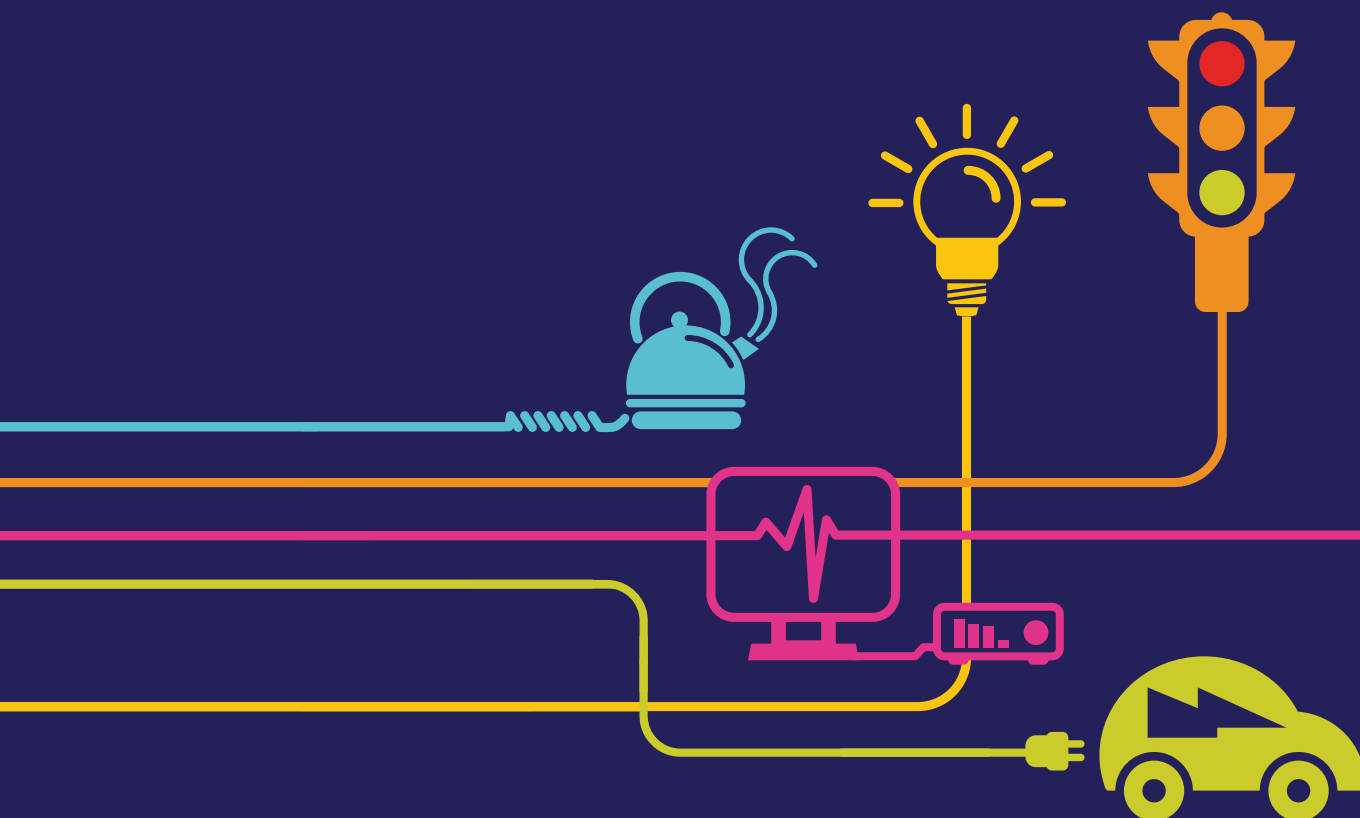


Environmental Statement Historic Environment Appendix 11B

Hinkley Point C Connection Project

*Regulation 5(2)(a) of the Infrastructure Planning
(Applications: Prescribed Forms and Procedure)
Regulations 2009*



Environmental Statement

Hinkley Point C Connection Project

5.11.2 – Historic Environment – Appendices (orange highlight indicates the contents of this Volume)

Appendix	Title
Volume 5.11.2.1	
11A	Historic Environment Desk-based Assessment (Part 1)
Volume 5.11.2.2	
11A	Historic Environment Desk-based Assessment (Part 2)
Volume 5.11.2.3	
11A	Historic Environment Desk-based Assessment (Part 3)
Volume 5.11.2.4	
11A	Historic Environment Desk-based Assessment (Part 4)
Volume 5.11.2.5	
11B	Assessment of Effects of Proposed Development on the Settings of Heritage Assets
Volume 5.11.2.6	
11C	Archaeological Geophysical Survey (Part 1)
Volume 5.11.2.7	
11C	Archaeological Geophysical Survey (Part 2)
Volume 5.11.2.8	
11C	Archaeological Geophysical Survey (Part 3)
Volume 5.11.2.9	
11C	Archaeological Geophysical Survey (Part 4)
Volume 5.11.2.10	
11D	Archaeological Trial Trenching Survey
11E	Geoarchaeological Desk-based Assessment and Field Survey

Document Control			
Document Properties			
Organisation		National Grid	
Author		Tom Wilson/Helena Kelly	
Approved By		TEP	
Title		Environmental Statement – Historic Environment- Appendices	
Document Reference		Volume 5.11.2.5	
Date	Version	Status	Description/Changes
09/05/14	A	Live	Final version for DCO submission

Appendix 11B – Assessment of Effects of Proposed Development on the Settings of Heritage Assets

Hinkley Point C Connection Project

Appendix 11B: The Settings of Heritage Assets

Contents

1	APPENDIX 11B: THE SETTINGS OF HERITAGE ASSETS	4
1.1	Introduction.....	4
1.2	Consultation.....	4
1.3	Methodology	5
1.4	Step 1 Appraisal Results	11
1.5	Results of Step 2 and Step 3 of the assessment of effects on the settings of heritage assets	177
	Section A: Puriton Ridge (Somerset).....	183
	<i>SM45 Horsey Deserted Medieval Village (DMV)</i>	183
	<i>AR20 Archaeological remains possibly associated with Horsey DMV</i>	183
	<i>LB662 Horsey Manor Farm</i>	187
	<i>AR23 Crook Deserted Medieval Village</i>	189
	<i>BH6 Knowle Hall</i>	192
	<i>HL78 Knowle Park</i>	192
	Section B: Somerset Levels (Somerset).....	195
	<i>SM86 Roman briquetage mounds</i>	195
	<i>SM96 Brent Knoll Hillfort and Associated Field System</i>	197
	<i>LB264 Church of St John the Baptist, Biddisham</i>	199
	<i>LB723 Wainbridge Farmhouse</i>	202
	<i>LB741 Vole House</i>	204
	<i>BH19 Tarnock Farmhouse</i>	206
	<i>HL34 The Pilrow Cut</i>	208
	Section C (Somerset)	212
	<i>LB767 Crinkle Crankle Wall Forming an Enclosed Garden</i>	212
	Section D (North Somerset)	214
	<i>LB85 Church of St Quiricus St Julietta</i>	214
	<i>LB350 Tickenham Court</i>	214
	<i>LB1029 Cross Base Shaft in the Churchyard, St Quiricus St Julietta</i>	214
	<i>LB1031 Herbert Monument Railings in the Churchyard, Church of St Quiricus St Julietta</i>	214
	<i>LB1032 Unidentified Monument in the Churchyard about 1 metre South of Chapel of Church of St Quiricus and St Julietta</i>	214
	<i>LB1033 Stile Mounting Steps, Church of St Quiricus St Julietta</i>	214
	<i>AR171 Tickenham Court Deserted Medieval Village</i>	214
	<i>LB961 Hope Farmhouse, Kenn</i>	220
	<i>LB969 Manor Farmhouse, near Kenn</i>	222

Section E (North Somerset).....	224
<i>LB129 Church of St Mary</i>	225
<i>RPG4 Tyntesfield</i>	227
<i>LB1052 Stone-Edge Farmhouse</i>	230
<i>LB1053 Wellhouse Farmhouse</i>	232
<i>LB1054 Range of Three Attached Farm Buildings ~10m East of Wellhouse Farmhouse</i>	232
<i>LB1057 Batch Farmhouse</i>	236
<i>BH36 Stable and dairy, Batch Farm</i>	236
<i>LB1075 Coach House & Stable ~10m North East of Naish Farmhouse</i>	239
<i>LB1076 Statue of King John, ~ 10m North of Naish House</i>	239
<i>LB1077 Little Naish</i>	239
<i>LB1079 Gazebo, Steps & Garden Wall ~50m North East of Naish House</i>	239
<i>LB1082 The Lodge</i>	239
<i>LB1095 Stables & Coach house, 5 Yards to the Rear of Old Vicarage</i>	243
<i>LB1097 Old Vicarage</i>	243
<i>LB1100 Portbury Priors</i>	246
Section G (Bristol)	248
<i>SM260 Mere Bank and its Flanking Ditches</i>	248
<i>LB1191 Numbers 7 to 26 (Consecutive) Gloucester Road & The Royal Hotel</i>	252
<i>BH61 No.1 Granary/ CWS Wheat Silo</i>	254
Section H: Hinkley Point (Somerset)	257
<i>SM87 Round Cairn known as Pixie's Mound</i>	257

Tables

Table 1: Summary of heritage assets assessed for changes to setting

Table 2: Step 1 Appraisal of Scheduled Monuments within 10km

Table 3: Step 1 Appraisal of Grade I Listed Buildings within 10km

Table 4: Step 1 Appraisal of Grade II* Listed Buildings within 10km

Table 5: Step 1 Appraisal of Grade II Listed Buildings within 2km

Table 6: Step 1 Appraisal of Conservation Areas within 2km

Table 7: Step 1 Appraisal of Grade I Registered Parks and Gardens within 10km, and Grade II* and II Registered Parks and Gardens and Registered Battlefields within 2km

Table 8: Step 1 Appraisal of selected non-designated heritage assets

Table 9: Summary of those heritage assets for which a step 2 and step 3 assessment has been undertaken

1 APPENDIX 11B: THE SETTINGS OF HERITAGE ASSETS

1.1 Introduction

1.1.1 The Overarching National Policy Statement for Energy (EN-1ⁱ) and the National Planning Policy Framework (NPPFⁱⁱ) both direct that, as the significance of a heritage asset can be harmed or lost through development within its setting, as part of the Environmental Statement (ES) the applicant should provide a description of the significance of the heritage assets affected by the Proposed Development and the contribution of their setting to that significance. This appendix provides a description of the contribution made by setting to the significance of the heritage assets affected by the Proposed Development, including a 'Step 1' appraisal of the baseline data to identify those assets that could be affected by the Proposed Development.

1.1.2 Setting is not a heritage asset or a designation, its importance lies in what it contributes to the significance of a heritage asset. English Heritage guidance on the setting of heritage assetsⁱⁱⁱ sets out a five step approach to the assessment of the effects of development proposals on the settings of heritage assets:

- step 1: Identifying the heritage assets affected and their settings;
- step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the asset(s);
- step 3: assess the effects of the Proposed Development, whether beneficial or harmful, on that significance;
- step 4: explore the way maximising enhancement and avoiding or minimising harm; and
- step 5: make and document the decision and monitor outcomes.

1.1.3 This appendix also provides the 'Step 2' and 'Step 3' assessment, primarily for ease of use as providing a separate assessment in the ES would require duplication of the narrative provided below. This appendix documents Step 5: making and documenting the decisions and monitoring the outcomes. 'Step 4' is documented in the ES chapter.

1.1.4 While changes to setting are a concern principally for built heritage and the historic landscape, archaeological sites also have settings, despite the fact that there may be no perceptible remains above ground. This is because the setting comprises the surroundings in which a heritage asset can be experienced, regardless of the form in which they survive.

1.2 Consultation

1.2.1 In accordance with English Heritage guidance^{iv}, and as discussed at a Historic Environment Thematic Group Meeting (17/04/2013), consultation has been undertaken regarding the following issues in relation to the assessment of setting and views:

- any specific designated heritage assets whose settings are likely to be affected (to “minimise the need for detailed analysis of very large numbers of assets”^v);
- any important groups of high/very high significance assets that may require full assessment including visualisations;
- any non-designated assets for which effect on setting should be assessed, because of the positive contribution made by setting to the significance of the asset;
- any classes of heritage assets that may be particularly vulnerable to loss of significance resulting from development within their setting; and
- any local or regional conditions that may be specifically relevant to this Proposed development.

1.2.2 Representations were received and as a result visualisations were produced for several heritage assets, in addition to those already identified for photomontage viewpoints. A joint site visit was also made to the group of assets at Tickenham, which were raised as being of particular concern to a statutory consultee.

1.3 Methodology

Step 1: Identifying the heritage assets affected and their settings

Study Areas

- 1.3.1 The areas of search for this assessment encompass all locations where effects on the historic environment may result from the Proposed Development. Baseline data collection was therefore initially carried out for a series of study areas extending up to 10km from the Order Limits of the Proposed Development. The designated assets and non-designated assets assessed for potential effects on their settings are shown on Figure 11A.1 of Appendix 11A.
- 1.3.2 The study areas were defined after first considering the likely extent of setting of certain classes of heritage assets. For example, some Scheduled Monument (e.g. hillforts), Registered Parks and Gardens (e.g. designed landscapes) and Listed Buildings (e.g. castles, religious buildings) have extensive intentional or unintentional setting relationships. Other assets, including Listed Buildings of a domestic character, small or enclosed Registered Parks and Gardens, and some Conservation Areas, have more intimate or localised settings, which are unlikely to be altered by very distant visual impacts, even if areas of potential change can be perceived from the asset. Considering the degree to which more distant landscape setting contributes to the heritage significance of an asset is important to “Step 1” of the English Heritage guidance on the setting of heritage assets, identifying which heritage assets and their settings may be affected. This document advises “due regard to the need for proportionality” in specifying an area of search around the Proposed Development within which it is reasonable to consider setting effects^{vi}.

- 1.3.3 The following areas of search were therefore used in defining the baseline conditions of this assessment:

Asset Type	Grade	Area of Search
Listed Building	Grade I	10km
	Grade II*	10km
	Grade II	2km
Registered Parks and Gardens	Grade I	10km
	Grade II*	2km
	Grade II	2km
Scheduled Monuments		10km
Conservation Areas		2km
Registered Battlefields		2km
Non-designated historic parks		2km

- 1.3.4 Data was collected from the English Heritage National Monuments List for Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites. Data regarding Conservation Areas and non-designated Local Parks was collected from the relevant councils and Historic Environment Records. Data was also collected through consultation for non-designated assets whose significance may be affected by changes to their setting resulting from the Proposed Development.
- 1.3.5 The numbers and types of asset that were identified for setting assessment are summarised on **Table 1**.

Table 1: Summary of heritage assets assessed for changes to setting

Type of Heritage Asset		Distance				TOTAL
		Within Order Limits	0-1km (outside Order Limits)	1-2km	2-10km	
Listed Buildings	Grade I	0	11	28	119	158
	Grade II*	0	16	21	388	425
	Grade II	0	269	331	–	600
Registered	Grade I	0	0	0	2	2

Type of Heritage Asset		Distance				TOTAL
		Within Order Limits	0-1km (outside Order Limits)	1-2km	2-10km	
Parks & Gardens	Grade II*	0	0	4	–	4
	Grade II	0	2	0	–	2
Scheduled Monuments		1	16	23	230	270
Conservation Areas		0	11	4	–	15
Registered Battlefields		0	0	1	–	1
Non-designated assets under consideration for designation		–	–	–	–	3
Local Parks		–	–	–	–	5
Non-designated assets treated as of equivalent significance		–	–	–	–	16
Non-designated assets identified by consultees		–	–	–	–	51
TOTAL		1	325	412	739	1552

- 1.3.6 Initial assessment rapidly appraised whether the Proposed Development would affect the settings of these assets. This stage of assessment was based on desk-based assessment, using as its resources the Zone of Theoretical Visual Influence (ZTVI), the GIS database, and the results of earlier assessment, including site visits carried out as part of the assessment of options undertaken for the Connection Options Report.
- 1.3.7 A 'bare earth' model was used when creating the ZTVI, so no screening by buildings or filtering from vegetation was taken into consideration at this stage. The bare earth model was created from a 'NextMap Britain 10 metre' digital terrain model dataset. The terrain model provided a height point every 10m, with a vertical accuracy of +/-1.2m. The ZTVI used exact centre points and pylon heights of the proposed pylon locations. For this desk-based assessment, the worst case scenario (i.e. the highest pylon heights) was used. The ZTVI is based on the preferred alignment. A ZTVI was not used for the area around Section H (Hinkley Line Entries), so assets in that Section have not been included in this appraisal.
- 1.3.8 The ZTVI was created within the ESRI ArcGIS software package, using 3D Analysts and Spatial Analysts extensions. The viewshed function within 3D analysts, analysed both the digital terrain model and the pylon height points to create a Raster grid of 10m by 10m cells. Each cell was allocated a number based on the total amount of pylons that were visible from that cell. A pylon was counted as being visible if the very top of the structure could be seen from the cell, providing a worst case scenario of visibility. A viewer height of 1.6 metres was added to the ground level to represent the eye level of an asset. Earth curvature and light refraction were taken into

account using the ESRI default settings. All of these settings are recommended by Scottish Natural Heritage^{vii}.

Step 1: Identifying the heritage assets affected and their settings

1.3.9 All of the assets indicated on **Table 1** were assessed, as a desk-based exercise, considering their location, asset type, the extent of their settings, the contribution setting makes to heritage significance, and their capacity to withstand change within the setting without loss of significance. Consideration was also given to the type of connection proposed by the preferred alignment (i.e. overhead or underground). Early stages of setting assessment also drew on work carried out in advance of the Connection Options Report^{viii}.

1.3.10 The following criteria were used to determine whether assets should be included or discounted from subsequent assessment (corresponding to Steps 2-5 of English Heritage guidance^{ix}):

- Would the Proposed Development:
 - have any visual relationship with the asset's setting, or
 - result in indirect effects on asset's setting, for example the effects of works traffic or ancillary work sites?

And:

- Would any such changes to setting result in effects on the asset's heritage significance?

The results of this assessment are presented (**Tables 2-8** below; this includes all assets in the initial study areas, those notified by consultees, and those in the wider area that were included due to their significance and the perceived extensiveness of their settings. **Tables 2-8** record the results of the 'Step 1' appraisal. Those assets in bold are the assets where, following Step 1 of the assessment process, it was determined that some locations within, and attributes of, the setting make a positive contribution to heritage significance, and that the development may be experienced from the setting in such a way as to affect that significance. For those assets where the Step 1 appraisal determined no possible loss of significance will result from the development, there is no further analysis provided.

Step 2: Assessing whether, how and to what degree these settings make a contribution to the significance of the asset(s)

1.3.11 The second step of assessment was to consider whether the setting of a heritage asset makes a contribution to its significance and the extent of that contribution. In other words to determine 'what matters and why?' in terms of the setting and its appreciation^x.

1.3.12 The aim of this assessment is to determine how and why the asset is appreciated or valued, and the degree to which that appreciation or value is derived from setting. The broad heritage values of each asset were identified, and the degree to which setting made a contribution to heritage significance with reference to those values was assessed.

1.3.13 This step of the assessment first considered the attributes of heritage assets' settings, particularly their physical surroundings. This may include

any relationships between assets, the way that individual and grouped assets are appreciated, and the asset's associations and use (e.g. the relationship between a farm complex and the surrounding agricultural landscape or the extent of experience of a group of buildings within a townscape setting).

1.3.14 This step of the assessment was based on site survey, building on the results of initial assessment. Heritage assets that form a group were considered to have higher significance than the sum of their parts; to reflect this principle, where assets form groups their setting was assessed together.

1.3.15 Setting attributes may relate to the physical surroundings, the ways in which the asset is experienced, or the asset's associations with other sites or historic events^{xi}. The following criteria was used for heritage assets whose settings are assessed in detail, with further criteria considered as appropriate:

- Historic Landscape Character and landscape openness;
- topography & scale;
- views, formal design & intervisibility;
- associative historic relationships with setting attributes;
- degree of change since creation; and
- links with contemporary activities.

Step 3: assess the effects of the Proposed Development, whether beneficial or harmful, on that significance

1.3.16 Step 3 of the assessment considered the effect of the Proposed Development on the significance of the asset. This builds on the conclusions reached from the site visit and desk-based exercise in relation to the contribution made by setting to significance. Photomontages have been used to help describe the effects of the Proposed Development in relation to some heritage assets.

1.3.17 Changes to the setting of heritage assets as a result of the Proposed Development may have an adverse or beneficial effect on heritage significance. Most adverse effects relate to the operation of new overhead lines, pylons, substations and cable sealing end compounds. In addition, some temporary short-term effects are predicted during the construction phase of the connection, but these effects are time limited and reversible on completion of construction. Most beneficial effects relate to the absence of the existing 132kV overhead line and pylons to be removed. This assessment considers both adverse and beneficial effects.

1.3.18 The assessment considers the following 'attributes of development'^{xii}, which together comprise the effects of the Proposed Development. These attributes are derived from examples in the English Heritage guidance and from consultee comments:

- Proximity/ distance of separation
- Angle of view
- Presence of filtering or activity in the view
- Degree to which intervisibility is restricted by intervening vegetation

- Position in relation to key associations
- Relationship of the Proposed Development to the skyline
- Scale of Proposed Development relative to setting
- Visual permeability/ materials used
- Noise, vibration or dust
- Changes to archaeological context, hydrology or soil chemistry

- 1.3.19 The design of pylons was considered, and the attributes of different types of pylon (i.e. steel lattice, low height steel lattice, steel monopole, or T-pylon) were considered differently. The permeability of lattice pylons and overhead lines is such that their visual intrusiveness reduces at a greater rate, relative to the distance of separation, than the more solidly constructed T-pylons and monopoles. Steel lattice pylons tend to be more dominant than T-pylons or monopoles when viewed in side elevation whereas the opposite is true in front elevation. T-pylons and monopoles tend to benefit less from increased distance, filtering (e.g. from vegetation) or backgrounding against topography than steel lattice pylons due to their more solid construction; however, they may benefit more from screening (e.g. by buildings or topography) and disappear from view completely at lower distances due to their lower height. Low height steel lattice pylons benefit from their lower height in the same way; however, this design is more dominant in front elevation than conventional steel lattice pylons due to their broader design.

Step 4: explore the way maximising enhancement and avoiding or minimising harm

- 1.3.20 Throughout the detailed design of the connection, design iterations have been assessed and commented on regarding the historic environment, and these and other disciplines' recommendations have been taken into consideration by the design team. Ways of minimising harm that have been explored include movement of the pylons and overhead lines, design of local connections and sealing ends, and alteration to the design of pylons (e.g. T-pylons, low-height steel lattice pylons).

Where it is predicted that there would be a degree of loss of heritage significance resulting from the Proposed Development affecting the setting of the asset, the ES identifies whether that effect is significant and what, if any, measures are proposed to reduce that harm.

Step 5: make and document the decision and monitor outcomes

- 1.3.21 This appendix provides a document of the decision-making process. **Section 1.4** of this appendix provides a summary of the results of the 'Step 1' undertaken for all of the heritage assets in the baseline data.
- 1.3.22 Section 1.5 below provides the 'Step 2' and 'Step 3' assessment undertaken for those assets where it was determined that the development may be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance. This detailed assessment of the effect of the Proposed Development on the significance of those heritage assets considers the capacity of their settings to absorb

change without loss of significance, describing the attributes of development listed above, and thus arriving at an assessment of the 'magnitude of effect' that would take place. This last assessment is compared with the degree to which the significance of the asset is derived from that part of the setting affected by the Proposed Development, and the overall heritage significance of the asset, to determine the Significance of Effect. This is carried out in accordance with the methodology described in **Chapter 11** of the Environmental Statement.

Reversibility – General Note

- 1.3.23 A general characteristic of the project, common to all of the predicted effects on the settings of heritage assets, is that the above ground infrastructure would be removed on decommissioning and in that event any of the predicted adverse effects would be reversed. However, given that the project is expected to have a lifespan of generations and would not be time-limited, the effects on the settings of heritage assets are treated as 'permanent' effects.

1.4 Step 1 Appraisal Results

- 1.4.1 The following tables provide a summary of the 'Step 1' appraisal and identify those assets for which a 'Step 2' and 'Step 3' assessment has been undertaken.

Table 2: Step 1 Appraisal of Scheduled Monuments within 10km

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM1	27982	Duck decoy 250m north west of Moredon House	ST 32172 26348	2-10km	Significance not affected	No	-	-	11A.1.1
SM2	SO 422	Buckland Priory fishponds	ST 30147 28242	2-10km	Significance not affected	No	-	-	11A.1.1
SM3	33711	Anglo-Saxon burh at East Lyng	ST 33232 28989/ ST 33312 29034/ ST 33430 28865	2-10km	Significance not affected	No	-	-	11A.1.1
SM4		void number							
SM5		void number							
SM6	33709	Balt Moor Wall	ST 33826 29095	2-10km	Significance not affected	No	-	-	11A.1.1
SM7	33710	Anglo-Saxon occupation site of Athelney Abbey on Athelney Hill	ST 34330 29271	2-10km	Significance not affected	No	-	-	11A.1.1
SM8	24012	Burrow Mump: a motte castle, later chapel associated earthworks	ST 35930 30540	2-10km	Significance not affected	No	-	-	11A.1.1, 11A.1.2
SM9	SO 385	The Chapel, Shearston	ST 28179 30581	2-10km	Significance not affected	No	-	-	11A.1.1
SM10	28820	Churchyard cross in St Mary the Virgin's churchyard	ST 29027 33052	2-10km	Significance not affected	No	-	-	11A.1.1

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM11	24005	Ruborough Camp large univallate hillfort	ST 22795 33529	2-10km	Significance not affected	No	-	-	11A.1.1
SM12	28822	Churchyard cross in St Michael's churchyard, Enmore	ST 23987 35193	2-10km	Significance not affected	No	-	-	11A.1.44
SM13	27974	Timber trackways at Moor Drove, 800m east of Brentsfield Bridge	ST 34840 36180	1-2km	Significance not affected	No	-	-	11A.1.2, 11A.2.1
SM14	24004	Plainsfield Camp slight univallate hillfort	ST 18421 36201	2-10km	Significance not affected	No	-	-	11A.1.44
SM15	33703	Two cairns on Great Hill, 470m south 750m south west of Quantock Farm	ST 15817 36503	2-10km	Significance not affected	No	-	-	11A.1.44
SM16	33701	Cairn 480m north of Little Quantock Farm	ST 14915 36972	2-10km	Significance not affected	No	-	-	11A.1.44
SM17	28823	Churchyard cross in St Margaret's churchyard	ST 22531 37018	2-10km	Significance not affected	No	-	-	11A.1.44
SM18	27987	Prehistoric timber trackways, 670m SSE of Parchey Bridge	ST 35497 37162	1-2km	Significance not affected	No	-	-	11A.1.2
SM19	33702	Cairn 500m north west of Quantock Farm	ST 15423 37164	2-10km	Significance not affected	No	-	-	11A.1.44
SM20	33726	Chandos Glass Cone, at the junction of Northgate Valetta Place	ST 29852 37396	2-10km	Significance not affected	No	-	-	11A.1.5
SM21	33725	Telescopic rail bridge over the River Parrett, 270m south east of Bridgwater Dock lock	ST 30020 37423	2-10km	Significance not affected	No	-	-	11A.1.5

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM22	33727	Brick tile kiln west of East Quay, 200m east of Bridgwater Dock lock	ST 29997 37635	2-10km	Significance not affected	No	-	-	11A.1.4
SM23	33728	Medieval settlement 160m south 240m south west of Sandford Farm	ST 26957 37771/ ST 27045 37775	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.44
SM24		void number							
SM25	SO 452	Chapel E of Adcombe Farm	ST 18414 37782	2-10km	Significance not affected	No	-	-	11A.1.44
SM26	24015	Dead Woman's Ditch cross-dyke, Robin Upright's Hill	ST 16040 38477/ ST 16198 37820	2-10km	Significance not affected	No	-	-	11A.1.44
SM27	28819	Churchyard cross in St George's churchyard	ST 28938 37942	2-10km	Significance not affected	No	-	-	11A.1.4
SM28	32184	Four cairns on Hurley Beacon	ST 14112 37999/ ST 14220 38081	2-10km	Significance not affected	No	-	-	11A.1.44
SM29		void number							
SM30	32185	Barrow cairn cemetery on Black Hill, 490m north west of Crowcombe Park Gate	ST 14539 38227/ ST 14643 38211/ ST 14748 38203	2-10km	Significance not affected	No	-	-	11A.1.44
SM31 – SM33		void numbers							

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM34	32186	Three bowl barrows on Black Hill, 590m north west of Crowcombe Park Gate	ST 14738 38364	2-10km	Significance not affected	No	-	-	11A.1.44
SM35	29357	Bowl barrow 80m north of Halsway Post	ST 14012 38612	2-10km	Significance not affected	No	-	-	11A.1.44
SM36	29356	Bowl barrow 100m north west of Halsway Post	ST 13962 38618	2-10km	Significance not affected	No	-	-	11A.1.44
SM37	29355	Bowl barrow 122m NNW of Halsway Post	ST 13968 38643	2-10km	Significance not affected	No	-	-	11A.1.44
SM38	29354	Bowl barrow 225m north west of Halsway Post	ST 13860 38706	2-10km	Significance not affected	No	-	-	11A.1.44
SM39	22090	Bowl barrow on Thorncombe Hill 500m north west of Halsway Post	ST 13668 38892	2-10km	Significance not affected	No	-	-	11A.1.44
SM40	29353	Cairn on Thorncombe Hill, 990m north west of Halsway Post	ST 13212 39105	2-10km	Significance not affected	No	-	-	11A.1.44
SM41	24007	Dowsborough hillfort associated round barrow	ST 16017 39113	2-10km	Significance not affected	No	-	-	11A.1.44
SM42	22086	Bowl barrow on Thorncombe Hill	ST 13162 39214	2-10km	Significance not affected	No	-	-	11A.1.44
SM43	27986	Bronze Age Iron Age trackways 600m north east of Northbrook Farm	ST 43666 39241	2-10km	Significance not affected	No	-	-	11A.1.2
SM44	22085	Cairn on Thorncombe Hill	ST 12679 39310	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM45	33729	Horsey Deserted Medieval Village, immediately north of Board's Farm	ST 31929 39272	0-1km	Development capable of affecting setting	Yes	VPA1, VPA2, VPA9	Onsite landscape mitigation ES Figure 7.35.1	11A.1.4, 11A.2.2
SM46	22089	Bowl barrow on Thorncombe Hill known as 'Thorncombe Barrow'	ST 12733 39418	2-10km	Significance not affected	No	-	-	11A.1.44
SM47	29352	Bowl barrow on Thorncombe Hill, 1.03km north east of Paradise Farm	ST 13018 39461	2-10km	Significance not affected	No	-	-	11A.1.44
SM48	29351	Bowl barrow on Thorncombe Hill, 1.07km north east of Paradise Farm	ST 13030 39495	2-10km	Significance not affected	No	-	-	11A.1.44
SM49	SO 417	Ruined cairn on Higher Hare Knap	ST 14844 39516	2-10km	Significance not affected	No	-	-	11A.1.44
SM50	33716	Stowey Castle, the site of St Michael's Chapel a medieval kiln site	ST 18662 39572	2-10km	Significance not affected	No	-	-	11A.1.44
SM51	28817	Churchyard cross in St Mary's churchyard	ST 19678 39614	2-10km	Significance not affected	No	-	-	11A.1.44
SM52	24008	Trendle Ring hillfort associated outwork	ST 12246 39638	2-10km	Significance not affected	No	-	-	11A.1.44
SM53	27989	Bronze Age Iron Age timber trackways, 700m north west of Coppice Gate Farm	ST 42679 39790	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM54	22083	Two cairns two bowl barrows on Weacombe Hill, 440m south of Bicknoller Post	ST 12862 39893	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM55	22082	Bowl barrow on Weacombe Hill, 300m SSW of Bicknoller Post	ST 12835 40036	2-10km	Significance not affected	No	-	-	11A.1.44
SM56	27978	Sections of the Sweet Track, the Post Track associated remains 500m north east of Moorgate Farm	ST 42133 40079	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM57	SO 459	Settlement SE of Cannington Park	ST 24570 40268	2-10km	Significance not affected	No	-	-	11A.1.44
SM58	SO 26	Cynwit Castle	ST 24682 40489	2-10km	Significance not affected	No	-	-	11A.1.44
SM59	22087	Bowl barrow on Longstone Hill, 270m north east of Bicknoller Post	ST 13100 40485	2-10km	Significance not affected	No	-	-	11A.1.44
SM60	22088	Bowl barrow on Longstone Hill, 270m NNE of Bicknoller Post	ST 13033 40562	2-10km	Significance not affected	No	-	-	11A.1.44
SM61	28818	Churchyard cross 5.6m south east of the porch of St Martin's Church	ST 21578 40581	2-10km	Significance not affected	No	-	-	11A.1.44
SM62	27979	Sections of the Sweet Track Post Track, 650m east of Canada Farm	ST 42355 40466	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM63	22084	Cairn 250m SSE of the Ordnance Survey triangulation point on Beacon Hill	ST 12575 40764	2-10km	Significance not affected	No	-	-	11A.1.44
SM64	22081	Cairn 150m SSE of the Ordnance Survey triangulation point on Beacon Hill	ST 12543 40858	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM65	22080	Cairn 90m SSE of the Ordnance Survey triangulation point on Beacon Hill	ST 12493 40909	2-10km	Significance not affected	No	-	-	11A.1.44
SM66	22079	Two bowl barrows on Beacon Hill	ST 12444 40997	2-10km	Significance not affected	No	-	-	11A.1.44
SM67	27980	Sections of the Sweet Track Post Track, 250m ESE of Station House	ST 42590 41139	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM68	SO 415	Barrows on Longstone Hill	ST 13505 41345/ ST 13590 41289	2-10km	Significance not affected	No			11A.1.44
SM69		void number							
SM70	33714	Motte with two baileys immediately east of Bristol Road, Down End	ST 30896 41366	1-2km	Significance not affected	No	-	-	11A.1.9
SM71	22078	Ring cairn on West Hill	ST 12327 41573	2-10km	Significance not affected	No	-	-	11A.1.44
SM72	27981	Sections of the Sweet Track Post Track, 240m south west of Sunnyside Farm	ST 42865 41721	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM73	SO 349	Lake villages NW of Oxenpill	ST 44388 42200/ ST 44656 42118	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM74		void number							
SM75	SO 250	Stringston churchyard cross	ST 17647 42388	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM76	27964	Duck decoy, 770m SSE of Gold Corner Bridge	ST 37036 42486	1-2km	Significance not affected	No	-	-	11A.1.2, 11A.1.9, 11A.2.3
SM77	27990	Section of the Abbot's Way trackway, 500m WSW of Honeygar Farm	ST 41979 42583	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM78	33708	Stogursey Castle	ST 20326 42575	2-10km	Significance not affected	No	-	-	11A.1.45
SM79	27976	Wooden trackways on Chilton Moor, 300m west of Station Farm	ST 38800 42639/ ST 38840 42797	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM80	27992	Timber trackway site, 700m west of Honeygar Farm	ST 41793 42773	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM81		void number							
SM82	33707	Village cross 75m north of St Andrew's Well	ST 20241 42891	1-2km	Significance not affected	No	-	-	11A.1.45
SM83	27973	Duck decoy, 950m south west of junction of Westhay Moor Drove Lewis's Drove	ST 45807 43087	2-10km	Significance not affected	No	-	-	11A.1.2
SM84	27991	Timber trackways 850m east of Catcott Burtle Farm	ST 41142 43152	2-10km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
SM85	SO 480	Remains of 14th century chantry at Kilve	ST 14644 44021	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM86	SO 429	Roman briquetage mounds on Burtle Moor	ST 39461 44433	2-10km	Development capable of affecting setting	Stage 1 determined neutral effect	-	-	11A.1.9
SM87	SO 28	Round cairn known as Pixie's Mound	ST 20907 45575	0-1km	Development capable of affecting setting	Yes	VPH1, VPH4	-	11A.1.44, 11A.2.20
SM88	SO 457	Manor house at Mudgley	ST 44310 45626	2-10km	Significance not affected	No	-	-	11A.1.9, 11A.1.14
SM89	10504	Alstone lake settlement site	ST 31297 46794	2-10km	Significance not affected	No	-	-	11A.1.9
SM90	28815	Village cross	ST 43656 47849	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.9, 11A.1.14
SM91	SO 456	Blackford Manor House Moat	ST 41022 47891	2-10km	Significance not affected	No	-	-	11A.1.9
SM92	22809	Romano-British settlement on Stoke Moor	ST 45999 48984	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM93	SO 454	Moated site at Edithmead	ST 32916 49302	2-10km	Significance not affected	No	-	-	11A.1.9
SM94	28816	Wayside cross at Stoughton Cross	ST 42478 49659	2-10km	Significance not affected	No	-	-	11A.1.9
SM95	27963	Duck decoy, west of Nyland Hill	ST 45260 50294	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM96	24001	Brent Knoll hillfort associated field system	ST 34124 51021	2-10km	Development capable of affecting setting	Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPB12	-	11A.1.9
SM97	27966	Duck decoy 175m south west of Parson's Farm	ST 43481 52403	2-10km	Significance not affected	No	-	-	11A.1.9, 11A.1.14
SM98	29673	Roman settlement site, Anglo-Saxon Norman royal palace, St Columbanus' Chapel	ST 45783 53002	2-10km	Significance not affected	No	-	-	11A.1.14
SM99	33705	Market cross at the junction of Bath Street, Union Street Church Street	ST 45920 53199	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM100	13933	Bowl barrow 400m southeast of Wellington Farm	ST 49457 53390	2-10km	Significance not affected	No	-	-	11A.1.14
SM101	13931	Bowl barrow 180m southwest of Yoxter Farm	ST 51047 53886	2-10km	Significance not affected	No	-	-	11A.1.14
SM102	13260	Gough's Old Cave	ST 46688 53886	2-10km	Significance not affected	No	-	-	11A.1.14
SM103	13207	Saye's Hole, Cheddar Gorge	ST 46637 53897	2-10km	Significance not affected	No	-	-	11A.1.14
SM104	13203	Gough's Cave, Cheddar Gorge	ST 46714 53917	2-10km	Significance not affected	No	-	-	11A.1.14
SM105	13850	Bowl barrow 430m southwest of King Down Farm	ST 50370 53922	2-10km	Significance not affected	No	-	-	11A.1.14

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM106	13261	Great Oone's Hole	ST 46796 53936	2-10km	Significance not affected	No	-	-	11A.1.14
SM107	13204	Soldier's Hole, Cheddar Gorge	ST 46862 54008	2-10km	Significance not affected	No	-	-	11A.1.14
SM108	13833	Bowl barrow 340m north-east of Wellington Farm	ST 49267 54030	2-10km	Significance not affected	No	-	-	11A.1.14
SM109	13849	Bowl barrow 150m southwest of King Down Farm	ST 50624 54034	2-10km	Significance not affected	No	-	-	11A.1.14
SM110	13205	Sun Hole, Cheddar Gorge	ST 46737 54080	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM111	13930	Bowl barrow 70m northeast of King Down Farm	ST 50892 54211	2-10km	Significance not affected	No	-	-	11A.1.14
SM112	13848	Bowl barrow 430m northwest of King Down Farm	ST 50352 54230	2-10km	Significance not affected	No	-	-	11A.1.14
SM113	13929	Bowl barrow 250m northeast of King Down Farm	ST 50941 54362	2-10km	Significance not affected	No	-	-	11A.1.14
SM114	13832	Bowl barrow 870m southwest of Charterhouse Warren Farm	ST 49221 54528	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM115	SO 136	Round barrows in near Wright's Piece	ST 52550 54693	2-10km	Significance not affected	No	-	-	11A.1.14
SM116	13932	Bowl barrow 590m south-east of Charterhouse Warren Farm	ST 50581 54816	2-10km	Significance not affected	No	-	-	11A.1.14
SM117	13936	Bowl barrow 260m east of Templedown Farm	ST 51848 54848	2-10km	Significance not affected	No	-	-	11A.1.14

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM118	13831	Bowl barrow 460m east of Charterhouse Warren Farm	ST 50438 54861	2-10km	Significance not affected	No	-	-	11A.1.14
SM119	13937	Bowl barrow 340m east of Templedown Farm	ST 51923 54875	2-10km	Significance not affected	No	-	-	11A.1.14
SM120	22806	Bowl barrow 365m south west of Ubley Warren Farm	ST 51132 54900	2-10km	Significance not affected	No	-	-	11A.1.14
SM121	13262	Picken's Hole	ST 39680 55004	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.7
SM122	13804	Bowl barrow 330m east of Batts Coombe Quarry	ST 46539 55021	2-10km	Significance not affected	No	-	-	11A.1.14
SM123	13803	Bowl barrow 350m east of Batts Coombe Quarry	ST 46585 55059	2-10km	Significance not affected	No	-	-	11A.1.14
SM124	13802	Bowl barrow 300m east of Batts Coombe Quarry	ST 46612 55154	2-10km	Significance not affected	No	-	-	11A.1.14
SM125	SO 508	Charterhouse lead works	ST 49586 55184/ ST 50120 55401/ ST 50618 55616	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM126	22805	Bowl barrow 180m west of Ubley Warren Farm	ST 51108 55226	2-10km	Significance not affected	No	-	-	11A.1.14
SM127	13867	Bowl barrow 20m northwest of Whitestown Farm	ST 52782 55227	2-10km	Significance not affected	No	-	-	11A.1.14
SM128	13868	Bowl barrow 450m southwest of Fernhill Farm	ST 52440 55251	2-10km	Significance not affected	No	-	-	11A.1.14

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM129	13938	Bowl barrow 610m northwest of Whitestown Farm	ST 52238 55261	2-10km	Significance not affected	No	-	-	11A.1.14
SM130	13801	Bowl barrow 91m south of Piney Sleight Farm	ST 47589 55263	2-10km	Significance not affected	No	-	-	11A.1.14
SM131		void number							
SM132	SO 109	Gorsey Bigbury earth circle round barrow near Longwood	ST 48427 55846/ ST 48432 55505	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM133	13870	Bowl barrow 350m northwest of Fernhill Farm	ST 52523 55752	2-10km	Significance not affected	No	-	-	11A.1.14
SM134	13928	Bowl barrow 550m southwest of Nordrach	ST 50788 55768	2-10km	Significance not affected	No	-	-	11A.1.14
SM135	13869	Bowl barrow 390m northwest of Fernhill Farm	ST 52469 55772	2-10km	Significance not affected	No	-	-	11A.1.14
SM136	13875	Bowl barrow 250m south west of Ashridge Farm	ST 46472 55781	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM137	SO 220	Camp 600yds (548m) E of Charterhouse	ST 50405 55783	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM138	SO 111	Twin round barrows 750yds (696m) N of Bowpit Farm	ST 45822 55799	2-10km	Significance not affected	No	-	-	11A.1.14
SM139	28836	Churchyard cross in St Andrew's churchyard	ST 37626 55812	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7
SM140		void number							

