

Addendum to Whitchurch settlement expansion options

Statement of Heritage Significance and
appraisal of risk of harm (2025)

Bath & North East Somerset Council

Draft Report

Prepared by LUC

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Chapter 1

Addendum

Background

1.1 This document is to be read as an addendum to the report Whitchurch settlement expansion – Statement of Significance and appraisal of risk of harm, issued in December 2023. That report was created to provide additional evidence for the Bath and North East Somerset (B&NES) Local Plan to help inform the potential allocation of land in the Whitchurch area for housing and employment development, with supporting infrastructure.

1.2 In June 2025 LUC was commissioned by B&NES council to prepare an appraisal of risk of harm for additional potential development areas (2025 Study Area) in the Whitchurch area. The 2025 Study Area lies immediately to the south east of the 2023 Study Area (Figure A.1), and the assessment applies the same methodology as the 2023 report. This work has been informed by a further site visit, carried out in July 2025.

1.3 This addendum provides an update to chapters 4 and 5 as a result of the assessment of the additional potential land allocations.

Update to Chapter 4

1.4 This section outlines the results of Tasks 1-5 in the methodology, combined to form an assessment of the likely risk of harm arising from development of the potential allocations for each designated heritage asset which has been brought forward for assessment as a result of Task 2 (identification of assets and asset significance). This section should be considered in conjunction with findings from the 2023 report

1.5 The information in chapters 1-3 of the 2023 report remains applicable to the sites discussed in this addendum. Specifically, no additional affected assets were identified for assessment as a result of desk-based study and site visit evaluation, therefore no update was necessary to chapter 3 of the 2023 report.

Maes Knoll hillfort (Figure 4.1)

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

1.7 Residential development in parcels across the 2025 Study Area would cause a high level of harm to the significance of the asset due to:

- a substantial encroachment of development into an otherwise relatively rural setting which would harm the aesthetic value of the asset, which contributes towards its significance.
- by affecting the experience of the asset (i.e. its setting), including sequential views of it in its context as well as changing strategic views from the asset itself (albeit these are seasonally available due to vegetation levels) which would change the way the asset is experienced within the landscape

1.8 This is likely to result in less than substantial harm to a designated asset, but this would be towards the upper end of the scale.

1.9 Despite its distance from Maes Knoll, there are no areas within the 2025 Study Area where residential development would be less harmful as there is little existing urban development in this area.

1.10 Mitigation to reduce the level of harm to the asset would be difficult across the 2025 Study Area due to a lack of strong visual barriers that could be enhanced to reduce the suburbanising effect of the residential development.

1.11 Development which would enhance or maintain the open green space between Maes Knoll and Whitchurch village would result in the lowest level of harm to significance of the asset as it would best allow for its aesthetic values to be understood and appreciated.

Wansdyke (Figure 4.2)

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

1.13 Potential for a medium level of harm to the significance of the asset if residential development occurs in parcels along the eastern and southern boundary of the 2025 Study Area due to setting change.

1.14 The current setting of the asset (as defined in Chapter 3) allows for the appreciation of the way the asset stands apart from its contemporary landscape, visible and distinct from other land uses.

1.15 A change in the setting of the asset would harm its significance by affecting the experience of the asset (and its relationship with Maes Knoll hillfort which is also of crucial importance) by adding a 'hard' edge which would be at odds with the rural and isolated feel of the current setting.

1.16 This could be mitigated/reduced by using these parcels for green infrastructure only, which would also reduce the level of harm to the significance of Maes Knoll hillfort.

1.17 There is low level of harm to the significance of the asset from development in other parcels closer to urban development in Whitchurch due to distance from the asset and lack of intervisibility.

Assets within Queen Charlton (Figure 4.3)

1.18 The asset will not be physically affected by development of the potential allocation, and so any harm to the significance of the asset is via setting change.

1.19 The parcels within the area enclosed by Woollard Lane, Queen Charlton Lane, Highwall Lane, Charlton Road and Dapwell Lane are where potential development may cause harm to the significance of the assets within Queen Charlton. The harm would occur through setting change.

1.20 The parcels immediately to the south-west of Queen Charlton form part of the setting of the conservation area and associated assets. There are lines of sight along the roads that leads south-west out of Queen Charlton along Queen Charlton Lane (parcels 70, 73 and 75), Highwall Lane (parcels 74, 75 and 76) and Dapwell Lane (76 and 76), limited in some areas by hedges and boundaries.

1.21 Scenic views from this area frame Queen Charlton in a broadly rural setting, framed by breaks in the trees which allow its form to be read against the skyline, and illustrates a continuity of agricultural use.

1.22 The setting of the conservation area is defined by its rural and agricultural surroundings, in a landscape that has remained unchanged for centuries and retains medieval and post-medieval landscape features such as radiating strip fields to the west of the village and the wider pattern of late medieval/post-medieval open fields surrounding it. The setting of the conservation area adds to its significance in terms

of its aesthetic and historical values by the way it allows for its significance to be understood and appreciated.

1.23 The significance of the asset could be harmed as a result of setting change as this setting (as defined above) contributes to the aesthetic value of the conservation area. The introduction of modern development within the 2025 Study Area 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.

