

Appendix A - Technical Information: Magnetometer Survey Method

Grid Positioning

For hand held gradiometers the location of the survey grids has been plotted together with the referencing information. Grids were set out using a Trimble R8 Real Time Kinematic (RTK) VRS Now GNSS GPS system.

For CARTEASY^N collected data each data point had its position recorded using a Trimble R10 Real Time Kinematic (RTK) VRS Now GNSS GPS system. The geophysical survey area is georeferenced relative to the Ordnance Survey National Grid.

An RTK GPS (Real-time Kinematic Global Positioning System) can locate a point on the ground to a far greater accuracy than a standard GPS unit. A standard GPS suffers from errors created by satellite orbit errors, clock errors and atmospheric interference, resulting in an accuracy of 5m-10m. An RTK system uses a single base station receiver and a number of mobile units. The base station re-broadcasts the phase of the carrier it measured, and the mobile units compare their own phase measurements with those they received from the base station. This results in an accuracy of around 0.01m.

Technique	Instrument	Traverse Interval	Sample Interval
Magnetometer	Bartington Grad 601-2	1m	0.25m
Magnetometer	CartEasy ^N cart system (Bartington Grad 601 sensors)	0.75m	0.125m

Instrumentation: Bartington Grad601-2 / GSB CARTEASY^N Cart system

Both the Bartington and CARTEASY^N instruments operate in a gradiometer configuration which comprises fluxgate sensors mounted vertically, set 1.0m apart. The fluxgate gradiometer suppresses any diurnal or regional effects. The instruments are carried, or cart mounted, with the bottom sensor approximately 0.1-0.3m from the ground surface. At each survey station, the difference in the magnetic field between the two fluxgates is measured in nanoTesla (nT). The sensitivity of the instrument can be adjusted; for most archaeological surveys the most sensitive range (0.1nT) is used. Generally, features up to 1m deep may be detected by this method, though strongly magnetic objects may be visible at greater depths. The Bartington instrument can collect two lines of data per traverse with gradiometer units mounted laterally with a separation of 1.0m. The CARTEASY^N system has four gradiometer units mounted at 0.75m intervals across its frame – rather than working in grids, the cart uses an on-board survey grade GNSS for positioning. The cart system allows for the collection of topographic data in addition to the magnetic field measurements.

The readings are logged consecutively into the data logger which in turn is daily down-loaded into a portable computer whilst on site. At the end of each site survey, data is transferred to the office for processing and presentation.

Data Processing

Zero Mean Traverse	This process sets the background mean of each traverse within each grid to zero. The operation removes striping effects and edge discontinuities over the whole of the data set.
Step Correction (Destagger)	When gradiometer data are collected in 'zig-zag' fashion, stepping errors can sometimes arise. These occur because of a slight difference in the speed of walking on the forward and reverse traverses. The result is a staggered effect in the data, which is particularly noticeable on linear anomalies. This process corrects these errors.
Interpolation	When geophysical data are presented as a greyscale, each data point is represented as a small square. The resulting plot can sometimes have a 'blocky' appearance. The interpolation process calculates and inserts additional values between existing data points. The process can be carried out with points along a traverse (the x axis) and/or between traverses (the y axis) and results in a smoother greyscale image.

Display

XY Trace Plot	This involves a line representation of the data. Each successive row of data is equally incremented in the Y axis, to produce a stacked profile effect. This display may incorporate a hidden-line removal algorithm, which blocks out lines behind the major peaks and can aid interpretation. The advantages of this type of display are that it allows the full range of the data to be viewed and shows the shape of the individual anomalies. The display may also be changed by altering the horizontal viewing angle and the angle above the plane.
Greyscale Plot	This format divides a given range of readings into a set number of classes. Each class is represented by a specific shade of grey, the intensity increasing with value. All values above the given range are allocated the same shade (maximum intensity); similarly all values below the given range are represented by the minimum intensity shade.

Interpretation Categories

In certain circumstances (usually when there is corroborative evidence from desk based or excavation data) very specific interpretations can be assigned to magnetic anomalies (for example, *Roman Road, Wall, etc.*) and where appropriate, such interpretations will be applied. The list below outlines the generic categories commonly used in the interpretation of the results.

<i>Probable Archaeology</i>	This term is used when the form, nature and pattern of the response are clearly or very probably archaeological and /or if corroborative evidence is available. These anomalies, whilst considered anthropogenic, could be of any age.
<i>Possible Archaeology</i>	These anomalies exhibit either weak signal strength and / or poor definition, or form incomplete archaeological patterns, thereby reducing the level of confidence in the interpretation. Although the archaeological interpretation is favoured, they may be the result of variable soil depth, plough damage or even aliasing as a result of data collection orientation.
<i>Industrial / Burnt-Fired</i>	Strong magnetic anomalies that, due to their shape and form or the context in which they are found, suggest the presence of kilns, ovens, corn dryers, metal-working areas or hearths. It should be noted that in many instances modern ferrous material can produce similar magnetic anomalies.
<i>Former Field Boundary (probable & possible)</i>	Anomalies that correspond to former boundaries indicated on historic mapping, or which are clearly a continuation of existing land divisions. Possible denotes less confidence where the anomaly may not be shown on historic mapping but nevertheless the anomaly displays all the characteristics of a field boundary.
<i>Ridge & Furrow</i>	Parallel linear anomalies whose broad spacing suggests ridge and furrow cultivation. In some cases the response may be the result of more recent agricultural activity.
<i>Agriculture (ploughing)</i>	Parallel linear anomalies or trends with a narrower spacing, sometimes aligned with existing boundaries, indicating more recent cultivation regimes.
<i>Land Drain</i>	Weakly magnetic linear anomalies, quite often appearing in series forming parallel and herringbone patterns. Smaller drains will often lead and empty into larger diameter pipes and which in turn usually lead to local streams and ponds. These are indicative of clay fired land drains.
<i>Natural</i>	These responses form clear patterns in geographical zones where natural variations are known to produce significant magnetic distortions.
<i>Magnetic Disturbance</i>	Broad zones of strong dipolar anomalies, commonly found in places where modern ferrous or fired materials (e.g. brick rubble) are present. They are presumed to be modern.
<i>Service</i>	Magnetically strong anomalies usually forming linear features indicative of ferrous pipes/cables. Sometimes other materials (e.g. pvc) cause weaker magnetic responses and can be identified from their uniform linearity crossing large expanses.
<i>Ferrous</i>	This type of response is associated with ferrous material and may result from small items in the topsoil, larger buried objects such as pipes, or above ground features such as fence lines or pylons. Ferrous responses are usually regarded as modern. Individual burnt stones, fired bricks or igneous rocks can produce responses similar to ferrous material.
<i>Uncertain Origin</i>	Anomalies which stand out from the background magnetic variation, yet whose form and lack of patterning gives little clue as to their origin. Often the characteristics and distribution of the responses straddle the categories of <i>Possible Archaeology</i> and <i>Possible Natural</i> or (in the case of linear responses) <i>Possible Archaeology</i> and <i>Possible Agriculture</i> ; occasionally they are simply of an unusual form.

