

Homewood Solar Farm, Freshford, Bath

Heritage Impact Assessment



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Executive Summary

This report presents the results of a heritage impact assessment for a small proposed solar array, located at the southern end of a rectangular field adjacent to the A36. The site lies to the north of Hinton Priory in the southern part of the Cotswolds National Landscape.

The assessment concluded that the archaeological potential is likely to be relatively low based on the desk-based assessment however geophysical survey would provide further information. There are likely to be some impacts on nearby heritage assets, namely the high value assets at Hinton Priory. Some mitigation measures and recommendations have been proposed to mitigate for these impacts.

available at the time of production.

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was instructed by Bath and West Community Energy (the Client) to prepare a heritage impact assessment (HIA) for a proposed PV development on land south of Homewood Farm, Freshford.

1.2 LOCATION

The site is located on the western side of the A36 which forms the southern approach to Limpley Stoke; it lies c.1km to the south-west of Freshford and c.5km to the south-east of Bath. The site is situated on relatively flat ground within an agricultural landscape; it is bordered by the A36 and Homewood Hotel and Spa to the east and by agricultural fields to the north, the south, and the west. It lies within the southern part of the Cotswolds National Landscape.

1.3 TOPOGRAPHY, GEOLOGY AND SOILS

The site comprises the southern half of a large agricultural field that is situated on relatively flat ground within a much-developed agricultural landscape. The change in elevation across the site is slight, with a minimum elevation of c.115m AOD and a maximum elevation of c.118m AOD. The soils of the area are the slowly permeable calcareous clayey soils associated with shallow well drained brashy calcareous soils over limestone of the Evesham 1 Association¹ which overlie the mudstone and sedimentary bedrock of the Forest Marble Formation².

1.4 SCOPE AND CONTEXT

This report is an assessment of the impact of the proposals on nearby heritage assets, utilising a methodology set out below. The proposals are still at a masterplan stage, with no detail of panel heights available. This report is therefore an initial assessment which seeks to feed into an iterative design process by highlighting the most archaeologically sensitive areas of the site, and indicating where mitigation measures

including further archaeological work is likely to be needed to inform the design and layout of the proposals.

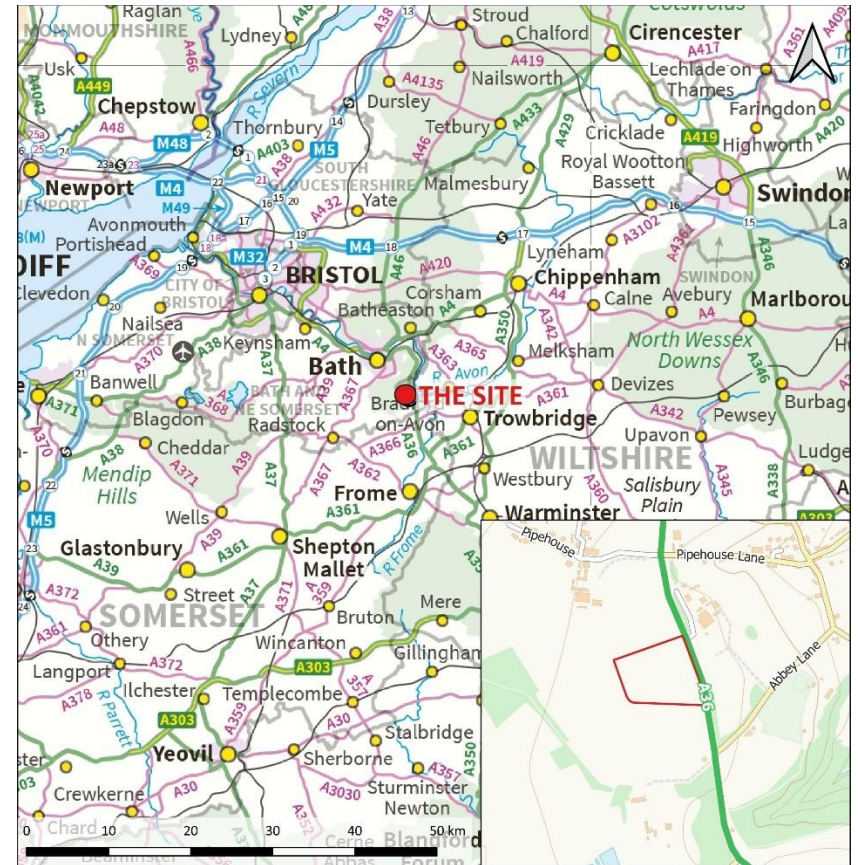


FIGURE 1: LOCATION MAP ©CROWN COPYRIGHT 2025

1.5 DEVELOPMENT PROPOSALS

The proposals are for an 800kWp (DC) Solar PV development.

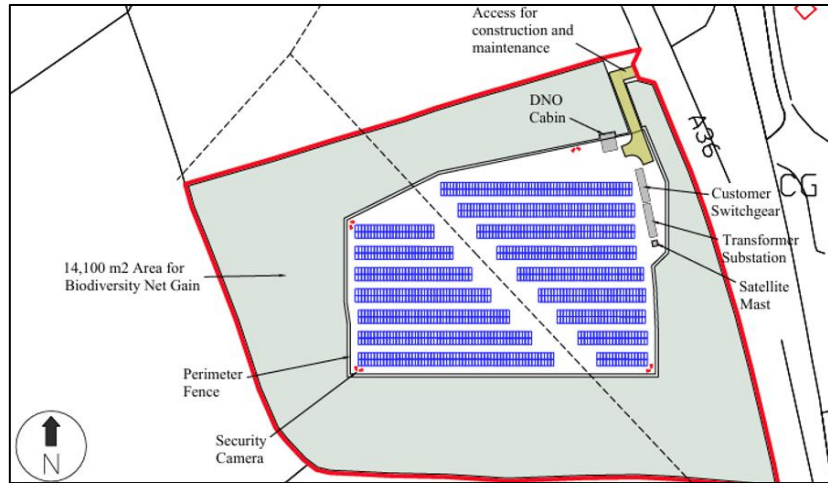


FIGURE 2: PROPOSED LOCATION OF PV PANELS AND ASSOCIATED INFRASTRUCTURE (SUPPLIED BY CLIENT)

1.6 CONSULTATION

This document is produced for consultation with relevant stakeholders as part of an iterative process. The Bath and North East Somerset Historic Environment Record (South West Heritage Trust) have been consulted on the scope of the assessment as part of the supply of HER data.

1.7 METHODOLOGY

The desk-based research and impact assessment were undertaken in accordance with the relevant guidance and in line with the SWARCH HIA methodology³. The site was visited on the 1st April 2025 by F. Balmond. The location of the proposed development was inspected, and the adjacent heritage assets visited. Photographs of the site of the proposed array were taken to and from the heritage assets are included in this report.

1.8 LIMITATIONS AND CAVEATS

The site visit was undertaken at the beginning of April as the leaves on the trees were starting to emerge. The views and photographic evidence provide thus reflect a worst-case scenario.

1.9 QUALITY ASSURANCE

This assessment has been undertaken by South West Archaeology Ltd. (SWARCH) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) and a member of the Federation of Archaeological Managers & Employers (FAME). SWARCH employees working on this project are appropriately qualified academically and commercially, and are Members (MCIfA) of the Chartered Institute for Archaeologists; SWARCH directors hold doctoral qualifications in archaeology.

1.10 PREVIOUS WORK

The site does not appear to have previously been subject to archaeological investigation, though numerous instances of archaeological fieldwork are recorded within the surrounding area.

2 POLICY AND LEGISLATION

2.1 STATUTORY LEGISLATION

Ancient Monuments and Archaeological Areas Act 1979	Confers a duty on the Secretary of State to maintain a Schedule of monuments of national importance and areas of archaeological importance. It is a criminal offence to carry out unauthorised works or to destroy or cause damage to a monument covered by this act as well as to metal detect without written consent.
Planning (Listed Buildings and Conservation Areas) Act (1990)	<p>Part 1 confers a duty on the Secretary of State to maintain a List of buildings of special architectural or historic interest and provides a statutory duty to preserve the special character of heritage assets covered by this act, including their setting. It is a criminal offence to carry out works to a Listed Building which affect its character without the necessary authorisation.</p> <p>It requires consideration of the contribution a building makes to any group of buildings of which it forms part (group value).</p> <p>Part 2 requires local authorities to designate as Conservation Areas, areas of special architectural or historic interest. It requires that special attention is paid to preserving or enhancing the character or appearance of these areas in exercising planning functions</p>
Treasure Act (1996)	Defines 'treasure' as: any object except a coin, over 300 years old with a metallic content of at least 10% precious metal, one of two or more coins found together meeting these criteria or one of at least 10 coins over 300 years old. It also makes provision for objects found in association with the above. There is a duty to notify the coroner of any find or acquisition of an object which may be covered by this act.
Burial Act (1857)	Covers the removal of human remains from a burial place and requirement for consent, often in the form of a license issued by the Ministry of Justice

Hedgerow Regulations (1997)	Contains criteria for the protection of 'important' hedgerows. This includes hedgerows marking a boundary of at least on historic (pre 1850) parish or township; is included in the schedule of monuments under the Ancient Monuments and Archaeological Areas Act 1979; is wholly or partly within a site which falls under this act or on land adjacent to and associated with any monument or feature on such a site; marks a boundary of a pre-1600AD estate or manor or is visibly related to any building or other feature of such an estate or manor; is recorded as an integral part of a field system pre dating the Inclosure Acts or is part of/related to any building or feature associated with such as system.
Historic Buildings and Ancient Monuments Act (1953)	Established the provision of a register of gardens of special historic interest
National Heritage Act (1980, amended 1983 & 1997)	<p>1980: Established a National Heritage Memorial Fund</p> <p>1983: Established the Historic Buildings and Monuments Commission for England (now Historic England) with responsibility for overseeing heritage management and reporting to the Secretary of State.</p>
Electricity Act 1989	Requires regard to the desirability of protecting sites, buildings and objects of architectural, historic or archaeological interest

2.2 NATIONAL PLANNING POLICY FRAMEWORK

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Housing, Communities and Local Government 2024). The relevant guidance is reproduced below:

Paragraph 202: *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

Paragraph 207: *In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.*

Paragraph 208: *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.*

Paragraph 210: *In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 212: *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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 213: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within*

its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 214: *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 215: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Paragraph 216: *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 directly or indirectly affect 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.*

Paragraph 219: *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 the asset (or which better reveal its significance) should be treated favourably.

Paragraph 220: *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides statutory protection to the setting of Listed buildings:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 LOCAL POLICY

BATH AND NORTH EAST SOMERSET LOCAL PLAN JAN 2023: POLICY HE1: HISTORIC ENVIRONMENT

Safeguarding Heritage Assets

1) Within the scope of Core Strategy Policies B4 and CP6, development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to enhance or better reveal its significance and/or setting, and make a positive contribution to its character and appearance.