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM141		void number							
SM142	13935	Bowl barrow 250m west of Starve Lark Farm	ST 53251 55975	2-10km	Significance not affected	No	-	-	11A.1.14
SM143	22073	Bowl barrow 75m south west of Long House Barn	ST 47777 56015	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM144	29034	Medieval estate boundary earthwork on Shute Shelve Hill	ST 42768 56077	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
SM145	13934	Bowl barrow 400m north-west of Starve Lark Farm	ST 53091 56075	2-10km	Significance not affected	No	-	-	11A.1.14
SM146	33063	World War II anti-aircraft rocket battery bombing decoy control building 265m north east of Ashridge Farm	ST 46852 56110	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM147	SO 219	Roman settlement at Town Field	ST 50112 56275/ ST 50388 56391	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM148	13879	Bowl barrow 250m south east of Tynings Farm: part of the Tynings Farm round barrow cemetery	ST 47085 56283	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM149	13878	Group of three bowl barrows 180m south of Tynings Farm: part of the Tynings Farm round barrow cemetery	ST 46995 56339	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM150	13877	Bowl barrow 190m south west of Tynings Farm: part of the Tynings Farm round barrow cemetery	ST 46849 56376	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM151		void number							
SM152	SO 218	Roman amphitheatre 1/ 2 mile (800m) N of Charterhouse	ST 49887 56506	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM153	33064	World War II bombing decoy complex, anti-aircraft obstructions Beacon Batch round barrow cemetery on Black Down	ST 47960 57110/ ST 48689 56621	2-10km	Significance not affected	No	-	-	11A.1.14
SM154	13876	Bowl barrow 300m north east of Tynning's Farm	ST 47248 56680	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM155	24023	Rowbarrow Camp: an Iron Age defended settlement north west of Tynning's Farm	ST 46442 56836	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM156	SO 221	Longbottom Farm earthwork	ST 45748 56837	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
SM157	SO 115	Round barrows 600yds (550m) NW of Longbottom Farm	ST 45319 57012/ ST 45368 57135	2-10km	Significance not affected	No	-	-	11A.1.14
SM158	22836	Bowl barrow on Shiplate Slait	ST 36558 57052	1-2km	Significance not affected	No	-	-	11A.1.14
SM159	13866	Bowl barrow 300m north of Hazel Manor	ST 52749 57059	2-10km	Significance not affected	No	-	-	11A.1.14
SM160	22830	Two bowl barrows on Shiplate Slait	ST 36581 57090	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.7
SM161		void number							

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM162		void number							
SM163	13863	Bowl barrow 220m south west of Ubley Hill Farmhouse	ST 51606 57202	2-10km	Significance not affected	No	-	-	11A.1.14
SM164	13864	Bowl barrow 280m south east of Ubley Hill Farmhouse	ST 52012 57325	2-10km	Significance not affected	No	-	-	11A.1.14
SM165	13865	Bowl barrow 370m east of Ubley Hill Farmhouse	ST 52119 57378	2-10km	Significance not affected	No	-	-	11A.1.14
SM166	22818	Shrunken medieval village of Christon associated field system 200m north of Manor Farm	ST 37690 57574	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	PVC16	-	11A.1.15, 11A.1.16, 11A.2.7
SM167	22810	Standing stone 150m south-east of Yarberry Farm	ST 39037 57830	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
SM168	22835	Bell barrow 650m south-west of Uphill Farm	ST 31612 57914	2-10km	Significance not affected	No	-	-	11A.1.15
SM169	13206	Rowberrow Cavern, Mendip Forest	ST 45954 58022	2-10km	Significance not affected	No	-	-	11A.1.22
SM170	BA 154	Ubley Manor House (remains of)	ST 52904 58338	2-10km	Significance not affected	No	-	-	11A.1.22
SM171	22814	Roman settlement associated industrial remains field system north-east of Winthill Farm	ST 39693 58445	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.7, 11A.2.8
SM172	SO 462	Wimblestone standing stone	ST 43345 58475	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM173	13259	Aveline's Hole, Burrington Combe	ST 47626 58676	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM174	29038	Star Roman villa, 275m north east of Wimblestone	ST 43534 58685	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15
SM175	22817	A Roman Camp in Banwell Woods	ST 40288 58773	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7
SM176	22842	Slight univallate hillfort associated earthworks on Burrington Ham	ST 47803 58789	2-10km	Significance not affected	No	-	-	11A.1.22
SM177	22823	Dolebury Camp: a large univallate hillfort associated later earthworks on Dolebury Warren	ST 45120 58958	2-10km	Significance not affected	No	-	-	11A.1.15, 11A.1.22
SM178	22816	Banwell Camp: a large multivallate hillfort on Banwell Plain	ST 40939 59002	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.7
SM179	13811	Multi-period site on Brean Down	ST 28790 58958	2-10km	Significance not affected	No	-	-	11A.1.15
SM180	12009	Romano-British villa, Banwell	ST 39822 59315	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.7, 11A.2.9
SM181	22824	Bowl barrow 400m west of Bellevue House	ST 51234 60246	2-10km	Significance not affected	No	-	-	11A.1.22
SM182	22825	Motte bailey castle associated earthworks south of Locking Head Farm	ST 36373 60881	2-10km	Significance not affected	No	-	-	11A.1.15

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM183	22839	Deserted medieval farmstead 420m south of Gout House Farm	ST 40215 61071	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	-	MD1.2	11A.1.15, 11A.2.9
SM184	22838	Moated site at Nye Farm	ST 41376 61536	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	-	MD1.8	11A.1.15, 11A.2.9
SM185	22826	The Fairy Toot long barrow 350m SSW of Howgrove Farm	ST 52056 61808	2-10km	Significance not affected	No	-	-	11A.1.22
SM186	NS 12	Churchyard cross at St John's Church, Weston-super-Mare	ST 31792 61933	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15
SM187	22841	Worlebury Camp: a large multivallate hillfort on Worlebury Hill	ST 31282 62493	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15
SM188	22815	Bowl barrow 90m south-west of Bicknell Farm	ST 51641 62732	2-10km	Significance not affected	No	-	-	11A.1.22
SM189	22820	Long barrow on Redhill	ST 49956 63603	2-10km	Significance not affected	No	-	-	11A.1.22
SM190	22837	Motte at Castle Batch	ST 36172 63707	2-10km	Significance not affected	No	-	-	11A.1.15

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM191	28825	Churchyard cross in St Andrew's churchyard	ST 43598 63744	1-2km	Significance not affected	No	-	-	11A.1.18
SM192	28824	Congresbury village cross	ST 43733 63816	1-2km	Significance not affected	No	-	-	11A.1.18
SM193	22831	Bowl barrow 420m ENE of Quarry Farm: part of the Redhill round barrow cemetery	ST 50831 63833	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM194	22834	Bowl barrow 230m NNE of Quarry Farm: part of the Redhill round barrow cemetery	ST 50568 63860	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM195	22832	Two bowl barrows 400m north-east of Quarry Farm: part of the Redhill round barrow cemetery	ST 50747 63897	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM196	22833	Bowl barrow 300m NNE of Quarry Farm: part of the Redhill round barrow cemetery	ST 50613 63916	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM197	28867	Littleton gunpowder works at Powdermill Farm	ST 54981 64406	2-10km	Significance not affected	No	-	-	11A.1.22
SM198	22819	Long barrow 350m south-west of Cornerpool Farm	ST 50057 64386	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM199	22813	Two confluent bowl barrows on Felton Hill	ST 51958 64820	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM200	22812	Oval barrow on Felton Hill 100m east of The Round House	ST 51624 64906	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM201	22821	Large univallate hillfort on Cadbury Hill	ST 44153 64950	1-2km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.1.22
SM202	28833	Churchyard cross in St Mary St Peter's churchyard	ST 54293 65005	2-10km	Significance not affected	No	-	-	11A.1.22
SM203	22843	Minor Romano-British villa 650m north-east of Hewish Farm	ST 40509 65243	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPD6	-	11A.1.15, 11A.2.11
SM204	28835	Wick St Lawrence village cross	ST 36605 65388	2-10km	Significance not affected	No	-	-	11A.1.15
SM205	28828	Churchyard cross in St Mary's churchyard	ST 43128 65396	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
SM206	28839	Cross in St Lawrence's churchyard	ST 36650 65433	2-10km	Significance not affected	No	-	-	11A.1.15
SM207	22811	Bowl barrow 170m east of Poplar Farm	ST 52388 65492	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM208	22845	Slight univallate hillfort 150m east of Cleeve Court	ST 46257 65691	2-10km	Significance not affected	No	-	-	11A.1.22
SM209	22846	Slight univallate hillfort associated settlement remains 300m north-east of Cleeve Court	ST 46298 65908	2-10km	Significance not affected	No	-	-	11A.1.22
SM210	22828	Motte bailey castle 650m NNW of Sandpoint Farm	ST 32641 66044	2-10km	Significance not affected	No	-	-	11A.1.15
SM211	22827	Bowl barrow disc barrow 600m NNW of Sandpoint Farm	ST 32714 66050	2-10km	Significance not affected	No	-	-	11A.1.15

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM212	22847	Woodspring Priory associated fishponds field system	ST 34292 66105	2-10km	Significance not affected	No	-	-	11A.1.15
SM213	28829	Churchyard cross in All Saints churchyard	ST 40098 66846	0-1km	Significance not affected	No	-	-	11.1.20, 11A.2.12
SM214	28834	Churchyard cross in St Michael's churchyard	ST 55736 66869	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM215	22854	Slight univallate hillfort 115m east of Brockley Cottage	ST 47789 67096	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
SM216	28827	Churchyard cross in St Andrew's churchyard	ST 49312 68323	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
SM217	28826	Churchyard cross in St Bridget's churchyard, Chelvey	ST 46619 68355	1-2km	Significance not affected	No	-	-	11A.1.28
SM218	28837	Churchyard cross in St John The Evangelist's churchyard (same as LB975), Kenn	ST 41606 68969	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.12, 11A.2.13
SM219	22848	Roman small town & field system; earlier Iron Age settlement; Gatcombe, 250m north of Cambridge Batch	ST 52691 69975	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
SM220	NS 108	Chapel at Lower Court	ST 54891 70241	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
SM221	22849	Deserted medieval farmstead part of a Romano-British field system 400m north of Fenswood Farm	ST 53285 70470	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22, 11A.1.27, 11A.1.38

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM222	NS 187	Elms Colliery	ST 48218 70558	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
SM223	22852	Slight univallate hillfort at Wain's Hill	ST 39085 70655	2-10km	Significance not affected	No	-	-	11A.1.27
SM224	28884	Nailsea Glassworks	ST 47677 70843/ ST 47823 70893	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
SM225		void number							
SM226	22840	Deserted medieval settlement 300m ESE of Wraxall House	ST 48755 71368	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.14
SM227	22844	Iron Age defended settlement 400m south of Manor Farm	ST 52051 71927	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.1.38
SM228	BS 8	Underfall Yard, Bristol Docks	ST 57183 72110	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
SM229	BS 7	Fairbairn Crane, Bristol Harbour	ST 58343 72191	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
SM230	BS 103	Hermitage in Quaker burial ground near St Mary Redcliffe	ST 59023 72330	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM231	22822	Cadbury Camp, a small multivalate hillfort on Cadbury Hill	ST 45406 72467	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.1.32

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM232	BS 118	Civil War earthworks on Brandon Hill	ST 57898 72834/ ST 57905 72698/ ST 57918 72957	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
SM233	28841	Temple Church	ST 59332 72733	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM234	BS 119	Section of City Wall, King Street	ST 58828 72739	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM235		void number							
SM236	28881	Bet tohorah at Jacob's Wells Road	ST 57691 72861	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
SM237	BS 117	Part of Bristol city wall 185m west of Bristol Bridge	ST 58822 72906	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM238		void number							
SM239	BS 136	Vault in High Street	ST 58957 72989	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM240	28888	St Mary-le-Port Church	ST 58992 73026	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM241	BS 163	Medieval vaults N of St Peter's Church	ST 59104 73117	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM242	BS 116	Bristol Castle vaulted chambers	ST 59373 73129	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM243	BS 102	Dominican Friars (Quaker's Friars)	ST 59252 73323/ ST 59267 73300	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
SM244	22829	Stokeleigh Camp: a promontory fort in Leigh Woods	ST 55901 73331	2-10km	Significance not affected	No	-	-	11A.1.38, 11A.1.40
SM245	BS 29	Clifton Down camp, Clifton	ST 56575 73309	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
SM246		void number							
SM247	22863	Slight univallate hillfort, two avenues, saucer barrow, regular aggregate field system, earthworks; Walton Common	ST 43027 73868	2-10km	Significance not affected	No	-	-	11A.1.27
SM248	22859	Manorial settlement at Weston Manor	ST 44461 74019	2-10km	Significance not affected	No	-	-	11A.1.27
SM249	22860	Moated site 230m south east of St Peter St Paul's Church	ST 44589 74017	2-10km	Significance not affected	No	-	-	11A.1.27
SM250	27977	Duck decoy, 250m south of Black Rock Villas	ST 45672 74247	2-10km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
SM251	22889	Slight univallate hillfort on Conygar Hill	ST 49896 75094	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.15, 11A.2.16
SM252	BS 88	Part of a Roman road on Durdham Down 865m north east of Black Rocks	ST 56818 75107	2-10km	Significance not affected	No	-	-	11A.1.38

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM253	NS 90	Parts of a minor Romano-British villa later medieval barn 545m south east of St Mary's Well	ST 46604 75456	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.34, 11A.2.16
SM254	BS 28	Druid Stoke burial chamber, Stoke Bishop	ST 56094 76201	2-10km	Significance not affected	No	-	-	11A.1.38
SM255	BS 184	Second World War heavy anti-aircraft battery 590m north east of Highwood House, Pur Down, Bristol	ST 61124 76476	2-10km	Significance not affected	No	-	-	11A.1.38
SM256	BS 87	Part of a minor Romano-British villa at Long Cross	ST 53396 77554	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17, 11A.2.18
SM257	BS 27	Bowl barrow in Bowness Gardens 315m north west of the swimming lake	ST 57942 77905	2-10km	Significance not affected	No	-	-	11A.1.38
SM258	BS 53	King's Weston Hill camp, Henbury	ST 55602 78134	1-2km	Significance not affected	No	-	-	11A.1.38
SM259	BS 183	Blaise Castle, Iron Age hillfort, Roman medieval remains, post-medieval garden	ST 55887 78400	1-2km	Significance not affected	No	-	-	11A.1.38, 11A.1.41
SM260	27988	The Mere Bank flanking ditches	ST 53197 79354	within Order Limits	Development capable of affecting setting	Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	-	-	11A.1.27, 11A.1.38, 11A.1.42, 11A.2.18

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM261	28885	Heavy Anti-aircraft battery 520m east of Holes Mouth	ST 52425 80836	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.1.42, 11A.2.18, 11A.2.19
SM262	SG 101	Ruin of St Helen's Church, Rudgeway	ST 63204 86517	2-10km	Significance not affected	No	-	-	11A.1.43
SM263	10505	Olveston Court moat complex earthworks	ST 59728 87155/ ST 59912 87000	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.43
SM264		void number							
SM265	SG 179	Banjo enclosure 245m north west of Lower Hazel Farm	ST 62468 87540	2-10km	Significance not affected	No	-	-	11A.1.43
SM266		void number							
SM267		void number							
SM268	SG 52	Iron Age defended settlement 525m ENE of Elberton Manor	ST60800883 96	2-10km	Significance not affected	No	-	-	11A.1.43
SM269 – SM292		void numbers							
SM293	MM226	Relict Seawall alongside Collister Pill Reen	ST445866	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM294	MM048	Sudbrook Camp and Sudbrook Chapel	ST505873	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM295	MM093	Enclosure revealed by Aerial Photography	ST483873	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM296	MM139	Harold's House (site of)	ST498880	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42, 11A.1.43
SM297	MM284	St. Mary's Churchyard Cross, Portskewett	ST499881	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM298	MM020	Caldicot Castle (unoccupied parts)	ST486885	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM299	MM151	Heston Brake Long Barrow	ST505886	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM300	MM169	Portskewett Hill Roman Site	ST497886	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM301	MM029	Church Farm Romano-British settlement	ST481892	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM302	MM301	The Berries Mound & Bailey Castle	ST487895	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42
SM303	MM051	Crick Round Barrow	ST484902	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42
SM304	MM048	Crick Medieval House	ST490902	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42

Step 1 Appraisal of Scheduled Monuments within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
SM305	MM050	Crick Moated Site	ST490903	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42
SM306	MM153	Moated Site South of Moynes Court	ST519908	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42, 11A.1.43
SM307		void number							
SM308	MM281	Runston Medieval Village Site & Runston Chapel	ST496915	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
SM309	MM152	Long Barrow Round Barrow at Thornwell Farm	ST539916	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42, 11A.1.43
SM310 – SM329		void numbers							
SM330	33703	Two cairns on Great Hill, 470m S and 750m SW of Quantock Farm	ST15657362 51	2-10km	Significance not affected	No	-	-	11A.1.44
SM331	22802	The Abbot's Fish House & fishponds	ST45743417 28	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.2
SM332	SO 492	Deserted medieval hamlet E of Draycott	ST48876515 86	2-10km	Significance not affected	No	-	-	11A.1.14
SM333	-	Part of the Roman Settlement of <i>Abonae</i> , Sea Mills	ST54994757 48	2-10km	Significance not affected	No	-	-	11A.1.38
SM334	-	Platform cairn, 180m east of Wilmot's Pool	ST15485381 36	2-10km	Significance not affected	No	-	-	11A.1.44
SM335	-	Barrow at Wilmot's Pool and a cairn 45m to the north	ST15308381 48	2-10km	Significance not affected	No	-	-	11A.1.44

Table 3: Step 1 Appraisal of Grade I Listed Buildings within 10km

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1	271235	Church of St Gregory	ST 34811 27154	2-10km	Significance not affected	No	-	-	11A.1.1
LB2	270748	Church of St Augustine	ST 26304 28453	2-10km	Significance not affected	No	-	-	11A.1.1
LB3	269544	Church of St Bartholomew	ST 33271 28874	2-10km	Significance not affected	No	-	-	11A.1.1
LB4	269583	Church of St Michael	ST 38248 31613	2-10km	Significance not affected	No	-	-	11A.1.1, 11A.1.2
LB5	269339	Church of St Mary	ST 29028 33021	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.1
LB6	269550	Church of The Holy Cross	ST 37471 33099	2-10km	Significance not affected	No	-	-	11A.1.1, 11A.1.2
LB7	269300	Halswell House Attached Outbuildings at Rear	ST 25397 33795	2-10km	Significance not affected	No	-	-	11A.1.1
LB8	269292	Church of St Edward King Martyr	ST 25650 34353	2-10km	Significance not affected	No	-	-	11A.1.1, 11A.1.44
LB9	269612	Church of St Mary The Virgin	ST 35173 34790	2-10km	Significance not affected	No	-	-	11A.1.2
LB10	269536	Church of St Michael All Angels	ST 41259 36414	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.1

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB11	269561	Church of St Mary	ST 39800 36879	2-10km	Significance not affected	No	-	-	11A.1.2
LB12	373991	Parish Church of St Mary	ST 29772 36987	2-10km	Significance not affected	No	-	-	11A.1.5
LB13	269408	Churchyard Cross In Churchyard, ~ 10m South of South Chapel, Church of St Margaret	ST 22531 37017	2-10km	Significance not affected	No	-	-	11A.1.44
LB14	269407	Church of St Margaret	ST 22528 37024	2-10km	Significance not affected	No	-	-	11A.1.44
LB15	373860	Corn Exchange Attached Railings; Market House Attached Railings	ST 29816 37032	2-10km	Significance not affected	No	-	-	11A.1.5
LB16	373840	No 9 Attached Rear Walls Outhouse	ST 29954 37152	2-10km	Significance not affected	No	-	-	11A.1.5
LB17	373842	Bridgwater Arts Centre	ST 29940 37162	2-10km	Significance not affected	No	-	-	11A.1.5
LB18	373838	7, Castle Street	ST 29963 37164	2-10km	Significance not affected	No	-	-	11A.1.5
LB19	373836	5, Castle Street	ST 29978 37171	2-10km	Significance not affected	No	-	-	11A.1.5
LB20	373834	3, Castle Street	ST 29988 37174	2-10km	Significance not affected	No	-	-	11A.1.5
LB21	373832	1, Castle Street	ST 29992 37180	2-10km	Significance not affected	No	-	-	11A.1.5

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB22	373844	14, Castle Street	ST 29914 37190	2-10km	Significance not affected	No	-	-	11A.1.5
LB23	373843	12, Castle Street	ST 29924 37192	2-10km	Significance not affected	No	-	-	11A.1.5
LB24	373841	10, Castle Street	ST 29937 37193	2-10km	Significance not affected	No	-	-	11A.1.5
LB25	373846	No 16 Attached Wall To Left Return	ST 29905 37194	2-10km	Significance not affected	No	-	-	11A.1.5
LB26	373839	8, Castle Street	ST 29951 37195	2-10km	Significance not affected	No	-	-	11A.1.5
LB27	373833	2, Castle Street	ST 29986 37195	2-10km	Significance not affected	No	-	-	11A.1.5
LB28	373837	No 6 Attached Wall To The Rear	ST 29963 37196	2-10km	Significance not affected	No	-	-	11A.1.5
LB29	373835	4, Castle Street	ST 29981 37198	2-10km	Significance not affected	No	-	-	11A.1.5
LB30	374025	The Lions Attached Pavilions, Balustrades, Gate Piers Railings	ST 29980 37288	2-10km	Significance not affected	No	-	-	11A.1.5
LB31	269406	Gothelney Manor Farmhouse	ST 25548 37609	2-10km	Significance not affected	No	-	-	11A.1.44
LB32	269531	Church of St Mary	ST 34115 37668	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB33	269403	Church of St Mary	ST 23844 37805	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.44

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB34	268848	Blackmoor Farmhouse	ST 24467 38687	2-10km	Significance not affected	No	-	-	11A.1.44
LB35	269452	Church of St Peter	ST 39417 39281	2-10km	Significance not affected	No	-	-	11A.1.2
LB36	268871	The Manor	ST 26305 39427	2-10km	Significance not affected	No	-	-	11A.1.44
LB37	268856	Church of St Mary	ST 25793 39524	2-10km	Significance not affected	No	-	-	11A.1.44
LB38	268853	Cannington Court (Part of Somerset Farm Institute)	ST25790395 53	2-10km	Significance not affected	No	-	-	11A.1.44
LB39	268896	Remains of Keep To Stowey Castle	ST 18687 39574	2-10km	Significance not affected	No	-	-	11A.1.44
LB40	265139	Church of All Saints	ST 17198 40561	2-10km	Significance not affected	No	-	-	11A.1.44
LB41	269512	Church of St Mary	ST 34791 41648	0-1km	Significance not affected	No	-	-	11A.1.11, 11A.2.2, 11A.2.3
LB42	269495	Church of St Michael All Angels	ST 32033 41720	0-1km	Significance not affected	No	-	-	11A.1.10
LB43	269492	Church of St John The Baptist	ST 30086 42646	2-10km	Significance not affected	No	-	-	11A.1.9
LB44	265206	Church of St Andrew	ST 20474 42876	2-10km	Significance not affected	No	-	-	11A.1.45

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB45	265120	Court House	ST 13642 43687	2-10km	Significance not affected	No	-	-	11A.1.44
LB46	269501	Church of St Peter	ST 30474 45469	2-10km	Significance not affected	No	-	-	11A.1.9
LB47	435144	Parish Church of Holy Cross, Parish Church of St Mark	ST 38078 47821	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB48	435644	Church of St Mary	ST 43468 47926	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.9, 11A.1.14
LB49	433731	Church of St Andrew	ST 30438 49408	2-10km	Significance not affected	No	-	-	11A.1.9
LB50	433646	Church of St Michael	ST 33541 50745	2-10km	Significance not affected	No	-	-	11A.1.9
LB51	434372	Church of St Mary	ST 34388 51913	2-10km	Significance not affected	No	-	-	11A.1.9
LB52	433618	Church of St Mary	ST 29386 52462	2-10km	Significance not affected	No	-	-	11A.1.9
LB53	268832	Church of St Gregory	ST 41404 52684	2-10km	Significance not affected	No	-	-	11A.1.9
LB54	268768	Church of St Andrew	ST 45960 53017	2-10km	Significance not affected	No	-	-	11A.1.14
LB55	434389	Church of St Christopher	ST 33519 54159	2-10km	Significance not affected	No	-	-	11A.1.15

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB56	268697	Church of St John The Baptist	ST 43151 54608	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
LB57	268803	Church of St Andrew	ST 39596 55392	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.6, 11A.2.7
LB58	33275	Church of St James	ST 41152 56653	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB59	33613	Church of St Peter St Paul	ST 34141 56909	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15
LB60	33394	Parish Church of St Mary, Christon	ST 37957 57287	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPC8	-	11A.1.16, 11A.2.7
LB61	33018	Church of St Bartholomew	ST 52940 58234	2-10km	Significance not affected	No	-	-	11A.1.22
LB62	33352	Parish Church of St Andrew, Banwell	ST 39949 59133	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.17, 11A.2.8
LB63	33913	Church of Holy Trinity	ST 47864 59332	2-10km	Significance not affected	No	-	-	11A.1.22
LB64	33940	Church of St John The Baptist	ST 43729 60239	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB65	34023	Church of All Saints	ST 46786 62718	1-2km	Significance not affected	No	-	-	11A.1.24

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB66	33318	Parish Church of St Saviour, Puxton	ST 40666 63257	0-1km	Development capable of affecting setting	No – Stage 1 determined negligible adverse magnitude of effect	VPD26	-	11A.1.15, 11A.2.11
LB67	33298	Parish Church of St Paul	ST 33495 63380	2-10km	Significance not affected	No	-	-	11A.1.15
LB68	33965	Church of St Andrew	ST 43566 63762	1-2km	Significance not affected	No	-	-	11A.1.18
LB69	33964	The Refectory, The Vicarage	ST 43600 63797	1-2km	Significance not affected	No	-	-	11A.1.18
LB70	33808	The Old Rectory Cottage	ST 43188 65390	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB71	33810	Church of St Mary	ST 43131 65416	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB72	33314	Infirmary	ST 34390 66143	2-10km	Significance not affected	No	-	-	11A.1.15
LB73	33313	West Wall of Chapter House Range	ST 34372 66152	2-10km	Significance not affected	No	-	-	11A.1.15
LB74	33312	East Cloister Wall	ST 34351 66154	2-10km	Significance not affected	No	-	-	11A.1.15

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB75	33311	Gatehouse, Gates, Mounting Block Wall Running South For Circa 20m	ST 34331 66158	2-10km	Significance not affected	No	-	-	11A.1.15
LB76	33305	Priory Church	ST 34361 66171	2-10km	Significance not affected	No	-	-	11A.1.15
LB77	33315	Barn Circa 50m North West of Priory Church (Qv) With Well at East End	ST 34295 66203	2-10km	Significance not affected	No	-	-	11A.1.15
LB78	33637	Church of All Saints, Kingston Seymour	ST 40085 66849	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.20, 11A.2.12
LB79	33648	Church of St Michael	ST 55752 66859	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
LB80	33712	Nailsea Court	ST 45710 68201	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB81	33417	Church of St Andrew	ST 49311 68330	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB82	33443	Church of St Bridget	ST 46618 68367	1-2km	Significance not affected	No	-	-	11A.1.28
LB83	33737	Church of Holy Trinity	ST 46610 69928	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB84	33114	Parish Church of St Andrew	ST 39373 70828	2-10km	Significance not affected	No	-	-	11A.1.27

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB85	33759	Church of St Quiricus St Julietta, Tickenham	ST 45775 71446	0-1km	Development capable of affecting setting	Yes	VPD16, VPD23	MB1.61	11A.1.32, 11A.2.14
LB86	33585	Tyntesfield House, Servants Wing Chapel	ST 50646 71505	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.1.38
LB87	33130	Clevedon Court	ST 42259 71573	2-10km	Significance not affected	No	-	-	11A.1.27, 11A.2.13
LB88	33487	Ashton Court Mansion Stables	ST 55709 71837	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22, 11A.1.38
LB89	33103	The Pier, Including The Tollhouse	ST 40088 71939	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.27
LB90	33595	Church of All Saints	ST 49021 71969	0-1km	Significance not affected	No	-	-	11A.1.31, 11A.2.14, 11A.2.15
LB91	380316	Church of St Mary Redcliffe	ST 59128 72313	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB92	380662	Bristol Old Station, Temple Meads	ST 59592 72419	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB93	380854	Avon Bridge	ST 61321 72442	2-10km	Significance not affected	No	-	-	11A.1.38
LB94	380663	Temple Meads Station	ST 59749 72461	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB95	380268	Equestrian Statue of William Iii	ST 58774 72561	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB96	379311	Central Library Attached Walls Railings	ST 58252 72674	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB97	379305	Cathedral Church of St Augustine, Including Chapter House Cloisters	ST 58359 72683	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB98	379315	The Great Gatehouse	ST 58278 72686	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB99	379242	Grotto ~ 85m South of Goldney House	ST 57441 72736	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB100	379885	The Theatre Royal	ST 58803 72748	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB101	379312	Church of St Mark, Lord Mayor's Chapel	ST 58392 72838	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB102	379238	Clifton Hill House Attached Front Walls	ST 57511 72924	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB103	380504	Church of St Stephen	ST 58684 72983	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB104	379376	Old Post Office	ST 58830 72990	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB105	379382	The Exchange	ST 58859 72992	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB106	379383	Attached Basement Area Railings To The Exchange	ST 58837 73006	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB107	379386	The Nails	ST 58848 73016	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB108	33494	Clifton Suspension Bridge, Two Tollhouses Flanking Walls On West Side	ST 56478 73076	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB109	379208	Clifton Suspension Bridge	ST 56478 73077	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB110	379004	Former Bank of England	ST 58824 73086	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB111	380113	Red Lodge Attached Rubble Walls Entrance Steps	ST 58439 73112	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB112	379019	Church of St John The Baptist St John's Gate	ST 58754 73166	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB113	380238	The Meeting House	ST 59275 73318	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB114	380472	Colstons Almshouses	ST 58509 73363	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB115	380473	Front Wall Gates To Colston's Almshouses	ST 58498 73367	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB116	380730	Royal Fort Attached Front Step Railings	ST 58283 73372	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB117	379024	The New Room	ST 59091 73386	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB118	380890	Church of St James	ST 58894 73468	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB119	33669	Church of St Michael	ST 46779 73536	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB120	380185	Numbers 7 To 13 Attached Area Railings	ST 59437 73662	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB121	380184	Numbers 1 To 6 Attached Area Railings	ST 59385 73663	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB122	380186	Numbers 14-17 Attached Area Railings	ST 59480 73705	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB123	380189	31-34, Portland Square	ST 59361 73716	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB124	380190	Church of St Paul	ST 59476 73745	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB125	380188	Numbers 22 To 28 Attached Area Railings	ST 59386 73772	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB126	380187	Numbers 18-21 Attached Area Railings	ST 59447 73775	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB127	33798	Church of St Peter St Paul	ST 44380 74209	2-10km	Significance not affected	No	-	-	11A.1.27
LB128	380322	Redland Chapel	ST 57983 74983	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB129	33560	Church of St Mary, Portbury	ST 50295 75432	0-1km	Development capable of affecting setting	No – Stage 1 determined negligible effect	VPE7, VPE11	ME1.18	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
LB130	394001	Parish Church of St Peter	ST46617760 14	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB131	379328	College House, Westbury College	ST 63358 76158	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB132	379897	The Echo, ~ 300m South East of Kings Weston House	ST 54428 77269	1-2km	Significance not affected	No	-	-	11A.1.37
LB133	379174	Church of The Holy Trinity	ST 57331 77405	2-10km	Significance not affected	No	-	-	11A.1.38
LB134	379894	Kings Weston House	ST 54173 77481	1-2km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPG7	-	11A.1.37, 11A.2.17, 11A.2.18
LB135	379896	The Brewhouse, Kings Weston House	ST 54238 77515	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.17, 11A.2.18
LB136	379895	Loggia ~ 50m North of Kings Weston House	ST 54186 77553	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.17, 11A.2.18
LB137	379687	Blaise Hamlet, Dutch Cottage	ST 55979 78856	1-2km	Significance not affected	No	-	-	11A.1.41
LB138	379688	Blaise Hamlet, Double Cottage	ST 55947 78867	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB139	379686	Blaise Hamlet, Diamond Cottage	ST 55992 78874	1-2km	Significance not affected	No	-	-	11A.1.41
LB140	379685	Blaise Hamlet, Oak Cottage	ST 56017 78878	1-2km	Significance not affected	No	-	-	11A.1.41
LB141	379689	Blaise Hamlet, Rose Cottage	ST 55944 78882	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB142	379695	Sundial To The Middle of The Green at Blaise Hamlet	ST 55980 78894	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB143	379690	Blaise Hamlet, Dial Cottage	ST 55967 78903	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB144	379691	Blaise Hamlet, Circular Cottage	ST 55982 78913	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB145	379693	Blaise Hamlet Vine Cottage	ST 56018 78917	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB146	379692	Blaise Hamlet, Sweetbriar Cottage	ST 55990 78921	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB147	35085	Church of St Michael	ST 64137 81006	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB148	35102	Church of St Mary	ST 60348 84085	2-10km	Significance not affected	No	-	-	11A.1.38, 11A.1.43
LB149	469289	Severn Bridge Aust Viaduct First Severn Crossing	ST 56540 89830	0-1km	Significance not affected	No	-	-	11A.1.43

Step 1 Appraisal of Grade I Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB150	479259	Severn Bridge Aust Viaduct, First Severn Crossing	ST 55761 90317	1-2km	Significance not affected	No	-	-	11A.1.43
LB151 – LB155		void numbers							
LB156	2044	Church of St Mary	349888 188107	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
LB157	2006	Caldicot Castle	348679 188516	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42
LB158	2019	Church of St Mary	348316 188629	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
LB159	2007	Mathern Palace	352290 190821	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42, 11A.1.43
LB160	2040	Church of St Tewdric	352313 190881	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42, 11A.1.43
LB161- LB165		void numbers							
LB1273	267766	Church of St Mary	ST 45538 41707	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.2
LB1275	267769	Manor Farmhouse with attached range of outbuildings	ST 45562 41744	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.2
LB1276	267765	the Abbot's Fish House	ST 45804 41729	2-10km	Significance not affected	No	-	-	11A.1.2

Table 4: Step 1 Appraisal of Grade II* Listed Buildings within 10km

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB166	271231	Slough Farmhouse	ST 34780 27703	2-10km	Significance not affected	No	-	-	11A.1.1
LB167	270606	Lodge Farmhouse	ST 29092 28178	2-10km	Significance not affected	No	-	-	11A.1.1
LB168	270747	Walford House	ST 27205 28202	2-10km	Significance not affected	No	-	-	11A.1.1
LB169	270751	Unidentified Chest Tomb In Churchyard, ~ 3m South of Porch, Church of St Augustine	ST 26304 28440	2-10km	Significance not affected	No	-	-	11A.1.1
LB170	269376	West Newton Manor	ST 28897 29140	2-10km	Significance not affected	No	-	-	11A.1.1
LB171	269371	Maunsel House	ST 30445 30036	2-10km	Significance not affected	No	-	-	11A.1.1
LB172	269423	Church of St Giles	ST 27458 30425	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.1
LB173	269322	Church of St Peter	ST 30107 31136	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.1
LB174	269603	Westonzoyland Engine Trust Old Pumping Station at NGR ST 3395 3283	ST 33950 32830	2-10km	Significance not affected	No	-	-	11A.1.1
LB175	269314	Boomer Farmhouse	ST 27741 32890	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.1

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB176	269341	Remains of Churchyard Cross In Churchyard, ~ 23m North of North Aisle, Church of St Mary	ST 29030 33049	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.1
LB177	269439	Robin Hood's Hut, ~ 400m South of Halswell House at ST 2545 3334	ST 25447 33327	2-10km	Significance not affected	No	-	-	11A.1.1
LB178	269430	Patcombe Farmhouse Including Chimney Stack Adjoining South East	ST 24799 33368	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.1
LB179	269306	Temple at NGR ST 2515 3421	ST 25145 34213	2-10km	Significance not affected	No	-	-	11A.1.1, 11A.1.44
LB180	269297	Paulet House (Formerly Known As Church Close)	ST 25674 34376	2-10km	Significance not affected	No	-	-	11A.1.1, 11A.1.44
LB181	269273	Tirelands Farmhouse	ST 24148 34554	2-10km	Significance not affected	No	-	-	11A.1.1, 11A.1.44
LB182	269286	Castle House With Adjoining Wings; Gate Cottage	ST 24386 34897	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.44
LB183	269280	Churchyard Cross In Churchyard, Church of St Michael	ST 23988 35193	2-10km	Significance not affected	No	-	-	11A.1.44
LB184	269275	Church of St Michael	ST 23979 35206	2-10km	Significance not affected	No	-	-	11A.1.44
LB185	269392	Church of All Saints	ST 19371 35632	2-10km	Significance not affected	No	-	-	11A.1.44
LB186	269274	Barford House Outbuilding Wing at Rear	ST 23350 35883	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB187	269428	Clerks Cottage	ST 23108 36104	2-10km	Significance not affected	No	-	-	11A.1.44
LB188	269271	Durleigh Church	ST 27485 36139	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.4, 11A.1.44
LB189	269272	West Bower Manor With Barn	ST 26561 36412	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.44
LB190	373895	No 15 Attached Front Railings Rear Garden Walls	ST 29869 36866	2-10km	Significance not affected	No	-	-	11A.1.5
LB191	373830	The Admiral Blake Museum	ST 30007 36898	2-10km	Significance not affected	No	-	-	11A.1.5
LB192	373990	Baptist Church	ST 29799 36912	2-10km	Significance not affected	No	-	-	11A.1.5
LB193	373868	Christ Church Unitarian Chapel	ST 29961 36928	2-10km	Significance not affected	No	-	-	11A.1.5
LB194	373984	45 47, St Mary Street	ST 29770 36938	2-10km	Significance not affected	No	-	-	11A.1.5
LB195	374012	Bridgwater Railway Station	ST 30793 36973	1-2km	Significance not affected	No	-	-	11A.1.4, 11A.2.1
LB196	373861	Blake Statue	ST 29869 37045	2-10km	Significance not affected	No	-	-	11A.1.5
LB197	269418	Court House Farmhouse	ST 22517 37084	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.44
LB198	373965	Castle House	ST 29980 37121	2-10km	Significance not affected	No	-	-	11A.1.5

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB199	373966	County Court Office	ST 29956 37142	2-10km	Significance not affected	No	-	-	11A.1.5
LB200	373845	Legion House Attached Wall To Right	ST 29916 37143	2-10km	Significance not affected	No	-	-	11A.1.5
LB201	373933	1, King Square	ST 29845 37144	2-10km	Significance not affected	No	-	-	11A.1.5
LB202	373934	2-7, King Square	ST 29859 37150	2-10km	Significance not affected	No	-	-	11A.1.5
LB203	373935	8 9, King Square	ST 29872 37155	2-10km	Significance not affected	No	-	-	11A.1.5
LB204	373942	World War Memorial	ST 29843 37180	2-10km	Significance not affected	No	-	-	11A.1.5
LB205	373936	No 10 Attached Railings	ST 29879 37181	2-10km	Significance not affected	No	-	-	11A.1.5
LB206	373937	Nos. 11 12 Attached Railings	ST 29878 37187	2-10km	Significance not affected	No	-	-	11A.1.5
LB207	373938	No 13 Attached Railings	ST 29873 37198	2-10km	Significance not affected	No	-	-	11A.1.5
LB208	374020	10 11, West Quay	ST 29987 37203	2-10km	Significance not affected	No	-	-	11A.1.5
LB209	373939	No 14 Attached Railings	ST 29874 37206	2-10km	Significance not affected	No	-	-	11A.1.5
LB210	373940	Nos. 16 17 Attached Railings	ST 29811 37206	2-10km	Significance not affected	No	-	-	11A.1.5

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB211	374023	Castle Wall, Watergate Undercroft	ST 29982 37236	2-10km	Significance not affected	No	-	-	11A.1.5
LB212	373847	3-9, Chandos Street	ST 29927 37240	2-10km	Significance not affected	No	-	-	11A.1.5
LB213	373825	Church of St John The Baptist	ST 30338 37345	2-10km	Significance not affected	No	-	-	11A.1.5
LB214	374024	Rail Bridge Over The River Parrett	ST 29997 37420	2-10km	Significance not affected	No	-	-	11A.1.5
LB215	373878	Brick Kiln	ST 29995 37635	2-10km	Significance not affected	No	-	-	11A.1.4
LB216	269245	Church of The Blessed Virgin Mary	ST 41774 38244	2-10km	Significance not affected	No	-	-	11A.1.3
LB217	269593	Stawell Church	ST 36807 38296	2-10km	Significance not affected	No	-	-	11A.1.2
LB218	269258	Dovecote In Grounds of Shapwick Manor	ST 41773 38395	2-10km	Significance not affected	No	-	-	11A.1.3
LB219	269255	Shapwick Manor	ST 41744 38439	2-10km	Significance not affected	No	-	-	11A.1.3
LB220	269256	Stone Screen Flanking Sections of Walling Enclosing Former Parterre On Frontage of Shapwick Manor	ST 41762 38447	2-10km	Significance not affected	No	-	-	11A.1.3
LB221	269257	Stable Block With Coach House To Shapwick Manor	ST 41795 38452	2-10km	Significance not affected	No	-	-	11A.1.3

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB222	269383	Church of St Peter St Paul	ST 18559 38510	2-10km	Significance not affected	No	-	-	11A.1.44
LB223	269251	Shapwick House Hotel; The Granary	ST 41672 38772	2-10km	Significance not affected	No	-	-	11A.1.3
LB224	268881	Church of The Holy Trinity	ST 29646 39170	1-2km	Significance not affected	No	-	-	11A.1.7
LB225	269444	Church of St Michael All Angels, Bawdrip	ST 34146 39586	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.8, 11A.2.2
LB226	268912	Gazebo Attached Walling Bounding Grounds of Stowey Court	ST 19545 39607	2-10km	Significance not affected	No	-	-	11A.1.44
LB227	269482	Edington House	ST 38538 39610	2-10km	Significance not affected	No	-	-	11A.1.2
LB228	268908	Church of St Mary The Virgin	ST 19674 39636	2-10km	Significance not affected	No	-	-	11A.1.44
LB229	268906	Coleridge's Cottage	ST 19107 39857	2-10km	Significance not affected	No	-	-	11A.1.44
LB230	269469	Church of St Mary	ST 35653 40276	1-2km	Significance not affected	No	-	-	11A.1.2, 11A.1.9, 11A.2.2
LB231	265142	Dodington Hall	ST 17230 40525	2-10km	Significance not affected	No	-	-	11A.1.44
LB232	265140	Remains of Churchyard Cross, In Churchyard 2m North East of Porch, Church of All Saints	ST 17201 40566	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB233	268886	Church of St Martin	ST 21568 40590	2-10km	Significance not affected	No	-	-	11A.1.44
LB234	265150	Churchyard Cross, 7m North of Nave, Church of St Mary	ST 15657 41102	2-10km	Significance not affected	No	-	-	11A.1.44
LB235	268862	Beere Manor Farmhouse Attached Barn	ST 24062 41425	2-10km	Significance not affected	No	-	-	11A.1.44
LB236	268890	Farm Estate Farmhouse	ST 22306 41774	2-10km	Significance not affected	No	-	-	11A.1.44
LB237	265269	Remains of Churchyard Cross, 10m West of Porch, Church of St Ethel Dreda	ST 11322 41981	2-10km	Significance not affected	No	-	-	11A.1.44
LB238	265268	Church of St Ethel Dreda	ST 11323 42006	2-10km	Significance not affected	No	-	-	11A.1.44
LB239	265259	Prior Family Chest Tomb, Church of St Mary	ST 17644 42387	2-10km	Significance not affected	No	-	-	11A.1.44
LB240	265257	Churchyard Cross, 5m South of Porch, Church of St Mary	ST 17645 42390	2-10km	Significance not affected	No	-	-	11A.1.44
LB241	265258	Govett Family Chest Tomb, In Churchyard Onem West of Porch, Church of St Mary	ST 17639 42396	2-10km	Significance not affected	No	-	-	11A.1.44
LB242	265202	Stogursey Castle	ST 20303 42589	2-10km	Significance not affected	No	-	-	11A.1.45
LB243	265203	Causeway Bridge at East Entrance To Stogursey Castle	ST 20313 42589	2-10km	Significance not affected	No	-	-	11A.1.45