1.24 Residential development could equate to the following level of harm to the significance of the conservation area due to a change in setting

- Parcels 70-80 = very high level of harm
- Parcels 63-69 and 81-85 = high level of harm
- Parcels 60-62 = high-medium level of harm
- Parcels 86-95 = low level of harm, due to intervening vegetation.

1.25 A single storey building for a primary school or community centre in the west of the 2025 Study Area may result in a lower level of harm to the significance of the conservation area but the preference for this area in order to avoid harm would be for minimal development, particularly in the parcels closest to Queen Charlton.

Assets within Whitchurch village (Figure 4.4)

1.26 No update due to the 2023 assessment as a result of potential development of the 2025 Study Area as all development within the parcels in this area equates to a low level of harm to the asset.

Whitewood Farmhouse (Figure 4.5)

1.27 No update due to the 2023 assessment as a result of potential development of the 2025 Study Area as all development within the parcels in this area equates to a low or medium low level of harm to the asset.

Lyons Court Farmhouse (Figure 4.6)

1.28 No update due to the 2023 assessment as a result of potential development of the 2025 Study Area as all development within the parcels in this area equates to a low level of harm to the asset.

Milestone (Figure 4.7)

1.29 No update due to the 2023 assessment as a result of potential development of the 2025 Study Area as all development within the parcels in this area equates to a low level of harm to the asset.

Update to Chapter 5 – Conclusions and Recommendations

1.30 In addition to the findings from the 2023 report, this assessment finds that the areas of highest sensitivity (where the development would have the greatest impact on the significance of the identified heritage assets) are as follows:

- the land south west of Queen Charlton (nos. 60-69, 70-80, and 81-85)
- the land east of Maes Knoll (nos. 86-91)
- the land north of Wansdyke (nos. 92-95)

1.31 These are illustrated in Figure 4.8. This figure shows a worst case scenario approach and is intended to be read in conjunction with Table 2.1 in the 2023 report which presents a more nuanced approach based on the impacts of different types of development to heritage assets.

1.32 The 2025 Study Area is located South West of Whitchurch Village and residential development could cause harm to the significance of the Scheduled Monuments of Maes Knoll hillfort and the Wansdyke. Any harm to the significance of these assets would be via a change in their setting.

1.33 In this area, residential development poses the highest risk of harm to the significance of the assets due to the encroachment of residential development which would change the rural setting of Maes Knoll and the Wansdyke and affect the way these assets are experienced in the landscape, thereby affecting their significance.

1.34 Other infrastructure, such as a school or community centre and green infrastructure which would enhance or maintain open green space between Maes Knoll and Whitchurch village would result in the lowest level of harm to significance of the assets. However, in the case of the construction of a community centre or school, this would depend on the scale and massing.

1.35 Residential development in the study area 2025 could also harm the significance of the Queen Charlton Conservation Area by altering 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. The preference for this area in order to avoid harm would be for green infrastructure.

1.36 Overall, there are no parcels within the Study Area 2025 where the risk of harm from residential development is less than high.