2) The District's historic environment shall be sustained and enhanced. This includes all heritage assets including the Bath World Heritage Site, historic buildings, conservation areas, historic parks and gardens, landscape, archaeology and townscapes of importance.

3) Applications affecting the significance of any heritage asset will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation.

4) The Historic Environment Record, including Conservation Area Character Appraisals and Management Plans will be used to inform the consideration of future development including potential conservation and enhancement measures.

5) Great weight will be given to the conservation of the District's heritage assets. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

6) If such harm can be fully justified, where relevant the Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.

7) In addition, the following will apply to specific asset types as listed below:

a) City of Bath World Heritage Site

Development within the City of Bath City World Heritage Site will be expected to comply with Policy B4 of the Core Strategy and all other relevant supplementary information and guidance; and help support the delivery of the World Heritage Site Management Plan.

b) Listed buildings

The significance of listed buildings is required to be sustained and enhanced. Appropriate repair and reuse of listed buildings will be encouraged. Alterations, extensions or changes of use, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

c) Conservation Areas

Development, including any proposed demolition, within or affecting the setting of a conservation area will only be permitted where it will preserve or enhance those elements which contribute to the special character or appearance of the conservation area. The Council will look for opportunities from new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

d) *Archaeology*

Scheduled monuments and other non-designated archaeological sites of equivalent significance should be preserved in situ. In those cases where this is not justifiable or feasible provision should be made for their excavation and recording. The appropriate publication and curation of the finds/archive will be required.

e) *Registered Historic Parks and Gardens*

Development will be expected to respect the design, character, appearance and settings of registered historic parks and gardens and to safeguard those features which contribute to their significance and are integral to their character and appearance.

f) *Lansdown Registered Historic Battlefield*

Development will be expected to respect the character, appearance and setting of the Lansdown battlefield, safeguarding those features which contribute to its significance.

g) *Non-designated heritage assets*

Proposals affecting non-designated heritage assets, including unscheduled archaeology, unlisted buildings and local parks and gardens, should ensure they are conserved having regard to their significance. Where development viability assessments are required developers should demonstrate that the policy requirements, including to sustain and enhance the District's historic environment, have been considered and reflected in the land or site value.

3 METHODOLOGY

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact).

This assessment was undertaken in accordance with best practice and follows the guidance outlined in: *Conservation Principles*⁴, *The Setting of Heritage Assets*⁵, *Statements of Heritage Significance*⁶ and guidance outlined in the *Principles of Cultural Heritage Impact Assessment* in the UK produced by CIfA, IHBC and IEMA⁷. In terms of known and quantified designated heritage assets in the local area, this is achieved with reference to the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets*⁸. *Step one* is to identify the heritage assets that might be affected by the development.

For direct impacts it draws on existing sources of information (the local historic environment record, historical records, maps, aerial photographs, LiDAR), supplemented by observations made during a walkover survey, to arrive at an assessment of archaeological potential. If and as required, this may include recommendations for further work.

For indirect impacts it identifies the designated heritage assets in the local area (Listed buildings, Scheduled monuments, Conservation Areas, Parks and Gardens, Battlefields, World Heritage Sites) where, due to location, aspect, prospect, design or other factors, there is the potential for harm. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. The second stage in the process is to look at the heritage assets within the search

radius and assign to one of two categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate. These assets are still listed in the impact summary table.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality, this assessment then groups and initially discusses heritage assets by category (e.g. churches, settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry focuses on site-specific factors. Individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both. *Step four* makes recommendations for maximising enhancement and avoiding or minimising harm to an individual heritage asset, where this is applicable. *Step five* records the assessment of impact based on the professional judgement of the author.

4 DIRECT IMPACTS

4.1 CARTOGRAPHIC DEVELOPMENT

The 1742 Thorpe Map of Bath (Figure 3) provides one of the earliest cartographic representations of the site and the surrounding area. It shows indicative field boundaries and suggests much of the land within this area was within arable cultivation. The map hints at an earlier field pattern surrounding Hinton Abbey, supplanted by more rectilinear enclosures although comparison with later mapping indicates the field pattern depicted by Thorpe may be more schematic than a true reflection of the field pattern. The site lies approximately within part of a rectangular enclosed field to the north of Hinton Abbey.

The 1782 Day and Masters Map (Figure 4) provides a schematic overview of the landscape and depicts the approximate location of the site in relation to the neighbouring settlements of Freshford to the east and Hinton Charterhouse to the south. The site is located near to Park Corner, north of Hinton Abbey. As with the 1742 Thorpe map, the settlement of Pipehouse is named Pipards on this map. The road layout is similar to the earlier map and bears some resemblance to the present day, though the A36, constructed much later, is not present. The road north-east from Hinton Abbey (Abbey Lane) heads north into Rosemary Lane. The hermitage depicted to the east is likely the medieval hermitage recorded along The Tynning in the BaNES HER.

The 1817 Ordnance Survey First Series map (Figure 5) gives little further detail of the site and shows the road (now the A36) was not extant at this date. The c.1840 Tithe map for Hinton Charterhouse indicates the site was included in the lands within the parish not liable for the payment of tithes. It appears that pre-Dissolution the tithes were paid to the Prior of Hinton Abbey. The road (now A36) bypassing Park Corner is depicted on this map.

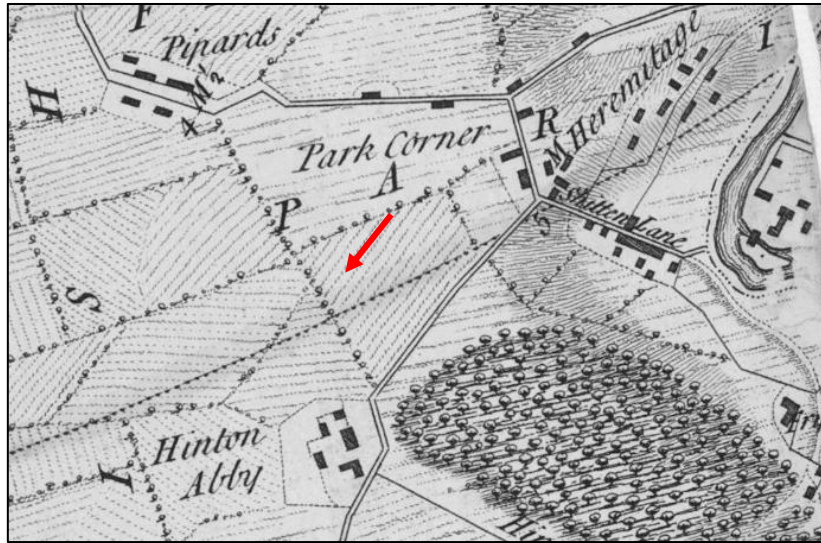


FIGURE 3: EXTRACT FROM THORPE MAP 1742⁹



FIGURE 4: EXTRACT FROM THE 1782 DAY AND MASTERS MAP (MCMASTER UNIVERSITY). THE APPROXIMATE SITE LOCATION IS INDICATED.



FIGURE 5: EXTRACT FROM 1817 ORDNANCE SURVEY FIRST SERIES MAP¹⁰



FIGURE 6: EXTRACT FROM THE TITHE MAP FOR HINTON CHARTERHOUSE (TNA). THE APPROXIMATE SITE IS INDICATED

The 1883 Ordnance Survey First Edition Map depicts in detail the division of land both on the site and within the surrounding area. The field in which the site lies has similar boundaries to the extant ones, with those to the south and west depicted with trees along them. The road beyond the eastern boundary appears to have had a slightly

different alignment prior to the construction of the A36. A network of footpaths is depicted across the fields to the west, whilst Homewood and Homewood Cottage, to the east, are recorded cartographically for the first time.

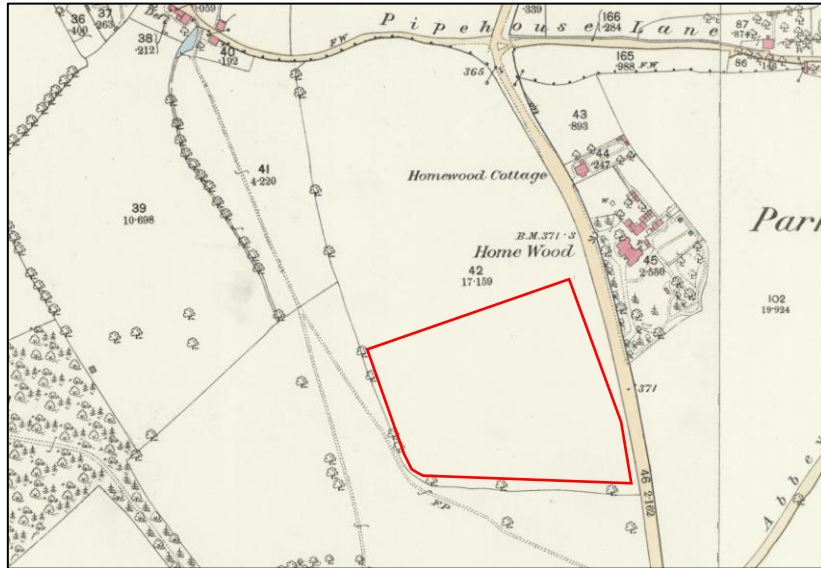


FIGURE 7: EXTRACT FROM THE 1883 ORDNANCE SURVEY FIRST EDITION 25-INCH MAP (REPRODUCED WITH PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND). THE APPROXIMATE SITE LOCATION IS INDICATED.

A series of internal boundaries had sub-divided the field into three smaller fields by the 1902 Ordnance Survey Second Edition Map, with the site within the two fields; this is the only change recorded on the site and no further changes are shown within the surrounding area. The later revised OS map (Figure 9), published 1961 suggests that the internal divisions had been removed by this date and the field was once again farmed as one larger field.

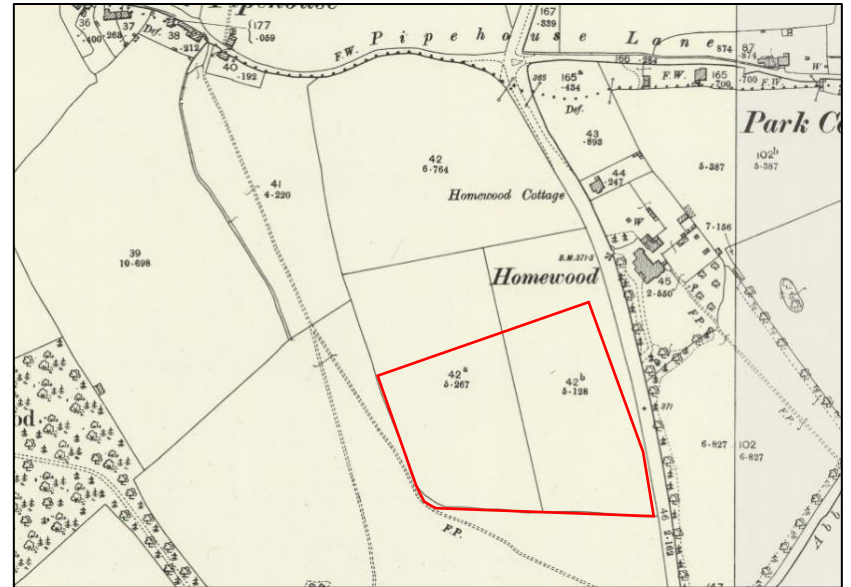


FIGURE 8: EXTRACT FROM THE 1905 ORDNANCE SURVEY SECOND EDITION 25-INCH MAP¹¹. THE APPROXIMATE SITE LOCATION IS INDICATED.