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB244	265261	Priors Farmhouse Including Farm Buildings Adjoining East	ST 17751 42594	2-10km	Significance not affected	No	-	-	11A.1.44
LB245	265180	Steyning Manor	ST 21960 42772	1-2km	Significance not affected	No	-	-	11A.1.44
LB246	265222	Remains of Village Cross	ST 20244 42891	2-10km	Significance not affected	No	-	-	11A.1.45
LB247	265183	Fairfield House	ST 18755 42980	2-10km	Significance not affected	No	-	-	11A.1.44
LB248	268930	Church of All Saints	ST 24635 43197	2-10km	Significance not affected	No	-	-	11A.1.44
LB249	265123	Churchyard Cross, 10m South of Porch, Church of Saint Mary	ST 13640 43644	2-10km	Significance not affected	No	-	-	11A.1.44
LB250	265121	Church of St Mary	ST 13641 43656	2-10km	Significance not affected	No	-	-	11A.1.44
LB251	265174	Pollard Chest Tomb, In Churchyard, Church of St Mary	ST 14670 43922	2-10km	Significance not affected	No	-	-	11A.1.44
LB252	265170	Church of Saint Mary	ST 14671 43942	2-10km	Significance not affected	No	-	-	11A.1.44
LB253	265167	Priory Cottage, Chantry Cottage Dairy, Abutting South West Corner of Priory Cottage	ST 14628 44008	2-10km	Significance not affected	No	-	-	11A.1.44
LB254	265168	Remains of Chantry, Abutting East Side of Chantry Cottage	ST 14635 44012	2-10km	Significance not affected	No	-	-	11A.1.44

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB255	436027	Great House Farmhouse Flanking Walls	ST 45387 46449	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
LB256	435145	Former Market Cross In Churchyard, Church of St Mark	ST 38049 47838	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB257	435645	Churchyard Cross, Church of St Mary	ST 43513 47936	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.9, 11A.1.14
LB258	436025	Roadside Cross	ST 42478 49658	2-10km	Significance not affected	No	-	-	11A.1.9
LB259	268760	Ashton Windmill	ST 41461 50296	2-10km	Significance not affected	No	-	-	11A.1.9
LB260	268833	Churchyard Cross, Church of St Gregory	ST 41409 52670	2-10km	Significance not affected	No	-	-	11A.1.9
LB261	268769	Church Farm House Church Farmhouse	ST 46023 53010	2-10km	Significance not affected	No	-	-	11A.1.14
LB262	268772	Market Cross	ST 45921 53202	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
LB263	268745	Churchyard Cross, Church of St John The Baptist, Biddisham	ST 38193 53429	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPB17	MB1.68	11A.1.9, 11A.1.14, 11A.2.6
LB264	268744	Church of St John The Baptist, Biddisham	ST 38186 53440	0-1km	Development capable of affecting setting	Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPB17	MB1.68	11A.1.9, 11A.1.15, 11A.2.6

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB265	434398	Manor House	ST 33449 54220	2-10km	Significance not affected	No	-	-	11A.1.15
LB266	268657	9, High Street	ST 43051 54532	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
LB267	268654	Axbridge Museum; King John's Hunting Lodge	ST 43078 54540	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
LB268	268659	St Judes	ST 43022 54544	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
LB269	268661	Old Manor House	ST 43008 54553	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
LB270	268702	The Old Angel	ST 43104 54577	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
LB271	268740	Compton House Forecourt Railings	ST 42639 54619	2-10km	Significance not affected	No	-	-	11A.1.14, 11A.1.15
LB272	268804	Church Cross, Church of St Andrew	ST 39598 55377	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.6, 11A.2.7
LB273	268094	Church of St Hugh	ST 50131 55663	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14
LB274	33395	Parish Church of St Andrew, Loxton	ST 37624 55824	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPC15, VPC5	-	11A.1.15, 11A.2.7
LB275	433625	Church of St Bridget	ST 29680 55951	2-10km	Significance not affected	No	-	-	11A.1.15

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB276	33251	Old Church of Saint Nicholas	ST 31615 58373	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15
LB277	33618	Hutton Court	ST 35293 58588	2-10km	Significance not affected	No	-	-	11A.1.15
LB278	33616	Church of Saint Mary The Virgin	ST 35244 58595	2-10km	Significance not affected	No	-	-	11A.1.15
LB279	350213	Banwell Castle, Terraces Courtyard Walls	ST 40571 58608	0-1km	Development capable of affecting setting	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB280	268823	Church of St Michael All Angels	ST 44941 58624	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
LB281	33349	Terrace Dairy at Banwell Castle	ST 40185 58647	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB282	33348	Gatehouse, Stables Flanking Walls at Banwell Castle	ST 40144 58650	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB283	33350	West Garden Walls With Towers at Banwell Castle	ST 40102 58658	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB284	33347	Coachhouse at Banwell Castle	ST 40116 58669	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB285	33899	Church of St Andrew	ST 50412 58973	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB286	33244	Uphill Manor	ST 31909 59009	2-10km	Significance not affected	No	-	-	11A.1.15
LB287	33358	Banwell Abbey; The Cloisters	ST 40022 59136	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.17, 11A.2.8
LB288	33388	Parish Church of St Augustine	ST 36354 59637	2-10km	Significance not affected	No	-	-	11A.1.15
LB289	32985	Church of St Mary	ST 53283 60400	2-10km	Significance not affected	No	-	-	11A.1.22
LB290	33926	Butcombe Farmhouse	ST 50362 60816	2-10km	Significance not affected	No	-	-	11A.1.22
LB291	33929	Churchyard Cross In Churchyard, South of Church of St Michael All Angels	ST 51540 61855	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
LB292	33928	Church of St Michael All Angels	ST 51538 61873	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
LB293	32964	The Rectory	ST 55817 61904	2-10km	Significance not affected	No	-	-	11A.1.22
LB294	32965	Church of St Andrew	ST 55682 61952	2-10km	Significance not affected	No	-	-	11A.1.22
LB295	33175	Church of All Saints	ST 32047 62027	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15
LB296	33233	Holy Trinity Church	ST 31240 62312	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB297	33180	Birnbeck Pier	ST 30703 62481	2-10km	Significance not affected	No	-	-	11A.1.15
LB298	33193	Church of Saint Martin	ST 35305 62895	2-10km	Significance not affected	No	-	-	11A.1.15
LB299	33206	The Bell House	ST 35534 62982	2-10km	Significance not affected	No	-	-	11A.1.15
LB300	34016	Alburys	ST 46851 63075	1-2km	Significance not affected	No	-	-	11A.1.24
LB301	33979	Urchinwood Manor	ST 44735 63556	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.1.22
LB302	33299	Newtons	ST 35154 63614	2-10km	Significance not affected	No	-	-	11A.1.15
LB303	33963	Village Cross	ST 43733 63816	1-2km	Significance not affected	No	-	-	11A.1.18
LB304	33992	The Parsonage	ST 52976 64293	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
LB305	33991	Barn To South West of Powdermill Farmhouse	ST 55048 64299	2-10km	Significance not affected	No	-	-	11A.1.22
LB306	33989	Powdermill Farmhouse	ST 55077 64301	2-10km	Significance not affected	No	-	-	11A.1.22
LB307	33985	Court Farmhouse	ST 54286 64957	2-10km	Significance not affected	No	-	-	11A.1.22
LB308	33986	Church of St Mary St Peter	ST 54306 65014	2-10km	Significance not affected	No	-	-	11A.1.22

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB309	33332	Village Cross 5 Yards East of Banksea Cottages	ST 36605 65388	2-10km	Significance not affected	No	-	-	11A.1.15
LB310	33326	Parish Church of St Lawrence	ST 36636 65440	2-10km	Significance not affected	No	-	-	11A.1.15
LB311	33686	Church of Holy Trinity	ST 46007 66065	2-10km	Significance not affected	No	-	-	11A.1.22
LB312	33306	Farmhouse Range Adjoining Priory Church at West	ST 34339 66170	2-10km	Significance not affected	No	-	-	11A.1.15
LB313	33839	Friends Meeting House	ST 45258 66288	2-10km	Significance not affected	No	-	-	11A.1.22
LB314	33639	Unidentified Chest Tomb, 18m East of East End of All Saints Church, Kingston Seymour	ST 40112 66859	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.20, 11A.2.12
LB315	33451	Church of St Nicholas	ST 46586 66979	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB316	33429	Sores Court	ST 48603 67758	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB317	33446	Barn, 50 Yards South East of Chelvey Court	ST 46608 68323	1-2km	Significance not affected	No	-	-	11A.1.28
LB318	33445	Chelvey Court Bridge To The East 2 Outbuildings To The South West	ST 46549 68382	1-2km	Significance not affected	No	-	-	11A.1.28
LB319	33873	Barrow Court	ST 51430 68437	2-10km	Significance not affected	No	-	-	11A.1.29

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB320	33869	Church of St Mary St Edward	ST 51465 68449	2-10km	Significance not affected	No	-	-	11A.1.29
LB321	33874	Tithe Barn at Barrow Court	ST 51397 68452	2-10km	Significance not affected	No	-	-	11A.1.29
LB322	33878	Temple, Exedra Linking East Boundary Wall of Formal Garden at Barrow Court	ST 51543 68455	2-10km	Significance not affected	No	-	-	11A.1.29
LB323	33881	Lily Pond, 2 Ornamental Pedestals With Urns In Rose Garden at Barrow Court	ST 51424 68493	2-10km	Significance not affected	No	-	-	11A.1.29
LB324	33877	Corner Gazebos Linking North Boundary Wall of Formal Garden at Barrow Court	ST 51550 68499	2-10km	Significance not affected	No	-	-	11A.1.29
LB325	33882	Steps, Walls, Ornamental Vases Sundial, Barrow Court	ST 51432 68508	2-10km	Significance not affected	No	-	-	11A.1.29
LB326	33880	East West Courts Linking South Boundary Wall of Formal Garden at Barrow Court	ST 51392 68524	2-10km	Significance not affected	No	-	-	11A.1.29
LB327	33879	Gatepiers, Gates, Pillars Forming West Boundary Wall of Garden at Barrow Court	ST 51386 68560	2-10km	Significance not affected	No	-	-	11A.1.29
LB328	379165	Church of St Peter	ST 57054 68669	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
LB329	379164	Bishopsworth Manor Attached Walls Piers	ST 57115 68926	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB330	33705	Church of St John The Evangelist, Kenn	ST 41593 68975	0-1km	Development capable of affecting setting	Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPD27	MD1.46, MD1.47	11A.1.27, 11A.2.12, 11A.2.13
LB331	33695	Lake Farmhouse	ST 40565 69354	1-2km	Significance not affected	No	-	-	11A.1.27
LB332	33474	Church of St Michael All Angels	ST 50655 69376	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB333	33492	Gatcombe Court	ST 52547 69859	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22, 11A.1.27
LB334	33736	No 2 (Former Hannah More Infants School)	ST 46575 69901	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB335	33556	Chapel, Immediately South of Lower Court Farmhouse	ST 54892 70239	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22
LB336	33510	Monument To Elizabeth Phelps, In The Churchyard To South of All Saints' Church	ST 55358 70939	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25
LB337	33509	Monument To George Whiting, In The Churchyard To South of All Saints' Church	ST 55357 70945	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25
LB338	33508	Monument To Robert Whiting, 1693, In The Churchyard To South of All Saints' Church	ST 55359 70945	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB339	33507	Monument To Anna Whiting, In The Churchyard To South of All Saints 'church	ST 55358 70946	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25
LB340	33506	Monument To Robert Whiting, 1679, In The Churchyard To South of All Saints' Church	ST 55357 70948	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25
LB341	33505	Monument To Robert Whiting, 1662, In The Churchyard To South of All Saints' Church	ST 55357 70949	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25
LB342	33501	Church of All Saints	ST 55342 70956	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25
LB343	33518	Monument To John Alice Smith, In The Churchyard To West of All Saints' Church	ST 55324 70959	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.25
LB344	33143	St Brandon's School For Girls	ST 40051 71122	2-10km	Significance not affected	No	-	-	11A.1.27
LB345	489537	Orangery at Tyntesfield Park	ST 50662 71155	2-10km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.1.38
LB346	33125	Church of St John	ST 40664 71209	2-10km	Significance not affected	No	-	-	11A.1.27
LB347	378880	Lower Lodge To Ashton Court Attached Gates, Railings Bollards	ST 56309 71386	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22, 11A.1.38
LB348	33039	Christ Church	ST 40887 71459	2-10km	Significance not affected	No	-	-	11A.1.27

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB349	33070	Woodspring District Council Offices (Housing Services Department)	ST 40985 71484	2-10km	Significance not affected	No	-	-	11A.1.27
LB350	33758	Tickenham Court	ST 45752 71493	0-1km	Development capable of affecting setting	Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPD16, VPD23	MB1.61	11A.1.32, 11A.2.14
LB351	378902	Nonconformist Mortuary Chapel, Arnos Vale Cemetery	ST 60741 71533	2-10km	Significance not affected	No	-	-	11A.1.26
LB352	378911	Tomb of Raja Rammohun Roy Bahadoor, Arnos Vale Cemetery	ST 60784 71598	2-10km	Significance not affected	No	-	-	11A.1.26
LB353	33131	Crenelated Wall Circular Tower Running From North-East Corner of Clevedon Court	ST 42272 71612	2-10km	Significance not affected	No	-	-	11A.1.27, 11A.2.13
LB354		void number							
LB355	378913	Entrance Lodges Gates To Arnos Vale Cemetery	ST 60835 71635	2-10km	Significance not affected	No	-	-	11A.1.26
LB356		void number							
LB357	489524	Home Farm Buildings	ST 50164 71711	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22, 11A.1.27, 11A.1.38
LB358	378922	Sign Post at Three Lamps, at Intersection With Bath Road	ST 59896 71857	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22, 11A.1.38

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB359	33584	Birdcombe Court Birdcombe Court Farmhouse	ST 47930 71894	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
LB360	33596	Churchyard Cross, In The Churchyard To The South of All Saint's Church	ST 49023 71945	2-10km	Significance not affected	No	-	-	11A.1.31, 11A.2.14, 11A.2.15
LB361	380747	Machine Shop	ST 57194 72108	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB362	380746	Hydraulic Engine House	ST 57143 72168	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB363	380745	Chimney of Hydraulic Engine House, ~ 2m North of Engine House	ST 57140 72177	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB364	379672	Number 10 Attached Front Area Railings	ST58947721 88	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB365	380798	Fairbairn Steam Crane at St 5834 7219	ST 58340 72190	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB366	379472	Swing Bridge Over Brunel's South Entrance Lock	ST 56802 72334	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB367	379469	Brunel's South Entrance Lock	ST 56766 72336	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB368	380660	Bristol Exeter Building	ST 59669 72351	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB369	379473	Swing Bridge Over North Entrance Lock	ST 56828 72383	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB370	379600	Premises Occupied By Wickham Morris (Timber Importers)	ST 57859 72418	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB371	379599	Great Western Dry Dock	ST 57818 72418	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB372	380204	Bush House	ST 58590 72426	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB373	380252	Sailor's Refuge	ST 58826 72444	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB374	380251	27 28, Queen Square	ST 58838 72459	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB375	380203	The Shakespeare Public House	ST 58605 72460	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB376	380202	66, Prince Street	ST 58606 72467	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB377	380253	36, 37 38, Queen Square	ST 58716 72478	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB378	379818	Freeland Court	ST 56754 72534	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB379	380525	St Vincent's Works Attached Front Area Railings	ST 60270 72536	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB380	379826	Church of Holy Trinity	ST 57166 72569	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB381	379805	Chapel Row Attached Front Area Walls Piers	ST 56960 72604	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB382	378823	Numbers 2 To 9 Attached Front Basement Area Railings Piers	ST 56853 72612	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB383	379307	Abbey House, Cathedral School	ST 58297 72626	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB384	380245	Number 61 Attached Front Area Wall	ST 58878 72635	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB385	379535	Number 12 Attached Front Area Railings Piers	ST 57036 72639	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB386	379306	Cathedral School	ST 58342 72640	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB387	379527	Number 4 Attached Front Basement Railings Piers	ST 56980 72642	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB388	380244	59, Queen Charlotte Street	ST 58879 72642	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB389	380246	1-9, Queen Square	ST 58825 72642	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB390	379308	The Old Deanery, Cathedral School	ST 58309 72644	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB391	380267	Custom House Attached Rear Area Wall Piers	ST 58784 72650	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB392	379534	Number 11 Attached Front Basement Railings Piers	ST 57038 72654	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB393	379533	Number 10 Attached Basement Area Railings Piers	ST 57029 72656	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB394	379532	Number 9 Attached Front Basement Walls Piers	ST 57017 72660	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB395	379529	Number 6 Attached Front Basement Walls Piers	ST 56995 72667	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB396	379530	Number 7 Attached Front Basement Walls Piers	ST 57004 72667	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB397	380814	The Granary Attached Area Walls	ST 58887 72672	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB398	379866	King William Naval Volunteer Public Houses	ST 58769 72684	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB399	379865	17, King Street	ST 58781 72689	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB400	379864	16, King Street	ST 58786 72691	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB401	379245	Rotunda, Bastion Connecting Wall ~ 150m South West of Goldney House	ST 57337 72694	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB402	379881	Merchant Venturer's Almshouses	ST 58714 72705	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB403	379861	7 8, King Street	ST 58841 72708	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB404	379869	The Old Library Attached Front Area, Wall Pier Railings	ST 58727 72709	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB405	379859	Number 6 Attached Railings	ST 58855 72711	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB406	379857	Llandoger Trow Public House	ST 58882 72712	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB407	379875	33, King Street	ST 58761 72714	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB408	379243	Hercules Statue ~ 100m South of Goldney House	ST 57449 72721	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB409	380693	15, The Paragon	ST 56749 72727	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB410	379884	The Coopers Hall	ST 58817 72732	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB411	379248	Gothic Tower ~ 95m South of Goldney House	ST 57458 72734	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB412	379882	St Nicholas' Almshouses	ST 58841 72735	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB413	380791	Temple Church, Remains	ST 59335 72735	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB414	379277	Numbers 1 To 15 Attached Walls Piers	ST 57185 72744	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB415	380690	Numbers 1 To 14 (Consecutive) Attached Front Area Railings	ST 56786 72755	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB416	380515	Church of St Thomas Including Wall, Gates Gateway	ST 59118 72768	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB417	380421	Neptune Statue	ST 58552 72769	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB418	379241	Canal ~ 50m South West of Goldney House	ST 57459 72783	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB419	380782	25-31, Victoria Street	ST 59125 72786	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB420	379313	Council House Attached Railings Piers	ST 58261 72795	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB421	379388	Numbers 1 , 1a, 2- 23 Attached Rear Basement Area Railings, Front Terrace Balustrade	ST 56933 72803	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB422	379393	Numbers 29 To 40 Attached Basement Area Railings, Terrace, Balustrade, Wall To Number 40	ST 57096 72814	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB423	379246	The Orangery ~ 20m South West of Goldney House	ST 57442 72824	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB424	379824	The Colonnade Attached Front Garden Railings	ST 56580 72835	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB425	379646	Number 25 Attached Front Area Railings Rear Garden Walls	ST 58115 72887	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB426	379644	Number 23 Attached Front Area Railings Rear Garden Walls	ST 58129 72898	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB427	379231	Prospect House Attached Front Basement Balustrades	ST 57350 72908	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB428	380116	Freemasons' Hall Attached Cast Iron Railings	ST58265729 12	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39, 11A.1.40
LB429	380083	Numbers 27, 28 29 Attached Front Area Railings Gates	ST 58422 72915	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB430	379642	Royal Colonnade	ST 58159 72919	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB431	379234	Chesterfield Attached Front Garden Wall	ST57322729 20	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB432	380073	Number 10 Attached Front Area Railings	ST 58402 72927	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB433	380082	Numbers 25 26 Attached Front Area Railings Lamp	ST 58436 72927	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB434	380394	Raised Pavement, Railings Vaults Fronting Numbers 1 To 52 For ~ 330m	ST 56927 72928	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB435	379235	Bishop's House	ST 57440 72929	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB436	379641	The Georgian House Attached Front Area Railings Rear Garden Walls	ST 58181 72931	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB437	380074	Number 11 Attached Front Area Railings	ST 58408 72932	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB438	380489	Bristol Stock Exchange Attached Railings	ST 58782 72933	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB439	380075	Number 12 Front Area Railings	ST 58415 72935	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB440	380490	City Museum, Former Church of St Nicholas	ST 58945 72940	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB441	380387	Numbers 1 To 12, 12a 14 To 46 Attached Front Basement Area, Terrace Railings Gates	ST 56913 72941	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB442	379462	Former Tramway Generating Station	ST 59278 72941	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB443	380080	Numbers 20 To 24 Attached Railings	ST 58471 72946	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB444	380076	Numbers 13 14 Attached Front Area Railings	ST 58425 72949	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB445	379769	The Market	ST 58887 72951	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB446	379639	Number 3 Attached Front Area Railings Rear Garden Wall	ST 58198 72953	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB447	380077	Numbers 15 To 19 Attached Front Area Railings	ST 58458 72980	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB448	379367	35, Corn Street	ST 58752 72986	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB449	379652	Church of St George Brandon Hill	ST 58135 72993	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB450	379368	Banker's House, To Rear of Number 35	ST 58744 72998	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB451	379373	Bristol Commercial Rooms Attached Area Railings	ST 58790 72998	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB452	380710	Church of St Philip St Jacob	ST 59491 73003	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB453	379047	Numbers 1 To 31 Attached Front Basement Area Railings	ST 56850 73006	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB454	379379	56, Corn Street	ST 58865 73024	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB455	379102	Numbers 1 To 16 Attached Basement Area Railings, Railings, Gates Lamps To Pavement	ST 58079 73030	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB456	379381	Church of All Saints	ST 58880 73030	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB457	379378	Lloyds Bank	ST 58842 73031	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB458	380823	Numbers 14 To 34 (Consecutive) Attached Front Basement Area Railings	ST 56754 73040	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB459	378956	Numbers 1 To 8 Attached Railings Gates	ST 57966 73040	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB460	379052	Numbers 32 To 44 Attached Front Basement Area Cast Iron Railings	ST 56923 73043	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB461	379331	Church of St Mary On The Quay	ST 58599 73055	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB462	379387	The Old Council House Attached Front Gates	ST 58861 73055	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB463	379018	Christ Church With St Ewen	ST 58897 73076	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB464	380766	Numbers 15 To 25 (Consecutive) Attached Front Basement Area Garden Railings To North East	ST 57203 73079	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB465	379020	Guildhall	ST 58789 73083	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB466	380175	Church of St Peter	ST 59122 73096	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB467	380819	Numbers 1 To 13 Attached Front Basement Area Railings	ST 56877 73102	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB468	380685	The Clifton Club	ST 56974 73110	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB469	378959	Numbers 20 To 30 Attached Railings Gates	ST 58025 73126	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB470	379010	41, Broad Street	ST 58806 73132	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB471	380059	Kingsley Hall	ST 59708 73137	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB472	380657	Merchant Tailors' Hall	ST 58818 73143	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB473	378952	1 To 6 & 19 Attached Railings	ST 57945 73144	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB474	380765	Numbers 1 To 14 (Consecutive) Royal Promenade Attached Front Basement Railings	ST 57196 73146	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB475	379966	10, Lower Park Row	ST 58498 73147	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB476	379009	Former Everard's Printing Works	ST 58785 73149	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB477	380066	Holy Trinity Almshouses Attached Walls Railings To Jacob Street	ST 59786 73162	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB478	380111	Lunsford House Attached Garden Walls	ST 58375 73162	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB479	379220	Mortimer House	ST 57086 73167	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB480	379354	Foster's Almshouses Attached Walls, Railings Gates	ST 58608 73171	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB481	380774	Numbers 1 To 14 Lansdown Place Attached Front Area Balustrades Piers	ST 57335 73184	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB482	379353	Chapel of The Three Kings of Cologne	ST 58586 73186	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB483	379136	St Bartholomew's Hospital	ST 58660 73191	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB484	380278	University Tower Wills Memorial Building Attached Front Walls Lamps	ST 58116 73203	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB485	380277	City Museum Art Gallery Attached Front Walls	ST 58059 73230	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB486	380283	Buckingham Baptist Chapel	ST 57414 73244	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB487	380285	Numbers 1 To 16 Buckingham Place Attached Railings Gate Piers	ST 57429 73260	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB488	379207	Clifton Observatory	ST 56562 73261	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB489	379213	Memorial To The 79th Regiment	ST 56983 73276	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB490	379992	Merchant Taylors' Almshouses	ST 59173 73276	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB491	379214	Monument To William Pitt, Earl of Chatham	ST 56957 73278	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB492	379993	Screen Walls, Piers Wrought Iron Railings Gates To Numbers 19 21	ST 59187 73283	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB493	379940	Unitarian Chapel	ST 58668 73294	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB494	380234	Bakers' Hall	ST 59262 73297	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB495	380470	Church of St Michael Attached Railings	ST 58516 73301	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB496	379941	Walls, Gates Railings To The Front of Unitarian Chapel	ST 58692 73304	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB497	380087	The Manor House Attached Walls, Doorway Piers	ST 58450 73307	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB498	380235	Cutlers' Hall	ST 59252 73322	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB499	380440	23-29, St Michaels Hill	ST 58503 73331	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB500	380349	Edgecumbe Hall Attached Railings, Thorton Hall Attached Railings	ST 57667 73364	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB501	379218	Christ Church	ST 57035 73365	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB502	379022	Lower Arcade	ST 59085 73372	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB503	379942	Litfield House Attached Front Basement Balustrades	ST 56806 73377	2-10km	Significance not affected	No	-	-	11A.1.39
LB504	379215	Numbers 1 To 9 Attached Front Railings Garden Wall To Side	ST 56893 73380	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB505	380794	Terrace Attached Front Area Railings Gates	ST 57209 73387	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB506	380717	Holy Trinity Church	ST 60062 73392	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB507	379947	Alva House & Dorset House & Attached Terrace Balustrades	ST 56665 73396	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB508	380289	Fountains, Lamps, Balustrades, Railings Statues To Front of Victoria Rooms	ST 57746 73406	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB509	380287	Statue of Edward VII	ST 57760 73413	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB510	380286	Royal West of England Academy	ST 57834 73418	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB511	380456	Numbers 65 67 Attached Front Garden Entrance Railings	ST 58425 73424	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB512	380288	Victoria Rooms Attached Railings Gates	ST 57724 73456	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB513	380889	Church House	ST 58879 73481	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB514	380697	Engineer's House	ST 56616 73491	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB515	379070	Norland House Attached Walls Piers	ST 56802 73511	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB516	380700	Promenade House Attached Basement Area Railings Walls	ST 56597 73528	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB517	380924	Worcester House Attached Front Area Railings Piers	ST 57221 73542	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB518	380701	Taylor Maxwell House Attached Front Balustrade	ST 56590 73561	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB519	486941	Cathedral Church of St Peter Paul	ST 57283 73587	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB520	380702	Trafalgar House	ST 56584 73590	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB521	469313	The Clifton Pool The Victoria Public House	ST 57623 73600	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB522	379101	4 5, Charles Street	ST 58938 73659	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB523	379042	Numbers 12 13 Attached Railings Piers	ST 57396 73695	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.39
LB524	380191	Railings Gates of The Church of St Paul	ST 59455 73736	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.40
LB525	379325	Clifton College, South African War Memorial	ST 57017 73843	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB526	379456	Cotham Church	ST 58219 73854	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB527	379320	Clifton College, Guthrie Memorial Chapel	ST 57044 73866	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB528	379457	Western House	ST 58196 73920	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB529	33399	Holy Trinity Church	ST 54442 74018	2-10km	Significance not affected	No	-	-	11A.1.27, 11A.1.38
LB530	380632	The Carriage Works	ST 59139 74029	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB531	33407	Leigh Court Hospital	ST 54316 74724	2-10km	Significance not affected	No	-	-	11A.1.27, 11A.1.38
LB532	380320	Piers Gates To Main Entrance To Redland Court	ST 58338 74739	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB533	380318	Redland Court (Redland High School)	ST 58357 74796	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB534	380920	West Gateway Attached Garden Wall Balustrade To Redland Court	ST 58242 74838	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB535	380002	Church of St Werburgh	ST 60056 74914	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB536	380323	Perimeter Wall, Piers Gates To Redland Chapel Churchyard	ST57952749 74	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB537	380621	Stoke House, Clifton Theological College, Attached Rear Kitchen	ST 56376 75509	2-10km	Significance not affected	No	-	-	11A.1.38
LB538	394052	The Grange	ST 46668 75571	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB539	33455	Church of St George	ST 51425 75746	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB540	394004	Court House Farmhouse	ST 46663 75972	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB541	378941	Church of Holy Trinity	ST 61563 75983	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB542	394003	Medieval Cross 5 Yards From South Porch In St Peter's Churchyard	ST 46624 76000	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB543	379976	Numbers 11, 13 15 Attached Garden Wall	ST 63342 76006	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB544	380092	The Grange Attached Area Wall	ST 61595 76024	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB545	379408	Cote	ST 57012 76068	2-10km	Significance not affected	No	-	-	11A.1.38
LB546	380895	Wickham Court Attached Walls	ST 61956 76177	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB547	380068	St Matthias' College	ST 63350 76270	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB548	380800	Church of The Holy Trinity With St Edmund	ST 59178 76727	2-10km	Significance not affected	No	-	-	11A.1.38
LB549	35041	Dower House	ST 62233 77251	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB550	379172	38, Church Road	ST 57279 77395	2-10km	Significance not affected	No	-	-	11A.1.38

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB551	380726	Westbury College Turret Boundary Wall	ST 57242 77504	2-10km	Significance not affected	No	-	-	11A.1.38
LB552	408443	Unitarian Chapel	ST 63972 77592	2-10km	Significance not affected	No	-	-	11A.1.38
LB553	380012	Two Lodges Attached Garden Walls Opposite Former Kings Weston Stables	ST 54363 77605	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.18
LB554	380008	Police Station Attached Walls To North East South West, Former Kings Weston Stables	ST 54315 77607	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.18
LB555	35059	Frenchay Manor	ST 64124 78108	2-10km	Significance not affected	No	-	-	11A.1.38
LB556	379731	Castle Lodge Gateway, Blaise Castle Estate	ST 56678 78185	2-10km	Significance not affected	No	-	-	11A.1.38
LB557	379737	Timber Lodge, Blaise Castle Estate	ST 56354 78276	2-10km	Significance not affected	No	-	-	11A.1.38
LB558	379730	Blaise Castle	ST 55857 78376	1-2km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.38
LB559	380704	Gothic Arch Set In Garden of Number 5, Longacre (Number 5 Not Included)	ST 57081 78426	2-10km	Significance not affected	No	-	-	11A.1.38
LB560	379724	Model Dairy ~ 60m East of Blaise Castle House	ST 56281 78710	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB561	379717	Blaise Castle House Attached Wall	ST 56199 78725	1-2km	Significance not affected	No	-	-	11A.1.41
LB562	379138	Church of St Mary The Virgin	ST 56332 78790	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB563	379142	Memorial To Scipio Africanus 10m North West of South Porch of Church of St Mary	ST 56316 78801	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.41
LB564	408627	Faber's Farmhouse	ST 63833 78859	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB565	35035	Church of St Michael	ST 62261 79707	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB566	35090	Court Farm Barn	ST 64116 80931	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB567	35100	Bishop's Farmhouse	ST 56887 81862	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38, 11A.1.43
LB568	35116	Church of All Saints	ST 57086 82226	2-10km	Significance not affected	No	-	-	11A.1.38, 11A.1.43
LB569	35137	Archway To Over Court	ST 58691 82309	2-10km	Significance not affected	No	-	-	11A.1.38, 11A.1.43
LB570	35122	The Manor House	ST 63512 84200	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38, 11A.1.43
LB571	1409175	Severn Tunnel East Portal (Bsw1101)	ST 54538 85432	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.42, 11A.1.43

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB572	35296	Hill House	ST 59988 86791	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.43
LB573	35281	Oveston Court	ST 59864 87054	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.43
LB574	35285	Church of St Mary	ST 60071 87286	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.43
LB575	35183	Church of St John	ST 60234 88188	2-10km	Significance not affected	No	-	-	11A.1.43
LB576		void number							
LB577	35172	Church Dedication Unknown	ST 57243 89081	2-10km	Significance not affected	No	-	-	11A.1.38
LB578		void number							
LB579	35207	Church of St Mary of Malmesbury	ST 60068 90226	2-10km	Significance not affected	No	-	-	11A.1.43
LB580	35209	Corston Farmhouse	ST 59852 90244	2-10km	Significance not affected	No	-	-	11A.1.43
LB581 – LB595		void numbers							
LB596	2047	Church of St. Mary	345663 187647	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
LB597	2768	Manor Farmhouse Manor Cottage	349773 188242	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB598	2055	Church Farmhouse	348237 188820	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
LB599	23059	Grotto ~ 30m To The South East of Dewstow House	346806 188862	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
LB600	23061	Grotto, Underground Garden Bridge ~ 60m To West of Dewstow House	346729 188868	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
LB601	23060	Terrace, Wall, Grotto Underground Garden ~ 5m To North West of Dewstow House	346775 188883	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42
LB602	2038	Manor Farmhouse Welsh Archery Centre	349029 190257	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42
LB603	2010	Gatehouse and attached range at St Pierre Hotel	351506 190573	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42, 11A.1.43
LB604	2042	Moynes Court, Nos. 1 2	351981 190937	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42, 11A.1.43
LB605	2732	Gatehouse at Moynes Court	352010 190964	2-10km	Significance not affected	No (separated by Bristol Channel; outside ZTVI)	-	-	11A.1.42, 11A.1.43
LB606	24100	Mathern Mill Attached House	351540 191637	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42, 11A.1.43
LB607	2008	Wyelands	352358 191923	2-10km	Significance not affected	No (separated by Bristol Channel)	-	-	11A.1.42, 11A.1.43

Step 1 Appraisal of Grade II* Listed Buildings within 10km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB608 – LB635		void numbers							
LB1274	267768	Village Cross Adjacent to entrance of and in Churchyard, Church of St Mary	ST 45531 41662	2-10km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.2
LB1277	269237	Church of All Saints	ST 43716 37149	2-10km	Significance not affected	No	-	-	11A.1.2

Table 5: Step 1 Appraisal of Grade II Listed Buildings within 2km

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB636	269604	Linden Farmhouse	ST 32497 33935	1-2km	Significance not affected	No	-	-	11A.1.1
LB637	269351	Huntworth House	ST 31104 34242	1-2km	Significance not affected	No	-	-	11A.1.1
LB638	269349	Huntworth Park House	ST 31259 34296	1-2km	Significance not affected	No	-	-	11A.1.1
LB639	269350	Hayes	ST 31105 34296	1-2km	Significance not affected	No	-	-	11A.1.1
LB640	268846	The Beeches, Dunwear	ST 32431 36142	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance beneficial effect)	-	-	11A.1.4, 11A.2.1
LB641	469198	Bridge Farmhouse	ST 30923 36528	1-2km	Significance not affected	No	-	-	11A.1.4, 11A.2.1
LB642	269523	Three Oaks Farmhouse, Chedzoy	ST 33834 36801	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.4, 11A.2.1
LB643	269530	Westfield Farmhouse	ST 33785 37393	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.6, 11A.2.1

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB644	269527	East Cottage	ST 33885 37405	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB645	269526	Cadbury House	ST 33925 37443	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB646	269528	Sibleys Farmhouse	ST 33976 37484	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB647	269529	Crosstree House; The Old Rectory	ST 34023 37521	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB648	269534	Crown House	ST 34093 37616	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB649 – LB651		void numbers							
LB652	269535	Myrtle Cottage	ST 34117 37622	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB653	269532	Church Cottage	ST 34106 37637	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB654	269533	Roadside cross	ST 34203 37657	0-1km	Significance not affected	No	-	-	11A.1.6, 11A.2.1
LB655	269524	Manor Farmhouse Outbuildings	ST 33685 37826	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.6, 11A.2.1

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB656	269525	West End Farmhouse	ST 33300 38009	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance beneficial effect)	-	-	11A.1.4, 11A.2.1
LB657	373819	Sydenham Manor House	ST 31122 38396	1-2km	Significance not affected	No	-	-	11A.1.4, 11A.2.1
LB658	269441	Bradney House with wall bounding driveway entrance	ST 32997 39028	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.4, 11A.2.2
LB659	268880	Braddocks Cottage	ST 29714 39124	1-2km	Significance not affected	No	-	-	11A.1.7
LB660	268882	Socket of Former Churchyard Cross, In The Churchyard, Adjacent To South Porch, Church of The Holy Trinity	ST 29650 39163	1-2km	Significance not affected	No	-	-	11A.1.7
LB661	268883	Vestry Sunday School Room, Adjacent To East End of The Church of The Holy Trinity	ST 29672 39172	1-2km	Significance not affected	No	-	-	11A.1.7
LB662	507077	Horsey Manor Farm	ST32152393 21	0-1km	Development capable of affecting setting	Stage 1 determined a negligible magnitude of effect	VPA1, VPA2, VPA9	Onsite landscape mitigation ES Figure 7.35.1	11A.1.4, 11A.2.2

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB663	461856	Small House Immediately East of Kingsmoor House	ST 34130 39505	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.8, 11A.2.2
LB664	269442	Church Villa	ST 34098 39582	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.8, 11A.2.2
LB665	269443	The Rectory Roadside Wall	ST 34191 39587	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.8, 11A.2.2
LB666	269446	Parkers Farmhouse	ST 34341 39676	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.8, 11A.2.2
LB667	269445	Tudor Court Farmhouse	ST 34225 39679	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.8, 11A.2.2
LB668	269467	Moon Cottage	ST 35682 39694	1-2km	Significance not affected	No	-	-	11A.1.2, 11A.2.2
LB669	269468	Milestone on roadside	ST 35322 39860	1-2km	Significance not affected	No	-	-	11A.1.2, 11A.2.2
LB670	269440	Manor Farmhouse, Knoll	ST 33672 39922	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance beneficial effect)	-	-	11A.1.8, 11A.2.2

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB671		void number							
LB672	269472	Cossington Park Roadside Wall	ST 35814 40175	1-2km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
LB673	269470	The Old Rectory	ST 35761 40273	1-2km	Significance not affected	No	-	-	11A.1.2, 11A.1.9
LB674	269516	Pool House	ST 34678 41536	0-1km	Significance not affected	No	-	-	11A.1.10, 11A.2.2
LB675	269498	Gateway To Puriton Manor	ST 32069 41579	0-1km	Significance not affected	No	-	-	11A.1.10, 11A.2.2
LB676	269521	East Grange; The Grange	ST 34664 41581	0-1km	Significance not affected	No	-	-	11A.1.10, 11A.2.2
LB677	269515	Goldcleeve	ST 34859 41602	0-1km	Significance not affected	No	-	-	11A.1.10, 11A.2.2
LB678	269522	Cockpit In Grounds of The Grange	ST 34614 41618	0-1km	Significance not affected	No	-	-	11A.1.11, 11A.2.2, 11A.2.3
LB679	269513	Unidentified Monument In Churchyard, ~ 10m South of Chancel, Church of St Mary	ST 34802 41637	0-1km	Significance not affected	No	-	-	11A.1.11, 11A.2.2, 11A.2.3
LB680	269520	Hallacott	ST 34698 41637	0-1km	Significance not affected	No	-	-	11A.1.11, 11A.2.2, 11A.2.3

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB681	269514	Unidentified Monument In Churchyard, ~ 15m South East of East End of Church of St Mary	ST 34811 41645	0-1km	Significance not affected	No	-	-	11A.1.11, 11A.2.2, 11A.2.3
LB682	269518	Causeway Farmhouse	ST 34711 41676	0-1km	Significance not affected	No	-	-	11A.1.11, 11A.2.2, 11A.2.3
LB683	269519	Grange Cottage	ST 34651 41681	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.11, 11A.2.2, 11A.2.3
LB684	269496	Unidentified Monument Churchyard, ~ 10m South East of Chancel, Church of St Michael All Angels	ST 32061 41721	0-1km	Significance not affected	No	-	-	11A.1.10
LB685	269497	Manor Farmhouse	ST 32258 41765	0-1km	Significance not affected	No	-	-	11A.1.10
LB686	265181	Gate Piers, ~ 20m West of Steyning Manor	ST 21938 42779	1-2km	Significance not affected	No	-	-	11A.1.44
LB687	265182	Stable, ~ 20m North West of Steyning Manor	ST 21924 42785	1-2km	Significance not affected	No	-	-	11A.1.44
LB688	265179	Grisley's Farmhouse	ST 19394 43513	1-2km	Significance not affected	No	-	-	11A.1.44
LB689	265178	Colepool Cottage	ST 19256 43666	1-2km	Significance not affected	No	-	-	11A.1.44
LB690	265198	No 2 Shurton Court	ST 19972 44030	1-2km	Significance not affected	No	-	-	11A.1.46, 11A.2.20

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB691	265199	Ash Cottage, Little Ash	ST 19978 44035	1-2km	Significance not affected	No	-	-	11A.1.46, 11A.2.20
LB692	265200	Shurton Mills	ST 20635 44054	0-1km	Significance not affected	No	-	-	11A.1.46, 11A.2.20
LB693	265196	Shurton Lodge Outbuilding Attached at South East Corner	ST 20052 44107	1-2km	Significance not affected	No	-	-	11A.1.46, 11A.2.20
LB694	265197	Cottage, 15m North of Shurton Lodge	ST 20036 44119	1-2km	Significance not affected	No	-	-	11A.1.46, 11A.2.20
LB695	265177	Baptist Chapel	ST 19303 44171	1-2km	Significance not affected	No	-	-	11A.1.44
LB696	265195	Brookside, Fishers	ST 20094 44179	0-1km	Significance not affected	No	-	-	11A.1.46, 11A.2.20
LB697	265176	The Manse	ST 19298 44180	1-2km	Significance not affected	No	-	-	11A.1.44
LB698	265194	Footbridge, 5m South West of Thatch End	ST 20148 44275	0-1km	Significance not affected	No	-	-	11A.1.46, 11A.2.20
LB699	265193	Thatch End With Bridge Over Stream at Entrance To South East Wing	ST 20160 44279	0-1km	Significance not affected	No	-	-	11A.1.46, 11A.2.20
LB700	265243	Wick Pound House	ST 21611 44498	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPH2	MH1.4, MH1.5	11A.1.44, 11A.2.20

