



**Brindle
&Green**

Heritage Statement

Gloucester Road, Weston under Penyard,
Herefordshire

Report Reference: BG22.184

August 2024 – REV2



For every environment



Brindle &Green

For every
environment

Liability

Brindle & Green has prepared this report for the sole use of:

Lagan Homes

The report is in accordance with the agreement under which our services were performed. No warranty, express or implied, is made as to the advice in this report or any other service provided by us. This report may not be relied upon by any other party except the person, company, agent or any third party for whom the report is intended without the prior written permission of Brindle & Green.

The content of this report is, at least in part, based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Brindle & Green unless otherwise stated in the report.

Copyright

© This report is the copyright of Brindle & Green. Unauthorised reproduction or usage by any person is prohibited.

www.brindlegreen.co.uk

Head Office

Brindle & Green Limited
Unit 3 Silverhill Court, Radbourne, Derby, DE6 4LY

Tel: 0800 222 9105

Sheffield Office

Brindle & Green Limited
Horizon House
Whiting Street
Sheffield S8 9QR

Barnsley Office

Brindle & Green Limited
Sergeants House
36 Edderthorpe Lane
Barnsley S73 9AT

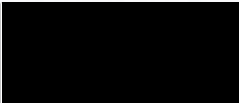


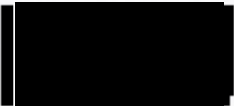
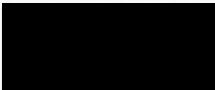
London Office

Brindle & Green Limited
Nutter Lane
Wanstead
London E11 2HZ


Kent Office

Brindle & Green Limited
Sandy Lane
Sevenoaks
Kent TN13 3TP

Document Control

Report	Name	Signature	Date
Prepared by	Tom Hough PCIfA Head of Archaeology and Heritage		17/03/2023
1 st Check by	Rosemary Walker CMLI		27/03/2023
Issued by (PDF)	Tom Hough PCIfA Head of Archaeology and Heritage		28/03/2023
REV1 issued by	Tom Hough PCIfA Head of Archaeology and Heritage		11/04/2023
REV2 issued by	Tom Hough PCIfA Head of Archaeology and Heritage		15/08/2024

Revision Details

Revision	Approved	Revision Details
REV2		Minor textual changes

Project Details

Project carried out by:

Brindle and Green

Unit 3, Silverhill Court

Radbourne

Derby.

DE6 4LY

Head Office: 01332 825771

Email: info@brindlegreen.co.uk

Website: www.brindlegreen.co.uk

Project carried out for:

Lagan Homes

c/o Mark Mann

Finance House

Beaumont Road

Banbury

Oxfordshire

OX16 1RH

Project site:

Gloucester Road

Weston under Penyard

Herefordshire

HR9 7PT

Grid reference: SO 63618 23265

Contents

Document Control	3
Revision Details	3
1 Summary.....	8
2 Introduction.....	10
3 Methodology	11
3.1 Planning Policy	11
3.2 Information Sources.....	12
3.3 Assessment of Impact	13
3.4 Assessing the significance of an asset	13
3.5 Assessing the setting of an asset.....	14
3.6 Assessment of Impact	14
3.7 Site Walkover Survey.....	15
3.8 Limitations.....	15
4 Site Context.....	16
4.1 Site Description	16
5 Results	18
5.1 Designated Heritage Assets.....	18
5.2 Listed Buildings.....	19
5.3 Photographs	20
5.4 Historic mapping.....	23
5.5 Assessment of Significance	24
6 Assessment of Impact	26
6.1 Proposed development.....	26

6.2	Current land use.....	26
6.3	Archaeological Remains.....	26
6.4	Listed Buildings.....	27
7	Conclusions and Recommendations.....	29
7.2	Conclusions.....	29
7.3	Further recommendations.....	30
Appendix 1. General References		31
Appendix 2. Legislation and Guidance Sources.....		32
Appendix 3. Designated Heritage Assets.....		33
Appendix 4. Archive of Maps		37
Appendix 5. Proposed Plans.....		40

Figures

Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.	17
Figure 2: View looking south from the northern boundary of the site, roughly at the location of the Roman remains. Weston under Penyard is located in a rural valley setting. Penyard Hill can be seen in the background of this image.	20
Figure 3: View on site looking north at the location of the Roman remains. The location of Ariconium is in this direction.	21
Figure 4: View eastwards along the A40, the main road through the village.	21
Figure 5: The Grade II* Church of St Lawrence.	22
Figure 6: View north-east from the churchyard of the Church of St. Lawrence. The site is just visible from this perspective (red arrow) though a minor feature in the landscape.	22
Figure 7: View of The Old Rectory, a Grade II listed building.....	23
Figure 8: View towards Western under Penyard from the north, at the southern boundary of the Scheduled Monument of Ariconium. It is thought a Roman road passed from Ariconium through this landscape and past the location of the Roman remains identified on site.	23
Figure 9: Details of designated heritage assets and listed buildings within 1km of the site.....	33

