and may form part of an agricultural system associated with it	375911	142409
30	24747	Farmstead	Deserted farm, S of Monksham Farm, Trudoxhill	Post-medieval	"Haslett's Hill Farm" named on 1961 map and shown as ruined buildings {1}. Shown as roofed on 1904 map. Survives as unroofed ruin in 1998	376395	142348
31	18965	Ridge and furrow	Ridge and Furrow	Medieval	Three fragmentary blocks of Medieval or Post Medieval ridge and furrow are visible on aerial photographs of the 1940s as earthworks to the north of Witham Priory, centred at ST 7531 4211. Ridge and furrow	375309	142155



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					cultivation was used in Medieval and Post Medieval strip field farming. The three blocks of ridge and furrow extend over an area measuring 290m by 280m. The blocks are amorphous, all with ridges oriented northwest-southeast. The blocks are centred at: ST 7523 4226, ST 7525 4212 and ST 7540 4208, and measure respectively: 140m by 60m, 90m by 60m and 210m by 70m. The blocks of ridge and furrow are located to the north of the site of Witham Priory (PRN 24892) and may form part of an agricultural system associated with it		
32	18964	Clay extraction site	Clay Pit, Witham Friary	Post-medieval	A probable Post Medieval or Modern clay pit is visible on aerial photographs as an earthwork to the west of Witham Hall Farm and is centred at ST 7539 4204. The pit is amorphous and measures 130m east to west by 71m north to south. The pit is located on Oxford Clay, which may have been exploited locally for agricultural, industrial or building purposes	375390	142026
33	19028	Trackway	Hollow way, Witham	Medieval	A curving Medieval or Post Medieval trackway or hollow way extends from ST 7597 4214 to ST 7648 4168, to the northeast of Witham Hall Farm. The track is defined by a ditch flanked by external banks up to ST 7622 4219 and by a single bank for the remainder of its length. The track leads from a point immediately to the north of the Carthusian priory site in Witham (PRN 24892) and may have been an access road to it	376245	142015
34	24893	Ornamental pond	Fishponds, Witham Priory, Witham Friary	Medieval	"Fishponds" printed on OSAD 6" map. Connected with the Friary (PRN 24892) The largest pond was cleaned out in the summer of 1986 to improve the fishing (the ponds are used as a trout fishing area) but nothing was observed. The operations were carried out by a large mechanical digger but did not disturb the sluice arrangement or the line of the medieval pond {3}. A survey by RCHME showed that the fish ponds are basically monastic in origin although adapted after the dissolution to form water features visible from the house at the priory. This particularly applies to the diversion of the River Frome	375606	141825
35	29867	Mansion house	Wyndham mansion site	Post-medieval	A map of 1812 shows a building identified as Part of Witham Old Mansion with two other buildings to the N {1}. Plans were made in about 1717 to create a fashionable and substantial residence from the house that had been built by Hopton in the remains of the Carthusian priory (PRN 24892). A plan and elevation of the house survive and can be located to the N end of the priory buildings and there are various descriptions of the building. Earthwork and geophysical survey located features that tied well into the known plan of the building. The remaining earthworks on the site relate mostly to the formal garden associated with this house but the design suggests that was a mid-C17 creation	375864	141800



WA No.	HER No.	Monument type	Name	Period	Description	Easting	Northing
					and therefore created for Hopton. There was a rectangular court on the west (principal) side of the house which opened into a polygonal (probably octagonal) shape at the W end where the main approach from the NW joined. The main garden lay to the S of the house over the site of the monastic buildings which seem to have been incorporated as a 'privy garden'. A pavilion lay at the SW corner, allowing views back to the house with the water features behind		
36	56985	Railway	Frome to Yeovil railway	19th century	The Wiltshire, Somerset and Dorset Railway extended their line (PRN 56987) from Frome through Bruton and Castle Cary leaving the county at ST592202 and reentering at ST581171 to Yeovil Pen Mill in 1856 where it joined the Bristol and Exeter branch from Taunton (PRN 56978	367730	133902



9.2 Appendix 2: National and Local Historic Environment Policies

National planning policy

Policy Ref.	Title	Scope
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in works affecting Grade I or II* Listed Buildings.
NPPF	Conserving and enhancing the historic environment. Para. 128	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.
NPPF	Conserving and enhancing the historic environment. Para. 129	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF	Conserving and enhancing the historic environment. Para. 132	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.
NPPF	Conserving and enhancing the historic environment. Para. 135	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF	Conserving and enhancing the historic environment. Para. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably



