

Substantial Local Plan allocations heritage impact assessments

Whitchurch sites

Bath & North East Somerset Council

Final report

Prepared by LUC

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Chapter 1

Introduction

Context

1.1 Bath & North East Somerset Council (B&NES) is in the process of preparing a new Local Plan, following the decision to ‘reset’ the plan process in January 2025. This was as a consequence of government’s proposed revisions to the National Planning Policy Framework (NPPF) and the standard method housing of assessing housing need figures. A new ‘call for sites’ process was held to suggest development locations for the Council to consider. It is these sites that this heritage impact assessment (HIA) process was commissioned to consider.

1.2 This report builds on the work undertaken by LUC in 2013, 2017, 2024 and 2025 for B&NES, examining the potential impacts of proposed land allocations in the vicinity of Whitchurch and Bath. As such, it follows the same broad methodology and approach for consistency. For this phase of work, LUC were commissioned by AtkinsRéalis who are working with B&NES Council to support with preparation of the Local plan.

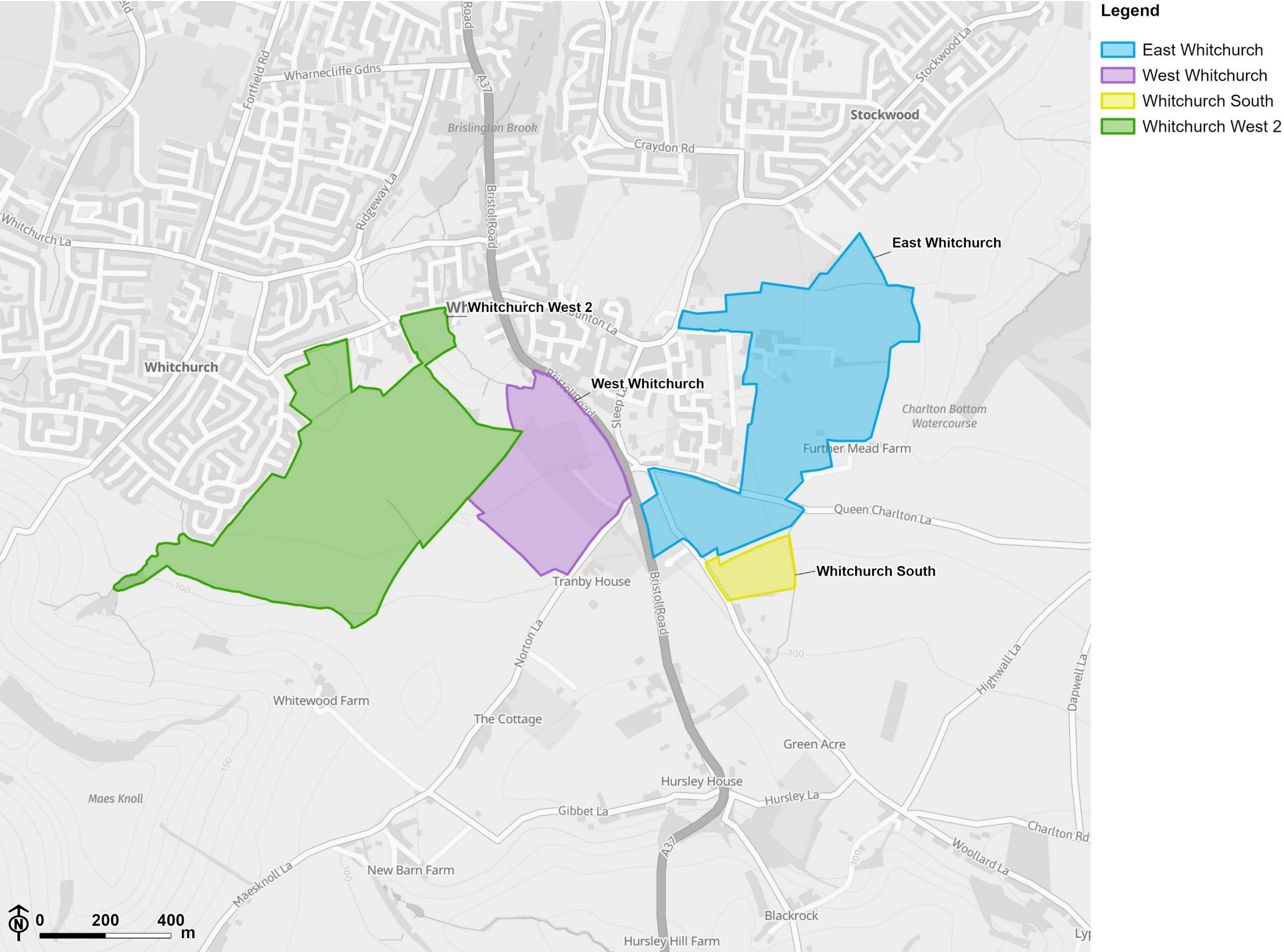
Scope

1.3 This report forms part of a suite of HIA documents, covering the proposed allocations within the B&NES Local Plan. It deals with the following sites around Whitchurch:

- East Whitchurch
- ‘Whitchurch South’, to the East of Woolard Lane
- West Whitchurch
- ‘Whitchurch West 2’ abutting Bristol City Council boundary

1.4 These sites and their relative locations are depicted on **Figure 1.1**.

Figure 1.1: Sites included in the assessment



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Aim and objectives

1.5 The purpose of this study is to provide additional evidence for the Bath and North East Somerset Local Plan to help inform the potential allocation of land in the Whitchurch area for housing and employment development, with supporting infrastructure.

1.6 The study objectives were to:

- Undertake a review of the key documents providing context for the proposed allocations.
- Identify heritage assets with the potential to be affected by the proposed land allocation.
- Understand their significance, including any contribution made by setting.
- Assess the likely effect on heritage significance arising from development in relevant land allocations – including those arising from setting change and cumulative/in-combination effects.
- Provide commentary on the wider relationships between heritage assets and the historic landscapes of the area, including potential for effects as a consequence of development.
- Provide recommendations for opportunities to avoid, reduce and/or offset effects identified.

Legislation, policy and guidance

1.7 The assessment has regard for legislative requirements in relation to the historic environment and has been informed by national and local planning policy. It also takes account of established sector guidance on the assessment of significance of heritage assets and how to assess the impact of proposals on that significance.

Statutory Duties

1.8 Legislation relating to archaeology and scheduled monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended. Under the terms of the Act the Secretary of State has a duty to compile and maintain a schedule of monuments of national importance. The purpose of the schedule is to help preserve these monuments, so far as possible, in the state in which they have come down to us today.

1.9 Legislation regarding buildings and areas of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. The 1990 Act places a number of duties on decision makers. Key amongst these are:

- Section 66. This states that when considering planning applications that affect listed buildings, “special regard” will be had by the decision-maker “to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”; and
- Sections 69 and 72, which states that conservation areas are designated for their “special architectural or historic interest” and, in considering applications that affect them, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

1.10 In the operation of this law, the concept of ‘preservation’ referred to in Sections 66 and 72 has been interpreted as to do no harm.

1.11 Listed Building Consent is a separate permission required under the Planning (Listed Buildings and Conservation Areas) Act 1990 for any works that would affect the character of a building of special architectural or historic interest. Scheduled Monument Consent (SMC) is the legal permission required before carrying out most works on a scheduled monument in the UK.

National Planning Policy

1.12 National planning policy is laid out in the National Planning Policy Framework (NPPF) (revised December 2024, 2025 and 2026 – see below).

1.13 Achieving sustainable development involves seeking positive improvements in the quality of the environment and, in the case of heritage assets, requiring local planning authorities to look for opportunities to enhance or better reveal their significance (para.206). It is also a fundamental part of Plan-making, as set out in Chapter 3 of the NPPF. Chapter 3 states that: "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate..." and "should demonstrate how the plan has addressed relevant economic, social and environmental objectives [...]. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued." (paragraphs 31 and 32)

1.14 Paragraph 203 states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- (f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (g) opportunities to draw on the contribution made by the historic environment to the character of a place."

1.15 The purpose of this assessment is to address both the plan-making and historic environment chapters of the NPPF by providing a robust evidence base to inform the development of the local plan.

NPPF – December 2025 draft and August 2026 update

1.16 This report was compiled in June and August 2026, under the draft NPPF which was published in December 2025. In this draft publication, a range of changes were proposed by government with the provisions with regard to plan-making remaining relatively consistent. Policy HE1 states:

1. To support the conservation, enhancement and enjoyment of the historic environment, development plans should, at the most appropriate level:
 - a. Identify the main heritage features within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and create a positive strategy for their conservation and enhancement, including where these assets can be used to support sustainable growth;
 - b. Be informed by a proportionate heritage assessment and should consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c. Take opportunities, for example through design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development;
 - d. Be supported by a local list to identify non-designated heritage assets that are important to the local community.

1.17 The NPPF was updated during late August 2026, coinciding with the final quality assurance and editing process of this report. This new NPPF substantially restructures the historic environment policy, with important changes to terminology used to assess the effects of development on heritage assets, such as moving away from the term 'less than substantial harm'.

1.18 It is pertinent to note therefore, that this report was written under the 2024 NPPF, albeit taking cognisance of the direction of travel in the 2025 draft. NPPF 2026 replaces the category of 'less than substantial harm' with a broader spectrum approach, establishing a scale of: positive effects, no effects, harm, substantial harm and total loss. In order to provide clarity for the purposes of the revised NPPF, the levels of effect are presented on a standard rating scale, accompanied by a view on the 2026 NPPF rating scale, as well as the original assessment of substantial/less than substantial harm.

Sector Guidance

1.19 The methodology has been developed with reference to current guidance. This includes:

- Institute of Environmental Management and Assessment (IEMA), the institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA) (2021) 'Principles of Cultural Heritage Impact Assessment in the UK' [\[See reference 1\]](#)
- Chartered Institute for Archaeologists (CIfA) (2014) 'Standards and guidance for desk-based assessment'.
- Historic England (2015) 'Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3' (HEAN3) [\[See reference 2\]](#)
- Historic England (2017) 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3' (GPA3) [\[See reference 3\]](#)
- Historic England (2008) 'Conservation principles, policies and guidance for the sustainable management of the historic environment' [\[See reference 4\]](#)

Definitions

1.20 The following definitions are provided in Annex 2 of the NPPF:

- **Heritage Assets:** 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).
- **Archaeological Interest:** a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- **Designated Heritage Assets:** world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

Reporting, Assumptions and Limitations

1.21 The findings and recommendations have been drawn together into this report. The following assumptions and limitations have been made during the process of this assessment.

1. This study only considers the effect that the development of the sites would have on the significance of individual heritage assets. It does not include assessments of impact on public and visual amenity, landscape character, or constitute a townscape and visual impact assessment; these are related but distinct disciplines, evidenced by the separate guidance document and methodology for such assessments, as set out by the Landscape Institute and IEMA (in partnership with Historic England) (2013) in Guidelines for Landscape and Visual Impact Assessment (3rd edition). The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and Conservation Area documentation). It has been assumed that this information is reasonably accurate unless otherwise stated.
2. This report is intended to provide information on the historic environment impacts of the proposed local plan land allocations. It provides professional judgements on

likely effects to heritage assets in line with the cited guidance. The appraisal work has been undertaken by appropriately qualified and experienced staff.

3. As detailed proposals for the sites are not available, the study cannot draw conclusive statements regarding the significance of the potential impacts or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).
4. The assessment of potential effects was based upon a series of assumptions to provide a maximum case' scenario, in line with the required precautionary approach. The assumptions applied to the assessment are set out in **Chapter 2: Methodology**.
5. Where suggestions for the avoidance, reduction or offsetting of harm have been provided, these should not be read as definitive. Development-specific impact assessments will be required, with mitigation measures reflecting the precise impacts identified at that stage. The suggestions in this report should not be assumed to confer acceptability of a specific development.

Chapter 2

Methodology

Introduction

2.1 This section outlines the methodology that was used in the study on a task-by-task basis. Key data sources are also identified. The tasks were as follows:

- Task 1: Review key documents;
- Task 2: Data collection;
- Task 3: Identification of affected assets and determination of significance;
- Task 4: Appraisal of the risk of harm;
- Task 5: Summary of risk for individual assets;
- Task 6: Cumulative risk of harm appraisal; and
- Task 7: Site visit and appraisal mitigation.

Task 1: Review key documents

2.2 In order to provide an updated and relevant assessment, and to bring it in line with current legislation and policy, a review of the previous documentation was undertaken. This included a review of the previous work undertaken for relevant sites, the wider suite of local plan documents, and – where relevant – developer's masterplans and/or related information for relevant sites.

Task 2: Data collection

2.3 Supporting data and information was collected and collated for the study area. Sources consulted comprise:

- GIS data showing boundaries for the proposed land allocations;
- Historic England (HE) designated heritage asset data;
- Bath and North East Somerset Historic Environment Record (B&NES HER) data;
- Conservation Areas – GIS data and supporting documents for Conservation Areas (e.g. Conservation Area Appraisals);

- Modern Ordnance Survey (OS) 1:25,000 raster and MasterMap vector maps (provided by the client); and
- Light Detection and Ranging (LiDAR)-derived Digital Terrain Model (DTM) and Digital Surface Model (DSM).

Task 3: Identification of affected assets and determination of significance

2.4 The heritage assets susceptible to potential development of the sites has been undertaken using a standard study area applied to each allocation boundary. Any designated assets within the site are assumed – unless otherwise stated – to be retained; any non-designated archaeological assets, conversely, are assumed to be lost. Assets in the vicinity of the sites with the potential to experience setting change have been identified using a 500m study area for low-rise (9-13m) development in urban areas, and 1km in more open rural and peri-urban areas. Where specifically stated, a zone of theoretical visibility model (ZTV), derived from Environment Agency LiDAR digital surface model (DSM) and digital terrain model (DTM) data has been employed to identify assets with theoretical intervisibility with the site. In general, this has only been undertaken where a masterplan is in place for the site to enable effective estimation of footprints, retained open space/landscaping, and building heights.

Ascribing significance

2.5 The value of heritage assets to present and future generations is measured by their heritage significance: the sum of their heritage values. Heritage assets can be important for many reasons and in different ways to different people. In this assessment, significance is articulated in accordance with Historic England's guidance document Conservation Principles (2008) [\[See reference 5\]](#) which identifies four principal heritage values which can be used to help explore and understand the multiple ways that a heritage asset can be considered important. The four key values are:

- **Evidential** - What does the study of the physical remains of a place reveal? What evidence does it hold of its past? What can it contribute to a greater understanding of our collective history?
- **Historical** - What is the story of the place? How can it connect past people and events to the present? What evidence survives that makes this place distinct from others?

- **Aesthetic** - How does the place stimulate the senses and mind? Is it inherently attractive, eye-catching, innovative or inspiring?
- **Communal** - What does the place mean to people now? How important is it to a community's collective identity? Is it a cherished resource?

Contribution of setting

2.6 In line with NPPF, the contribution that setting makes to an asset's significance has been considered. Setting is defined by the NPPF as the surroundings in which an asset is experienced. The contribution made by setting to an asset's heritage significance is set out discursively with reference to Historic England's (2017) setting guidance. This, and an understanding of the nature and likely interaction of future change with the contribution of setting to the asset's significance, has been used to determine susceptibility to change.

Importance

2.7 Heritage values help in understanding cultural significance of an asset, but do not determine the level of that significance, nor the level of legal or planning policy protection afforded to that asset. 'Importance' is a measure of the degree to which significance requires protection in decision-making.

2.8 Professional judgment has been employed alongside use of the designation criteria for assets of national significance and regional research agendas. Assets may derive their significance from one or more of the heritage values outlined above, but a lack of interest in one or more of these areas does not indicate a lower level of importance, just that their interest lies elsewhere.

2.9 Importance derives from a consideration of:

- how strongly are the identified heritage values demonstrated or represented by the place, compared with other places?
- how do its values relate to statutory designation criteria, and any existing statutory designations of the place? **[See reference 6]**
- levels of planning constraint imposed by legal or policy provisions.

Table 2.1: Levels of importance and their definitions

Level of importance	Definition
Outstanding	Usually, designated heritage assets of international significance: world heritage sites. May be highly graded-listed buildings, scheduled monuments, highly-graded registered parks and gardens, registered battlefields, protected wrecks and conservation areas of demonstrably international significance or exceptional national significance. Assets such as this are often part of multiple, overlapping designations and of strong collective significance with other heritage assets.
High	Usually, designated heritage assets of national significance: scheduled monuments, Listed buildings, registered parks and gardens, registered battlefields, and protected wrecks. Conservation areas, as a statutory designation, although individual examples may be more or less significant. Note: All listed buildings, regardless of grade, benefit from the same statutory protection for their fabric and setting conferred by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. All are treated as assets of 'high' importance as a matter of course, unless otherwise stated.
Medium	Locally listed buildings or locally listed parks and gardens, sites of archaeological interest as noted on the HER, previously unidentified non-designated assets of demonstrably national and regional significance. Conservation areas of demonstrably lower significance.
Low	Usually non-designated heritage assets of local significance.
Uncertain	May be key features in a conservation area, buildings / areas / parks and gardens identified on the HER or historic maps, previously unidentified non-designated assets of demonstrably national or local significance.

Task 4: Appraisal of risk of harm

- 2.10** The risk of harm to the significance of heritage assets, should the site be developed, was then appraised. This focused on effects to the significance of the asset in line with NPPF and considers:
- The significance and importance of the asset
 - The likely level of harm of the potential development type, split into that arising from residential, other infrastructure (this category comprises uses such as a primary school or community centre) and green space.
- 2.11** For assets within the Site boundary, the level of harm relates to physical harm to the asset itself and harm to the significance of an asset related to setting change.
- 2.12** For assets outside of the Site boundary, the level of risk relates to potential harm to the significance of an asset via a change in its setting. Assessment of effects related to setting change follows the stages set out in HE guidance (GPA3).
- 2.13** A variation of a red/amber/green (RAG) rating system was used to give an initial assessment of the predicted level of harm that would be caused to the asset(s), should the Site be developed. This included extra categories in addition to the red, amber and green in order to be able to reflect a more nuanced approach to predicting harm from development across the Site.
- 2.14** The level of risk of harm is defined in **Table 2.2**. Professional judgement has been used to inform the final decision regarding the degree of harm.

Table 2.2: Definition of levels of risk of harm

Rating	Level of risk of harm to asset
Very high	An area of high importance and sensitivity, where development would have the greatest impact. The development of the site is likely to be of such a scale that the significance of the heritage asset would experience significant harm, up to and potentially including ‘substantial harm’ for the purposes of the NPPF, with no potential for meaningful mitigation.
High	An area of high importance and sensitivity, where development would have a significant impact. Development of the site is likely to result in a significant harmful impact on the significance of the heritage asset, but this could be reduced (but not removed) via appropriate mitigation.
High-medium	Area of medium-high importance and sensitivity where development would have a harmful impact if no mitigation occurred. Development of the site could

Rating	Level of risk of harm to asset
	result in harm to the significance of the heritage asset and/or could be reduced via appropriate mitigation (such as via landscape design solutions).
Medium	Area of medium importance and sensitivity. The development of the site may result in a harmful impact to the significance of a heritage asset but it is likely that these impacts could be avoided via appropriate mitigation (such as via landscape design solutions).
Medium-low	Area of medium to low sensitivity. Potential impact will be of such a minimal scale that the significance of the heritage asset will not be harmed.
Low	Area of low sensitivity. development of the site is likely to result in minimal impact on the significance of the asset. It is likely that no mitigation would be required.

Task 5: Summary of risk appraisal for individual assets

2.15 Building on the generalised risk appraisal, detailed appraisals for individual assets likely to experience effects was conducted to arrive at a view on likely levels of harm for the purposes of the NPPF, and an overall rating to capture the subtleties of changes to significance.

Assessing impact

2.16 Assessment of the impact to assets' heritage significance as a result of the development of each site has been undertaken using professional judgement and an understanding of how the heritage values of that asset that contribute to its heritage significance will be affected. In accordance with step 3 of Historic England's (2015) HEAN 3 guidance for the selection of site allocations, the next stage of the assessment is to establish the sensitivity of that significance to change, and the risk of harm from the proposed change.

Sensitivity

2.17 An asset's sensitivity to change does not automatically equate to its level of significance but is dependent on where that significance lies and the type of proposed change. This is assessed using an understanding of the assets' significance, professional judgement and consideration of the potential interaction with the proposed development.

Table 2.3: Sensitivity to setting change rating criteria

Sensitivity to setting change	Criteria
High	The site makes a considerable contribution to the significance of the asset, and this contribution may be affected by the development of the site.
Medium	The site makes a moderate contribution to the significance of the asset, and this contribution may be affected by the development of the site.
Low	The site makes a marginal contribution to the significance of the asset, and this contribution may be affected by the development of the site.
None	The site does not contribute to the significance of the asset; or; The site contributes to the significance of the asset, but that contribution will not be affected by the development of the site.

Risk of harm

2.18 The risk of harm to each asset type or group resulting from the proposal was ascribed a level under the criteria given in **Table 2.4**. For the assessment, assets within the Site were assumed to experience physical impact/ total loss, automatically resulting in a high level of harm.

2.19 The risk of harm appraisal assumes a worst-case scenario approach resulting from the development of the Site.

Table 2.4: Levels of harm

Potential harm to asset	Criteria
High	The significance of the heritage asset would be lost or substantially harmed by the development.
Medium	The significance of the heritage asset would be harmed, and this may be at a high to moderate level.
Low	The significance of the heritage asset would be harmed. The harm would likely be at a low level.

Potential harm to asset	Criteria
None	The significance of the heritage asset would not be harmed.

Level of effect

2.20 The assessment took the potential harm to the asset and considered it against the asset's relative importance level. This established a proportionate level of effect on the historic environment overall. These levels of effect can be understood as being broadly comparable to the significance of effects for the purposes of the EIA Regulations. However, the assessment undertaken for this more strategic appraisal necessarily lacks the resolution available with a fixed, detailed design in place.