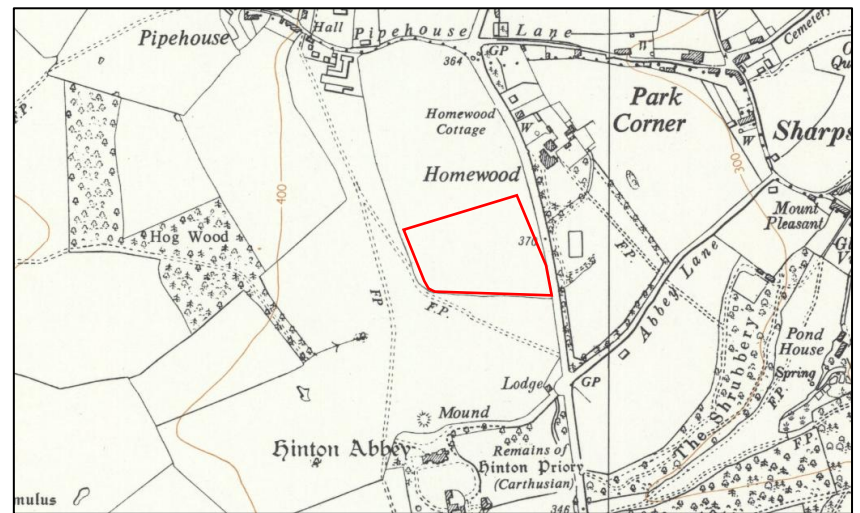


FIGURE 9: EXTRACT FROM THE REVISED ORDNANCE SURVEY FIRST EDITION MAP REVISED PRE-1930-1960, PUBLISHED 1961¹². THE APPROXIMATE SITE LOCATION IS INDICATED.

4.2 DOCUMENTARY HISTORY

The site is located in the parish of Hinton Charterhouse, in the hundred of Wellow. The manors of Hinton and Norton were given to Edward, son of Walter de Eureaux, Earl of Rosmar by William the Conqueror¹³. The family were later to become known as Devereaux. The manor passed in the female line to the Earls of Salisbury and Hinton Abbey was founded in AD1227 by Ela, wife of William, Earl of Salisbury and daughter of William Devereaux, transferring it from its original foundation in Gloucestershire. The Abbey was endowed with the manors of Hinton, Norton and the advowson of the church of Hinton. The manor was granted to John Bartlett following the dissolution who sold it to Matthew Colthurst and whose son sold it to Walter Hungerford. The Hungerford family were in possession of the abbey until the late 17th century when it was sold to Henry Baynton¹⁴ with the exception of the period 1616-1660 when it was granted to Prince Charles (later Charles I) but subsequently returned to Hungerford ownership¹⁵. Walter Robinson¹⁶ purchased the holding in the early 18th century and descended through the male and then female line. The estate was purchased in 1933 by Major P Fletcher who carried out excavations at the site of the abbey in the 1950s¹⁷, The site appears to have lain within the lands forming part of the abbey holding.

The A36, to the east of the site was part of the Black Dog Turnpike Trust, created in 1752, which took its name from the inn where trustees met. An act passed in 1833¹⁸ allowed for making new lines of roads by the trust and it appears likely that this is when the section immediately to the east of the site was constructed, bypassing Park Corner.

4.3 ARCHAEOLOGICAL BACKGROUND

The site has been subject to some change during the past two centuries, much of which is associated with boundary reorganisation. Historic mapping indicates that the large agricultural field in which the site is located had roughly the same layout during the late 19th century,

though a series of internal boundaries sub-divided the field into three smaller fields by the early 20th century. These internal boundaries were short-lived however, having been removed by the mid-20th century to restore the field to its late 19th century layout. The site falls into an area that is classified in the Bath and North East Somerset Historic Landscape Characterisation as *late medieval enclosed open fields that were created by local arrangement and exchange*, whilst the area beyond the A36 to the east is classified as *post medieval designed ornamental landscapes*.

The site has not been subject to intrusive archaeological investigation, though numerous instances of archaeological fieldwork are recorded within the surrounding area. A geophysical survey at Hinton Charterhouse Priory c.200m to the south identified the Great Cloister, monks' cells, and several additional buildings (64738), whilst a further geophysical survey at Hog Wood c.150m to the south-west identified remnants from World War II in the form of anti-tank ditches, bunkers, and slit trenches (67531). Hinton Priory had previously been subject to archaeological investigation, with a series of archaeological excavations during the 1950s revealing the foundations of the Great Cloister and traces of the Prior Church (64269). An earthworks survey at Peipards Farm c.550m to the north identified a series of walls and the apparent foundations of buildings or enclosures; the complex is recorded as a deserted medieval village, though it is just as likely to be Iron Age or Romano-British (64591). A geophysical survey (65769) and a subsequent archaeological evaluation (65914) were carried out at Abbey Farm c.600m to the south-west, though neither identified any significant archaeological features or deposits.

A 1km search radius has been considered in detail due to the location of the site, the topography of the surrounding area, and the potential impact of the proposed development, though reference is made to archaeological features and to heritage assets within the wider landscape. There are 23 Listed Buildings (3 Grade I; 1 Grade II*; 19 Grade II), 4 Scheduled Monuments, and one Conservation Area within

1km of the site. There are no World Heritage Sites, no Registered Parks and Gardens, and no Registered Battlefields within 1km of the site.

4.3.1 PREHISTORIC 4000BC - AD43

There is no evidence for prehistoric activity on the site, though prehistoric funerary activity is present within the landscape to the west. A total of six Bronze Age barrows are recorded across this area, one of which is Scheduled (61340; 1002474), whilst a possible seventh may in fact be a medieval pillow mound (61538). Also recorded within the surrounding area is a flint scraper that was identified at Hinton Priory c.350m to the south (61305).

4.3.2 ROMANO-BRITISH AD43 - AD409

There is some evidence for Romano-British activity within the landscape, most notably the Roman road between Bathwick and Poole Harbour that lies c.600m to the west (60189). A section of this road to the north of Abbey Farm is Scheduled (1005421); the berm and ditch are clearly visible across these fields, with a ditch that measures up to c.1.5m in depth and with a mound that measures c.7.0m in width (60189). Also recorded within the surrounding area are Roman bricks and other relics that were found amongst the ruins at Hinton Priory c.300m to the south (70854).

4.3.3 MEDIEVAL AD410 - AD1540

There is no evidence for medieval activity on the site, though there is significant evidence for medieval activity within the surrounding area. An earthworks survey at Peipards Farm c.550m to the north identified a series of walls and the apparent foundations of buildings or enclosures; the complex is recorded as a deserted medieval village, with 16th century and 17th century sherds having been recovered from the site along with daub and calcinated flint that may be of earlier origin (61536). The site of Hinton Priory is located c.200m to the south, with the Carthusian Priory that was founded at Hatherop in 1222

having been removed to Hinton in 1227 and later dissolved in 1539; a series of archaeological excavations during the 1950s revealed the foundations of the Great Cloister and traces of the Prior Church (61341). A Grade I Listed 16th century manor house that incorporates the 15th century gatehouse of Hinton Priory (61306; 1136191), a Grade I Listed 13th century Chapter House with associated library and dovecote (62952; 1320809), and a Grade I Listed 14th century refectory with a vaulted undercroft (70262; 1129461) are all recorded within this complex. The remains of at least three ponds are recorded to the west of Hinton Priory (63161), to the north of which are two linear banks with drainage channels on their western sides (70266). There is evidence for agricultural activity in the form of ridge and furrows that are visible on aerial photographs c.150m to the east (67351) and c.850m to the east (67356). There is also evidence for industrial activity in the form of Freshford Mill which lies c.700m to the east (61727).

4.3.4 POST MEDIEVAL AD1540 - AD1899

There is no evidence for post medieval activity on the site, though there is significant evidence for post medieval activity within the surrounding area. An early 18th century landscape park and garden is recorded between Branch Road, Green Lane, and the A36, the northern extent of which lies c.400m to the south (61344); it is associated with the Grade II* Listed Hinton House (66927; 1136140). The site of a toll house is recorded to the north of this (62956), as is a stone quarry (70265) and a Grade II Listed dry arch (69790; 1320802). A carriage drive leads from the Grade I Listed 16th century manor house through Hog Wood towards the road between Bath and Hinton; it was probably constructed during the early 19th century and it was known as the carriage drive by 1849 (70264). A Grade II Listed coach house, stable, and stable yard is recorded on the site of Hinton Priory, the date of which is thought to be post-dissolution (69791; 1320806), as are two pigsties that date to the mid-18th century (70263). A tree enclosure lies to the south of the carriage drive (70267), whilst a number of mounds

that possibly date to as late as the 18th century lie to the west of the medieval ponds (61342). There is evidence for industrial activity in the form of a limestone quarry that lies c.950m to the north (62442) and mills that lie c.600m to the east (61728; 61730). Also recorded within the landscape are a number of post medieval houses, many of which are Listed; these are notably located along Church Lane to the north-east and The Tynning to the east.

4.3.5 MODERN AD1900 - PRESENT AND UNKNOWN

There is significant evidence for modern activity within the vicinity of the site, much of which is associated with World War II. The site of a north-south aligned zig-zag trench is recorded to the south of the southern boundary and it is thought to be a part of the Hog Wood GHQ Line Green defence that formed a loop around the Bristol area and that served as the outer defence against attack from the south (67284). A pair of anti-tank ditches are recorded to the south of this (60575; 66943), along the length of which are recorded a pair of slit trenches (67065; 67287) and numerous pillboxes (62339; 62340; 62341; 67286; 68468). Additional pillboxes are recorded to the east (67076; 67354; 67355; 67360), as is a memorial to the fallen of both World Wars (69159).

4.4 AERIAL PHOTOGRAPHY

A review of readily available aerial photographs indicates that the site was subject to no change between 1999 and 2021. The historic mapping indicates that the large agricultural field in which the site is located was sub-divided by a series of internal boundaries during the early 20th century, though these internal boundaries had been removed by the mid-20th century to restore the field to its late 19th century layout; there is no evidence for these internal boundaries on either aerial photograph.

The site has been used for agricultural purposes for much of the past two decades, though it does not appear to have been under arable cultivation since at least 2005. A telegraph pole or pylon can be seen

in the centre of the site in both photographs. A 1945 aerial photograph (not illustrated) suggests that the WW2 military activity may have continued just inside the southern boundary of the proposal site where some semi circular trenches appear visible against the hedgebank. There is no trace of these on modern photos.