Where appropriate some anomalies will be further classified according to their form (positive or negative) and relative strength and coherence (trend: weak and poorly defined).

Appendix B - Technical Information: Magnetic Theory

Detailed magnetic survey can be used to effectively define areas of past human activity by mapping spatial variation and contrast in the magnetic properties of soil, subsoil and bedrock. Although the changes in the magnetic field resulting from differing features in the soil are usually weak, changes as small as 0.2 nanoTeslas (nT) in an overall field strength of 48,000nT, can be accurately detected.

Weakly magnetic iron minerals are always present within the soil and areas of enhancement relate to increases in *magnetic susceptibility* and permanently magnetised *thermoremanent* material.

Magnetic susceptibility relates to the induced magnetism of a material when in the presence of a magnetic field. This magnetism can be considered as effectively permanent as it exists within the Earth's magnetic field. Magnetic susceptibility can become enhanced due to burning and complex biological or fermentation processes.

Thermoremanence is a permanent magnetism acquired by iron minerals that, after heating to a specific temperature known as the Curie Point, are effectively demagnetised followed by re-magnetisation by the Earth's magnetic field on cooling. Thermoremanent archaeological features can include hearths and kilns and material such as brick and tile may be magnetised through the same process.

Silting and deliberate infilling of ditches and pits with magnetically enhanced soil creates a relative contrast against the much lower levels of magnetism within the subsoil into which the feature is cut. Systematic mapping of magnetic anomalies will produce linear and discrete areas of enhancement allowing assessment and characterisation of subsurface features. Material such as subsoil and non-magnetic bedrock used to create former earthworks and walls may be mapped as areas of lower enhancement compared to surrounding soils.

Magnetic survey is carried out using a fluxgate gradiometer which is a passive instrument consisting of two sensors mounted vertically 1m apart. The instrument is carried about 30cm above the ground surface and the top sensor measures the Earth's magnetic field whilst the lower sensor measures the same field but is also more affected by any localised buried field. The difference between the two sensors will relate to the strength of a magnetic field created by a buried feature, if no field is present the difference will be close to zero as the magnetic field measured by both sensors will be the same.

Factors affecting the magnetic survey may include soil type, local geology, previous human activity, disturbance from modern services etc.

GSB

PROSPECTION Ltd

Celebrating over 25 years at the
forefront of archaeological geophysics



Tel: +44 (0)1274 835016
Fax: +44 (0)1274 830212
Email: info@gsbsumo.com
Web: www.gsbprospection.com



Appendix 9 –

Archaeology Trial Trenching Report, January 2021

SCMG20



SNOW CAPEL, MATSON, GLOUCESTERSHIRE

ARCHAEOLOGICAL TRIAL TRENCHING

commissioned by Edward Ware Homes and Bromford Developments Ltd

January 2021

SNOW CAPEL, MATSON, GLOUCESTERSHIRE

ARCHAEOLOGICAL TRIAL TRENCHING

commissioned by Edward Ware Homes and Bromford Developments Ltd

January 2021

© 2021 by Headland Archaeology (UK) Ltd
Contains OS open data © Crown copyright and database right (2021).

This report adheres to the quality standard of ISO 9001:2015

PROJECT INFO:

HA Project Code **SCMG20** / NGR **SO 8500 1420** / Parish **Matson** / Local Authority **Gloucestershire County Council** / OASIS Ref. **headland4-411065** / Archive Repository **Gloucester City Museum**

PROJECT TEAM:

Project Manager **Ailsa Westgarth** / Author **Beth Doyle** / Fieldwork **Alexander Smith, Beth Doyle, Edward McBride** / Graphics **Rafael Maya Torcelly**

Approved by **Ailsa Westgarth**



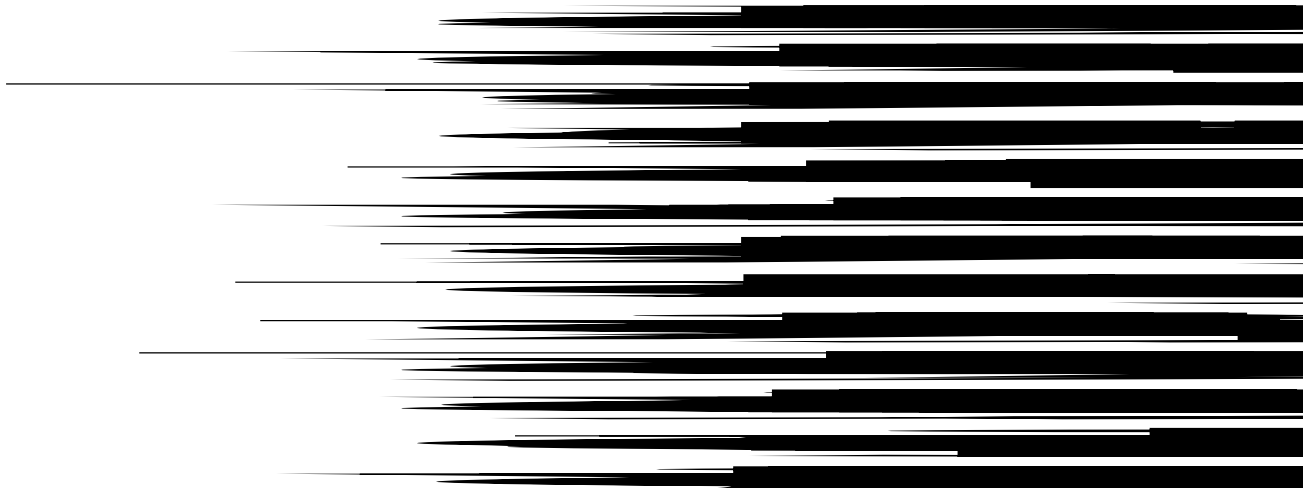
Headland Archaeology Midlands & West
Unit 1 | Clearview Court | Twyford Rd | Hereford HR2 6JR
t 01432 364 901
e midlandsandwest@headlandarchaeology.com
w www.headlandarchaeology.com



part of the **RSK** Group



PROJECT SUMMARY



had been filled during the M5 construction.