Policy Ref.	Title	Scope
NPPF	Conserving and enhancing the historic environment. Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF	Conserving and enhancing the historic environment. Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible
n/a	Hedgerow Regulations 1997 (amended 2002)	Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are over 30 years old and if: A hedgerow incorporating, or associated with, an archaeological feature or site which is: a) Included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or b) Recorded at the relevant date in a Sites and Monuments Record c) A hedgerow that forms an integral part of a pre-1845 field system, or a pre-1870 enclosure field system In practice hedgerows are deemed Important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

Local planning policy: Mendip District Local Plan 2002 – Saved Policies (2007)

Policy Ref.	Title	Scope
EN9	Historic Landscape	Development and changes of use will only be permitted where they respect the historic character and form of the landscape. Features and structures of historic interest should be preserved in situ as part of the development wherever possible.
EN12	Sites of Local Importance	Development which is likely to damage archaeological remains of local importance, including sites recorded on the County Sites and Monuments Record, will only be permitted where the importance of the development outweighs the intrinsic importance of the remains. Where development is proposed which may affect a site of local importance, planning permission will not be granted unless a field evaluation has been carried out to determine the affect of the proposal on the archaeological value of the site. Where permission is granted, a mitigation strategy will be required for the remains. Wherever possible, remains should be preserved in situ. Where this is not possible, preservation of the remains by record prior to development