2.21 Significant effects are deemed to be those falling within the High and Medium-high levels. This means where substantial harm or total loss of significance occurs to assets of high or medium importance.

2.22 The assigned levels focus on the harm that an asset might experience. However, the descriptive assessment also identifies any beneficial changes where applicable.

2.23 The level of the effect has been determined using professional judgement to reflect the importance of the historic asset using the scaled criteria in Table 2.5 below. This approach accords with the guidelines for assessment set out in the PCHIA guidance (termed 'weighting the effect').

2.24 The final level of effect also considers embedded design mitigation which could be applied to each site as outlined in the masterplan, such as the location of sports pitches in the West Whitchurch Site and the use of lower storey buildings in some parts of the Sites.

Table 2.5: Level of effect criteria

Level of effect	Description
High	A large magnitude of change (e.g. major, total or near total loss) to the heritage significance of an asset of medium or high importance.
Medium	A medium magnitude of change (e.g. moderate loss or alteration) to the heritage significance of an asset of medium or high importance; or a large magnitude of change (total or near total loss) to an asset of low importance.

Level of effect	Description
Low	A small magnitude of change (slight loss or alteration) to the heritage significance of an asset of medium or high importance; a medium or small (slight to substantial loss or alteration) to the heritage significance of an asset of low importance; or any change to a historic asset of very low importance.
Negligible	No change to the heritage significance of the asset.

2.25 These levels of effect can be understood as being broadly comparable to the significance of effects for the purposes of the EIA Regulations. However, the assessment undertaken for this more strategic appraisal necessarily lacks the resolution available with a fixed, detailed design in place.

Task 6: Cumulative risk appraisal

2.26 In addition to assessing the risk of potential effects to individual heritage assets, an assessment was also undertaken of the potential cumulative effect of proposed development on the local historic environment. This considers:

- Potential effect on group value of assets.
- Combined impact of individual effects from one proposed development on a particular asset.
- Effects from several developments which when considered together could give rise to significant cumulative effects.

2.27 The potential cumulative effects are reported using the same scale as **Table 3.5**. This judgement is based on professional opinion.

Task 7: Site visits and appraisal moderation

2.28 Initial impressions on likely potential risks on known archaeological remains, archaeological potential and effects related to the setting change were tested in the field. This included assessing how the development site can be viewed from key assets. It also included photography to illustrate any key points.

Chapter 3

Baseline

3.1 This chapter sets out the key assets that have been identified as being potentially sensitive to development across all five Whitchurch sites. It describes their cultural significance, including any contribution made by their setting, and assesses their importance. The potential effects of each site on the significance of these assets is discussed in the relevant sections of Chapters 4-9.

3.2 The following heritage assets are discussed within this chapter, and shown on **Figure 3.1**:

- Maes Knoll hillfort (NHLE Ref. 1005424)
- Wansdyke (NHLE Ref. 1007009)
- Listed buildings in Whitchurch (NHLE Refs. 1136442; 1129498; 1129499; 1129502; 1136454; 1365675)
- Whitewood Farmhouse (NHLE Ref. 1365670)
- Lyon's court farmhouse (NHLE Ref. 1136453)
- Queen Charlton Conservation Area and listed buildings

Maes Knoll hillfort (NHLE Ref. 1005424)

Description

3.3 Maes Knoll is a substantial, univallate fort enclosing the eastern end and highest point of a plateau of high ground running approximately west to east for c.3km from East Dundry, located c.2km to the southwest of Whitchurch village. The fort is trapezoidal/sub-triangular and is partly defined by steeply-sloping cirque/cwm features to the north and southwest, giving the landform its distinctive steep-sided shape and forming the basis of the defences on these sides of the asset. The ground slopes steeply in the eastern circuit, providing much of the defensive potential of this aspect. A bank and ditch, although likely much-reduced by agricultural activities and erosion, is visible in this circuit.

3.4 At the northwest corner of the fort, where the plateau continues to the west, an impressive bank and ditch is clearly visible. Rising around 8m above the fort interior, 'The Tump' – as the large section of bank is known locally – and standing nearly 20m

above the ditch bottom, the rampart serves to sever access from the west, creating an enclosed and defensible promontory. Tratman (1963) contends that the profile of the Tump's bank and ditch could suggest a later date, but there is little evidence to support this assertion.

3.5 Maes Knoll is a visually prominent local landmark, with its distinctive flat-topped profile visible across large areas of Bristol and north-east Somerset. In turn, views from the asset are very extensive, reaching as far as both Severn crossings and a swathe of historic Somerset.

3.6 There is no absolute dating evidence from the asset, although based on other hilltop enclosures in the region, a later prehistoric/Iron Age date would seem reasonable. This is corroborated by roughly-dated pottery recovered from trial excavations in 1958, although the fragments were too small to enable definitive identification (Rahtz & Barton 1963). [\[See reference .7\]](#)

Significance

3.7 The significance of Maes Knoll is drawn from the following values:

- **Evidential value:** The heritage significance of the asset is primarily from the evidential value of its physical remains, including any buried archaeological remains that have the potential to contribute to the understanding of later prehistoric hillforts. While the interior of Maes Knoll appears to have been in agricultural use for a considerable period, meaning that any settlement remains will have been truncated, the potential for archaeological evidence to survive in situ is high. In addition to the asset's evidential value in relation to the Iron Age, the fact that the Wansdyke (NHLE ref: 1007009) terminates at/on Maes Knoll adds greatly to the potential for archaeological evidence relating to the relationship between later prehistoric and early medieval earthworks.
- **Historical value:** The asset also derives significance from its illustrative historical value as it demonstrates the use of the landscape during the late prehistoric period. The relationship between Maes Knoll and the Wansdyke also gives the asset historical value as this relationship provides historical value in the information it provides regarding attitudes towards the re-use of earlier monuments, and the control over them and legitimisation of them in the early medieval landscape.
- **Aesthetic value:** As an important feature in an extensive landscape, Maes Knoll also derives its heritage significance from its high aesthetic value. As an important landmark, it also potentially plays a role in the significance of other

heritage assets, most notably the Neolithic complex of Stanton Drew around 2.5km to the south which is clearly intervisible.

- **Communal value:** The presence of the asset in the landscape is of some importance to local people, and lends its name to streets, pubs and other features locally.

3.8 The importance of this asset is therefore **High**.

Contribution of setting

3.9 The setting of Maes Knoll is defined by its hilltop location. Its elevated position affords extensive, panoramic views of the surrounding agricultural landscape, with views as far as Bristol possible on clear days. When looking towards the east, the rural landscape can be widely appreciated with semi-regular field boundaries with some small farms, such as at Whitewood Farm. In this view, there are few modern interventions, aside from several modern farm buildings and the landscape has maintained an open character.

3.10 When looking northwards from atop of the hillfort, the suburban expansion of Bristol and its environs (including the western expansion of Whitchurch village) is more keenly felt. Although uneven hedgerows do limit clear views towards the north, the relationship between the more rural, undeveloped land on the eastern side of the hillfort and the built-up areas to the north can be clearly viewed from this location where the urban sprawl is evident. Despite these built elements, when standing on the flat top of the hillfort, it is easy to appreciate the purpose, form and function of the asset and its relationship with the surrounding landscape and this is further substantiated by its rural setting.

3.11 The intervisibility between the Wansdyke and Maes Knoll hillfort is limited. It is not possible to view the Wansdyke Section E (NHLE ref: 1007009) from the top of the hillfort due to the angle of the steep bank of the eastern flank and the further eastward sections are also hard to determine due to their distance from the hillfort and small-scale.

3.12 On approaching the asset from the north along Maes Knoll Lane, the viewer is immediately struck by its sheer size and bulk as it rises out of the undulating surrounding landscape. The eastern side of the hillfort is very steep, whereas the northern edge is slightly more gradual with some small hillside terracing. The asset is experienced as a prominent landmark and this dominance within the landscape was likely another reason why the hill was chosen as a location for a defensive site.

3.13 The relationship of the hillfort to the wider landscape is a critical aspect of its significance. Its hilltop location is partly about the selection of a defensible location, but at least as important – if not more so – is its commanding views of, and visibility from, the surrounding area. Hillforts such as Maes Knoll are often intended to visually, if not militarily, dominate their landscape.

3.14 The largely undeveloped agricultural setting (defined as the agricultural environment surrounding the asset) allows for an appreciation of the topography which formed a key part in the siting of the hillfort. The visual relationship between the hillfort and the surrounding landscape greatly contributes towards the aesthetic value of the asset as it allows for the siting, form and function of the hillfort to be understood and appreciated.

Wansdyke (1007009)

Summary

3.15 The upstanding sections of the Wansdyke are represented by a low bank running west to east along a ridge of higher ground, with the attendant ditch generally obscured by the effects of erosion. The surviving earthworks of the Wansdyke have been divided into multiple separate designations along its route, the section which has potential to be affected by the development within the Site is the westernmost part of the linear earthwork, where it terminates at Maes Knoll (NHLE Ref. 1007009).

3.16 While there is evidence of prehistoric origins for some sections of the East Wansdyke (the section running between Savernake Forest and Morgan's Hill in Wiltshire) (Small 1999), the monument was extended and altered in the early medieval period and is widely interpreted as a military frontier and boundary work between polities (likely the Anglo-Saxon kingdoms of Wessex to the south and Hwicce/Mercia to the north). Nevertheless, it is still unclear whether the Wansdyke was a principally a sub-Roman or early Anglo-Saxon monument. Its Old English name 'Wodnes-dic' and mythical association with the Anglo-Saxon god Woden, could suggest that (unlike Offa's Dyke) the origin of the monument was unknown to the local people at that time, and therefore place its construction in the earlier pre-Saxon period.

3.17 Stretching from Bathampton Down to Maes Knoll, the West Wansdyke is less substantial on the ground than its eastern counterpart. Excavations in the vicinity of Compton Dando [\[See reference 8\]](#) returned a 7th century AD date for the monument, suggesting that the western section of the monument does indeed have

an early medieval origin – albeit making use of later prehistoric enclosures at Maes Knoll and Stantonbury Camp (to the east of Compton Dando).

Significance

3.18 The significance of the Wansdyke is drawn from the following values:

- **Evidential value:** The bank and ditches that form the monument provide important archaeological evidence of early medieval frontier systems. For the section of the Wansdyke that abuts Maes Knoll hillfort, the evidential value is particularly high given the scale and importance of the Wansdyke as a linear feature that stretches between Wiltshire and Somerset. The relationship between the Wansdyke Section E (NHLE ref: 1007009) and the Maes Knoll hillfort provides evidence for the Anglo-Saxon re-use and reinterpretation/appropriation of later prehistoric monuments in establishing physical and conceptual territorial claims. This furthers our understanding of the Anglo-Saxon approaches and attitudes towards earlier earthwork features within the landscape. As the precise function of these monuments is still unclear, and contested by scholars, archaeological evidence is vital in supporting reinterpretation, refining dating schemes and drawing distinctions between origins, construction techniques and usage in antiquity. The Scheduled sections, as the best-preserved elements of the asset in the district, have particularly high evidential value as they offer the greatest potential to add to our knowledge and understanding of the asset
- **Historical value:** As currently interpreted, the Wansdyke is an important representation of the attempt by Anglo-Saxon polities to establish legitimate, and legible, territorial claims over (relatively) recently-conquered territory. The asset has historical value as a physical expression of development, politics and power relationships between Anglo-Saxon kingdoms recorded in early historical sources. As part of a network of putative early historic frontier systems spanning England, Wales and southern Scotland, the Wansdyke is part of the process and narrative of conflict, colonisation and integration that frames the emergence of the kingdom of England.

3.19 The importance of this asset is therefore **high**.

Contribution of setting

3.20 As a monument designed to function as both a tangible symbol of power and a (at least notional) physical frontier, whether directly defended or otherwise, the

Wansdyke's position in the landscape and its relationship with its setting is a critical part of its significance.

3.21 While its much-reduced condition means that it is likely less visible in the landscape than when constructed, this section of the linear feature occupies a position in the landscape that does not have very extensive views across the surrounding landscape. An exception to this where it ascends Stantonbury Hill and Maes Knoll to the later prehistoric hilltop enclosures. While the asset does not generally have extensive views outwards across the surrounding landscape, glimpses of the asset are possible from across much of the area. This is partly as a result of the natural topography of the area, but it was likely a deliberate choice on the part of the builders not to stick to the highest ground available, or to follow a particular contour. This could be taken to suggest that a defensive function was of less priority than its symbolic role. This arrangement is mirrored in the Cambridgeshire dykes (Grigg 2015, 204).

3.22 Representing the accepted western terminus of the West Wansdyke, the section on the eastern flanks of Maes Knoll assumes greater significance than other sections of the linear earthwork, meeting as it does the later prehistoric hillfort, and representing an important decision on the part of the builders to terminate their works at a clearly-visible ancient fortification. Unlike the majority of the West Wansdyke, Maes Knoll is intervisible with a vast swathe of landscape. It is possible that utilising this monument as the western terminus for the Wansdyke was a deliberate attempt to align the builders with the past 'owners' of the land and to legitimatise their presence and claim to the land and its people.

3.23 The asset was therefore intended to be understood as part of – but distinct from – the surrounding landscape, marking out the physical extent of the king's power and embodying his ability to control people and resources. Boundaries are special places; inherently at the margins of the safe, domesticated landscape where normal rules do not always apply.

3.24 The Wansdyke was therefore intended to be read as standing apart from its contemporary landscape, visible, legible and distinct from settlement and other land uses.

Listed buildings in Whitchurch (NHLE Refs. 1136442, 1129498, 1129499, 1129502, 1136454, 1365675)

Summary

3.25 The six listed buildings within Whitchurch which have the potential to experience effects as a result of development within the Site include one Grade II* listed building and five Grade II listed buildings. The Grade II* listed building comprises the Church of St Nicholas (NHLE Ref. 1136442), a parish church of c.12th century origins with alterations in the 13th, 14th and 15th centuries and restorations in the 19th century. Within the churchyard of the Church of St Nicholas there is a Grade II listed monument (NHLE Ref. 1129498) which comprises a chest tomb thought to be to the Lessel family but most of the inscription on the tomb is no longer legible. Other buildings within this group include two Grade II listed former farmhouses within the east of the town, along what is now Staunton Lane, these are Staunton Manor Farmhouse and adjoining House (NHLE Ref. 1365675), a c.18th century farmhouse, and Manor Farmhouse (NHLE Ref. 1129499), a c.17th century farmhouse. Also, within this area of Whitchurch along Staunton Lane is another Grade II listed building comprising the Grey House and gatepiers (NHLE Ref. 1136454) which is dated to 1718. The final listed building within this group is also of domestic character and is the c.17th century Yew Tree Cottage, located on Bristol Road (NHLE Ref. 1129502).

Significance

3.26 The significance of the listed buildings in Whitchurch is drawn from the following values:

- **Evidential value:** The assets possess evidential value through their surviving historic fabric, which provided insights into the village's medieval ecclesiastical origins and the historic agricultural and domestic development.
- **Historical value:** The assets also have historical (illustrative) value as forming part of the development of the historic settlement of Whitchurch, either by being part of the original medieval settlement area or by demonstrating its agricultural origins.
- **Aesthetic value:** The significance of these listed buildings derives primarily from their architectural value as being good examples of their respective type, e.g. a parish church, post-medieval dwelling or post-medieval farmhouse.

3.27 The importance of these assets is therefore **high**.

Contribution of setting

3.28 The main element of setting which contributes to the significance of these assets is their location within the settlement of Whitchurch. The assets have group value as they show the village's historic development, and this group value is reinforced by their proximity to each other, making the spatial relationship between these assets also a key part of their setting. The tight urban grain of the settlement prevents intervisibility between these assets and much of their wider surroundings. The exception to this the Church of St Nicholas, which is more visible from locations within the surrounding area due to its church tower. The taller height of the church tower was intentional part of its design, allowing it to be seen from a distance and intentional views which allow for a good understanding of that prominence would contribute to its significance.

Whitewood Farmhouse (1365670)

Summary

3.29 The Grade II listed Whitewood Farmhouse is a much-altered 17th century farmhouse. Built of rubblestone with a tiled roof, the farm was altered in the 19th century and is now rendered with a largely slated roof. It has three 3-light casement windows under cambered heads.

Significance

3.30 The significance of Whitewood Farmhouse is drawn from the following values:

- **Historical value:** The asset also has historical (illustrative) value as a 17th century farmhouse, demonstrating the agricultural use of the landscape during this time.
- **Aesthetic value:** The significance of the listed building derives primarily from its architectural value as a good example of a 17th century farmhouse.

3.31 The importance of this asset is therefore **high**.

Contribution of setting

3.32 The asset is immediately surrounded by agricultural outbuildings and barns. These are largely stone built structures which historic mapping from 19th century suggests have been present within the surroundings of the asset for much of its

history. These buildings have a functional historic relationship with the asset and provide a strong contribution to its significance through allowing for its function as a historic farmhouse to be understood and appreciated.

3.33 Another element of the asset's setting which contributes to its significance is the agricultural landscape surrounding the asset. This rural character reflects the historic setting in which the asset was originally constructed. Furthermore, as a farmhouse the asset has a direct functional relationship with the agricultural fields which belonged to Whitewood Farm and therefore these fields would provide the strongest contribution to the asset's significance. The rural landscape allows for ability to understand, appreciate and experience the aesthetic and historical value of the asset and as such contributes to its significance.

Lyon's Court farmhouse (1136453)

Summary

3.34 The Grade II* listed Lyon's Court farmhouse was originally a c.15th century court or manor house. The asset has been subject alterations from the c.17th century, but by the time of the first edition Ordnance Survey map (1884) the depiction of the asset reflects its current form. This map depicts the manor/court house as primarily a farm by this time known as Lionscourt Farm, it also states that it is of 13th century origin. It is possible that a manor/court house has been at this location since the c.13th century, however the listing description indicates that no elements of this earlier structure survive. The structure is constructed of rubble with freestone dressings and bands of ashlar in the right wing. An irregular z-shape plan the asset features two projecting wings to its left and right, a cross passage and a hall at its right.

Significance

3.35 The significance of Lyon's Court farmhouse is drawn from the following values:

- **Evidential value:** Although heavily modified, the asset has evidential value through its preservation of 15-18th century historic fabric, and potentially earlier archaeological remains.
- **Historical value:** The asset also has historical (illustrative) value as a c.15th century court or manor house and later farmhouse, demonstrating the developing uses of the landscape over time.

- **Aesthetic value:** The significance of the listed building derives primarily from its architectural value as a good example of a c.15th century farmhouse.

3.36 The importance of this asset is therefore **High**.

Contribution of setting

3.37 The setting of the asset is defined by its semi-rural surroundings, characterised by suburban development to the north and west and fields to the south and east. This setting contributes to the significance of the asset by allowing for its historical function as a farm/estate centre, and its aesthetic value to be understood and appreciated.

3.38 The asset is immediately surrounded by agricultural outbuildings and barns of various periods. These are largely stone built structures which historic mapping suggests have mostly been present within the surroundings of the asset since the c.19th century. These buildings have a functional historic relationship with the asset and provide a strong contribution to its significance through allowing for its function as a historic farmhouse to be understood and appreciated.

3.39 Another element of the asset's setting which contributes to its significance is the agricultural landscape surrounding the asset. This rural character reflects the historic landscape in which the asset was constructed and evolved. Furthermore, as a farmhouse the asset has a direct functional relationship with the agricultural fields which belonged to Lionscourt (or Lyon's Court) Farm and therefore these fields would provide the strongest contribution to the asset's significance. The rural landscape allows for ability to understand, appreciate and experience the aesthetic and historical value of the asset, its function and relationship to the extant historic landscape structure, and as such contributes to its significance.

Queen Charlton Conservation Area and listed buildings

Summary

3.40 Queen Charlton is not mentioned in the Domesday survey possibly because it lay within the parishes of Keynsham and Compton Dando, which are mentioned. Nonetheless, Norman evidence in the Church of St Margaret suggests origins in the 11th century or earlier. The village is a compact settlement built around the church and a small green on which stands a late medieval stone cross. It is not located on a

through route. Instead, its location is determined by an agricultural economy dating back to the original clearance of land in the Saxon period and Middle Ages. The name 'Compton', for instance (as in Compton Dando) means valley enclosure.

Significance

3.41 The significance of Queen Charlton Conservation Area and listed buildings is drawn from the following values:

- **Evidential value:** The preservation of the medieval village layout, nucleated around the Norman church and set within extant town fields – within which are preserved later prehistoric field systems – create a rare survival of a continuum of settlement stretching over a millennium.
- **Historical value:** This group of assets derives historic (illustrative) value from its survival as a rural agricultural village of medieval origin, which retains much of the original settlement layout as well as surviving medieval field patterns within the surrounding agricultural landscape, and through the survival of an assemblage of 17th-19th century buildings.
- **Aesthetic value:** The significance of the assets derives primarily from the architectural value of the buildings within the village which include good examples of 17th-19th century buildings.