CONTENTS

1	INTRODUCTION	1
	1.1 SITE LOCATION AND DESCRIPTION	1
	1.2 ARCHAEOLOGICAL BACKGROUND	1
	1.3 AIMS AND OBJECTIVES	2
2	METHODOLOGY	3
	2.1 SITE WORKS	3
	2.2 RECORDING	3
	2.3 REPORTING AND ARCHIVES	3
3	RESULTS	3
4	CONCLUSION	4
5	REFERENCES	5
6	APPENDICES	6
	APPENDIX 1 SITE & CONTEXT REGISTERS	6
	APPENDIX 2 OASIS DATA COLLECTION FORM: ENGLAND	7

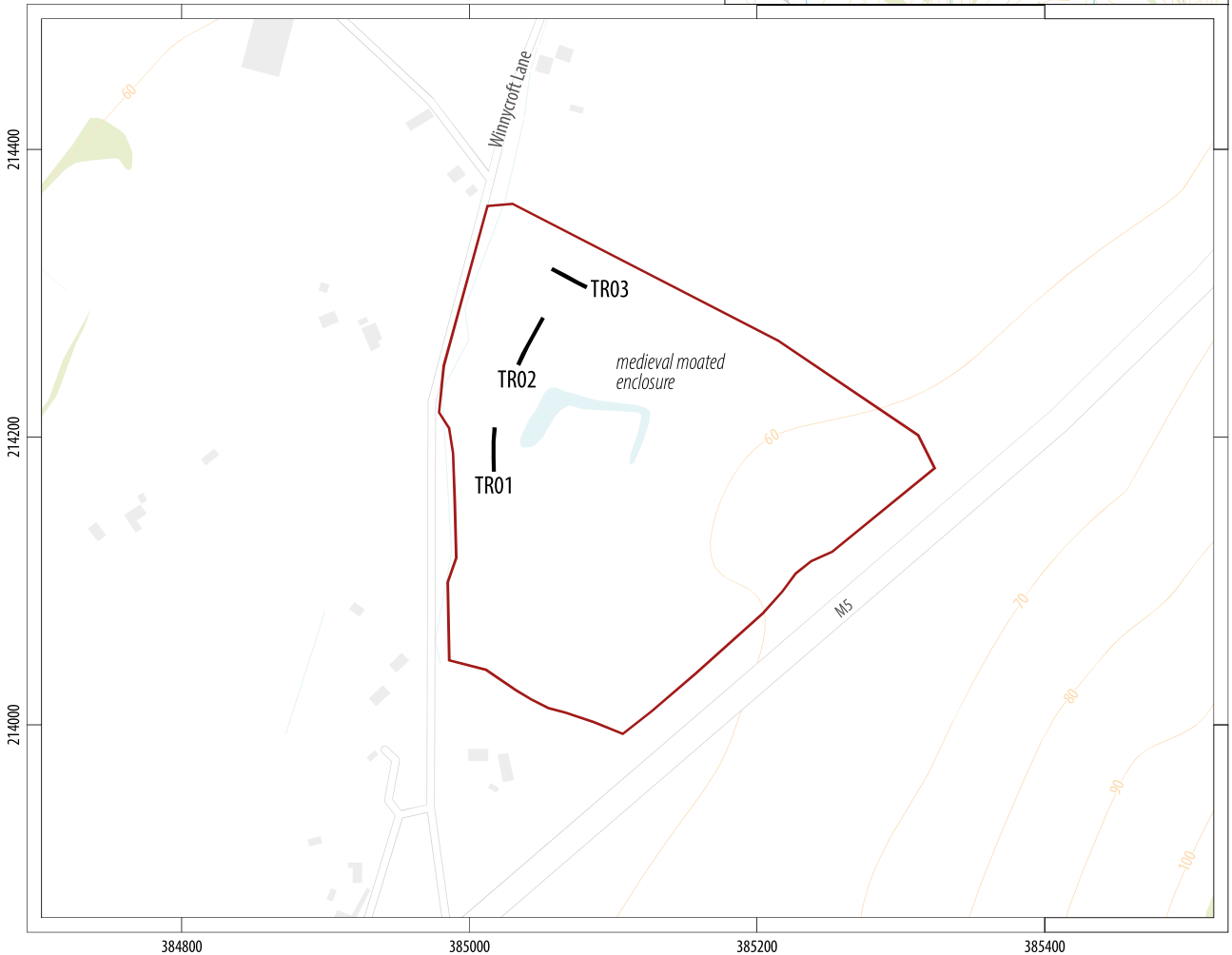
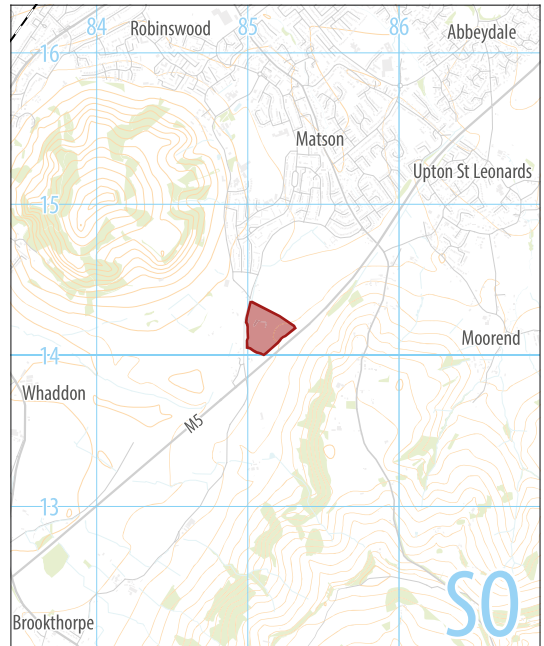
LIST OF ILLUSTRATIONS

ILLUS 1 SITE LOCATION	VIII
ILLUS 2-3 EAST FACING SECTION OF TRENCH 1, AREA OF BOUNDARY DITCH	2
ILLUS 4 NORTH FACING SHOT OF TRENCH 1, AREA OF BOUNDARY DITCH	3
ILLUS 5 SOUTH-EAST FACING SECTION OF TRENCH 2	4
ILLUS 6 SOUTH FACING SECTION OF TRENCH 3	4

Snow Capel
Matson
Gloucester



0 200km
1:12,500,000 @ A4



0 100m
1:5,000 @ A4

development boundary
trench location



Headland Archaeology Midlands & West
Unit 1 | Clearview Court | Twyford Rd | Hereford HR2 6JR
t 01432 364 901
e midlandsandwest@headlandarchaeology.com
w www.headlandarchaeology.com

SNOW CAPEL, MATSON, GLOUCESTERSHIRE

ARCHAEOLOGICAL TRIAL TRENCHING

1 INTRODUCTION

Headland Archaeology was commissioned by Edward Ware Homes and Bromford Developments Ltd (the client) to carry out the required archaeological works on land at Snow Capel, Matson, Gloucestershire. The evaluation was to assess the potential for the survival of any archaeological remains related to the Medieval Moated Enclosure, the extent of the made ground deposited during the M5 construction works and to investigate a boundary ditch, visible on Ordnance survey maps and as a geophysical anomaly. The trial trenching, conducted between 14th December to 15th December 2020, comprised the excavation of three trenches. The nature of the evaluation was agreed between EDP, the clients consultant and Gloucestershire County Council Archaeology Service (GCCAS) (Written Scheme of Investigation (WSI), 2020).