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB701	1175753	Zine Farmhouse, Wick	ST 21951 44584	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	-	MH1.4, MH1.5	11A.1.44, 11A.2.20
LB702	265242	Chalcot Farmhouse	ST 23423 44808	1-2km	Significance not affected	No	-	-	11A.1.44, 11A.2.20
LB703	269473	Church of All Saints	ST 34397 45125	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral of effect	-	-	11A.1.9, 11A.2.3, 11A.2.4
LB704	269476	New Road Farmhouse	ST 32822 45618	1-2km	Significance not affected	No	-	-	11A.1.9
LB705	269475	Hackney Farmhouse With Attached Outbuilding Wall	ST 33560 45675	1-2km	Significance not affected	No	-	-	11A.1.9
LB706	269474	Phippings Farmhouse, Barn Forecourt Wall	ST 34111 45694	0-1km	Significance not affected	No	-	-	11A.1.9
LB707	265239	Stolford Farmhouse	ST 23258 45815	1-2km	Significance not affected	No	-	-	11A.1.44, 11A.2.20
LB708	265241	Sea View	ST 23169 45830	1-2km	Significance not affected	No	-	-	11A.1.44, 11A.2.20
LB709	265240	D`Arches	ST 23214 45859	1-2km	Significance not affected	No	-	-	11A.1.44, 11A.2.20

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB710	435157	Southwick House	ST 35944 46674	0-1km	Development capable of affecting setting	No – Stage 1 determined a neutral effect	-	MB1.27/8	11A.1.9, 11A.2.4
LB711	435158	Upper Southwick Farmhouse	ST 35231 47087	0-1km	Development capable of affecting setting	No – Stage 1 determined a neutral effect	-	-	11A.1.9, 11A.2.4
LB712	435139	Whites Farmhouse	ST 35451 47484	0-1km	Significance not affected	No	-	-	11A.1.9, 11A.2.4
LB713	434355	Magnolia House	ST 34685 47494	1-2km	Significance not affected	No	-	-	11A.1.9, 11A.2.4
LB714	434356	Railings To Forecourt of Magnolia House Incorporating Gates	ST 34714 47501	1-2km	Significance not affected	No	-	-	11A.1.9, 11A.2.4
LB715	435133	Laurel Farmhouse Forecourt Wall	ST 35707 47520	0-1km	Development capable of affecting setting	No – Stage 1 determined a neutral effect	-	-	11A.1.9, 11A.2.4
LB716	434354	Monument To John Weile, ~ 150m North East of Magnolia House	ST 34778 47521	1-2km	None	None	-	-	11A.1.9, 11A.2.4
LB717	435128	Wayside & Willow Dean	ST 36074 47554	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPB6	-	11A.1.9, 11A.2.4
LB718	473563	Methodist Chapel	ST 35970 47555	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.4

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB719	435131	Glenrosa	ST 35860 47556	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.4
LB720	435134	Portland House, Forecourt Railings Gates	ST 35971 47556	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.4
LB721	435132	Railings, Gate Piers Gates To Forecourt of Glenavon	ST 35862 47559	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.4
LB722	435127	Orchard Cottage	ST 36313 47582	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.4
LB723	435138	Wainbridge Farmhouse	ST 36476 47663	0-1km	Development capable of affecting setting	Stage 1 determined negligible magnitude adverse effect	VPB8	MB1.42	11A.1.9, 11A.2.4
LB724	435130	Gate Piers Gates at Driveway Entrance To Old Auster	ST 36964 47732	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPC15, VPC5	-	11A.1.9, 11A.2.4
LB725	435154	Dutch Road Farmhouse	ST 35156 47738	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.4
LB726	435129	Old Auster	ST 36948 47743	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.4

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB727	435155	Mount Pleasant	ST 38066 47791	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB728	435136	The Sycamores, Forecourt Walls Gate	ST 37550 47801	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.12, 11A.2.4
LB729	435147	Unknown Chest Tomb, In The Churchyard 6m South of South Aisle, Church of St Mark	ST 38092 47807	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB730	435125	Mark House	ST 38371 47812	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB731	435143	Pack Horse Inn	ST 38027 47836	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB732	435146	Unknown Chest Tomb In The Churchyard, 15m North West of Tower, Church of St Mark	ST 38057 47836	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB733	435141	Pack Horse Farmhouse	ST 38012 47853	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB734	435150	Plinth, Railings, Associated Gates On North West Sides of Churchyard, Church of St Mark	ST 38050 47868	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB735	435153	Myrtle House, Barn Forecourt Wall	ST 38000 47900	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB736	435140	The Elms, Forecourt Wall Railings	ST 37820 47931	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB737	435159	Duffield Cottage	ST 38072 47973	1-2km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB738	435152	Elm House Forecourt Railings	ST 37684 47977	0-1km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB739	435151	Archway Forming The North Side of Bridge Over The Pilrow Wall Rhyne at NGR ST 3765 4798	ST 37650 47980	0-1km	Significance not affected	No	-	-	11A.1.12, 11A.2.4
LB740	435156	Northbrook Farmhouse	ST 35584 48515	0-1km	Significance not affected	No	-	-	11A.1.9, 11A.2.4
LB741	435160	Vole House	ST 36916 49286	0-1km	Development capable of affecting setting	Stage 1 determined negligible magnitude adverse effect	-	MB1.55	11A.1.9, 11A.2.5
LB742	433652	Laurel Farmhouse	ST 35163 49672	1-2km	Significance not affected	No	-	-	11A.1.9, 11A.2.5
LB743	434382	Bachelors Hall	ST 36799 52173	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.6
LB744	434361	The Old Manor	ST 36705 52319	0-1km	Significance not affected	No	-	-	11A.1.9, 11A.2.6
LB745	268750	School House	ST 39583 52325	1-2km	Significance not affected	No	-	-	11A.1.13, 11A.2.6
LB746	434362	Post Office	ST 36867 52365	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.6

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB747	434363	Beaconsfield House	ST 37078 52424	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.6
LB748	434359	Milepost	ST 37196 52441	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.6
LB749	268755	The Old Rectory	ST 39550 52588	1-2km	Significance not affected	No	-	-	11A.1.13, 11A.2.6
LB750	268753	William Cook Chest Tomb, In The Churchyard, 10m South of South Porch, Church of St Congar	ST 39590 52601	1-2km	Significance not affected	No	-	-	11A.1.13, 11A.2.6
LB751	268754	Unknown Chest Tomb In The Churchyard, 8m South of South Porch, Church of St Congar	ST 39589 52603	1-2km	Significance not affected	No	-	-	11A.1.13, 11A.2.6
LB752	268752	Matthew Gill Chest Tomb, In The Churchyard, 5m South of Porch, Church of St Congar	ST 39588 52606	1-2km	Significance not affected	No	-	-	11A.1.13, 11A.2.6
LB753	268751	Church of St Congar	ST 39584 52620	1-2km	Significance not affected	No	-	-	11A.1.13, 11A.2.6
LB754	268749	Yew Tree Farmhouse	ST 38192 52658	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.2.6
LB755	268742	Badgworth Grange	ST 39260 52719	1-2km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.13, 11A.2.6

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB756	268743	Milestone	ST 38683 52985	0-1km	Significance not affected	No	-	-	11A.1.9, 11A.2.6
LB757	434385	Manor Farmhouse	ST 35682 53261	1-2km	Significance not affected	No	-	-	11A.1.9, 11A.2.6
LB758	268747	Manor Farmhouse, Biddisham	ST 38207 53323	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPB17	MB1.68	11A.1.9, 11A.2.6
LB759	268746	Gates, Gate Piers Lamp Overthrows To Church of St John The Baptist, Biddisham	ST 38166 53407	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9, 11A.1.15, 11A.2.6
LB760	268748	The Old School, Biddisham	ST 38142 53432	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPB17	MB1.68	11A.1.9, 11A.1.15, 11A.2.6
LB761	268808	The Cottage	ST 38404 55131	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.6, 11A.2.7
LB762	434386	White House Farmhouse	ST 36188 55145	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.6

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB763	268802	Manor Farmhouse Attached Barn	ST 39660 55301	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.6, 11A.2.7
LB764	268805	Unknown Chest Tomb In Churchyard, 9m South of Chancel, Church of St Andrew	ST 39608 55382	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.6, 11A.2.7
LB765	268806	Unknown Chest Tomb In Churchyard, Onem To North of Chancel, Church of St Andrew	ST 39605 55400	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.6, 11A.2.7
LB766	33615	Shiplett House	ST 36657 55707	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7
LB767	268816	Crinkle Crankle Wall Forming On Enclosed Garden	ST 38000 55770	0-1km	Development capable of affecting setting	Stage 1 determined negligible beneficial effect	-	-	11A.1.15, 11A.2.7
LB768	33396	Cross In The Churchyard of The Parish Church of St Andrew, Loxton	ST 37624 55813	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.7
LB769	33295	West Lodge	ST 41565 56315	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB770	33277	Old Vicarage	ST 41203 56620	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB771	33276	Pair of Chest Tombs, North East of Chancel of Church of St James	ST 41177 56658	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB772	33274	West End Farmhouse	ST 39502 56741	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB773	33273	Nut Tree Farmhouse	ST 39710 56748	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB774	33272	Lavenders, Garden Archway Railings To Road	ST 39796 56765	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB775	33270	Home Farmhouse	ST 39616 56771	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB776	33271	Former Kitchen Block To North of Home Farmhouse	ST 39623 56781	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB777	33269	Barton Farmhouse Attached Barn To West	ST 39731 56801	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB778	33392	Parish Pump 1m South of West End of Terrace Wall at Christon Court	ST 37826 57227	0-1km	Significance not affected	No	-	-	11A.1.16, 11A.2.7
LB779	33393	Barn 60m South East of Christon Court	ST 37921 57227	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.16, 11A.2.7

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB780	33390	Gazebo Terrace Wall 20m South of Christon Court	ST 37875 57239	0-1km	Significance not affected	No	-	-	11A.1.16, 11A.2.7
LB781	33287	Sidcot Farmhouse	ST 42885 57247	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14, 11A.1.15, 11A.2.7, 11A.2.8
LB782	33391	Garden Wall Gatepiers Running 30m East From Gazebo at Christon Court	ST 37900 57250	0-1km	Significance not affected	No	-	-	11A.1.16, 11A.2.7
LB783	33389	Christon Court	ST 37845 57270	0-1km	Significance not affected	No	-	-	11A.1.16, 11A.2.7
LB784	33289	Rose Cottage	ST 42887 57403	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14, 11A.1.15, 11A.2.7, 11A.2.8
LB785	33288	Main Block With Entrance Elevation To Sidcot School	ST 42863 57460	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.14, 11A.1.15, 11A.2.7, 11A.2.8
LB786	33278	Nut Tree Farmhouse	ST 41541 57525	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB787	33286	Max Mill Farmhouse	ST 40255 57583	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB788	33384	Yarberry Farmhouse	ST 38896 58025	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB789	350214	Yarborough Cottage	ST 38849 58047	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB790	33382	Winthill Cottage	ST 39402 58364	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB791	33351	Kitchen Garden Wall Tower 170m South East of Banwell Castle	ST 40344 58607	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB792	33345	29, Castle Hill	ST 40131 58706	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB793	33344	Banwell Monument	ST 38738 58716	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.7, 11A.2.8
LB794	33343	Gatepiers 200m East of The Caves	ST 38477 58728	1-2km	Significance not affected	No	-	-	11A.1.15
LB795	33341	Summerhouse 30m East of The Caves	ST 38286 58774	1-2km	Significance not affected	No	-	-	11A.1.15
LB796	33339	Porch Flanking Walls Attached To Cottage 100m South West of The Caves	ST 38136 58776	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.15

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB797	33342	Stalactite Cave Entrance	ST 38283 58794	1-2km	Significance not affected	No	-	-	11A.1.15
LB798	33340	Bone Cave Entrance	ST 38204 58812	1-2km	Significance not affected	No	-	-	11A.1.15
LB799	33363	Parish Pump	ST 39677 59001	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB800	33362	Greenfield House	ST 39710 59018	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB801	33361	16, High Street	ST 39719 59021	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB802	33360	Bilbie House, Church House	ST 39972 59028	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB803	33370	2, The Square	ST 39895 59038	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB804	33371	4, The Square	ST 39888 59043	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB805	33369	3, The Square	ST 39911 59044	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB806	33378	Ship Inn	ST 39867 59059	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB807	33357	1, East Street	ST 39924 59069	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB808	33368	Old Bell Inn	ST 39899 59071	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB809	33359	Abbey Lodge Gatepiers	ST 40081 59097	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB810	33355	Bennet Pedestal Tomb 11m South of South Porch Door of Parish Church of St Andrew	ST 39944 59115	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB811	33356	7, Church Street	ST 39895 59120	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB812	33354	Burge Pedestal Tomb 13m South of Priest's Door of The Parish Church of St Andrew	ST 39960 59121	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB813	33353	Shepard Chest Tomb 10m South of Chancel of Parish Church of St Andrew	ST 39963 59125	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB814	33364	Old School	ST 39696 59130	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB815	33375	30, West Street	ST 39798 59160	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB816	33374	Mill House	ST 39827 59162	0-1km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB817	33376	32, West Street	ST 39792 59166	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB818	33379	27, West Street	ST 39604 59186	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB819	33377	The Grange Eastfield House With Garden Wall Garden Porch	ST 39657 59217	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.8

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB820	33380	39, West Street	ST 39495 59225	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB821	33381	Long Acres	ST 39477 59225	1-2km	Significance not affected	No	-	-	11A.1.17, 11A.2.8
LB822	33281	Wesleyan Chapel, Retaining Wall, Railings Gate	ST 42004 59284	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB823	33282	Sunday School North of Wesleyan Chapel	ST 42016 59305	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB824	33283	Hillside Cottage	ST 42088 59444	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB825	33294	The Station House at Former Sandford Station	ST 41676 59450	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB826	33372	Towerhead House	ST 41246 59456	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance beneficial effect)	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB827	33373	Gatepiers at Towerhead House	ST 41181 59467	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.8, 11A.2.9

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB828	33293	Goods Shed To Former Sandford Station	ST 41624 59506	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-		11A.1.15, 11A.2.8, 11A.2.9
LB829	33284	Walnut Tree Cottage	ST 42115 59508	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB830	33292	Block House To Former Sandford Station	ST 41622 59541	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-		11A.1.15, 11A.2.8, 11A.2.9
LB831	33291	Former Sandford Station	ST 41622 59552	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB832	33285	Church of All Saints	ST 42180 59574	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB833	33279	20, Greenhill Road	ST 42405 59602	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9, 11A.2.10
LB834	33290	Myrtle Farmhouse	ST 42140 59619	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB835	33280	Pool Farmhouse	ST 42900 59677	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.9, 11A.2.10

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB836	33383	Poplars Including Garden Wall	ST 39068 59824	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.8, 11A.2.9
LB837	33944	Gatepiers Gates South East of Churchill Court	ST 43778 60180	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB838	492207	Churchill Green Farm	ST 42959 60191	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB839	33943	Churchill Court	ST 43685 60191	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB840	33942	The Cottage	ST 43774 60224	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB841	33941	Two Monuments To Brookman Watts Families In Churchyard, 2 5m South of Church of St John	ST 43734 60226	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB842	33939	Turnpike Trust Mile Marker	ST 45440 60290	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.2.10
LB843	33922	Hylsbroke	ST 46499 60435	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB844	33925	Lodge Farmhouse	ST 46752 60523	1-2km	Significance not affected	No	-	-	11A.1.23
LB845	33924	Nash House	ST 46618 60552	1-2km	Significance not affected	No	-	-	11A.1.23
LB846	33923	Dring Cottage	ST 46580 60565	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB847	33921	Langford Place	ST 46896 60575	1-2km	Significance not affected	No	-	-	11A.1.23
LB848	33920	Alden House	ST 46674 60603	1-2km	Significance not affected	No	-	-	11A.1.23
LB849	33955	Lodge, Gatepiers Walls To South East of Langford House	ST 46047 60652	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.23, 11A.2.10
LB850	33956	St Mary's Boundary Railings Gates	ST 46221 60674	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB851	33957	Richmond House	ST 46237 60675	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB852	33960	Turnpike Trust Parish Boundary Marker	ST 46378 60682	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB853	33959	Boundary Walls, Railings Gates at Victoria Jubilee Langford Homes	ST 46315 60690	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB854	33958	Victoria Jubilee Langford Homes	ST 46312 60705	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB855	33954	Langford House	ST 45904 60743	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB856	33961	Maysmead Place	ST 46133 60973	1-2km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
LB857	33973	Honey Hall	ST 43215 61328	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB858	33962	Brinsea Batch Farmhouse	ST 44317 62081	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.1.22, 11A.2.10
LB859	34007	Butts Orchard	ST 46822 62466	1-2km	Significance not affected	No	-	-	11A.1.24
LB860	468907	Stuntree Farm	ST 38755 62565	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.9
LB861	34021	Webbsbrook House	ST 47047 62675	1-2km	Significance not affected	No	-	-	11A.1.24
LB862	34022	Webbsbrook Cottage	ST 47068 62676	1-2km	Significance not affected	No	-	-	11A.1.24
LB863	34008	Glaisters	ST 47018 62682	1-2km	Significance not affected	No	-	-	11A.1.24
LB864	34009	Tanners	ST 47010 62688	1-2km	Significance not affected	No	-	-	11A.1.24
LB865	34024	More Family Monument In Churchyard, 20m South East of Church of All Saints	ST 46798 62691	1-2km	Significance not affected	No	-	-	11A.1.24
LB866	34025	War Memorial In Churchyard, 15m East of Church of All Saints	ST 46816 62696	1-2km	Significance not affected	No	-	-	11A.1.24
LB867	33319	Outhouse Immediately West of Puxton Moor Farmhouse	ST 40783 62756	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.10, 11A.2.11
LB868	34000	Court Farmhouse	ST 46720 62764	1-2km	Significance not affected	No	-	-	11A.1.24

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB869	34003	The Old Rectory	ST 46915 62765	1-2km	Significance not affected	No	-	-	11A.1.24
LB870	34004	Rectory Cottage	ST 46914 62792	1-2km	Significance not affected	No	-	-	11A.1.24
LB871	34005	Millard's Shoe Shop	ST 46906 62793	1-2km	Significance not affected	No	-	-	11A.1.24
LB872	34006	Cambridge House	ST 46859 62794	1-2km	Significance not affected	No	-	-	11A.1.24
LB873	34020	Cross Cottage	ST 46985 62801	1-2km	Significance not affected	No	-	-	11A.1.24
LB874	350218	K6 Telephone Kiosk (Outside Post Office)	ST 46891 62817	1-2km	Significance not affected	No	-	-	11A.1.24
LB875	34015	Gatesgarth	ST 47005 62889	1-2km	Significance not affected	No	-	-	11A.1.24
LB876	34019	Wrighton Primary School	ST 47178 62906	1-2km	Significance not affected	No	-	-	11A.1.24
LB877	33982	Yeoman's Orchard	ST 44264 62917	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB878	33978	Silver Street House	ST 43807 62934	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB879	33981	Pineapple Farmhouse With Garden Walls	ST 44240 62945	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.10
LB880	34034	Church of Christ Church	ST 47082 62956	1-2km	Significance not affected	No	-	-	11A.1.24

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB881	34014	Haydens	ST 47003 63005	1-2km	Significance not affected	No	-	-	11A.1.24
LB882	34013	Rockbarton	ST 46939 63052	1-2km	Significance not affected	No	-	-	11A.1.24
LB883	34012	Applegarth	ST 46942 63061	1-2km	Significance not affected	No	-	-	11A.1.24
LB884	502912	Bow Bridge Over River Yeo	ST 45057 63071	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.2.10
LB885	34017	Gatepiers Gates To North East of Alburys	ST 46873 63086	1-2km	Significance not affected	No	-	-	11A.1.24
LB886	34040	Lodge To West of Le Moignes (Not Included)	ST 46873 63087	1-2km	Significance not affected	No	-	-	11A.1.24
LB887	489954	Bridge Over River Yeo	ST 44674 63164	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.1.22
LB888	489959	The Manse	ST 46931 63170	1-2km	Significance not affected	No	-	-	11A.1.24
LB889	489958	Ropers Lodge Including Iron Garden Gate Gate-Posts Railings Immediately East	ST 47044 63196	1-2km	Significance not affected	No	-	-	11A.1.24
LB890	34035	Park Farmhouse	ST 44187 63268	1-2km	Significance not affected	No	-	-	11A.1.15
LB891	350210	Chestnut Farmhouse	ST 40628 63357	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.11

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB892	502913	Collins Bridge Over River Yeo	ST 44440 63369	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.1.22
LB893	33317	Myrtle Farmhouse	ST 40588 63446	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.2.11
LB894	33316	Mayfield	ST 39427 63494	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.11
LB895	33984	Thatchway Farmhouse	ST 45275 63518	1-2km	Significance not affected	No	-	-	11A.1.22
LB896	33975	The Birches	ST 44060 63562	1-2km	Significance not affected	No	-	-	11A.1.18
LB897	33980	Barn To North West of Urchinwood Manor	ST 44719 63583	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.1.22
LB898		void number							
LB899	33976	The Court House	ST 43658 63686	1-2km	Significance not affected	No	-	-	11A.1.18
LB900	33972	Silvercraig; The Old Rectory	ST 43772 63737	1-2km	Significance not affected	No	-	-	11A.1.18
LB901	33967	Burrow Monument In Churchyard 6m South of Porch, Church of St Andrew	ST 43571 63743	1-2km	Significance not affected	No	-	-	11A.1.18
LB902	33968	John Wall Railed Tomb Enclosure 10m South East of Chancel, Church of St Andrew	ST 43592 63760	1-2km	Significance not affected	No	-	-	11A.1.18

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB903	33966	Knight Monument In Churchyard 1m South of Chancel, Church of St Andrew	ST 43583 63762	1-2km	Significance not affected	No	-	-	11A.1.18
LB904	33969	Walls Unidentified Monuments In Churchyard 1m East of Church of St Andrew	ST 43586 63773	1-2km	Significance not affected	No	-	-	11A.1.18
LB905	33971	Ship Castle Inn	ST 43753 63825	1-2km	Significance not affected	No	-	-	11A.1.18
LB906	33320	The Grange	ST 39100 64030	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.11
LB907	350209	Church of St Anne	ST 39760 64267	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.11
LB908 – LB911		void numbers							
LB912	33807	Cadbury Farmhouse	ST 43030 64992	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.11
LB913		void number							
LB914	505183	War Memorial	ST 43459 65329	1-2km	Significance not affected	No	-	-	11A.1.19
LB915	33850	Rock House	ST 43434 65347	1-2km	Significance not affected	No	-	-	11A.1.19
LB916	33814	Hindmarsh Monument In Churchyard ~ 26m South West of Porch of Church of St Mary	ST 43111 65377	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB917	33809	Court Farmhouse	ST 43046 65389	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB918	33827	The Prince of Orange	ST 43366 65392	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB919	33815	Churchyard Cross In Churchyard ~ 6m South of Porch of Church of St Mary	ST 43126 65393	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB920	33813	Lane Monument In Churchyard ~ 5m South East of Porch of Church of St Mary	ST 43135 65398	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB921	33818	14, 16 20, High Street	ST 43394 65411	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB922	33812	7 Monuments To Joules Family Set In Enclosure, In Churchyard ~ 8m North East of Chancel of Church of St Mary	ST 43151 65432	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB923	33826	33, High Street	ST 43284 65445	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB924	33816	Yatton Parish Pump & Pump Basin	ST 43152 65454	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB925	33817	Church House	ST 43137 65457	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB926	33825	Causeway House	ST 43258 65466	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB927	33819	The Grey House	ST 43267 65498	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB928	33820	Coach House Attached Wall In The Grounds of The Rectory	ST 43220 65516	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB929	33824	47, High Street	ST 43160 65549	1-2km	Significance not affected	No	-	-	11A.1.19, 11A.2.11
LB930	33821	114, High Street	ST 42801 65854	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB931	33823	Linden House	ST 42653 66006	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB932	33802	Barberry Farmhouse	ST 42718 66025	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB933	33832	Laurel Terrace	ST 42577 66042	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB934	33822	Somerset House	ST 42652 66046	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB935	33851	Yatton Station Buildings Footbridge	ST 42511 66084	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB936	33854	Home Farmhouse	ST 42474 66241	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB937	33634	Yew Tree House	ST 39809 66397	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.2.12

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB938	33848	Sundial, Mounting Steps, Walls Gate ~ 6m South East of Macquarie Farmhouse	ST 42286 66422	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB939	33847	Macquarie Farmhouse	ST 42284 66446	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB940	33841	The Grange	ST 42583 66451	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.12
LB941	33635	Hope Farmhouse	ST 39862 66619	1-2km	Significance not affected	No	-	-	11A.1.20, 11A.2.12
LB942	33632	Gout House Farmhouse	ST 39450 66636	1-2km	Significance not affected	No	-	-	11A.1.15
LB943	33636	Old School	ST 40040 66786	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.20, 11A.2.12
LB944	33638	Churchyard Cross, 6m South of Chancel of Church of All Saints Church	ST 40101 66846	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.20, 11A.2.12
LB945	33640	Unidentified Chest Tomb, 12m East of Chancel of All Saints Church	ST 40101 66872	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.20, 11A.2.12
LB946	33842	North End Farmhouse	ST 42000 66921	0-1km	Significance not affected	No	-	-	11A.1.21, 11A.2.12
LB947	33633	Village Cross	ST 40223 66941	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.20, 11A.2.12

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB948	33631	Rookery Farmhouse	ST 40293 67040	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.20, 11A.2.12
LB949	33845	Brick House Farmhouse	ST 41798 67049	0-1km	Significance not affected	No	-	-	11A.1.21, 11A.2.12
LB950	33846	Stable ~ 30m West of Brick House Farmhouse	ST 41792 67064	0-1km	Significance not affected	No	-	-	11A.1.21, 11A.2.12
LB951	406423	Garden Walls, Piers Gate Attached To North East of Brick House Farmhouse	ST 41808 67067	0-1km	Significance not affected	No	-	-	11A.1.21, 11A.2.12
LB952	33843	Oldeacre	ST 41833 67086	0-1km	Significance not affected	No	-	-	11A.1.21, 11A.2.12
LB953	33860	Box Bush Farmhouse	ST 41736 67094	0-1km	Significance not affected	No	-	-	11A.1.21, 11A.2.12
LB954	33844	The Grange	ST 41720 67155	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.21, 11A.2.12
LB955	33834	Range of Barns Farm Buildings ~ 25m South East of Claverham Court Farmhouse	ST 44423 67172	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.1.22, 11A.1.27
LB956	33835	Pump Basin ~ 10m South of Claverham Green Farmhouse	ST 44460 67175	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.1.22, 11A.1.27

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB957	33831	Lampley Farmhouse	ST 41414 67178	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	VPD7	MD1.40/41	11A.1.21, 11A.2.12
LB958	33833	Claverham Court Farmhouse	ST 44456 67194	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.1.22, 11A.1.27
LB959	33849	Dovecot ~ 23m South of Ham Farmhouse	ST 41944 67265	0-1km	Significance not affected	No	-	-	11A.1.21, 11A.2.12
LB960	33641	Middle Lane Farmhouse	ST 39413 67304	1-2km	Significance not affected	No	-	-	11A.1.15, 11A.1.27
LB961	33830	Hope Farmhouse	ST 41482 67475	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	VPD8	MD1.44	11A.1.21, 11A.2.12
LB962	33630	Bullock Farmhouse	ST 40319 67788	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.12
LB963	33713	Garden Walls, Piers, Steps, Sundial, Balustrade Urns Attached To North West of Nailsea Court	ST 45652 68152	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB964	33715	Barn ~ 20m East of Nailsea Court	ST 45742 68180	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB965	33415	The Grove	ST 47653 68272	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB966	33447	The Old Rectory	ST 46650 68297	1-2km	Significance not affected	No	-	-	11A.1.28
LB967	33444	Churchyard Cross, In The Churchyard To The South of St Bridget's Church	ST 46623 68354	1-2km	Significance not affected	No	-	-	11A.1.28
LB968	33728	Nailsea Court Cottages	ST 46144 68392	0-1km	Significance not affected	No	-	-	11A.1.28
LB969	33707	Manor Farmhouse	ST 42525 68464	0-1km	Development capable of affecting setting	Yes	VPD9	MD1.51	11A.1.27, 11A.2.12, 11A.2.13
LB970	33711	Wall, Railings Gate ~ 10m South of South Common Farmhouse	ST 45692 68597	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB971	33710	South Common Farmhouse	ST 45696 68621	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27
LB972	33699	Kenn Court Farmhouse	ST 41447 68828	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	MD1.46, MD1.47, MD1.48	11A.1.27, 11A.2.12, 11A.2.13
LB973	33709	Four Gables	ST 46053 68884	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB974	33752	Bizley Farmhouse	ST 46403 68902	0-1km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.22, 11A.1.27, 11A.2.14

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB975	33706	Cross In The Churchyard ~ 6m South of Nave of Church of St John The Evangelist (same as SM218)	ST 41600 68964	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.12, 11A.2.13
LB976	33746	Little Manor	ST 44420 69024	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.22, 11A.1.27, 11A.2.13
LB977	33704	Moorgates	ST 42203 69067	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.12, 11A.2.13
LB978	33700	Latcham House	ST 41699 69083	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.12, 11A.2.13
LB979	33701	Carpenter's Farmhouse	ST 41736 69100	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.12, 11A.2.13
LB980	33702	White Cottage	ST 41762 69109	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.12, 11A.2.13
LB981	33753	Youngwood House Farmhouse	ST 46801 69140	0-1km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB982	33703	Yew Tree Farmhouse	ST 41942 69160	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.12, 11A.2.13

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB983	33696	Barn ~ 70m South West of Lake Farmhouse	ST 40476 69308	1-2km	Significance not affected	No	-	-	11A.1.27
LB984	33748	Nursebatch Farmhouse	ST 45242 69328	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.22, 11A.1.27, 11A.2.13, 11A.2.14
LB985	33747	Batch Farmhouse	ST 44988 69387	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.22, 11A.1.27, 11A.2.13, 11A.2.14
LB986	33754	Coombe Grange	ST 47356 69396	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB987	33708	Kenn Pier Farmhouse	ST 42433 69582	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.13
LB988	33749	Yew Tree House	ST 45097 69738	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	MD1.54	11A.1.22, 11A.1.27, 11A.2.13, 11A.2.14
LB989	33750	Tower House Farmhouse	ST 45192 69829	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	MD1.55	11A.1.22, 11A.1.27, 11A.2.13, 11A.2.14
LB990	33742	The Paddock	ST 46638 69880	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB991	33862	K6 Telephone Kiosk (Opposite Holy Trinity Church)	ST 46592 69891	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB992	33722	Farler's Engine House In The Grounds On Number 2	ST 47747 69892	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB993	33741	Piers Gates at South West Entrances To Churchyard of Church of Holy Trinity	ST 46622 69898	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB994	33739	Unidentified Monument In Churchyard ~ 7m South of Porch of Church of Holy Trinity	ST 46611 69910	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB995	406400	Unidentified Monument In The Churchyard ~ 9m South of Nave of Church of Holy Trinity	ST 46618 69910	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB996	33740	Unidentified Monument In Churchyard ~ 9m South of Nave of Church of Holy Trinity	ST 46616 69910	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB997	33738	Cross Base Shaft In The Churchyard ~ 1/ 2m West of The Porch of Church of Holy Trinity	ST 46608 69917	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB998	33697	Clevedon Farmhouse	ST 41508 69934	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.13
LB999	33720	The Rectory	ST 46583 69944	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1000	33048	Clevedon Farmhouse	ST 41509 69952	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.13

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1001		void number							
LB1002	33751	Wareham Lodge	ST 46650 70074	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1003		void number							
LB1004	487624	11-15, Mayfair Avenue	ST 47508 70242	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1005	33731	North Street House	ST 45920 70226	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1006	33732	Fir Tree Farmhouse	ST 45956 70232	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1007	33857	Noah's Ark	ST 47507 70240	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1008		void number							
LB1009	33730	Kings Hill Farmhouse	ST 45975 70344	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1010	33733	Fairview	ST 46193 70481	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1011	33724	Mizzymeade Farmhouse	ST 47042 70483	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1012	33856	Butchers Arms	ST 46245 70516	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1013	33745	1, Watery Lane	ST 46185 70537	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1014	33107	Stable Block To West of Newhouse Farmhouse	ST 42080 70558	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.13
LB1015	33723	Engine House Associated Buildings From The Middle Engine Pit	ST 48221 70562	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1016	33106	Newhouse Farmhouse	ST 42109 70571	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.13
LB1017	33865	Nailsea House	ST 46161 70597	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1018	33105	Newhouse Cottage	ST 42001 70633	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.13
LB1019	33716, 40263	Old Kingshill Farmhouse	ST 46153 70655	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1020	406421	Ivydale	ST 46850 70750	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1021	33743	Orchard House	ST 46774 70779	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1022	33718	Christ Church	ST 47183 70789	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14
LB1023	33719	Vicarage	ST 47233 70792	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1024	33726	The Royal Oak	ST 47641 70798	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1025	33729	Engine House In Playing Field at Former Glassworks Pit	ST 47837 70861	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1026	33717	Heath Villa	ST 47523 70927	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1027	33727	Heathfield Attached Stable	ST 48140 71073	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1028	33725	Milepost	ST 48048 71212	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1029	33760	Cross Base Shaft In The Churchyard, St Quiricus St Julietta	ST 45767 71428	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	VPD16, VPD23	MB1.61	11A.1.32, 11A.2.14
LB1030	33858	Mile Post Opposite Junction With Pound Lane	ST 47024 71435	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1031	33761	Herbert Monument Railings In The Churchyard, Church of St Quiricus St Julietta	ST 45786 71440	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	VPD16, VPD23	MB1.61	11A.1.32, 11A.2.14

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1032	33762	Monument In The Churchyard, Church of St Quiricus St Julietta	ST 45789 71442	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	VPD16, VPD23	MB1.61	11A.1.32, 11A.2.14
LB1033	33763	Stile Mounting Steps, Church of St Quiricus St Julietta	ST 45833 71465	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	VPD16, VPD23	MB1.61	11A.1.32, 11A.2.14
LB1034	33721	Jacklands Farmhouse	ST 47021 71492	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1035	33580	The Widdicombe Arms	ST 49529 71531	1-2km	Significance not affected	No	-	-	11A.1.31
LB1036	33576	Rock Farmhouse	ST 49534 71559	1-2km	Significance not affected	No	-	-	11A.1.31
LB1037	33601	Wraxall House	ST 48408 71564	1-2km	Significance not affected	No	-	-	11A.1.22, 11A.1.27, 11A.2.14
LB1038 – LB1046			void numbers						
LB1047	33769	Cadbury Court Farmhouse	ST 43448 71687	1-2km	Significance not affected	No	-	-	11A.1.33, 11A.2.13
LB1048	33774	Mill Cottage, Tickenham	ST 45416 71708	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.13, 11A.2.14

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1049	33579	Former Boys School Old School House	ST 49273 71718	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.15
LB1050		void number							
LB1051		void number							
LB1052	33778	Stone-edge Farmhouse	ST 46485 71766	0-1km	Development capable of affecting setting	Yes	VPD17	-	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
LB1053	33776	Wellhouse Farmhouse	ST 46607 71779	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	-	MD1.64 ME1.1	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
LB1054	33777	Range of 3 Attached Farm Buildings ~ 10m East of Wellhouse Farmhouse	ST 46637 71790	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	-	-	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
LB1055	33770	Holt Down	ST 44852 71830	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.14
LB1056	33772	Clevedon	ST 44938 71832	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.14
LB1057	33775	Batch Farmhouse	ST 46482 71838	0-1km	Development capable of affecting setting	Yes	-	-	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1058	33766	Milepost	ST 45791 71842	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.14, 11A.2.15
LB1059	33771	Wall, Railings Gate ~ 5m North of Number 166 (Holt Down)	ST 44852 71842	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.14
LB1060	33773	Page's Farmhouse	ST 45003 71845	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.14
LB1061	33578	Wraxall Church of England Primary School	ST 48993 71865	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.14, 11A.2.15
LB1062	33767	Brown Rock Cottage; Brown Rock House	ST 45015 71880	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.14
LB1063	33594	Remains of Village Cross at Junction With Clevedon Road	ST 49096 71897	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.14, 11A.2.15
LB1064	33598	Church Lodge Gates Gatepiers	ST 48962 71942	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.14, 11A.2.15
LB1065	33768	Barrow Court Farmhouse	ST 44729 71986	1-2km	Significance not affected	No	-	-	11A.1.32
LB1066	33597	Sunday School, In The Churchyard of All Saint's Church	ST 49002 71989	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.14, 11A.2.15

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1067	33593	The Rectory	ST 49154 71993	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.15
LB1068	33765	Barn ~ 70m North of Folly Cottages	ST 45672 72093	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.32, 11A.2.14
LB1069	33599	Wraxall Court	ST 48953 72097	1-2km	Significance not affected	No	-	-	11A.1.31, 11A.2.14, 11A.2.15
LB1070	33779	Tickenham House	ST 47288 72098	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	-	ME1.5	11A.1.27, 11A.2.14, 11A.2.15
LB1071	489523	Clevedon Lodge	ST 50146 72366	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.27, 11A.1.38
LB1072	33864	Stable Block ~ 6m To South East of Kennel Farmhouse	ST 45228 72969	1-2km	Significance not affected	No	-	-	11A.1.27
LB1073	33863	Kennel Farmhouse Attached Outbuilding	ST 45210 72974	1-2km	Significance not affected	No	-	-	11A.1.27
LB1074	33600	Moat House Farmhouse	ST 48687 73148	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.15

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1075	33680	Coach House and Stable ~ 10m North East of Naish Farmhouse	ST 47669 73317	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	-	-	11A.1.27, 11A.2.15
LB1076	33678	Statue of King John, ~ 10m North of Naish House	ST 47741 73417	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	-	-	11A.1.27, 11A.2.15
LB1077	33676	Little Naish	ST 47856 73448	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	-	ME1.7 ME1.8	11A.1.27, 11A.2.15
LB1078	33681	Old Rectory	ST 47205 73480	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB1079	33679	Gazebo, Steps Garden Wall ~ 50m North East of Naish House	ST 47834 73486	0-1km	Development capable of affecting setting	Stage 1 determined negligible adverse effect	-	-	11A.1.27, 11A.2.15
LB1080	33670	Clapton Court	ST 46692 73498	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.27, 11A.2.15
LB1081	33671	Entrance Archway ~ 25m North West of Clapton Court	ST 46712 73525	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.27, 11A.2.15
LB1082	33677	The Lodge	ST 48014 73559	0-1km	Development capable of affecting setting	Stage 1 determined negligible magnitude adverse effect	VPE3	-	11A.1.27, 11A.2.15

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1083	33573	Charlton House, The Downs School	ST 49393 73680	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.15
LB1084	33667	The Black Horse	ST 47298 73904	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB1085	33574	The Dairy at Lower Charlton Farm	ST 49239 73904	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.15
LB1086	33668	Myrtle Cottage	ST 47336 73919	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB1087	33666	Jasmine Cottage	ST 47508 74022	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB1088	33674	Brook Farmhouse	ST 47356 74155	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB1089	33675	Clapton Farmhouse Attached Farm Buildings	ST 47182 74246	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB1090	33673	Sperring's Farmhouse	ST 47358 74257	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15
LB1091	33459	Happerton Farmhouse	ST 52225 74592	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1092	33572	Lower Caswell House	ST 48405 74780	0-1km	Development capable of affecting setting	No – Stage 1 determined negligible magnitude effect (minor adverse significance of effect)	-	-	11A.1.27, 11A.2.15, 11A.2.16
LB1093	33563	Portbury Mill; Ye Olde Mill	ST 49963 75007	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.15, 11A.2.16, 11A.2.17
LB1094	459873	Entrance Lodge, Walls, Piers, Gates Railings at Portishead Burial Ground	ST 46379 75188	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1095	33571	Stables Coachhouse, 5 Yards To Rear of Old Vicarage	ST 50305 75217	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
LB1096	33566	Portbury Priory Boundary Wall To South East	ST 49834 75224	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1097	33570	The Old Vicarage	ST 50298 75235	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
LB1098	459872	Guidestone at Junction of Clapton Lane Clevedon Road	ST 46658 75290	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1099	33565	The Priory	ST 49844 75337	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1100	33567	Portbury Priors	ST 49746 75351	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPE5	ME1.15	11A.1.27, 11A.2.16
LB1101	33465	4, Rectory Road	ST 51503 75408	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1102	33561	Monument To Davids Maynard, St Mary's Church Churchyard	ST 50303 75410	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
LB1103	33562	Monument To The Ballard Family, St Mary's Church Churchyard	ST 50278 75415	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
LB1104	33464	The Batch	ST 51497 75421	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1105	33466	St George's Hall	ST 51297 75422	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1106	33463	Wyndham House	ST 51542 75470	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1107	394091	Friend's Meeting House	ST 46572 75517	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1108	393998	The Green Cottage	ST 47074 75523	0-1km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1109	394092	Greenfield, Hazelwood	ST 46458 75554	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1110	393997	Little Orchard	ST 46808 75586	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1111	394093	Capenor Cottage	ST 46257 75638	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1112	33462	Priory Farmhouse	ST 51692 75655	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1113	33456	Administrative Block, 2 Flats To Ham Green Hospital	ST 53285 75702	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1114	394051	Bird Tree Cottage	ST 46747 75744	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1115	430569	Gazebo 25 Yards North East of Administrative Block of Ham Green Hospital	ST 53316 75795	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1116	462029	Eighteenth Century Watergate	ST 53200 75800	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1117	33568	Elm Tree Farmhouse	ST 49547 75813	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.16
LB1118	33564	Moor Farmhouse	ST 47929 75864	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.16
LB1119	33460	Lodway Croft	ST 52154 75891	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1120	394050	The Farmhouse	ST 46791 75905	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1121	394046	The Cottage	ST 46621 75932	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1122	33461	Court House Farmhouse	ST 51119 75951	0-1km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1123	394006	Cartshed Stockshed at Court Farm	ST 46701 75952	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1124	394005	Barn To East of Court House Farmhouse	ST 46686 75956	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1125	394048	Yew Tree House	ST 46441 75964	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1126	394002	Tomb of John Hobbes To West of Medieval Churchyard Cross	ST 46618 75999	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1127	33569	The Thatched Cottage	ST 49332 76030	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.2.16
LB1128	33468	Mulberry Cottage, Mulberry House	ST 52646 76042	1-2km	Significance not affected	No	-	-	11A.1.35, 11A.2.17
LB1129	394000	Mounting Block To East of Wraxall Lodge	ST 46564 76047	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1130	393999	Church House	ST 46558 76058	1-2km	Significance not affected	No	-	-	11A.1.34, 11A.2.16
LB1131	33467	Watch House, Retaining Walls To The River Garage	ST 52633 76082	1-2km	Significance not affected	No	-	-	11A.1.35, 11A.2.17
LB1132	379829	Myrtle Hall Attached Wall	ST 53238 76218	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1133	380609	The Lamplighters Public House	ST 52708 76292	0-1km	Significance not affected	No	-	-	11A.1.35, 11A.2.17
LB1134	380607	105, Station Road	ST 52746 76339	1-2km	Significance not affected	No	-	-	11A.1.35, 11A.2.17
LB1135	380608	Wellington House Attached Stables	ST 52729 76342	0-1km	Significance not affected	No	-	-	11A.1.35, 11A.2.17
LB1136	380606	103, Station Road	ST 52753 76343	1-2km	Significance not affected	No	-	-	11A.1.35, 11A.2.17