3.42 The importance of this asset is therefore **High**.

Contribution of setting

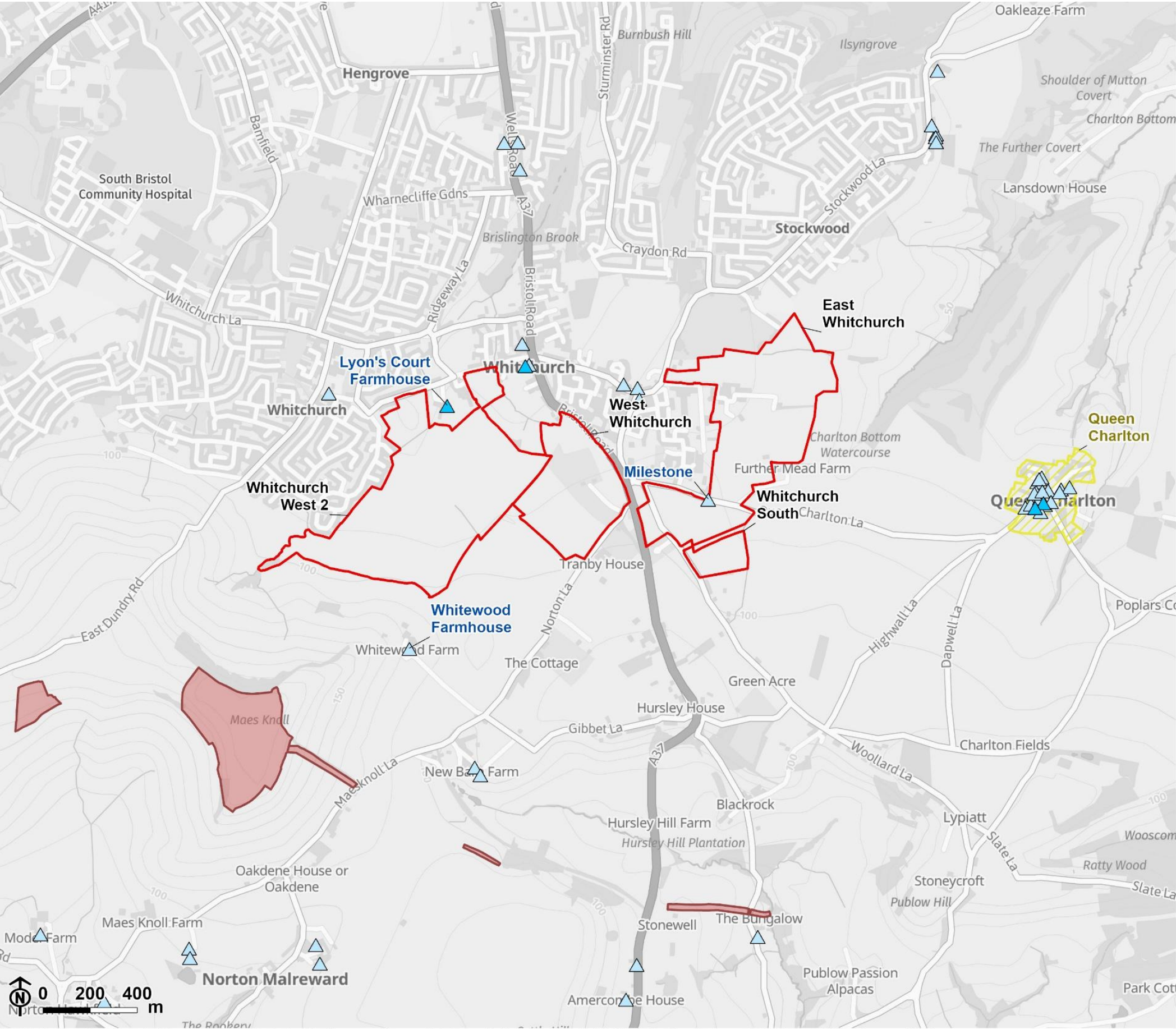
3.43 Queen Charlton sits on a shoulder of land between two water courses and is surrounded by a distinctive radial field pattern that forms an important element of the historic landscape. Open countryside to the northwest forms an important setting for the conservation area. It is notable that this has already been compromised by modern housing at Stockwood that breaks the skyline.

3.44 The rural setting of the village makes an important contribution to its character and significance. The survival of stone-walled radiating strip fields to the west of the village, and the wider pattern of late medieval/post-medieval open fields to the south and southwest, ensures the village retains a strong link with its agricultural context. It is a remarkably intact landscape of considerable archaeological value, placing Queen Charlton in a continuum of rural settlement and agriculture stretching back to later prehistory. The importance of this surrounding agricultural landscape is acknowledged in the Queen Charlton Conservation Area Appraisal (2018) [See [reference 9](#)], which includes the attractive rural landscape setting and topography

and the surviving remnants of the surrounding medieval field pattern as key characteristics that represent elements of the village's special character.

3.45 As well as the presence of this landscape, the conservation area appraisal also states the importance of the intervisibility between the village and the surrounding rural landscape. The long vistas into and out of the village are identified as key views relating to the conservation area which allow for an appreciation of the attractive surrounding landscape setting, giving them high visual importance.

Figure 3.1: Key assets sensitive to development at Whitchurch



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The Historic England GIS Data contained in this material was obtained on 24/08/2026. The most publicly available up to date Historic England GIS Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk).

Chapter 4

Whitchurch West

Site description

4.1 The Site comprises several fields immediately to the south of Bristol Road. Within the central field of the Site is the Bristol Barbarians Rugby Club building and three associated rugby pitches. The remainder of the Site is in agricultural use. The existing settlement of Whitchurch is located to the north and west of the Site, with the Sleep Lane/Staunton Lane development immediately to the north of the Site on the other side of Bristol Road. The landscape to the south and east of the Site largely consists of further agricultural fields.

4.2 The Site, heritage assets and ZTVs are illustrated on **Figures 4.1 and 4.2**.

Masterplan summary

4.3 The masterplan broadly reflects the allocation strategy with residential development concentrated within the northern part of the site and the three parcels south of the existing hedge line omitted from the proposed development area.

4.4 The relocation of rugby pitches and associated facilities is proposed within the south-western part of the allocation.

4.5 The masterplan incorporates areas of open space and green infrastructure, including attenuation ponds within the western part of the site, together with internal access roads.

Designated heritage assets within the site

4.6 There are no designated heritage assets recorded within the Site.

Non-designated heritage assets

4.7 There are three non-designated heritage assets recorded within the Site by B&NES HER. These are identified in the table below:

Table 4.1: Non-designated Heritage Assets within the Site

Name	B&NES HER Ref	Description	Heritage Importance
Bristol and North Somerset Railway, Bristol to Radstock line	66189	This former railway line opened in 1837 and was originally used to transport coal but opened to passengers in 1884. The line was closed in 1968.	Low
Bristol Water Works supply pipe route, Sherborne Spring to Whitchurch	70770	A major water supply route depicted on the 2nd edition (1903) Ordnance Survey map	Low
18th-century turnpike road, White Cross to Whitchurch (Bristol)	71268	Route of a turnpike road leading into Whitchurch. An Act was passed in 1726-7 providing for the turnpiking of sections of roads around Bristol.	Low

4.8 The assets currently recorded within the Site are all of a low importance as common types of features found nationally. Additionally, all three assets comprise activity which crosses over a long distance, with only a very small proportion of the asset located within the Site. Therefore, while any groundworks would likely result in the total loss of the sections of these assets within the Site, overall the majority of the asset would remain unaffected and as such the loss of these parts of the asset would have a lower effect on their overall significance. Therefore, the development would result in **harm** to the significance of the assets, potentially at a medium level of effect., but this impact is likely to fall within the definition of less than substantial harm.

Archaeological potential

4.9 No previous archaeological investigations have been recorded within the Site. However, within the fields immediately to the west of the Site there have been two small mid-20th century investigations (HER Refs. 64192; 67775), two geophysical surveys (HER Refs. 67834; 68830), a trial trench evaluation in 2021 (HER Ref. 68830) and another trial trench evaluation in 2026 which hasn't reported results yet

(72102). Buried archaeological remains recorded as part of these previous investigations are discussed below.

4.10 Prehistoric and Roman activity has been recorded within the areas surrounding the Site. This includes:

- Later prehistoric field system (HER Ref. 68829): c.30m west of Site, thought to likely relate to known settlement activity to the north-west and south-west. Location within the HER data is based on results from geophysical survey and evaluation.
- Roman occupation at Lyon's court farm (HER Ref. 61178): c.230m west of the Site, possible Roman activity has been suggested in this area since the 19th century, 1960s excavations found evidence of Roman settlement and industrial activity. Evidence for probable archaeological features is visible in the results from the later geophysical survey at this location which could indicate the extent of this activity. Activity could relate to the Possible Roman road (HER Ref. 70772), which is aligned roughly north-west to south-east c.380m south of the asset.
- Late Iron Age to Early Roman enclosures, The Mead, Whitchurch (HER Ref. 62353): c.280m to the north-east of the Site, a series of enclosures and ditches were recorded during excavations in 2017, within which three inhumation burials were uncovered (HER Ref. 66062).
- Romano British settlement, nr. Stockwood Lane, Whitchurch (HER Ref. 62180): c.500m to the north-east of the Site, an enclosure and field system of Roman date were identified during excavations. This same excavation also confirmed the presence of Bronze Age circular features thought to be a possible barrow or hut circle with a pit cluster surrounding it.
- Possible Neolithic and Romano-British settlement remains, S. of Queen Charlton Lane (HER Ref. 72067): c.400m east of the Site, LiDAR data and geophysical survey identified anomalies of possible archaeological origin and an evaluation in 2025 identified evidence for prehistoric and Roman settlement, including a large occupation spread indicating the presence of a former building, no building material was found suggesting it was of a lower status but over 100 sherds of Roman pottery were recovered. Neolithic pottery was recovered from a feature within the Site, but the main phase of activity appears to be of Roman date.
- Medieval settlement, Whitchurch (HER Ref. 63963): located to c.20m the north of the Site, the area depicted by HER shows the approximate area of the settlement however it does not appear that this settlement activity extended into the Site.

- Further activity surrounding the Site is largely of a medieval/post-medieval agricultural character such as field systems, ridge and furrow, and agricultural buildings (HER Refs. 63977; 62175; 70764; 60948).

4.11 A review of LiDAR imagery within the Site showed a possible rectilinear feature, possible ridge and furrow earthworks and several former field boundaries, some of which are visible on historic mapping. A further rectilinear feature is visible on LiDAR imagery, however this disturbance is likely a result of modern activity which can be seen in 1963 aerial photography (Aerial Photo Ref. raf_543_2332_1f21_0285).

4.12 No previous archaeological investigations have been recorded within the Site itself, however due to the large amount of prehistoric and Roman activity identified during previous archaeological investigations within neighbouring fields there is a high potential for archaeological remains of prehistoric and Roman origin to be found within the Site. Such remains would have evidential value as evidence of prehistoric or Roman settlement or agricultural activity within the area, but it is unlikely any remains would be of such significance as to be considered of the same value as a scheduled monument. As such it is likely any remains would be of **medium** heritage importance.

4.13 There is also a high potential for agricultural remains relating to medieval and post-medieval activity within the Site, with ridge and furrow earthworks visible on LiDAR imagery within the north of the Site. Such remains are a common type found nationally and as such have limited evidential value and would be of **low** heritage importance.

Historic landscape character

4.14 The historic landscape character of the Site is recorded as late medieval enclosed open fields created by local arrangement and exchange. This character type covers a large area within the landscape, extending eastwards to Queen Charlton.

Heritage assets with the potential to experience setting change

4.15 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting:

- Maes Knoll hillfort (NHLE Ref. 1005424)

- Wansdyke (NHLE Ref. 1007009)
- Listed buildings in Whitchurch (NHLE Refs. 1136442; 1129498; 1129499; 1129502; 1136454; 1365675)
- Whitewood Farmhouse (NHLE Ref. 1365670)
- Lyon's court farmhouse (NHLE Ref. 1136453)
- Queen Charlton Conservation Area and listed buildings

Maes Knoll hillfort (NHLE Ref. 1005424)

Table 4.2: Maes Knoll summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	High	High-medium	Medium

Contribution of the site to asset’s significance

4.16 The Site forms part of the asset's rural setting which contributes to its aesthetic value. The largely undeveloped agricultural setting surrounding the hillfort in views to the north and east allow for an appreciation of the topography which formed a key part in the siting of the hillfort. In its current use the Site forms part of the open landscape that surrounds the asset and is visible in the extensive panoramic views from the asset. It is this open character of the surrounding landscape which allows for a good understanding and appreciation of the purpose, form and function of the asset as a defensive site – in views both to and from the asset. Therefore, the Site does form part of the setting of the asset which contributes to its significance. Similarly, the sense of time-depth created by the historic landscape structure of the hedged enclosures across the site, gives context to the asset and the subsequent evolution of its setting.

Sensitivity to development of the site

4.17 The sensitivity of Maes Knoll to the proposals is **high**.

4.18 The Site currently forms a key element of the asset's setting as part of the open agricultural landscape to the north-east of the asset. The Site is visible within the extensive views eastwards from the asset and due to the importance of the open character of these views to the asset's aesthetic value the Site is sensitive to potential development which would result in the loss of this open rural landscape.

Potential for harm to the asset

4.19 As the proposals do not include works that would cause physical harm to the asset, the potential for harm is limited to a change in the setting of the asset. Therefore, evidential value of the asset deriving from the importance of its buried archaeological remains would be unaffected by the development of the Site.

4.20 Despite the urban development to the north of the asset, the setting of the asset is relatively rural and agricultural. Development within the Site would represent an encroachment of settlement activity into this setting. This would introduce an additional potentially incongruous modern residential development into views from the hillfort, resulting in the potential for harm to the aesthetic value of the asset. This would also bring the settlement edge slightly closer to the asset, reducing the 'breathing space' between the asset and suburban Whitchurch/Bristol.

4.21 Development in that area would also affect sequential views of Maes Knoll in its context, as well as strategic views from the asset itself (albeit seasonally available due to vegetation levels); this will change the way that the asset is experienced and understood in the landscape.

4.22 The ZTV for the proposed masterplan within the Site indicates that there is potential for intervisibility between the asset and the Site, especially from the eastern side of the hillfort. This would likely result in **High-Medium/Medium** level of risk of harm for the areas containing residential development.

4.23 The more sensitive area of the Site, which is located closest to the asset, contains the proposed relocation of the rugby club. This is likely to be a lesser impact, as it would retain much of the open character of the area. Development of this type would have minimal effects on the asset due to the retention of the open character of the Site in this area. (This is contingent on development of the land parcel as drawn by the local authority, and not the developer masterplan which featured additional blocks of development to the south of the existing rugby club land-holding.)

4.24 While the proposed residential area is of a lower sensitivity due to its increased distance from the asset, the proposed development within this area of the

Site would result in a higher level of effect and risk of harm due to being of a residential, built-up character. Development of this type would result in the loss of the open agricultural character of the land currently occupying the Site, which could result in harm to the asset through changes to its setting. This area of the Site therefore would have a **High-Medium** risk of harm in the area closest to the hillfort and a **Medium** risk of harm in the remaining areas.

Level of effect

4.25 The development of the Site would have a **Medium** level of effect on Maes Knol, which would likely equate to **harm** to the significance of the asset (less than substantial).

Wansdyke (1007009)

Table 4.3: Wansdyke summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF Level – Harm (less than substantial)

Contribution of the site to asset’s significance

4.26 The Site forms part of the wider agricultural landscape surrounding the Wansdyke. The agricultural setting of the asset allows for the appreciation of the way the earthworks stand apart from the surrounding landscape, visible and distinct from other land uses. While the Site is part of the open landscape surrounding the Wansdyke, the distance between the Site and the asset, c.1.3km at the closest point, reduces its contribution to the significance of the asset. In addition, while there are some views of the Site from the asset, the intervening vegetation from hedgerows forming field boundaries screen views towards the asset from within the Site. Therefore, due to the intervening vegetation and distance, views from within the Site do not currently allow for an appreciation or understanding of the Wansdyke earthworks within the wider landscape and, as such, provide a limited contribution to its significance.

Sensitivity to development of the site

4.27 The sensitivity of Wansdyke to the proposals is **low**.

4.28 The Site forms part of the wider agricultural setting of the asset, however the contribution the Site makes to the significance of the asset is reduced by the intervening distance separating the two. The ability to appreciate the asset from the Site is limited by separation, although this is a separate consideration from the contribution the Site makes to setting. As such the Site does not currently form a key element of the asset's setting.

Potential for harm to the asset

4.29 As the proposals do not include works that would cause physical harm to the asset, potential harm is limited to a change in the setting of the asset. Therefore, evidential value of the asset deriving from the importance of its buried archaeological remains would be unaffected by the development of the Site.

4.30 The current setting of the asset allows for the appreciation of the way the asset stands apart from its contemporary landscape, visible and distinct from other land uses and additional development within its surroundings could affect the experience of the asset. Development within the Site would represent an encroachment of development into the asset's otherwise relatively rural and agricultural setting and would introduce an additional potentially incongruous modern residential development into views from the asset.

4.31 However, due to the Site's distance from asset and the limited intervisibility between the Site and the asset, the development would have a **low** potential for harm to the asset.

Level of effect

4.32 The development of the Site would have a **Low** level of effect on the Wansdyke, which would likely equate to **harm** to the significance of the asset (less than substantial).

4.33 The retention of open land within the south-west of the Site would preserve the predominantly agricultural character of the landscape and maintain openness within views from the monument, while development would generally follow existing field boundaries and the established urban grain of the surrounding area. Together, these measures would reduce the extent of change to the asset's wider setting, limiting the degree of harm.

Listed buildings in Whitchurch (NHLE Refs. 1136442, 1129498, 1129499, 1129502, 1136454, 1365675)

Table 4.4: Listed buildings in Whitchurch summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF Level – Harm (less than substantial)

Contribution of the site to asset's significance

4.34 The Site is located within the agricultural land surrounding the settlement of Whitchurch. Its separation from the historic core of the settlement at Whitchurch means it does not form a key part of the setting of these assets which would contribute to their significance. Additionally, the Site is located c.250m south-east of the Church of St Nicholas, with intervening vegetation obscuring most views towards the asset. As a result, while there is potential that the church tower may be visible from within the Site, these are incidental views, rather than ones designed to demonstrate its prominence and therefore only make a marginal contribution to the significance of the asset. Therefore, the Site forms part of the wider surroundings of these assets but does not currently inform any key element of their setting which specifically contributes to their significance.

Sensitivity to development of the site

4.35 The sensitivity of the listed buildings in Whitchurch to the proposals is **low**.

4.36 The Site does not currently form a key element of the setting for any of these six listed buildings and therefore is not currently contributing to their significance.

Potential for harm to the asset

4.37 There is **low** potential for harm to the asset as a result of development within the Site. Due to lack of intervisibility and the tight urban grain surrounding the assets, there will be low to negligible levels of harm to the significance of these as a result of residential, other infrastructure or green space development within the Site.

Level of effect

4.38 The development of the Site would have a **Low** level of effect on the listed buildings in Whitchurch, which would likely equate to **harm** to the significance of the asset (less than substantial).

Whitewood Farmhouse (1365670)

Table 4.5: Whitewood Farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Medium/Low	Medium	Medium NPPF Level – Harm (less than substantial)

Contribution of the site to asset’s significance

4.39 The Site forms part of the wider agricultural landscape surrounding the asset and as such does provide some contribution to its significance. The fields within the Site contribute to the asset's significance through allowing for the ability to understand, appreciate and experience the asset's historical and aesthetic value, and its place within the wider distribution of historic farmsteads in the area. There is some intervisibility between the Site and the asset due to the generally open and rural character of its surroundings, although this is partially screened by intervening vegetation. The Site's contribution to the significance of the asset is further reduced as the fields within the Site do not include any fields that were historically part of Whitewood Farm. Historic mapping indicates that the Site and the farmhouse belonged to separate parishes and their respective tithe maps (the tithe map for Felton or Whitchurch for the Site, and the tithe map for Norton Malreward for the asset) show different owners and occupiers for the two. As such, while the Site forms part of the wider agricultural surroundings of the asset it does not form part of the fields with a specific historic relationship with the asset.

Sensitivity to development of the site

4.40 The sensitivity of Whitewood Farmhouse to the proposals is **Medium-Low**.

4.41 The Site forms part of the setting of the asset which contributes to its significance through allowing for any understanding and appreciation of the asset's historic and aesthetic value. This level of sensitivity is somewhat lowered by the distance between the asset and the Site. The asset is most sensitive to development in the southernmost fields of the Site, with the more northerly fields presenting a reduced risk of harm due to the increased distance between the Site and the asset.

Potential for harm to the asset

4.42 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

4.43 A large residential development within the Site would result in changes to the setting of the asset. This could result in harm to its aesthetic value by affecting the way the asset is currently experienced in its rural and agricultural surroundings. There is likely to be some intervisibility between the asset and any development within the Site, due to the generally open and rural character of the landscape, and the asset's elevated position. Nevertheless, this is partially screened by intervening hedgerows and field trees. The southernmost fields closest to the asset contribute most to its significance. These fields are proposed to remain undeveloped and to become the new location for the Bristol Barbarians Rugby Club. This would reduce the risk of harm for this area by retaining the open character of the currently rural landscape. Therefore, despite the higher sensitivity of these fields this type of development here would result in a low potential for harm to the asset.

4.44 The remaining fields within the north of the Site are of a lower sensitivity due to their distance from the asset. Development within these fields would introduce changes to the setting of the asset and result in the loss of part of its wider agricultural surroundings. The potential for harm to the asset as a result of these changes to its setting within the north of the Site is somewhat reduced due to the distance from the asset. This part of the Site is therefore a medium potential for harm to the asset.

Level of effect

4.45 Based on current development plans for the proposed Site, the development of the Site would have a **Medium** level of effect on Whitewood Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Lyon's Court farmhouse (1136453)

Table 4.6: Lyon's court farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Medium	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

4.46 The Site forms part of the agricultural landscape surrounding the asset and as such does provide some contribution to its significance. The fields within the Site contribute to the asset's significance through allowing for the ability to understand, appreciate and experience the asset's historical and aesthetic values, tied to its function as a substantial farmstead of medieval origin. There is some intervisibility between the Site and the asset due to the generally open and rural character of its surroundings, although this is partially screened by intervening vegetation. The Site's contribution to the significance of the asset is reduced as, based on review of tithe apportionments, the fields within the Site do not include any fields that were historically part of Lyon’s Court Farm. [\[See reference 10\]](#)

Sensitivity to development of the site

4.47 The sensitivity of Lyon’s Court Farmhouse to the proposals is **medium**.

4.48 The Site forms part of the setting of the asset which contributes to its significance through allowing for understanding and appreciation of the asset's historic and aesthetic value. This level of sensitivity is somewhat lowered by the distance between the asset and the Site, and the lack of direct historical and functional connection.