Figure 10: Section of the 1905 OS Map.....	37
Figure 11: Section of the 1954 OS Map.....	38
Figure 12: Section of a modern satellite image.....	39

Tables

Table 1. Historical Data Resources.....	12
Table 2: Details of Scheduled Monuments within 1km of the site	18
Table 3: Details of Listed Buildings within 1km of the site.....	19

1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by Lagan Homes compile a Heritage Statement regarding an area of land north of Gloucester Road, Weston under Penyard, Gloucestershire. The purpose of this report was to identify any designated heritage assets (including listed buildings) within the surrounding area, establish the impact of the development on these heritage assets or their setting, and propose any required mitigation for these heritage assets. This fulfils the criteria set out in Historic England's guidance documents Statement and Heritage Significance and The Setting of Heritage Assets. This report was prepared by Thomas Hough MSc, Principal Archaeologist.
- 1.1.2 The site is located on the eastern side of Weston under Penyard, a small village in rural Gloucestershire roughly 3km to the east of Ross-on-Wye. The surrounding landscape comprises the village to the west and south, with arable and pastoral land to the north and east. The site is the subject of a full planning application for the development of 33 dwellings with associated gardens, access, and landscape treatments. The proposed development area can be seen within Appendix 5 of this report.
- 1.1.3 This assessment establishes that impacts to the heritage assets within the surrounding area are negligible, with 'No Harm' perceived to any of the designated heritage assets within the surrounding area. The proposed layout avoids any below-ground development in the area of high archaeological significance, and with the developable area of the site located to the south and west, the historical relationship of the below ground remains to other archaeological remains to the north and east is retained. It is understood this area will be subject to non-intrusive landscape treatments, in addition to the installation of information boards which will provide public benefit in the understanding and appreciation of both the archaeology on site and in the surrounding area.
- 1.1.4 It is considered the proposed development would result in a minor impact to heritage assets within the surrounding landscape, and as such 'No Harm' is perceived to the setting of the St. Lawrence Church or associated listed structures. The implementation of proposed vegetative screening along site boundaries will also limit any impact to the surrounding area, avoiding any harm to other listed buildings in the area, the majority of which are already outside of visual range of the site.

- 1.1.5 Mitigation for this development has already been proposed within the current plans, being the avoidance of development on the area of high archaeological significance and vegetative planting along site boundaries. It is understood that information boards are also to be installed on site, which will aid the public with the interpretation of the cultural heritage of the site and its immediate surroundings.

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by Lagan Homes to compile a Heritage Statement regarding an area of land north of Gloucester Road, Weston under Penyard, Gloucestershire. This assessment identifies any designated heritage assets (including listed buildings) within the surrounding area, establishes the impact of the development on these heritage assets, and establishes any required mitigation for these heritage assets. This addresses the information requirements of Historic England.
- 2.1.2 The site is located on the eastern side of Weston under Penyard, a small village in rural Gloucestershire roughly 3km to the east of Ross-on-Wye. The surrounding landscape comprises the village to the west and south, with arable and pastoral land to the north and east. The site is the subject of a full planning application for the development of 33 dwellings with associated gardens, access, and landscape treatments. The proposed development area can be seen within Appendix 5 of this report.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.

3 Methodology

3.1 Planning Policy

- 3.1.1 The Department for Communities and Local Government's National Planning Policy Framework (NPPF 2021), sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant to provide, as part of a planning application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.
- 3.1.2 Paragraph 189 of the NPPF states that 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.1.3 Paragraph 190 states 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 3.1.4 A 'heritage asset' is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- 3.1.5 A 'designated heritage asset' can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.1.6 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.7 Local planning policy was also consulted for the purposes of this report.

3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2014). Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment.

3.2.2 A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	24/02/2023

Consultant	Requested Data	Search Radius	Date Requested
Herefordshire Council – Herefordshire Through Time	Historic Environment Records (HERs)	1km	24/02/2023
Magic Maps	Designated heritage assets	1km	24/02/2023
National Library of Scotland	Historical maps	Site area	24/02/2023

3.3 Assessment of Impact

- 3.3.1 In determining the potential heritage impact of development proposals, ‘significance’ is defined as the value of a heritage asset to this, and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- 3.3.2 ‘Setting’ is defined as 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.

3.4 Assessing the significance of an asset

- 3.4.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 189).
- 3.4.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as ‘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’.

- 3.4.3 For a definition of these ‘interests’ a useful reference document is Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; ‘evidential’ equating to archaeological, ‘historical and communal’ equating to historic and ‘aesthetic’ equating to architectural and artistic.

3.5 Assessing the setting of an asset

- 3.5.1 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation / understanding of an asset’s significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5 – Make and document the decision and monitor outcomes.

3.6 Assessment of Impact

- 3.6.1 The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

- 3.6.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states ‘In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in

determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

- 3.6.3 The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

3.7 Site Walkover Survey

- 3.7.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to understand important relationships in the area surrounding the site. A site walkover was undertaken on 7th March 2023.