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1137	380921	Powder Houses Jetty	ST 53768 76492	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.27, 11A.1.38, 11A.2.17
LB1138	394049	The White Lion Public House Section of Former Sea Wall To North End of West Front	ST 46756 76502	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1139	380605	Shirehampton Public Hall	ST 53201 76656	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1140	394096	1, Woodhill Road	ST 46671 76696	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1141	394053	Portishead House	ST 46379 76706	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1142	380668	1, The Green	ST 53304 76826	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1143	380669	2, The Green	ST 53313 76828	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1144	380671	4, The Green	ST 53328 76830	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1145	380670	3, The Green	ST 53321 76830	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1146	380672	5, The Green	ST 53334 76840	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1147	380674	Jubilee Drinking Fountain	ST 53295 76855	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1148	380086	21, Park Hill	ST 53445 76866	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1149	380676	The Cottage	ST 53286 76900	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1150	379773	Church of St Mary	ST 53111 76904	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1151	380675	Park House	ST 53297 76907	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1152	380085	Park Lodge	ST 53631 76908	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1153	380673	Boskenna Attached Wall	ST 53331 76927	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1154	379771	Elizabethan Cottage To Rear of Number 30 (Number 30 Not Included)	ST 53160 76939	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1155	394097	Numbers 9 To 21 Boundary Walls Gatepiers To Woodhill Road	ST 46666 76966	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1156	379776	The Tithe Barn	ST 53004 76996	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1157	380231	The Priory	ST 52937 77000	0-1km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1158	379775	Wall Gatepiers To The Road Fronting Priory Gardens	ST 52981 77017	0-1km	Significance not affected	No	-	-	11A.1.36, 11A.2.17

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1159	394098	Adelaide Terrace	ST 46673 77021	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1160	394099	31-49, Woodhill Road	ST 46674 77041	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1161	379772	Bradley House	ST 52918 77053	0-1km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1162	379774	Penlea House	ST 52902 77107	0-1km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1163	394047	Fircliff House	ST 46769 77107	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1164	380174	Wood Lodge	ST 53613 77110	1-2km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1165	380522	Milestone ~ 400m West of Park Lodge	ST 54179 77126	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.17
LB1166	379961	Twyford House	ST 52873 77163	0-1km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1167	379960	The Wylands, British Telecom Training Centre	ST 52934 77170	0-1km	Significance not affected	No	-	-	11A.1.36, 11A.2.17
LB1168	380521	Park Lodge	ST 54508 77190	1-2km	Significance not affected	No	-	-	11A.1.37
LB1169	379902	Iron Footbridge Over Kings Weston Road	ST 54459 77255	1-2km	Significance not affected	No	-	-	11A.1.37
LB1170	379901	The Ship Old Inn	ST 54497 77294	1-2km	Significance not affected	No	-	-	11A.1.37

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1171	380173	Sundial at Penpole Point	ST 53200 77300	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38
LB1172	379891	Napier Cottages	ST 54378 77413	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.18
LB1173	379892	4-8, Kings Weston Lane	ST 54345 77454	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.18
LB1174	379898	Gatepost ~ 20m North East of Kings Weston House	ST 54230 77508	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.17, 11A.2.18
LB1175	379893	Home Lodge Attached Wall	ST 54282 77510	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.18
LB1176	394090	Royal Hotel	ST 47466 77534	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1177	380009	Ice House ~ 50m West of Former Kings Weston Stables	ST 54254 77560	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.17, 11A.2.18
LB1178	380010	Cross Shaft Beside Pond Opposite Former Kings Weston Stables	ST 54368 77571	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.18
LB1179	394101	Denneyside; Woodside	ST 47037 77588	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1180	394100	Eastwood Former Coach House Stable To West	ST 47250 77590	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.2.16
LB1181	380011	Two Gas Lamps To South East of Former Kings Weston Stables	ST 54339 77602	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.18

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1182	480386	Hillside	ST 55533 77674	1-2km	Significance not affected	No	-	-	11A.1.38
LB1183	379889	Home Farmhouse	ST 54131 77702	1-2km	Significance not affected	No	-	-	11A.1.37, 11A.2.17, 11A.2.18
LB1184		void number							
LB1185		void number							
LB1186	379900	Henbury Lodge	ST 54649 77882	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.18
LB1187	379890	Perimeter Wall of Friends Burial Ground	ST 54024 77969	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17, 11A.2.18
LB1188	378885	Bristol Tramways Company Avonmouth Depot	ST 51864 78066	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17, 11A.2.18
LB1189	379888	Cambell's Farm Attached Garden Wall Railings	ST 53907 78097	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.38, 11A.2.17, 11A.2.18
LB1190	379899	Ferns Hill Quakers Meet	ST 54938 78145	1-2km	Significance not affected	No	-	-	11A.1.38

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1191	379605	Numbers 7 To 26 (Consecutive) & The Royal Hotel, Gloucester Rd.	ST 51454 78149	0-1km	Development capable of affecting setting	Stage 1 determined a negligible magnitude of effect (minor significance adverse effect)	-	-	11A.1.27, 11A.1.38, 11A.2.17, 11A.2.18
LB1192	379734	Bridge at Giant's Soap Dish, Blaise Castle Estate	ST 55901 78175	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB1193	379732	Butcher's Cave at Blaise Castle Estate	ST 56030 78360	1-2km	Significance not affected	No (note: outside ZTVI)	-	-	11A.1.38
LB1194		void number							
LB1195	379733	Robber's Cave at Blaise Castle Estate	ST 55876 78423	1-2km	Significance not affected	No	-	-	11A.1.38
LB1196	379720	Terrace, Balustrade Urns at Blaise Castle House	ST 56193 78696	1-2km	Significance not affected	No	-	-	11A.1.41
LB1197 – LB1200		void numbers							
LB1201	379721	Gate Piers Wall ~ 10m North West of Blaise Castle House	ST 56195 78756	1-2km	Significance not affected	No	-	-	11A.1.41
LB1202		void number							
LB1203		void number							

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1204	379722	Garden Seat ~ 25m North of Blaise Castle House	ST 56192 78781	1-2km	Significance not affected	No	-	-	11A.1.41
LB1205		void number							
LB1206		void number							
LB1207	379723	Stable Block Attached Walls ~ 20m North of Blaise Castle House	ST 56225 78794	1-2km	Significance not affected	No	-	-	11A.1.41
LB1208 – LB1210		void numbers							
LB1211	379716	Rose Bank, White Lodge	ST 56147 78822	1-2km	Significance not affected	No	-	-	11A.1.41
LB1212	379726	Walls Piers at Entrance To Flanking Drive To Blaise Castle House	ST 56204 78823	1-2km	Significance not affected	No	-	-	11A.1.41
LB1213		void number							
LB1214		void number							
LB1215	379715	The Hollies	ST 56175 78832	1-2km	Significance not affected	No	-	-	11A.1.41
LB1216		void number							
LB1217	379155	Gas Lamp Post ~ 2m West of Telephone Cottage	ST 56236 78835	1-2km	Significance not affected	No	-	-	11A.1.41
LB1218 – LB1222		void numbers							

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1223	379694	Boundary Wall To South Side of Blaise Hamlet	ST 56005 78859	1-2km	Significance not affected	No	-	-	11A.1.41
LB1224	379712	Holly House Attached Outbuildings	ST 56219 78862	1-2km	Significance not affected	No	-	-	11A.1.41
LB1225	379714	Blaise Inn Public House	ST 56206 78873	1-2km	Significance not affected	No	-	-	11A.1.41
LB1226		void number							
LB1227	379711	Hillside	ST 56232 78881	1-2km	Significance not affected	No	-	-	11A.1.41
LB1228		void number							
LB1229	379696	Gas Lamp Post ~ 2m Inside Entrance To Blaise Hamlet	ST 56037 78890	1-2km	Significance not affected	No	-	-	11A.1.41
LB1230	379713	Alma Villa; Raglan Villa	ST 56204 78892	1-2km	Significance not affected	No	-	-	11A.1.41
LB1231 – LB1237		void numbers							
LB1238	380603	Henbury Lodge	ST 56270 78925	1-2km	Significance not affected	No	-	-	11A.1.41
LB1239	379697	Severn House Lodge	ST 55776 79390	1-2km	Significance not affected	No	-	-	11A.1.38
LB1240	35132	Wellinghouse Farmhouse	ST 54887 79702	0-1km	Significance not affected	No	-	-	11A.1.38, 11A.1.42

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1241 – LB1255		void numbers							
LB1256	268818	The Lawn	ST 40588 55073	1-2km	Significance not affected	No	-	-	11A.1.15
LB1257	33366	Bowman's Batch	ST 38364 59272	1-2km	Significance not affected	No	-	-	11A.1.15
LB1258	268819	Milestone	ST 43560 58126	1-2km	Significance not affected	No	-	-	11A.1.15
LB1259	33952	Sundial in Inner Courtyard at Sidney Hill Cottage Homes	ST 44026 59865	1-2km	Significance not affected	No	-	-	11A.1.15
LB1260	33951	Sidney Hill Cottage Homes and Attached Gatepiers, Walls and Gates	ST 44041 59880	1-2km	Significance not affected	No	-	-	11A.1.15
LB1261	34036	April Cottage	ST 44034 59932	1-2km	Significance not affected	No	-	-	11A.1.15
LB1262	34030	K6 Telephone Kiosk	ST 44008 59927	1-2km	Significance not affected	No	-	-	11A.1.15
LB1263	33953	Matron's House at Sidney Hill Cottage Homes	ST 44000 59917	1-2km	Significance not affected	No	-	-	11A.1.15
LB1264	33983	Rhodyate House	ST 44364 64492	1-2km	Significance not affected	No	-	-	11A.1.15
LB1265	33974	Clarence Court	ST 43935 64172	1-2km	Significance not affected	No	-	-	11A.1.15

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1266	33836	Home Farmhouse	ST 44835 67117	1-2km	Significance not affected	No	-	-	11A.1.15
LB1267	33837	Sweet Briar Cottages	ST 44685 67077	1-2km	Significance not affected	No	-	-	11A.1.15
LB1268	33838	Chestnut Farmhouse	ST 44301 66751	1-2km	Significance not affected	No	-	-	11A.1.15
LB1269	33852	Manor Farmhouse	ST 44230 66315	1-2km	Significance not affected	No	-	-	11A.1.15
LB1270	33694	Colehouse Farmhouse	ST 40607 69560	1-2km	Significance not affected	No	-	-	11A.1.27
LB1271	33698	Portbury House and Attached Stable and Barn Range	ST 40854 69780	1-2km	Significance not affected	No	-	-	11A.1.27
LB1272	33099	Portbury House	ST 40857 69779	1-2km	Significance not affected	No	-	-	11A.1.27
LB1278	265221	gates and gate piers to Ivy House	ST 20194 42914	1-2km	Significance not affected	No	-	-	11A.1.45
LB1279	265225	Dovecote, about 28 metres north west of Priory Farmhouse	ST 20514 42813	1-2km	Significance not affected	No	-	-	11A.1.45
LB1280	265226	Corner Cottage	ST 20230 42891	1-2km	Significance not affected	No	-	-	11A.1.45
LB1281	265227	Cross Cottages	ST 20227 42880	1-2km	Significance not affected	No	-	-	11A.1.45
LB1282	265228	Old Cross House	ST 20254 42881	1-2km	Significance not affected	No	-	-	11A.1.45

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1283	265229	Railings, gate and dwarf wall fronting Old Cross House onto High Street	ST 20247 42889	1-2km	Significance not affected	No	-	-	11A.1.45
LB1284	265231	Gatepiers and entrance to Chippings, abutting west side of St Andrews Well, and adjoining wall running north to St Andrews Road	ST 20228 42841	1-2km	Significance not affected	No	-	-	11A.1.45
LB1285	265234	6, St Andrews Road	ST 20244 42846	1-2km	Significance not affected	No	-	-	11A.1.45
LB1286	265236	Darch House, railings, gates and dwarf wall fronting road	ST 20328 42830	1-2km	Significance not affected	No	-	-	11A.1.45
LB1287	265209	Unidentified chest tomb in churchyard, 7 metres north of north transept-choir, Church of St Andrew	ST 20493 42892	1-2km	Significance not affected	No	-	-	11A.1.45
LB1288	265213	South boundary wall churchyard running west from east entrance, Church of St Andrew	ST 20482 42842	1-2km	Significance not affected	No	-	-	11A.1.45
LB1289	265215	Stoke House	ST 20246 42909	1-2km	Significance not affected	No	-	-	11A.1.45
LB1290	265218	Bakehouse, 5 metres north of No 8	ST 20344 42910	1-2km	Significance not affected	No	-	-	11A.1.45
LB1291	265205	The Old Vicarage	ST 20397 42892	1-2km	Significance not affected	No	-	-	11A.1.45
LB1292	265208	Buffet chest tomb, in churchyard 3 metres north of north transept-choir, Church of St Andrew	ST 20488 42888	1-2km	Significance not affected	No	-	-	11A.1.45

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
LB1293	265212	2 piers, railings, dwarf wall, gate piers, gates and lamp carrier fronting Church of St Andrew	ST 20448 42886	1-2km	Significance not affected	No	-	-	11A.1.45
LB1294	265214	30, High Street	ST 20224 42914	1-2km	Significance not affected	No	-	-	11A.1.45
LB1295	265217	8 and 10, High Street	ST 20339 42898	1-2km	Significance not affected	No	-	-	11A.1.45
LB1296	265219	6, High Street	ST 20352 42896	1-2km	Significance not affected	No	-	-	11A.1.45
LB1297	265233	No 5 and boundary wall on west side abutting St Andrews Well	ST 20238 42848	1-2km	Significance not affected	No	-	-	11A.1.45
LB1298	265235	Pear Tree	ST 20252 42846	1-2km	Significance not affected	No	-	-	11A.1.45
LB1299	265237	Stogursey School and attached schoolmaster's house	ST 19953 42936	1-2km	Significance not affected	No	-	-	11A.1.45
LB1300	265210	Pair Of Chest Tomb To John And Mary Rawlins In Churchyard, 23 Metres North Of Nave, Church Of St Andrew	ST 20468 42902	1-2km	Significance not affected	No	-	-	11A.1.45
LB1301	265207	Rowe Family Chest Tomb, in churchyard 15 metres south of nave, Church of St Andrew	ST 20465 42856	1-2km	Significance not affected	No	-	-	11A.1.45
LB1302	265211	Gate and gate piers at east entrance to churchyard, Church of St Andrew	ST 20529 42855	1-2km	Significance not affected	No	-	-	11A.1.45

Step 1 Appraisal of Grade II Listed Buildings within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
LB1303	265216	12 and 14, High Street	ST 20310 42902	1-2km	Significance not affected	No	-	-	11A.1.45
LB1304	265220	2, High Street	ST 20364 42893	1-2km	Significance not affected	No	-	-	11A.1.45
LB1305	265204	Harford House	ST 20371 42889	1-2km	Significance not affected	No	-	-	11A.1.45
LB1306	265186	Little Water Farmhouse	ST 19407 43401	1-2km	Significance not affected	No	-	-	11A.1.44
LB1307	265187	Malthouse and malt drying kiln, 10 metres south of Little Water Farmhouse	ST 19400 43382	1-2km	Significance not affected	No	-	-	11A.1.44

Table 6: Step 1 Appraisal of Conservation Areas within 2km

Setting Appraisal of Conservation Areas within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
CA1	na	Stogursey	320328 142854	1-2km	Significance not affected	No	-	-	11A.1.45, 11A.2.20
CA2	na	Loxton	337488 155741	0-1km	Significance not affected	No	-	-	11A.1.15, 11A.2.6, 11A.2.7
CA3	na	Christon	337824 157308	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPC8	-	11A.1.15, 11A.1.16, 11A.2.7
CA4	na	Banwell	339897 159070	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.15, 11A.1.17, 11A.2.8, 11A.2.9
CA5	na	Lower Langford	346296 160713	0-1km	Significance not affected	No	-	-	11A.1.23, 11A.2.10
CA6	na	Wrigton	346946 162785	0-1km	Significance not affected	No	-	-	11A.1.24
CA7	na	Congresbury	343757 163702	0-1km	Significance not affected	No	-	-	11A.1.18
CA8	na	Yatton	343251 165426	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.19, 11A.2.11
CA9	na	Chelvey	346630 168305	1-2km	Significance not affected	No	-	-	11A.1.28
CA10	na	Nailsea	346219 170506	0-1km	Significance not affected	No	-	-	11A.1.30, 11A.2.14

Setting Appraisal of Conservation Areas within 2km									
Asset Ref.	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
CA11	na	Portishead	346690 177059	0-1km	Significance not affected	No	-	-	11A.1.27, 11A.1.34, 11A.2.16
CA12	na	Sea Mills	354994 176451	1-2km	Significance not affected	No	-	-	11A.1.27, 11A.1.38
CA13		void number							
CA14	na	Shirehampton	353180 176764	0-1km	Significance not affected	No	-	-	11A.1.38, 11A.2.17
CA15		void number							
CA16		void number							
CA17	na	Kingsweston Trym Valley	355133 177721	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPG7	-	11A.1.27, 11A.1.36, 11A.1.37, 11A.1.38, 11A.1.41, 11A.2.17, 11A.2.18
CA18	na	Henbury	356344 178667	1-2km	Significance not affected	No	-	-	11A.1.38, 11A.1.41

Table 7: Step 1 Appraisal of Grade I Registered Parks and Gardens within 10km, and Grade II* and II Registered Parks and Gardens and Registered Battlefields within 2km

Setting Appraisal of Grade I Registered Parks and Gardens within 10km, and Grade II* and II Registered Parks and Gardens and Registered Battlefields within 2km										
Asset Ref.	Grade	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
RPG1	I	1405	Hestercombe	ST 24147 28896	2-10km	Significance not affected	No	-	-	1.11A.1
RPG2	I	PGW (Gt) 44(MON)	Dewstow House	ST 466 889	2-10km	Significance not affected	No	-	-	11A.1.42
RPG3			void number							
RPG4	II*	1558	Tyntesfield	ST 50845 71241	1-2km	Development capable of affecting setting	Stage 1 determined neutral effect	-	-	11A.1.22, 11A.1.27, 11A.1.31, 11A.1.38, 11A.2.15
RPG5	II*	1553	Clevedon Court	ST 42384 71534	1-2km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.27, 11A.1.33, 11A.2.13
RPG6 & RPG7	II*	4181	Blaise Castle Hamlet	ST 55863 78154	1-2km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.38, 11A.1.41
RPG8	II	1279	Kings Weston House	ST 54161 77252	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VP7	-	11A.1.27, 11A.1.36, 11A.1.37, 11A.1.38, 11A.2.17, 11A.2.18

Setting Appraisal of Grade I Registered Parks and Gardens within 10km, and Grade II* and II Registered Parks and Gardens and Registered Battlefields within 2km										
Asset Ref.	Grade	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 Assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
RPG9	II	1279	Kings Weston House	ST 53910 77691	0-1km	Development capable of affecting setting	No – Stage 1 determined neutral effect	VPG7	-	11A.1.27, 11A.1.37, 11A.1.38, 11A.2.17, 11A.2.18
RB1	na	33, 1000032	Battle of Sedgemoor	ST 35039 35908	1-2km	Development capable of affecting setting	No – Stage 1 determined a negligible magnitude of effect (minor significance beneficial effect)	-	-	11A.1.2, 11A.1.4, 11A.2.1

Table 8: Step 1 Appraisal of selected non-designated heritage assets

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
AR20	archaeological remains	PRN10215 & NMR192133	remains associated with Horsey DMV (SM45)	331911 139334	100m	Development capable of affecting setting	Yes	-	-	11A.2.2, 11A.1.4, 11A.1.9
AR23	archaeological remains	NMR617361, PRN10042	Crook DMV	332354 139747	100m	Development capable of affecting setting	Yes	-	-	11A.2.2, 11A.1.4, 11A.1.9
AR29	archaeological remains	PRNs 10039, 192336, 634656, 653943-4, 44738-40 & 44743	Crandon Bridge possible port	333269 140441	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.2, 11A.1.4, 11A.1.9
AR64	archaeological remains	PRN11190	shrunk settlement at Southwick	335246 146981	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.4, 11A.1.9
AR69	archaeological remains	NMR192215, PRN10564	Vole DMV	336300 149800	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.5, 11A.1.9
AR77	archaeological remains	NMR617728, PRN12815	Webbington shrunk settlement	338200 155500	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.6, 11A.2.7, 11A.1.15

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
AR92	archaeological remains	MNS46148, MNS8814, MNS2723, MNS7003 & MNS7879	Roman settlement at Cemetery Field, Sandford	341414 158546	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.8, 11A.1.9
AR99	archaeological remains	NMR194484, MNS230	late C16th century Bishop's Palace site, Towerhead	341280 159470	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.8, 11A.2.9, 11A.1.15
AR171	archaeological remains	MNS1827/ MNS5768	Tickenham Court DMV	345770 171490	100m	Development capable of affecting setting	Stage 1 determined negligible adverse magnitude of effect	-	-	11A.2.14, 11A.2.15, 11A.1.32
AR289	archaeological remains	MNS3226	Roman settlement at Max Mills	340064 158023	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.7, 11A.2.8
BH1	historic building	SCC 46-03	Goosegreen Farm	337200 137250	na	Significance not affected	No	-	-	11A.1.2
BH2	historic building	SCC 46-04	Sutton Farm (farmstead at the base of the Polden Hills)	338004 137357	na	Significance not affected	No	-	-	11A.1.2
BH3	historic building	NMR521162	Knowle Cottage. A mid 17th century house with late 17th century changes.	333400 139800	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.2, 11A.1.4

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
BH6	historic building	NMR634655 & PRN32021	Knowle Hall	333008 140223	100m	Development capable of affecting setting	Yes	-	-	11A.2.2
BH7	historic building	NMR544833	C17th Tossels Cottage, Woolavington	334400 141700	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.3, 11A.1.11
BH9	historic building	NMR521878	Early C18th 'Yeomans' (dwelling), East Huntspill	334800 145700	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.4, 11A.1.9
BH10	historic building group	SCC 50-03	Westham (group of lias farm buildings, houses, boundary walls and mature trees on a rise overlooking moor)	340218 146726	na	Significance not affected	No	-	-	11A.1.9
BH11	under consideration for Listing	-	Burham Pier, Burnham on Sea	330436 148700	2-10km	Significance not affected	No	-	-	11A.1.9
BH12	historic building group	SCC 50-06	West Stoughton north (group of buildings of heritage value)	341708 148957	na	Significance not affected	No	-	-	11A.1.9
BH13	historic building group	SCC 50-08	Stoughton Cross (mixed group of historic buildings/ structures with extensive views)	342464 149676	na	Significance not affected	No	-	-	11A.1.9
BH14	historic building group	SCC 15-02	Ashton (hamlet of historic houses and farm buildings)	341310 149824	na	Significance not affected	No	-	-	11A.1.9

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
BH15	historic building group	SCC 07-02	Battleborough Grange Hotel & environs	334257 150170	na	Significance not affected	No	-	-	11A.1.9
BH16	historic building group	SCC 15-03	Ashton Mill Farm and Mill	341400 150220	na	Significance not affected	No	-	-	11A.1.9
BH17	historic building group	SCC 15-04	Stone Allerton east (group of historic buildings with restrained views)	340910 151020	na	Significance not affected	No	-	-	11A.1.9
BH19	historic building	NMR521128 & PRN29954	C17th Tarnock Farmhouse, Rooks Bridge	337300 152600	100m	Development capable of affecting setting	Yes	VPB22	-	11A.2.6, 11A.1.9
BH20	historic building group	SCC 31-04	White Gate & Rhynemoor Farms & Baytree House	334773 155637	na	Significance not affected	No	-	-	11A.1.15
BH21	historic building group	SCC 44-02	Rowberrow historic building group (hillside setting, linear along road toward church)	344966 158593	na	Significance not affected	No	-	-	11A.1.15, 11A.1.22
BH23	historic building	MNS5486/ MNS6146	Droeway Farm, Sandford	341797 160316	100m	Development capable of affecting setting	No – Stage 1 determined low magnitude of effect and negligible significance of effect	-	-	11A.2.9

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
BH25	historic building	MNS1904	C17th Brinsea Farm, Brinsea	343832 161576	100m	Significance not affected	No	-	-	11A.2.10, 11A.1.15
BH26	historic building	NMR513434, MNS5355, MNS1703	C16/ 17th Brinsea Green Farmhouse, Brinsea	344800 161600	100m	Significance not affected	No	-	-	11A.2.10, 11A.1.15, 11A.1.22
BH32	historic building	MNS3638/ MNS5589	C18th Coombe Farm, West End Lane, Nailsea	345331 169947	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.13, 11A.2.14, 11A.1.22, 11A.1.27
BH34	historic building	MNS3650	White Lion public house, Silver Street, Nailsea; appears to be C18th or earlier	346368 170663	100m	Significance not affected	No	-	-	11A.2.14, 11A.1.30
BH36	historic building	NMR513637	C17/ 18th stable and dairy, Stone-edge Batch	346471 171819	100m	Development capable of affecting setting	Yes	-	-	11A.2.14, 11A.2.15, 11A.1.22, 11A.1.27
BH40	historic building	MNS5765, MNS7322, NMR513634	C16th Hale Farm Cottages, Stone-edge Batch	347327 172128	100m	Development capable of affecting setting	No – Stage 1 determined negligible adverse magnitude of effect	-	-	11A.2.14, 11A.2.15, 11A.1.22, 11A.1.27
BH45	under consideration for Listing	-	Hangar, Filton Airfield, Bristol	358817 180279	2-10km	Significance not affected	No	-	-	11A.1.38

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
BH61	historic building	2191M	No.1 Granary, Avonmouth Docks	351289 178542	100m	Development capable of affecting setting	Yes	-	-	11A.2.18
BH62	historic building	SCC 50-09	Keyton Hill/ Tumble Weeds (group of 4-5 stone historic buildings)	341202 146672	na	Significance not affected	No	-	-	11A.1.9
HL1	historic landscape component	PRN11842 & NMR867808	Somerset & Dorset Joint Railway	385348 109760	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.3, 11A.2.4
HL3	Locally listed park	PRN10607	Petherton medieval park, Huntsworth	331081 132746	1-2km	Significance not affected	No	-	-	-
HL4	Locally listed park	PRN26948	Terrace	325401 133809	1-2km	Significance not affected	No	-	-	-
HL6	Potential Conservation Area	SCC 53-01	Westonzoyland	335033 134798	na	Significance not affected	No	-	-	11A.1.1, 11A.1.2
HL7	Potential Conservation Area	SCC 35-01	Moorlinch	339910 136812	na	Significance not affected	No	-	-	11A.1.2
HL8	Potential Conservation Area	SCC 46-02	Sutton Mallet	337393 137012	na	Significance not affected	No	-	-	11A.1.2

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
HL9	Locally listed park	PRN17114	Bower Farm, Bower, Bridgwater	331726 137557	1-2km	Significance not affected	No	-	-	11A.2.1
HL10	Potential Conservation Area	SCC 18-01	Chedzoy	334038 137542	na	Development capable of affecting setting	No – Stage 1 determined negligible beneficial magnitude of effect	-	-	11A.2.1, 11A.1.6
HL11	Potential Conservation Area	SCC 46-01	Stawell	336620 138330	na	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.2
HL13	Potential Conservation Area	SCC 14-01	Catcott	339390 139410	na	Significance not affected	No	-	-	11A.1.2
HL14	Potential Conservation Area	SCC 04-03	Bawdrip	334180 139647	na	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.2, 11A.1.8
HL15	Locally listed park	PRN15242	Garden earthworks north of Parkers ('Barkers') Farm, Bawdrip	334382 139717	1-2km	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.2

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/landscape mitigation	Figures (App. 11A)
HL16	historic landscape component	NMR 1359960 & PRN12439	Bridgwater Branch Railway	334760 139879	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.1, 11A.2.2
HL17	Potential Conservation Area	SCC 19-02	Chilton Polden	337490 140000	na	Significance not affected	No	-	-	11A.1.2, 11A.1.9
HL18	Potential Conservation Area	SCC 19-01	Cossington	335680 140360	na	Significance not affected	No	-	-	11A.2.2, 11A.1.2, 11A.1.9
HL20	Potential Conservation Area	SCC 54-01	Woolavington	334715 141621	na	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.2, 11A.2.3, 11A.1.11
HL21	Potential Conservation Area	SCC 42-01	Puriton	ST 32069 41579	na	Significance not affected	No	-	-	11A.2.2, 11A.1.10
HL23	Locally listed park	PRN34081	Wick Park, south-east of Wick	322085 143643	1-2km	Significance not affected	No	-	-	11A.2.20
HL25	Potential Conservation Area	SCC 52-03	West Huntspill	330486 145499	na	Significance not affected	No	-	-	11A.1.9
HL28	Potential Conservation Area	SCC 50-02	Poolbridge	340403 147651	na	Significance not affected	No	-	-	11A.1.9

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
HL29	Potential Conservation Area	SCC 11-02	Highbridge St John's	332018 147676	na	Significance not affected	No	-	-	11A.1.9
HL30	Potential Conservation Area	SCC 50-05	Blackford	341176 147775	na	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9
HL34	historic landscape component	PRN28600	Pilrow Cut	337729 149232	100m	Development capable of affecting setting	Yes	-	-	11A.2.4, 11A.2.5, 11A.2.6
HL35	Potential Conservation Area	SCC 15-01	Chapel Allerton	340870 150240	na	Significance not affected	No	-	-	11A.1.9
HL36	Potential Conservation Area	SCC 07-05	Brent Knoll central	333353 150723	na	Significance not affected	No	-	-	11A.1.9
HL37	Potential Conservation Area	SCC 24-05	East Brent	334447 151791	na	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9
HL38	historic landscape component	SCC 49-02	Badgworth Court	340123 152125	na	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.1.9

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
HL39	Potential Conservation Area	SCC 03-01	Badgworth	339585 152491	na	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.6, 11A.1.13
HL40	Potential Conservation Area extension	SCC 49-01	Weare	341008 152889	na	Significance not affected	No	-	-	11A.1.9
HL41	Potential Conservation Area	SCC 03-03	Biddisham	338215 153402	na	Development capable of affecting setting	No – Stage 1 determined negligible adverse magnitude of effect	-	-	11A.2.6, 11A.1.9, 11A.1.15
HL42	Potential Conservation Area extension	SCC 31-03	Lympsham Conservation Area south extension	333551 153878	na	Significance not affected	No	-	-	11A.1.9, 11A.1.15
HL43	historic landscape component	NMR 1360142	Cheddar Valley and Yatton Railway	344423 154395	100m	Development capable of affecting setting	No – Stage 1 determined neutral effect	-	-	11A.2.8, 11A.2.9, 11A.2.10, 11A.2.11, 11A.2.12
HL44	Potential Conservation Area extension	SCC 31-02	Lympsham Conservation Area north extension	333541 154399	na	Significance not affected	No	-	-	11A.1.9, 11A.1.15

Setting Appraisal of selected non-designated heritage assets										
Asset Ref.	Asset Type	Other Ref.	Name	NGR	Buffer	Step 1 Appraisal results	Step 2/3 assessment required?	Viewpoint	Cross-reference to OSPES schedule/ landscape mitigation	Figures (App. 11A)
HL46	Potential Conservation Area	SCC 21-02	Compton Bishop	ST 39660 55301	na	Significance not affected	No	-	-	11A.2.6, 11A.2.7, 11A.1.15
HL49	Potential Conservation Area	SCC 44-01	Shipham	344425 157524	na	Significance not affected	No	-	-	11A.1.14, 11A.1.15
HL55	historic landscape component	MNS7351	The Meer Wall, near Puxton and Congresbury	341670 163239	100m	Development capable of affecting setting	No – Stage 1 determined negligible adverse magnitude of effect	-	-	11A.2.9, 11A.2.10, 11A.2.11
HL62	under consideration as a Registered Park & Garden	-	Ashton Meadows, Cumberland Basin, Bristol	357027 172364	2-10km	Significance not affected	No	-	-	11A.1.38, 11A.1.39
HL78	historic landscape component	NMR617596, PRN27011 & PRN29853	Knowle Park	333150 140230	100m	Development capable of affecting setting	Yes	-	-	11A.2.2

1.5 Results of Step 2 and Step 3 of the assessment of effects on the settings of heritage assets

- 1.5.1 This section provides detailed descriptions of the Step 2 and Step 3 of the assessment.
- 1.5.2 For ease of reference, the descriptions are ordered by Study Area and then numerically in accordance with the tables above (Scheduled Monuments, Grade I, II* and II Listed Buildings, Registered Parks and Gardens, non-designated archaeological remains, non-designated built heritage, and non-designated historic landscape components), although some assets are grouped.

Table 9: Summary of those heritage assets for which a step 2 and step 3 assessment has been undertaken

Heritage assets for which Step 2 and Step 3 assessment has been undertaken									
Local Authority Area	Section	Asset Ref.	Name	Designation	Heritage significance	Magnitude of Effect	Significance of Effect	Page No.	Figures (App. 11A)
Somerset	A	SM45	Horsey Deserted Medieval Village	Scheduled Monument	Very high	Low	Moderate (a)	183	11A.1.4, 11A.2.2
Somerset	A	LB662	Horsey Manor Farm, Horsey	Grade II Listed	High	Negligible	Minor (a)	187	11A.1.4, 11A.2.2
Somerset	A	AR20	Archaeological remains possibly associated with Horsey Deserted Medieval Village	none	High	Low	Minor (a)	183	11A.2.2, 11A.1.4, 11A.1.9
Somerset	A	AR23	Crook Deserted Medieval Village, Horsey	none	High	Low	Minor (a)	189	11A.2.2, 11A.1.4, 11A.1.9
Somerset	A	BH6	Knowle Hall	none	Moderate	Low	Minor (a)	192	11A.2.2
Somerset	A	HL78	Knowle Park	none	Low	Low	Negligible (a)	192	11A.2.2
Somerset	B	SM86	Roman briquetage mounds, Burtle Moor	Scheduled Monument	Very high	None	Neutral	195	11A.1.9
Somerset	B	SM96	Brent Knoll Hillfort and Associated Field System	Scheduled Monument	Very high	Negligible	Minor (a)	197	11A.1.9
Somerset	B	LB264	Church of St John the Baptist, Biddisham	Grade II* Listed	Very high	Negligible	Minor (a)	199	11A.1.9, 11A.1.15, 11A.2.6
Somerset	B	LB723	Wainbridge Farmhouse, Mark	Grade II Listed	High	Negligible	Minor (a)	202	11A.1.9, 11A.2.4

Heritage assets for which Step 2 and Step 3 assessment has been undertaken									
Local Authority Area	Section	Asset Ref.	Name	Designation	Heritage significance	Magnitude of Effect	Significance of Effect	Page No.	Figures (App. 11A)
Somerset	B	LB741	Vole House, Mark	Grade II Listed	High	Negligible	Minor (a)	204	11A.1.9, 11A.2.5
Somerset	B	BH19	Tarnock Farmhouse, Rook's Bridge	none	High	Low	Minor (a)	206	11A.2.6, 11A.1.9
Somerset	B	HL34	The Pilrow Cut, Mark/Rooks Bridge	none	Moderate	Low	Minor (a)	208	11A.2.4, 11A.2.5, 11A.2.6
Somerset	C	LB767	Crinkle Crankle Wall Forming an Enclosed Garden	Grade II Listed	High	Negligible	Minor (b)	212	11A.1.15, 11A.2.7
North Somerset	D	LB85	Church of St Quiricus and St Julietta	Grade I Listed	Very high	Low	Moderate (a)	214	11A.1.32, 11A.2.14
North Somerset	D	LB350	Tickenham Court	Grade II* Listed	Very high	Negligible	Minor (a)	214	11A.1.32, 11A.2.14
North Somerset	D	LB1029	Cross Base Shaft in the Churchyard, St Quiricus St Julietta	Grade II Listed	High	Negligible	Minor (a)	214	11A.1.32, 11A.2.14
North Somerset	D	LB1031	Herbert Monument Railings in the Churchyard, Church of St Quiricus St Julietta	Grade II Listed	High	Negligible	Minor (a)	214219	11A.1.32, 11A.2.14
North Somerset	D	LB1032	Unidentified Monument in the Churchyard about 1 metre South of Chapel of Church of St Quiricus and St Julietta	Grade II Listed	High	Negligible	Minor (a)	214	11A.1.32, 11A.2.14
North Somerset	D	LB1033	Stile Mounting Steps, Church of St Quiricus St Julietta	Grade II Listed	High	Negligible	Minor (a)	214	11A.1.32, 11A.2.14
North Somerset	D	LB961	Hope Farmhouse, Kenn	Grade II Listed	High	Negligible	Minor (a)	220	11A.1.21, 11A.2.12

Heritage assets for which Step 2 and Step 3 assessment has been undertaken									
Local Authority Area	Section	Asset Ref.	Name	Designation	Heritage significance	Magnitude of Effect	Significance of Effect	Page No.	Figures (App. 11A)
North Somerset	D	LB969	Manor Farmhouse, near Kenn	Grade II Listed	High	Low	Minor (a)	222	11A.1.27, 11A.2.12, 11A.2.13
North Somerset	D	AR171	Tickenham Court Deserted Medieval Village	none	High	Negligible	Minor (a)	214	11A.2.14, 11A.2.15, 11A.1.32
North Somerset	E	LB129	Church of St Mary, Portbury	Grade I Listed	Very high	Negligible	Minor (a)	225	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
North Somerset	E	RPG4	Tyntesfield, Wraxhall	Grade II* Registered Park and Garden	Very high	None	Neutral	227	11A.1.22, 11A.1.27, 11A.1.31, 11A.1.38, 11A.2.15
North Somerset	E	LB1052	Stone-Edge Farmhouse, Stone-edge Batch	Grade II Listed	High	Low	Minor (a)	230	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
North Somerset	E	LB1053	Wellhouse Farmhouse, Stone-edge Batch	Grade II Listed	High	Negligible	Minor (a)	232	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
North Somerset	E	LB1054	range of three attached farm buildings ~10m east of Wellhouse Farmhouse, Stone-edge Batch	Grade II Listed	High	Negligible	Minor (a)	232	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15

Heritage assets for which Step 2 and Step 3 assessment has been undertaken									
Local Authority Area	Section	Asset Ref.	Name	Designation	Heritage significance	Magnitude of Effect	Significance of Effect	Page No.	Figures (App. 11A)
North Somerset	E	LB1057	Batch Farmhouse, Stone-edge Batch	Grade II Listed	High	Low	Minor (a)	236	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
North Somerset	E	BH36	stable and dairy, Batch Farm, Stone-edge Batch	none	High	Low	Minor (a)	236	11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15
North Somerset	E	LB1075	coach house & stable ~10m northeast of Naish Farmhouse, Naish Hill	Grade II Listed	High	Negligible	Minor (a)	239	11A.1.27, 11A.2.15
North Somerset	E	LB1076	statue of King John, ~ 10m north of Naish House, Naish Hill	Grade II Listed	High	Negligible	Minor (a)	239	11A.1.27, 11A.2.15
North Somerset	E	LB1077	Little Naish, Naish Hill	Grade II Listed	High	Negligible	Minor (a)	239	11A.1.27, 11A.2.15
North Somerset	E	LB1079	gazebo, steps & garden wall ~50m north east of Naish House, Naish Hill	Grade II Listed	High	Negligible	Minor (a)	239	11A.1.27, 11A.2.15
North Somerset	E	LB1082	The Lodge, Naish Hill	Grade II Listed	High	Negligible	Minor (a)	239	11A.1.27, 11A.2.15
North Somerset	E	LB1095	Stables & Coachhouse, 5 Yards to the Rear of Old Vicarage, Portbury	Grade II Listed	High	None	Neutral	243	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
North Somerset	E	LB1097	Old Vicarage, Portbury	Grade II Listed	High	None	Neutral	243	11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17
North Somerset	E	LB1100	Portbury Priors, Portbury	Grade II Listed	High	None	Neutral	246	11A.1.27, 11A.2.16

Heritage assets for which Step 2 and Step 3 assessment has been undertaken									
Local Authority Area	Section	Asset Ref.	Name	Designation	Heritage significance	Magnitude of Effect	Significance of Effect	Page No.	Figures (App. 11A)
Bristol	G	SM260	Mere Bank and its Flanking Ditches	Scheduled Monument	Very high	Negligible	Minor (a)	248	11A.1.27, 11A.1.38, 11A.1.42, 11A.2.18
Bristol	G	LB1191	Numbers 7 To 26 (consecutive) Gloucester Road & The Royal Hotel, Avonmouth	Grade II Listed	High	Negligible	Minor (a)	252	11A.1.27, 11A.1.38, 11A.2.17, 11A.2.18
Bristol	G	BH61	No.1 Granary/ CWS Wheat Silo, Avonmouth	none	Moderate	Low	Minor (a)	254	11A.2.18
Somerset	H	SM87	'Round Cairn known as Pixie's Mound' (locally, Wick Barrow)	Scheduled Monument	Very high	Low	Moderate (a)	257	11A.1.44, 11A.2.20

Section A: Puriton Ridge (Somerset)

SM45 Horsey Deserted Medieval Village (DMV)

AR20 Archaeological remains possibly associated with Horsey DMV

This asset group includes the Scheduled remains of a Deserted Medieval Village (DMV), including both upstanding and buried archaeological remains, and the wider area around it in which non-designated but associated buried archaeological remains are expected to be present. The non-designated area is suggested to include further settlement remains, but it is likely that most of this area (which measures approximately 1km from north-west to south-east) contains only the remains of agricultural activities associated with the village, as well as the former River Parrett, which crosses it to the north.