Potential for harm to the asset

4.49 The setting of the asset is defined by its semi-rural surroundings, characterised by suburban development to the north and west and the historic field pattern to the south and east. There is potential for some limited intervisibility between the asset

and the Site, although it is likely this would be largely screened by the other buildings within the farm complex and intervening vegetation between the Site and the asset. While the Site forms part of the wider rural landscape to the south-east of the asset, its distance from the asset means it does not provide a specific contribution to the asset's significance and the additional development at this location would result in a **low** potential for harm to this asset.

Level of effect

4.50 Based on current development plans for the proposed Site, the development of the Site would have a **low** level of effect on Lyon’s Court Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Queen Charlton Conservation Area and listed buildings

Table 4.7: Queen Charlton Conservation Area and listed buildings summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low-None	No effect

Contribution of the site to asset’s significance

4.51 The Site forms part of the wider rural, agricultural landscape within which Queen Charlton is situated. However, the closest part of the conservation area is c.1.6km from the Site, with the modern residential development around Staunton Lane and Sleep Lane obscuring most views between the Site and the asset. As such while the Site forms part of the assets' wider rural surroundings, it does not provide any specific contribution to its significance.

Sensitivity to development of the site

4.52 The Site is not considered to form a key element of the setting of these heritage assets. Therefore, the sensitivity of Queen Charlton Conservation Area and listed buildings to the proposals is **low**.

Potential for harm to the asset

4.53 Due to the long distance between the assets and the Site, in combination with the lack of intervisibility for development between 9 and 13m maximum height (as modelled), the Site is not considered to form a key part of the setting of these assets. As such, there is **low to no** potential for harm to the asset as a result of development within the Site.

Level of effect

4.54 The development of the Site would have **no effect** on the Queen Charlton Conservation Area and listed buildings.

Options for sustainable development

4.55 The main asset which has potential to experience harm as a result of the development of the Site is Maes Knoll. The following options for sustainable development could help reduce the potential for harm to this asset:

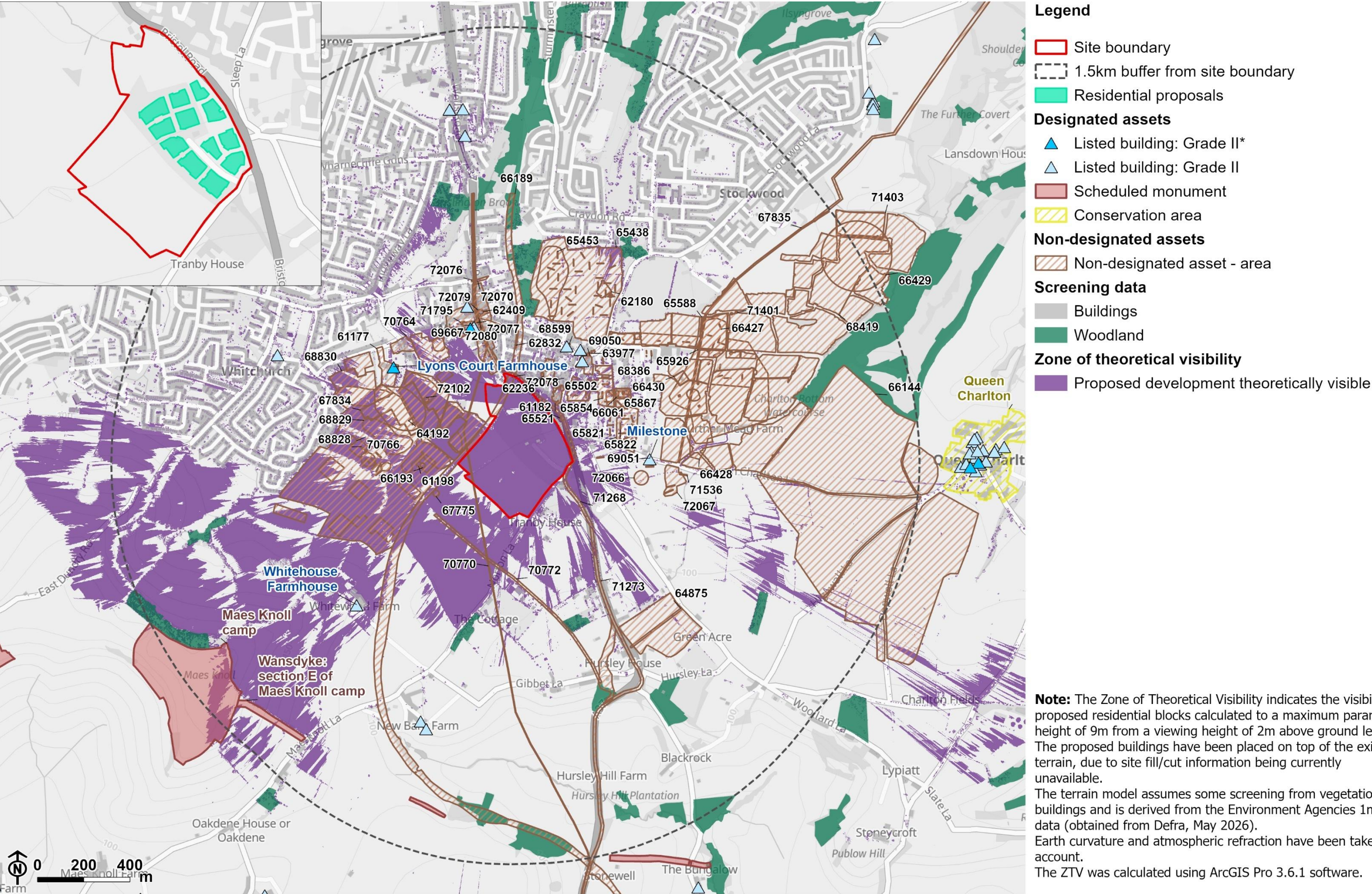
- Utilising the fields within the south of the Site as sports pitches reduces harm to the Maes Knoll hillfort as it keeps the currently agricultural landscape closest to the asset open and largely undeveloped.
- The areas within the north-east of the Site are less sensitive to change due to their increased distance from assets.
- Keeping the development within the existing landscape structure would also help reduce harm to the assets as this would retain some of the rhythm of the historic landscape, and prevent the introduction of new boundaries within a currently relatively open landscape, with this openness identified as an element of the asset's setting which contributes to its significance.
- Using landscape design and green infrastructure to soften the edge of the development could reduce impact of development on the aesthetic value of Maes Knoll hillfort, in views from the asset, as it would better incorporate the development within the wider pattern of the local landscape. However, any landscaping or green infrastructure introduced as part of the development should be sensitively implemented so it does not alter the open character of the surrounding rural landscape for example it should avoid introducing tall, dense areas of vegetation.
- Keeping the development of a similar form, layout and scale as the existing development immediately to the north of the Site would help new development

within the Site blend in with the existing urban grain of the area. This would reduce the intrusion of any development within views of the landscape from Maes Knoll hillfort.

- Restricting development to the north of the north-west to south-east hedge line that currently bisects the Site would also reduce effects by helping to maintain a stronger and more defensible settlement edge.

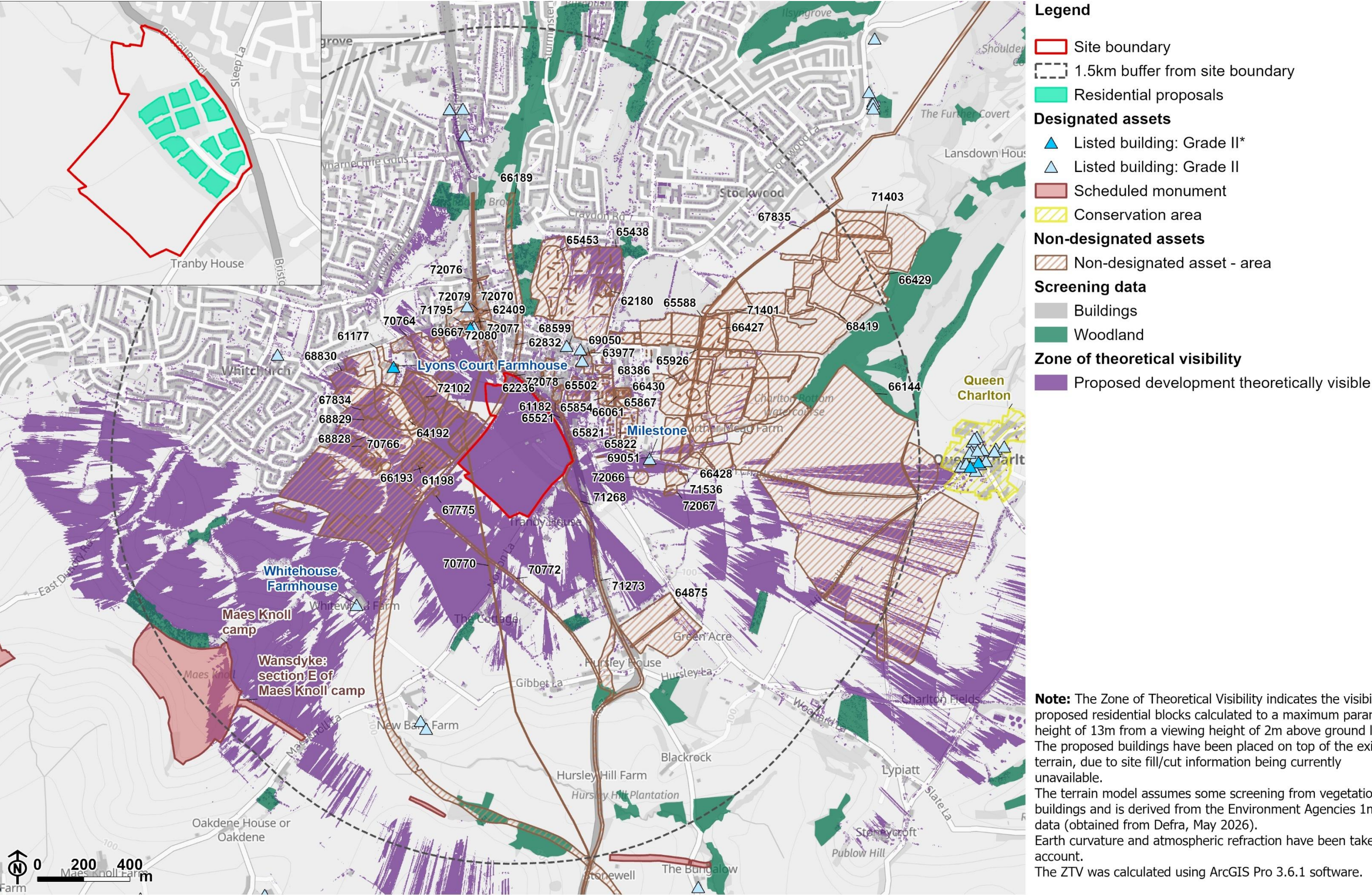
4.56 Evidence recorded from previous investigations in the field neighbouring the Site suggest it has a high potential for archaeological remains of prehistoric and Roman origin. It is therefore likely some further archaeological investigations within the Site would be required to clarify the potential and extent of any archaeological remains within the Site.

Figure 4.1: Whitchurch West, heritage assets and ZTV (building heights up to 9m)



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Figure 4.2: Whitchurch West, heritage assets and ZTV (building heights up to 13m)



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Chapter 5

Whitchurch East

Site description

5.1 The Site comprises several fields immediately to the east of the existing settlement at Whitchurch, specifically to the east of the Staunton Lane/Sleep Lane area of residential development. The majority of the Site currently functions as agricultural fields, but some scattered individual developments are present within the centre of the Site, largely related to the HorseWorld charity. The existing settlement of Whitchurch extends to the east and north of the Site, with the remaining areas surrounding the Site comprising further agricultural land.

5.2 The Site, heritage assets and ZTVs are illustrated on **Figures 5.1 and 5.2**.

Masterplan summary

5.3 The masterplan proposes a residential-led extension to the eastern edge of the existing settlement, focussing on improving connectivity while integrating substantial green infrastructure and landscape mitigation. New housing areas are concentrated within several development parcels to the east and south of the existing built-up area, with primary vehicular access provided from the existing road network at key junctions.

5.4 A network of new streets, pedestrian routes, cycle links, and public rights of way would connect the development to the village centre, local facilities, and surrounding countryside, helping to achieve a strong level of accessibility across the site.

5.5 Existing woodland, hedgerows, and areas of ecological value are retained and incorporated into a wider green infrastructure framework, including green corridors that link habitats and provide recreational opportunities. Additional landscape buffers and planting are proposed around the site boundaries, particularly along the eastern and southern edges, to soften the visual impact of development and strengthen the transition between the settlement and the rural landscape.

5.6 The masterplan also identifies opportunities for enhanced sustainable transport connections and seeks to create a well-connected, accessible neighbourhood.

Designated heritage assets within the site

5.7 There are no designated heritage assets within the Site.

Non-designated heritage assets

5.8 There are five non-designated heritage assets recorded within the Site by BaNES HER. These are identified in the table below:

Table 5.1: Non-designated Heritage Assets within the Site

Name	BaNES HER Ref	Description	Heritage Importance
Late prehistoric or Roman settlement, W of Staunton Lane, Whitchurch	66428	Geophysical surveys and trial trench evaluations found a settlement and field system comprising linear features, a complex of conjoining enclosures, possible trackways and possible kilns.	Medium
Possible Neolithic and Romano-British settlement remains, S of Queen Charlton Lane, Whitchurch	72067	LiDAR data, geophysical survey and a trial trench evaluation in 2025 have identified evidence for prehistoric and Roman settlement, including a large occupation spread indicating the presence of a former building. No building material was found so an interpretation that it was of a lower status has been suggested, over 100 sherds of Roman pottery were recovered. Neolithic pottery was recovered from a feature within the Site, but the main phase of activity appears to be of Roman date.	Medium
Roman occupation site, Newlands, Whitchurch	61185	Water pipeline work in 1974 found evidence of Roman occupation including a spread of pottery, building material and a possible floor surface.	Medium
Parish boundary or	71401	Two parish boundary stones were recorded at ST 6235 6766 and ST	Low

Name	BaNES HER Ref	Description	Heritage Importance
field boundary stones, Newlands, Whitchurch		6235 6748 in 1980. It is unclear if these stones are still present.	
Second World War radio station, Delmar Hall, Staunton Lane, Whitchurch	66430	Aerial photography indicates that Delmar Hall was used as a communications centre during WWII with seven radio towers visible on 1946 aerial photographs. The structure is now the administrative buildings for HorseWorld.	Low

Archaeological potential

5.9 Several previous archaeological investigations have been conducted within the Site, many of which have recorded remains of prehistoric or Roman origin. The following previous archaeological investigations within the Site have found evidence of prehistoric or Roman remains:

- Watching brief (1974), Stockwood to Whitchurch water main (HER Ref. 67835): work on the water pipeline between Stockwood and Queen Charlton found evidence of Roman occupation.
- Geophysical survey (2013), Horseworld, Whitchurch (HER Ref. 65588): Identified anomalies relating to historic settlement activity as well as ridge and furrow.
- Evaluation (2013), N of Staunton Lane, Whitchurch (HER Ref. 66427): Identified ditches forming paddocks/enclosures of a Late Iron Age/Roman farmstead and two metalled trackways. Two undated ditches were also recorded.
- Geophysical survey (2020) E of Whitchurch (HER Ref. 68419): Recorded anomalies indicative of a probable late Iron Age/early Roman settlement or farmstead and an associated field system, which may relate to the field system identified in the wider landscape.
- Geophysical survey (2025), S of Queen Charlton Lane, Whitchurch (HER Ref. 72066): Identified ridge and furrow and possible archaeological anomalies including curvilinear features and a possible rectangular enclosure.

- Evaluation (2025), S of Queen Charlton Lane, Whitchurch (HER Ref. 71536): Identified a Neolithic occupation layer and Roman settlement activity and ridge and furrow, no definite evidence of possible rectangular enclosure from the geophysics was found.

5.10 Further evidence of prehistoric and Roman activity has also been recorded within the area surrounding the Site. This includes the prehistoric field system west of Queen Charlton (HER Ref. 66144), located immediately to the east of the Site, which was first noted on aerial photographs but also visible as low earthworks/faint impressions on LiDAR imagery. Prehistoric and Roman activity was identified during excavations near Stockwood Lane c.150m north-west of the Site (HER Ref. 62180), these remains included a Roman enclosure and field system. This same excavation also confirmed the presence of Bronze Age circular features thought to be a possible barrow or hut circle with a pit cluster surrounding it. Late prehistoric/Roman activity has also been recorded with a series of enclosures and ditches found at The Mead c.100m to the west of the Site (HER Ref. 62353), within which three inhumation burials were uncovered (HER Ref. 66062).

5.11 Much of the other activity recorded within the surrounding area comprises medieval or later agricultural features, such as a medieval or post-medieval field system c.250m north-west of the Site (HER Ref. 62175) and medieval ridge and furrow c.400m south of the Site (HER Ref. 60948).

5.12 The large amount of prehistoric and Roman activity identified during previous archaeological investigations within the Site, indicates that there is a high potential for archaeological remains of prehistoric and Roman origin to be found within the Site. Such remains would have evidential value as evidence of prehistoric or Roman settlement or agricultural activity within the area, but it is unlikely any remains would be of such significance as to be considered of the same value as a scheduled monument. As such it is likely any remains, including those previously identified within the Site, would be of **medium** heritage importance.

5.13 There is also a high potential for agricultural remains relating to medieval and post-medieval activity within the Site, with ridge and furrow earthworks visible on LiDAR imagery within the north of the Site. Such remains are a common type found nationally and as such have limited evidential value and would be of **low** heritage importance.

Historic landscape character

5.14 The historic landscape character of the Site is recorded as mostly late medieval enclosed open fields created by local arrangement and exchange, with some areas

of medieval and post-medieval organised enclosure of open heath within the north of the Site. There are also some small areas of 19th century infill within the centre of the Site.

Heritage assets with the potential to experience setting change

5.15 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting:

- Queen Charlton Conservation Area and listed buildings
- Maes Knoll hillfort (1005424)
- Wansdyke (1007009)
- Listed buildings in Whitchurch (1136442, 1129498, 1129499, 1129502, 1136454, 1365675)
- Whitewood Farmhouse (1365670)
- Lyon's court farmhouse (1136453)
- Queen Charlton Conservation Area and listed buildings
- Milestone at National Grid Reference ST 6198 6703 (1365674)

Queen Charlton Conservation Area and listed buildings

Table 5.2: Queen Charlton Conservation Area and listed buildings summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	High-Medium	Medium	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset's significance

5.16 The Site is located c.840m west of the Queen Charlton conservation area and forms part of the wider agricultural landscape surrounding the settlement of Queen Charlton. The setting of the conservation area is defined by its rural character which has remained largely unchanged for centuries and retains medieval and post-medieval landscape features that contribute to the asset's aesthetic, historical and evidential value. The village's location in a distinctive topographic bowl, emphasised by the radiating enclosures that fossilise the medieval town fields, helps to limit intervisibility beyond the slight ridge to the west, separating Queen Charlton from Whitchurch. The flatter land to the west of Queen Charlton has a degree of intervisibility with the Site and the assets, although this is lessened due to distance. This intervisibility is further reduced by the intervening vegetation, especially the tree belt and planting associated with the golf course to the north-west of the settlement, which limits some of the longer distance views in this direction.

Sensitivity to development of the site

5.17 The Site forms part of the setting of the Queen Charlton conservation area and listed buildings. Therefore, the sensitivity of these assets to the proposals is **high-medium**.

Potential for harm to the asset

5.18 The assets will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

5.19 The Site is located within the wider agricultural landscape surrounding the settlement at Queen Charlton. As such, development within this area could impact on the aesthetic value of the assets. There is potential for some intervisibility between the Site and the assets, however this intervisibility is likely to be minor and would comprise glimpsed views which would be unlikely to result in an impact to the significance of the assets. The introduction of modern development within the Site would alter the setting of the asset and cause harm to its significance by affecting its aesthetic value, changing the way the asset is experienced from the west by the introduction of a 'hard' edge of development in an otherwise rural landscape.

5.20 It is the areas closest to the settlement that contribute most to the assets' significance and would be considered a **medium** potential for harm to the assets. The current plans for the development within the Site indicate that these areas will be kept as open space, this type of change would have a lower potential for harm than

residential development types as this would strengthen existing landscape structure and further reduce intervisibility. The other parts of the Site, due to the distance between the Site and the assets, contribute to a lesser degree and are therefore of a **low** level of risk.

5.21 ZTV modelling indicates that visibility from the core of Queen Charlton, represented by the conservation area, is likely to be very limited. This appears to be restricted to the southern end of the adjacent field system, and the upper storeys of buildings on the west side of the village – apparently excluding any of the listed buildings.

Level of effect

5.22 Based on current development plans for the proposed Site, the development of the Site would have a **low** level of effect on the Queen Charlton Conservation Area and listed buildings, which would likely equate to **harm** to the significance of the asset (less than substantial).

Maes Knoll hillfort (1005424)

Table 5.3: Maes Knoll hillfort summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Medium	Medium	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

5.23 The Site forms part of the asset's wider rural setting which contributes to its aesthetic value and, to a certain extent, to its illustrative value in providing an open landscape in which its prominence can be understood and appreciated. The largely undeveloped agricultural setting surrounding the hillfort allows for an appreciation of the topography which formed a key part in the siting of the hillfort. The Site is visible within the extensive views eastwards from the asset, however the experience of the asset has already been significantly disrupted by the existing development on the eastern edge of the Whitchurch. Therefore, while the Site forms part of the open landscape that surrounds the asset, the ability to understand and appreciate this open character has been eroded, especially within the northern part of the Site. Therefore, while the Site does provide some contribution to the significance of the asset, this contribution has been somewhat reduced.