3.8 Limitations

- 3.8.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Site Description

Geographical Context

- 4.1.1 The application site can be found at SO 63618 23265 and comprises a field on the northern side of Gloucester Road (A40). The site is located on the eastern side of Weston under Penyard, a small village in rural Gloucestershire roughly 3km to the east of Ross-on-Wye. The surrounding landscape comprises the village to the west and south, with arable and pastoral land to the north and east. Penyard Hill is located roughly 1.5km to the south-west.

Historical Context

- 4.1.2 The site is located within a rich historical landscape. The Roman settlement of *Ariconium* was situated over a 100-hectare area is located approximately 1km to the northeast. It is thought that rather than a usual town, this settlement comprises an industrial administrative centre for local ironworking, with the area being used for similar use prior to the Roman era. The site is thought to have been abandoned around the year 360, based on the lack of coin finds after this date. Following the collapse of Roman Britain, *Ariconium* is thought to have been the origin of the name of the Welsh sub-kingdom of *Ergyng*, which lay in what is now western Herefordshire from the 5th to 7th centuries. In turn, following the expansion of the Kingdom of Mercia in the 8th century, the name *Ergyng* developed into *Archenfield*, the historic name for western and southern Herefordshire which remained a predominantly Welsh-speaking area until the 17th century.
- 4.1.3 Weston under Penyard possibly originated as a settlement in the early-medieval era, though it is recorded in the 1086 as comprising only two households. 'Weston' derives from the Old English *western settlement* with 'Penyard' deriving from the Welsh for *high hill*. The ruins of Penyard Castle are situated the top of the hill, the remains of a hunting lodge built in the 14th century. Stonework from this is thought to have been used on the construction of Bollitree Castle, a 18th century fortified house just to the north of the village.

Topography

- 4.1.4 The elevation of ground within the study site ranges from 72m at the southern corner to 78m at the northern corner, above Ordinance Datum (aOD).



Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.

5 Results

5.1 Designated Heritage Assets

- 5.1.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.
- 5.1.2 There are no World Heritage Sites, Registered Battlefields or Registered Parks and Gardens within the site or within 1km of the site (Appendix 3).
- 5.1.3 One Scheduled Monument is located within 1km of the site and summarised below:

Table 2: Details of Scheduled Monuments within 1km of the site

Name	Location	Reason for designation
Roman town of Ariconium	0.63km NE; SO 64504 23875	This monument includes part of a small Roman town at the junction of two known Roman roads situated on the gentle west facing slopes of a ridge between the Rudhall Brook and the Wye Valley. Subject to numerous archaeological works, it is known to occupy a roughly rectangular area and includes domestic houses, streets, industrial premises (including iron works), shops, civic and commercial premises and burial sites which all survive as buried structures, layers and deposits many visible as crop and soil marks on aerial photographs.

- 5.1.4 The site was subject to a previous planning application in 2015 (P143842/O), during which an archaeological evaluation was undertaken on site (Worcestershire Archaeology, 2015). This evaluation covered a 3% sample of the site and identified a density of Roman archaeology in the north and east of the site, likely relating to a villa complex. This is possibly related to *Ariconium* to the north-east, with it being noted that the Roman road linking the settlement to the Forest of Dean ran along the eastern boundary of the site. As part of the current application, it is understood that archaeological excavation has been undertaken on the developable areas of the site, with no features of high significance identified.

- 5.1.5 The site is not present within an Historic Conservation Area, nor are any located within 1km of the site.

5.2 Listed Buildings

- 5.2.1 A total of twenty-one listed buildings and structures are located within 1km of the site (Appendix 3), comprising a Grade I, four Grade II* and sixteen Grade II structures. The nine of these which are located within 0.5km of the site are detailed below in Table 3. Summary details of all listed buildings can be found within Appendix 3.

Table 3: Details of Listed Buildings within 1km of the site

Name	Date listed	Location	Reason for designation
Milestone approximately 20 metres east of Weston House	17/03/1987	120m SW; SO 63346 23299	Grade II Milestone. Probably early C19. Sandstone. Triangular plan. Left-hand face inscribed: "To R[oss] 2 Mile 600 yds". Right-hand face inscribed: "To [G]loucester 14 Miles".
Weston under Penyard War Memorial	05/03/2019	300m SW; SO 63153 23233	Grade II War Memorial, designated for historical and architectural interest, as well as group value with other associated structures.
Church of St. Lawrence	17/03/2022	300m SW; SO 63133 23235	Grade II* Church. C14 with late C12 arcade, C13 remains and some later additions. extensively restored 1867 by Street.
Group of two Chest Tombs approximately 7 metres north of west end of North Aisle of Church of St. Lawrence	17/03/2022	300m SW; SO 63128 23249	Grade II two tomb chests. Probably early C18. sandstone.