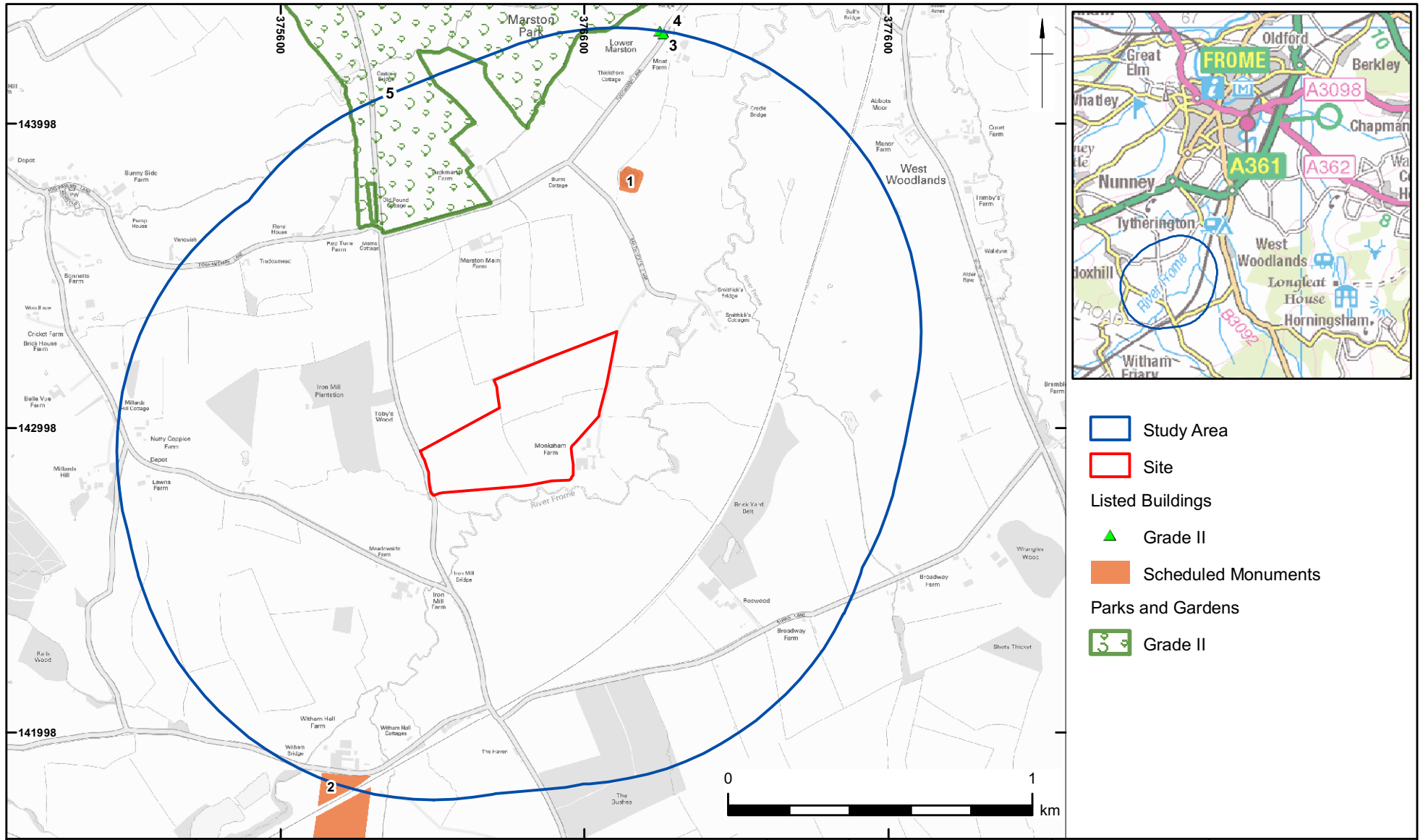


Policy Ref.	Title	Scope
		will be required.
EN13	Areas of High Archaeological Potential	Within Areas of High Archaeological Potential planning permission will not be granted unless a field evaluation has been carried out to determine whether archaeological remains of local or national value exist on the site. Where permission is granted, a mitigation strategy will be required for the remains. Wherever possible, remains should be required to be preserved in situ. Where this is not possible, preservation of the remains by record prior to development will be required.
EN26	Development Affecting the Setting of a Listed Building	Development will not be permitted if it would harm the setting of a Listed Building



9.3 Appendix 3: Designated Heritage Assets within the TZVI

List Entry	Name	Type	Grade	Easting	Northing
1006123	Deserted medieval site SW of Tytherington Bridge	Scheduled Monument	N/A	376984	144813
1008805	Hales Castle: a ringwork and associated earthworks on Coles Hill	Scheduled Monument	N/A	379748	144220
1008804	Hillfort on Roddenbury Hill	Scheduled Monument	N/A	379787	143920
1016302	Marston Moat	Scheduled Monument	N/A	376750	143815
1017304	Woodhouse Castle fortified manor house	Scheduled Monument	N/A	380050	142042
1006161	Witham Priory	Scheduled Monument	N/A	375787	141822
1006153	Roman site 1/4 mile (400m) SW of St Algar's Farm	Scheduled Monument	N/A	378385	141786
1006161	Witham Priory	Scheduled Monument	N/A	375799	141651
1296444	WEST LODGE	Listed Building	II*	377257	147954
1058467	21, WINE STREET	Listed Building	II*	377394	147945
1057853	CHRIST CHURCH	Listed Building	II*	377335	147865
1057796	25	Listed Building	II*	377661	147426
1174802	MARSTON HOUSE	Listed Building	II*	375730	145232
1058276	CHURCH OF ST LEONARD	Listed Building	I	375548	144977
1175821	CHURCH OF ST KATHERINE	Listed Building	II*	378982	144151
1176081	MANOR FARMHOUSE	Listed Building	II*	377695	143947
1345311	CONGREGATIONAL CHAPEL	Listed Building	II*	374921	143784
1200450	BOATHOUSE AND COVERED BRIDGE AT LONGLEAT HOUSE	Listed Building	I	380903	143138
1036392	ORANGERY WITH WALLED GARDEN TO REAR AT LONGLEAT HOUSE	Listed Building	I	380876	143120
1200342	STABLES AT LONGLEAT HOUSE	Listed Building	I	380772	143080
1364361	LONGLEAT HOUSE	Listed Building	I	380705	143074
1058902	ST ALGARS FARMHOUSE	Listed Building	II*	378768	141945
1058224	CHURCH OF ST MARY	Listed Building	I	374402	141096
1175244	FORMER VILLAGE READING ROOM	Listed Building	II*	374454	141081
1058275	FORMER CHURCH OF ST MICHAEL	Listed Building	II*	377992	140227
1000439	LONGLEAT	Registered Park and Garden	I	381546	143218
N/A	Cranborne Chase and West Wiltshire Downs	Area of Outstanding Natural Beauty	N/A	378146	142542