Figure 4.1: Risk of harm for Maes Knoll hillfort

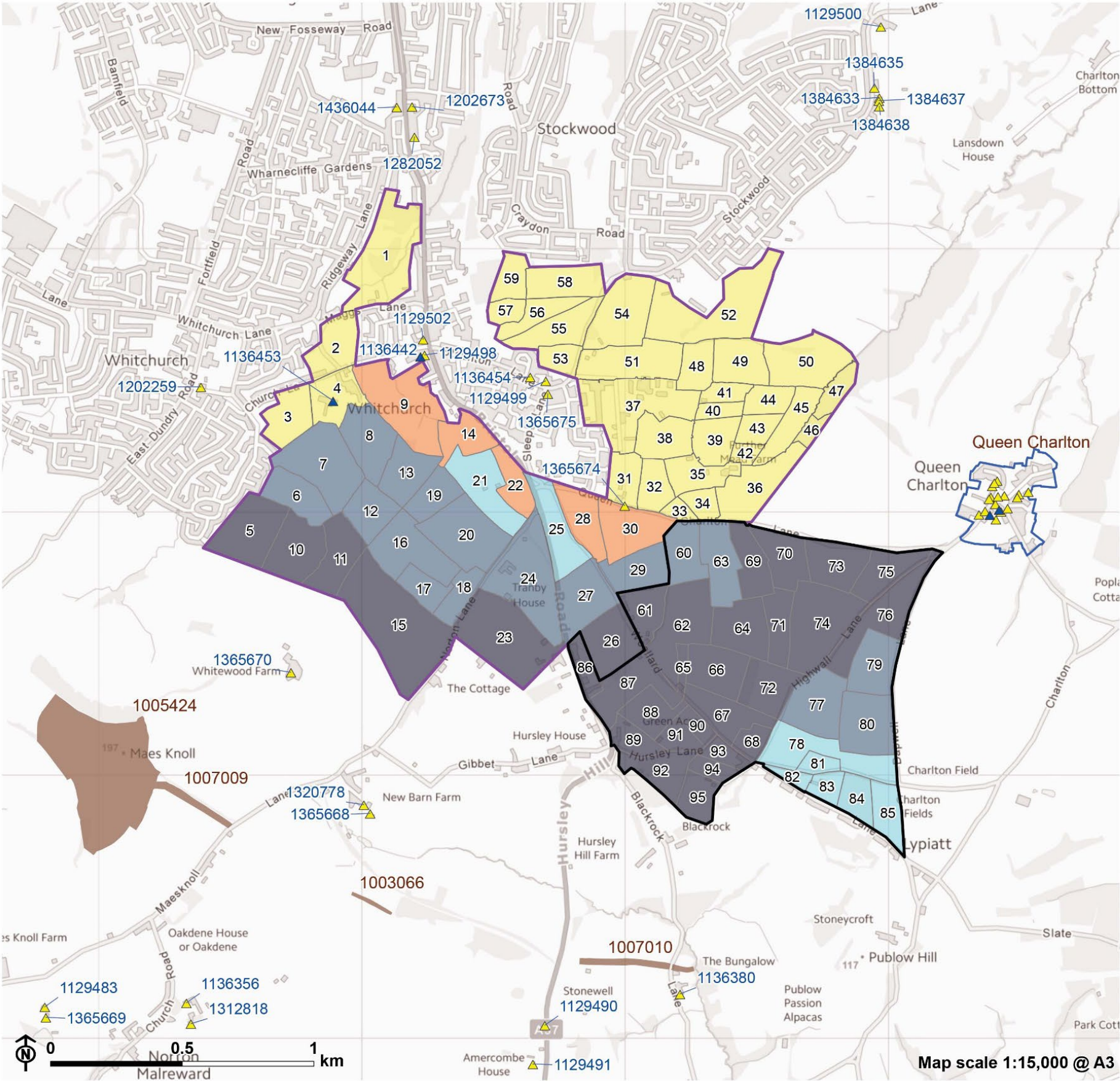
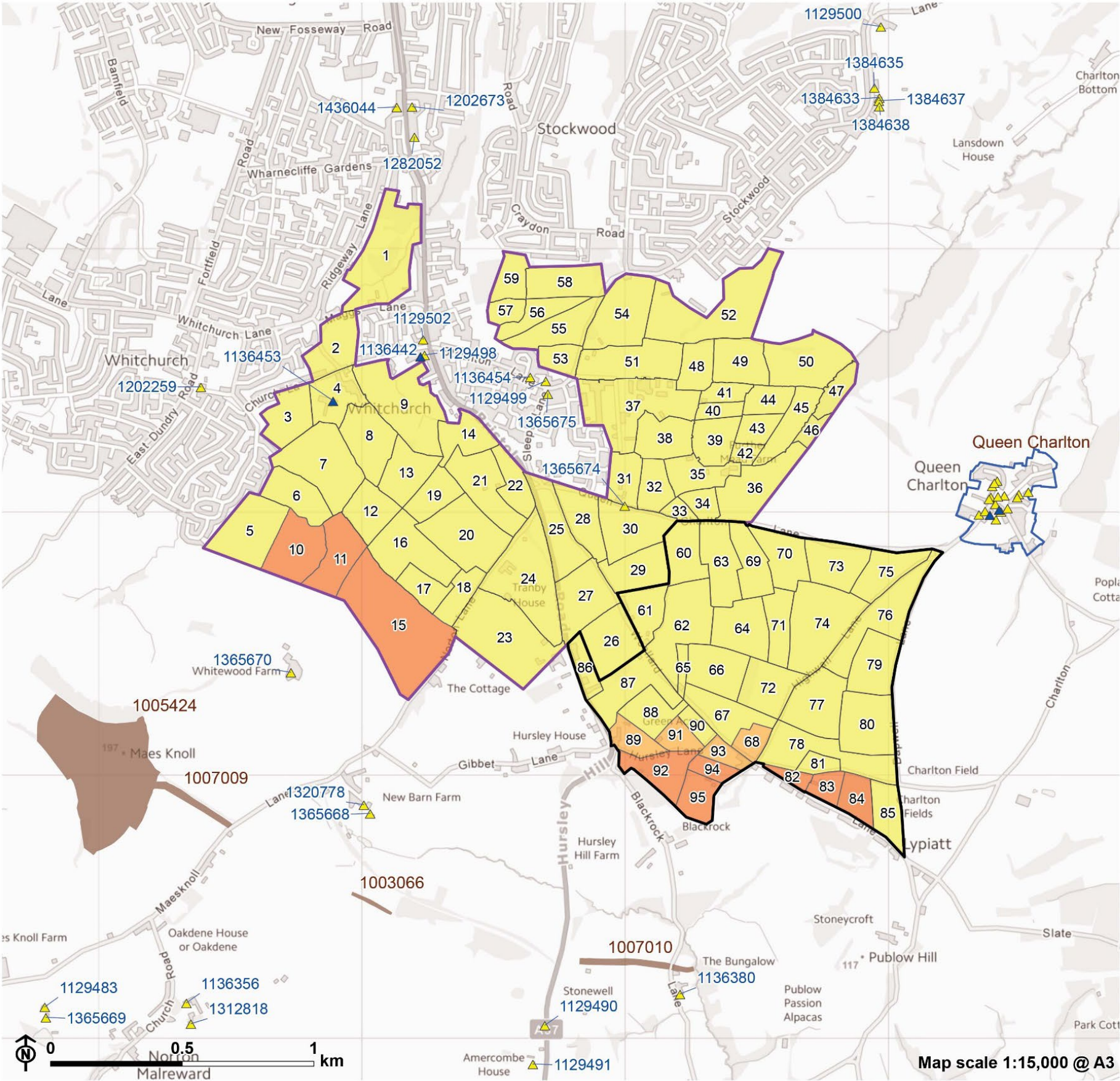