Name	Date listed	Location	Reason for designation
Tomb Chest approximately 18 metres north of Tower of Church of St. Lawrence	08/05/2000	300m SW; SO 63124 23247	Grade II Tomb chest. Mid- to late C18. Sandstone.
Group of Two Tomb Chests approximately 10 metres north of Tower of Church of St. Lawrence.	17/03/1987	300m SW; SO 63124 23251	Grade II two tomb chests. Mid- and late C18: Sandstone.
Street House	18/05/1953	370m W; SO 63213 23596	Grade II* House. Early C18. Sandstone rubble with tile roof. Two storeys with attic, five bays.
The Old Rectory	18/05/1953	390m N; SO 63642 23736	Grade II House. Circa 1700. Sandstone ashlar with hipped tilt roof.

5.3 Photographs



Figure 2: View looking south from the northern boundary of the site, roughly at the location of the Roman remains. Weston under Penyard is located in a rural valley setting. Penyard Hill can be seen in the background of this image.



Figure 3: View on site looking north at the location of the Roman remains. The location of Ariconium is in this direction.



Figure 4: View eastwards along the A40, the main road through the village.



Figure 5: The Grade II* Church of St Lawrence.



Figure 6: View north-east from the churchyard of the Church of St. Lawrence. The site is just visible from this perspective (red arrow) though a minor feature in the landscape.



Figure 7: View of The Old Rectory, a Grade II listed building.



Figure 8: View towards Western under Penyard from the north, at the southern boundary of the Scheduled Monument of Ariconium. It is thought a Roman road passed from Ariconium through this landscape and past the location of the Roman remains identified on site.

5.4 Historic mapping

- 5.4.1 An analysis of historic mapping resources depicts the development of the area surrounding the site for the period 1905 – 1954. During this time period, unsurprisingly for a rural village, development is limited within the area. However, the western half of the site may have once comprised landscaped land forming the rear gardens of a hotel – ‘The Sandiway’. A railway line also once passed along the northern boundary, now dismantled. The surrounding landscape

remains largely unchanged, aside from limited areas of housing development within the village, particularly to the south of the site.

5.5 Assessment of Significance

- 5.5.1 The remains of the Roman villa on site do not comprise a designated heritage asset. However, these remains are of a high archaeological significance and as such are being retained as part of the proposed plans. The villa complex on site appears to have been located to a series of other Roman structures in the area. A Romano-British farmstead was identified approximately 50m to the north of the site (HER15983) during archaeological works in 1993 – 1994, and Roman settlement activity was identified in a prior evaluation 15m south-east of the site (HER22965). It is understood that the line of the Roman road linking Ariconium to the Forest of Dean also passed along what is now the eastern boundary of the site (HER 840). Further archaeological excavation has found As such, the remains on site seem typical for a villa on the fringe of a Roman settlement, with an historic relationship present between the remains on site and the Ariconium scheduled monument to the north, which contributes to the archaeological and historical significance of these remains.
- 5.5.2 The site is located at the north-eastern periphery of a rural village setting, situated within a valley with Penyard Hill to the south. The core of the village is centred around the Church of St Lawrence, and the intersection of Church Lane and The Streete with the A40, locations approximately 300m west of the site. It is likely the village originated round this core in the early-medieval to medieval periods, with limited extension beyond this until the modern era. A railway line once passed by the village, along the northern boundary of the site.
- 5.5.3 Most expansion of the village has occurred on the eastern side of this core, with modern housing development to the west and south of the application site. That said, these existing developments are not considered to have impacted the historic appeal of the village. It can be seen that some of the appeal of the setting of the village has been impacted by the fact that the A40 is now a fairly major road, with associated noise from passing traffic. A milestone, a listed structure, is located along this road.
- 5.5.4 However, the setting of the listed buildings within the village, particularly the Church of St Lawrence, is largely unchanged. The church is located on the southern slope of the valley, with key viewpoints from the church to the north. The development site is visible from the church

grounds, though is only a limited aspect of the surrounding landscape. As such, the significance of the church derives from its historical and architectural value, which is further enhanced by the other surrounding designated structures comprising nearby tombs.

- 5.5.5 The setting of the Old Rectory building has been well retained, comprising a rural landscape surrounding the immediate vicinity of the building. An area of woodland is also located immediately south of the building, which appears to have been added in recent decades.
- 5.5.6 Other listed buildings within the search radius are located to the north and west of the village, in rural areas in which the setting has also been retained. Of note is the Grade I listed Bollitree Farm, which is located outside of visual range of the site with no key viewpoints in the direction of the site.

6 Assessment of Impact

6.1 Proposed development

- 6.1.1 The site is subject of a subject of a full planning application for the development of 33 dwellings with associated gardens, access, and landscape treatments. The proposed dwellings are set back from the A40 with trees and a pond along the roadside. Protected trees are also located along the western boundary. The proposed development area can be seen within Appendix 5 of this report.

6.2 Current land use

- 6.2.1 The site currently comprises an area of unmanaged grassland.