1.1 SITE LOCATION AND DESCRIPTION

Underlying geology consists of Blue Lias Formation and Charmouth Mudstone Formation. There were no superficial deposits recorded (BGS, 2020).

1.2 ARCHAEOLOGICAL BACKGROUND

An undated moated site (Sneedham's Green) is located within the site boundary. The moated site is designated a scheduled monument (monument number 1019399).

The monument includes the known extent of the Sneedham's Green moated site situated on low lying ground approximately 2km south east of the centre of Gloucester. It includes a sub rectangular moat enclosing an island which measures 66m by 42m, and which may originally have been as large as 66m by 80m, orientated north-south. The moat is 14m wide at its widest point, 8m at its narrowest and up to 1.5m deep. Cropmarks on aerial photographs indicate that

the east arm of the moat formerly extended a further 42m south and incorporated a causeway in the centre of the arm.

Earthworks on the island represent agricultural features, however it is possible that the foundations of structures survive as buried features. The date at which the moated site was constructed is not clear, although it is likely to have been built during the main period of moat building, between 1250 and 1350.

Aerial photos taken in 1969 during the construction of the M5 motorway show that the entire site, including the moated site, was disturbed. It was during this period that the modern field layout was created, by amalgamating earlier fields into one. Modern material from the construction was also spread across the development site, forming a thick deposit. Ridge and furrow and other earthworks were once present in the site, as depicted on aerial photographs of the 1950s and 1960s. These were evidently removed when the site was disturbed during the M5 construction.

A geophysical survey (GSB, 2017) was undertaken on the site in January 2017. No anomalies of archaeological interest were identified. A number of weak trends of uncertain origin and an old field boundary were identified. The boundary ditch recorded on the geophysical survey, was linked to the Moat ditch. Therefore high potential was noted for palaeoenvironmental deposits relating to the Moat use. There were a large number of ferrous anomalies to the east of the moated site and whilst they appear modern, an association with the former cannot be ruled out.

Geotechnical investigations undertaken in 2017, found evidence for made ground to approx. 2m below current ground level across most of the site, surrounding the moated enclosure. This appears to comprise construction phase material from the M5 excavation in the 1960's, overlying buried topsoil.



ILLUS 2–3 East facing section of Trench 1, area of boundary ditch

1.3 AIMS AND OBJECTIVES

The objectives of the evaluation are as follows:

- › To establish the location, extent, nature and date of archaeological features or deposits that may be present within the areas proposed to be disturbed during the development;
- › To establish the integrity and state of preservation of archaeological features or deposits that may be present within the areas proposed to be disturbed during the development;
- › To investigate the linear boundary identified on the Geophysical survey and to investigate the potential for and preservation of palaeoenvironmental remains; To inform the planning authority;
- › To assist in developing a mitigation strategy should remains of significance be present on the site; and
- › To produce and deposit a satisfactory archive and disseminate the results of the work via grey-literature reporting and publication as appropriate.



ILLUS 4 North facing shot of Trench 1, area of boundary ditch

2 METHODOLOGY

2.1 SITE WORKS

The three trenches were set out using a Trimble Global Navigation Satellite System equipped for Real Time Kinematic Survey. A Cable Avoidance Tool (CAT) was used to scan the trenches in advance of opening. As per the Written Scheme of Investigation (Headland Archaeology, 2020) all works were conducted with an 8-tonne tracked excavator, fitted with a flat-bladed ditching bucket. The machine excavation was directed under archaeological supervision down to the top level of the natural geology within the trenches or a maximum depth of 2m.

2.2 RECORDING

All recording followed CIfA Standards and Guidance for Conducting Archaeological Evaluations (2020) and methodology outlined in the WSI. The excavated contexts were recorded in plan and section with details of location, composition, and dimensions documented using the Headland Archaeology pro forma paper sheets. All contexts were given unique numbers. Digital images were taken with a camera using a graduated metric scale. An overall site plan, including post-excavation plans of each trench with spot heights, was recorded digitally using differential GPS using standard Headland Archaeology methodology. The site plan is accurately linked to the National Grid.

2.3 REPORTING AND ARCHIVES

All aspects of reporting and archive will be undertaken in accordance with guidelines published by the CIfA on behalf of the Archaeological Archives Forum (July 2007). Final report contents and format will be in line with CIfA and Gloucestershire County Council Archaeology Service (GCCAS) requirements. Copies of the report will be sent to the client for onward transmission to the local planning authority; copies (paper & electronic) will also be submitted to the HER Manager, to be uploaded to OASIS.

3 RESULTS

Three trenches measuring 30mx2m (TR1), 50mx2m (TR2) and 30mx2m (TR3) were excavated in the north-west of a single pasture field (Illus 1). The trenches were located to the west and north-west of a medieval moated enclosure. The field generally sloped from east to west, with an obvious rise of approximately 2m between the moated enclosure and M5 fencing. The enclosure measured approximately 90m by 50m.

Trench 3 was moved 27m to the north west from its original location due to the raised area of the field, suggesting a large depth of made ground. In order to locate undisturbed ground, the trench was moved to a lower area and excavated until a depth of 2m of made ground was reached.



ILLUS 5 South-east facing section of Trench 2 **ILLUS 6** South facing section of Trench 3

A layer of mid reddish brown silty clay topsoil was present across all three trenches, measuring 0.25m in Trench 1, 0.22m in Trench 2 and 0.20m in Trench 3.

The stratigraphy of Trench 1 comprised a 0.20m thick layer of dark grey silty clay etc (0102), which overlay 0.45m of light yellow grey clay. These deposits overlay 0.10m of dark grey brown silty clay (0104). This layer appeared to be the relict topsoil identified by the geotechnical investigations, suggesting the overlying layers were redeposited natural deposits.

Approximately 12m from the south end of the trench, there was a deposit of dark brown grey silty clay, which measured over 2m wide and more than 1m deep. A large tree and root system was noted in this area, along with CBM and land drain fragments. This deposit did not appear to fill a cut; however it was located in the area identified as the boundary ditch. Given the tree and modern finds in this area, it is likely that the ditch was graded and backfilled during the works on the M5.