- Study Area
- Site
- Listed Buildings
 - ▲ Grade II
 - Scheduled Monuments
- Parks and Gardens
 - Grade II

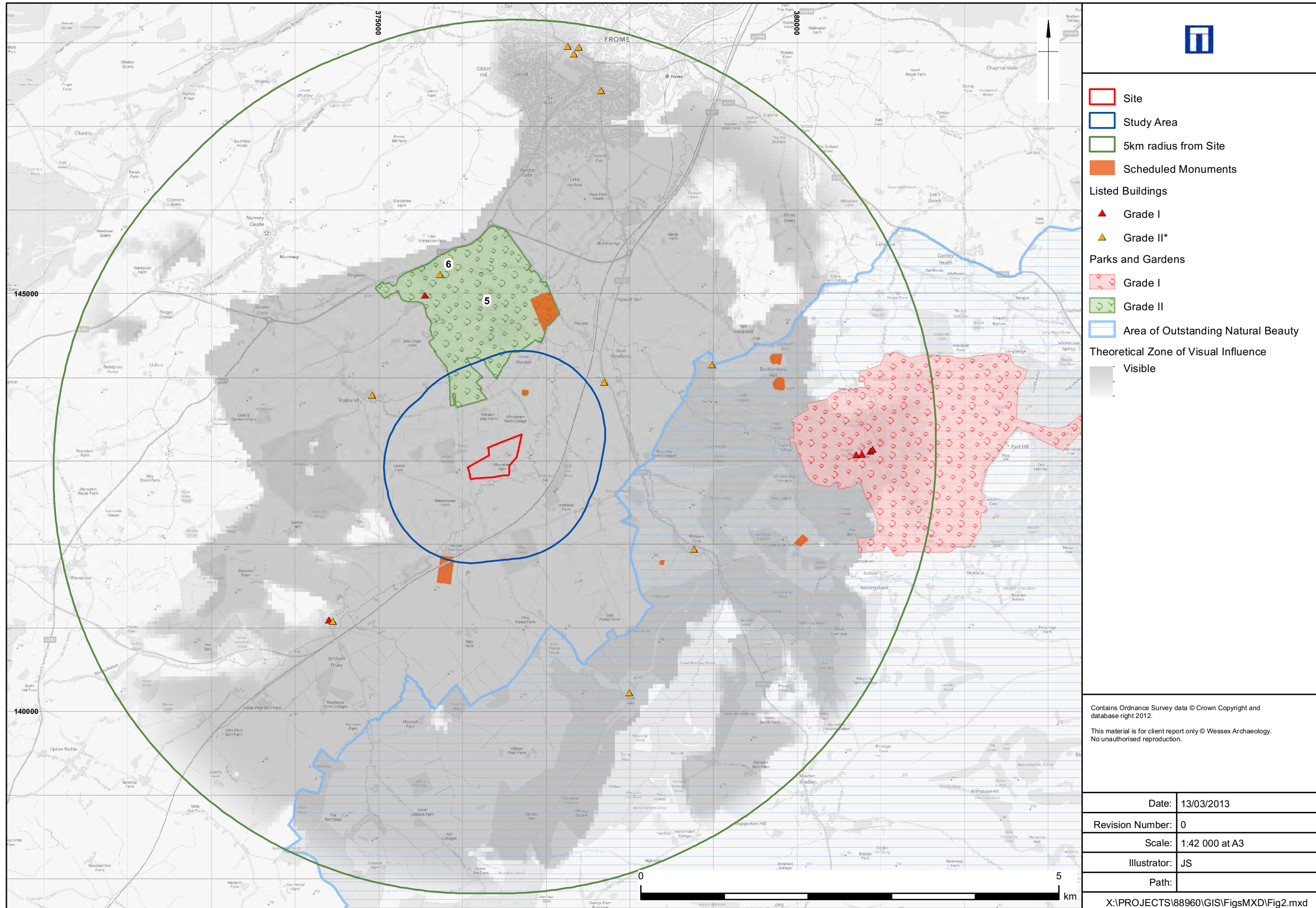


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Site location and Study Area showing designated heritage assets

Figure 1



- Site
- Study Area
- 5km radius from Site
- Scheduled Monuments
- Listed Buildings**
- ▲ Grade I
- ▲ Grade II*
- Parks and Gardens**
- Grade I
- Grade II
- Area of Outstanding Natural Beauty
- Theoretical Zone of Visual Influence**
- Visible