Sensitivity to development of the site

5.24 The sensitivity of Maes Knoll to the proposals is **Medium**.

5.25 The Site does currently form part of the asset's setting as a component of the open agricultural landscape to the north-east of the asset. However, the sensitivity of the Site is reduced by the intervening built form between the asset and much of the Site which currently disrupts views outwards from the hillfort in this direction. The southern part of the Site to the south of Queen Charlton Lane is of a higher sensitivity as it is further from the existing development at Whitchurch and therefore provides a stronger contribution to the aesthetic value of the asset.

Potential for harm to the asset

5.26 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change. Therefore, the evidential value of the asset deriving from the importance of its buried and upstanding archaeological remains would be unaffected by the development of the Site.

5.27 The Site forms part of the asset's rural setting which contributes to its aesthetic value and development within the Site would affect the experience of the asset including within views from the asset itself. Due to the existing development currently disrupting views and breaking up the rural landscape between the asset and the northern part of the Site there is a **low** potential for harm to the significance of this asset as a result of residential, other infrastructure or green space development within this part of the Site.

5.28 The southern part of the Site, to the south of Queen Charlton Lane is more sensitive to development as there is less intervening development between the asset and this part of the Site, meaning this area currently reads more easily as part of the open rural landscape to the north of the asset. There this area would likely result in **medium** potential for harm.

Level of effect

5.29 The development of the Site would have a **low** level of effect on Maes Knoll hillfort, which would likely equate to **harm** to the significance of the asset (less than substantial).

Wansdyke (1007009)

Table 5.4: Wansdyke summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

5.30 The Site currently forms part of the wider agricultural landscape surrounding the Wansdyke. The agricultural setting of the asset allows for the appreciation of the way the earthworks stand apart from the surrounding landscape, visible and distinct from other land uses. While the Site is part of the open landscape surrounding the Wansdyke, the distance between the Site and the asset (c.1.6km at the closest point) reduces its contribution to the significance of the asset. While there are some views of the Site from the asset, the majority of views towards the Site are obscured by the intervening development of Whitchurch. In addition, views from within the Site do not currently allow for an appreciation or understanding of the earthworks of the Wansdyke within the landscape and as such provide a limited contribution to its significance.

Sensitivity to development of the site

5.31 The sensitivity of Wansdyke to the proposals is **low**.

5.32 The Site forms part of the agricultural setting of the asset, however the contribution the Site makes to the significance of the asset currently is reduced by the intervening development and distance separating the two, which does not allow for a good appreciation of the asset within the landscape. As such the Site does not currently form a key element of the asset's setting and would be less sensitive to development.

Potential for harm to the asset

5.33 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change. Therefore evidential value of the asset deriving from the importance of its buried archaeological remains would be unaffected by the development of the Site.

5.34 The current setting of the asset allows for the appreciation of the way the asset stands apart from its contemporary landscape, visible and distinct from other land uses and additional development within its surroundings could affect the experience of the asset. Development within the Site would represent an encroachment of development into the asset's otherwise relatively rural and agricultural setting and would introduce an additional potentially incongruous modern residential development into views from the asset.

5.35 However, due to the Site's distance from asset and the limited intervisibility between the Site and the asset most parts of the development would have a **low** risk of harm.

Level of effect

5.36 The development of the Site would have a **low** level of effect on the Wansdyke, which would likely equate to **harm** to the significance of the asset (less than substantial).

Listed buildings in Whitchurch (1136442, 1129498, 1129499, 1129502, 1136454, 1365675)

Table 5.5: Listed buildings in Whitchurch summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

5.37 The Site is located within the agricultural land surrounding the settlement of Whitchurch. Its separation from the historic core of the settlement at Whitchurch means it does not form a key part of the setting of these assets which would contribute to their significance. The former farmhouses within the east of the settlement, Manor Farmhouse (1129499) and Staunton Manor Farmhouse (1365675) may originally have had a stronger relationship with the surrounding agricultural landscape, but this relationship with their setting has largely been lost due to their inclusion within the later Whitchurch residential developments and now they are primarily understood as residential dwellings within the town.

5.38 Therefore, the Site forms part of the wider surroundings of these assets but does not currently form any element of their setting which specifically contributes to their significance.

Sensitivity to development of the site

5.39 The sensitivity of the listed buildings in Whitchurch to the proposals is **low**.

5.40 The Site forms part of the wider agricultural surroundings of Whitchurch, however its location outside the historic core of Whitchurch means it does not currently form a key element of the setting for any of these six listed buildings and therefore is not currently contributing to their significance.

Potential for harm to the asset

5.41 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

5.42 There is limited intervisibility between the Site and these assets due to the intervening built form and tight urban grain of the existing developments at Whitchurch. Much of this existing development is of a modern date and type and has already significantly reduced the ability to experience the rural surroundings of Whitchurch from these assets. As such further development within the Site would have limited effects on the ability to understand or appreciate the relationship between the assets and their wider setting. Therefore, there is **low** potential for harm to the asset as a result of development within the Site.

Level of effect

5.43 The development of the Site would have a **low** level of effect on the listed buildings in Whitchurch, which would likely equate to **harm** to the significance of these assets (less than substantial).

Whitewood Farmhouse (1365670)

Table 5.6: Whitewood Farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

5.44 The Site forms part of the wider agricultural landscape surrounding the asset. The rural landscape contributes to the asset's significance through allowing for the ability to understand, appreciate and experience the asset's historical and aesthetic value. There is some intervisibility between the Site and the asset due to the generally open and rural character of its surroundings. However, such intervisibility comprises largely glimpsed views and the distance between the Site and the asset,

c.1.1km, reduces the contribution it makes to the asset's significance. The Site's contribution to the significance of the asset is further reduced as the fields within the Site do not include any fields that were historically part of Whitewood Farm. As such while the Site forms part of the wider agricultural landscape within which the asset is located, it makes no specific contribution to its significance beyond forming part its wider surroundings.

Sensitivity to development of the site

5.45 The sensitivity of Whitewood Farmhouse to the proposals is **low**.

5.46 While the Site forms part of wider agricultural landscape within which the farmhouse is located, its distance from the asset means it makes limited contribution to the significance of the asset, and it does not currently form a key element of the asset's setting. The area of the Site to the south of Queen Charlton Lane is of a slightly higher sensitivity to development due to its closer proximity to the asset meaning there is likely to be increased intervisibility between the asset and the Site, meaning this area is more sensitive to development, however it still makes a limited contribution to the asset's significance.

Potential for harm to the asset

5.47 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

5.48 The setting of the asset is defined by its rural character which contributes to the aesthetic and historical values, the Site forms part of the asset's setting which contributes to its significance as part of the wider rural surroundings. There is potential for some intervisibility between the asset and the Site, although the area of the Site to the north of Queen Charlton Lane is likely to be partially screened from view by the existing development of Whitchurch. The area to the south of Queen Charlton Lane, especially the field immediately east of A37/Bristol Road, would be of a slightly higher risk for development due to its proximity to the asset meaning development within this location would have more potential affect the experience of the asset in long distance view. However, the introduction of development within the Site would not affect the ability to understand or appreciate the asset as a farmhouse in a rural landscape.

5.49 Overall, the Site forms parts of the wider setting of the asset but its contribution to its significance is reduced by the distance between the two, the potential for harm to the asset as a result of development within the Site would therefore be a **low** risk.

Level of effect

5.50 The development of the Site would have a **low** level of effect on Whitewood Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Lyon's Court farmhouse (1136453)

Table 5.7: Lyon's Court farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

5.51 The Site forms part of the wider agricultural landscape surrounding the asset and as such does provide some contribution to its significance. The fields within the Site contribute to the asset's significance through allowing for the ability to understand, appreciate and experience the asset's historical and aesthetic value. There is some limited intervisibility between the Site and the asset due to the generally open and rural character of its surroundings, although this largely comprises glimpsed views which are heavily screened by intervening vegetation. The Site's contribution to the significance of the asset is further reduced as the fields within the Site do not include any fields that were historically part of Lyon’s Court Farm.

Sensitivity to development of the site

5.52 The sensitivity of Lyon’s Court Farmhouse to the proposals is **low**.

5.53 The Site forms part of the wider setting of the asset which contributes to its significance through allowing for any understanding and appreciation of the asset's historic and aesthetic value. This level of sensitivity is lowered by the distance between the asset and the Site. The area of the Site to the south of Queen Charlton Lane is of a slightly higher sensitivity to development due to its closer proximity to the

asset meaning there is likely to be increased intervisibility between the asset and the Site.

Potential for harm to the asset

5.54 The setting of the asset is defined by its semi-rural surroundings, characterised by suburban development to the north and west and fields to the south and east.

5.55 This rural character contributes to the aesthetic and historical values, the Site forms part of the asset's setting which contributes to its significance as part of the wider rural surroundings. The area to the south of Queen Charlton Lane, especially the field immediately east of A37/Bristol Road, would be of a slightly higher risk for development due to its proximity to the asset meaning development within this location would have more potential affect the experience of the asset in long distance views. However, the introduction of development within the Site would not affect the ability to understand or appreciate the asset as a farmhouse in a rural landscape.

5.56 There is potential for some limited intervisibility between the asset and the Site, although views in the direction of the Site are largely screened by the other buildings within the farm complex and the existing settlement of Whitchurch. While the Site forms part of the wider rural landscape to the east of the asset, its distance from the asset means it does not provide a specific contribution to the asset's significance and the additional development at this location would result in a **low** level of risk.

Level of effect

5.57 The development of the Site would have a **low** level of effect on Lyon’s Court Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Milestone at National Grid Reference ST 6198 6703 (1365674)

Table 5.8: Milestone at National Grid Reference ST 6198 6703 summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	No effect

5.58 The asset comprises a c.18th century upright freestone with a semi-circular head. Inscribed on the stone are the distances to Bristol and Queen Charlton reading: "From/BRISTOL/4 Miles To/Q. CHARLTON/Church/7 Furlongs/16 Poles"

Contribution of setting to significance

5.59 The milestone on Queen Charlton Lane is closely related to the road infrastructure of the historic Queen Charlton Lane and, as such, its setting is principally that of the road and the immediate verge. The wider landscape makes a comparatively slight contribution to its significance.

Contribution of the site to asset's significance

5.60 Although the Site is located immediately to the south and east of this asset, its contribution to the significance of the asset is minimal. The main aspects of the asset's setting which contribute to its significance are linked to the road and the immediate verge. The Site is located within the fields either side of this verge but does not include any section of the road itself.

Sensitivity to development of the site

5.61 The sensitivity of the milestone to the proposals is **low**.

5.62 The Site forms part of the wider surroundings of the asset but does not currently form any element of its setting which contributes to its significance.

Potential for harm to the asset

5.63 The development of the Site is unlikely to result in harm to the asset as it will have no effect on any element of its setting which contributes to its significance, i.e. its placement along Queen Charlton Lane.

5.64 Therefore, the potential for harm to the asset as a result of development within the Site is **low**.

Level of effect

5.65 The development of the Site would have **no effect** on the significance of the milestone and would result in **no harm** to the asset.

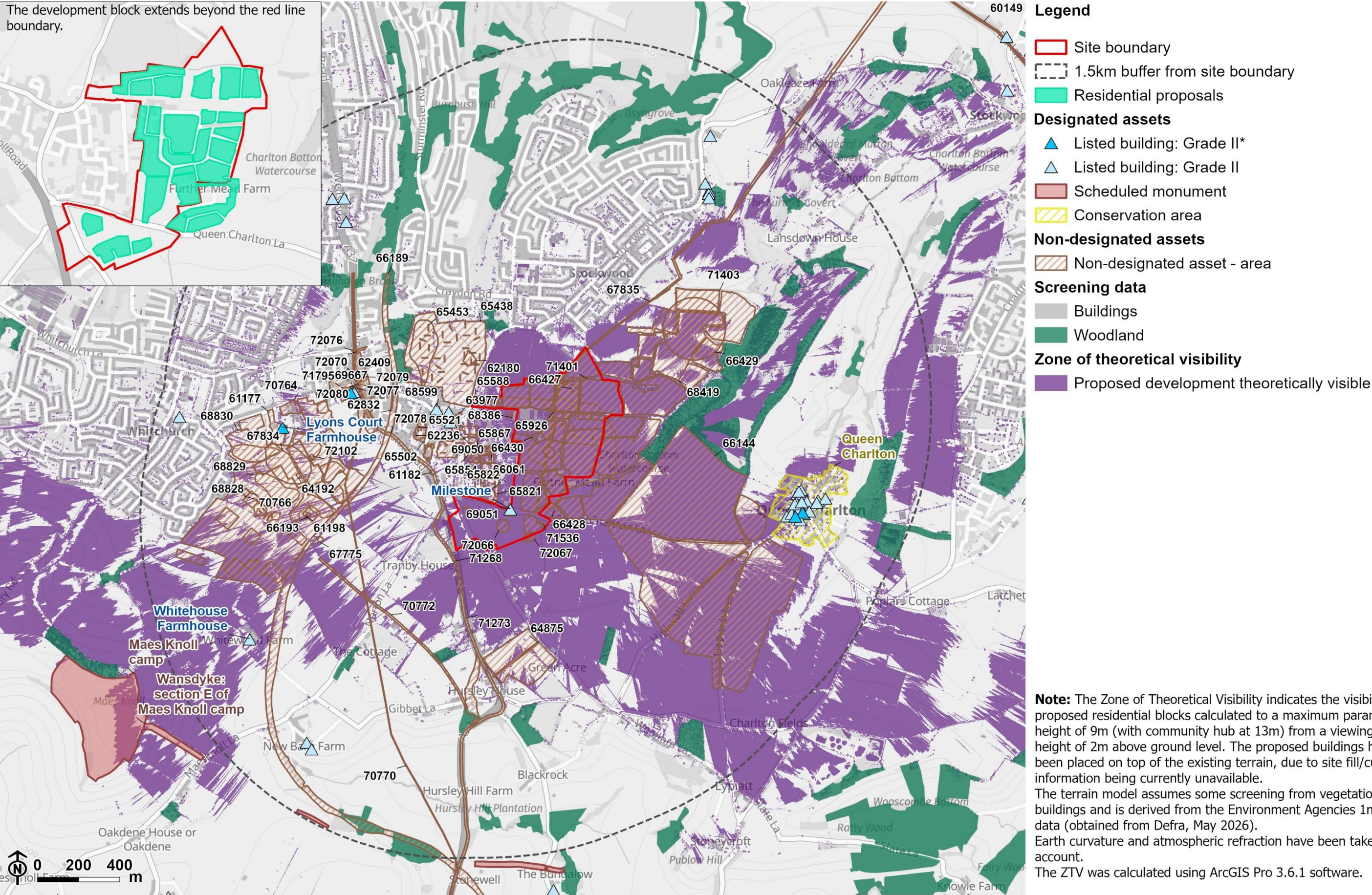
Options for sustainable development

5.66 The main assets which have potential to experience harm as a result of the development of the Site are Queen Charlton Conservation Area and Maes Knoll. The following options for sustainable development could help reduce the potential for harm to this asset:

- The area to the south of Queen Charlton Lane is the most sensitive part of the Site due to its potential for effects on Queen Charlton Conservation Area and also on Maes Knoll hillfort. Keeping the westernmost field which runs alongside Bristol Road/A37 undeveloped would help reduce potential harm as this is the most sensitive part of the Site and retaining it as green space would lessen the impact of the development on the nearby assets, which gain significance from its rural character.
- The most sensitive asset for the parts of the Site to the north of Queen Charlton Lane is the Queen Charlton Conservation Area, although this screened by intervening vegetation incorporating green infrastructure into the development design to further this screening would help reduce effects on the asset. Keeping the area of the Site which runs to the east of Bristol Road/A37 and west of Woollard Lane as green infrastructure/landscaping would reduce overall risk of harm. Including sensitive green infrastructure proposals across this southern part of the Site would generally help reduce harm as it would help prevent against a hard edge to the new development
- Keeping the development of a similar form, layout and scale as the existing development immediately to the north of the Site would help new development within the Site blend in with the existing urban grain of the area. This would reduce the intrusion of any development within views of the landscape from both Maes Knoll hillfort and Queen Charlton Conservation Area.

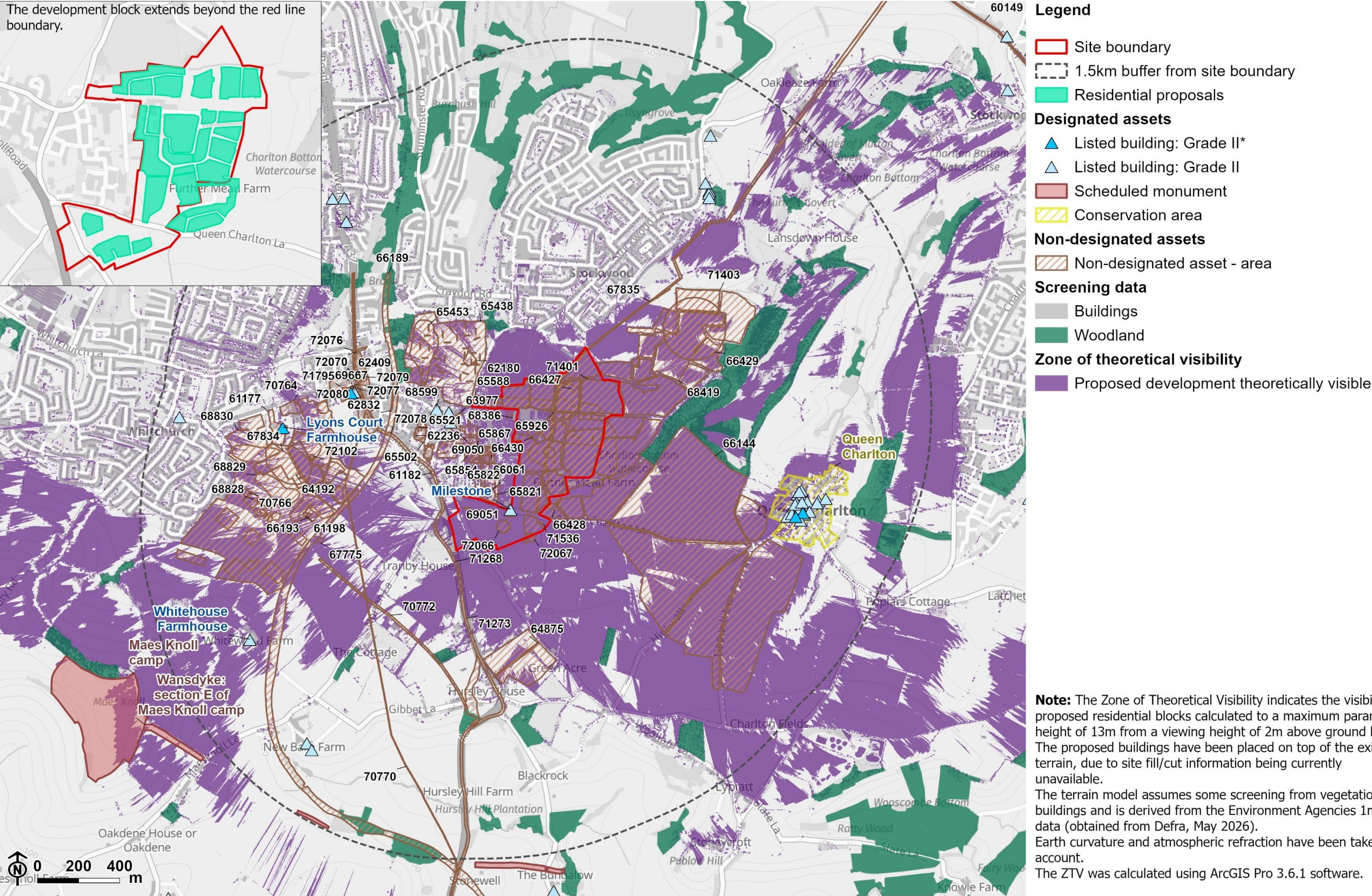
5.67 A geophysical survey has been conducted across the majority of the Site and some targeted trial trenches have also already been excavated. Further investigation, such as trial trenching, within the areas that have not yet been subject to intrusive investigation could help inform our understanding of the potential/extent of archaeological remains across the Site.

Figure 5.1: East Whitchurch site, heritage assets and ZTV (building heights up to 9m, with community hub up to 13m)



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Figure 5.2: East Whitchurch site, heritage assets and ZTV (all building heights up to 13m)



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Chapter 6

Whitchurch South

Site description

6.1 The Site comprises a singular field to the south of the existing Whitchurch settlement. It is located immediately to the east of Wollard Lane and immediately south of the Site is a short line of bungalows fronting onto Wollard Lane and some agricultural buildings relating to Meer Mead Farm. The south-eastern edge of the current settlement activity at Whitchurch is located c.330m to the north of the Site and the remaining area surrounding the Site largely comprise further agricultural fields.

6.2 The Site, heritage assets and ZTVs are illustrated on **Figures 6.1 and 6.2**.

Masterplan Summary

6.3 No masterplan information available. The assessment assumes residential development will be proposed within the Site.

Designated heritage assets within the site

6.4 There are no designated heritage assets within the Site.

Non-designated heritage assets

6.5 There is one non-designated heritage asset recorded within the Site. This is identified within the table below:

Table 6.1: Non-designated Heritage Assets within the Site

Name	B&NES HER Ref	Description	Heritage Importance
Possible Neolithic and Romano-British settlement	72067	LiDAR data, geophysical survey and a trial trench evaluation in 2025 have identified evidence for prehistoric and Roman settlement, including a	Medium

Name	B&NES HER Ref	Description	Heritage Importance
remains, S of Queen Charlton Lane, Whitchurch		large occupation spread indicating the presence of a former building. No building material was found so an interpretation that it was of a lower status has been suggested, over 100 sherds of Roman pottery were recovered. Neolithic pottery was recovered from a feature during excavations, but the main phase of activity appears to be of Roman date. Only a very small part of the recorded activity associated with this asset extends into the Site, most recorded archaeological remains are located in the field immediately north of the Site.	