Trench 2 comprised a 0.30m thick layer of mid red brown silty clay topsoil, which directly overlay a 0.50m thick layer of dark grey silty clay. A layer of light yellow grey silt clay was recorded below this, representing 0.33m of redeposited natural. The underlying geology of this trench comprised light grey yellow clay, continuing from 10.5m below ground level. There was no evidence for a buried topsoil layer within this trench, therefore it is possible this was removed before the deposition of the made ground.

Trench 3 was moved to the west and shortened due to the presence of Overhead Power Lines and underground services. On the advice of the County Archaeologist and the Consultant it was agreed that the trench would be extended to identify the western extent of the made ground to a depth of 1.2m. Topsoil (0301) comprised the same mid red brown silty clay as the rest of the trenches and measured 0.20m thick. A 0.30m thick, dark grey silty clay was observed below the topsoil and overlay made ground deposits. A mid orange brown

silty clay (0303) was observed across the trench, measuring between 0.60m and 0.85m to the east. This deposit overlay an intermittent, 0.10m thick layer of dark grey brown silty clay, which may represent the possible buried topsoil layer found in the test pits. This layer was not present across the eastern half of the trench, where a mottled and mixed grey yellow and dark grey blue clay layer was recorded. This deposit continued below 2m by the eastern end of the trench and overlay the natural geology. This deposit likely represents the bulk of the made ground deposits, which have created the raised ground to the north and west of the moated site.

4 CONCLUSION

The results of the evaluation at Snow Capel, Matson, demonstrated the extent of the deposition of made ground during the construction of the M5 in the 1960's. The overburden measured between 1m and more than 2m across the site, deepening in the area of raised ground to the north.

Previous geotechnical investigations had suggested areas of potential undisturbed ground to the west of the moated enclosure, however Trench 1 found that this was not the case. The redeposited clay and tree in Trench 1 were found in the same location as the boundary ditch. It is likely that this was dug out and backfilled during the works, the tree included a full root system so is likely to have been levelled during the works. There was no evidence of any earlier ditch deposits, or original boundary ditch cut.

The possible buried topsoil was not present across the whole site. It is possible that this layer, identified during the borehole survey, was another redeposited layer. However if it this layer represented a buried topsoil, it may have been removed prior to the deposition of the made ground. In Trenches 1, 2 and the western half of Trench 3, where natural deposits were reached, there was no evidence of archaeological features.

5 REFERENCES

- Archaeological Archives Forum (AAF) 2011 *Archaeological Archives A guide to best practice in creation, compilation, transfer and curation* (2nd edn) (ClfA: Reading) http://www.archaeologyuk.org/archives/aaf_archaeological_archives_2011.pdf accessed 18 January 2021
- Chartered Institute for Archaeologists (ClfA) 2014a *Code of Conduct* (Reading) (updated October 2019) <https://www.archaeologists.net/sites/default/files/CodesofConduct.pdf> accessed 18 January 2021
- Chartered Institute for Archaeologists (ClfA) 2014b *Standard and guidance for archaeological excavation* (updated October 2020) http://www.archaeologists.net/sites/default/files/ClfAS&GExcavation_1.pdf accessed 18 January 2021
- Chartered Institute for Archaeologists (ClfA) 2014c *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (updated October 2020) https://www.archaeologists.net/sites/default/files/ClfAS%26GArchives_4.pdf accessed 18 January 2021
- English Heritage 2006 *Management of Research Projects in the Historic Environment. The MoRPHE Project Managers' Guide* <https://historicengland.org.uk/images-books/publications/morphe-project-managers-guide/heag024-morphe-managers-guide/> accessed 18 January 2021
- Environmental Dimension Partnership 2017 *Snow Capel, Matson, Gloucester Heritage Topic Paper* H_EDP3746_01a_March 2017 t. Report Reference: edp5120_r001d
- GSB, 2016. Land at Snow Capel Farm, Matson, Gloucester – Geophysical Survey
- Headland Archaeology 2020 *Snow Capel, Matson, Gloucestershire, Written Scheme of Investigation for Archaeological Evaluation* [unpublished client document]
- Natural Environment Research Council (NERC) 2021 *British Geological Survey* <http://www.bgs.ac.uk/> accessed 18 January 2021

6 APPENDICES

APPENDIX 1 SITE & CONTEXT REGISTERS

Appendix 1.1 Trench/Area register

TR01	L (M)	W (M)	MIN D (M)	MAX D (M)
	30	2	0.5	1.25
Context	Description			*D BGL (m)
0101	Topsoil - Mid reddish brown silty clay			0.00-0.25
0102	Made ground - Dark grey silty clay with CBM, wood, Fe			0.25-0.45
0103	Redeposited Natural - Light yellow grey clay.			0.45-0.90
0104	Buried Topsoil - Dark brownish grey silty clay			0.90-1.00
0105	Natural - Light orange and dark blue clay			1.00->1.10
0106	Made ground - Dark grey silty clay with CBM and a tree stump with radiating roots.			0.25-1.25
Summary: No archaeology present.				

TR02	L (M)	W (M)	MIN D (M)	MAX D (M)
	50	2	0.95	1.55
Context	Description			*D BGL (m)
0201	Topsoil - Mid reddish brown silty clay			0.00-0.22
0202	Made ground - Dark grey silty clay			0.22-0.72
0203	Redeposited Natural - Light yellow grey clay.			0.72-1.05
0204	Natural - Light yellowish grey clay			1.05->1.10
Summary: No archaeology present.				

TR03	L (M)	W (M)	MIN D (M)	MAX D (M)
	30	2	1.08	1.87
Context	Description			*D BGL (m)
0301	Topsoil - Mid reddish brown silty clay			0.00-0.20
0302	Made ground - Dark grey silty clay			0.20-0.50
0303	Redeposited natural - Mid orange grey clay.			0.50-1.35
0304	Buried Topsoil - Dark brownish grey silty clay			1.35-1.45
0305	Natural - Light yellowish grey clay			1.45->1.67
0306	Redeposited Natural - Light orange and dark blue clay			1.67->1.87
Summary: No archaeology present.				