6.3 Archaeological Remains and Scheduled Monument

- 6.3.1 The archaeological remains are situated at the north-eastern corner of the site. Further archaeological excavation has established a lack of remains in the remainder of the site. The wider landscape contains an abundance of Roman archaeology, with Ariconium to the north, and additional remains being identified close to the site in past archaeological works. As such, an historic relationship is present in the landscape between these features. With the developable area of the site situated to the south-west of the remains, this historic relationship will be retained post-development. However, it is noted that, as these remains comprise below ground assets, the setting is considered a minor contributor to their significance.
- 6.3.2 The proposed plans indicate the areas of high archaeological significance will remain undeveloped with above ground landscape treatments proposed. As such the archaeological significance will be retained post-development. It is understood that information boards will also be installed as part of the development, providing further public benefit in the appreciation of this historical asset. As such, there is considered to be 'No Harm' by the development on these archaeological remains.

- 6.3.3 Viewing the site from the perspective of the Scheduled Monument itself, the site does not form a prominent feature in the landscape when viewing from the north. No impact is perceived to the archaeological significance of the scheduled monument by the development.

6.4 Listed Buildings

- 6.4.1 A total of twenty-one listed buildings and structures are located within 1km of the site, a Grade I, four Grade II* and sixteen Grade II structures.

St Lawrence Church and associated listed structures

- 6.4.2 St Lawrence Church, a Grade II* building, is located approximately 300 metres to the south-west of the development site. Additional listed structures comprising a series of tomb chests are situated in the churchyard which as a group contribute to their communal value, in addition to their historic significance. These heritage assets are located within the historic core of the village, with this rural setting also contributing to their significance. Existing modern development in the area is not considered to have impacted this setting, therefore although the development site is partially visible from one particular perspective within the churchyard, it is not considered that the development would have any detrimental impact to the setting of these assets. In addition, the proposed plans depict trees and other vegetation along the site's southern boundary, which will provide further vegetative screening to the nearby area. This vegetative screening will also mitigate any impact to the setting of the milestone located a short distance west along the A40. As such, it is considered there is 'No Harm' to the setting and therefore the significance of these heritage assets by the development.

The Old Rectory

- 6.4.3 This building is located to the north of the site, and is situated behind a small area of woodland, providing visual screening for the building from the landscape to the south. The proposed development is situated at a lower elevation to this building, and once completed, would blend in with existing residential development to the south. It is considered there will be 'No Harm' by the development to this listed building.

Other listed buildings and structures

- 6.4.4 Given the distance from the site, and the fact that due to the topography of the area and surrounding vegetation, other listed buildings are located outside of visual range of the site, it is not perceived that there will be any impact to the setting and therefore the significance of other listed buildings within the area.
- 6.4.5 The Weston Under Penyard Neighbourhood Development Plan (2015) notes that a steel construction horse trough located along the southern boundary of the site on the northern side of the A40, roughly opposite the junction with Ariconium Place, is an 'important building' and as such should be retained. This structure was not noted on site, and is possibly overgrown with the vegetation along this boundary. That said, the current plans depict the retention of this boundary vegetation, and as such, it is not perceived there will be any harm to this feature.

7 Conclusions and Recommendations

- 7.1.1 This heritage statement draws together available information to identify heritage assets within the vicinity of the development and assess the impact by the proposed development on these assets. It addresses the requirements set out by the NPPF.

7.2 Conclusions

- 7.2.1 Harm to the significance of a heritage asset can be minimized through the creation of long-term visual / acoustic screening or through the recognition of sensitive receptors within sympathetically designed schemes such that built form is demonstrably positioned in order to reduce adverse impacts.
- 7.2.2 This assessment establishes that impacts to the heritage assets within the surrounding area are negligible, with 'No Harm' perceived to any of the designated heritage assets within the surrounding area. The proposed layout avoids any below-ground development in the area of high archaeological significance, and with the developable area of the site located to the south and west, the historical relationship of the below ground remains to other archaeological remains to the north and east is retained. It is understood this area will be subject to non-intrusive landscape treatments, in addition to the installation of information boards which will provide public benefit in the understanding and appreciation of the archaeology and cultural heritage both on site and in the surrounding area.
- 7.2.3 It is considered the proposed development would result in a minor impact to heritage assets within the surrounding landscape, and as such 'No Harm' is perceived to the setting of the St. Lawrence Church or associated listed structures. The implementation of proposed vegetative screening along site boundaries will also limit any impact to the surrounding area, avoiding any harm to other listed buildings in the area, the majority of which are already outside of visual range of the site.

7.3 Further recommendations

- 7.3.1 Mitigation for this development has already been proposed within the current plans, being the avoidance of development on the area of high archaeological significance and vegetative planting along site boundaries. It is understood that information boards are also to be installed on site, which will aid the public with the interpretation of the cultural heritage of the site and its immediate surroundings.

Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

English Heritage (2008). Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage.

Historic England (2015). The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (2nd ed). Swindon, Historic England.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

Weston Under Penyard Neighbourhood Development Plan 2011 – 2031 (2015), Version 5.