Non-designated heritage assets

6.6 There is one non-designated heritage asset recorded within the Site. This is identified within the table below:

Table 6.2: Non-designated Heritage Assets within the Site

Name	B&NES HER Ref	Description	Heritage Importance
18th-century turnpike road, White Cross to Whitchurch (Bristol)	71268	Route of a turnpike road leading into Whitchurch. An Act was passed in 1726-7 providing for the turnpiking of sections of roads around Bristol.	Low

Archaeological potential

6.7 No previous archaeological investigations have been recorded within the Site. However, it was in the fields immediately north of the Site that a geophysical survey and an archaeological evaluation undertaken in 2025 (68419) and (72066) recorded

the majority of the possible Neolithic and Roman settlement activity which partially extends into the Site.

6.8 Further prehistoric and Roman settlement activity has been recorded c.130m north-east of the Site near Staunton Lane (HER Ref. 66428). Geophysical surveys and trial trench evaluations found a settlement and field system comprising linear features, a complex of conjoining enclosures, possible trackways and possible kilns. A prehistoric field system has also been identified west of Queen Charlton (HER Ref. 66144), located c.320m east of the Site, which was first noted on aerial photographs but also visible as low earthworks/faint impressions on LiDAR imagery. Additionally, a possible Roman road is recorded along the parish boundary between Whitchurch and Norton Malreward c.500m to the south-west of the Site (HER Ref. 70772), indicating further evidence of Roman occupation across the surrounding landscape.

6.9 Further activity within the surrounding area suggests this part of the landscape has remained in agricultural use since the medieval period, with the closest settlement being at Whitchurch to the north-west and further agricultural activity in the form of ridge and furrow recorded c.280m to the south of the Site (HER Ref. 60948).

6.10 While only limited evidence for prehistoric or Roman remains have been previously recorded within the Site, the large amount of prehistoric and Roman activity identified during previous archaeological investigations within the Site there is a high potential for archaeological remains of prehistoric and Roman origin to be found within the Site. Such remains would have evidential value as evidence of prehistoric or Roman settlement or agricultural activity within the area, but it is unlikely any remains would be of such significance as to be considered of the same value as a scheduled monument. As such it is likely any remains, including those previously identified within the Site, would be of **medium** heritage importance.

6.11 There is also a high potential for agricultural remains relating to medieval and post-medieval activity within the Site, with ridge and furrow earthworks visible on LiDAR imagery within the north of the Site. Such remains are a common type found nationally and as such have limited evidential value and would be of **low** heritage importance.

Historic landscape character

6.12 The historic landscape character of the Site is recorded as late medieval enclosed open fields created by local arrangement and exchange. This character type covers a large area within the landscape, extending eastwards to Queen Charlton and north-west towards Whitchurch.

Heritage assets with the potential to experience setting change

6.13 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting:

- Maes Knoll hillfort (NHLE Ref. 1005424)
- Wansdyke (NHLE Ref. 1007009)
- Listed buildings in Whitchurch (NHLE Refs. 1136442; 1129498; 1129499; 1129502; 1136454; 1365675)
- Whitewood Farmhouse (NHLE Ref. 1365670)
- Queen Charlton Conservation Area and listed buildings (NHLE Refs.)

Maes Knoll hillfort (NHLE Ref. 1005424)

Table 6.3: Maes Knoll hillfort summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	High	High-medium	Medium NPPF Level – Harm (less than substantial)

Contribution of the site to asset’s significance

6.14 The Site forms part of the asset's rural setting which contributes to its aesthetic value. The largely undeveloped agricultural setting surrounding the hillfort allows for an appreciation of the topography which formed a key part in the siting of the hillfort. In its current use the Site forms part of the open landscape that surrounds the asset and is visible in the extensive panoramic views eastwards from the asset. It is this open character of the surrounding landscape which allows for a good understanding and appreciation of the purpose, form and function of the asset as a defensive site. Therefore the Site does form part of the setting of the asset which contributes to its significance.

Sensitivity to development of the site

6.15 The sensitivity of Maes Knoll to the proposals is **high**.

6.16 The Site currently forms a key element of the asset's setting as part of the open agricultural landscape to the north-east of the asset. The Site is located within relatively close proximity to the hillfort and is visible within the extensive views eastwards from the asset. Due to the importance of the open character of these views to the asset's aesthetic value the Site is sensitive to potential development which would result in the loss of this open rural landscape.

Potential for harm to the asset

6.17 As the proposals do not include works that would cause physical harm to the asset, potential harm is limited to a change in the setting of the asset. Therefore, evidential value of the asset deriving from the importance of its buried archaeological remains would be unaffected by the development of the Site.

6.18 Development within the Site would represent an encroachment into the asset's otherwise relatively rural and agricultural setting. This would introduce an additional potentially incongruous modern residential development into agricultural land in close proximity to the hillfort. This would result in a change to views from the hillfort, resulting in the potential for harm to the aesthetic value of the asset.

6.19 Development in that area would also affect sequential views of Maes Knoll in its context, as well as strategic views from the asset itself (albeit seasonally available due to vegetation levels); this will change the way that the asset is experienced and understood in the landscape.

6.20 Therefore the addition of any development type which would result in the loss of the open agricultural character of the land currently occupying the Site, could result in harm to the asset through changes to its setting and would have a **high - medium** potential for harm to the asset.

Level of effect

6.21 The development of the Site would have a **medium** level of effect on Maes Knoll, which would likely equate to **harm** to the significance of the asset (less than substantial).

Wansdyke (1007009)

Table 6.4: Wansdyke summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF Level – Harm (less than substantial)

Contribution of the site to asset’s significance

6.22 The Site forms part of the wider agricultural landscape surrounding the Wansdyke. The agricultural setting of the asset allows for the appreciation of the way the earthworks stand apart from the surrounding landscape, visible and distinct from other land uses. While the Site is part of the open landscape surrounding the Wansdyke, the distance between the Site and the asset, c.1.7km at the closest point, reduces its contribution to the significance of the asset. In addition, while there are some views of the Site from the asset, the intervening vegetation from hedgerows forming field boundaries screen views towards the asset from within the Site. Therefore due to this intervening vegetation and distance views from within the Site do not currently allow for an appreciation or understanding of the earthworks of the Wansdyke within the landscape and as such provide a limited contribution to its significance.

Sensitivity to development of the site

6.23 The sensitivity of the Wansdyke to the proposals is **low**.

6.24 The Site forms part of the wider agricultural setting of the asset, however the contribution the Site makes to the significance of the asset currently is reduced by the intervening distance separating the two, which does not allow for a good appreciation of the asset within the landscape. As such the Site does not currently form a key element of the asset's setting.

Potential for harm to the asset

6.25 As the proposals do not include works that would cause physical harm to the asset, potential harm is limited to a change in the setting of the asset. Therefore, evidential value of the asset deriving from the importance of its buried archaeological remains would be unaffected by the development of the Site.

6.26 The current setting of the asset allows for the appreciation of the way the asset stands apart from its contemporary landscape, visible and distinct from other land uses and additional development within its surroundings could affect the experience of the asset. Development within the Site would represent an encroachment of development into the asset’s otherwise relatively rural and agricultural setting and would introduce an additional potentially incongruous modern residential development into views from the asset.

6.27 However due to the Site's distance from asset and the limited intervisibility between the Site and the asset most parts of the development would have a **low** risk of harm.

Level of effect

6.28 The development of the Site would have a **low** level of effect on the Wansdyke, which would likely equate to **harm** to the significance of the asset (less than substantial).

Listed buildings in Whitchurch (NHLE Refs. 1136442, 1129498, 1129499, 1129502, 1136454, 1365675)

Table 6.5: Listed buildings in Whitchurch summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

6.29 The Site is located within the agricultural land surrounding the settlement of Whitchurch. Its separation from the historic core of the settlement at Whitchurch means it does not form a key part of the setting of these assets which would contribute to their significance. Therefore, the Site forms part of the wider surroundings of these assets but does not currently form any element of their setting which specifically contributes to their significance.

Sensitivity to development of the site

6.30 The sensitivity of the listed buildings in Whitchurch to the proposals is **low**.

6.31 The Site does not currently form a key element of the setting for any of these six listed buildings and therefore is not currently contributing to their significance.

Potential for harm to the asset

6.32 There is **low** potential for harm to the asset as a result of development within the Site. Due to lack of intervisibility and the tight urban grain surrounding the assets, there will be low to negligible levels of harm to the significance of these as a result of residential, other infrastructure or green space development within the Site.

Level of effect

6.33 The development of the Site would have a **low** level of effect on the listed buildings in Whitchurch, which would likely equate to harm to the significance of the asset (less than substantial).

Whitewood Farmhouse (1365670)

Table 6.6: Whitewood Farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

6.34 The Site forms part of the wider agricultural landscape surrounding the asset. The rural landscape contributes to the asset's significance through allowing for the ability to understand, appreciate and experience the asset's historical and aesthetic value. There is some intervisibility between the Site and the asset due to the generally open and rural character of its surroundings. However, such intervisibility

comprises largely glimpsed views and the distance between the Site and the asset, c.1.2km, reduces the contribution it makes to the asset's significance. The Site's contribution to the significance of the asset is further reduced as the fields within the Site do not include any fields that were historically part of Whitewood Farm. As such while the Site forms part of the wider agricultural landscape within which the asset is located, it makes no specific contribution to its significance beyond forming part its wider surroundings.

Sensitivity to development of the site

6.35 The sensitivity of Whitewood Farmhouse to the proposals is **low**.

6.36 While the Site forms part of wider agricultural landscape within which the farmhouse is located, its distance from the asset means it makes limited contribution to the significance of the asset, and it does not currently form a key element of the asset's setting.

Potential for harm to the asset

6.37 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

6.38 The setting of the asset is defined by its rural character which contributes to the aesthetic and historical values, the Site forms part of the asset's setting which contributes to its significance as part of the wider rural surroundings. There is potential for some intervisibility between the asset and the Site, although this is likely to be partially screened from view by existing vegetation. Development within the Site may introduce change into some long-distance views of the asset which would result in changes to how it is experienced within its wider surroundings. However, the introduction of development within the Site would not affect the ability to understand or appreciate the asset as a farmhouse in a rural landscape.

6.39 Overall, the Site forms parts of the wider setting of the asset but its contribution to its significance is reduced by the distance between the two, the potential for harm to the asset as a result of development within the Site would therefore be a **low** risk.

Level of effect

6.40 The development of the Site would have a **low** level of effect on Whitewood Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Lyon's Court farmhouse (1136453)

Table 6.7: Lyon's Court farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

6.41 The Site forms part of the wider agricultural landscape surrounding the asset and as such does provide some contribution to its significance. The fields within the Site contribute to the asset’s significance through allowing for the ability to understand, appreciate and experience the asset’s historical and aesthetic value. There is some limited intervisibility between the Site and the asset due to the generally open and rural character of its surroundings, although this largely comprises glimpsed views which are heavily screened by intervening vegetation. The Site’s contribution to the significance of the asset is further reduced as the fields within the Site do not include any fields that were historically part of Whitewood Farm.

Sensitivity to development of the site

6.42 The sensitivity of Whitewood Farmhouse to the proposals is **low**.

6.43 While the Site forms part of wider agricultural landscape within which the farmhouse is located, its distance from the asset means it makes limited contribution to the significance of the asset, and it does not currently form a key element of the asset’s setting.

Potential for harm to the asset

6.44 The setting of the asset is defined by its semi-rural surroundings, characterised by suburban development to the north and west and fields to the south and east.

6.45 There is potential for some intervisibility between the asset and the Site, although this is likely to be partially screened from view by existing vegetation. Development within the Site may introduce change into some long-distance views of

the asset which would result in changes to how it is experienced within its wider surroundings. However, the introduction of development within the Site would not affect the ability to understand or appreciate the asset as a farmhouse in a rural landscape.

6.46 Overall, the Site forms parts of the wider setting of the asset but its contribution to its significance is reduced by the distance between the two, the potential for harm to the asset as a result of development within the Site would therefore be a **low** risk.

Level of effect

6.47 The development of the Site would have a **low** level of effect on Lyon’s Court Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Queen Charlton Conservation Area and listed buildings

Table 6.8: Queen Charlton Conservation Area and listed buildings summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Medium	Medium	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

6.48 The Site is located c.1.1km south-west of the Queen Charlton conservation area and forms part of the wider agricultural landscape surrounding the settlement of Queen Charlton. The setting of the conservation area is defined by its rural character which has remained unchanged for centuries and retains medieval and post-medieval landscape features and contributes to the asset's aesthetic and historical value. The flat land to the west of Queen Charlton affords some intervisibility between the Site and the assets, although this is lessened due to the large distance between the Site and the assets.

Sensitivity to development of the site

6.49 The Site forms part of the wider setting of the Queen Charlton conservation area and listed buildings. Therefore, the sensitivity of these assets to the proposals is **medium**.

Potential for harm to the asset

6.50 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

6.51 The Site is located within the wider agricultural landscape surrounding the settlement at Queen Charlton, as such development within this area could impact on the aesthetic value of the assets. There is potential for some intervisibility between the Site and the assets, however this intervisibility is minor and comprises glimpsed views due to intervening vegetation, which would be unlikely to result in an impact to the significance of the assets. The large distance between the Site and the assets further reduces the potential for the development of the Site to result in harm to the aesthetic value of the assets.

6.52 The introduction of modern development within the Site would alter the setting of the asset and cause harm to its significance by affecting its aesthetic value, changing the way the asset is experienced from the west by the introduction of a 'hard' edge of development in an otherwise rural landscape. Due to the large distance between the Site and the assets and the intervening vegetation screening views, this would be a **low** level of potential for harm.

Level of effect

6.53 The development of the Site would have a **low** level of effect on the Queen Charlton Conservation Area and listed buildings, which would likely equate to **harm** to the significance of the assets (less than substantial).

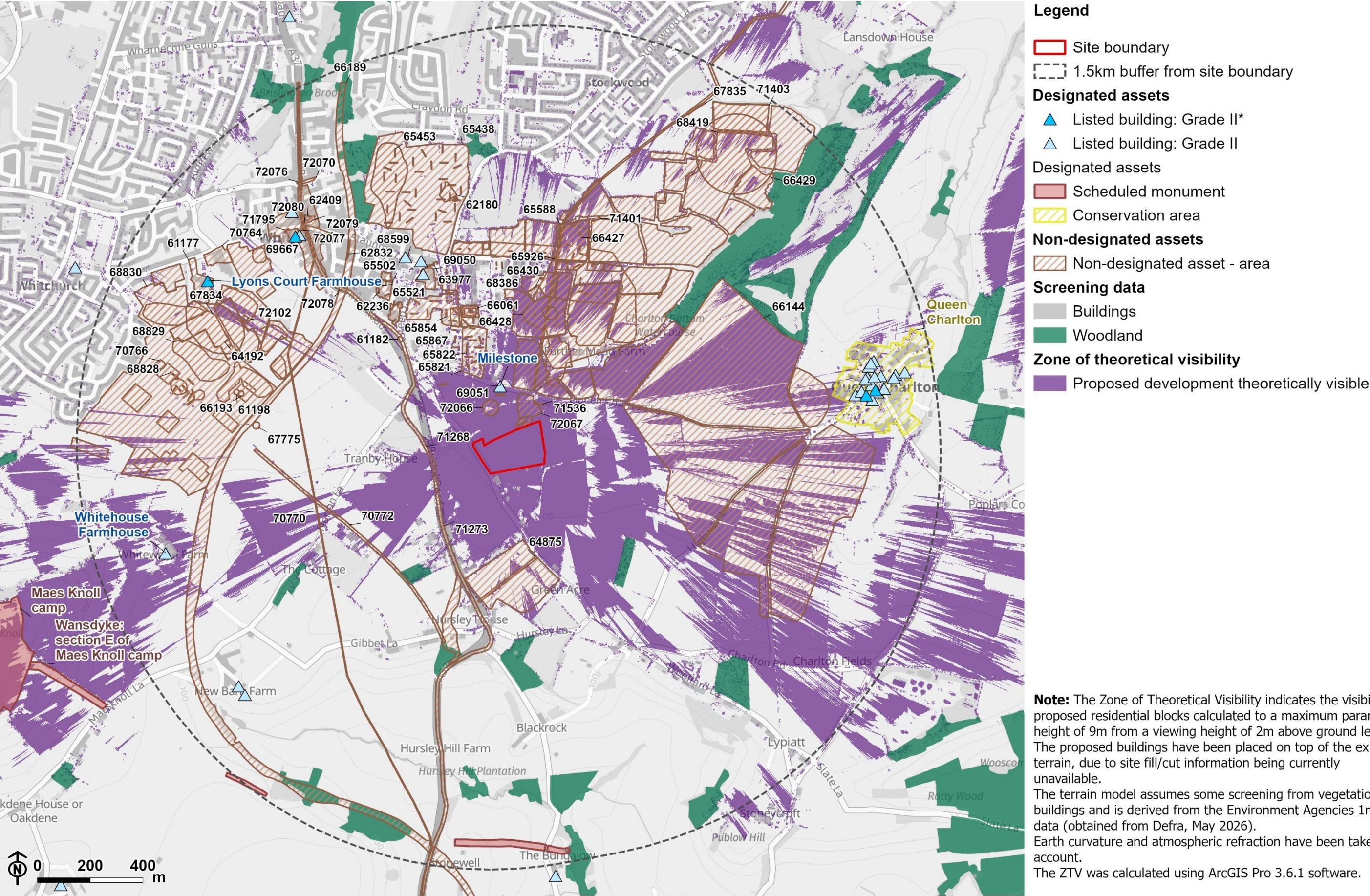
Options for sustainable development

6.54 The main assets which have potential to experience harm as a result of the development of the Site are Queen Charlton Conservation Area and Maes Knoll. The following options for sustainable development could help reduce the potential for harm to this asset:

- Green infrastructure/landscaping along the eastern and western edges of the site may reduce overall risk of harm to the significance of Maes Knoll and the assets in Queen Charlton. Including sensitive green infrastructure proposals across this southern part of the Site would generally help reduce harm as it would help prevent/blur a hard edge intruding into the landscape when looking towards the Site from Maes Knoll or Queen Charlton.
- Keeping the development of a similar form, layout and scale as the existing development immediately to the north of the Site would help new development within the Site blend in with the existing urban grain of the area. This would reduce the intrusion of any development within views of the landscape from both Maes Knoll hillfort and Queen Charlton Conservation Area.

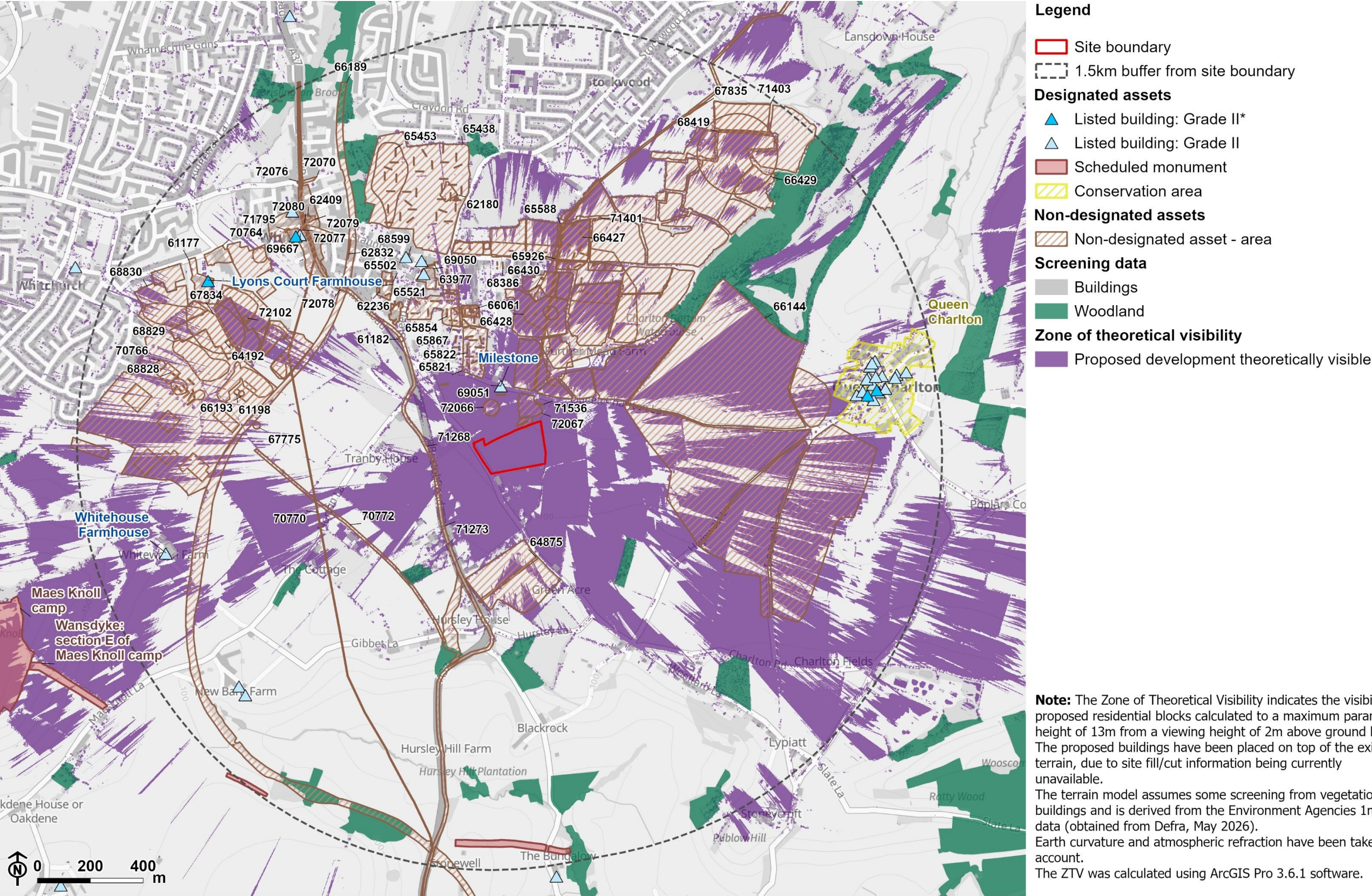
6.55 Appropriate and proportional levels of archaeological investigations within the site could indicate whether the site also contains Neolithic and Roman settlement activity, which could be related to what has been identified in previous archaeological investigations to the north of the site.