Appendix 1.2 Photo register

PHOTO	FACING	SHOWING	DESCRIPTION
001	-	-	ID shot
002	N	TR01	TR01 pre ex
003	S	TR02	S facing shot of trench
004	W	TR03	E facing section of trench
005	W	TR04	E facing section of trench
006	N	TR05	N facing section of trench
007	W	TR06	Overhead shot of 'ditch' and tree
008	N	TR07	Overhead shot of 'ditch' and tree
009	NE	TR02	TR02 pre ex
010	E	TR03	TR03 pre ex- original position
011	N	TR04	S facing section of trench
012	NE	TR02	NE facing shot of trench
013	SW	TR03	SW facing shot of trench
014	SE	TR04	NW facing section of trench
015	NW	TR05	SE facing section of trench
016	N	TR03	S facing section of trench
017	E	TR03	E facing shot of trench
018	W	TR03	W facing shot of trench
019	X	TR03	VOID
020	S	TR03	N facing section of trench
021	N	TR03	S facing section of trench
022	N	TR03	S facing section of trench
023	N	TR03	S facing section of trench
024	N	TR03	S facing section of trench
025	S	TR03	N facing section of trench
026	N	TR02	N facing shot of land drain
027	S	TR03	S facing section of trench- collapse
028	NE	TR02	NE facing shot of trench
029	SE	TR01	Shot of backfill
030	NE	TR02	Shot of backfill
031	W	TR01	E facing section of tree

APPENDIX 2 OASIS DATA COLLECTION FORM: ENGLAND

*OASIS ID: headland4-411065***PROJECT DETAILS**

Project name	Snow Caple, Matson, Gloucester
Short description of the project	Three trenches to investigate an anomaly on the geophysical survey, thought to be a ditch next to a moated enclosure.
Project dates	Start: 14-12-2020 End: 15-12-2020
Previous/future work	Yes / Not known
Type of project	Field evaluation
Site status	None
Current Land use	Cultivated Land 3 - Operations to a depth more than 0.25m
Monument type	moated enclosure medieval

PROJECT LOCATION

Country	England
Site location	Gloucestershire Gloucester, Gloucester Snow Caple, Matson, Gloucestershire
Postcode	GL4 6EQ
Site coordinates	SO 8493 1426 51.826286-2.2187639 51 49 34 N 002 13 07 W Point
Height OD / Depth	Min: 1.25m Max: 1.87m

PROJECT CREATORS

Name of Organisation	Headland Archaeology (UK) Ltd
Project brief originator	The Environmental Dimension Partnership Ltd
Project design originator	Headland Archaeology (UK) Ltd
Project director/manager	Ailsa Westgarth
Project supervisor	Beth Doyle

PROJECT ARCHIVES

Digital Archive recipient	Gloucester City Museum
Digital Media available	"Survey"
Paper Archive recipient	Gloucestershire
Paper Media available	"Photograph"; "Plan"; "Report"; "Survey"



© 2021 by Headland Archaeology (UK) Ltd

part of the **RSK** Group

Headland Archaeology Scotland
13 Jane Street
Edinburgh EH6 5HE
t 0131 467 7705
e scotland@headlandarchaeology.com

Headland Archaeology Yorkshire & North
Units 23–25 & 15 | Acorn Business Centre | Balme Road
Cleckheaton BD19 4EZ
t 0127 493 8019
e yorkshireandnorth@headlandarchaeology.com

Headland Archaeology South & East
Building 68C | Wrest Park | Silsoe
Bedfordshire MK45 4HS
t 01525 861 578
e southandeast@headlandarchaeology.com

Headland Archaeology Midlands & West
Unit 1 | Clearview Court | Twyford Rd
Hereford HR2 6JR
t 01432 364 901
e midlandsandwest@headlandarchaeology.com

Headland Archaeology North West
Fourways House | 57 Hilton Street
Manchester M1 2EJ
t 0161 236 2757
e northwest@headlandarchaeology.com