FIGURE 10: AN AERIAL PHOTOGRAPH OF THE SITE FROM 1999 © INFOTERRA LTD & BLUESKY.



FIGURE 11: AN AERIAL PHOTOGRAPH OF THE SITE FROM 2021 © GOOGLE.

4.5 LIDAR DATA

LiDAR data is available at a survey interval of 1m for the site and for the surrounding area. The LiDAR data is a 2022 data set. Digital Surface Model (DSM) and Digital Terrain Model (DTM) LiDAR data has been processed and examined for the site, with both data sets showing little evidence to suggest the presence of archaeological features. There is evidence for north-north-west by south-south-east aligned ploughing activity on both data sets and feint evidence for east-west oriented ploughing on the DTM data. An east-south-east by west-north-west aligned linear feature that lies beyond the northern boundary is presumably a trackway that leads from a gate on the western side of the A36 towards the fields to the south of the adjacent farm; this trackway is visible on the 2002 aerial photograph. The WW2 zigzag trench to the south of the site is also clearly visible in the LiDAR data but there is no clear evidence of the possible trenches along the southern boundary of the site.

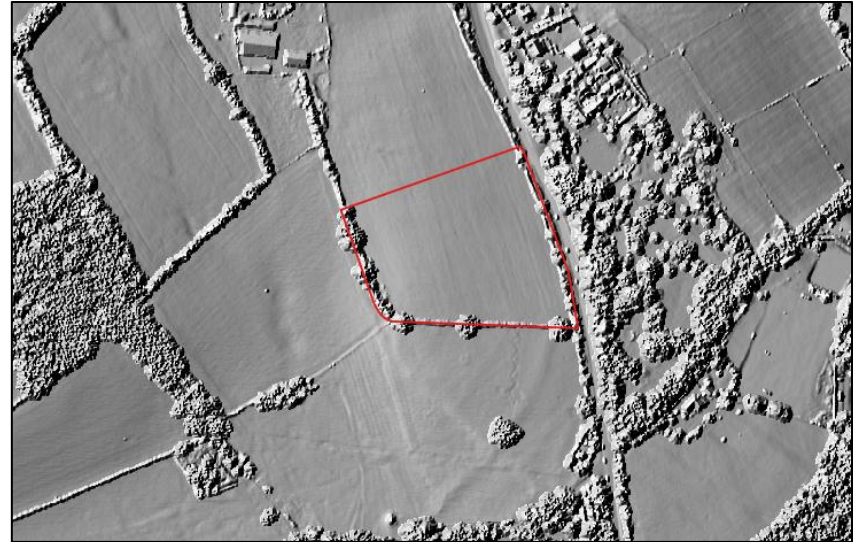


FIGURE 12: LIDAR 1M DSM MULTIHILLSHADE 315_3_2 PROCESSED USING QGIS 3.22. CONTAINS ENVIRONMENT AGENCY DATA USED UNDER THE OPEN GOVERNMENT LICENSE 3.0.

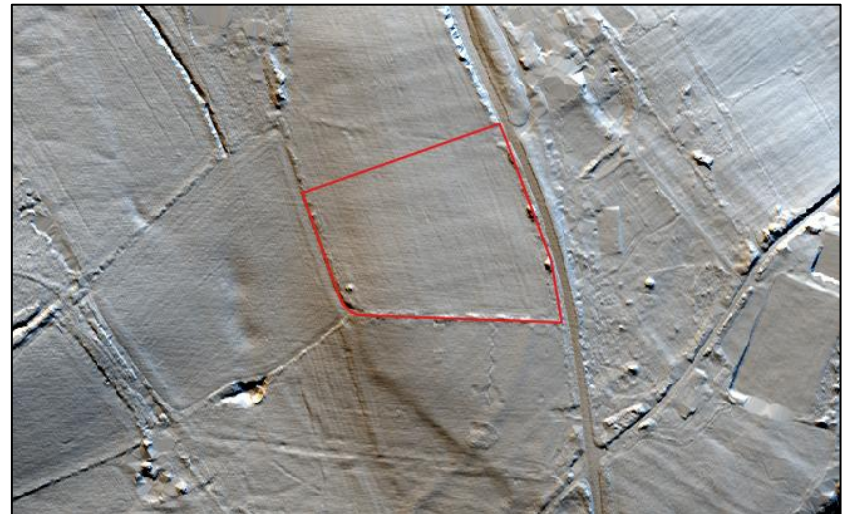


FIGURE 13: LIDAR 1M DTM DATA MULTIHILLSHADE 315_35_z2 PROCESSED USING QGIS 3.22 AND RVT PLUGIN CONTAINS ENVIRONMENT AGENCY DATA USED UNDER THE OPEN GOVERNMENT LICENSE 3.0.

4.6 WALKOVER SURVEY

Site description

A walkover survey of the site was undertaken on 1st April 2025 in bright and dry conditions. The site comprises part of one pastoral field with short grass, bounded to the east, south and west by deciduous hedgebanks with occasional large trees. The majority of the vegetation was not in leaf at the time of the visit. There was no boundary along the northern edge of the site which is open to the remaining part of the field. A telegraph pole was located in the approximate centre of the field. The surface of the field undulates slightly but no archaeological features were observed within the site area.



FIGURE 14: VIEW TO SOUTH FROM NORTHERN BOUNDARY OF SITE



FIGURE 15: VIEW TO NORTH FROM SOUTH WEST CORNER OF THE SITE

4.7 ARCHAEOLOGICAL POTENTIAL AND DIRECT IMPACT SUMMARY

The site appears to have changed little in the last 200 years, except for a brief period at the start of the 20th century when it appears to have been subdivided. It is likely it formed part of the land holding of Hinton Abbey although now appears to form part of the holding of Homewood Farm, which is of modern (20th Century) origin.

The results of the desk-based assessment and walkover survey would suggest that the archaeological potential for the site is unknown but likely to be relatively low. Geophysical survey would clarify this. Any development of the site has the potential to destroy the buried archaeological resource (should it be present), and following a geophysical survey, further mitigation may be recommended.

5 INDIRECT IMPACTS

5.1 PARAMETERS

A 1km search radius has been considered in detail due to the location of the site and the effects of topography and screening.

5.2 QUANTIFICATION

There are 23 Listed Buildings (3 Grade I; 1 Grade II*; 19 Grade II), 4 Scheduled Monuments, and one Conservation Area within 1km of the site. There are no World Heritage Sites, no Registered Parks and Gardens, and no Registered Battlefields within 1km of the site.

The majority of these heritage assets lie either to the east, around the settlement of Freshford which is itself a Conservation Area, or to the south around the site of Hinton Abbey.

5.3 SCOPING

An initial survey of these buildings and monuments would suggest that for many of them intervisibility between them and the proposed site was limited or non-existent, due to the terrain, and the screening provided by other structures, hedgerows and trees. A ZTV was drawn up using 2022 Environment Agency 1m first-return LiDAR data (Based on a 3m maximum panel height above ground level, observer height of 1.6m); The ZTV confirms that the main visibility of the site would be from the north with limited viewpoints from the south and south west. The topography precludes visibility from the east. The following heritage assets were selected for further consideration:

- SM Part of Roman Road 565m north of Abbey Farm
- SM Bowl Barrow 150m NNW of Abbey Farm
- SM Hinton Priory
- GI Refectory west of Chapter House
- GI Hinton Priory
- GI Chapter House of Hinton Priory

With an emphasis on practicality and proportionality, only those assets where there is the possibility for an effect greater than negligible (see Table 6 in Appendix 3) are considered here in detail and in summary Table 1. All other designated heritage assets can be seen listed and mapped in Appendix 1, although they have been scoped out of this assessment due to their neutral relationship to the proposed development.

Following a site visit the nearby heritage assets likely to experience any effect as a result of the proposals were categorised as follows:

- Category #1 assets: SM Hinton Priory, GI Refectory west of Chapter House, GI Hinton Priory, GI Chapter House of Hinton Priory.
- Category #2 assets: Grade II Peipards Farmhouse and Barn 20 yards to the west of Peipards Farmhouse.
- Scoped out: Grade II Dry Arch under A36, Grade II Stables Coach House and wall enclosing stable 100 meters south of Hinton Priory, Grade II* Church of St Mary, All Grade II Listed Monuments in the Churchyard of St Mary, Grade II Corner House, All Listed buildings within the Freshford Conservation Area, Freshford Conservation Area, Grade II Rose Cottage, SM Site of Corriere or Lower House to Hinton Priory, SM Bowl Barrow 150m NNW of Abbey Farm, SM Part of Roman Road 565m north of Abbey Farm.

5.4 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

5.4.1 GRAND RESIDENCES

Large and/or surviving gentry houses, in public or private hands, often incorporating multi-period elements of landscape planning

The larger stately homes and lesser and surviving gentry seats were the homes of the manorial and lordly elite. Some may still be occupied by the descendants of medieval owners; others are in public ownership or held by the National Trust. Wealth derived from agriculture holdings, mineral exploitation and political office was invested on these structures as fashionable expressions of power and

prestige. In addition, some homes will have been adapted in the post-Dissolution era from monastic centres (e.g. Buckland Abbey), and thus incorporate earlier buildings and hold further historical associations.

They are often Grade II* or Grade I Listed buildings on account of their condition and age, architecture features, internal fixtures and furniture, and historical and cultural associations. In addition, they are often associated with ancillary structures – chapels, stables, kitchen gardens etc. – that may be included within the curtilage of the House or be Listed in their own right. In addition, there is often a high degree of public amenity.

As such, these dwellings and associated structures were visual expressions of the wealth and aspirations of the owners, and were designed to be impressive. They were frequently located within a landscape manipulated to display them to best effect, and views to and from the structures were very important. In earlier periods this might be restricted to the immediate vicinity of the House – i.e. geometric formal gardens – but even these would have incorporated long prospects and might be associated with deer parks. From the 18th century, designed landscapes associated with the House laid out in a naturalistic style and incorporating multiple geographically disparate associated secondary structures became fashionable. The surviving examples usually contain many mature trees and thus local blocking is common. However, such is the sensitivity of these Houses, and in particular their associated designed landscapes, that the visual impact of a tall features such as a wind turbine is likely to be severe.

What is important and why

The great houses are examples of regional if not national architectural value, and may be located on sites with a long history of high-status occupation (evidential). They may conform to a particular style (e.g. Gothic, Palladian) and some were highly influential locally or nationally; surviving examples are often well-maintained and preserved (historical/illustrative). They were typically built by gentry

or noble families, could stage historically important events, and were often depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). The epitome of design, they have clear aesthetic/design value, arising from their intrinsic architectural style, but also the extensive grounds they were usually associated with, and within which they were designed to be seen and appreciated. The aesthetic/design value can improve with time (the ‘patina of age’), but it can also be degraded through unsympathetic development. As large structures built for the use of a single family, communal value is typically low, although an argument can be made the 19th and early 20th century great house was a community in its own right, with its family, servants and extended client base. Not all survive as country houses; some are schools, nursing homes or subdivided into flats, and this has a severe impact on their original historical/associational value, but provides new/different associational and also communal/social value.