Figure 6.1: Whitchurch South site , heritage assets and ZTV (building heights up to 9m)



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Figure 6.2: Whitchurch South site , heritage assets and ZTV (building heights up to 13m)



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Chapter 7

Whitchurch West 2

Site description

7.1 The Site comprises 10 fields immediately to the east of the existing settlement at Whitchurch, specifically to the east of the development around Church Lane and Stoneberry Road. The existing settlement of Whitchurch extends to northwards and westwards from the Site but the remainder of the surrounding landscape to the south and east of the Site largely consists of further agricultural fields.

7.2 The Site, heritage assets and ZTVs are illustrated on **Figure 7.1**.

Masterplan Summary

7.3 The masterplan proposes a new residential neighbourhood set within a strong green infrastructure framework. The development is centred around a landscaped corridor that connects housing areas with open spaces, community facilities, and existing neighbourhoods. Key landscape features include a village green, play areas, sports pitches, allotments, a community orchard, and sustainable drainage ponds, creating a network of multifunctional green spaces while preserving views towards Lyon's Court Farmhouse and Maes Knoll.

7.4 The residential areas are arranged around a primary street network, with lower-density housing along the site edges to provide a sensitive transition to neighbouring properties and the surrounding countryside. Community facilities include a new primary school and a community hub, helping to create a well-served and walkable neighbourhood.

7.5 The masterplan also prioritises connectivity, with new pedestrian and cycle routes, enhanced public rights of way, and links to Whitchurch village centre, local schools, and surrounding green spaces. A tree-lined internal road provides vehicular access, while opportunities for future connections to neighbouring development areas ensure the site can form part of a wider, integrated community.

Designated heritage assets within the site

7.6 There are no designated heritage assets within the Site.

Non-designated heritage assets

7.7 There are four non-designated heritage assets recorded within the Site by BaNES HER. These are identified in the table below:

Table 7.1: Non-designated Heritage Assets within the Site

Name	B&NES HER Ref	Description	Heritage Importance
Late prehistoric field system and enclosures, Land at Church Lane, Whitchurch	68829	A prehistoric field system identified from the results of a geophysical survey and trial trench evaluation which is thought to likely relate to known settlement activity to the north-west and south-west.	Medium
Roman occupation, S of Lyons Court Farm, Whitchurch	61178	Possible Roman activity has been suggested in this area since the 19th century, 1960s excavations found evidence of Roman settlement and industrial activity. Evidence for probable archaeological features is visible in the results from the later geophysical survey at this location which could indicate the extent of this activity. Activity could relate to the Possible Roman road (70772), which is aligned roughly north-west to south-east c.380m south of the asset.	Medium
19th Century pond, E of Fylton Croft, Whitchurch	70766	A square feature visible on historic maps, tithe map shows the field name as "Pond Mead" so is thought to likely be a former pond	Low
Bristol and North Somerset Railway, Bristol to Radstock line	66189	This former railway line opened in 1837 and was originally used to transport coal but opened to passengers in 1884. The line was closed in 1968.	Low

7.8 Antiquarian finds comprising Roman coin hoards have also been recorded within the Site (BaNES HER Refs. 61198; 66193), although the precise location of these findspots is uncertain. While these finds provide information regarding the possible use of the landscape during the Roman period, they are not considered heritage assets.

Archaeological potential

7.9 Several previous archaeological investigations have been conducted within the Site, many of which have recorded remains of prehistoric or Roman origin. The following archaeological investigations within the Site have found evidence of prehistoric or Roman remains:

- Excavation (1961), Lyon's Court Farm, Whitchurch (HER Ref. 64192): Nine trenches were excavated across two fields in 1961 which identified evidence of Roman occupation.
- Geophysical survey (2008), Lyon's Court Farm, Whitchurch (HER Ref. 67834): A number of anomalies of likely archaeological interest were detected. These included enclosures, possible occupation areas and part of a possible ring ditch.
- Evaluation (2021), Land at Church Lane, Whitchurch (HER Ref. 68828): A total of nine trenches were excavated based on anomalies identified during the previous geophysical survey, evidence of prehistoric and Roman activity was identified.
- Geophysical survey (2020), Land at Church Lane, Whitchurch (HER Ref. 68830): Anomalies of probable archaeological origin were identified across the northern half of the survey area, some of which appeared to relate to a complex of enclosures and discrete cut features previously detected by geophysical survey in adjacent fields.
- Evaluation (2026), Bridgnorth Road, Whitchurch (HER Ref. 72102): An evaluation was undertaken in 2026, the report on the findings of this investigation has not yet been published.

7.10 The current HER entry within the Site relating to the prehistoric field system (HER Ref. 68829) is based on the extent of features previously identified by the geophysical survey. LiDAR imagery of the Site shows several linear features which largely align with these previously identified anomalies. However, some further similar activity within the south-western corner of the Site on LiDAR imagery beyond the extent of the previous survey, suggesting the prehistoric field system and enclosures may extend further across the landscape than previously identified.

7.11 Further evidence of possible Roman activity within the surrounding area includes a possible Roman road following parish boundary between Whitchurch and Norton Malreward (HER Ref. 70772). Based on alignment of this route it is possible the road could extend into the Site. A possible linear cropmark is visible on satellite imagery through the Site which follows the same alignment as the road. The geophysical survey within the Site also picked up this linear anomaly intermittently as possible/probable archaeology (weak). The linear feature is not visible within LiDAR imagery of the Site, suggesting any possible remains are entirely below ground.

7.12 The medieval settlement of Whitchurch is located c.20m to the east of the Site (HER Ref. 63963), however it does not appear that this settlement activity extended into the Site. It's likely the Site formed part of the agricultural surroundings of the village and other medieval assets within the surrounding area support this, with medieval/post-medieval lynchets recorded c.100m west of the Site and further post-medieval fieldbanks c.360m west of the Site.

Historic landscape character

7.13 The Site contains two historic landscape character types. The majority of the Site is late medieval enclosed open fields created by local arrangement and exchange. An area within the west of the Site, however, is recorded as medieval (or earlier) enclosure of rich, wet grassland.

Heritage assets with the potential to experience setting change

7.14 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting:

- Maes Knoll hillfort (1005424)
- Wansdyke (1007009)
- Listed buildings in Whitchurch (1136442, 1129498, 1129499, 1129502, 1136454, 1365675)
- Whitewood Farmhouse (1365670)
- Lyon's court farmhouse (1136453)

Maes Knoll hillfort (1005424)

Table 7.2: Maes Knoll summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Very high	High	Medium NPPF level – Harm (less than substantial)

Contribution of the site to asset's significance

7.15 The Site forms part of the asset's rural setting which contributes to its aesthetic, historical and evidential values. The largely undeveloped agricultural setting surrounding the hillfort allows for an appreciation of the topography which formed a key part in the siting of the hillfort. In its current use the Site forms part of the open landscape that surrounds the asset at the base of the slopes to the north of the hillfort and is visible in the extensive panoramic views looking north-east from the asset. It is this open character of the surrounding landscape which allows for a good understanding and appreciation of the purpose, form and function of the asset as a defensive site. The later prehistoric assets identified by geophysical survey within the site also help to place the fort in its wider contemporaneous context, establishing part of the wider settlement pattern that may have interacted with the defensive centre. Therefore the Site does form part of the setting of the asset which contributes to its significance.

Sensitivity to development of the site

7.16 The sensitivity of Maes Knoll to the proposals is **very high**.

7.17 The Site currently forms a key element of the asset's setting as part of the open agricultural landscape to the north-east of the asset. The Site is located within close proximity to the asset at the base of the northern slopes and as such is visible within the extensive views to the north-east from the asset. Due to the importance of the open character of these views to the asset's aesthetic and historic value, the Site is sensitive to potential development which would result in the erosion of this open rural landscape. The areas within the south of the Site closest to the asset of the highest sensitivity, with the sensitivity to development decreasing somewhat moving northwards through the Site towards the existing settlement at Whitchurch.

Potential for harm to the asset

7.18 As the proposals do not include works that would cause physical harm to the asset, potential harm is limited to a change in the setting of the asset. Therefore, evidential value of the asset deriving from the importance of its buried archaeological remains would be unaffected by the development of the Site. The wider contribution of the later prehistoric assets within the Site to the understanding and appreciation of Maes Knoll's significance would also be affected.

7.19 Development within the Site would represent an encroachment into the asset's otherwise relatively rural and agricultural setting. This would introduce an additional potentially incongruous modern residential development into views from the hillfort, resulting in the potential for harm to the aesthetic and historic values of the asset. The proximity of the Site to the asset increases this potential for harm as the southern boundary extends to the base of the northern slopes and development within this area would significantly alter the experience of the asset as one within an open landscape. Similarly, the disposition of the Site relative to the asset and suburban Bristol would appear to be a significant expansion of the developed area, bringing development right up to the rising ground that forms the lower slopes of Maes Knoll.

7.20 Development in that area would also affect sequential views of Maes Knoll in its context, as well as strategic views from the asset itself (albeit seasonally available due to vegetation levels); this will change the way that the asset is experienced and understood in the landscape.

7.21 Current plans for the development site indicate the southern portion of the Site, with the highest sensitivity, is proposed to be left as open space. This would reduce the likely potential for harm to the asset by keeping development at greater remove.

7.22 While the proposed residential area within the remainder of the Site is of a slightly lower sensitivity due to its increased distance from the asset, the proposed development within this area of the Site would result in a higher level of effect and risk of harm due to being of a residential, built-up character with some taller elements. Development of this type would result in the loss of the open agricultural character of the land currently within the Site and would result in harm to the asset through changes to its setting. Therefore, development of the Site therefore has a **High** potential for harm to the asset.

Level of effect

7.23 The development of the Site would have a **Medium** level of effect on Maes Knoll, which would likely equate to **harm** to the significance of the asset (less than substantial).

Wansdyke (1007009)

Table 7.3: Wansdyke summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Medium	Low	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

7.24 The Site forms part of the wider agricultural landscape surrounding the Wansdyke. The agricultural setting of the asset allows for the appreciation of the way the earthworks stand apart from the surrounding landscape, visible and distinct from other land uses. While the Site is part of the open landscape surrounding the Wansdyke, the distance between the Site and the asset, c.820m at the closest point, somewhat reduces its contribution to the significance of the asset. In addition, while there are some views of the Site from the asset, the intervening vegetation from hedgerows forming field boundaries screen views towards the asset from within the Site. Intervening vegetation and distance from the Site do not currently allow for an appreciation or understanding of the earthworks of the Wansdyke, and as such provide a limited contribution to its significance.

Sensitivity to development of the site

7.25 The sensitivity of Wansdyke to the proposals is **medium**.

7.26 The Site forms part of the wider agricultural setting of the asset, however the contribution the Site makes to the significance of the asset currently is somewhat reduced by the intervening distance, topography and vegetation screening separating the two, which limits opportunities for a good appreciation of the asset within the

landscape. As such, while the Site does form part of the asset's setting due to its proximity to the asset, it provides only a limited contribution to its significance due to limited intervisibility. The areas within the south of the Site closest to the asset of the highest sensitivity, with the sensitivity to development decreasing somewhat moving northwards through the Site towards the existing settlement at Whitchurch.

Potential for harm to the asset

7.27 As the proposals do not include works that would cause physical harm to the asset, potential harm is limited to a change in the setting of the asset. Therefore, evidential value of the asset deriving from the importance of its buried archaeological remains would be unaffected by the development of the Site.

7.28 The current setting of the asset allows for the appreciation of the way the asset stands apart from its contemporary landscape, visible and distinct from other land uses and additional development within its surroundings could affect the experience of the asset. Development within the Site would represent an encroachment of development into the asset's otherwise relatively rural and agricultural setting and would introduce an additional potentially incongruous modern residential development into views from the asset. Current plans for the development indicate the southern portion of the Site, with the highest sensitivity, is proposed to be left as open space. This would reduce the likely potential for harm to the asset as the open character of the landscape would be retained. While the proposed residential area within the remainder of the Site is of a slightly lower sensitivity due to its increased distance from the asset, the proposed development within this area of the Site would result in a higher level of effect and risk of harm due to being of a residential, built-up character.

7.29 However, due to limited intervisibility between the Site and the asset, the development would have a **low** potential for harm to the asset.

Level of effect

7.30 The development of the Site would have a **Low** level of effect on the Wansdyke, which would likely equate to **harm** to the significance of the asset (less than substantial).

Listed buildings in Whitchurch (NHLE Refs. 1136442, 1129498, 1129499, 1129502, 1136454, 1365675)

Table 7.4: Listed buildings in Whitchurch summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Low	Low-medium	Low NPPF level – Harm (less than substantial)

Contribution of the site to asset’s significance

7.31 The Site is located within the agricultural land surrounding the settlement of Whitchurch. Its separation from the historic core of the settlement at Whitchurch means it does not form a key part of the setting of these assets which would contribute to their significance. Additionally, the Site is located c.120m west of the Church of St Nicholas, with intervening vegetation and development obscuring many views towards the asset. As a result, there is potential that the church tower may be visible from a number of locations within the Site. These are largely incidental views, rather than ones designed to demonstrate its prominence (e.g. from the main historic roads), and therefore make a lower level of contribution to the significance of the asset. However, there is visibility of the church tower from the historic rights of way that crisscross the Site. As part of the historic access network, dating to at least the 19th century (depicted on the first edition of the Ordnance Survey 6-inch map) – but likely to be considerably older. **[See reference .11]** Therefore, the Site forms part of the wider surroundings of these assets but does not make a substantial contribution to significance of assets other than St. Nicholas’ Church.

Sensitivity to development of the site

7.32 The sensitivity of the listed buildings in Whitchurch to the proposals is **low**, with the exception of St. Nicholas’ Church, which is **medium**

7.33 The Site does not currently form a key element of the setting for any of these six listed buildings and therefore is not currently contributing to their significance.

Potential for harm to the asset

7.34 The Site's proximity to St Nicholas Church, being c.120m to the west of the asset, could result in harm to the building if it introduced competition for prominence with the church tower. However, the current plans indicate the area closest to the church will feature low density development which would not create competition for prominence. Therefore, if development was kept at a height sensitive of the proximity of the church it is unlikely to result in harm to the asset.

7.35 The main elements of setting which contribute to these assets' significance is their location within the historic core of Whitchurch and their group value and proximity to each other, showing the village's historic development, the Site does not currently form part of the settlement and therefore is not currently contributing to the significance of these assets.

7.36 Due to the tight urban grain surrounding the assets and the lack of intervisibility between the Site and most assets, there will be **low-medium** potential for harm to the significance of these assets as a result of residential, other infrastructure or green space development within the Site.

Level of effect

7.37 The development of the Site would have a **Low** level of effect on the listed buildings in Whitchurch, which would likely equate to **harm** to the significance of the asset (less than substantial).

Whitewood Farmhouse (1365670)

Table 7.5: Whitewood Farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Medium/High	Medium	Medium NPPF level – Harm (less than substantial)

Contribution of the site to asset's significance

7.38 The Site forms part of the wider agricultural landscape surrounding the asset and as such does provide some contribution to its significance. The fields within the Site contribute to the asset's significance through allowing for the ability to understand, appreciate and experience the asset's historical and aesthetic value. There is some intervisibility between the Site and the asset due to the generally open and rural character of its surroundings, although this is partially screened by intervening vegetation. The Site also includes fields that were historically part of Whitewood Farm, with the 1838 Norton Malreward tithe map and apportionments indicating that two fields within the south-east of the Site belonged to the historic Whitewood Farm. These two fields therefore provide the strongest contribution to the asset's significance as they have a direct historic and functional relationship with the farmhouse. The remainder of the Site provides a lesser contribution as it did not form part of the historic farm and is located at a larger distance from the farmhouse itself.

Sensitivity to development of the site

7.39 The sensitivity of Whitewood Farmhouse to the proposals is **Medium-High**.

7.40 The Site forms part of the setting of the asset which contributes to its significance through allowing for any understanding and appreciation of the asset's historic and aesthetic value. This level of sensitivity is somewhat lowered by the distance between the asset and the Site. The most sensitive part of the Site is the southernmost fields which belonged to the historic farm, with the more northern fields being of a lower sensitivity as due to being under a different ownership and due to the increased distance between the Site and the asset.

Potential for harm to the asset

7.41 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

7.42 A large residential development within the Site would result in changes to the setting of the asset. This could result in harm to its aesthetic value by affecting the way the asset is currently experienced in its rural and agricultural surroundings. There is likely to be some intervisibility between the asset and any development within the Site, due to the generally open and rural character of the landscape, which would result in effects to the experience of the asset within its rural surroundings. However, the development would not affect any designed or principal views to or from the asset, and these key visual relationships would remain intact.

7.43 The southernmost fields of the Site closest to the asset contribute most to its significance as these have the strongest historical relationship with the asset. Current plans for the Site indicate that these fields will be retained as open space. This would reduce the risk of harm for this area by preserving the open character of the currently rural landscape. Therefore, despite the higher sensitivity of these fields this type of development would result in a **low** potential for harm to the asset.

7.44 The remaining fields within the north of the Site are of a somewhat lower sensitivity due to their distance from the asset and due to historically forming part of a different farm. Development within these fields would introduce changes to the setting of the asset and result in the loss of part of its wider agricultural surroundings. The potential for harm to the asset as a result of these changes to its setting within the north of the Site is somewhat reduced due to the distance from the asset. This part of the Site is therefore a **medium** potential for harm to the asset.

Level of effect

7.45 Based on current development plans for the proposed Site, the development of the Site would have a **Medium** level of effect on Whitewood Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Lyon's court farmhouse (1136453)

Table 7.6: Lyon's court farmhouse summary table

Importance	Type of change	Sensitivity	Risk of harm	Level of effect
High	Setting change	Very High	High	High NPPF level – Harm (less than substantial)

Contribution of the site to asset's significance

7.46 The Site forms part of the agricultural landscape surrounding the asset and as such does contribute to its significance. The rural surroundings of the asset contribute to its significance by allowing for its aesthetic value to be understood and appreciated. This includes the areas within the Site, especially those fields immediately east, west and south of the asset. The c.15th century manor house was

formerly a grange for the Augustinian abbey at Keynsham and therefore also has a functional relationship with the surrounding agricultural land as these fields are likely to have belonged to the farm, as evidenced by their shared ownership and occupation within the 1839 Whitchurch parish tithe map/apportionments. The setting of asset to the north, east and west contains the existing settlement of Whitchurch, therefore the contribution the fields within the Site make to the asset's significance is increased as they are the only surviving agricultural land surrounding the asset. The fields within the Site allow the asset's function as a farmhouse and its relationship with the surrounding rural landscape to still be understood, despite the settlement activity which is present within the remainder of its surroundings.

Sensitivity to development of the site

7.47 The sensitivity of Lyon's Court Farmhouse to the proposals is **very high**.

7.48 The Site forms part of the immediate setting of the asset which contributes to its significance through allowing for any understanding and appreciation of the asset's historic and aesthetic value as a manor/court house and later farmhouse. The sensitivity of the Site is increased as the only remaining farmland currently surrounding the asset, with the other fields previously associated with Lyon's court farm now containing the settlement of Whitchurch.

Potential for harm to the asset

7.49 The loss of the fields within the Site to residential development would result in harm to the asset's significance through changes to its setting. The development of the Site would result in the almost total loss of the asset's agricultural setting, severing its historical relationship with its functionally connected land, and significantly altering the experience of the former farmhouse. The removal of these agricultural fields would prevent the ability to understand or appreciate the asset's historic function as part of a farm. It would also remove the ability to understand or appreciate the asset's relationship with the surrounding agricultural landscape. Instead, the asset would become part of the settlement of Whitchurch and would be experienced within an urban setting, rather than its intended rural surrounds.

7.50 Some open space has been left within the immediate surroundings of the asset. This reduces the level of harm slightly by locating the development at a further distance from the asset and allowing the retention of the asset's immediate surroundings. Additionally, the proposed development site does not extend into the grounds of the asset and the gardens and outbuildings associated with the asset,

which are also important elements of its setting, would not be affected by development within the Site.

7.51 However, despite the retention of these areas, the change of use of the Site to primarily residential dwellings will still significantly alter the experience of the asset and the loss of the rural character of its surroundings will significantly reduce the ability to understand or appreciate the asset as a former farmhouse. The development of the site therefore has a **high** potential for harm to the asset.

Level of effect

7.52 Based on current development plans for the proposed Site, the development of the Site would have **high** level of effect on Lyon's Court Farmhouse, which would likely equate to **harm** to the significance of the asset (less than substantial).

Discussion

7.53 As a listed building, Lyon's Court Farmhouse is principally designated for its individual historical and architectural value, rather than necessarily its contribution to wider understanding of historical settlement patterns or medieval activity in the area. Similarly, the longstanding residential use of the Farmhouse and associated outbuildings have changed the immediate character of the complex to a more residential, suburban aspect due to the establishment of private gardens, parking, screening hedges etc. However, development of the site would largely erase the extant relationship between the asset and its setting, resulting in a high level of harm as a consequence of removing the ability to understand, appreciate or experience its setting, and the contribution of setting to its significance.