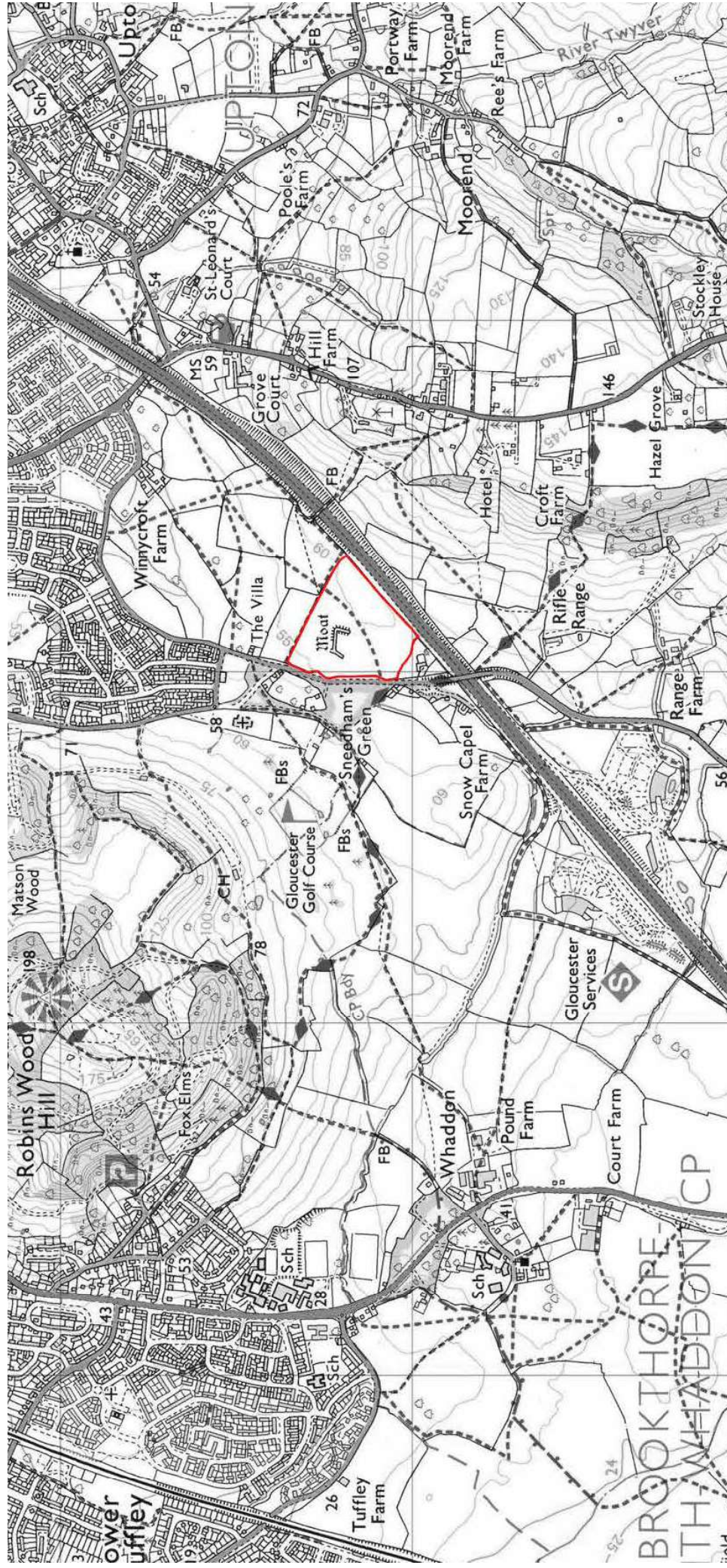
www.headlandarchaeology.com



**Appendix 10 –
Water Environment Study, May 2021**

Snow Capel, Matson, Gloucester LANDSCAPE AND VISUAL IMPACT ASSESSMENT

On behalf of Edward Ware Homes
June 2021



CONTENTS

1. INTRODUCTION	1	5. LANDSCAPE ASSESSMENT	18	LIST OF FIGURES	
1.1 Background		5.1 Scope		Figure 1	Site Location and Study Area
1.2 Scope		5.2 National Character Baseline		Figure 2	Site View Location Plan
1.3 Study Area and Landscape Context		5.3 County Character Baseline		Figure 3	Site Photographs
2. METHODOLOGY	3	5.4 Cotswold AONB LCTs		Figure 4	Proposed Site Layout
2.1 Background		5.5 Gloucester JCS Landscape Characterisation Assessment and Sensitivity Analysis		Figure 5	Designations Plan
2.2 Assessment Approach		5.6 Local Character		Figure 6	City of Gloucester GI Strategy
2.3 Landscape Assessment		5.7 Site Location and Characteristics		Figure 7	Landscape Character Plan
2.4 Visual Assessment		5.8 Landscape Receptors		Figure 8	Landform Analysis Plan
2.5 Scale of Effects		5.9 Landscape Effects		Figure 9	Flood Risk Map
2.6 Limitations and Assumptions		6. VISUAL ASSESSMENT	26	Figure 10	Visual Analysis Plan
3. APPLICATION SITE AND PROPOSED DEVELOPMENT	6	6.1 Scope			
3.1 Site Description		6.2 Visual Baseline			
3.2 Proposed Development		6.3 Representative Views			
3.3 Constraints and Opportunities		6.4 Visual Effects			
4. PLANNING POLICY FRAMEWORK	14	7. MITIGATION AND MONITORING	48		
4.1 Background		7.1 Primary Mitigation and Design Measures		Appendix A:	References
4.2 The National Planning Policy Framework		7.2 Secondary Mitigation and Monitoring Measures		Appendix B:	Criteria for Assessing Sensitivity
4.3 District Level Planning Policy		8. SUMMARY AND CONCLUSIONS	47	Appendix C:	Criteria for Assessing Magnitude of Change and Scale of Effect
4.4 Other Guidance		8.1 General			
		8.2 Baseline Conditions			
		8.3 Landscape and Visual Effects			
		8.4 Mitigation and Enhancement			
		8.5 Conclusion			

APPENDICES

Appendix A:	References
Appendix B:	Criteria for Assessing Sensitivity
Appendix C:	Criteria for Assessing Magnitude of Change and Scale of Effect

[This page is intentionally blank]

1. INTRODUCTION

1.1 Background

1.1.1 James Blake Associates Ltd, Chartered Landscape Architects, have been instructed by Edward Ware Homes to produce a Landscape and Visual Impact Assessment for the proposed residential development located off Wimincroft Lane, Matson, Gloucester ('the Site').

1.1.2 Matson is a small suburb of the city of Gloucester, Gloucestershire. The city is bordered to the west by the River Severn and to the east by the M5 and the Cotswold escarpment. Matson lies 4.5km from Gloucester cathedral, with Cheltenham 12km to the north east and Stroud 9.8km to the south.

1.2 Scope

1.2.1 The aims and objectives of this assessment are:

- To describe and evaluate the current landscape character of the site and its surroundings, including heritage assets, and identify potential landscape receptors with reference to published character types / areas and their characteristic landscape elements;
- To identify potential visual receptors (i.e. people who would be able to see the site and the proposed development) and their representative views;
- To evaluate the sensitivity of landscape and visual receptors to the type of development proposed;
- To describe and assess any impacts of the development in so far as they affect the landscape and/or views of it and to evaluate the magnitude of change and the scale of effect; and
- To identify any specific mitigation or monitoring measures that are required to reduce residual landscape and visual effects.

1.2.2 The methodology for undertaking the assessment is in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) and best practice.

1.2.3 The assessment has been carried out as an integral part of the design process. The initial evaluation (baseline) was used to identify the landscape and visual constraints as well as opportunities of both the site and its surrounding landscape. The potential landscape and visual effects subsequently informed a landscape strategy that was incorporated into the development masterplan as primary/embedded mitigation through an iterative design approach.

1.2.4 As such the assessment and design process aims to ensure that:

- Aspects which make an essential contribution to landscape character are maintained and managed;
- The development and associated change can be accommodated within the existing landscape and visual context; and
- Improvements and enhancements can be made where uncharacteristic features detract from the character and visual amenity of the area.