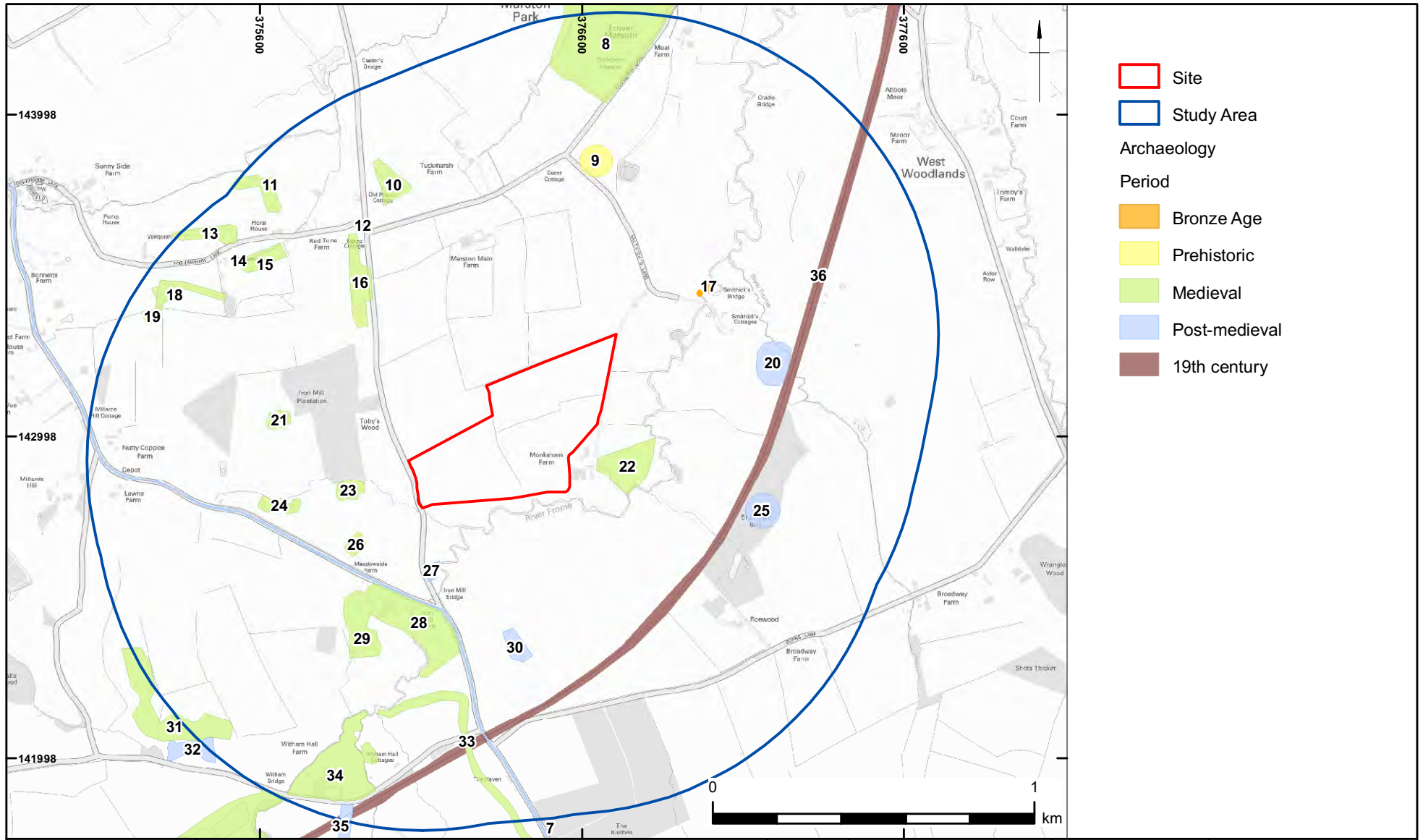
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Theoretical Zone of Visual Influence, showing designated heritage assets within 5km radius of the Site

Figure 2



Site
 Study Area
Archaeology
Period
 Bronze Age
 Prehistoric
 Medieval
 Post-medieval
 19th century