Asset Name: Hinton Priory	
<i>List Number:</i> 1136191; 1007014,	<i>Importance:</i> High
<i>Designation:</i> GI, SM	<i>Distance to Development:</i> 215-234m
<i>Description: Listing text: Country house, probably incorporating parts of a monastic gatehouse or guest house. C14 to C15, altered mid-late C16; restored 1933 by Snailum, Pictor of Bruton. Rubble with freestone quoins and dressings; C20 tiled roofs and ashlar stacks with caps. 2 storeys and attics in steep stone gables. South elevation. Irregular U-plan of 2:2:1 bays; the centre 2 are recessed; 3- and 4-light cross windows on ground floor and casements above, in hollow chamfered mullions and surrounds; continuous drip moulds over ground and first floors, individual drip moulds to attic windows. C20 ashlar porch with 4-centre headed doorway at south-east (right) corner; 3-light corner window above under drip mould with lozenge stops. Early C20 single storey and 2-bay extension at right, 3- and 4-light cross windows. The east gable end has a 2-light, cusped window in the attic. The Rear or North elevation is irregular and has gabled sections at the ends. The left one projects slightly: single and 2-light windows (restored) with trefoil heads; C19 4-centre headed doorway, with date 1555 incised into the lintel (modern lettering); quatre-foil light in a lateral stack with off-sets; buttress and adjoining canted stair-tower with a gabled top. The right gable has fenestration similar to the south</i>	

elevation. Interior. 2 spiral staircases, one of oak and the other of stone with a moulded handrail; fragment of archway of mediaeval character (old list); freestone fireplaces in moulded surrounds and under flat and 4-centred heads; ribbed plaster ceiling and plaster overmantel on first floor (R.C.H.M. and N.M.R. photographs). The house is thought to incorporate remains of the Carthusian Hinton Priory (q.v.). (N. Pevsner Buildings of England: North Somerset and Bristol, 1958. Archaeological Journal, 134, 1977. Mediaeval Archaeology, 2, 1951 and 3, 1959).

Landscape Presence and Important Views: The house is located on the northern side of the priory site with views out to the north and south. The house would have displayed the wealth and status of its occupants. It is thought to incorporate remains of the Carthusian Priory. Its primary association is with the complex of buildings and the landscape that comprise the former priory and its subsequent gentry residence. It sits in a relatively wooded location, with limited landscape presence from the south and east. Views to the property are more prominent from the north.

Setting and contribution of setting to the significance of the asset: As part of a former monastic site its primary setting is its location within this complex although as a later gentry house its gardens and wider landscape setting also make a significant contribution to the significance of the asset.

Conservation Value: Hinton Priory has evidential value within its building and in below ground deposits. It is likely this evidential value extends beyond the immediate building of the extant house to the wider monastic site. It holds historical illustrative value through its contribution of the narrative of the development of Hinton Charterhouse and the Carthusian Order, being the second Carthusian establishment in Britain. The house has a strong aesthetic value. Although monastic in origin, the property has been in private ownership since the dissolution and therefore has no known communal value.

Scale of Change: The proposed development would be located to the north of Hinton Priory and it is assumed that the proposed pv panels would be mounted to face south, towards the property. Although a relatively small PV development is proposed, the assumed height and orientation of the panels means that the is likely to be visibility from Hinton Priory, particularly during the winter months when vegetation screening is at its least effective. Although views with include both the development and Hinton Priory are relatively limited, the development represents a change of land use away from its historic agricultural function, within the wider setting of the Priory.

Significance of Effects: High value asset + moderate change = **Moderate Adverse** impact

NPPF equivalence: Less than Substantial Harm

Professional Judgement: Moderate adverse



FIGURE 16: SITE OF HINTON PRIORY VIEWED FROM FOOTPATH TO WEST



FIGURE 17: GRADE I LISTED HOUSE AT HINTON PRIORY VIEWED FROM FOOTPATH TO NORTH WEST

Asset Name: Refectory west of Chapter House, Chapter House of Hinton Priory	
List Number: 1129461; 1320809	Importance: High
Designation: GI, GI	Distance to Development: c.300m
<p><i>Description: Listing text: Chapter house with library and dovecote above, of the former Carthusian Hinton Priory. Founded in 1232 as the charterhouse of Locus Dei at Hinton, by Ela Longespee, widow of William Longespee. Rubble, freestone dressings and ashlar gables; stone slate roofs. Consists of central square tower of 2 storeys and attics and gabled on all 4 sides. Projecting east end of 2 storeys, the upper one forming part of the later dovecote. To the north a wing projects towards the site of the former church and includes an east-west corridor, now blocked, and a passage to the church and stairtower. East elevation. 3 bays divided by flat ashlar buttresses which are chamfered on the lower part. The east end is at a lower level and has a small, plain lancet window in a chamfered surround and under a hoodmould with carved head stops. Two tall lancets to the upper parts of the western bays, also in chamfered surrounds and under hoodmoulds; stringcourse at first floor level with corbels projecting below. Chamfered and arched doorway projects at west. West elevation. Flat end buttresses with off-sets. Plain lancet windows, as south elevation, and moulded pointed doorway. North elevation. The main element is a tall, thin central tower which houses a stair and lobby rooms. Gabled on the north side with a large portion of the springer for a vault. Trefoil headed piscina and arched doorway to passage at right. The west side has a lean-to over the passage with a single, plain lancet window at the north end; above is another lancet and a blocked, square window. At the east side is a 2 storey lean-to; blocked corridor with arched east entrance; above is a 2-light window with cusped, 4-centred heads. Interior. Chapterhouse of 3 bays with quadripartite vaults: the western bays have chamfered ribs and the eastern bay has fillet moulded ribs. 2 circular corbels at east, one on a twisted and fluted stem and the other on a fluted stem with stiff-leaf ornament. One moulded, circular corbel on a short fillet moulded shaft remains at the west: remains of a cill band. Trefoil-headed piscina with carved spandrels and scalloped bowls, under a fragmentary hoodmould. Square aumbry on north wall. Hoodmoulds to interior of north and south windows; roll moulded surround to east window. Passage to north: segmental headed doorway to stone newel stair at north west; blocked 4-centre headed doorway. First floor. Library of 2 bays with quadripartite vaults; chamfered ribs on moulded circular corbels with fluted and twisted stems. 2 other small rooms. Dovecote with sawn ashlar nesting boxes.</i></p> <p><i>Probably the refectory of the Carthusian Hinton Priory. Founded 1232. Rubble with freestone dressings; C20 tiled roof with coped raised verges. Rectangular building of 2 storeys: the upper storey has a C19 king-post roof and is approached by an external stair at the north-east end. North elevation. Central, blocked, 4-centre headed</i></p>	

<p><i>doorway and adjoining chamfered, arched doorway. East elevation. 2 blocked outer doorways, the one to the right has a wide 4-centred head and the one to the left has fragments of a Caernarvon arch: central pointed doorway. South elevation. Stringcourse above ground floor with projecting corbels below. Caernarvon arch doorway at west with a square, chamfered window to the left. 2-light window with 4-centred heads at east end. 3 later buttresses. On the upper floor is a doorway in a rebated surround and a blocked, square window to the left: loft doors to right. Interior. Quadripartite vaults to undercroft with chamfered ribs. The east part is divided by octagonal piers and the vaults spring from moulded octagonal caps and corbels. The west part is set transversely without piers: 2 capitals retain stiff-leaf stems. Fireplace set in west wall; heavy hood on moulded jambs with caps.</i></p>
<p>The Chapter House and Refectory form a group with the other Listed buildings and the Scheduled Monument at Hinton Priory.</p>
<p><i>Landscape Presence and Important Views:</i> The Refectory and Chapter House lie respectively on the western and eastern sides of the monastic complex. The chapter house appears to have been used as an agricultural building post dissolution. The primary association is with the complex of buildings and the landscape that comprise the former priory and its subsequent gentry residence. The priory sits in a relatively wooded location, with limited landscape presence from the south and east. Views to the property are more prominent from the north, with some more limited views from the west.</p>
<p><i>Setting and contribution of setting to the significance of the asset :</i>As part of a former monastic site its primary setting is its location within this complex although as a later gentry estate its gardens and wider landscape setting also make a significant contribution to the significance of these assets.</p>
<p><i>Conservation Value:</i> The Chapterhouse and Refectory at Hinton Priory have evidential value within their building and in below ground deposits. It is likely this evidential value extends to the wider monastic site. They hold historical illustrative value through their contribution of the narrative of the development of Hinton Charterhouse and the Carthusian Order, being the second Carthusian establishment in Britain. The buildings have a strong aesthetic value. Although monastic in origin, the property has been in private ownership since the dissolution and therefore has no known communal value</p>
<p><i>Scale of Change:</i> The proposed development would be located to the north of Hinton Priory and it is assumed that the proposed pv panels would be mounted to face south, towards the property. The Refectory and Chapter House buildings are located to the south of the main house and are somewhat screened from</p>

the site by it and the planting around the property. Although views with include both the development and Hinton Priory are relatively limited, the development represents a change of land use away from its historic agricultural function, within the wider setting of the Priory.

Significance of Effects: High value asset + Minor change = **Slight Adverse** impact

NPPF equivalence: **Less than Substantial Harm**

Professional Judgement: **Minor adverse**

5.4.2 HISTORIC LANDSCAPE

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous ‘character areas’ based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and National Landscapes have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, it can only be **adverse**.

The proposed site would be located within the *low limestone plateau* Landscape Character Type (LCT) of the *Cotswolds* National Character Area (NCA). This is described as:

The Low Limestone Plateau is characterised by small areas of plateau

landscape with gentle undulations located in the most southern section of the Cotswolds AONB, south of Bath. These fragmented sections of the character type form part of a broader area of Low Limestone Plateau that extends to the south and west, beyond the AONB boundary. In common with the Oolitic Limestone that underlies the main part of the Cotswolds AONB the underlying geology has a unifying effect on character. Limited small settlements and scattered farmsteads harmonise with the landscape through the use of local materials, although modern farm buildings can look out of place due to their size, materials and design. Arable and pastoral land combine in equal amounts to dominate land use within the area. Woodland planting is limited to small, scattered blocks that are regular in shape and fit with the pattern and texture of the landscape. Hedgerows provide the most common boundary feature with scattered hedgerow trees, which in areas can lead to the impression that the landscape is more wooded than it actually is. The open nature of the plateau areas allows long views over valleys to surrounding hills, including views as far as the Wiltshire Downs. The sky provides an important feature of the views and tall elements such as pylons, masts and towers are consequently highly visible.