Historic Maps

OS Six Inch, 1905

OS 1:10000, 1954

Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 9: Details of designated heritage assets and listed buildings within 1km of the site.

06/03/2023, 11:08	about:blank
Site Check Report generated on Mon Mar 06 2023 You selected the location: Centroid Grid Ref: SO63602323 The following features have been found in your search area:	
Scheduled Monuments (England) - points	
Name	Roman town of Ariconium
Scale of Capture	1:10000
Old Reference	HE 154
Reference	1005364
Easting	364493.375429
Northing	223867.228488
Date	17/11/1961
Area (Ha)	18.846773
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1005364
Scheduled Monuments (England)	
Name	Roman town of Ariconium
Scale of Capture	1:10000
Old Reference	HE 154
Reference	1005364
Easting	364493.375429
Northing	223867.228488
Date	17/11/1961
Area (Ha)	18.846773
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1005364
Listed Buildings (England)	
Name	WALLS ENCLOSING GARDEN SOUTH OF WESTON HALL, WITH TWO PAIRS OF GATE PIERS AND GATES
Reference	1099603
Grade	II
Date Listed	18/05/1953
Legacy UID	155517
Scale of Capture	1:2500
Easting	362653.05
Northing	223596.4508
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1099603
Name	MILESTONE APPROXIMATELY 20 METRES EAST OF WESTON HOUSE
Reference	1099604
Grade	II
Date Listed	17/03/1987
Legacy UID	155520
Scale of Capture	1:2500
Easting	363346
Northing	223299.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1099604
Name	TOMB CHEST APPROXIMATELY 18 METRES NORTH OF TOWER OF CHURCH OF ST LAWRENCE
Reference	1099605
Grade	II
Date Listed	08/05/2000
Legacy UID	155524
Scale of Capture	1:2500
Easting	363124
Northing	223247.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1099605
Name	GROUP OF TWO TOMB CHESTS APPROXIMATELY 10 METRES NORTH OF TOWER OF CHURCH OF ST LAWRENCE
Reference	1099606
Grade	II
Date Listed	17/03/1987
Legacy UID	155526
Scale of Capture	1:2500
Easting	363124
Northing	223251.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1099606
Name	FORMER BAPTIST CHAPEL TO REAR OF BAPTIST CHURCH
Reference	1099607
Grade	II

about:blank

1/4

06/03/2023, 11:08

about:blank

Date Listed 15/09/1988
Legacy UID 155531
Scale of Capture 1:2500
Easting 364084
Northing 222623.3608
Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1099607>

Name BOLLITREE CASTLE FARMHOUSE
Reference 1099638
Grade II*
Date Listed 18/05/1953
Legacy UID 155504
Scale of Capture 1:2500
Easting 363644
Northing 224023.3608
Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1099638>

Name BUILDING EXTENDING TO WEST AT SOUTH-WEST CORNER OF FARMYARD AT BOLLITREE CASTLE
Reference 1099639
Grade II
Date Listed 17/03/1987
Legacy UID 155507
Scale of Capture 1:2500
Easting 363677
Northing 224007.3608
Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1099639>

Name DOVECOTE APPROXIMATELY 50 METRES SOUTH OF BOLLITREE CASTLE FARMHOUSE
Reference 1099640
Grade II
Date Listed 17/03/1987
Legacy UID 155508
Scale of Capture 1:2500
Easting 363651
Northing 223986.3608
Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1099640>

Name THE OLD RECTORY
Reference 1099641
Grade II
Date Listed 18/05/1953
Legacy UID 155510
Scale of Capture 1:2500
Easting 363642
Northing 223736.3608
Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1099641>

Name STREET HOUSE
Reference 1099642
Grade II*
Date Listed 18/05/1953
Legacy UID 155512
Scale of Capture 1:2500
Easting 363213
Northing 223596.3608
Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1099642>

Name WESTON HALL
Reference 1099643
Grade II*
Date Listed 18/05/1953
Legacy UID 155514
Scale of Capture 1:2500
Easting 362643
Northing 223679.3608
Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1099643>

Name FARM BUILDING APPROXIMATELY 20 METRES NORTH-WEST OF WESTON HALL
Reference 1099644
Grade II
Date Listed 18/05/1953
Legacy UID 155516
Scale of Capture 1:2500
Easting 362624.1