7.54 Substantial harm for the purposes of the NPPF is a high bar. In the *Bedford* judgement, the High Court held that in order for harm to designated assets to be considered to be 'substantial', "*the impact on significance was required to be serious such that very much, if not all, of the significance was drained away...One was looking for impact which would have such a serious impact on the significance of the asset that...[it]...was either vitiated altogether or very much reduced.*" [See [reference 12](#)] [LUC emphasis]

7.55 This is not the case in this instance, as the contribution to significance made by the physical fabric of the building will be retained, along with its critical relationships with the other elements of the historic farmstead, several of which would be considered to be curtilage listed. Nonetheless, the level of less than substantial harm should be considered to be at the upper end of the scale. While harm for the

purposes of the current NPPF is binary (per *Shimbles*), [See reference 13], it is important to understand the level of harm to the asset's significance in the context of the duties placed on the authority by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. This requires the decision maker to 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*' [LUC emphasis].

7.56 In forming a decision on whether the allocation is acceptable, the authority will need to satisfy themselves that 'special regard' has been had to the desirability of preserving the setting of the asset, and that the high level of harm can be satisfactorily outweighed by the public benefits of the scheme to meet the requirements of the NPPF. This should ideally require the development to be of exemplary design standards to ensure a strong fit with the receiving historic landscape, and integrate effectively with the existing village of Whitchurch, the suburbs of Bristol and the adjacent allocations.

Options for sustainable development

7.57 The main assets which have potential to experience harm as a result of the development of the Site are Maes Knoll and Lyon's Court Farmhouse. The following options for sustainable development could help reduce the potential for harm to this asset:

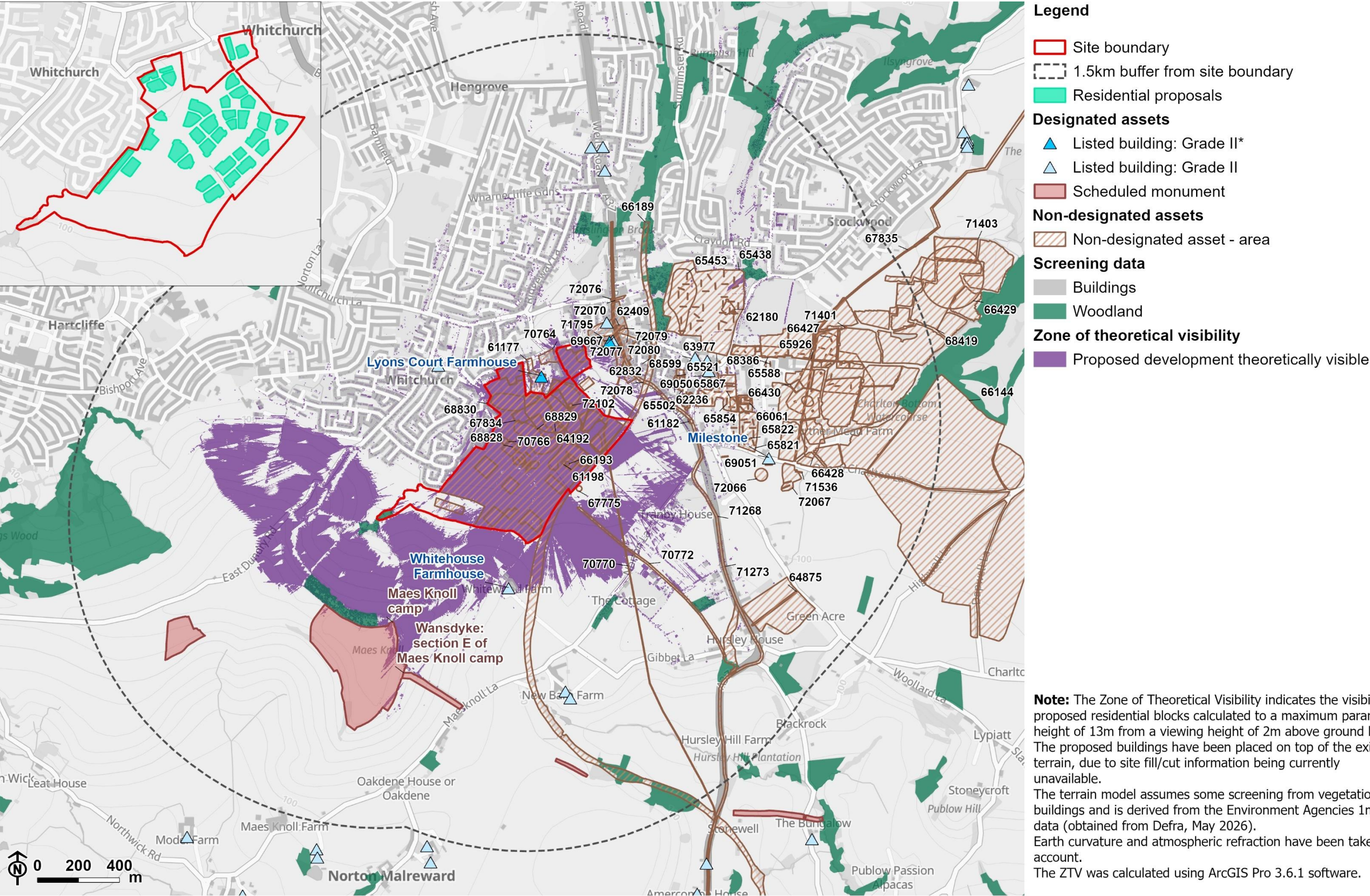
- Keeping the southernmost fields free from development would reduce the level of harm to Maes Knoll, retaining some of the open character of the landscape and softening the transition through a sensitive landscape design scheme, potentially incorporating the biodiversity net gain (BNG) requirement. This would also have the benefit of reducing potential for harm to Whitewood Farmhouse.
- Keeping development within the field adjacent to St Nicholas' Church at a lower height (i.e. 9m or less) to avoid competing for prominence with the church tower. Maintaining the historic rights of way as part of a landscape design scheme, along with elements of historic landscape structure, may also serve to reduce the level of harm.
- The effects to Lyon's Court farmhouse as a result of changes to / loss of its setting will be very difficult to mitigate satisfactorily. The asset will experience harm as a result of the development of this site as its agricultural setting will be lost and it will become part of the settlement of Whitchurch. Drawing back the settlement activity and keeping open space within the immediate surroundings of the asset will assist with reducing this

harm somewhat, but it cannot be entirely removed and would be likely to remain 'high' regardless of design interventions.

- Using landscaping or green infrastructure to soften the edge of the development could reduce impact of development on the aesthetic value of Maes Knoll hillfort as it would help the development be less intrusive within views from the asset. However, any landscaping or green infrastructure introduced as part of the development should be sensitively implemented so it does not alter the open character of the surrounding rural landscape for example it should avoid introducing tall, dense areas of vegetation.
- Size/scale/materials of the development should reflect existing residential development within the area to help the Site blend in with its surroundings. Care should be taken regarding scale/form around St Nicholas Church to avoid competition for prominence with the church tower.

7.58 Although there have been previous archaeological investigations within most of the Site, these have largely comprised geophysical surveys with only a small area subject to intrusive investigations. Therefore, it is likely further investigations will be required fully understand the significance and extent of the activity within the Site, especially the potential prehistoric field system and enclosures and the possible Roman settlement activity which have been previously identified within the Site.

Figure 7.1: Whitchurch West 2 heritage assets and ZTV (building heights up to 13m)



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Chapter 8

Cumulative Assessment

8.1 Cumulative effects have been assessed on assets which have been identified as having the potential to experience harm as a result of the proposed development of the sites at Whitchurch.

8.2 All site boundaries, key assets and all ZTV's are shown on **Figure 9.1**.

8.3 The following assets have been identified as having the potential to experience cumulative effects:

- Maes Knoll hillfort (NHLE Ref. 1005424)
- Wansdyke (NHLE Ref. 1007009)
- Listed buildings in Whitchurch (NHLE Refs. 1136442; 1129498; 1129499; 1129502; 1136454; 1365675)
- Whitewood Farmhouse (NHLE Ref. 1365670)
- Lyon's court farmhouse (NHLE Ref. 1136453)
- Queen Charlton Conservation Area and listed buildings

8.4 Table 10.1 shows through a RAG rating the overall potential for harm each individual Site has on each asset identified as having potential to experience cumulative effects. The conclusions for the potential harm and sensitivity of each individual site has been used to inform this cumulative assessment.

Table 8.1: Rating for level effect of site allocations to key heritage assets

Site	Whitchurch West 2	Whitchurch West	Whitchurch South	East Whitchurch	Indicative cumulative effect
Asset	Level of effect / Level of harm for NPPF	Level of effect / Level of harm for NPPF	Level of effect / Level of harm for NPPF	Level of effect / Level of harm for NPPF	Level of effect / Level of harm for NPPF
Maes Knoll hillfort	Medium Less than Substantial	Medium Less than Substantial	Medium Less than Substantial	Low Less than Substantial	High Less than Substantial
The Wansdyke	Low Less than Substantial	Low Less than Substantial	Low Less than Substantial	Low Less than Substantial	Medium Less than Substantial
Listed buildings within Whitchurch village	Low Less than Substantial	Low Less than Substantial	Low Less than Substantial	Low Less than Substantial	Low Less than Substantial
Whitewood Farmhouse	Medium Less than Substantial	Medium Less than Substantial	Low Less than Substantial	Low Less than Substantial	Medium Less than Substantial
Lyon's Court Farmhouse	High Less than Substantial	Low Less than Substantial	Low Less than Substantial	Low Less than Substantial	High Less than Substantial
Assets within Queen Charlton and Queen Charlton Conservation Area	-	Low-None Less than Substantial	Low Less than Substantial	Low Less than Substantial	Low Less than Substantial

Maes Knoll

8.5 The development of the proposed site allocations will change the setting of Maes Knoll hillfort by changing sequential views of it in its context, as well as changing strategic views from the asset itself. It is this rural setting of the asset that contributes to its aesthetic, historic and evidential values, and thus forms a key part of its significance. In strategic views from the hillfort, development within the sites will form a 'wall' of development, extending the existing settlement of Whitchurch southwards, and bringing the urban edge closer to the base of the hillfort. Therefore, a change in this setting has the potential to result in harm to the asset – both individually and cumulatively.

8.6 The proposed development within the Whitchurch West 2 is likely to cause the greatest impact due to its proximity to Maes Knoll, and hence the prominence of this land in views from the fort. The combination of the Whitchurch West 2 and West Whitchurch sites that would likely result in an increased potential for harm to the asset due to the overall size of the additional development within the agricultural landscape. The development of both of these Sites would bring the settlement edge much closer to the asset which would result in a noticeable change to the experience of the asset and is likely to increase the potential for harm to the asset.

8.7 The northern part of the East Whitchurch is the least likely to impact on this asset due to its distance from the hill fort and the intervening built form which will screen most of the development. The areas south of Queen Charlton Lane will be more visible and this visibility would be emphasised by the Whitchurch South site which will draw out the settlement edge further into the agricultural landscape.

8.8 The effect of all of the proposed sites being brought forward should be considered to be significant, and more serious than any one individual site. While the majority of the effect is derived from the Whitchurch West 2 due to proximity and prominence in views from the asset, the parallel erosion the open landscape derived from the other sites increases the level of effect to **high**. While still 'less than substantial' harm for the purposes of the NPPF, it would represent a significant erosion of the open setting of the asset that enables understanding and appreciation of the asset's strategic position and relationships, and of the experience for visitors to the asset and within the wider landscape.

The Wansdyke

8.9 The current setting of the asset allows for the appreciation of the way the asset stands apart from its contemporary landscape, visible and distinct from other land uses, and allows for its relationship with the Maes Knoll hillfort to be understood. The combination of development within the southern parts of the Whitchurch West 2 and the West Whitchurch site would affect the experience of the asset as it would bring the settlement edge closer to the asset. Development within these Sites especially would represent an encroachment of development into the asset's otherwise relatively rural and agricultural setting and would introduce an additional potentially incongruous modern residential development into views from the asset.

8.10 Due to the distance between the asset and all the Whitchurch sites, and the limited intervisibility between the Sites and the asset, effects are unlikely to be as severe as for other assets. The cumulative effect of bringing forward all of the proposed allocations would further erode the setting of the asset, amounting to a **medium** effect (less than substantial).

Listed buildings in Whitchurch (NHLE Refs. 1136442, 1129498, 1129499, 1129502, 1136454, 1365675)

8.11 The key element of setting which contributes to the significance of these assets is their location within the existing settlement of Whitchurch. Currently none of the Sites provide a strong contribution to the significance of these assets due to their location outside of the historic settlement core. The development of all proposed Sites would result in the extension of the settlement of Whitchurch into the wide agricultural landscape and this would have **no cumulative effects** on the ability to understand these assets as part of a historic settlement.

Lyon's Court Farmhouse

8.12 The development within the Whitchurch West 2 has high potential for resulting in harm to the asset. The current setting allows for an appreciation of the asset within its rural setting which contributes to the asset's significance through its function as a farmhouse. The development of the Whitchurch West 2 would almost entirely remove this rural setting and the previously separate farmhouse would essentially become part of the settlement of Whitchurch, therefore harming its significance by introducing a major change to the asset's setting.

8.13 The Whitchurch West 2 is the most harmful to this asset, although the West Whitchurch site does add somewhat to this harm by extending the development activity further across the agricultural landscape nearest the asset, however this is a very minor addition in comparison with the effects caused by the Whitchurch West 2 development.

8.14 The East Whitchurch and Whitchurch South site would not add to this risk of harm due to the increased distance from the asset and the intervening existing built form obscuring intervisibility between the asset and the majority of the East Whitchurch Site.

8.15 The level of effect would therefore remain as **high** – but with the impacts derived entirely from the Whitchurch West 2. Development of the other sites would generally have low levels of effect, even if all brought forward together.

Whitewood Farmhouse

8.16 The elements which contribute to its significance are its surrounding agricultural landscape which contribute to how the asset is experienced as a historic farmhouse. Most of the potential development Sites are located within the wider surroundings of the asset and do not form a key element of its setting beyond forming part of its wider rural setting which contributes, reducing its risk of harm rating. The exception to this is the Whitchurch West 2 which is located in closer proximity to the asset and contains fields which historically belonged to Whitewood Farmhouse and therefore have a historic relationship with the farmhouse.

8.17 Cumulatively the West Whitchurch and Whitchurch West 2 would have more of an impact together than they would separately as it brings a larger settlement edge closer to the asset. The southern parts of these Sites, especially the Whitchurch West 2, are most likely to result in harm to the asset through changes to its setting. However current plans indicate that these portions of the two Site are not proposed for residential development, and instead would be kept as open space (Whitchurch West 2) or sports pitches (West Whitchurch). This would be a slightly lesser effect as it would most retain the open character of the landscape and reduce the cumulative effects of these Sites by resulting in less encroachment of settlement activity into the historically agricultural setting of the asset. This would constitute a **medium** cumulative effect, and therefore not meaningfully greater in totality than either West Whitchurch or the Whitchurch West 2 individually.

8.18 East Whitchurch and South Whitchurch sites would be a lower risk of harm due to distance and intervening development, although cumulatively they could add

slightly to the overall impression of the settlement edge extending closer to the asset, especially in combination with the West Whitchurch and Whitchurch West 2.

Queen Charlton Conservation Area and listed buildings

8.19 The setting of the conservation area is defined by its rural character which has remained unchanged for centuries and retains medieval and post-medieval landscape features and contributes to the asset's aesthetic and historical value. The flat land to the west of Queen Charlton affords some intervisibility between the Site and the assets, development within this area could impact on the aesthetic value of the assets.

8.20 East Whitchurch is the development with the highest potential to result in harm for these assets, however with the placement of most buildings west of the tree belt between the Site and the assets, the effects on these assets has been significantly reduced. The combination of the Whitchurch South site with the Whitchurch East Site would slightly increase the potential for harm to these assets as it would increase the area of development within the currently agricultural landscape near the assets. However the distance between the Sites and the assets means these cumulative effects remain a **low** level of harm to these assets as the rural landscape immediately surrounding Queen Charlton, which contributes most to its significance, will be retained.

8.21 Development within West Whitchurch and the Whitchurch West 2 are unlikely to result in cumulative effects to these assets due to the intervening development of the existing Whitchurch settlement obscuring views between these sites and the Queen Charlton assets.

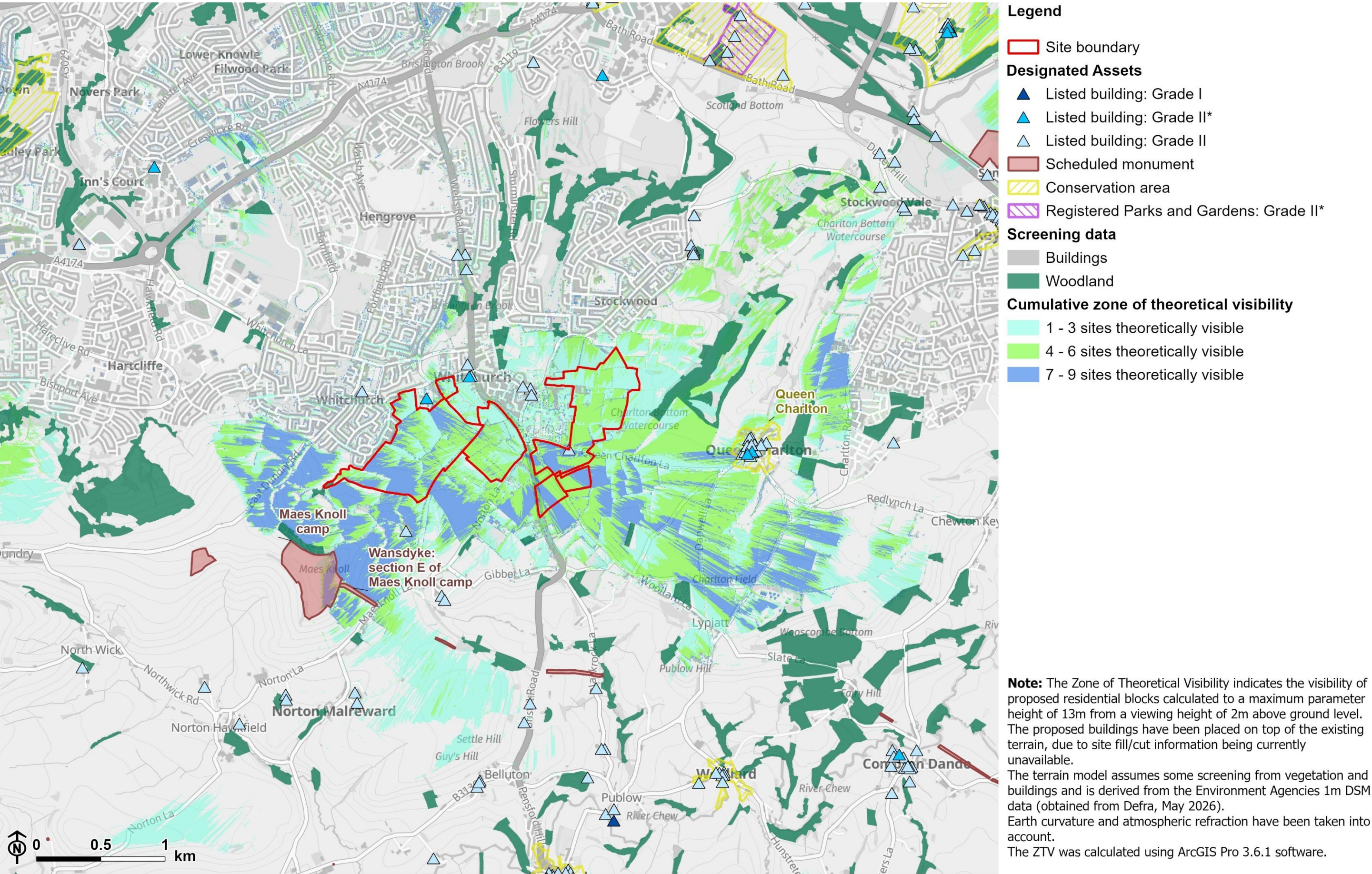
Options for mitigation

8.22 There is a need to balance development across the landscape, particularly if all potential allocations are to be delivered. For example, development within the Whitchurch West 2 and West Whitchurch Sites have more potential to be harmful to the significance Maes Knoll hillfort, but less potential to be harmful to the significance of the assets within Queen Charlton.

8.23 The following options for mitigating cumulative effects to assets have been identified:

- Keeping the southern parts of the Whitchurch West 2 and the West Whitchurch Site open to reduce the potential for cumulative effects to Maes Knoll hillfort. The agricultural land within both of these areas makes the strongest contribution to the setting, and thus significance, of this asset and the retention of open space here would result in less encroachment of settlement activity into the agricultural setting of this asset, reducing the effect to its aesthetic, historical and evidential values.
- Softening the hard 'edges' of development across all sites with landscape design such as the retention of existing field boundaries and hedgerows (including the removal of the three blocks of development to the south of the existing hedgerow in the West Whitchurch Site) would blur and soften the development edge and somewhat reduce the impression of the urban activity encroaching on the rural landscape.
- Opportunities for open space and green infrastructure should be maximised. If open space is not possible then lower storey buildings with sensitive building design should be prioritised.
- The lack of strong visual barriers between Maes Knoll and Queen Charlton and the sites is challenging as there are limited opportunities for enhancement of existing barriers. The addition of green infrastructure/vegetation associated with developments should be sensitively designed, for example large blocks of tall trees would limit the experience of the open landscape and would also be harmful to these assets.
- The size, scale and materials of the proposed development should reflect the existing residential development of the area to help new development blend into the existing urban grain.

Figure 8.1: Cumulative ZTV across all Whitchurch sites



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