- *Gently undulating open plateau representing small sections of more extensive plateau and ridge landscape that extend beyond the AONB boundary to the south.*
- *Expansive long distance views across the open plateau to distant hills and immediate surrounding valleys emphasise their relatively exposed and elevated character.*
- *Generally equal distribution of arable and pastoral land occupies medium and occasionally large sized geometric fields indicating enclosure age landscape.*
- *Fields generally enclosed by hedgerows with mature hedgerow trees contrasting to areas of Dip-Slope and Dip Slope Lowland where dry stone walls are more prevalent.*
- *Sparse woodland cover of small farm woodlands and shelterbelts limiting the sense of enclosure.*

- *Limited areas of species rich grassland on the fringes of the landscape type extending down steep slopes of the adjacent valleys.*
- *Sparsely settled with little settlement beyond isolated farmsteads gives the landscape a remote rural character.*
- *Communication routes principally limited to minor roads connecting small settlements and farmsteads adds further to the landscape's rural character.*
- *Limited number of archaeological remains, although their presence verifies the long history of settlement and use of the area*

Specific recommendations regarding solar developments are made in the Landscape Character Assessment which includes avoiding loss or harm to landscape features, assessing glint/glare and reducing landscape impact with appropriate screening. Recommendations are also made to bury cables underground, keep supporting infrastructure to a minimum and avoid security lighting. The LCA also states that as part of any PV development to 'Seek appropriate landscape enhancement to field boundaries and margins within solar farm development proposals'.¹⁹

The small scale of the proposed development and its proposed location means that convenient local viewpoints are relatively limited, and the site is partly screened by existing topography, woodland and hedges. Mitigation in the form of additional local screening may limit this impact further. The overall effect on the historic landscape here of a small PV development is likely to be **Minor Adverse**.

5.4.3 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will

vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **minor** and significance of effects is **Slight/Moderate**. There is the potential for some constructional phase impacts on the heritage assets in closest proximity to the proposed development, predominately in the increased aural intrusion.

5.4.4 CUMULATIVE IMPACT

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. Limited development has taken or is taking place in this area but the proximity of the A36 means that aural intrusion within the settings of nearby heritage assets, namely Hinton

Priory means that there may be less scope for change in the setting of this important heritage asset which has multiple heritage designations.

Due to the limited scale of the proposals and the existing and consented developments in this area the cumulative impact of this development is considered **minor adverse**.

5.4.5 INDIRECT IMPACT SUMMARY

The proposed development would be located to the north of the Scheduled and Grade I Listed elements comprising the remains of Hinton Priory and lies within their wider setting. It would have limited intervisibility or interaction with the setting of any other nearby heritage asset. The boundary to the south of the site provides some screening but in winter, the effect of this is more limited. Based on the site visit, the likely effect of the proposed development on the nearby heritage assets is at present considered to be moderate adverse, equating in NPPF terms to less than substantial harm. This assessment therefore concludes that with regards to heritage impacts, the development of the site for solar power generation may be possible with suitable additional mitigation in the form of further screening, particularly to the south and west. Alternatively locating the PV development at a greater distance from the designated heritage assets (e.g. in the northern part of the field) would also be likely to reduce the effects of the development.

Table 1 (below) provides a summary of the likely impact of the proposed development on both category #1 and category #2 heritage assets. As with the individual assessments (above), this table presents the results of both the likely significance of effect *and* our professional judgement as to the likely impact of the proposed development (as per Tables 6 and 7 in Appendix 3; the *significance of effect* is colour-coded as per Table 1). These assessments are for the operational function of the proposed development; constructional impacts are generally short-lived (if more intense) and outside of renewables, most developments have a degree of permanence.

TABLE 1: SUMMARY IMPACT TABLE (WITHOUT MITIGATION)²⁰.

Name	List No.	Distance	Type	Value	Scale of Change	Significance of Effect	Professional Judgement
Direct Impacts							
Buried archaeological features	n/a	On site	Non-Deg.	Unknown, likely low-medium	Major	Moderate or Large	Moderate Adverse
Indirect Impacts (Category #1 Assets)							
Hinton Priory	1136191	234m	GI	High	Moderate	Moderate	Moderate Adverse
Hinton Priory	1007014	215m	SM	High	Moderate	Moderate	Moderate Adverse
Refectory to west of Chapter House	1320809	316m	GI	High	Minor	Slight	Minor Adverse
Chapter House of Hinton Priory	1129461	309m	GI	High	Minor	Slight	Minor Adverse
Indirect Impacts (Category #2 Assets)							
Peipards Farmhouse	1115325	580m	GII	Medium	Negligible	Slight	Negligible Adverse
Barn 20 yards to the west of Peipards Farmhouse.	1158385	600m	GII	Medium	No Change	Neutral	Neutral

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSION

The proposed solar array would be located at the southern end of a rectangular field adjacent to the A36. It would provide a source renewable energy to a local business and other nearby properties.

The archaeological potential is considered likely to be relatively low based on the desk based assessment however geophysical survey would provide further information. The PV panels are assumed to be south facing and therefore are considered likely to have some impacts on nearby heritage assets, namely the high value assets at Hinton Priory which may experience a moderate adverse effect. Some mitigation measures are proposed below which would, to some extent, ameliorate the effects of the development.

6.2 RECOMMENDATIONS AND MITIGATION

It is recommended that further screening of the site particularly to the south and west may help to mitigate for the impacts upon the high value heritage assets located to the south of the site. An alternative would be to locate the proposed PV panels at the northern end of the field and to introduce screening in the form of a new field boundary; this would likely provide the greater reduction in harm.

A geophysical survey is due to be carried out on the site which will allow further assessment of the direct impact of the proposals on any below ground archaeological remains.

7 BIBLIOGRAPHY

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8 PROJECT ARCHIVE

The archive code for this phase of the project is **FFHW25**

The OASIS number for this project is **southwes1-532759**.

There is no museum accession number for this project.

The documentary, digital, photographic and drawn archive is held and maintained by South West Archaeology Ltd. This archive consists of:

1. The physical paper archive, consisting of written and drawn site records, and notes. These are stored on the SWARCH premises at South Molton.
2. No physical artefacts have been retained from the site.
3. The digital archive, consisting of the report, digital photographs, digitised site plans and drawings etc. are stored on the SWARCH premises at South Molton. They have been transferred to a secure server: ArchivePC\Archives\Freshfield-Homewood-FFHW25. Data backups are held offsite.