Figure 4.1: Risk of harm for Maes Knoll hillfort

- 2025 site boundary
- 2023 site boundary
- Scheduled monument
- Conservation area
- Listed building
 - Grade II
 - Grade II*
- Risk ratings for Maes Knoll hillfort
 - Very high
 - High
 - High-medium
 - Medium
 - Medium-low
 - Low

Figure 4.2: Risk of harm for Wansdyke



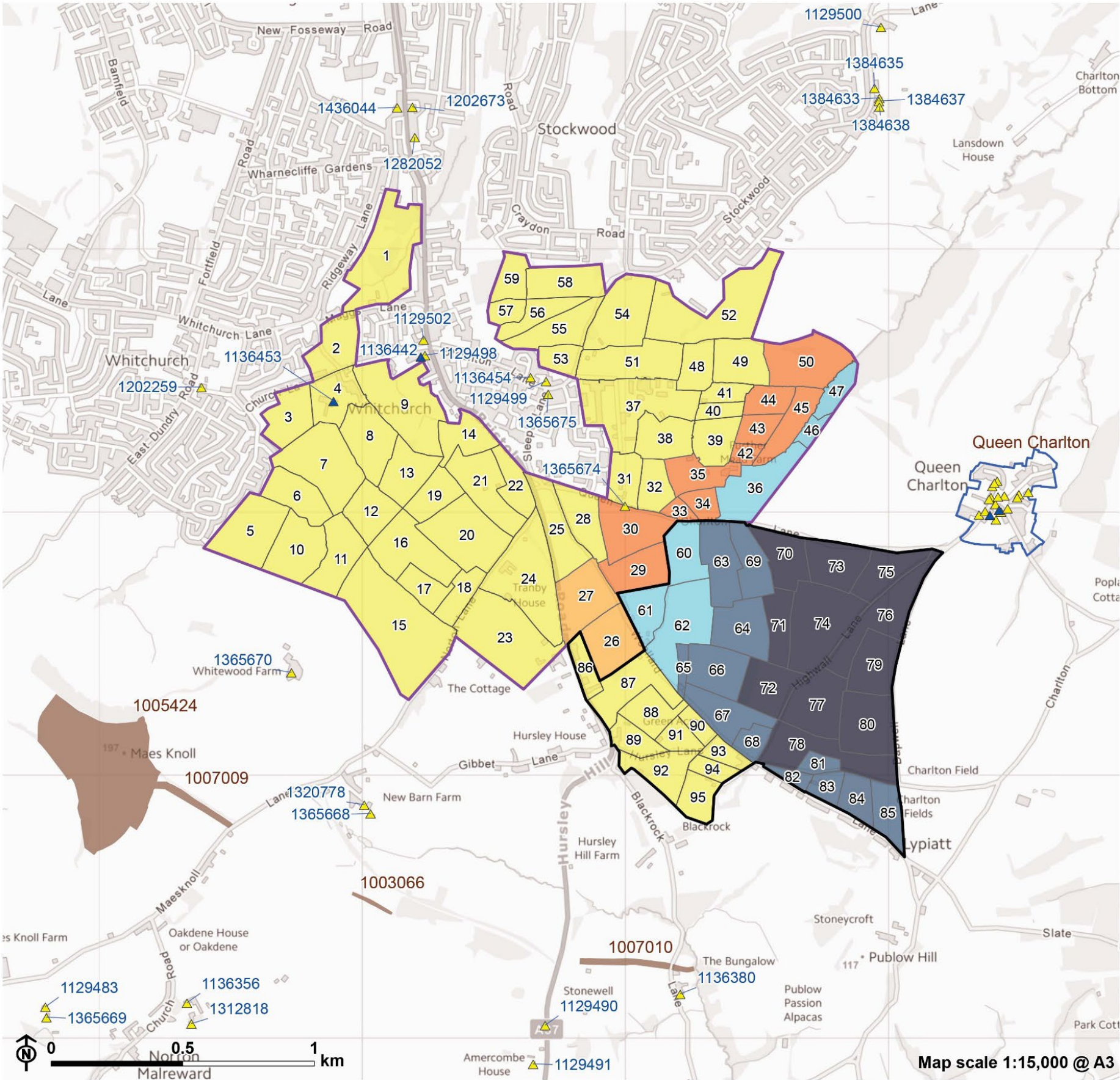
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- Whitchurch Heritage Assessment
Bath and North East Somerset Council



Figure 4.2: Risk of harm for Wansdyke

- 2025 site boundary
- 2023 site boundary
- Scheduled monument
- Conservation area
- Listed building
 - Grade II
 - Grade II*
- Risk ratings for Wansdyke
 - Very high
 - High
 - High-medium
 - Medium
 - Medium-low
 - Low