about:blank

2/4

06/03/2023, 11:08	about:blank
Northing Hyperlink	223719.3201 https://historicengland.org.uk/listing/the-list/list-entry/1099644
Name	GROUP OF TWO CHEST TOMBS APPROXIMATELY 7 METRES NORTH OF WEST END OF NORTH AISLE OF CHURCH OF ST LAWRENCE
Reference	1167854
Grade	II
Date Listed	17/03/1987
Legacy UID	155525
Scale of Capture	1:2500
Easting	363128
Northing	223249.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1167854
Name	BARN ON SOUTH SIDE OF FARMYARD AT BOLLITREE CASTLE FARMHOUSE WITH ARCADED FARM BUILDING ADJOINING TO SOUTH
Reference	1167693
Grade	II
Date Listed	18/05/1953
Legacy UID	155506
Scale of Capture	1:2500
Easting	363683
Northing	223986.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1167693
Name	GATEWAY IN GARDEN WALL ON NORTH SIDE OF ROAD APPROXIMATELY 75 METRES NORTH-EAST OF BOLLITREE CASTLE FARMHOUSE
Reference	1167716
Grade	II
Date Listed	17/03/1987
Legacy UID	155509
Scale of Capture	1:2500
Easting	363659
Northing	224075.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1167716
Name	FARM BUILDING APPROXIMATELY 5 METRES NORTH OF WESTON HALL
Reference	1167728
Grade	II
Date Listed	13/05/1953
Legacy UID	155515
Scale of Capture	1:2500
Easting	362646.95
Northing	223704.527
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1167728
Name	GATES WITH FLANKING WALLS AND TWO PAIRS OF PIERS APPROXIMATELY 100 METRES SOUTH-WEST OF WESTON HALL
Reference	1167741
Grade	II
Date Listed	17/03/1987
Legacy UID	155518
Scale of Capture	1:2500
Easting	362606.325
Northing	223626.7218
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1167741
Name	BAPTIST CHURCH
Reference	1167745
Grade	II
Date Listed	17/03/1987
Legacy UID	155521
Scale of Capture	1:2500
Easting	364065
Northing	222608.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1167745
Name	BARN ON WEST SIDE OF FARMYARD AND CURTAIN WALL ENCLOSING YARD AT BOLLITREE CASTLE
Reference	1296781
Grade	I
Date Listed	18/05/1953
Legacy UID	155505
Scale of Capture	1:2500
Easting	363677
Northing	224032.3608
about:blank	

06/03/2023, 11:08

about:blank

Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1296781
Name	CHURCH OF ST LAWRENCE
Reference	1348828
Grade	II*
Date Listed	17/03/1987
Legacy UID	155522
Scale of Capture	1:2500
Easting	363133
Northing	223235.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1348828
Name	MILESTONE
Reference	1348867
Grade	II
Date Listed	17/03/1987
Legacy UID	155519
Scale of Capture	1:2500
Easting	362949
Northing	223464.3608
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1348867
Name	Weston under Penyard War Memorial
Reference	1462974
Grade	II
Date Listed	05/03/2019
Legacy UID	
Scale of Capture	1:1250
Easting	363153.05
Northing	223232.76
Hyperlink	https://historicengland.org.uk/listing/the-list/list-entry/1462974