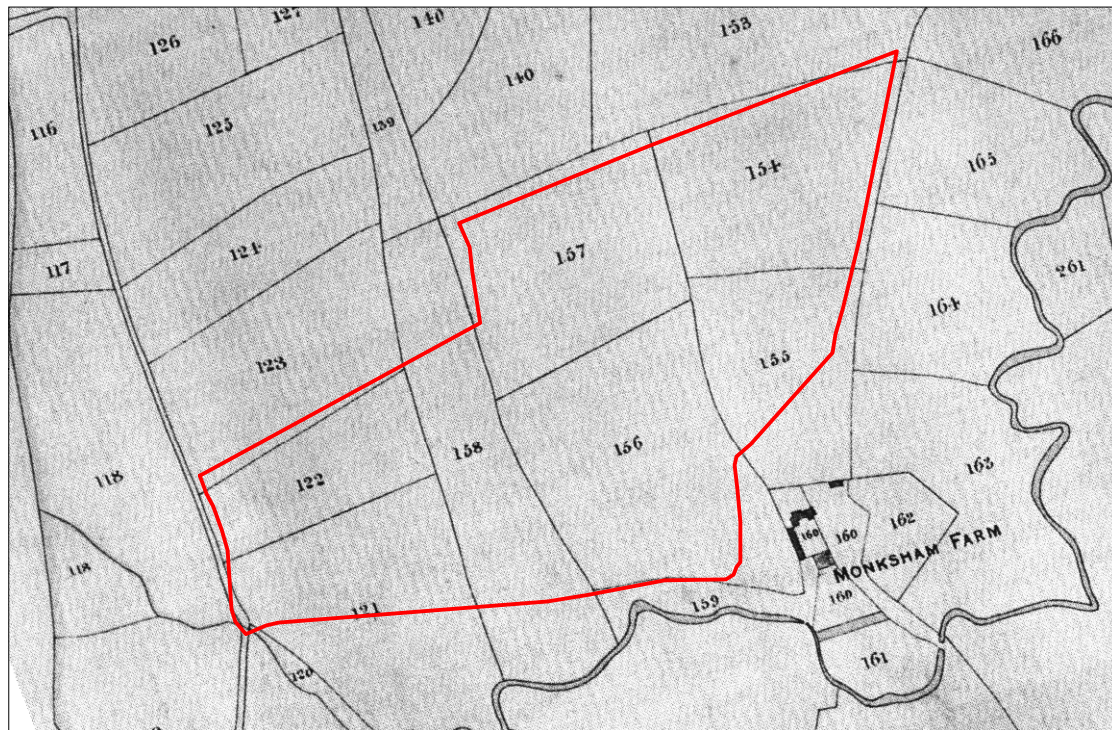


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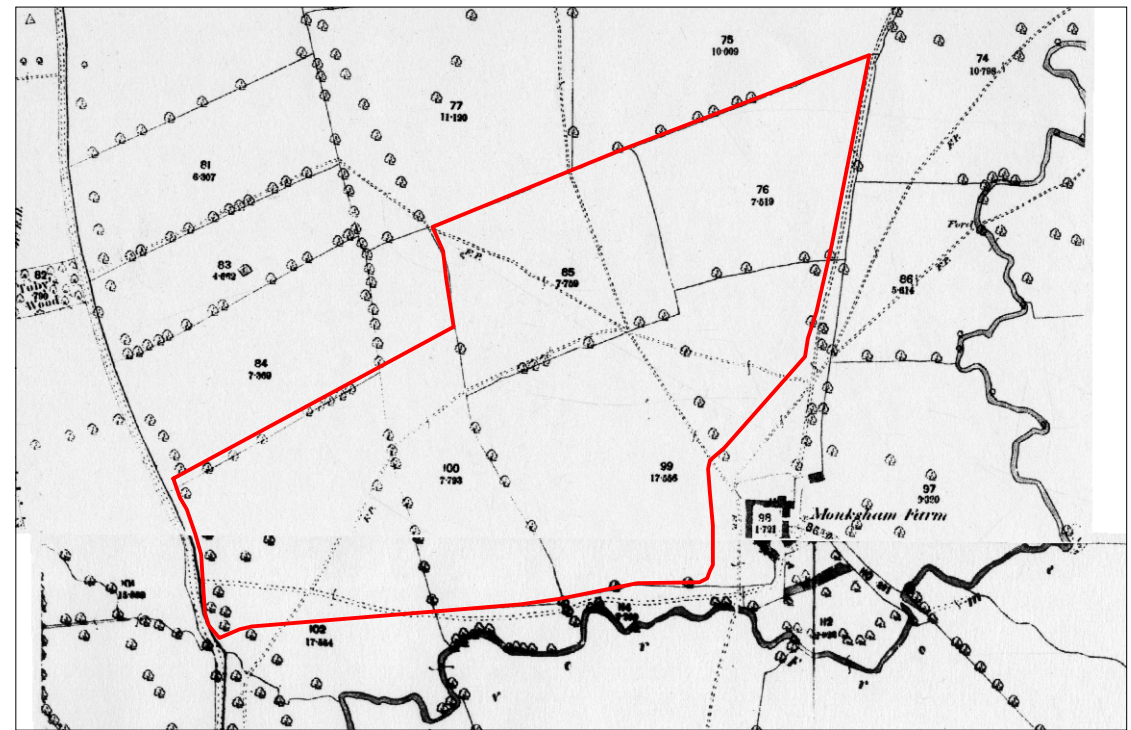
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Archaeological records within the Study Area (based on SHER)