APPENDIX 1: FIGURES

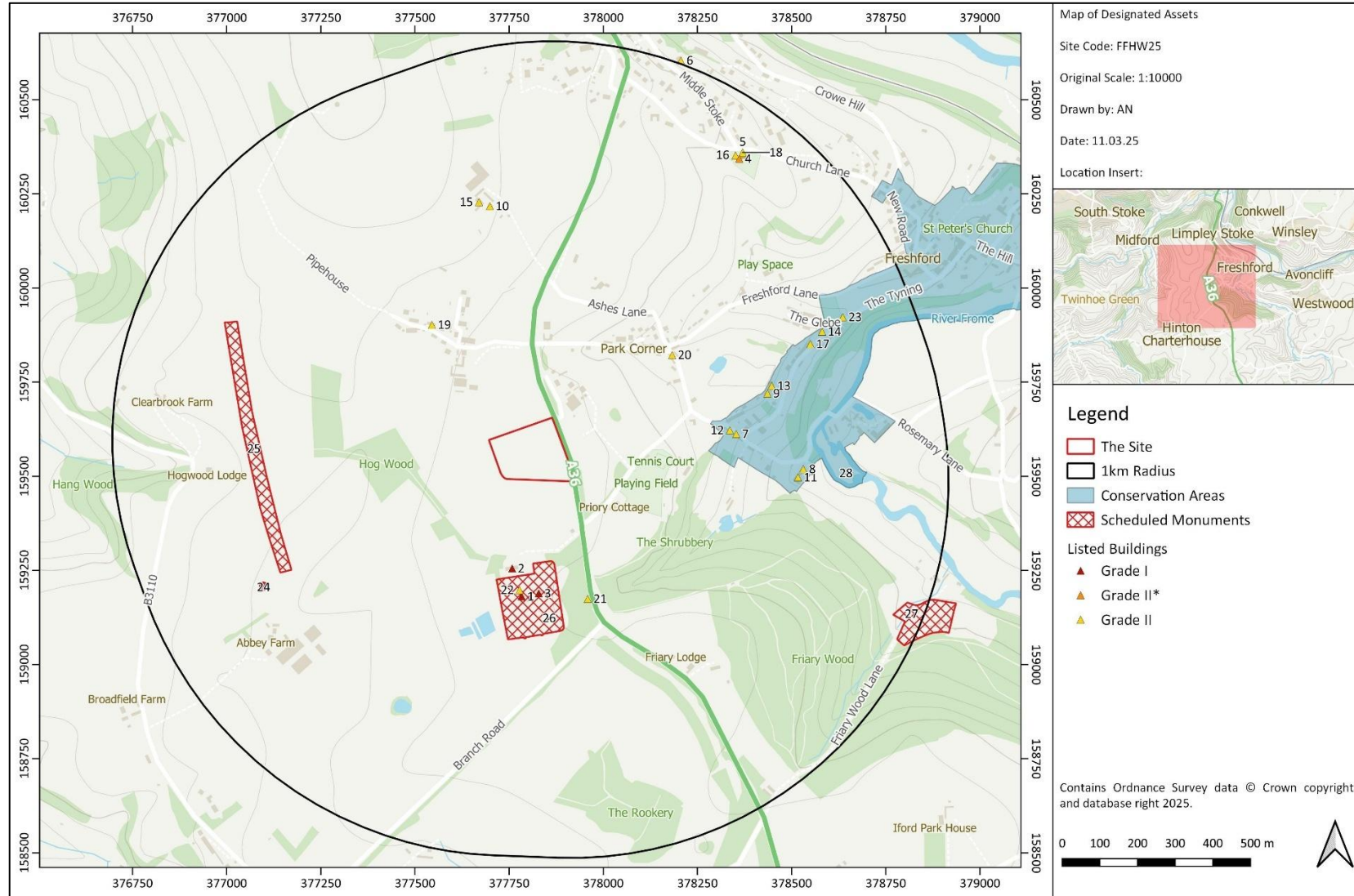


FIGURE 18: MAP SHOWING DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE SITE © HISTORIC ENGLAND 2025

HOMWOOD SOLAR FARM, FRESHFORD, BATH: HERITAGE IMPACT ASSESSMENT

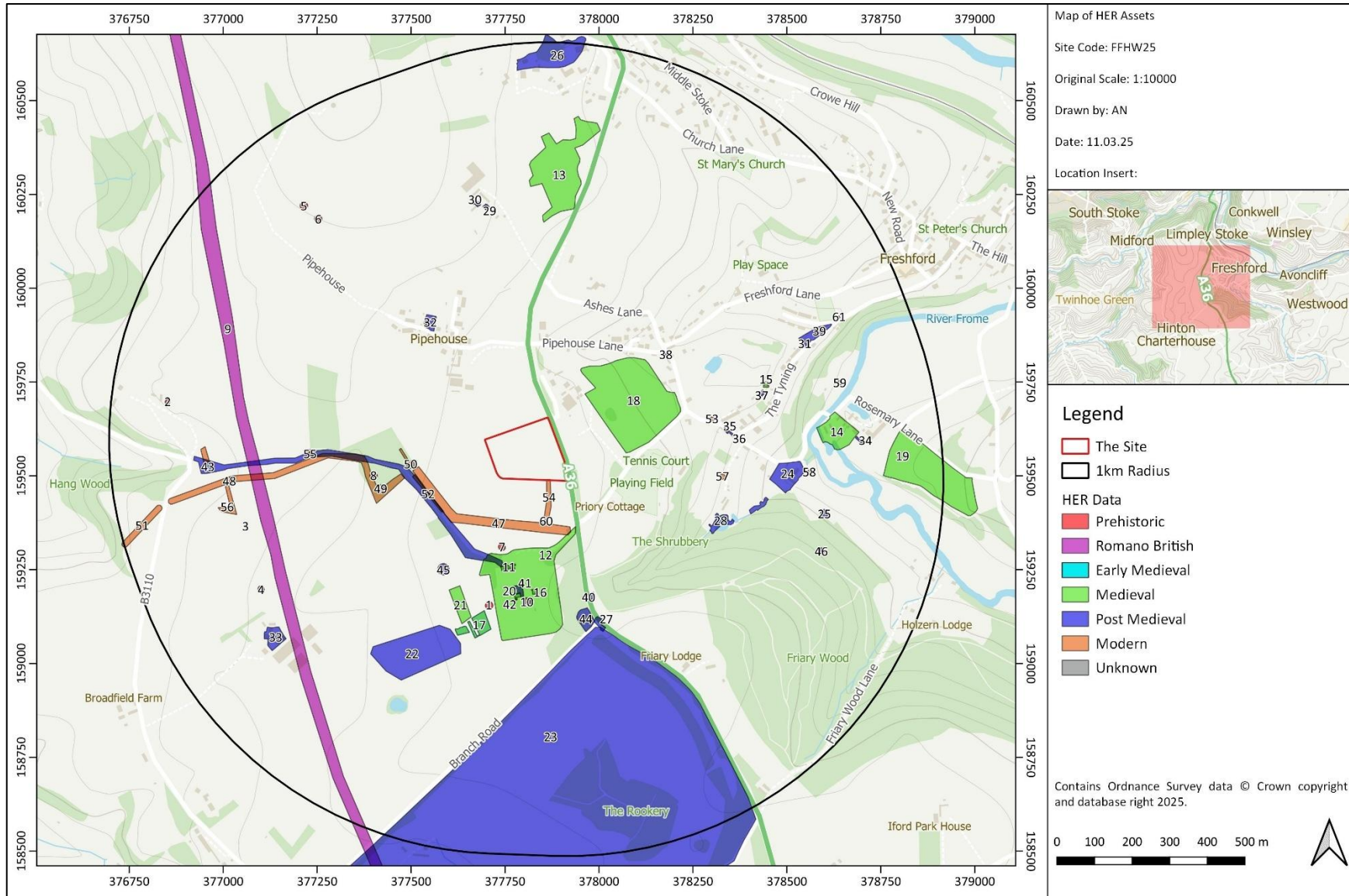


FIGURE 19: MAP SHOWING HERITAGE ASSETS RECORDED IN THE BANES HER WITHIN 1KM OF THE SITE

HOMWOOD SOLAR FARM, FRESHFORD, BATH: HERITAGE IMPACT ASSESSMENT

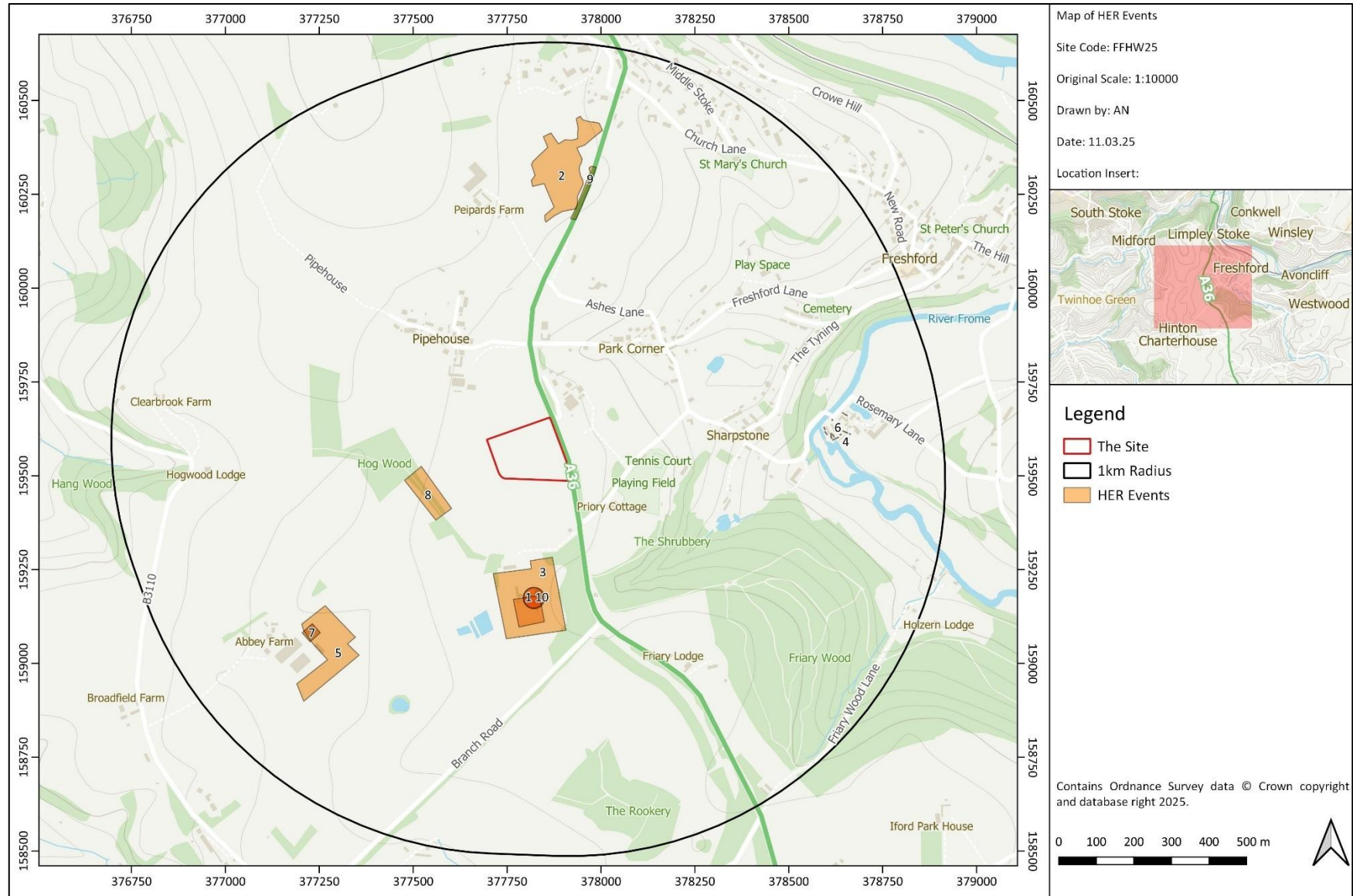


FIGURE 20: MAP SHOWING HERITAGE ASSETS RECORDED IN THE BANES HER WITHIN 1KM OF THE SITE

TABLE 2: DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE SITE (HISTORIC ENGLAND)

No	List No	Name	Grade
1	1129461	Refectory To West Of Chapter House	I
2	1136191	Hinton Priory	I
3	1320809	Chapter House Of Hinton Priory	I
4	1364104	Church Of St Mary	II*
5	1021819	Two Unidentified Monuments In The Churchyard Between 1 And 4 Metres North East Of Porch Of Church Of St Mary	II
6	1021826	Stoke Lodge	II
7	1115318	Walnut Cottage	II
8	1115319	Mill Cottage	II
9	1115320	Hermitage Cottage	II
10	1115325	Peipard's Farmhouse	II
11	1129458	Dunkirk Mill And Middle House	II
12	1158309	Brae Cottage Farthings Cottage	II
13	1158320	The Hermitage	II
14	1158324	Sharpstone Cottage, Including Section Of Garden Wall To Rear Of House	II
15	1158385	Barn, 20 Yards To West Of Peipards Farmhouse	II
16	1194655	Unidentified Monument In The Churchyard About 5 Metres North West Of Porch Of Church Of St Mary	II
17	1231521	Methodist Chapel	II
18	1285575	Daniell Monument In The Churchyard About 13 Metres North East Of Chancel Of Church Of St Mary	II
19	1311548	Rose Cottage	II
20	1320497	Corner House	II
21	1320802	Dry Arch Under A36 At Ngr St 7795 5916	II
22	1320806	Stables,Coach House And Wall Enclosing Stable Yard,100 Metres South Of Hinton Priory	II
23	1393521	War Memorial	II
24	1002474	Bowl barrow 150m NNW of Abbey Farm	SM
25	1005421	Part of a Roman road 565m north of Abbey Farm	SM
26	1007014	Hinton Priory	SM
27	1434671	Site of corrie or lower house to Hinton Priory	SM
28	-	Freshford Conservation Area	CA