World Heritage Sites (England) - points
No Features found

World Heritage Sites (England)
No Features found

Registered Battlefields (England) - points
No Features found

Registered Battlefields (England)
No Features found

Registered Parks and Gardens (England) - points
No Features found

Registered Parks and Gardens (England)
No Features found

about:blank

4/4

Appendix 4. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

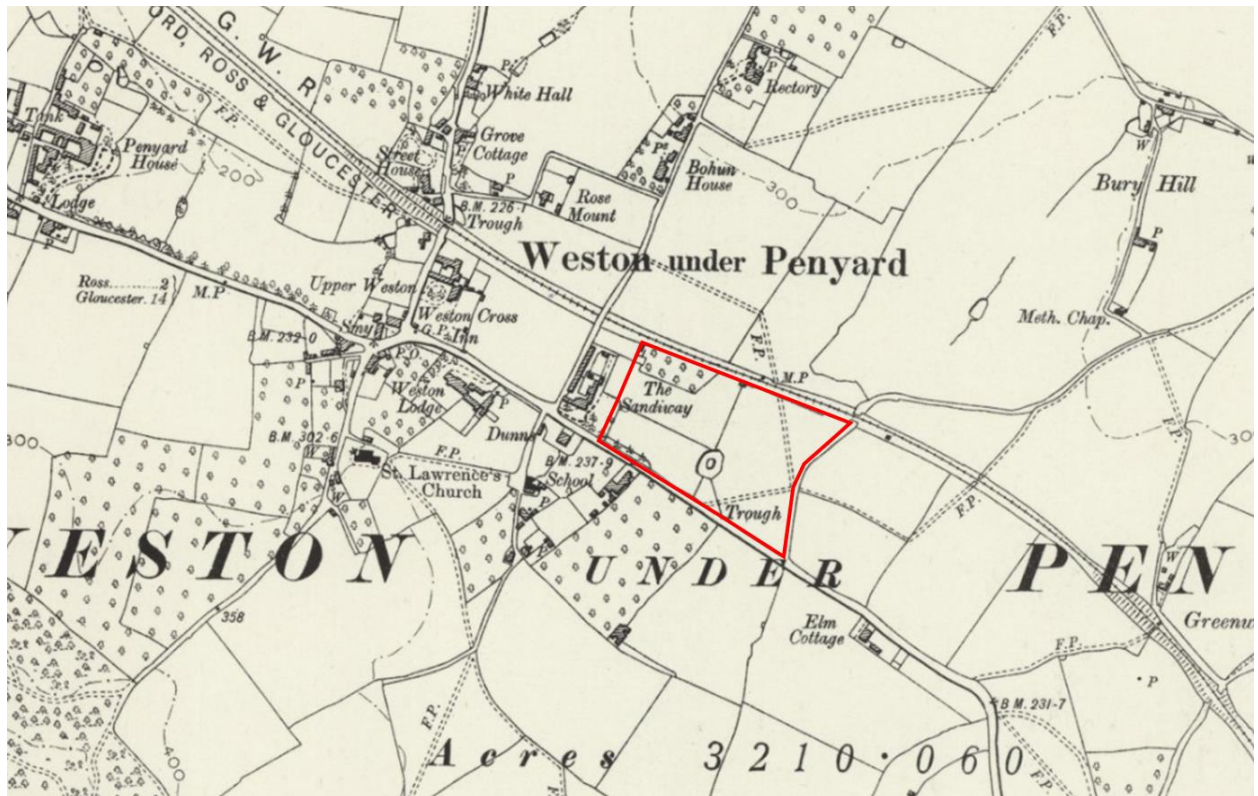


Figure 10: Section of the 1905 OS Map

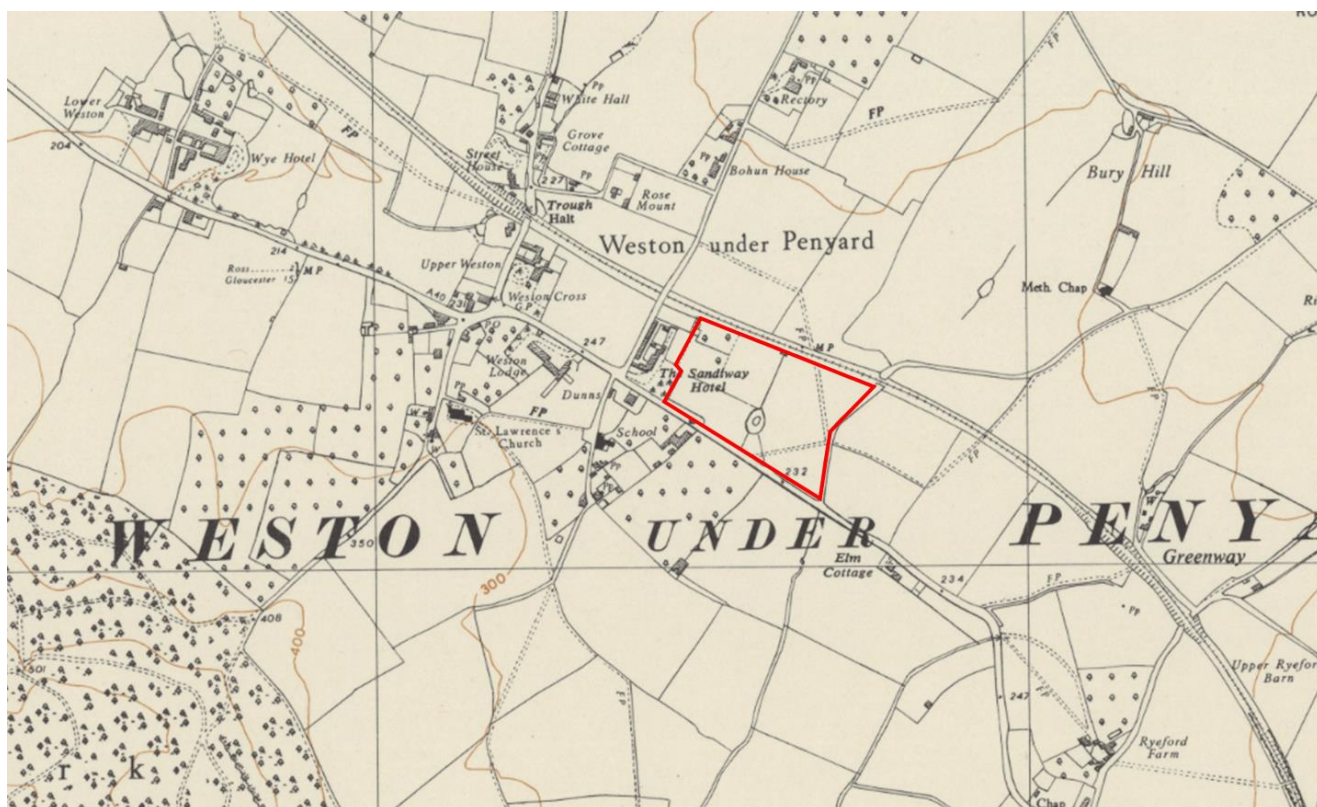


Figure 11: Section of the 1954 OS Map



Figure 12: Section of a modern satellite image.

BG22.184 Weston under Penyard– Heritage Statement