Scheduled Monument and possible associated non-designated archaeological remains

Legacy IDs: 33729, 1020438 (SM45); PRN10215 & NMR192133 (AR20)

Location: Section A, north of Board's Farm, Horsey, NGR ST 31929 39272

Appendix 11A Figure Nos.: 11A.1.4, 11A.1.9, 11A.2.2

Viewpoints: VPA1, VPA2, VPA9

Designation Details

"The monument includes part of the medieval settlement of Horsey and associated medieval fields, located on Horsey Level at the western edge of the Somerset Levels. The settlement survives as well defined earthworks, which are situated in Chapel Cleeve, a rectangular field raised slightly above the surrounding ground level; it is known to extend to the west and southwest to include examples of medieval cultivation practices and further settlement features seen in aerial photographs. The earthworks located in Chapel Cleeve represent the sites of houses, the site of a chapel and other village features including streets and lanes, which are visible as hollow ways. A hollow way, 6m wide and between 1m and 1.5m deep, which follows a north to south alignment before turning eastwards, is located on the west side of the site. A shallow depression approximately 28m across and located adjacent to the west side of the hollow way marks the probable site of a chapel. ... A platform on the north side of the site approximately 22m long, 12m wide and raised about 1.5m high above the surrounding ground level appears to be the site of a small building. Further indications of settlement remains are located in the areas to the south and south west of the earthworks. These features are visible on aerial photographs from which a series of rectangular fields can be seen divided by low banks. In the area immediately to the north of Board's Farm the sites of further building plots and additional village features such as ponds, pits and small enclosures are also visible...

The settlement of Horsey is known to date from at least the time of the Domesday Book of 1086 when Rademer held it of Walter, the lord of Bridgwater..."

HER Details

"The foundations of buildings which once made up the village of Horsey are contained in a rectangular field raised slightly above the surrounding land and bounded by drainage ditches, to the W of the present manor house. The village is represented by a series of scarps, banks and ditches. A rectangular depression is the chapel site (PRN 10216). To the N of this is a small platform, possibly the site of a building. In the SE of the field a large deep depression was probably a pond. The village must have extended further south as there is clear evidence of house platforms and crofts on APs to the north of Board's Farm. At ST 319 391, cobbled lias stones on edge, and a wall foundation trench of an C18 cottage, overlaid a hard clay surface with charcoal and unglazed C14 pottery. No associated structures revealed. Area scheduled on 28/8/2001...."

Contribution of Setting to Heritage Values

The significance of this asset group is derived mainly from its evidential value. The site has considerable potential to inform our understanding of the Medieval period in this area through future research, particularly as any remains present are likely to be of excellent preservation. The site derives a smaller proportion of its significance from its historical value. Aesthetic and communal values make a little or no contribution to the asset's significance. Setting makes a moderate contribution to the historic value of the asset, but otherwise makes limited contribution to its values or significance. Setting makes less of a contribution to the non-designated archaeological deposits associated with the Scheduled Monument because this area includes no perceptible remains, such as the earthworks within the Scheduled Monument.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a historic landscape zone characterised as, 'Recently Enclosed Land 18th to 21st century... previously wetland'. The setting is generally enclosed. The northern part of the non-designated area is more open, being located in a single large field.

2) Topography & scale:

The local topography is flat except for Puriton Ridge, which runs east to west, approximately 1km to the north. Although they provide limited filtering, the small irregular fields and hedgerows create a small-scale setting.

3) Views, formal design, & intervisibility:

There are open views from the asset, in some places broken up by stands of trees, but generally not by the low hedgerows. There is no formal design

element to the setting, and no intervisibility with nearby assets, although unrelated asset Knowle Park is visible approximately 1km away.

4) Associative historic relationships with setting attributes:

Nearby Crook DMV (AR23), which may be a satellite settlement, and Horsey Manor Farm (LB662) are associated elements within the setting, although they have limited or no intervisibility due to effective filtering from existing mixed deciduous tree cover (this may not be the case during winter months). The Scheduled Monument is separated from the non-designated area to the north by a track lined densely with deciduous trees, and to the east by a track and a low hedgerow.

5) Degree of change since creation:

What was a settlement is now agricultural land, its former use evidenced by earthworks and the continuing presence of Horsey Manor Farm (LB662). The existing Hinkley to Bridgwater overhead line runs north of the Scheduled Monument and across the non-designated area.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The historic landscape character and associative historic relationships are key attributes. The setting (i.e. a modern field) is not directly associated with the Scheduled Monument, and thus has a high capacity to absorb change. The capacity to absorb change of the type expected from the Proposed Development is also increased by the presence of electricity infrastructure in the existing setting.

Attributes of the Proposed Development that May Alter Setting

Description:

The southern end of the Proposed Route intersects with the 400kV N Route overhead line to the north of the Scheduled Monument, but in the area where non-designated remains are expected. Two pylons (VQ043R and ZGA1), two cable sealing end (CSE) compounds and approximately 250m of underground cable would be constructed within that area. The Proposed Route would then proceed north towards Puriton Ridge.

1) Distance of separation

The start of the Proposed Route (Pylon VQ043R) and the two CSE compounds would be approximately 150m away from the Scheduled Monument, and within the non-designated area.

2) Angle of view/ elevation

The Proposed Route would be oriented directly away from the Scheduled Monument, and at an equal ground level until it reached Puriton Ridge approximately 1km to the north.

3) Presence of filtering or activity in the view

A line of trees are located between the Scheduled Monument and the Proposed Development, which would provide some filtering of the view. The presence of the existing 400kV overhead line and pylons would also filter the view from the Scheduled Monument, thereby reducing the effect on its setting.

4) Position in relation to key associations

The Proposed Development would not separate the Scheduled Monument from Crook DMV (AR23) or Horsey Manor Farm (LB662).

5) Relationship of the Proposed Development to the skyline

Closer infrastructure would be backgrounded by Puriton Ridge in views north, although more distant pylons would break the skyline over the ridge.

6) Dimensions/ scale relative to setting:

The Proposed Development would result in an increase in the number of 400kV pylons, which already are prominent elements of the existing setting. The CSE compounds would represent substantial new elements of the setting. The new elements would be of greater scale than the present surroundings, other pylons notwithstanding.

7) Prominence, dominance or conspicuousness

The CSE compounds would represent a new and dominant element of the immediate setting. The new pylons would increase the quantity present of this already prominent and conspicuous infrastructure.

8) Changes to archaeological context/ hydrology/ soil chemistry

The construction works are likely to damage non-designated archaeological remains in the wider area (AR20), and the continuing presence of the pylons may have an effect on the hydrology of the site.

Effect Due to Changes to Setting

The Magnitude of Effect would be low adverse. The Significance of Effect would be moderate adverse for the Scheduled Monument and minor adverse for the non-designated remains. (Note that the Magnitude and Significance of Effect on AR20 reported in ES Volume 5.11 **Chapter 11** relates also to physical effects.)

LB662 Horsey Manor Farm

Grade II Listed Building

Legacy IDs: 507077, 1393414

Location: Section A, Horsey Lane, Bridgwater, NGR ST 32152 39321

Appendix 11A Figure Nos.: 11A.1.4, 11A.2.2

Viewpoints: VPA1, VPA2, VPA9

Designation Details

“A former farmhouse largely dating from the late C16 with early-C19 alterations, and attached farm buildings including a barn, converted dairy and converted stables. These date from the C17 onwards though some may occupy the sites of earlier buildings. The L-shaped agricultural range to the north west of the house, dating from the C19 and modernised in the C20 is not of special interest.

The principal range of the house is of two storeys and has a four-cell plan with a cross passage. It defines the south west side of a courtyard. On the north west side of the yard is a two storey range (now the west wing of the house) and a single storey range which have been converted to domestic use; to the north east is a barn; and on the south east side is a single storey range with an attached lean-to of concrete blocks on its east side that is not of interest, and a one and a half storey former dairy, which now forms the east wing of the house.

There has been a house at Horsey Manor Farm since at least the C13. It is possibly the site of the manor house or home farm that was associated with the medieval settlement of Horsey...”

Contribution of Setting to Heritage Values

The significance of the asset is derived principally from its evidential, aesthetic and historical values. Setting makes a major contribution to these values, since the farm is a composite of buildings, the arrangement of which aids their understanding and appreciation.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a historic landscape zone characterised as, ‘Recently Enclosed Land 18th to 21st century... previously wetland’, although the farm itself is surrounded by a group of smaller, irregular plots with mature hedgerows. The landscape is therefore fairly enclosed.

2) Topography & scale:

The setting is very flat on all sides. Puriton Ridge, approximately 1km away to the north, is the most notable landform. The large fields in the wider setting evoke a sense of broad scale, but in the vicinity of the asset and in the small fields and along the lane adjacent, the character is more intimate.

3) Views, formal design, & intervisibility:

The setting has limited views and little intervisibility with surrounding assets (Medieval sites SM45, AR20 and AR23) due to its enclosed nature. The farm is also inwardly focussed, around its courtyard.

4) Associative historic relationships with setting attributes:

This asset relates most closely to the other historic elements within its curtilage that comprise the wider farm, rather than any features in the wider landscape.

5) Degree of change since creation:

It is not clear whether the settlements to the north and south were in existence when the extant farm building was constructed; the expectation is that they were not, although a precursor to the extant farm may well have stood at this location. It is expected therefore that the surrounding landscape has been rural in character since this asset was constructed. The agricultural landscape has undergone several phases of organisation, culminating in the broad, modern fields that typify the area to the north, although the smaller, irregular fields have survived in the vicinity of the asset, and to the south towards Chedzoy Lane. The principal and most dominant change to the setting is the construction of the Hinkley Point to Bridgwater 400kV overhead line, which passes to the north of the asset.

6) Links with contemporary activities:

None.

Vulnerability of Key Attributes:

The key contributory attributes are the form of the farmyard and the association with the smaller plots around it. Although tall trees provide effective filtering around most of the asset, the immediate setting has a low capacity to absorb change without loss of significance due to its relatively complete and undeveloped condition.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Route would intersect with the existing 400kV line to the north-west, where a pylon (VQ043R) and a CSE compound would both be constructed. In addition, a second CSE compound would be constructed to the north.

1) Distance of separation:

Pylon VQ043R and one CSE compound would be constructed approximately 360m away, and the second CSE compound would be constructed approximately 280m away. The second pylon along the proposed route (ZGA1) would be 600m away.

2) Angle of view/ elevation:

The four pylons/compounds discussed above would appear in the peripheral view from the front of the farmhouse. They would be constructed on ground at the same level as the farm.

3) Presence of filtering or activity in the view:

There are two intervening lines of trees between the asset and Proposed Development, which would partially filter the view.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and nearby sites; however, from within the farmyard it would be visible above the surrounding vegetation and so would intrude on the associations between elements of the intimate setting.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

Proposed Development would result in an increase in the number of 400kV pylons, which are notable within the existing setting, as well as two CSE compounds, which are of larger mass. The presence of this infrastructure in the wider view would be in conflict with the setting around the asset.

7) Prominence, dominance or conspicuousness:

The pylons and CSE compounds would form a moderately dominant component of the setting; however, they would not be prominent relative to the trees intervening between them and the asset.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

The Magnitude of Effect would be negligible adverse. The Significance of Effect would be minor adverse.

AR23 Crook Deserted Medieval Village

Non-designated archaeological asset

Legacy IDs: 617361, 10042

Location: Section A, Crandon, Bawdrip, NGR ST 32354 39747

Appendix 11A Figure Nos.: 11A.2.2, 11A.1.4, 11A.1.9

HER Details

“Village at time of Edward I, now deserted. Earthwork visible on AP. Clear evidence of a DMV with outline of house platforms, crofts and drainage ditches, plus a prominent causewayed road to the site from the E. Site approached by a ditched and banked driveway from higher land to the E. The W side of the site is defined by a ditch and break of slope, the other boundaries are natural. There are no definable features in the E part of the site, but in the W there are a number of house platforms....”

Contribution of Setting to Heritage Values

Like the adjacent possible remains (AR20, see above), the significance of this asset is derived principally from its value for future research (evidential value), to which setting makes little or no contribution. However, the asset also derives significance from its historical value, as an illustrative resource that aids understanding of the Medieval period, due to the presence of visible remains (earthworks). Setting makes a major contribution to this historical value. The degree to which significance is derived from aesthetic and communal value is low, but much of that value related to the setting.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a historic landscape zone characterised as, 'Recently Enclosed Land 18th to 21st century... previously wetland'. The site is an irregular field enclosed by hedgerows and with a large pond in the centre.

2) Topography & scale:

The asset includes a small but steep hill or promontory, as well as various visible earthworks. The local topography is flat except for Puriton Ridge, which runs east to west, approximately 1km to the north. Although they provide limited filtering, the small irregular fields and hedgerows create a small-scale setting.

3) Views, formal design, & intervisibility:

There are open views from the asset, broken up in some places by trees and intermittent sections of mature hedgerow. There is no formal design element to the setting, and no intervisibility with nearby assets, although unrelated asset Knowle Park is visible approximately 1km away.

4) Associative historic relationships with setting attributes:

This asset is probably associated with the site (not the extant building) of Horsey Manor Farm (LB662) and Scheduled Horsey DMV to the south. These form elements within the broader setting of this asset, although there is limited intervisibility.

5) Degree of change since creation:

This settlement has been abandoned and reverted to pasture, evidently with poor drainage. The Medieval phase is evidenced by the survival of upstanding earthworks. The pylons of the extant 400kV Hinkley to Bridgwater overhead line are intrusive into the setting, one pylon being located within this site on its southern side.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The historic landscape character and associative historic relationships are key attributes. The setting (i.e. a modern field) is not directly associated with the archaeological remains, and thus has a high capacity to absorb change without a loss of the asset's significance. The capacity to absorb

change of the type expected from the Proposed Development is also increased by the presence of electricity infrastructure in the existing setting.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Route would pass on a northerly orientation to the west of this asset; four pylons would be visible. Two CSE compounds would also be built, one approximately 300m to the west and one within this asset, adjacent to the existing pylon. Construction works would also require an access track to be built, and a section of underground cabling between the CSE compounds, which would require a broad easement, which would enter the asset from the west.

1) Distance of separation

The nearest pylon on the proposed 400kV route (ZGA1) would be constructed 70m away from this asset. The new CSE compound would be within the asset's boundaries.

2) Angle of view/ elevation

Not applicable.

3) Presence of filtering or activity in the view

The hedgerow on the boundary of this asset would provide very limited filtering from the Proposed Route.

4) Position in relation to key associations

The Proposed Development would not separate the asset from Horsey DMV (SM45) or Horsey Manor Farm (LB662).

5) Relationship of the Proposed Development to the skyline

The pylons would be viewed against the skyline.

6) Dimensions/ scale relative to setting:

The Proposed Development would result in an increase in the number of 400kV pylons, which are notable within the existing setting, as well as creation of a new CSE compound, which is of a similar mass.

7) Prominence, dominance or conspicuousness

The new CSE compound on the site would represent a new dominating element of the setting. Other new pylons would increase the quantity present of this infrastructure.

8) Changes to archaeological context/ hydrology/ soil chemistry

None

Effect Due to Changes to Setting

The Magnitude of Effect would be low adverse. The Significance of Effect: would be minor adverse.

BH6 Knowle Hall

HL78 Knowle Park

Non-designated historic building and historic park

Legacy IDs: 634655, 32021 (BH6); 617596, 27011, 29853 (HL78)

Location: Section A, A39 Puriton Hill road, NGR ST 33008 40223

Appendix 11A Figure Nos.: 11A.2.2

HER/NMR Details

32021:

“...A private country house built in 1829-1833 in Tudor-Gothic style...local grey limestone with slate roofs. Later repairs are in red brick... The c1851 view of Knowle Hall indicates there was a small spire to one of the roofs, since removed... the two storey Hall with basement and attic is square in plan... Extending from the rear north-east corner of the Hall is a rectangular-shaped wing which includes a single storey former brew-house (partly rebuilt and extended in the late C20) and a two storey coach house with stables... Formerly this wing faced on to a stable yard which was enclosed by piggeries, kennels and a boiler room to a triangular-shaped plan. Extending from the far end of the stable wing is a rectangular two-storey wing built in the 1980s in matching style, thus creating a rectangular courtyard north of the Hall. This courtyard has since been infilled with a further single storey extension. An indoor pool, also built in the 1980s, is attached to the rear north-west corner of the Hall, replacing further stables... the south-front has seven bays with three gabled dormers. It has a central portico (rebuilt in the 1980s) with steps leading to the main entrance... To the right is a two storey range of three bays... The two storey secondary range to the left... is one bay wide with attic above.”

617596:

“Excavations located a medieval settlement within the grounds of Knowle Hall which had been overlain by 19th century landscaping. The features included a hollow way, house platforms and part of a field system....”

27011:

“...Roman material from the Bush Marsh site was also present.”

Contribution of Setting to Heritage Values

The significance of this pair of assets is derived principally from their evidential and aesthetic value; although much altered, both the house and park retain features of a high status house. Setting is a major contributor to this value, particularly as the proportion of significance that derived from many original details has been lost. The pair also derive historical and communal value from their local importance to Modern history. Setting makes a moderate contribution to the historic and communal values, which are minor contributors to significance. However, these values are

insufficient to ascribe these assets equivalent significance to designated sites, because both the parkland and the interior of the building have been extensively re-modelled in the recent past. The significance of this asset is also derived from its evidential value, as a result of the Roman, Medieval and early Modern archaeological remains present within the grounds. The setting makes little contribution to this evidential value.

Contributory Attributes of Setting

1) HLC and landscape openness:

This asset is a historic landscape character zone defined as a 19th century historic landscape park that rises up Puriton Ridge. This landscape is relatively self-contained in its setting, due to the mass of Puriton Ridge and the thick stands of trees to the south and east, although it has a more open character to the east.

2) Topography & scale:

The park and house are in a slightly elevated position above Horsey Level to the south. The park layout and parkland trees survive (albeit significantly altered by removal of many elements and construction of new landscape features), which lends the setting a broad scale.

3) Views, formal design, & intervisibility:

In some parts of the parkland, there are views across Horsey Level, and in the south-western corner, by the entrance, there are partial views along Puriton Ridge from its base. This asset group was formerly a formal garden and parkland. Later changes in land use have broken up the integrity of this former landscape, but certain elements survive, for example the sweeping driveway.

4) Associative historic relationships with setting attributes:

There is a clear relationship between the surviving elements of the parkland and the house; the group does not have any roader associations.

5) Degree of change since creation:

Since its creation, both house and grounds have experienced several phases of redevelopment and reconstruction. The building has been extensively altered (see above), although it retains much of its original character from the front aspect. Parts of the grounds are now subdivided by modern lightweight fencing that does not respect its original form, and some areas appear to be in pastoral use or for horse husbandry.

6) Links with contemporary activities:

None.

Vulnerability of Key Attributes:

The key attribute of the setting is what remains of its formal design. The contribution to heritage values that this make is now superficial, in the sense that the asset group appears from a distance to have more integrity and survival than is actually the case. As a consequence of this

degradation, the setting has a high capacity to withstand change without loss of heritage significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Route would commence approximately 1km to the south of this asset group. A section of underground cabling and two CSE compounds would also be constructed at this location. The Proposed Route would cross Horsey Level from south to north before rising over Puriton Ridge.

1) Distance of separation:

The closest pylon (ZGA3) would be approximately 300m from the nearest edge of the former park, and approximately 530m from Knowle Hall itself.

2) Angle of view/ elevation:

The Proposed Route begins approximately in the centre of the landscape in front of the park, and travels up Puriton Ridge to the west. Where the Proposed Development is closest, it is therefore in the peripheral view from the asset. The northern extent of the park is 10m higher than the ground level on which the Proposed Development would stand, but Knowle Hall is only 3m above that level.

3) Presence of filtering or activity in the view:

A stand of trees directly in front of Knowle Hall and a patch of woodland to the front to the parkland provide filtering of the view south. Elsewhere around the park, some thick stands of trees provide heavy filtering of views, while elsewhere the views are clear.

4) Position in relation to key associations:

The Proposed Development would be either heavily filtered from, or peripheral to the key views from this asset group.

5) Relationship of the Proposed Development to the skyline:

The upper parts of the pylons would break the skyline, while a large proportion would be backgrounded against the surrounding countryside.

6) Dimensions/ scale relative to setting:

The Proposed Development would be the largest element of the setting, and would be a new and intrusive element of the setting, out of scale with the surroundings.

7) Prominence, dominance or conspicuousness:

Although the Proposed Development would be a series of massive structures in the landscape, the distance of separation and filtering present would reduce the degree to which it was conspicuous within the setting of this asset group.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

The Magnitude of Effect would be low adverse. The Significance of Effect would be minor adverse for Knowle Hall and negligible adverse for Knowle Park.

Section B: Somerset Levels (Somerset)

SM86 Roman briquetage mounds

Scheduled Monument

Legacy IDs: 1006148, SO 429

Location: Section B, Burtle Moor, Sedgemoor, NGR ST 39461 44433

Appendix 11A Figure Nos.: 11A.1.9

Designation Details

“Five mounds and one site of mound of Roman briquetage. The largest, the most northerly of the group, is c10.5m diameter and between 1.5-1.8m high. Three more mounds are c6m diameter and between 0.9-1.2m high. The other mound is very slight. All are located in a marshy field.”

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its value for future research (evidential value). Setting makes a contribution to its historic and communal values, which are minor contributors to significance.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is situated within a landscape of ‘Recently Enclosed Land (17th to 18th century)’; previously wetland. The River Brue comprises the northern edge of the site, and meanders east to the Proposed Development.

2) Topography & scale:

Very flat; Burtle Hill is a slight rise to the south (7m aOD). Although they provide limited filtering, the small irregular fields and hedgerows contribute reduce the scale of the setting.

3) Views, formal design, & intervisibility:

Flat, open views with some stands of trees, and hedgerows a mixture of those formed of mature tree lines and low box hedges. There is no formal design element. There is intervisibility with several other salt briquetage mounds nearby.

4) Associative historic relationships with setting attributes:

This asset relates to the other contemporary salt-making sites, and with the river, which is likely to be historically associated with the Roman activity.

5) Degree of change since creation:

What was a wetland is now agricultural land. The former environment is not clearly apparent for much of the year, although the landscape of ditches provides evidence to the viewer of its former environmental character, and it is likely that the site is seasonally inundated.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attributes of the setting are the site's low-lying and watery nature, and the presence of the river. The setting is not otherwise associated with the Scheduled Monument, and thus has a moderate capacity to absorb change

Attributes of the Proposed Development that May Alter Setting

Description:

Proposed Route crosses the view west from the asset, from south to north, parallel to the horizon. Intervisibility with the Proposed Development would be very limited.

1) Distance of separation:

This asset is approximately 3.5km from the Proposed Route.

2) Angle of view/ elevation:

The Proposed Route is approximately perpendicular to the asset, and on ground at the same height or a few metres higher.

3) Presence of filtering or activity in the view:

Various intervening lines of trees partially filter the view, which would screen many or most of the pylons.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and the nearby similar sites; however, the direction of the river draws attention to the asset's place in the wider hydraulic landscape, which would draw attention to the Proposed Route.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The Proposed Development would be a subordinate feature within the existing setting, and much smaller in scale than closer, natural features.

7) Prominence, dominance or conspicuousness:

Although the steel lattice pylon would be more conspicuous, due to its height, either design would form a barely noticeable element of the setting.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

The Magnitude of Effect and the Significance of Effect would be neutral.

SM96 Brent Knoll Hillfort and Associated Field System

Scheduled Monument

Legacy IDs: 24001, 1008248

Location: Section B, Brent Knoll, NGR ST 34124 51021

Appendix 11A Figure Nos.: 11A.1.9

Viewpoints: VPB12

Designation Details

“a large univallate hillfort and associated field system on the top of Brent Knoll, an island in the surrounding levels rising to 139m at this point and overlooking a large area towards the Bristol Channel and inland. A low rampart c.1m high, with internal quarry ditches, encloses the 1.6ha flat top of the hill. ... Partial excavation of the interior in the early 19th century revealed a Roman building, probably in the north west of the fort. Across the spine of the hill immediately to the north of the fort are a series of single and double lynchets. These appear to be part of a strip-field system, probably medieval, traces of which can be seen around the entire hill, most notably on the south. The lower terrace of the fort, together with the two higher lynchets, has been used for military slit-trenching by the Home Guard in World War II. The site is considered to be Iron Age in origin, although the visible ramparts may be Roman. The outer terrace, if not original, may be a Dark Age re-fortification, seemingly incomplete.”

Contribution of Setting to Heritage Values

The significance of this asset is derived from several values. Evidential value is a contributor to significance since the site has not been heavily investigated. Aesthetic value (from both natural and designed character) is also a major contributor. The asset has communal and historical value as a well-known and visited relic of prehistoric society. Setting principally makes a contribution to its aesthetic and communal values.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is characterised as a zone of ‘Anciently Enclosed Land modified 17th to 19th century’, which reflects its pastoral use in recent historic periods. The immediate environs of the asset are constricted, as it has a fairly small (for a hillfort) apex and steep sides; it is notable that when inside the hillfort, the surrounding countryside is not visible. However, from the edge of the asset a very broad landscape can be perceived.

2) Topography & scale:

Brent Knoll is a very steep and (in local terms) very high, isolated hill, surrounded by the Somerset Levels. The landscape scale of the asset is therefore very large. The scale of the monument on the top of Brent Knoll is also substantial, being as it is composed of large banks and lynchets.

3) Views, formal design, & intervisibility:

The asset has very broad views across the Somerset Levels, for example incorporating the Mendip Hills, Blackdown Hills, Bristol Channel and South Wales. The setting has no formal design element, except the construction and location of the hillfort banks, which can readily be perceived and investigated.

4) Associative historic relationships with setting attributes:

There is intervisibility with a number of other hilltops on which contemporary sites are known to have existed.

5) Degree of change since creation:

The landscape to the west would have been very marshy for much of the lifetime of the asset. Wetland reclamation had commenced by the Roman period, and the landscape of drainage features and field systems that characterise the Levels has developed until that time. There are a number of settlements notable in the view. The most notable change to the setting is the M5 motorway, which creates disturbance to the setting due to the activity present in the view. The motorway also creates noise that is intrusive throughout the asset's setting, including on the western side where the motorway cannot be seen.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attributes are the site's massive physicality and its vistas across the surrounding countryside. The setting is particularly vulnerable to changes within the curtilage of the monument. Local changes would not be experienced to a great degree from the top of the hill, while more distant changes should be seen in the context both of existing modern landscape and the massive vista in which new change would be experienced. The asset therefore has a moderate capacity to absorb the latter type of change.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Route crosses the Somerset Levels in the view east from the asset, from south to north.

1) Distance of separation:

The asset is approximately 3km from the Proposed Route. At this distance the Proposed Development would be visible, but would be so barely

perceptible as to make very little alteration to how the asset's setting is experienced.

2) Angle of view/ elevation:

The asset is approximately 100m higher than the ground on which the Proposed Route would be constructed.

3) Presence of filtering or activity in the view:

There is no screening or filtering between the asset and the Proposed Route. The activity and noise from the M5 reduces the degree to which attention would be drawn to the Proposed Development.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and similar sites on other hills or other sites on the Levels.

5) Relationship of the Proposed Development to the skyline:

The Proposed Development would be entirely backgrounded against the surrounding countryside.

6) Dimensions/ scale relative to setting:

The negative change to setting that can be caused by the large size and scale of the pylons would be minimised due to the distance and the elevation.

7) Prominence, dominance or conspicuousness:

The Proposed Development would form an additional modern alteration to the asset's setting, but would not dominate the setting due to its distance and the greater intrusiveness of the motorway.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

The Magnitude of Effect would be negligible adverse. The Significance of Effect would be minor adverse.

LB264 Church of St John the Baptist, Biddisham

Grade II* Listed Building

Legacy IDs: 268744, 1059138

Location: Section B, Biddisham, NGR ST 38186 53440

Appendix 11A Figure Nos.: 11A.1.9, 11A.1.15, 11A.2.6

Viewpoint: VPB17

Designation Details

“Parish church. C13, rebuilt C15, extensive restoration of c1860, Squared rubble, some render remaining to base of tower, triple Roman tile roof, coped verges with cruciform finials. Two bay nave, 2 bay chancel, one, 2 and 3-light Perpendicular window; one to chancel with primitive heads as label steps. Two stage unbuttressed tower, top stage of c19 rebuild...”

Contribution of Setting to Heritage Values

The heritage values of this church are primarily evidential and communal, although historical value and, to a lesser extent, aesthetic value also contribute to its significance.

The church has historical (illustrative) value as a representation of the Medieval settlement and society that has been present in this location since at least the late Medieval period, as well as the importance of the Church during the Victorian era. The church has aesthetic value embodied in its early fabric as well as that of the later reconstruction, although that is relatively common, nationally. The church has communal value by virtue of its commemorative and symbolic functions as an active place of worship (services monthly).

Setting makes a major contribution to the aesthetic value of the church. Setting also is a moderate contributor to the asset's historical value, a lesser contributor to communal value and plays little role in the evidential value of the church.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a settlement that has open views of the surrounding rural landscape: a zone of anciently enclosed land modified in the 17th to 19th century; previously wetland.

2) Topography & scale:

The landscape is very flat and composed of relatively large fields. Brent Knoll is visible in the distance to the southwest. This broad and relatively uncluttered landscape lends the broader setting a large scale. However, the church sits within the more intimate setting of the churchyard, which is lent individual character by the presence of sparsely planted tall trees.

3) Views, formal design, & intervisibility:

The setting, in particular the churchyard, has views out across the landscape to the west. The setting also includes the Grade II Listed gates, gate piers and lamp overthrows (LB759), as well as Grade II Listed The Old School (LB760), both of which are visible in views to, from and including the church. There is no deliberate, formal design element to the setting.

4) Associative historic relationships with setting attributes:

As well as LB759 and LB760 (above), Grade II Listed Manor Farmhouse (LB758) is located a short distance to the south and, while not being intervisible with the church, is part of the same building cluster and part of the church's setting.

5) Degree of change since creation:

Since the church was constructed, the settlement of Biddisham may have contracted and expanded in ways that are not apparent from the setting. The agricultural landscape has been progressively enclosed and drained from marshy land to managed pasture, which will have affected the setting. The existing 132kV overhead line has also been constructed; its pylons are very minor intrusions into the setting.

6) Links with contemporary activities:

This is an active church serving the local parish community.

Vulnerability of Key Attributes:

The church's key setting attributes are the character and form of the churchyard and the relationships with nearby assets. As a result, the setting has a relatively low capacity to absorb changes within the intimate setting and those that would affect its aesthetic value, without loss of significance. However, the setting has a higher capacity to absorb changes outside the context of Biddisham.

Attributes of the Proposed Development that May Alter Setting

Description:

Proposed Route crosses the view west from the asset, from south to north, parallel to the horizon.

1) Distance of separation:

The asset would be approximately 780m from the overhead lines and the nearest pylon (LD34).

2) Angle of view/ elevation:

The Proposed Route would cross the horizon from south to north. It would be constructed on grounds at the same height as, or slightly lower than, the church.

3) Presence of filtering or activity in the view:

Various intervening trees partially filter the view, although these may not block visibility of any new pylons from all of the setting.

4) Position in relation to key associations:

The Proposed Development would not affect the setting relationship between the asset and the associated nearby sites.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The Proposed Development would not be out of scale with the existing setting, since they would appear much smaller than surrounding trees, telephone poles, etc.

7) Prominence, dominance or conspicuousness:

The Proposed Development would not appear as conspicuous in the setting, due to their distance from the asset.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

The Magnitude of Effect would be negligible adverse. The Significance of Effect would be minor adverse.

LB723 Wainbridge Farmhouse

Grade II Listed Building

Legacy IDs: 435138, 1252396

Location: Section B, The Causeway, Mark, ST 36476 47663

Appendix 11A Figure Nos.: 11A.1.9, 11A.2.4

Viewpoints: VPB8

Designation Details

“Farmhouse. Circa 1800. Flemish Bond brickwork brick parapet with a plain coping, plain stone band at eaves level, coped verges, slate roof, brick end stacks. Symmetrical. Two storeys, 3 bays...”

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its evidential, historical and, to a lesser extent, aesthetic values. Setting makes a major contribution to these values, since the farm is representative of a building form characterised by its relationships with ancillary structures within a farmyard setting. The significance of the asset derives relatively little from its communal value, as a late Post-medieval building typical of its settlement. Setting also contributes to these values, to a more minor degree.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within Post-medieval strip development along The Causeway. The adjacent fields are part of a historic landscape zone enclosed from wetlands in the 17th or 18th century, while the wider area is slightly later.

2) Topography & scale:

The landscape surrounding the asset is very flat, although the setting is in general more confined to the environs of the farmhouse and numerous ancillary buildings.

3) Views, formal design, & intervisibility:

The asset has limited views out across the agricultural landscape. There is little or no formal element to arrangement of the group of buildings and structures that comprise the farm. Although there are several broadly

contemporary similar sites along the ribbon development of Mark (several of which are also Listed) there is no intervisibility between them and this asset.

4) Associative historic relationships with setting attributes:

Some of the structures and buildings within the farm may have historic relationships with the Listed Building, while others are of no heritage significance.

5) Degree of change since creation:

Aside from continuing development of the farm buildings and changing use of its spaces, the immediate setting has changed little. To the east, the W Route 132kV overhead line has been constructed. Immediately to the west, a caravan park has been developed.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attribute of the setting is the working farmyard and associated structures. These have moderate capacity to absorb industrial change without any reduction in the contribution it makes to the significance of the asset.

Attributes of the Proposed Development that May Alter Setting

Description:

The existing 132KV overhead line to the west would be removed and replaced by a 400kV overhead line to the east.

1) Distance of separation:

The existing 132KV overhead line passes within approximately 200m; the Proposed Route would pass at approximately the same distance.

2) Angle of view/ elevation:

Proposed Route is approximately perpendicular to the asset, and on ground at the same level.

3) Presence of filtering or activity in the view:

There is little or no filtering from the setting of the asset.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and the nearby similar sites, or associations within its curtilage.

5) Relationship of the Proposed Development to the skyline:

The visible pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The larger pylons of the Proposed Development, relative to the existing pylons to be removed, would represent an increase in scale of this attribute within the setting.

7) Prominence, dominance or conspicuousness:

The larger pylons of the Proposed Development, relative to the existing pylons to be removed, would be more prominent and more dominant within the setting.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

The Magnitude of Effect would be negligible adverse. The Significance of Effect would be minor adverse.

LB741 Vole House

Grade II Listed Building

Legacy IDs: 435160, 1252194

Location: Section B, Vole Road, Mark, Sedgemoor, ST 36916 49286

Appendix 11A Figure Nos.: 11A.1.9, 11A.2.5

Designation Details

"Farmhouse. Reputedly 1842. Flemish Bond brick, slate roof, 4 off-ridge stacks with stone caps. Symmetrical. Two storeys, 3 bays; 12-pane sash windows, stepped voussoirs. Central door opening, 4-panelled door, top 2 panels glazed, transom light with stained glass; stone portico with moulded cornice on 2 octagonal columns, 2 similar half columns to wall."

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its evidential and historical values. Setting makes a major contribution to these values, since the farm is representative of a building form characterised by its relationships with ancillary structures within a garden setting. The significance of the asset derives relatively little from its historic and communal value, as an early Modern isolated farm. Setting also contributes to these values, to a more minor degree.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a historic landscape zone characterised as 'Recently Enclosed Land 18th to 21st century... previously wetland'. However, its immediate setting is enclosed within walled gardens with mature trees, an orchard, as well as ancillary buildings.

2) Topography & scale:

The surrounding landscape is very flat; the intimate setting of the house and grounds is of a rather different scale to the broader landscape.

3) Views, formal design, & intervisibility:

The asset has limited views out across the agricultural landscape. The gardens and orchard contains elements of formal style in the immediate setting. There is no intervisibility with Vole deserted settlement to the north-west (AR69), and while this asset can be seen from Pilrow Cut (HL34), the reverse is not the case.

4) Associative historic relationships with setting attributes:

The garden and orchard are important elements of the setting that have a historical relationship with the asset.

5) Degree of change since creation:

The assets' setting now contains several ancillary farm buildings. The most important alteration is the presence of the W Route 132kV overhead line, which passes approximately 30m east, the closest pylon being approximately 50m away.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attribute of the setting is the garden, which has a low capacity to absorb change without reduction in its contribution to heritage values.

Attributes of the Proposed Development that May Alter Setting

Description:

The existing 132kV overhead line would be removed and new 400kV infrastructure would be constructed, on approximately the same orientation but further from the asset.

1) Distance of separation:

The closest pylon on the Proposed Route (LD23) would be approximately 230m away from the asset. The next closest pylon, LD22, would be approximately 270m away.

2) Angle of view/ elevation:

The Proposed Development and the asset are on equally level ground. Closest pylon LD23 would be viewed from the side of the house (which has a single high window) or gardens. Pylon LD22 would be directly in front of the house but would be completely screened by a series of lines of deciduous trees (although in winter these may provide only filtering of the view). As with the existing 132kV infrastructure, pylons on the rest of the Proposed Route may also be visible in peripheral views and at greater distance.

3) Presence of filtering or activity in the view:

Intervisibility with the Proposed Development would be limited; various intervening lines of trees partially filter the view.

4) Position in relation to key associations:

The Proposed Development's greater distance from the house and garden serves to improve the setting.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The larger pylons of the Proposed Development, relative to the existing pylons to be removed, would represent an increase in scale of this attribute within the setting.

7) Prominence, dominance or conspicuousness:

The greater distance of separation would greatly reduce the prominence and dominance of electricity infrastructure within the setting.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

Magnitude of effect would be negligible adverse. Significance of Effect would be minor adverse.

BH19 Tarnock Farmhouse

Non-designated historic building

Legacy ID: 521128

Location: Section B, off Chapel Road, Rook's Bridge, ST 37300 52600

Appendix 11A Figure Nos.: 11A.2.6, 11A.1.9

Viewpoints: VPB22

NMR Details

"Mid 17th century farmhouse with late 17th century and 19th century additions and alterations."

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its evidential and historical value, as an early Post-medieval farmhouse. The building's aesthetic value is of moderate importance, although this is compromised by modern ancillary buildings and the presence of a pylon nearby. Its communal value, as an indicator of the historic character of the area, is a relatively minor contributor to significance. Setting makes a minor contribution to the asset's aesthetic, historical and communal value, and little contribution to evidential value.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is part of ribbon development through Rooks Bridge and Tarnock, set back slightly from the road and on the edge of the surrounding farmland. This is characterised as a zone of 'Anciently Enclosed Land modified 17th to 19th century...Previously wetland'. The landscape is in general very open, with a mixture of low hedges accompanying the ditches and larger hedgerows

2) Topography & scale:

The surrounding landscape is very flat.

3) Views, formal design, & intervisibility:

The setting in general has partial views between some stands of trees, and hedgerows a mixture of those formed of mature tree lines and low box hedges. To the south, there are stands of trees that provide a greater degree of filtering of the existing 132kV pylons than the hedgerows, due to their height. There is no intervisibility between the asset and its setting, and other assets in the surrounding area.

4) Associative historic relationships with setting attributes:

This asset relates to the other farms along the ribbon development and to the buildings within its own curtilage.

5) Degree of change since creation:

The farm contains various modern structures, which reduce the degree to which the setting contributes to the significance of the asset. The principal modern alteration to setting is construction of the 132kV overhead line passing the asset.

6) Links with contemporary activities:

None.

Vulnerability of Key Attributes:

The key contributory attributes to setting are the site's historical development as evidenced by its fabric and associated structures. This setting has a high capacity to absorb change without this resulting in a loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The existing 132kV overhead line, which passes the asset on an approximate north to south orientation, would be removed and a 400kV overhead line would be constructed on the same approximate orientation. In addition, during the construction phase, a 'bellmouth' access would be constructed opposite the asset, which would be used to provide access for construction of twelve pylons between this point and the next access point to the south.

1) Distance of separation:

Closest pylon LD32 would be approximately 100m from the Listed Building's curtilage and the next closest would be approximately 250m to the south. In contrast, the closest two 132kV pylons are approximately 90m and 170m from the asset.

2) Angle of view/ elevation:

Proposed Route passes from in front of the farm to behind it. The pylons would be built on ground at the same level as this asset.

3) Presence of filtering or activity in the view:

The property has a stand of mature trees along the eastern boundary, which would provide moderate filtering of the view of the closest pylon and effective filtering of those in the distance to the north.

4) Position in relation to key associations:

The Proposed Development would do little to affect further the setting relationship between the asset and the ribbon development with which it shares a setting.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The Proposed Development would represent an increasing dominance of pylons within a setting that is already dominated by 132kV pylons.

7) Prominence, dominance or conspicuousness:

The closest 132kV pylon is already a prominent feature in the setting of this asset, the Proposed Development would be more prominent and more conspicuous. While the Proposed Development would be more dominant than the existing pylons, this would be reduced somewhat by their greater distance from the asset.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

Magnitude of Effect would be low adverse. Significance of Effect would be minor adverse.

HL34 The Pilrow Cut

Non-designated historic landscape feature

Legacy ID: 28600

Location: Section B, Pill Road, Mark/Rooks Bridge, ST 37729 49232

Appendix 11A Figure Nos.: 11A.2.4, 11A.2.5, 11A.2.6

HER Details

“...Date of the construction of this canal is uncertain, but it was in existence by 1235. It ran through Mark where it joined with the River Axe at Rooksbridge. On modern OS maps it appears to be called the Old Yeo and Mark Yeo. Must have been completed by 1316 as at this time written sources mention that it reached the sea. The cut was probably used as a connection between the four main coastal manors at the time with the Abbey of Glastonbury.”

Contribution of Setting to Heritage Values

The significance of this asset is derived from a variety of sources. A major proportion of the asset's significance is derived from its historical value, as it illustrates at a landscape scale the way in which the levels were adapted by people in the past. The asset also derives communal value as it embodies how local society has worked with the landscape. The feature derives a minor proportion of its significance from evidential value, since it is poorly understood and future research may help understand how it, and by association, much of the surrounding area, was created and maintained. The asset also has aesthetic value, irrespective of the fact that much of this is fortuitous rather than designed, and dependent on natural environmental conditions. Setting makes a major contribution to the asset's aesthetic and communal value, and a minor contribution to its historic value.

Contributory Attributes of Setting

1) HLC and landscape openness:

Near the 400kV Proposed Route, this asset is set within a Post-medieval agricultural landscape ('Anciently Enclosed Land modified 17th to 19th century') of drained wetland, although the Pilrow Cut itself testifies to this being a palimpsest dating to at least the Medieval period. Further south (south of Pilrow Farm site, and towards Mark) the landscape is characterised by slightly later fields (18th to 21st century). The landscape is generally very open, the roads and lanes having a drainage ditch on one side and mature hedgerows on approximately 50% of the other. The Pilrow Cut itself does not have a boundary fence or hedge at the point where it is closest to the Proposed Route.

2) Topography & scale:

The landscape is very flat; this emphasises the low-lying and watery nature of the environment and the asset. The scale of the asset is massive; as defined on the HER, it extends for approximately 9km from Burtle Moor to near Biddisham.

3) Views, formal design, & intervisibility:

Brent Knoll and similar landmarks are clearly visible rising on the horizon, and Vole House (LB741) can be seen to the west. There is no formal element to the setting as such, although it is an 'engineered' design, its landscape context being a key consideration in its construction.