Figure 4.3: Risk of harm for assets at Queen Charlton



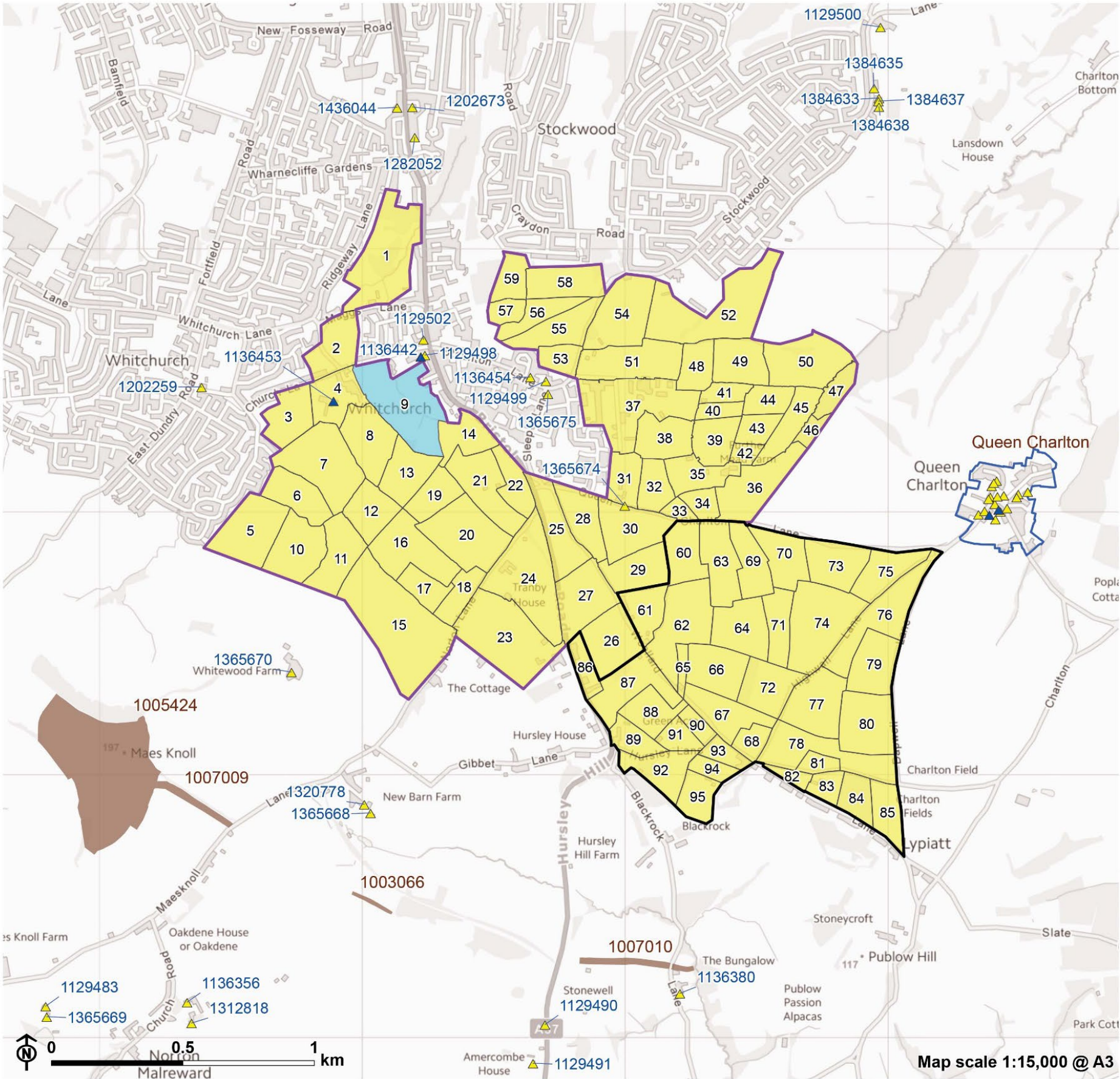
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- Whitchurch Heritage Assessment
Bath and North East Somerset Council



Figure 4.3: Risk of harm for assets at Queen Charlton

- 2025 site boundary
- 2023 site boundary
- Scheduled monument
- Conservation area
- Listed building
 - Grade II
 - Grade II*
- Risk ratings for assets at Queen Charlton
 - Very high
 - High
 - High-medium
 - Medium
 - Medium-low
 - Low