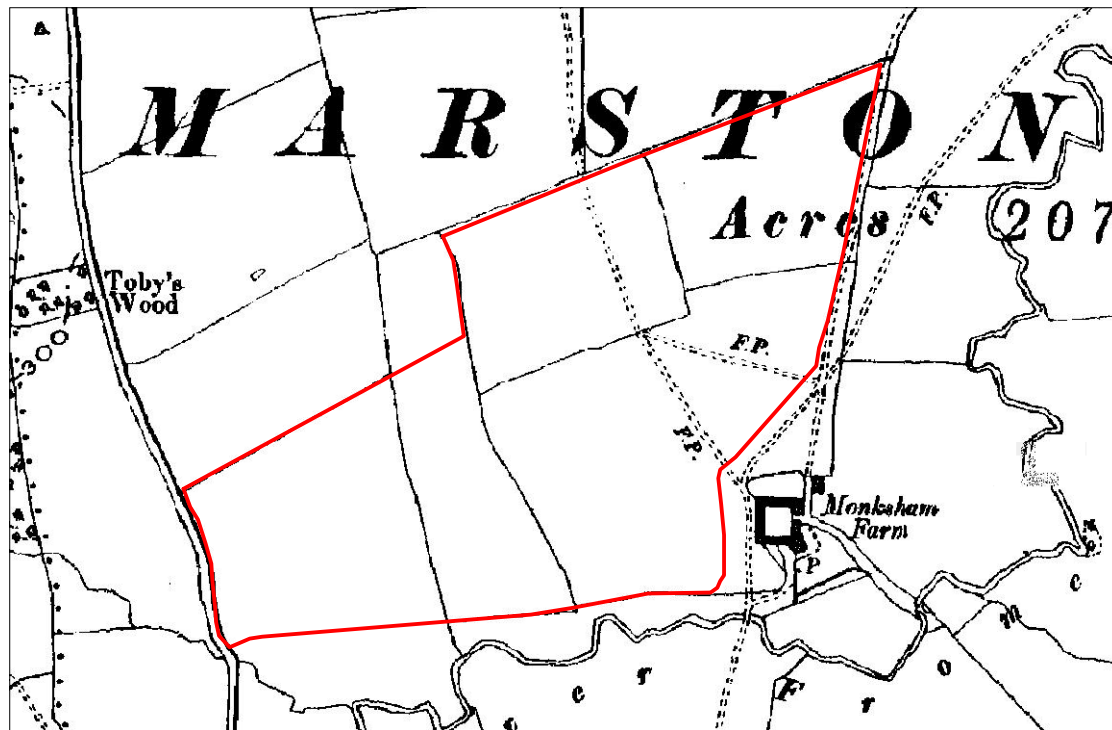
Figure 3



A) 1939 Marston Bigot Tithe map



B) 1886 Ordnance Survey map

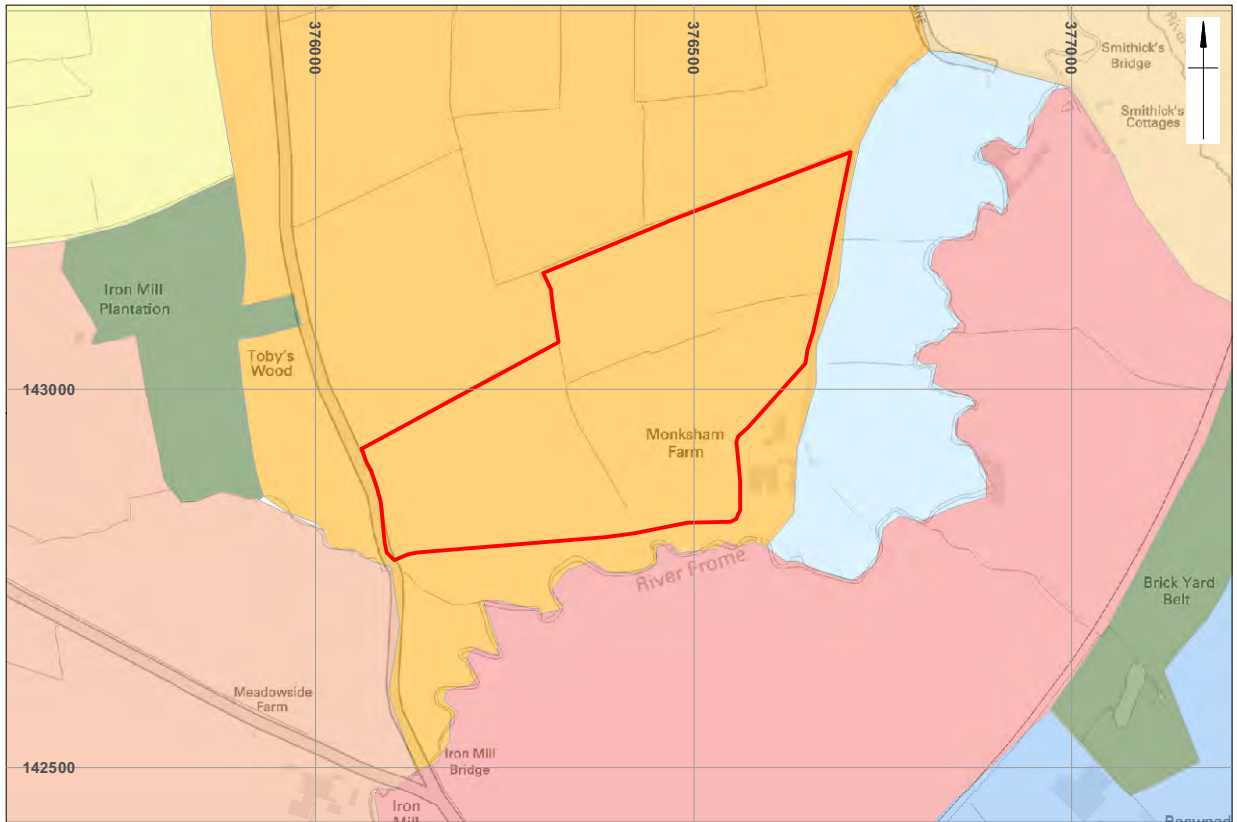


C) 1904 Ordnance Survey map



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Historic Landscape Character

- Anciently Enclosed Land pre-17th century. Medium fields. Less than 25% boundary loss
- Anciently Enclosed Land modified 17th to 19th century. Small fields. Less than 25% boundary loss
- Anciently Enclosed Land modified 17th to 19th century. Medium fields. Less than 25% boundary loss
- Anciently Enclosed Land modified 17th to 19th century. Medium fields. Between 25% and 50% boundary loss
- Anciently Enclosed Land modified 17th to 19th century. Large fields. Less than 25% boundary loss
- Recently Enclosed Land 18th to 21st century. Small fields. Less than 25% boundary loss
- Recently Enclosed Land 18th to 21st century. Large fields. Less than 25% boundary loss
- Other woodland.

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Plate 1: The western part of the Site, view from the west



Plate 2: Trees demarcating the boundaries within the Site, view from the south-west



Plate 3: Marston House (WA 6) within Marston Park (WA 5) as viewed from the northern boundary of the Site



Plate 4: Roddenbury Hill within the Cranborne Chase and West Wiltshire Downs AONB as viewed from the Site



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