4) Associative historic relationships with setting attributes:

This asset is a functional element of the contemporary agricultural landscape. Although it runs through the historic settlements of Mark and

Rook's Bridge, it has no specific associations with settlements or the remaining assets within them. The asset has no relationship with a medieval settlement that it cuts through (AR71, AR72).

5) Degree of change since creation:

It is not clear what the contemporary environment would have been like at the time of this asset's creation, but the landscape has been subject to further drainage works; the original landscape may have been fenland or marsh, rather than pasture, although this may have been dry enough to support cattle husbandry, as it does today. More recent changes include roads, and settlement at Mark and Rook's Bridge. The 132kV F Route also crosses this landscape in the same position as the Proposed Route.

6) Links with contemporary activities:

The asset is integral to the hydraulic landscape, and the road and field systems have developed with it as a focus.

Vulnerability of Key Attributes:

The key contributory attributes of the setting are the scale of the asset, its relationship with the agricultural landscape, embodied in its network of drainage ditches, and the broad open skyline. It is notable, however, that this setting has already been altered by the presence of the 132kV overhead line, which reduces the degree to which similar changes would result in a loss of significance. The capacity of the extant setting to absorb change of the type proposed without loss of the asset's significance is therefore high.

Attributes of the Proposed Development that May Alter Setting

Description:

North of Mark, the Proposed Route crosses north-eastwards to a point near Vole House, and then runs alongside the asset at an angle approximately 20 degrees from parallel for 1.75km. The Proposed Route then oversails the asset at a point where it turns north-west and the Proposed Development continues on a north-north-easterly orientation. During construction, an access route would be constructed over the asset at that location.

1) Distance of separation:

The southern end of the asset is 4km from the Proposed Route, and the northern end is 1km from the Proposed Route. The Proposed Route runs within approximately 300m of the asset for approximately 1.75km before oversailing it, after which point the Proposed Route and asset diverge, the latter running north through Rook's Bridge.

2) Angle of view/ elevation:

Proposed Route crosses the landscape at an angle approximately 20 degrees from parallel with the asset for a 1.75km. The Proposed Route is on the same ground level as the asset.

3) Presence of filtering or activity in the view:

There is very little filtering or screening along this route; intervisibility with several pylons along the Proposed Development would be clear from a number of locations along and around the asset. At the intersection point, the road adjacent to the asset has a tall, mature hedge that would screen the view south along the Proposed Route.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and nearby assets or the landscape to a noticeably greater degree than the existing pylons.

5) Relationship of the Proposed Development to the skyline:

As with the existing 132kV pylons, the new 400kV pylons would break the skyline in views west, south-west and north-west from the asset. At the intersection point, more distant pylons along the route to the north would be partially backgrounded by the Mendip Hills.

6) Dimensions/ scale relative to setting:

There are six pylons proposed near the asset south of the point where it intersects with the Proposed Development, replacing six 132kV pylons. Four 400kV pylons would be constructed between the intersection and Tarnock, replacing six 132kV pylons. The new pylons would be of a greater scale relative to the setting than the existing pylons, which are already the dominant feature of the setting.

7) Prominence, dominance or conspicuousness:

The Proposed Development would replace the existing pylons as the most prominent and conspicuous feature of the setting. They would however be more prominent and more conspicuous. Where the Proposed Development is experienced at the shortest distances, it would be very prominent or standing over the asset. It should be noted, however, that the great size of the asset means that large areas of its setting would be unaffected.

8) Changes to archaeological context/ hydrology/ soil chemistry:

The new pylons may cause dewatering in the areas near them; this is unlikely to affect the asset, given its function as a drainage feature.

Effect Due to Changes to Setting

Magnitude of Effect would be low adverse. Significance of Effect would be minor adverse.

Section C (Somerset)

LB767 Crinkle Crankle Wall Forming an Enclosed Garden

Grade II Listed Building

Legacy IDs: 268816, 1296033

Location: Section C, near Webbington Road, Loxton, ST 38000 55770

Appendix 11A Figure Nos.: 11A.1.15, 11A.2.7

Designation Details

“Crinkle-crankle wall forming a square enclosed walled garden Circa 1910. English bond brick walling, brick and tile coping; single brick thickness; walling serpentine on plan. North-east and south-West sides ramped in 11 distinct sections to accommodate the fall of the hill upon which the wall is placed. Two gateways; that to centre of south-east wall under a plain tile coping, plank gate; that to centre of south-west wall flanked by brick buttresses with hipped caps, decorative wrought iron gate. ... Formerly part of the Webbington Manor estate. Rare feature in the county.”

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its historic and aesthetic values, since it is a striking architectural form very unusual outside Eastern England. Setting makes a major contribution to its aesthetic value; less so its historical value. The asset has relatively little evidential or communal value.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a historic landscape zone characterised as ‘Recently Enclosed Land 18th to 21st century’. The immediate environs are a walled garden in use for horticulture. This site is within a gap in the hills through which the M5 motorway enters the Mendips, passing less than 100m to the west

2) Topography & scale:

Hills rise steeply to the west and east, and to the north, the slope of the Mendip Hills can be seen. To the south are the Somerset Levels. This dramatic landform provides a sense of the asset’s position within the landscape that is absent from much of the route.

3) Views, formal design, & intervisibility:

There are long views from the site in most directions. Several other heritage assets are intervisible from this point, including Loxton and Christon Conservation Areas, and the roofs and spires of Listed Buildings within them.

4) Associative historic relationships with setting attributes:

The surrounding fields are associative relationship with the asset, being as they are broadly contemporary with it.

5) Degree of change since creation:

The agricultural setting has changed little, but it has been bisected by the M5, which has separated the site from Loxton and provides considerable noise pollution. In addition, a 132kV overhead line passes within approximately 25m of the asset, the closest pylon being approximately 50m away.

6) Links with contemporary activities:

This asset is still in use as its original function.

Vulnerability of Key Attributes:

The key contributory attributes of the setting are its agricultural function, which has a moderate capacity to absorb change without resulting in a loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The existing 132kV overhead line that passes close to this asset would be removed. A new underground cable would be constructed to the west of the asset, construction works for which would require a broad easement to be stripped and embanked on either side, and the presence of plant and heavy vehicles. A new 400kV overhead line would be constructed to the south, terminating at a new substation.

1) Distance of separation:

The easement of the stripping would be immediately adjacent to the asset. The new 400kV pylons would reach no closer than approximately 1.4km of the asset.

2) Angle of view/ elevation:

The Proposed Route overhead line is, broadly speaking, in front of the asset, and approximately 7m lower.

3) Presence of filtering or activity in the view:

The 400kV overhead lines would be partly or completely screened by buildings along Webbington Road.

4) Position in relation to key associations:

The Proposed Development would affect the setting relationship between the asset and the surrounding landscape setting, detracting from it considerably for the duration of the construction phase but improving it to a lesser extent during the operation phase.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The construction works for the underground cabling would be very broad and would be out of proportion with the setting, extending beyond it to the north and south. During the operation phase, the absence of the 132KV pylon would restore some of the original scale to the garden setting of the asset.

7) Prominence, dominance or conspicuousness:

The visual, traffic, noise and dust intrusion of the underground cabling works would dominate the setting for the whole of the construction phase. During the operational phase, absence of the 132kv pylon and overhead lines would remove a dominant and intrusive element that detracts from the contribution of the current setting to significance.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

While there would be some adverse effects during the construction phase, these are outweighed by the subsequent beneficial effects. Overall, the Magnitude of Effect would be negligible beneficial, and the Significance of Effect minor beneficial.

Section D (North Somerset)

LB85 Church of St Quiricus St Julietta

LB350 Tickenham Court

LB1029 Cross Base Shaft in the Churchyard, St Quiricus St Julietta

LB1031 Herbert Monument Railings in the Churchyard, Church of St Quiricus St Julietta

LB1032 Unidentified Monument in the Churchyard about 1 metre South of Chapel of Church of St Quiricus and St Julietta

LB1033 Stile Mounting Steps, Church of St Quiricus St Julietta

AR171 Tickenham Court Deserted Medieval Village

These seven assets form a closely associated group, and are reported here together. The effects of the Proposed Development have been assessed with due consideration to the group value of these assets.

Grade I Listed Building, Grade II* Listed Building, four Grade II Listed structures, and one non-designated archaeological asset

Legacy IDs: 33759, 1129121 (LB85); 33760, 1129122 (LB1029); 33761, 1137019 (LB1031); 33762, 1129123 (LB1032); 33763, 1312499 (LB1033); MNS1827, MNS5768 (AR171)

Location: Section D, Church Lane, Tickenham, NGR ST 45775 71446 (LB85 and associated structures), ST 4580 7145 (AR171)

Appendix 11A Figure Nos.: 11A.1.32, 11A.2.14

Viewpoints: VPD16, VPD23

Designation Details

LB85:

"Parish church. C11 origin, nave and chancel extended by aisles and south chapel in early C13, also south porch, south chapel probably rebuilt c.1300, south aisle west window and north aisle windows mid C14, C15 alterations and C19 restoration. Limestone rubble, tower and south chapel in sandstone rubble, east end of south aisle and lower west part of tower in limestone ashlar, limestone dressings and parapets, slate roofs with raised coped verges and cross finials. Mostly Decorated style, some Perpendicular. West tower, nave, north and south aisles, north vestry, south porch, chancel and south chapel. ...Vestry of C19."

LB1029:

"Cross base and shaft in the churchyard about 14 metres south of tower of Church of St. Quiricus and St. Julietta G.V. II Cross base and shaft. Probably C14. Limestone. Square plinth with octagonal base for cross, polygonal shaft about 1/2 metre high...."

LB1031:

"Herbert monument and railings in the churchyard about one metre south of chapel of Church of St. Quiricus and St. Julietta ... Chest tomb and railings. Mid C19. Limestone and cast iron railings. Tomb has rusticated base, curved top; to Hester Herbert, 1865. Railings around tomb have cross finials and urn finials at corners."

LB1032:

"Chest tomb. C18. Limestone. Flat top with moulded edge, moulded plinth, narrow raised fielded panels at corners and central panel north and south, 2 raised shields north and south, one narrow raised shield east and west, illegible inscriptions in shields."

LB1033:

"Stile and Mounting Steps in the Churchyard about 60 metres East of the Chapel of Church of St Quiricus and St Julietta, Church Lane."

HER Details

AR171:

“Group of banks and ditches W of Tickenham Court extending onto the organic soils of the Levels. They define building remains enclosures and field boundaries...”

Contribution of Setting to Heritage Values

The significance of this church is derived from a variety of values. The church fabric has evidential value. The church also has historical value, both in terms of its illustrative power to inform and in terms of its association with specific known individuals from both the recent and more distant past. The unusual dedication adds to its historical value as it has the power to illuminate aspects of the diversity of the early Christian church. The church has considerable aesthetic value embodied in its formal design, both as an exemplar of its type and in terms of its quality. In common with all active churches, a large proportion of the significance of this asset is drawn from its commemorative and symbolic functions (i.e. communal value) as a place of worship, and reflecting the fact that it is part of an active congregation based primarily in Nailsea.

Setting makes a major contribution to the aesthetic value of the church. Setting also is an important contributor to the asset's historical value, since the setting encompasses a group of other assets that together illustrate much of the medieval and post-medieval community at Tickenham. Setting is a lesser contributor to communal value and plays little role in the evidential value of the church.

The group of four Listed structures in the churchyard derive their significance from similar values to the church, in particular their historical and communal values. Aesthetic value contributes a lesser proportion of the ancillary structures' significance, when compared to the church. These structures have relatively little evidential value. The setting is a moderate contributor to these four assets' historic and aesthetic values, and their setting is more intimate in character than that of the buildings in this group.

The significance of the non-designated Deserved Medieval Village (AR171) is derived mainly from its evidential and historical values. The site has considerable potential to inform our understanding of the Medieval period in this area through future research, particularly as the surface indications and environment suggest potentially excellent survival and preservation. The site derives considerable historical value, in the sense of its power to illustrate and inform, from its topographic prominence, and the presence on the site of earthwork remains, and of contemporary buildings nearby. Setting is a major contributor to the historical value, but contributes little to evidential value. Aesthetic and communal values make a relatively minimal contribution to the asset's significance.

Contributory Attributes of Setting

1) HLC and landscape openness:

This group of assets is within a zone of late medieval enclosed open fields created by local arrangement and exchange, which extend to the north and uphill. The setting looks out across Tickenham Marsh, which is

characterised as Post-medieval (18th - 19th C) parliamentary enclosure or reclamation of inland peat moors and common. The landscape to the south-west is in general very open, with boundaries between land parcels being demarcated by ditches, sometimes with low hedges or isolated stands of trees. This is particularly true when viewed from the setting of this group, which is slightly elevated above the Levels. The landscape to the north is much more enclosed, due to the change in topography at the base of Tickenham Ridge, the presence of denser settlement, smaller fields and areas of woodland.

2) Topography & scale:

The land to the south-west is very flat and low-lying, while to the north the land rises up the ridge that runs from Clevedon to the west, past Tyntesfield to the east. The setting of the church is extensive, since it is a landmark in the locality, and a focus of settlement for centuries. The Deserted Medieval Village shares a broad setting, since it is raised up on the same low hill that the church occupies, approximately 3-5m above the surrounding North Somerset Levels.

3) Views, formal design, & intervisibility:

The group's setting includes views south-west across the Tickenham Marsh. There is little in the way of a formal element to the group setting, although the comprehensibility of its arrangement does add some historic value. This group is set aside from the settlement at Stone-edge Batch, although there is some limited intervisibility.

There are views across Nailsea Moors from inside both the church and court, but these make a very small contribution to significance. The landscape is discernable through the windows on the east of the church when viewed from close to them. Regarding Tickenham Court, a partial and oblique view of Nailsea Moors, partly blocked by tall evergreen trees and the church, is afforded from an upstairs rear window of the building, which is converted to office use.

4) Associative historic relationships with setting attributes:

A mill leat (HL61) also runs through Stone-edge Batch, past Tickenham to the mill site (and Listed cottage LB1048), which is behind the hill on which the remains of the Deserted Medieval Village are located. Between the two settlements, an historic bridge (BH59) straddles the mill leat on Church Lane. Tickenham is also linked historically and visually with the Post-medieval Causeway (HL79) that extends from Tickenham to the southern side of Nailsea.

5) Degree of change since creation:

The settlement site has been abandoned and is now a pasture, but there has otherwise been little alteration to the immediate setting of this asset group. In the wider setting, the landscape has been drained and enclosed during the last few centuries, and when the settlement was active was probably an open and waterlogged environment. During the modern period, housing in Nailsea has expanded considerably, and two 132kV overhead

electricity lines have been constructed, crossing the view southwest of the asset group.

6) Links with contemporary activities:

This is an active church that shares services with the main parish church: Christ Church, Nailsea.

Vulnerability of Key Attributes:

The relationship of the assets within this group to each other is a key attribute of their setting that contributes to their heritage values. In that sense, the group derives much of the value contributed by setting from an inward-looking focus; however, the relationship of the settlement and church to the agricultural landscape is also a key attribute. Those attributes of setting related to historic and communal values have a moderate or high capacity to absorb change without a loss of heritage significance; however the aesthetic value that is derived from the place in the landscape (as opposed to the aesthetic values of the assets' fabric) has a relatively low capacity to absorb change without loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

There would be a mixture of beneficial and adverse effects as a result of the Proposed Development. The two 132kV overhead lines would be removed. A new 400kV overhead line would be constructed, which would pass closer to Tickenham than the two removed lines. The line of pylons continuing north through Stone-edge Batch and up Tickenham Ridge would not be visible in much of the group's setting, but a line of pylons would be visible disappearing into the distance to the southwest. In addition, during the construction phase a 30m wide easement would be created for construction of an underground cable, which would cross from the western side of Nailsea to pass on the eastern side of Tickenham.

1) Distance of separation:

The Proposed Route (pylons or overhead lines) would be constructed no closer than approximately 300m from the asset group, which is the location of Pylon LD79. In comparison, the two 132kV overhead lines being removed pass no closer than approximately 500m and 650m away. The undergrounding easement would pass within approximately 80m from the asset group.

2) Angle of view/ elevation:

The Proposed Route would pass across the view from this asset group, from the western periphery through the centre of the view to the eastern periphery. The asset group is a few metres higher than the ground level where the Proposed Route would pass, but this would be insufficient to look down on the Proposed Development.

3) Presence of filtering or activity in the view:

Intervisibility with the Proposed Development would be clear for all assets, with the exception of the Deserted Medieval Village, which would be screened from some of the Proposed Development by the other assets.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and nearby sites, or the associations between assets in this group.

5) Relationship of the Proposed Development to the skyline:

The pylons closest to the asset group would be partly backgrounded by a line of trees along Parish Brook, although their upper sections would break the skyline.

6) Dimensions/ scale relative to setting:

The new 400kV pylons would be larger and closer to the asset group than the existing 132kV pylons, and would benefit less from filtering and backgrounding, as a result of which the Proposed Development would result in a marked increase in the scale of this infrastructure relative to the church group's setting. However, within 1km, fourteen 132kV pylons would be removed and five 400kV pylons would be constructed, so the greater increase in scale would be less widespread.

7) Prominence, dominance or conspicuousness:

As with the discussion of scale above, the new 400kV infrastructure would be more prominent, and conspicuous in the asset group's setting, but would be less of a universal feature across the landscape setting. As a result of this lower number of pylons, the increased dominance of electricity infrastructure in the setting would not be as great as would otherwise be the case.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

The Magnitude of Effect on the Listed Buildings in this group of assets would be greater during the construction phase; however, these effects would be temporary, short-term and reversible.

Overall, the Magnitude of Effect for the Listed Buildings would be low adverse for the church, and negligible adverse for Tickenham Court and the cross base, stile, monuments and railings in the churchyard. The Significance of Effect for the church would be moderate adverse, and minor adverse for the other Listed Buildings and structures.

The non-designated archaeological remains would be less affected than the Listed Buildings, due to their greater distance and screening from most of the construction works, as well as the lesser contribution that setting makes to the heritage values of that asset. The Magnitude of Effect would be negligible adverse, and the Significance of Effect be minor adverse.

LB961 Hope Farmhouse, Kenn

Grade II Listed Building

Legacy IDs: 33830, 1129073

Location: Section D, Kenn Road, North End, Yatton, ST 41482 67475

Appendix 11A Figure Nos.: 11A.1.21, 11A.2.12

Viewpoints: VPD8

Designation Details

“Farmhouse. Late C18/early C19. Rendered rubble, pantile roof, freestone, raised coped verges. 2 storeys, 3 windows, all glazing bar sashes; central 6 panel door in freestone frame with pediment on fluted brackets, all under a latticework gabled porch; plain coped parapet. Large rear extension under catslide.”

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its evidential and historical values, which derive from its origins as a late Post-medieval/early Modern isolated farm. Setting makes a major contribution to these values, since the farm is representative of a building form characterised by its relationships with ancillary structures within a farmyard setting. The significance of the asset derives relatively little from its historic and communal value; setting also contributes to these values, to a more minor degree.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is located within a zone of Post-medieval (15th - 17th C) irregular field enclosed from anciently reclaimed inland moors. The field boundary pattern indicates that this asset is the central focus of a small (~150m radius) subdivision within this broader contemporary landscape, which suggests that the site has been occupied since before the extant farm buildings were present. This pattern also creates a slightly more enclosed landscape setting than would otherwise be the case.

2) Topography & scale:

The surrounding landscape is very flat; North End is located on the northern end of a very slight promontory, on which Horsecastle and Yatton stand a few metres higher than the asset. Many of the hedgerows in the environs of the asset are taller, more ecologically diverse and more well-established than the short hedges that typify many later fields elsewhere on the Levels.

3) Views, formal design, & intervisibility:

There are partial views from the setting across the agricultural landscape on all sides, including along the existing overhead lines. It has no intervisibility with other assets in North End, since it is situated some way outside the core of the settlement.

4) Associative historic relationships with setting attributes:

The extant building is later in date than its historic landscape context, but this setting provides indications of an earlier site.

5) Degree of change since creation:

In general, the local rural environment has changed little since this asset was constructed. However, the existing 132kV overhead line passes this asset, along the same location as the Proposed Route would take. The tops of two pylons approximately 150m and 200m away can be seen from the current setting, and the lines of pylons are partially visible extending into the distance.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attributes of the asset's setting are its immediate farmyard surroundings and the indications of a role in an earlier historic landscape. These attributes would have a low capacity to accommodate change in the immediate environs, for example, a reapportionment of land boundaries, without loss of historical and aesthetic values. However, the setting would have a greater capacity to withstand more distant alterations or an increase in the presence of an existing intrusive feature type, such as is proposed.

Attributes of the Proposed Development that May Alter Setting

Description:

The existing 132kV overhead line would be removed, and a 400kV line constructed on approximately the same route.

1) Distance of separation:

The closest pylons (LD62 and LD63) would be approximately 170m and 240m away.

2) Angle of view/ elevation:

The Proposed Route would pass west of North End on a north-westerly orientation before turning north-east near the M5 and heading in a north-easterly direction past the asset. It would be approximately the same ground level as the asset.

3) Presence of filtering or activity in the view:

Intervisibility with the Proposed Development would be limited. The view east from the asset (along the line of the Proposed Development) is screened by a larger building and a group of trees, while to the north there are smaller buildings and lines of mature trees between the asset and pylon L-CD61).

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and any nearby assets, and passes on the edge of the historic landscape character zone that it inhabits.

5) Relationship of the Proposed Development to the skyline:

The pylons would break the skyline.

6) Dimensions/ scale relative to setting:

Proposed Development would result in an increase in the size of pylons, which are notable within the existing setting.

7) Prominence, dominance or conspicuousness:

As with the existing pylons, the proposals would be a dominating presence in the setting; however, the proposed pylons would be more conspicuous due to their solid construction.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

Magnitude of Effect would be negligible adverse. Significance of Effect would be minor adverse.

LB969 Manor Farmhouse, near Kenn

Grade II Listed Building

Legacy IDs: 33707, 1129101

Location: Section D, Kennmoor Road, near Kenn, ST 42525 68464

Appendix 11A Figure Nos.: 11A.1.27, 11A.2.12, 11A.2.13

Viewpoints: VPD9

Designation Details

“Farmhouse. C17, 2 cross wings possibly later C17, porch dated 1824 with contemporary and C20 alterations. Rubble, rendered, pantiled roof with stone ridge and gable stacks. H-plan formed by cross wings, probably originally through passage with symmetrical front. 2 storeys and 4 bays, front has gable end left and right slightly advanced, central range of 2 bays has ridge stack to left and right of porch ...gabled brick porch dated 1824 ... Rear has gable end of wings to left and right, ...single storey lean-to between wings ...”

Contribution of Setting to Heritage Values

This asset derives significance from its historical and aesthetic values. However, while these values have been reduced somewhat by modern alteration, the building is also of considerable evidential interest, as a dwelling of relatively early date that has undergone several phases of development in response to social changes. Setting makes a substantial

contribution to these values; however, modern changes within and beyond the curtilage have reduced the degree of value that is embodied in setting.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is located within a historic landscape zone characterised as Post-medieval (18th - 19th C) parliamentary enclosure or reclamation of inland peat moors and common. Alongside drainage ditches, the roadsides are generally demarcated by short, wide hedgerows, although the field boundaries also contain stands of trees and stretches of larger species-rich hedgerow. The greater proportion of relatively slighter boundaries lends the landscape a more open character than earlier enclosures elsewhere (e.g. near Hope Farm, above).

2) Topography & scale:

The surrounding landscape is very flat. The asset is located approximately 1km from the nearest settlements (Yatton and Kenn), and regular, reclaimed fields stretch to the horizon. This landscape is very broad in scale.

3) Views, formal design, & intervisibility:

The asset's setting has views across the agricultural landscape to the south and east, but views north and, to a lesser extent west are blocked by screening from a group of ancillary buildings and from tree planting around the house and along its approach. There is a formal element to the building's layout and that of its grounds. It has no intervisibility with other assets due to its isolated location.

4) Associative historic relationships with setting attributes:

This asset is strongly associated with features within its curtilage, including ancillary buildings and the driveway, which indicate a moderately high status.

5) Degree of change since creation:

The building predates the agricultural landscape around it, and would have originally looked out onto a completely open landscape. The greatest alteration to the setting is the existing 132kV overhead line, which passes approximately 115m to the south-west, and includes pylons approximately 160m and 180m away. The line of pylons progressing south-west are partly screened some areas of the setting by a building. Several pylons to the north-east are visible, although with increasing distance the infrastructure in that direction is also screened by farm buildings.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attributes are the formal elements of the farm within the asset's curtilage. As a consequence, the asset would be more vulnerable to changes within its immediate vicinity than those at that take

place in the wider, landscape setting. The setting is considered to have a moderate capacity to absorb change

Attributes of the Proposed Development that May Alter Setting

Description:

The existing 132kV overhead line would be removed. The new 400kV Proposed Route would follow the same orientation, crossing the view to the south of the asset before heading towards the north-east.

1) Distance of separation:

The closest pylon (LD66) would be approximately 130m south of the asset, while the next closest (LD67) would be approximately 310m to the east. The overhead lines would pass within approximately 125m.

2) Angle of view/ elevation:

Proposed Route would be experienced in peripheral views, behind and to one side of the asset. The Proposed Development would be on the same approximate ground level as the asset.

3) Presence of filtering or activity in the view:

Intervisibility with the Proposed Development would be limited, due to the presence of buildings and vegetation within the curtilage of the asset (discussed above in relation to existing pylons).

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and any nearby assets, but appears in the background of views around the immediate setting.

5) Relationship of the Proposed Development to the skyline:

The pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The Proposed Development would result in the presence of pylons which are larger and more incongruous to the setting than the existing pylons.

7) Prominence, dominance or conspicuousness:

As with the existing pylons, the proposals would be a dominating presence in the setting.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

The Magnitude of Effect would be low adverse. The Significance of Effect would be minor adverse.

Section E (North Somerset)

LB129 Church of St Mary

This church is part of a group with two Grade II Listed monuments (LB1102, LB1103) within the churchyard. The Proposed Development would create little or no intrusion into these monuments' setting, which is restricted to the churchyard and enclosed by thick screening vegetation. These two assets are excluded from detailed assessment as they would experience neutral effects.

This assessment relates to the 'preferred option – Option A'. The alternative would have no effect on the significance of this asset.

Grade I Listed Building

Legacy IDs: 33560, 1311826

Location: Section F, Portbury, NGR ST 50295 75432

Appendix 11A Figure Nos.: 11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17

Viewpoints: VPE7, VPE11

Designation Details

"Parish Church (Anglican). C12; altered and extended early C13, c.1300 and C14/C15; restored 1870-75. West tower, nave, north and south aisles, south porch, chancel and chantry chapels. Coursed sandstone rubble with freestone (oolitic limestone) dressings; C20 tiled roof. West tower is mid C15 ...South porch is C15, 2 storeys with an embattled parapet and a blank, panelled arcade; diagonal buttresses with off-sets..."

Contribution of Setting to Heritage Values

The church fabric holds evidential heritage value. The church has historical value, both as an example of the religious focus of Medieval life in Portbury and in terms of its association with local families. The church has considerable aesthetic value embodied in its formal design, both as an exemplar of its type and in terms of its quality. A large proportion of the church's significance relates to communal (commemorative and symbolic) value. Setting makes a major contribution to the aesthetic value of the church. Setting is a lesser contributor to historic and communal value, and plays little role in the evidential value of the church.

Contributory Attributes of Setting**1) HLC and landscape openness:**

The asset is within a historic landscape character zone of late medieval enclosed open fields created by local arrangement and exchange, to the east of the historic core of Portbury. However, it is also approximately 100m from the M5, beyond which is a large industrial landscape on the southern side of the River Avon. The church is enclosed with tall trees, although part of the churchyard to the west is enclosed by low fencing.

2) Topography & scale:

Portbury is located at the foot of a series of low hills (Conygar Hill being one), north of which the landscape is flat until it reaches the Bristol

Channel. The setting is small, being as it is enclosed by the rising hills on one side and extensive modern development on the other.

3) Views, formal design, & intervisibility:

The church and most of the churchyard is enclosed by buildings and vegetation screening. From areas within the setting in front of the church, and the western side of the churchyard, there are limited views east and west of surrounding fields. There is no intervisibility with other assets from within the setting.

4) Associative historic relationships with setting attributes:

The church is closely associated with the historic landscape, both of medieval fields and the core settlement beyond. The approach to the church along Church Lane from slightly higher ground is an important part of its historic relationship with its setting.

5) Degree of change since creation:

While there has been relatively few developments near to the church, the modern alterations have been significant. A modern school building has been built opposite the church to the south. The M5 motorway has been built, in a cutting, to the north, and it is likely that this has occasioned the planting of tall screening vegetation along the northern curtilage beside the church. The M5 is also a source of noise, which intrudes on the original setting of the church.

6) Links with contemporary activities:

This is an active church serving the local parish community.

Vulnerability of Key Attributes:

Given the church's enclosed setting, its key attributes are the character and form of the churchyard itself. The building is well screened and thus its setting attributes have a high capacity to absorb change in the wider landscape that would detract from its aesthetic value. Those attributes of setting related to historic and communal values also have a moderate or high capacity to absorb change without a loss of heritage significance.

Attributes of the Proposed Development that May Alter Setting

Description:

If the Proposed Alternative Alignment (via Portishead substation) were used, there would be no change to the settings of these assets, and correspondingly no effect on their heritage significance.

The Proposed Alignment would follow the route of the M5 on its northern side past Portbury. Intervisibility with the Proposed Development would be very limited.

1) Distance of separation:

The closest pylon (LD100) would be approximately 400m away.

2) Angle of view/ elevation:

The Proposed Alignment would pass across the panorama to the rear of the church on approximately equal ground level.

3) Presence of filtering or activity in the view:

There is screening vegetation along much of the churchyard boundary. Where this is not present (to the west) there is a similar stand of tall vegetation screening along the M5.

4) Position in relation to key associations:

The Proposed Alignment would appear in some views west of the church, across the wider historic landscape setting. The closest pylons would not be directly behind the view of the church down Church Lane.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The Proposed Alignment would be on a much larger scale than components of the existing setting.

7) Prominence, dominance or conspicuousness:

Given the distance they would be viewed, the new pylons and overhead lines would not be the most prominent or dominant feature within the setting.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

Magnitude of effect would be negligible adverse. Significance of Effect would be minor adverse.

RPG4 Tyntesfield

Grade II* Registered Park and Garden

Legacy IDs: 1558, 1000570

Location: Section E, B3128, Wraxall, ST 50845 71241

Appendix 11A Figure Nos.: 11A.1.22, 11A.1.27, 11A.1.31, 11A.1.38, 11A.2.15

Designation Details

“An extensive C19 model estate comprising formal gardens, parkland, and kitchen gardens... Tyntesfield (Listed Grade I) stands on an artificially levelled terrace towards the centre of the site, below a south-facing wooded slope. To the south of the house the ground falls away through the park towards the southern boundary of the site... Formal terraces to the south and west of the house lead to extensive informal pleasure grounds, with a further detached formal garden to the north-west of the house. An extended network of walks and rides runs

through ornamental plantations on the south- and south-west-facing slopes to the north and north-east of the house... ”

Contribution of Setting to Heritage Values

The significance of this asset is derived from a combination of values, principal being its aesthetic value as a formal landscape, and its communal value as an amenity location of high quality and beauty. The significance of the asset is also derived from its historical value as the grounds of a high status historic house, and it has some evidential value in the form of investigation of the history of formal parks and gardens. Setting is a major contributor to the asset's aesthetic, communal and, to a lesser extent, historical values.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset an extensive formal garden (as per the designation above).

2) Topography & scale:

Tyntesfield is on the southern slope of Tickenham Ridge, varying in elevation from approximately 30m to 160m aOD. The scale of the asset is massive; including all of the parkland the site is over 2.5km long.

3) Views, formal design, & intervisibility:

The site enjoys various designed vistas around the parkland and beyond into the North Somerset landscape.

4) Associative historic relationships with setting attributes:

This asset has multiple associations within its curtilage, and the vistas are of historic significance due to their illustrative historical value.

5) Degree of change since creation:

The complex is largely intact, albeit with successive minor historic alterations to the formal design attributes.

6) Links with contemporary activities:

The site is a visitor attraction on the basis of its historical and aesthetic value.

Vulnerability of Key Attributes:

The key contributory attributes are the site's ornamental gardens and parkland. Due to their excellent survival and preservation, the setting has a low capacity to absorb change without resulting in a loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Route would cross the North Somerset Levels on a north-easterly orientation to the south-west of this asset, before crossing Tickenham Ridge to the asset's west.

1) Distance of separation:

The closest the Proposed Route would come to this asset, other than where it would be obscured by landform, is approximately 3.5km, at Stone-edge Batch.

2) Angle of view/ elevation:

The Proposed Route, where it could be viewed, would be seen in peripheral views to the west, and from above.

3) Presence of filtering or activity in the view:

There are areas of woodland to the west of the asset that would provide screening from some areas. The northern, upper half of the asset is wooded, which would provide filtering when the area the Proposed Route passes through is viewed from that area.

In locations where the Proposed Development would be visible, the view is dominated by Nailsea in the middle-distance, which is raised to approximately 30m aOD, while the Proposed Development beyond would be constructed on land at typically 7m aOD. This would reduce further the degree to which the Proposed Development could be experienced from the asset. In the lower, more southerly parts of the Registered Park and Garden, there is likely to be no view of the Proposed Development. To the west, there is a large plot of woodland that would screen the asset from that section of the Proposed Development that rises over Tickenham Ridge.

From the lower ground to the south, or to the west near Stone-edge Batch and Nailsea, there are no locations where the Registered Park and the Proposed Development can be experienced simultaneously to such an extent that the significance of the asset would be affected.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and the nearby sites or landscape components, within or outside its curtilage.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would be backgrounded by the surrounding countryside.

6) Dimensions/ scale relative to setting:

The Proposed Development would appear to be very small in comparison with the massive scale of the landscape in which it would be perceived.

7) Prominence, dominance or conspicuousness:

The Proposed Development would be difficult to see against the backgrounding at the distance of separation.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

Magnitude of Effect would be none; the Significance of Effect would therefore be neutral.

LB1052 Stone-Edge Farmhouse

Grade II Listed Building

Legacy IDs: 33778, 1129132

Location: Section E, Clevedon Road, Stone-edge Batch, ST 46485 71766

Appendix 11A Figure Nos.: 11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15

Viewpoints: VPD17

Designation Details

“Farmhouse, now house. Early C17, with later C17 kitchen/cider room wing, later alterations. Random limestone rubble, pantiled roof with large stone gable stacks. Former through passage 2-room plan. 2 storeys and 3 windows, irregular front elevation, ... single storey wing attached to front left ...rear of addition has lean-to with door. Right return has lean-to concealing blocked first floor window, small lean-to to rear. ... attached to rear right a brick lean-to with door attached to rear of kitchen wing...”

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its historical value, as an early Post-medieval farmhouse of good survival, although evidential value is also high. Its aesthetic value is of moderate importance, although this is already compromised by modern development. Its communal value, as an indicator of the historic character of the area, is a relatively minor contributor to significance. Setting makes a moderate contribution to the asset's aesthetic value, a minor contribution to its historical and communal value, and little contribution to evidential value.

Contributory Attributes of Setting

1) HLC and landscape openness:

This asset is set on the southern side of ribbon development through Rooks Bridge and Tarnock, set back from the road and on the edge of the surrounding farmland. This wider area is characterised as a zone of ‘Anciently Enclosed Land modified 17th to 19th century...Previously wetland’. The landscape to the south opens out across Tickenham Moor; however to the north (behind the asset) is a dry valley running up Tickenham Ridge, which creates a more enclosed, intimate landscape character. The asset is also within approximately 80m of the F Route and W Route 132kV overhead lines.

2) Topography & scale:

The asset is located at a height of approximately 28m aOD, near the base of Tickenham Ridge, which rises from approximately 7m to 135m aOD. The property has a small garden to the south-west, although this is notably down-slope of the building. The asset is adjacent to a busy road, and enclosed by hedgerows.

3) Views, formal design, & intervisibility:

There are views across the Levels to the south and west, incorporating Nailsea, and westwards towards Tickenham, although the view west is crossed by the extant overhead lines.

4) Associative historic relationships with setting attributes:

This farm is associated with similar active properties along Clevedon Road.

5) Degree of change since creation:

Since this asset was built, Stone-edge Batch has increased in size by a few farms and gained a public house, and the two extant 132kV overhead lines have been built, which dominate the setting.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attributes are the site's position within the settlement and its architectural value. The broader setting brings little value to the asset, is already substantially altered, and as such has a high capacity to absorb change without loss of significance (assuming the setting was not compromised entirely as a result).

Attributes of the Proposed Development that May Alter Setting

Description:

The existing pair of 132kV overhead lines and pylons would be removed. A 400kV overhead line would be constructed in approximately the same locations.

1) Distance of separation:

The closest pylon (LD81) would be approximately 130m from the asset, in contrast to the closest pair of existing 132kV pylons, which are approximately 80m away.

2) Angle of view/ elevation:

The closest pylon would be constructed on ground approximately 8m lower than this asset, so the upper part of the pylon would be viewed from below. Where the Proposed Route crosses Tickenham Marsh, the pylons would be on ground level approximately 20m below the asset, and given the increase in distance of separation they would appear to be the same level or lower than it.

3) Presence of filtering or activity in the view:

The hedgerows between the asset and the Proposed Development provide very little filtering of the view. To the north, buildings and landform provide screening of most of the pylons progressing up Tickenham Ridge.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and the nearby similar sites to any greater degree than the existing conditions.

5) Relationship of the Proposed Development to the skyline:

The closest pylon would partially break the skyline, although its lower section would be backgrounded against the local countryside. The line of pylons on Tickenham Moor would not break the skyline.

6) Dimensions/ scale relative to setting:

Despite being downslope of and further away than the two existing 132kV pylons, the nearest pylon would reach higher than they do, and would be yet more out of proportion with the setting.

7) Prominence, dominance or conspicuousness:

As with the pair of existing 132kV pylons, the larger 400kV pylon would be the dominant element of the setting. The closeness in the view of the pylons on Tickenham Marsh would increase their conspicuousness.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

The Magnitude of Effect would be low adverse. The Significance of Effect would be minor adverse.

LB1053 Wellhouse Farmhouse

LB1054 Range of Three Attached Farm Buildings ~10m East of Wellhouse Farmhouse

Two Grade II Listed Buildings

Legacy IDs: 33776, 1320949 (LB1053);

Location: Section E, Clevedon Road, Stone-edge Batch, ST 46607 71779 (LB1053)

Appendix 11A Figure Nos.: 11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15

Designation Details

LB1053:

“Farmhouse. Dated WK/1631 on porch, with later alterations and additions. Random mixed rubble with limestone quoins, pantiled roof with stone gable stacks. L-plan formed by rear wing, symmetrical front. 2 storeys and 2 windows, all 3-light replacement casements, central gabled porch with datestone has C20 1/2-glazed outer door and fine inner heavy studded door with Y-forked strap hinges and moulded frame, heavy raised cill. Left return has stack (possibly false)... lean-to attached at front right, possible C18. Right return has 1 1/2 storey wing extending main range with door to left in lean-to and first floor 2-light casement in gable end; 2-storey rear wing to right has catslide roof to side and door, central part infilled with corrugated iron, former inner courtyard now glazed, brick stack rising through catslide; further C19 lean-to attached to rear right with brick quoins and dressings to 4-pane window. Rear has single storey lean-to porch, glazed, set in angle to rear wing... C19 lean-to with loading door to left....”

LB1054:

“Stable, barn and shelter shed forming one range. C17 stable, C18 barn and C19 shelter shed, with later alterations. Stable and barn in mixed rubble, stable has one pitch of roof pantiled, outer pitch corrugated iron, barn has slate roof, shelter shed in limestone rubble with brick dressings and double Roman tiled roof. U-plan, stable to north, barn to east and shelter shed to south. ... Barn has external steps to large door ... gable end to south with owlhole and C20 brick addition. North elevation of stable has ...roof in corrugated iron because of bomb damage during 1939-45 war...”

Contribution of Setting to Heritage Values

The significance of this pair of assets is derived principally from their historical value, as a Post-medieval farm retaining several contemporary structures. Their evidential value is also high, although later modifications have reduced this. Their aesthetic value is of moderate importance, although this is already compromised by modern development. Their communal value, as indicators of the historic character of the area, is a relatively minor contributor to significance. Setting makes a major contribution to the pair's aesthetic value, a minor contribution to their historical and communal value, and little contribution to their evidential value.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset group is part of a ribbon development along the B1328 Tickenham Hill road, slightly elevated above a surrounding zone of late medieval enclosed open fields created by local arrangement and exchange. The landscape is fairly enclosed, for example as evidenced by the inclosure of roadside 'waste' adjacent to the site to the north.

2) Topography & scale:

The asset group is located at a height of approximately 36m aOD, which is nearly 30m above the surrounding Levels but still near the base of Tickenham Ridge. The setting is in general enclosed within high stone walls, and the site is enclosed on two sides by roads with fast-moving traffic, which creates a sense of dislocation from the wider-scale setting of Stone-edge Batch.

3) Views, formal design, & intervisibility:

Where visible, the asset group has long views across the North Somerset Levels; however these are obstructed by other buildings in many cases (see below). The asset has little or no intervisibility with adjoining farms LB1052 and LB1057, although they are within the setting.

4) Associative historic relationships with setting attributes:

This asset group relates to the other historic farms along the Clevedon Road.

5) Degree of change since creation:

Since this asset group was constructed, its setting has been developed with the addition of a few new farms. The major change to setting is the construction of the F Route and W Route 132kV overhead lines, which pass approximately 150m away.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attributes of the setting are the fabric of the historic buildings themselves within a small farmyard curtilage; the group would have low resistance to changes to this area and aspect of the setting without loss of significance. The historic landscape makes a more minor contribution, given that it is already compromised, and has moderate capacity to absorb change without loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Development would involve removal of two 132kV overhead lines that pass through the setting of the asset group, and the construction of a single 400kV overhead line in approximately the same orientation. mixed beneficial/ adverse.

1) Distance of separation:

The closest new pylon would be located approximately 210m from the asset group, while the overhead lines would pass within approximately 170m. In contrast, the closest pair of existing pylons are approximately 150m away.

2) Angle of view/ elevation:

The Proposed Route would approach from the rear of the asset group on Tickenham Moor, and travel up Tickenham Ridge on the assets' right hand side, thus remaining in peripheral views. The closest pylon would be constructed at a height of 19m aOD, which would place the asset group at an elevated position from the base of the pylon (note that due to its greater height the pylon would still be higher than the farmhouse).

3) Presence of filtering or activity in the view:

The pylons and overhead lines travelling up Tickenham Ridge would be screened to a great extent by landform and buildings, although they would be perceptible from some areas of the setting. The view west of the closest pylon would be partly screened by buildings on Clevedon Road, although the upper part of this pylon would still be visible above the roofs. The line of pylons extending south-west across Tickenham Moor would be obscured from most of the setting, but visible south of the farmhouse and possibly from upper floor windows.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and the nearby similar sites to any greater degree than the existing conditions.

5) Relationship of the Proposed Development to the skyline:

The closest pylon, LD81, would break the skyline. All other visible pylons would be backgrounded against the surrounding countryside.