Figure 4.4: Risk of harm for assets within Whitchurch



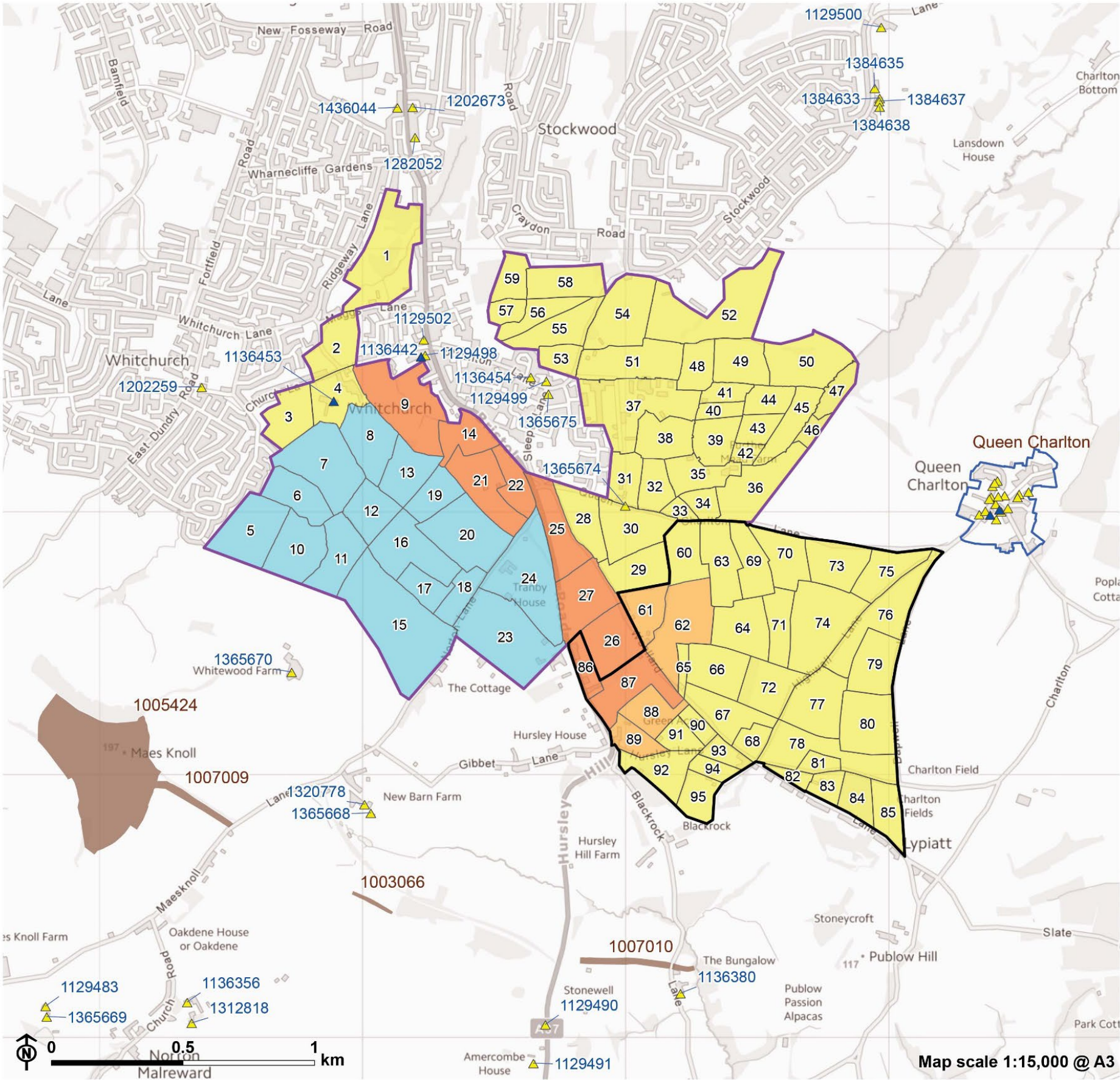
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Figure 4.4: Risk of harm for assets within Whitchurch

- 2025 site boundary
- 2023 site boundary
- Scheduled monument
- Conservation area
- Listed building
 - Grade II
 - Grade II*
- Risk ratings for assets within Whitchurch
 - Very high
 - High
 - High-medium
 - Medium
 - Medium-low
 - Low

Figure 4.5: Risk of harm for Whitewood Farmhouse



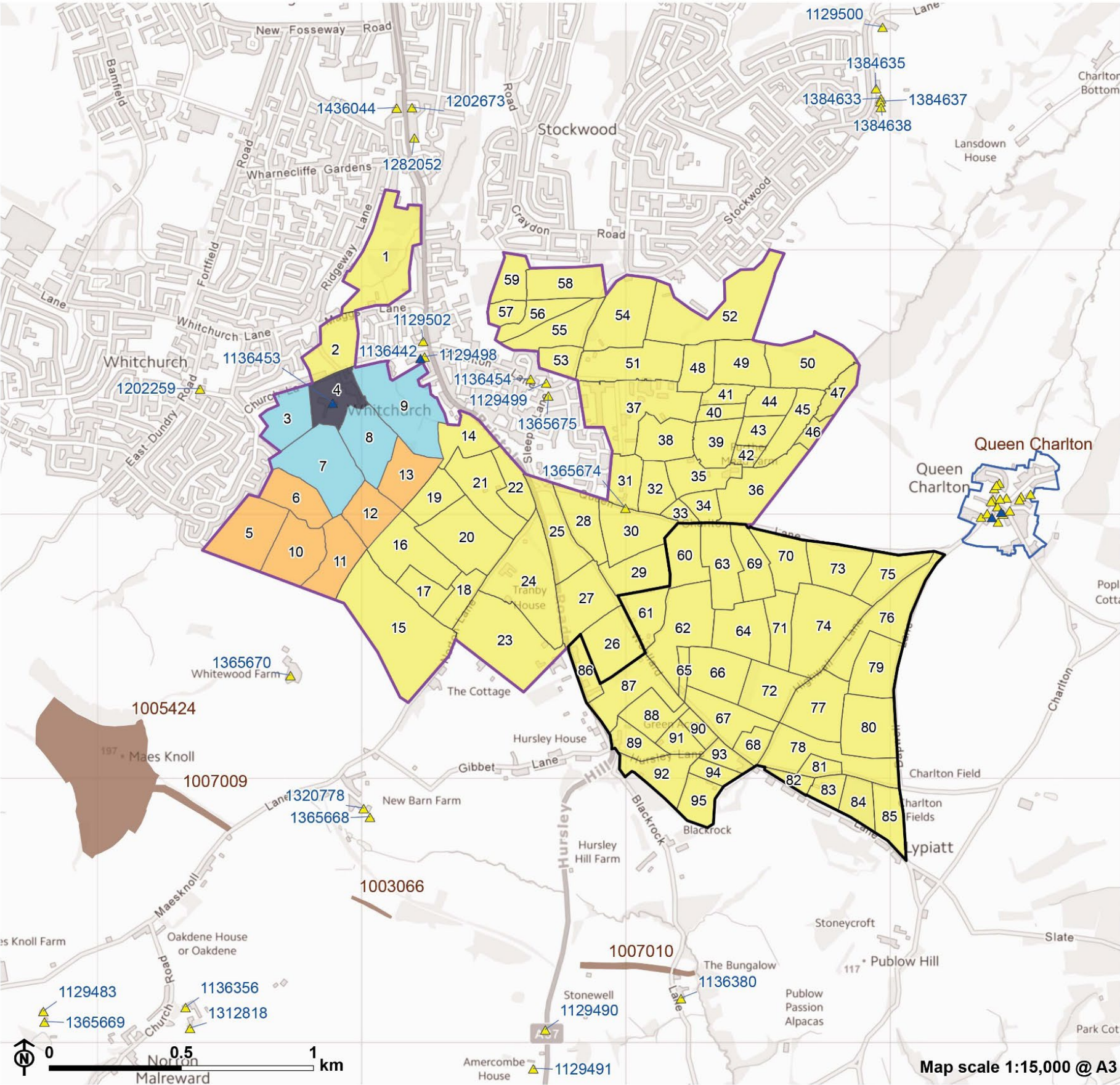
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Figure 4.5: Risk of harm for Whitewood Farmhouse