TABLE 3: HERITAGE ASSETS WITHIN 1KM OF THE SITE RECORDED IN THE BANES HER

No	HER no	Name	Type
1	61305	Prehistoric flint scraper, Hinton Priory, Hinton Charterhouse	Findspot
2	61335	Bronze Age round barrow, Midford Hill, Hinton Charterhouse	Round barrow
3	61337	Possible Bronze Age barrow, N of Abbey Farm, Hinton Charterhouse	Round barrow
4	61340	Beacon Barrow, N of Abbey Farm, Hinton Charterhouse	Coin;Findspot;Round barrow;Sherd
5	61537	Medieval pillow mound or Bronze Age round barrow, W of Peipards Farm, Freshford	Pillow mound;Round barrow
6	61538	Pillow mound, W of Peipards Farm, Freshford	Pillow mound;Round barrow
7	62694	Possible Bronze Age round barrow N of Hinton Abbey, Hinton Charterhouse	Round barrow
8	62696	Possible Bronze Age round barrow, Hog Wood, Hinton Charterhouse	Round barrow
9	60189	Roman road, Bathwick to Poole Harbour	Road
10	70854	Roman remains, Hinton Priory, Hinton Charterhouse	Brick;Building
11	61306	Hinton Abbey manor house, N of Priory remains, Hinton Charterhouse	Country house;Gatehouse;Guest house
12	61341	Hinton Priory, Hinton Charterhouse	Boundary bank;Carthusian monastery;Farmstead;Fishpond;Gate pier;Ha ha;Monastic precinct;Orchard;Road
13	61536	Woodwick deserted medieval village, Peipards Farm, Freshford	Croft;Deserted settlement;Dovecote;Gravestone;Inhumation;Manor house;Parish church;Sherd;Trackway
14	61727	Freshford Mill, Rosemary Lane, Freshford	Mill;Rubber works;Watermill;Woollen mill
15	61863	The Hermitage, Sharpstone, Freshford	House;Shop
16	62952	Medieval chapter house, library and dovecote at Hinton Abbey, Hinton Charterhouse	Chapter house;Dovecote;Library
17	63161	Medieval fishponds, W of Hinton Abbey, Hinton Charterhouse	Fishpond;Retaining wall
18	67351	Medieval or post medieval ridge and furrow, N of Abbey Lane, Sharpstone, Hinton Charterhouse	Ridge and furrow
19	67356	Medieval or post medieval ridge and furrow, SE of Freshford Mill, Freshford	Field boundary;Hollow way;Ridge and furrow
20	70262	Medieval refectory at Hinton Abbey, Hinton Charterhouse	Refectory
21	70266	Medieval or post-medieval linear banks N of medieval fishponds, W of Hinton Abbey, Hinton Charterhouse.	Bank (earthwork)
22	61342	Post medieval mounds, W of Hinton Priory, Hinton Charterhouse	Mound;Pillow mound;Tree mound
23	61344	Landscape park and gardens, Hinton House, Hinton Charterhouse	Deer park;Ha ha;Landscape park
24	61728	Dunkirk Wool Mill, Rosemary Lane, Freshford	Watermill;Woollen mill
25	61730	Purported location of Filcott Mill, SE of Dunkirk Mill, Rosemary Lane, Freshford	Corn mill;Watermill
26	62442	Freshford Quarry, W of Midford Lane, Freshford	Limestone quarry

HOMEWOOD SOLAR FARM, FRESHFORD, BATH: HERITAGE IMPACT ASSESSMENT

27	62956	Toll house & gate (site of)	Toll gate;Toll house
28	63160	19th century fishponds, S of Pond House, Sharpstone	Fishpond
29	66005	Peipard's Farmhouse, Freshford	Farmhouse
30	66006	18th Century barn, Peipard's Farm, Freshford	Threshing barn
31	66964	Church House, Sharpstone, Freshford	Wesleyan methodist chapel
32	67828	Rose Cottage, Pipehouse, Freshford	Detached house;Garden
33	68086	Pengathley Farm (Abbey Farm), Midford Hill, Hinton Charterhouse	Farm
34	68108	Post medieval cartshed, Freshford Mill, Freshford	Cart shed
35	69154	Brae Cottage and Farthings Cottage, Rosemary Lane, Freshford	House
36	69155	Walnut Cottage, Rosemary Lane, Freshford	House
37	69156	Hermitage Cottage, Sharpstone, Freshford	House
38	69157	Corner House, Pipehouse Lane, Freshford	House
39	69158	Sharpstone Cottage, Sharpstone, Freshford	Detached house;Garden;Retaining wall
40	69790	19th Century tunnel under the A36, Hinton Charterhouse	Tunnel;Tunnel portal
41	69791	19th Century stables, coach house and stable yard at Hinton Priory, Hinton Charterhouse	Boundary wall;Coach house;Stable;Yard
42	70263	Post medieval pigsties S of the Refectory, Hinton Priory, Hinton Charterhouse	Pigsty
43	70264	Hogwood Lodge and Carriage Drive, Hinton Abbey, Hinton Charterhouse	Drive;Gate lodge;Gate pier;Tree avenue
44	70265	Post medieval stone quarry SE of Hinton Priory, Hinton Charterhouse	Quarry
45	70267	19th Century tree enclosure W of Hinton Abbey, Hinton Charterhouse	Tree enclosure ring
46	70434	Post medieval or modern pit or mound SE of Dunkirk Mill, Rosemary Lane, Freshford	Mound;Pit
47	60575	Second World War anti-tank ditch, N of Hinton Priory, Hinton Charterhouse	Anti tank ditch
48	62339	Second World War type 24 pillbox, SE of Hogwood Lodge, Hinton Charterhouse	Pillbox (type fw3/24)
49	62340	Second World War type 24 pillbox, S of Hog Wood, Hinton Charterhouse	Pillbox (type fw3/24)
50	62341	Second World War type 24 pillbox, E of Hog Wood, Hinton Charterhouse	Pillbox (type fw3/24)
51	66943	Second World War anti tank ditch, Hog's Wood, Hinton Charterhouse.	Anti tank ditch
52	67065	Second World War infantry slit trench, E of Hog Wood, Hinton Charterhouse	Slit trench
53	67076	Second World War type 24 pillbox, Rosemary Lane, Sharpstone, Freshford	Pillbox (type fw3/24)
54	67284	Second World War zig-zag trench, N of Hinton Priory, Hinton Charterhouse	Trench
55	67286	Second World War type 26 pillbox, W of Hog Wood, Hinton Charterhouse	Pillbox (type fw3/26)
56	67287	Second World War trenches, S of Hogwood Lodge, Hinton Charterhouse	Slit trench
57	67354	Second World War type 24 pillbox, Pond House, Sharpstone, Hinton Charterhouse	Pillbox (type fw3/24)
58	67355	Second World War pillbox, SE of Mill Cottage, Sharpstone, Freshford	Pillbox (type fw3/24)
59	67360	Second World War type 24 pillbox, N of Freshford Mill, Freshford	Pillbox (type fw3/24)
60	68468	Second World War pillbox site, N of Hinton Charterhouse	Pillbox
61	69159	20th Century war memorial, The Tynning, Freshford	War memorial (freestanding)

TABLE 4: HERITAGE INTERVENTIONS WITHIN 1KM OF THE SITE RECORDED IN THE BANES HER

No	HER No	Name	Type
1	64269	Excavation (1950-1959), Hinton Priory, Hinton Charterhouse	Excavation
2	64591	Earthwork survey (1982), Peipards Farm, Freshford	Field survey
3	64738	Geophysical survey (1995), Hinton Charterhouse Priory, Hinton Charterhouse	Geophysical survey
4	64957	Archaeological evaluation (2001), Freshford Mill, Freshford	Building survey;Evaluation
5	65769	Geophysical survey (2015), Abbey Farm, Hinton Charterhouse	Geophysical survey
6	65861	Watching brief and building record (2009; 2016), Freshford Mill, Freshford	Building survey;Watching brief
7	65914	Archaeological evaluation (2015), Abbey Farm, Hinton Charterhouse	Excavation
8	67531	Geophysical survey (2004), Hog's Wood, Hinton Charterhouse	Geophysical survey;Measured survey
9	67569	Watching brief (1978), Woodwick, Freshford	Watching brief
10	70261	Earthwork survey (1995), Hinton Charterhouse	Analytical earthwork survey;Building survey

APPENDIX 2: SUPPORTING PHOTOGRAPHS



1. VIEW TOWARDS SITE FROM NORTH OF HINTON PRIORY



2. VIEW FROM NORTH TOWARDS HINTON PRIORY WITH SITE BOUNDARY ON LEFT



3. VIEW TO WEST FROM SOUTH EAST CORNER OF SITE



4. VIEW SOUTH TOWARDS HINTON PRIORY FROM CENTRE OF SITE



5. VIEW TO NORTH FROM NORTHERN BOUNDARY OF SITE



7. HINTON PRIORY ENTRANCE AND LODGE, FROM THE SOUTH EAST



6. A36 RUNNING ALONG EASTERN BOUNDARY OF SITE

APPENDIX 3: SUMMARY METHOD STATEMENT

TABLE 5: THE HIERARCHY OF VALUE/ IMPORTANCE (DERIVED FROM DMRB LA104 TABLE 3.2N).

Value (Sensitivity) of Receptor / Resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution e.g. elements of a WHS that convey OUV
High	High importance and rarity, national scale, and limited potential for substitution e.g. Grade I and II* buildings; Scheduled Monuments
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution e.g. Grade II buildings
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale.

TABLE 6: SIGNIFICANCE OF EFFECTS MATRIX (DERIVED FROM ICOMOS 2011, 9-10).

		Scale and Severity of Change/Impact				
		No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Value		Significance of Effect (either adverse or beneficial)				
		Very High	High	Medium	Low	Negligible
	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

TABLE 7: PROFESSIONAL JUDGEMENT OF IMPACT (DERIVED FROM DMRB LA104 TABLE 3.4N).

Magnitude of Impact	Typical Description	
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features, or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.

Magnitude of Impact	Typical Description	
	Beneficial	Benefit to, or addition of, key characteristics, features, or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality, or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features, or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features, or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features, or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features, or elements.
No change	No loss or alteration of characteristics, features, or elements; no observable impact in either direction.	

TABLE 8: SCALES OF IMPACT AS PER THE NPPF, AS RELATED TO TABLE 7.

Scale of Impact		
No Change	Neutral	No impact on the heritage asset.
Less than Substantial Harm	Negligible Adverse	Where the developments may be visible or audible but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or screening.
	Minor Adverse	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
	Moderate Adverse	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
Substantial Harm	Major Adverse	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.
Total Loss	Total Loss	The heritage asset is destroyed.

¹ SSEW 1983: *Legend for the 1:250,000 Soil Map of England and Wales*.

² BGS 2025: <https://geologyviewer.bgs.ac.uk>

³ SWARCH 2024: *Impact Assessment Methodology v.2.02*.

⁴ English Heritage 2008: *Conservation Principles*.

⁵ Historic England 2017: *GPA3: The Setting of Heritage Assets*.

⁶ Historic England 2019: *Statement of Heritage Significance: Analysing Significance in Heritage Assets*. HEAN 12.

⁷ IEMA, IHBC & ClfA 2021: *Principles of Cultural Heritage Impact Assessment in the UK*.

⁸ Historic England 2017: *GPA3: The Setting of Heritage Assets*, p6.

⁹ Thorpe Map 1742 <https://www.freshford.com/hintonmaps.htm>

¹⁰ Copyright (c) 2004-2015 of the Great Britain Historical GIS Project and the University of Portsmouth

¹¹ Reproduced with permission of the National Library of Scotland

¹² Reproduced with permission of the National Library of Scotland

¹³ Collinson, J. 1791: *The history and antiquities of the county of Somerset*. Bath.

¹⁴ RCHME 1995: *The Carthusian Monestary at Hinton Charterhouse*

¹⁵ RCHME 1995: *The Carthusian Monestary at Hinton Charterhouse*

¹⁶ Collinson, J. 1791: *The history and antiquities of the county of Somerset*. Bath.

¹⁷ RCHME 1995: *The Carthusian Monestary at Hinton Charterhouse*

¹⁸ Turnpike Roads in England and Wales 2025: Black Dog (Bath and Warminster) Turnpike Trust. <http://www.turnpikes.org.uk/Somerset%20-%20Black%20Dog.htm>

¹⁹

²⁰ See Appendix 1 for how the significance of effect has been determined.