6) Dimensions/ scale relative to setting:

Proposed Development would be of a greater scale than any element of the current setting, including the extant infrastructure.

7) Prominence, dominance or conspicuousness:

The closet pylon would be prominent in the setting due to its height; however, its dominance would be reduced due to the inward-facing character of the farm. The row of pylons on Tickenham Moor would be diminished in prominence by their distance (the first being approximately 460m from the asset group) and lower height (30m below the asset group).

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

The Magnitude of Effect would be negligible adverse for Wellhouse Farmhouse and the adjacent buildings. Significance of Effect would be minor adverse for both assets.

LB1057 Batch Farmhouse

BH36 Stable and dairy, Batch Farm

Grade II Listed Building and non-designated historic buildings

Legacy IDs: 1129130, 33775 (LB1057), 513637 (BH36)

Location: Section E, Clevedon Road, Stone-edge Batch, ST 46482 71838

Appendix 11A Figure Nos.: 11A.1.22, 11A.1.27, 11A.2.14, 11A.2.15

Designation/HER Details

1129130:

“Farmhouse. Early C17 with C19 and C20 alterations. Limestone rubble, double Roman tiled roof with raised coped verges, stone and brick ridge and gable stacks (ridge stack to right of passage). Through passage 2-room plan, L-plan formed by wing to front right. 2 storeys... C20 gabled porch... attached to front left a single storey outhouse with 2 blocked openings to front, contemporary with farmhouse... Right return of wing has lean-to with roof extending nearly to ground level... gable end of main range has wide external stack... rear wing of mid-C19, 2 storeys...”

513637:

“A late 17th or early 18th century stable at Batch Farm.”

Contribution of Setting to Heritage Values

The significance of this pair of assets is derived principally from their historical value, as a multi-phase Post-medieval to Modern farm retaining several early structures. Their evidential value is also high, although for the farmhouse, later modifications have reduced this. Their aesthetic value is of moderate importance, although this is already compromised by modern development (pylons). Their communal value, as indicators of the historic character of the area, is a relatively minor contributor to significance. Setting makes a major contribution to the pair's aesthetic value, a minor contribution to their historical and communal value, and little contribution to their evidential value.

Contributory Attributes of Setting

1) HLC and landscape openness:

This pair of assets is set on the edge of ribbon development through Stone-edge Batch, set back from the road. This wider area is characterised as a zone of 'Late medieval enclosed open fields created by local arrangement and exchange'. The landscape to the south opens out across Tickenham Moor; however to the north (behind the asset) is a dry valley running up Tickenham Ridge, which creates a more enclosed, intimate landscape character. The asset is also partly enclosed by the F Route and W Route 132kV overhead lines.

2) Topography & scale:

The farm is on ground sloping up from south to north from Tickenham March up the Ridge, as well as being on the side of a dry valley so the ground drops sharply to the west. The setting of the farm is in general quite intimate, being focussed on the farmyard and in the wider area the small settlement of Stone-edge Batch; however, partial views of the wider landscape to the south permit a greater scale to be appreciated.

3) Views, formal design, & intervisibility:

The farm has some views south across the low-lying ground, and west across to the continuation of ribbon development in Tickenham. There is no sense of formal design in the farm setting. Intervisibility with other similar assets in Stone-edge Batch is surprisingly low, due to the presence of boundary walls, screening buildings and vegetation, and the landform.

4) Associative historic relationships with setting attributes:

Notwithstanding the limited visual relationships, the historical associations between this farm and other nearby assets contribute to the setting.

5) Degree of change since creation:

Since the farm was built, the settlement of Stone-edge Batch has increased by a few farms and gained a public house, and the two extant 132kV overhead lines have been built, which dominate the setting.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key contributory attribute to setting is the presence of modern pylons; as a result of which other, more significant attributes are degraded. Given the presence of this infrastructure, the setting has a moderate capacity to absorb change of a similar nature without any further loss of significance. This would cease to be the case if a 'tipping point' were reached beyond which development severed the last links with which the historic, aesthetic and communal values of the asset could be appreciated.

Attributes of the Proposed Development that May Alter Setting

Description:

During the construction phase, the setting of these assets would be affected by removal of the F Route and W Route 132kV overhead lines and pylons, as well as construction of the new 400kV Proposed Route. To the rear of the assets, the setting would also be affected by construction of the W Route undergrounding, which requires that a 30m easement be stripped. During the operation phase, the setting would be altered by the absence of the two 132kV overhead lines and pylons, but the presence of the new 400kV Proposed Route in approximately the same location.

1) Distance of separation:

The closest pylon LD82 (behind the farm) would be approximately 90m from the Listed Building's curtilage and the overhead lines would pass within approximately 10m. In contrast, the closest pair of pylons for the two

existing lines are approximately 80m away (to the south) and the extant overhead lines pass within 20m.

2) Angle of view/ elevation:

The ground level drops 20m in the 350m to the south, as a result of which that section of the Proposed Route would be at a lower elevation. To the south, the Proposed Route also follows a more south-westerly orientation than the two extant 132kV routes, which would bring the Proposed Route more into the periphery of the view, reducing the effect on the setting.

To the north, the ground rises fairly sharply along the Proposed Route (80m over 1.5km, or approximately 1 in 19). Closest pylon LD82 would stand on ground at the same approximate height as the farm but the next northerly pylon LD83, 400m away, would be on ground 10m higher.

3) Presence of filtering or activity in the view:

The stable screens the Listed farmhouse from much of the view south along the Proposed Route. Although this does not affect the view to the rear of the farmhouse of the Proposed Route progressing up Tickenham Ridge, there is some tree cover that would partially filter the intervisibility with the new pylons and overhead lines.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and the nearby similar sites to any greater degree than the existing conditions.

5) Relationship of the Proposed Development to the skyline:

Pylon LD81 immediately to the south would break the skyline. Those further to the south are unlikely to do so and would instead be backgrounded against Tickenham Marsh. Those to the north that are visible are likely to be partly backgrounded, in that case against woodland on the higher slopes of Tickenham Ridge.

6) Dimensions/ scale relative to setting:

Proposed Development would be of a greater scale than any element of the current setting, including the extant infrastructure.

7) Prominence, dominance or conspicuousness:

The Proposed Development would replace the present pylons in being the most prominent and conspicuous element of the setting. Due to their greater height, and despite there being only one rather than two lines, the Proposed Route would be more dominant than the extant infrastructure.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

Magnitude of Effect would be low adverse. Significance of Effect would be minor adverse.

LB1075 Coach House & Stable ~10m North East of Naish Farmhouse

LB1076 Statue of King John, ~ 10m North of Naish House

LB1077 Little Naish

LB1079 Gazebo, Steps & Garden Wall ~50m North East of Naish House

LB1082 The Lodge

These five assets form a closely associated group, and are reported here together. The effects of the Proposed Development have been assessed with due consideration to the group value of these assets.

Four Grade II Listed Buildings/structures

Legacy IDs: 33680, 1129093 (LB1075); 33678, 1136497 (LB1076), 33676, 1129091 (LB1077); 33679, 1320968 (LB1079); 33677, 1129092 (LB1082)

Location: Section E, off Whitehouse Lane, Naish Hill, ST 47669 73317 (LB1075); ST 47741 73417 (LB1076); ST 47856 73448 (LB1077); ST 47834 73486 (LB1079); ST 48014 73559

Appendix 11A Figure Nos.: 11A.1.27, 11A.2.15

Designation Details

LB1075:

“Coach house and stable, now garage and outbuildings. c. 1830-40. Rubble with freestone dressings. 2 storeys with an embattled parapet, 1:1:1 bays, centre bay slightly advanced with wide segmental-headed carriage entry, with impost and triple keystone, 2-light casement above with 4-centred heads and square hood mould; similar windows to outer bays, but 3-light at ground floor; single storey single bay wing to right. Part of the extensive service and garden buildings of the former Naish House (burnt and demolished), all in a Gothic style.”

LB1076

“Statue. Late C18/early C19 Limestone. Square ashlar base with moulded cornice. Carved standing figure of King John with a falcon on his left hand, a scroll in his right and the Magna Carta at his feet. ... statue now in the grounds of mid C20 Naish House.”

LB1077:

Gardener's cottage, now house. c. 1830-40. Rubble with limestone dressings, ashlar parapet and slate roofs. Perpendicular Gothic style. 3-stage tower has polygonal stair turret with weathered buttress, string courses, lancets and gargoyles below embattled parapet... single

storey wing to south and east... Left return has canted bay to each side of south wing..."

LB1079:

Gazebo, steps and garden wall. c. 1830-40. Rubble with limestone dressings and pyramidal slate roof, rubble wall. Octagonal gazebo; Perpendicular Gothic style. Wall attached to west of gazebo, about 30 metres long and 4 metres high with stone seat set at first floor level; upper storey of gazebo approached by flight of 11 steps to south. Gazebo of 2 storeys..."

LB1082:

"Lodge, now house. c. 1830-40, with C20 addition to rear. Rubble, limestone dressings, double Roman tiled roof, rendered rear addition. Central block with wing to each side; Perpendicular Gothic style. Single storey, front has gable end with bargeboards, central canted bay... single storey wing to each side... parapet and coping and raised coped verges to left, stack rising from left side of main gable. Right return of wing has 2 gable ends... single storey addition to rear..."

Contribution of Setting to Heritage Values

The significance of this asset group is derived principally from its aesthetic value as high quality buildings and structures within what was previously a formal landscape. The group's significance is also derived from its historical value, as indicators of that former property and associative relationships with the historical figures who constructed and lived in it. Setting is a major contributor to the group's aesthetic value, and a moderate contributor to its historical value. While the group is of a type that commonly has communal value, it has few symbolic or social associations compared to other formal landscapes, locally or nationally. The group has relatively little evidential value. The setting of the statue and gazebo is more intimate than that of the buildings in this group.

Contributory Attributes of Setting

1) HLC and landscape openness:

This group of assets are located at the centre of a Post-medieval designed ornamental landscape, which encompasses the three open fields between this asset group and Cadbury Camp Lane to the south, as well as some of the wooded areas on the ridge to the north and west. The surrounding landscape is of woodland patches and medieval enclosed fields, some created by assarting. To the east, there are mature trees lining much of Whitehouse Lane on both sides. The former parkland creates an open setting within what is otherwise a closed landscape by virtue of its small fields, mature hedgerows and steep and varied topography. However, the immediate setting of the asset group is more enclosed in character due to the presence of tree-lined gardens and a lake.

2) Topography & scale:

The asset group and open fields to its south are on a relatively flat plateau at the top of Tickenham Ridge. The ground level drops to the south and

east and, more steeply, to the north. The scale of setting of the asset group is more fragmented than originally the case, due to the loss of the main building and the degradation of the formal gardens.

3) Views, formal design, & intervisibility:

There are views from the setting of the asset group to the south, across the former parkland, and north from the former main house site across Clapton-in-Gordano to Portishead, although there is unlikely to be any intervisibility with the historic buildings in Clapton-in-Gordano due to the steep terrain and tree screening. The asset group also enjoys intervisibility with sites of prehistoric, Roman and Medieval archaeological remains near the Whitehouse Lane/ Cadbury Camp Lane junction, although these have no other associations with the asset group.

4) Associative historic relationships with setting attributes:

The assets that comprise this group are all elements of a single-phase, designed landscape, and the formal design is key to the setting.

5) Degree of change since creation:

What was a high status parkland and gardens is now a mixture of domestic and agricultural land. The most significant change to setting is the loss of Naish House itself. The view north has been altered significantly by construction of the M5 and the urban/industrial expansion of towns and villages, in particular of Portishead. Many aspects of the formal gardens have not maintained, and there is evidence that boundaries between land parcels have been lost or moved, which detracts from the formal integrity of the site.

The most major recent alteration to the setting was the construction of the F Route and, to a lesser extent, F Route 132kV overhead lines. These lines cross the view south and proceed over the ridge on a north-easterly orientation. The closest asset is The Lodge (approximately 200m and 410m from the existing overhead lines), followed by Little Naish (approximately 290m and 530m), the gazebo (approximately 340m and 560m), the coach house and stable (approximately 375m and 540m) and the statue of King John (approximately 375m and 600m).

6) Links with contemporary activities:

None.

Vulnerability of Key Attributes:

The key contributory attributes are the site's formal design elements, as well as the fabric that embodies its architectural value. The layout of the former park and gardens has been sufficiently altered that it has a relatively high capacity to absorb further change without loss of significance, provided that change was not so extensive as to sever the associations of the remaining elements. The asset group would be less resistant to change within its intimate setting without loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The existing 132kV overhead lines would be removed. Construction would take place to lay an underground cable in the fields to the south, near the Cadbury Camp Lane/ Whitehouse Lane junction. This would require a 30m easement and a laydown area, and would also involve movement of vehicles, noise, dust creation etc. In addition, a 'bellmouth' entrance for access tracks leading north-east would be constructed on the opposite side of Whitehouse Lane to The Lodge, which as well as the disruption of traffic would result in disturbance due to greater traffic movement in the vicinity.

1) Distance of separation:

The closest pylon (LD88) to the main group of assets would be at least approximately 260m away. The closest pylon (LD89) to The Lodge, which is a western outlier of this group, would be approximately 160m away. The underground cabling easement would be at least 300m away.

2) Angle of view/ elevation:

The Proposed Route passes in front of the main group of assets, and past the side aspect of the Lodge. The closest two pylons are on approximately equal ground level to the asset group, but more distant pylons are on lower ground, where the Proposed Route descends on either side of Tickenham Ridge.

3) Presence of filtering or activity in the view:

Various intervening lines of trees partially filter the view from most areas of the setting, and adjacent to each of the assets. Intervisibility with the Proposed Development would be clear from some areas, although in most cases and locations only the upper parts of pylons would be visible. Most notably, although it is closest to the new pylons, The Lodge is heavily filtered by two tall stands of trees, adjacent to the asset.

4) Position in relation to key associations:

The Proposed Development would have a minor influence on the relationship between the different elements of this asset group's setting. Pylon LD88 would be constructed approximately 30m inside the original parkland, although when experienced from the asset group itself this location on the periphery results in no greater change to setting than if it were outside the physical boundary.

5) Relationship of the Proposed Development to the skyline:

The pylons would break the skyline, although their lower portions would be backgrounded by woodland.

6) Dimensions/ scale relative to setting:

The Proposed Development would be the largest element of the setting and would be out of scale with its existing elements; however, this would represent an increase in presence of the existing 132kV pylons, rather than a new element.

7) Prominence, dominance or conspicuousness:

Throughout the wider setting, the new infrastructure would be similar in terms of conspicuousness to the existing infrastructure, although due to its greater height it would be more dominant.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

For all of these assets, the Magnitude of Effect would be negligible adverse, and the Significance of Effect would be minor adverse.

LB1095 Stables & Coach house, 5 Yards to the Rear of Old Vicarage

LB1097 Old Vicarage

Two Grade II Listed Buildings

Legacy IDs: 33571, 1129049 (LB1095); 33570, 1311792 (LB1097)

Location: Section E, High Street, Portbury, ST 50305 75217 (LB1095); ST 50298 75235 (LB1097)

Appendix 11A Figure Nos.: 11A.1.27, 11A.1.38, 11A.2.16, 11A.2.17

Designation Details

LB1095:

“Stables and coachhouse, now garages and outbuildings. Circa 1540. Coursed rubble; slate roof with coped raised verges and openwork finials. 2 segmental headed coach entries to lower coachhouse at right. 2-light window (formerly a door) to stable with loft door under a dormer above... Lean-to at right end.”

LB1097:

“Vicarage, now a private house. Circa 1840. Coursed rubble with freestone dressings; slate roof behind parapet with moulded cornice, pinnacles and finials; paired decorative octagonal ashlar stacks. In a Tudor Gothic style; L-plan with a gabled cross wing to the right. 2 storeys and attics. 3 bays... Ashlar porch in re-entrant angle, embattled parapet and octagonal pinnacle to left side... The cross wing has octagonal ashlar corner turrets which terminate in decorative pinnacles... bay window on ground floor and circular window with decorated tracery in the attic. The east gable end has a 2 storey canted bay window with a plain parapet.”

Contribution of Setting to Heritage Values

The significance of this pair of assets is derived principally from their evidential value (particularly for the stables) and aesthetic value

(particularly for the vicarage). Setting makes very little contribution to the evidential value, but is a major contributor to their aesthetic value. The pair's significance also derives, to a much more limited degree, from communal and illustrative (historical) value, given their identity as a high status dwelling set apart from and uphill of the historic core of Portbury. Setting makes a moderate contribution to these values.

Contributory Attributes of Setting

1) HLC and landscape openness:

These assets are set within their own grounds, which enclose them effectively from their surroundings. The broader landscape is of late medieval enclosed open fields, and there is a small wood adjacent to the west. The assets have views north of the M5, and the industrial landscape between Portbury and Avonmouth.

2) Topography & scale:

Portbury is located at the foot of a series of low hills (Conygar Hill being one), north of which the landscape is flat until it reaches the Bristol Channel. This building group is in an elevated location, approximately 33m aOD. The hill rising behind and tall stands of evergreen trees around the curtilage lend the setting a more intimate scale than may have been the case when the buildings were originally constructed.

3) Views, formal design, & intervisibility:

The vicarage appears to have been constructed in such a way as to take advantage of a wide vista across Portbury and the mouth of the Avon. It is expected that the setting has no intervisibility with the church (LB129) or other assets in Portbury, due to the screening vegetation.

4) Associative historic relationships with setting attributes:

The remaining setting of this group is, for the most part, small and self-contained, deriving value from the associations between buildings and structures within it. The contribution of the setting relationship with the wider landscape character has been greatly reduced by modern development.

5) Degree of change since creation:

While the building group appears to have changed little, the view has changed dramatically from an agrarian to a modern industrial landscape. The vicarage has been partly disassociated from that view by new planting, although screen of evergreen trees at the front of the property is on ground 5m lower than the house, so the landscape to the north is likely to be visible from southern areas of the garden and from the vicarage, particularly its upper floors.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The vicarage's key setting attributes are the structure and form of the building group and surrounding gardens. Where the landscape is visible, the degree of modern change is such that the setting has a moderate or high capacity to absorb further alteration without loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

If the Alternative Route (via Portishead substation) were used, there would be no change to the settings of these assets, and correspondingly no effect on their heritage significance.

The Proposed Development would involve removal of a 132kV overhead line that currently crosses the landscape within 1.2km of the asset. While this is likely to be visible from the setting, given the distance and the modern character of the landscape this is not assessed as a beneficial effect on this asset group.

The Proposed Alignment would follow the route of the M5 on its northern side past Portbury, before turning north-east and cross the River Avon.

1) Distance of separation:

The closest pylon (LD100) would be approximately 550m away.

2) Angle of view/ elevation:

The Proposed Alignment would pass across the panorama in front of the asset group. The elevated position of these assets means that the Proposed Development would be a greater visual component of their settings than comparable sites that are closer but on low-lying and/or more screened locations.

3) Presence of filtering or activity in the view:

The vegetation screening around the asset group would provide partial screening, particularly the lower parts of the new 400kV pylons. The Old Vicarage would partly screen direct views of the Proposed Development from the stables and coachhouse, although intervisibility would be possible from some points within their setting, including the upper windows/loft door of the stable.

4) Position in relation to key associations:

The Proposed Alignment would further alter the views out from the setting, although little is left of the contemporary landscape's character. The presence of the pylons would also affect the more intimate setting relationships within the curtilage of the designations.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

Proposed Alignment would not be of greater scale than existing elements of the landscape, as viewed from the asset group's setting.

7) Prominence, dominance or conspicuousness:

The pylons would not form a dominant presence within the asset group's setting, however they would be conspicuous in that they would protrude above the buildings' immediate surroundings, attracting attention to themselves and away from the historically significant aspects of the more intimate setting.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

Magnitude of Effect and Significance of Effect would be neutral.

LB1100 Portbury Priors

Grade II Listed Building

Legacy IDs: 33567, 1129047

Location: Section E, Station Road, Portbury, ST 49746 75351

Appendix 11A Figure Nos.: 11A.1.27, 11A.2.16

Viewpoints: VPE5

Designation Details

"Farmhouse. Mid C17, possibly incorporating a late mediaeval building; altered C19. Random rubble; double Roman tiled and pantiled roofs; diagonal and square rubble stacks. East elevation. 2 storeys. 5 bays: the outer 4 bays are in 2 projecting wings with pitched roofs... Set back behind the wings is the main body of the house; three steep gables rise from the eaves. The central bay is part of the main house... The rear (west) elevation has 2 storey and attics in 3 steep gables... Single storey bakehouse projects at right..."

Contribution of Setting to Heritage Values

The significance of this asset is derived from a variety of values. The building has aesthetic value as a Post-medieval, relatively high status dwelling of good quality and survival. Evidential value is also a major contributor to the significance of the building, since it is multi-phase and may have earlier origins than are readily apparent. Setting is a major contributor to aesthetic value but contributes little to the evidential value. The asset derives historical value, and to a lesser extent communal value, from its representative of the former character of Portbury in what is now a modern streetscape. The setting makes a small contribution to these values, although this is reduced since the asset is enclosed modern dwellings and hedgerow.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is on the boundary between 'Portbury west' core settlement and a zone of late medieval enclosed open fields, which occupies most of the small area between Caswell Lane and the M5. Higher ground immediately to the south is characterised by woodland and assarts. The asset is set within gardens to the west and north, but enclosed by modern building to the south and west. The view north is screened by trees along two field boundaries.

2) Topography & scale:

The landscape around Portbury consists of steep hills to the south, and a flat expanse to the north, extending to the Bristol Channel. This asset is on relatively low ground, and the setting takes a small scale from the close domestic development around it.

3) Views, formal design, & intervisibility:

There are only very limited views out of the asset's setting. It is set within a garden, which itself is in the corner of a small square field, beyond which are enclosed fields. To the north, south and west the setting is bounded by domestic buildings. The site has no intervisibility with other assets, and there is no formal element to its setting, the garden being a modern design.

4) Associative historic relationships with setting attributes:

This asset is not closely related to the attributes of its setting, with the exception of the aesthetic value of the building fabric itself.

5) Degree of change since creation:

The asset's setting has been changed drastically since its construction, due to the encroachment of other housing development. The enclosed fields to the west are remnants of the original setting. The setting is also affected by noise from the M5.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

The key aesthetic value of the asset is vulnerable to further development in its vicinity, but other elements within the immediate setting contribute little to it. The setting therefore has a moderate capacity to withstand change.

Attributes of the Proposed Development that May Alter Setting

Description:

If the Alternative Route (via Portishead substation) were used, there would be no change to the settings of this asset, and correspondingly no effect on its heritage significance.

The Proposed Alignment would follow the route of the M5 on its northern side past Portbury. To the south, it would cross the M5 and progress up Tickenham Ridge.

1) Distance of separation:

Overhead lines would pass within approximately 200m. Closest pylon LD97 would be approximately 250m away.

2) Angle of view/ elevation:

The Proposed Alignment would pass across the view to the side of the asset on approximately equal ground level.

3) Presence of filtering or activity in the view:

The view north towards the M5 is filtered by two land boundaries composed of dense lines of evergreen trees. These would provide less effective filtering of the view in winter. Intervisibility with the Proposed Development would therefore be very limited; however, the upper part of nearest pylon LD97 would be visible, and other pylons would be visible in unfiltered views to the west, where the Proposed Route follows the M5 and rises over Tickenham Ridge. In addition, visibility would be greater from the upper floor of the asset.

4) Position in relation to key associations:

The Proposed Alignment would appear in some views to the west, beyond the late medieval enclosed fields.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, the pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The Proposed Alignment would be on a much larger scale than components of the existing setting.

7) Prominence, dominance or conspicuousness:

The closest pylons of the Proposed Alignment would be conspicuous in the setting, as they would be perceptible above the tree-line. Pylons further in the distance to the west would not be dominant in the setting.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

The Magnitude of Effect and Significance of Effect would be neutral.

Section G (Bristol)

SM260 Mere Bank and its Flanking Ditches

The upstanding element of this asset appears to continue south-eastwards, outside the designated area and under the M49 motorway. It is unclear whether this section (HB68) is part of the original fabric of the monument, or whether it is a reconstruction following creation of the motorway.

Scheduled Monument

Legacy IDs: 27988, 1020664

Location: Section G, near Kings Weston Lane, Avonmouth, NGR ST 53197 79354

Appendix 11A Figure Nos.: 11A.1.27, 11A.1.38, 11A.1.42, 11A.2.18

Designation Details

“...a 1.15km length of the Mere Bank, a linear flood defence of probable medieval date, and its flanking ditches. It is located within an industrial area of Avonmouth, to the north west of the M5 motorway. Although it may have Roman origins the present Mere Bank relates to medieval (probably 12th or 13th century) attempts to protect an area of land from sea and river inundation. To the south west of the bank, the present estuary of the River Avon is 2.5km away, and to the north west, the Severn Estuary is within 1.25km of the northern end of the monument. The monument comprises a low bank (the Mere Bank) with two flanking ditches. ...The Bank itself is 3m-5m wide and the whole monument is approximately 9m in width. The top of the Mere Bank is only about 0.25m above the natural ground level on its south western side, but it stands about 1.3m above the base of the flanking south west ditch and 1.9m above the base of the Mere Bank Rhine on its north east side.”

Contribution of Setting to Heritage Values

The major contributor to significance is the asset's evidential value, as it illustrates at a huge scale the different landscape and environment that was present in the past. Historical value contributes a moderate proportion of significance. The aesthetic and communal (i.e. social) values of the asset are also relatively minor. The asset's setting contributes greatly to its historical value.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a strip of historic landscape characterised as 'Post medieval (15th - 17th C) irregular field enclosed from anciently reclaimed inland moors'; however, the surrounding area comprises a landscape of modern light industrial and large-scale utility zones, and two motorways pass to the east. The landscape is generally open, having rectangular pastures with low hedges along most of either side, although a sewage plant occupies much of the northern side. The asset itself is a barrier to openness, as its mass and height obstruct both views and movement.

2) Topography & scale:

The landscape is very flat, being originally a drained wetland. The scale of the setting is massive, since the designated monument extends for approximately 1.2km, and associated archaeological remains or extant ditches may continue for the same distance north-west to the Bristol

Channel, or for at least 250m south-east to the M5 (HL68) and possibly beyond.

3) Views, formal design, & intervisibility:

The modern development in the setting, and the flat landscape, have limited the possible views to and from the monument. An understanding of its size and location can be obtained from a few locations where an elevated view is possible, for example on the M5 flyover, from which the monument is visible as a very straight line of trees and bushes seemingly cutting across any other development into the distance. It's mass can also be apprehended from the view at Merebank Road, or by walking beside the monument. The site has little intervisibility with other assets, although there are a number of areas of Ridge and Furrow nearby that may share its setting.

4) Associative historic relationships with setting attributes:

As above.

5) Degree of change since creation:

At the time of the monument's construction, the landscape was most likely to have been very waterlogged, and since has gradually been reclaimed and turned to agricultural use. The area has since become an industrial landscape, and the sewage plant is a further alteration to the setting, both of which changes have detracted from the contribution that setting makes to the values of the asset. The M5 and M49 motorways have been constructed at one end of the asset, and there are also two 132kV overhead lines, one of which passes close to and the other oversails the monument. The motorways also produce noise and movement, which detract further from the heritage significance derived from the setting.

6) Links with contemporary activities:

The flanking ditches are still functioning aspects of the drainage landscape of Avonmouth, and form probably the earliest phase of a palimpsest of such features. Near the Proposed Development, the ditches are being used as a sewage works overflow / outflow.

Vulnerability of Key Attributes:

The key contributory attributes of the setting are the scale of the asset, its relationship with the former agricultural landscape. It is notable, however, that in the locality of the Proposed Development this setting has already been altered by the presence of two 132kV overhead lines, two motorways and the sewage plant, which increases its capacity to absorb change of a similar nature. The capacity of the extant setting to absorb change of the type proposed is therefore high.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Development would involve removal of two 132kV overhead lines (one of which would be replaced with an underground cable), and creation of a 400kV overhead line in the same approximate location. The Proposed Route would approach the asset from the south-west, oversail it and continue north-east.

1) Distance of separation:

The Proposed Route oversails the asset. The closest pylon would be approximately 100m away.

2) Angle of view/ elevation:

Proposed Route is approximately perpendicular to the asset, and on ground at the same height.

3) Presence of filtering or activity in the view:

There are no screening or filtering effects between the asset and the Proposed Route, or between other views incorporating both.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and nearby assets, and is too localised (relative to the massive scale of the monument) to make a substantial alteration to the monument's associations with the wider landscape.

5) Relationship of the Proposed Development to the skyline:

As with the existing 132kV pylons, the new 400kV pylons would break the skyline in views south-west and north-west from the asset. In views along the asset from the north-west (either from Merebank Road or beside the monument), the pylons would be partly backgrounded by the motorway flyovers and higher ground beyond.

6) Dimensions/ scale relative to setting:

The Proposed Development would be of greater scale but fewer in number than the 132kV overhead lines in the existing setting, which would be removed.

7) Prominence, dominance or conspicuousness:

The pylons constructed for the Proposed Development would be more prominent than the existing pylons, although both are visible over a wide area, for example along the motorways. The dominance of this form of modern infrastructure, over other features within the setting that detract from heritage values as well as those that enhance them, would be increased.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None, although undergrounding to the east is likely to affect associated remains HL68.

Effect Due to Changes to Setting

The Magnitude of Effect would be negligible adverse. The Significance of Effect would be minor adverse.

LB1191 Numbers 7 to 26 (Consecutive) Gloucester Road & The Royal Hotel

Grade II Listed Building

Legacy IDs: 379605, 1202234

Location: Section G, Gloucester Road, Avonmouth, ST 51454 78149

Appendix 11A Figure Nos.: 11A.1.27, 11A.1.38, 11A.2.17, 11A.2.18

Designation Details

“Parade of shops and a hotel. c1870s. Limestone ashlar and brick, brick ridge stacks and pantile roof. Double-depth plan. Each of 3 storeys; 2-window range. A symmetrical composition with gables at the ends and paired in the centre, which step forward... In front is a raised Pennant-flagged pavement. An imposing and well-detailed terrace front.”

Contribution of Setting to Heritage Values

The significance of this asset is derived from its evidential value, and also to a lesser extent from historical and aesthetic values. It is an imposing example of good quality Victorian domestic and commercial architecture, and illustrates well the former character of the area. The asset also derives significance from its social importance (communal value) as a source of local identity and distinctiveness. Setting is a contributor to these values, although it is primarily the architectural quality of the building’s fabric rather than the aesthetic qualities of the surroundings that lend the asset its significance.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is set within the settlement of Avonmouth, which is composed of 19th and 20th century built heritage. The immediate setting is an intimate, Victorian streetscape; however, modern, single storey light industrial buildings adjoining the railway depot occupy the southern side of Gloucester Road opposite this asset.

2) Topography & scale:

The local topography is very flat. The setting of this asset includes large and small buildings and structures, lending it a broader scale than the streets to the north.

3) Views, formal design, & intervisibility:

The low height of the modern properties to the south permit relatively open views above their roof-lines. The view south-west along the road to the docks is also clear.

4) Associative historic relationships with setting attributes:

This asset relates to the contemporary built heritage of Avonmouth to the north.

5) Degree of change since creation:

The open vistas over the railway and docks are unchanged from the date when the asset was constructed; however, the modern properties reduce the degree to which the setting contributes to the significance of the Listed terrace.

6) Links with contemporary activities:

The hotel continues in its original function.

Vulnerability of Key Attributes:

The key contributory attributes of the setting are the architectural quality and the commercial/industrial character of the streetscape. The setting is therefore less vulnerable to changes of an industrial nature than other locations along the Proposed Route, since the setting is already partly industrial in character. Overall, the setting has a moderate or high capacity to absorb change without loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Route would run in a north-westerly orientation between Avonmouth Docks and the railway (passing near the asset on its western side) before proceeding north.

1) Distance of separation:

Closest Pylon LD111 would be approximately 65m from the Listed Building's curtilage. Three more pylons to the south would be approximately 320m, 620m and 800m away.

2) Angle of view/ elevation:

Nearest Pylon LD111 would be at an oblique angle to the front entrance of the properties that comprise this asset, such that (for example) it would be visible on the right-hand side when exiting. Pylons LD109 and LD110 would be directly in front of the asset, while Pylon LD108 would be somewhat to one side. The Proposed Route would be built on ground at an equal height to the asset.

3) Presence of filtering or activity in the view:

Intervisibility with the Proposed Development would be clear from the asset. The nearest pylon and overhead lines would be visible without any filtering or screening, and three pylons would be visible above partial screening from the railway depot.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and the nearby similar sites.

5) Relationship of the Proposed Development to the skyline:

Where they are visible, all pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The pylons of the Proposed Development would be the largest elements of the front (Gloucester Road facing) part of the setting, although there are or have been other massive structures in the broader setting. No.1 Granary, for example, has no intervisibility with this asset but makes a minor contribution to its setting.

7) Prominence, dominance or conspicuousness:

The Proposed Development would be the most dominant aspect of the setting, and would be extremely prominent. The conspicuousness of the Proposed Development would be increased by the concentration of pylons in the centre of the view.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None

Effect Due to Changes to Setting

The Magnitude of Effect would be negligible adverse. The Significance of Effect would be minor adverse.

BH61 No.1 Granary/ CWS Wheat Silo

Non-designated historic building

Legacy ID: 2191M

Location: Section G, King Road, Avonmouth Docks, ST 51289 78542

Appendix 11A Figure Nos.: 11A.2.18

HER Details

“...the earliest of five reinforced concrete granaries in the Royal Edward Dock, was built at the same time as the dock in 1908 and formed part of the first bulk grain handling installation in the port. The building is 220 feet long, 71 feet wide, and approximately 85 feet high. The north end housed intake elevators and weighers, the middle is occupied by 65 rectangular storage silos, and at the south end there was floor storage on six floors, later given over to additional handling equipment...”

Contribution of Setting to Heritage Values

The significance of this asset is derived principally from its social (communal) value, as a dominant landmark that defines the area as relating to its docklands past. For the same reasons, historical value is a major contributor to significance. The asset also derives a moderate proportion of significance from its aesthetic value, being an iconic industrial design. Setting makes a moderate contribution these three forms of value. Little or none of the asset's significance is derived from evidential value,

since there is little to be learned from the building's fabric that is not known from documentary sources.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is set in the modern docks area. The immediate setting is very open, with wide areas of hard standing to south, west and north. The asset stands at the end of Avonmouth Way, which is a key historic thoroughfare, although it is now a dual carriageway.

2) Topography & scale:

The landscape is very flat, and dominated by a number of modern industrial or office buildings, of which the asset is pre-eminent.

3) Views, formal design, & intervisibility:

The landscape is industrial in character, which lends an industrial or economic structure to the layout of its components (or former components); it is in that sense a designed setting. There are clear views to/from the asset to the north and south along the docks, and along Avonmouth Way, but no intervisibility with other heritage assets.

4) Associative historic relationships with setting attributes:

This asset relates to the historic town of Avonmouth, and as such is associated with the surviving domestic and commercial built heritage to the south-west. Given the distance of separation, and the lack of visual associations (either intervisibility or simultaneous presence in views) or other shared characteristics such as presence along the same routes, these assets make only minor contributions to setting.

5) Degree of change since creation:

The openness of the surrounding streetscape is the result of demolition of a group of associated silos, the asset being the last remaining example. The Victorian and Edwardian settlement of Avonmouth was previously represented by civic and commercial buildings close to the asset, which have been replaced by modern development that also reduce the degree to which the setting contributes to the significance of the asset.

6) Links with contemporary activities:

The asset is not in use and related to international trade in food, which is a minor or non-existent aspect of the current port's economic activities. However, the asset provides a historic link between past and contemporary docklands activity.

Vulnerability of Key Attributes:

The key contributory attribute of the setting is the asset's dominating and monolithic presence in an otherwise low-rise and fairly open environment. This setting is highly resistant to certain forms of change, for example redevelopments that may be extensive but are relatively low in height. However, the scale of the asset comprises a large proportion of the

contribution that setting makes to the communal and aesthetic values of the asset, so this attribute has relatively low capacity to absorb change without resulting in a loss of significance.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Route runs along the dockside, past the asset and then north-east across Avonmouth.

1) Distance of separation:

Closest Pylon LD113 would be approximately 85m south of asset, and Pylon LD114 would be approximately 180m to the east. The overhead lines would pass in front of the asset, within approximately 30m.

2) Angle of view/ elevation:

The Proposed Route approaches the asset from the side (south, before passing in front of it. The asset and the pylons would be on equal ground level.

3) Presence of filtering or activity in the view:

Intervisibility with the three closest pylons would be clear from the asset and throughout its setting. Others would be wholly or partly screened by buildings.

4) Position in relation to key associations:

The Proposed Development would not influence the setting relationship between the asset and other assets, but it would interrupt lines of sight within the setting between the asset and the streetscape in which it is set.

5) Relationship of the Proposed Development to the skyline:

The pylons would break the skyline.

6) Dimensions/ scale relative to setting:

The new pylons would be smaller in height and much narrower than the asset, but still of a similar scale.

7) Prominence, dominance or conspicuousness:

The new pylons would comprise a prominent element of the setting, principally due to their mass, although they would be subordinate to the dominance of the asset itself. The conspicuousness of the Proposed Development would be increased by the eye-catching presence of the overhead lines passing in front of the asset.

8) Changes to archaeological context/ hydrology/ soil chemistry:

None.

Effect Due to Changes to Setting

The Magnitude of Effect would be low adverse. The Significance of Effect would be minor adverse.

Section H: Hinkley Point (Somerset)

SM87 Round Cairn known as Pixie's Mound

Scheduled Monument

Legacy IDs: SO 28

Location: Hinkley Point Power Station, NGR ST 20907 45575

Appendix 11A Figure Nos.: 11A.1.44, 11A.2.20

Viewpoints: VPH1, VPH4

Designation Details

"...round cairn situated at the summit of a low coastal hill, overlooking Bridgwater Bay at Hinkley Point. The barrow survives as a circular mound measuring up to 27m in diameter and 1.7m high. ... excavation revealed a two-phase burial structure with a central primary mound defined by a dry stone retaining kerb up to 1.1m high with a diameter of approximately 9m. This was subsequently enlarged to a diameter of approximately 25m by the addition of large quantities of stone with some sizeable individual blocks."

Contribution of Setting to Heritage Values

The significance of the asset is derived from several values. It has some value for future research (evidential value). The asset has historic (illustrative) value, as well as communal value as a funerary monument. The aesthetic value the asset may have had is severely constrained by the presence of existing modern development. Setting makes a contribution to its historic and communal values, which are major contributors to significance.

Contributory Attributes of Setting

1) HLC and landscape openness:

The asset is within a strip of land characterised as 'anciently enclosed, pre-17th century'; however, most of the surrounding fields comprise a zone of 19th century apportionment, and it adjacent to a nuclear power station with two reactors.

2) Topography & scale:

The land drops gradually from the south towards the Bristol Channel.

3) Views, formal design, & intervisibility:

The landscape is an agricultural one, with no formal element to its design. There are views to and from the setting of the asset up to areas around Wick and Shurton; however there is no intervisibility between the roads near those settlements and the asset itself.

The barrow is visible from parts of the Hinkley Point C Power Station site to the west.

4) Associative historic relationships with setting attributes:

None; the asset is an isolated prehistoric element.

5) Degree of change since creation:

The landscape of Wick Moor during the Bronze Age is not known. However, it is clear that the Post-medieval landscape is a completely different form. The principal change is the presence of the power station, which dominates the setting. A group of three closely parallel 400kV overhead lines and pylons are also visible in the setting, leading from the power station in a south-easterly direction.

6) Links with contemporary activities:

None known.

Vulnerability of Key Attributes:

Topography, i.e. the general location and presence on Wick Moor, and the physicality of the monument itself are the key physical attributes that contribute to significance. Other contributory aspects of the setting are related to knowledge of the site, rather than perceptible setting attributes. These attributes are of moderate and high capacity to withstand change without loss of significance; however, this may cease to be the case if a 'tipping point' were reached beyond which development severed the last links with which the historic value of the asset could be appreciated.

Attributes of the Proposed Development that May Alter Setting

Description:

The Proposed Development would involve removal of some 400kV pylons that currently connect to the existing Hinkley Point B Power Station (west of the asset), and creation of new pylons to link to the proposed Hinkley Point C Power Station (east of the asset). This would involve a slight increase in the quantity of infrastructure, and relocation of several pylons to positions closer to the asset. Some existing pylons to the west would be retained, meaning that there would be infrastructure on two sides of the monument and a power station on another. If the proposed Hinkley Point C Power Station is constructed, that would occupy the fourth side.

1) Distance of separation:

The Proposed Route would reach to within approximately 300m of the asset.

2) Angle of view/ elevation:

The Proposed Development would be on ground at approximately the same height as the new pylons would be built. When viewed from the nearby road, the new infrastructure would be perceived as behind and on either side of the asset.

3) Presence of filtering or activity in the view:

There are thick plots of woodland to the north and west that partially screen the extant power station and partly screen the extant substations

associated with it. This would provide only partial filtering of the Proposed Development.

4) Position in relation to key associations:

The Proposed Development would intervene between the asset and Wick Moor, and would thus affect the degree to which the relationship between the asset and its environment can be understood.

5) Relationship of the Proposed Development to the skyline:

The pylons would be partially backgrounded against the topography, which rises to the south, but the upper parts of the pylons would be viewed against the skyline.

6) Dimensions/ scale relative to setting:

While it would be substantial in comparison to the asset, the infrastructure for the Proposed Development would be no bigger than the extant 400kV pylons and much smaller scale than the extant power station, which are notable within the current setting.

7) Prominence, dominance or conspicuousness:

Throughout the wider setting, the new infrastructure would similar in terms of conspicuousness to the existing infrastructure, although due to its closer proximity it would be more dominant when experienced from close to the asset.

8) Changes to archaeological context/ hydrology/ soil chemistry:

The Proposed Development may result in changes to archaeological context, hydrology and/or soil chemistry on Wick Moor, but these would not affect the asset.

Effect Due to Changes to Setting

Magnitude of effect would be low adverse. Significance of Effect would be moderate adverse.

ⁱ Department for Energy and Climate Change (DECC), 2011a. *National Policy Statement for Energy (EN-1)*.

ⁱⁱ Department for Communities and Local Government (DCLG), 2012. *National Planning Policy Framework (NPPF)*.

ⁱⁱⁱ English Heritage (EH), 2011a. *The Setting of Heritage Assets*.

^{iv} EH *op. cit.*

^v EH *op. cit.*, p. 18

^{vi} EH *op. cit.*, p. 17

^{vii} Scottish Natural Heritage (SNH), 2006. *Visual representation of Windfarms: Good Practice Guidance*.

^{viii} National Grid (NG), 2012. *Hinkley Point C Connection Project: Bridgwater to Seabank Connection Options Report*.

^{ix} English Heritage (EH), 2011a. *The Setting of Heritage Assets*.

^x EH *op. cit.*, p.17

^{xi} EH *op. cit.*, p.19

^{xii} EH *op. cit.*, p. 21