- 2025 site boundary
- 2023 site boundary
- Scheduled monument
- Conservation area
- Listed building
 - Grade II
 - Grade II*
- Risk ratings for Whitewood Farmhouse
 - Very high
 - High
 - High-medium
 - Medium
 - Medium-low
 - Low

Figure 4.6: Risk of harm for Lyons Court Farmhouse



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Figure 4.6: Risk of harm for Lyons Court Farmhouse

- 2025 site boundary
- 2023 site boundary
- Scheduled monument
- Conservation area
- Listed building
 - Grade II
 - Grade II*
- Risk ratings for Lyons Court Farmhouse
 - Very high
 - High
 - High-medium
 - Medium
 - Medium-low
 - Low

Figure 4.7: Risk of harm for milestone along Queen Charlton Lane

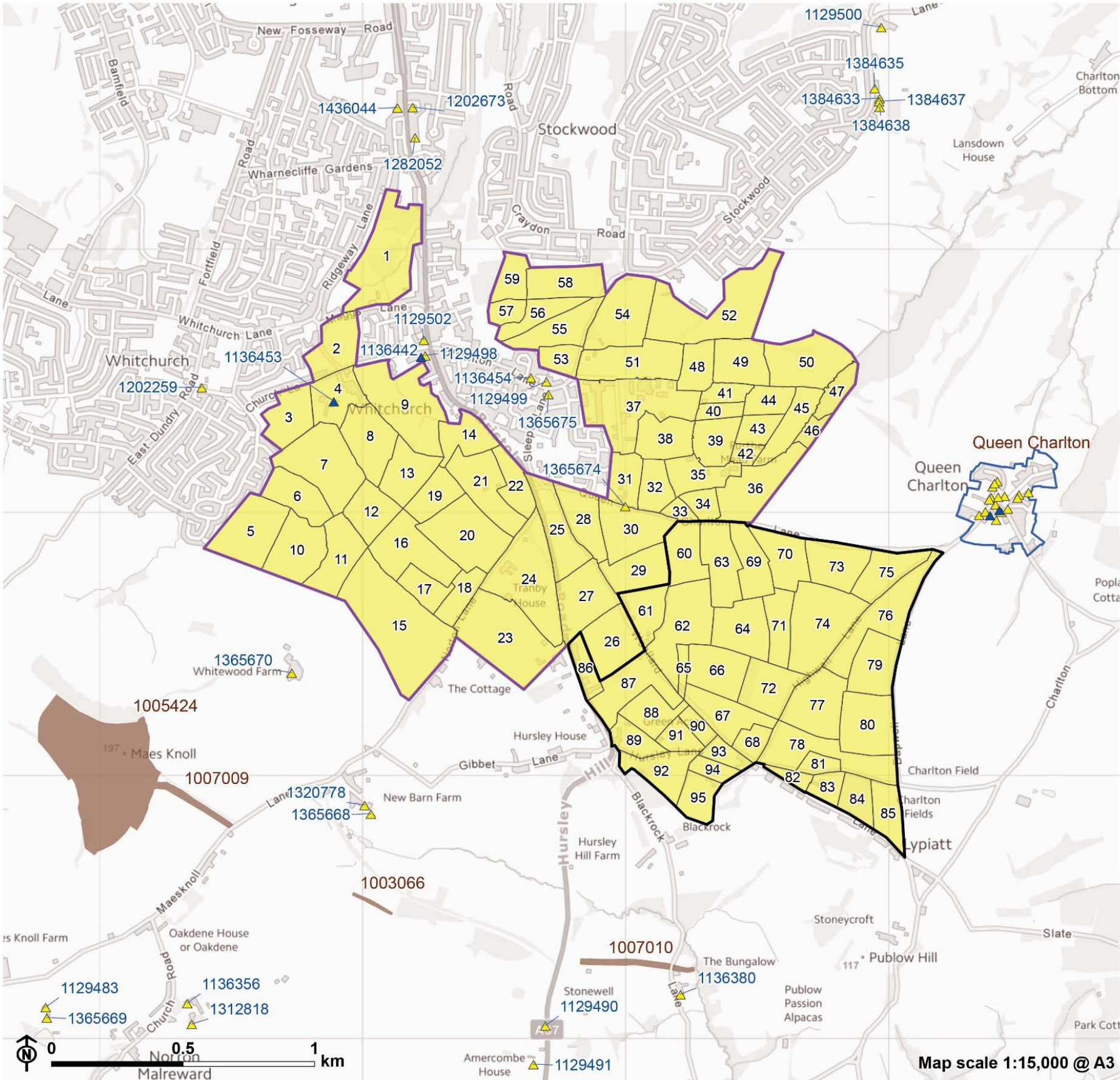


Figure 4.7: Risk ratings for milestone along Queen Charlton Lane

Figure 4.8: Overall risk of harm for the site

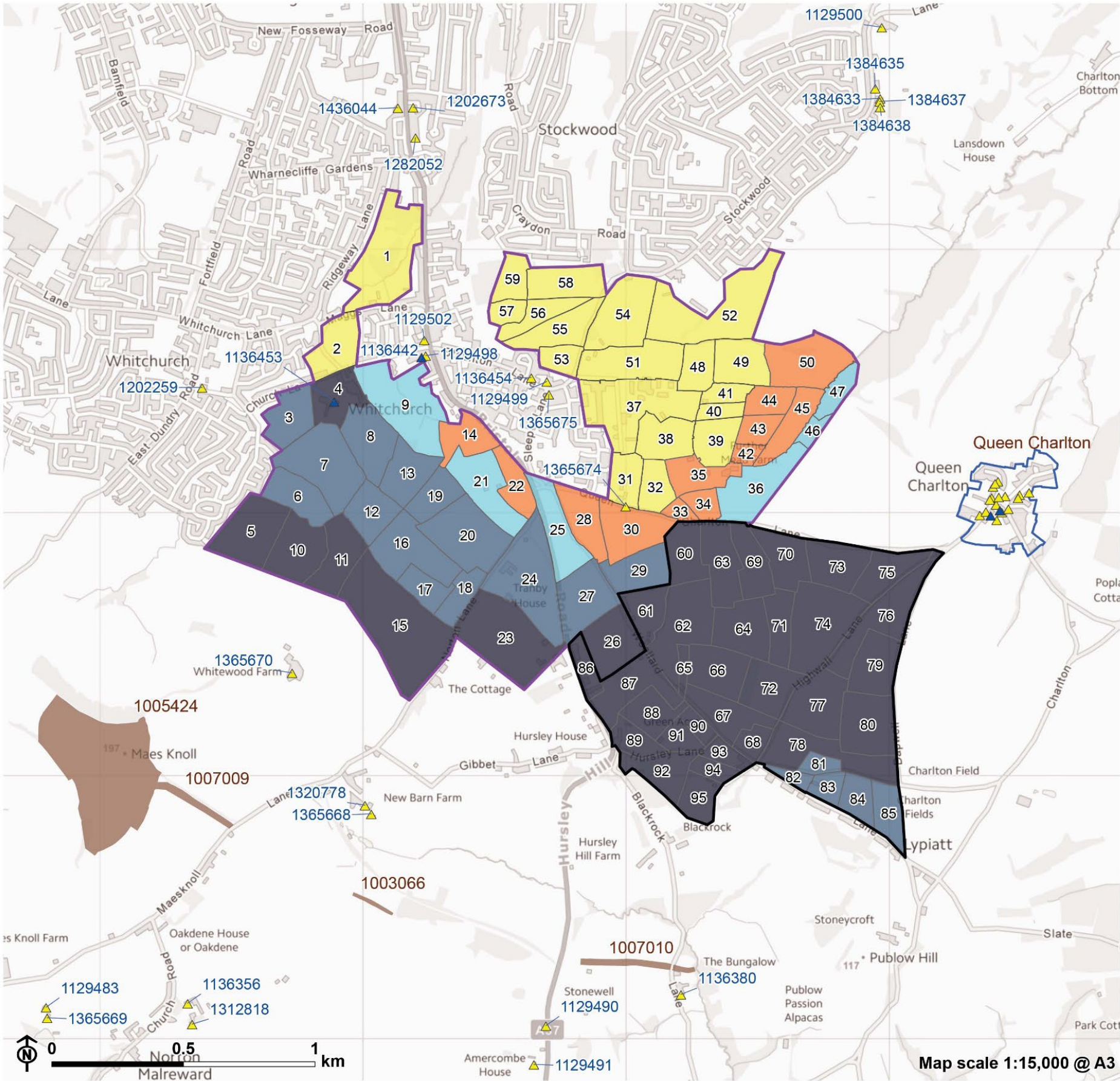


Figure 4.8: Overall risk of harm for the site

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