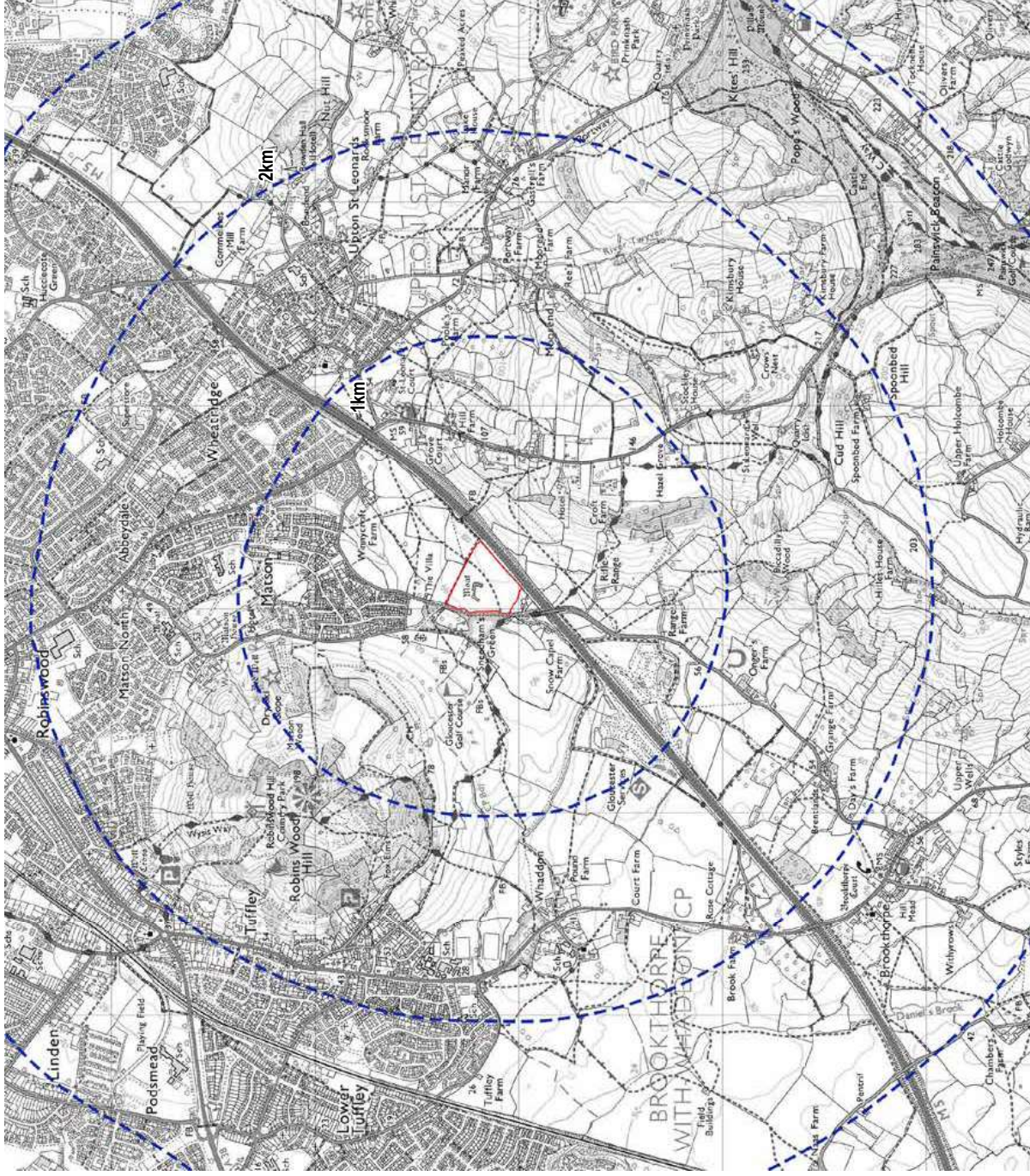


Figure 1: Site Location and Study Area. NTS
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

1.3 Study Area and Landscape Context

- 1.3.1 The site, which extends eastwards from Winnycroft Road to the M5 which forms its eastern boundary, is located to the south east of the centre of Gloucester in the suburb of Matson. The boundary of the site (approximately 7.9ha) and the extent of the study area are shown on **Figure 1**. The majority of the site consists of meadow grass with a central moat. Scheduled Monument and good to moderately vegetated boundaries. The proposed residential development extends across the site in a U shape, protecting and retaining the central moat, with the addition of a new vehicular access points off Winnycroft Lane.
- 1.3.2 The Site, which forms a wedge shape, is bound by the M5 to the east and Winnycroft Lane to the west, with agricultural fields to the remaining boundaries and beyond the transport routes, along with scattered dwellings. An existing homestead, Green Farm, bounds the southern boundary of the site with agricultural land beyond the M5 and Winnycroft Lane bridge over the M5.
- 1.3.3 The extent of the study area is based on the potential visual envelope of the Site and proposed development i.e. the area from which views of the development may be visible, informed by topographical maps and field survey. The study area is shown on **Figure 1** and extends approximately 3km to the east and south, and a short distance to the north and west, where views are then curtailed by the local topography, existing vegetation and settlement.
- 1.3.4 The landscape within the study area comprises the Severn and Avon Vales National Character Area (NCA 106). More locally, the Site lies within the Vale of Berkeley LCA (as identified by the Landscape Character Assessment of Gloucester City). For further details as relevant to this assessment refer to **Section 5.0**.

2. METHODOLOGY

2.1 Background

2.1.1 This report identifies and assesses the landscape and visual effects of the proposed development over the course of the project from construction through to its completion.

2.1.2 Throughout the report a clear distinction is made between landscape (the landscape as a resource) and visual:

- **Landscape Assessment (Section 5.0):** The landscape resource incorporates the physical characteristics or elements of the urban and rural environment which together establish the character of each area e.g. geology, soils, topography, hydrology, land cover, land use, vegetation and settlement and the way it is experienced. Landscape effects can arise from changes to individual landscape components, landscape character and sense of place. This includes effects on areas recognised for their landscape value.

- **Visual Assessment (Section 6.0):** The visual assessment considers the nature of existing views and visual amenity including the extent of visibility of the site and the proposed development, and the people who might experience them. Visual effects considers how the views of individuals and how they are perceived will change.

2.1.3 The assessment of the site, the surrounding landscape character and visibility are based on a period of desk study and field survey carried out in January 2020.

2.2 Assessment Approach

2.2.1 The assessment of landscape and visual effects is based on the following good practice guidelines:

- Landscape Character Assessment Guidance for England and Scotland¹; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA3)².

2.2.2 In accordance with the guidelines and best practice, LVIA uses a combination of quantitative and qualitative information including informed and reasoned professional judgement. The assessment of the scale of landscape and visual effects follows a systematic and consistent step-by-step process so that rational and transparent conclusions can be drawn.

1 Landscape Character Assessment Guidance for England and Scotland, Countryside Agency and Scottish Natural Heritage, 2002

2 Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013

2.2.3 In accordance with GLVIA3 the approach and methodology used is proportional to the scale of the project and the nature of the likely effects; the emphasis being on those that are likely to be important.

2.2.4 The process of LVIA is based on the following process:

- Baseline appraisal including desk based and field surveys to identify the nature of the existing resource. Sources of information for the desk study are listed in **Appendix A**;
- Identification of the individual receptors likely to experience change from the proposal and a description of the impacts, both negative and positive;
- An assessment of the scale of the effects identified; and
- Identification of mitigation or monitoring measures that may be required.

2.2.5 For the purposes of this report, the term 'impact' refers to the cause of the change and 'effects' are the results or changes on the landscape and visual context.

2.2.6 It is recognised that the scale and nature of the change will vary throughout the course of the project. To provide an indication of the changes that will occur through the various stages, the magnitude of change and scale of effect is assessed at the following key points:

- Construction phase – estimated duration of 6months. Parts of the development may be completed and occupied within this time;
- Completion Year 1 – to represent the worst case scenario, where planting has been implemented, but before any planted mitigation can take effect. This commences on the full practical completion of the proposed development; and
- Completion Year 15 – to represent the best case scenario, where planting mitigation measures can be expected to be effective. These are considered to be the residual effects.

2.2.7 In terms of the description of visual effects it is acknowledged that this will vary according to the season based on the extent of vegetation cover. The assessment at all stages is based on the worst case scenario when vegetation is not in leaf.

2.2.8 The LVIA process is an integral part of the design process. Following an initial assessment of the baseline, primary mitigation measures (for example the retention of vegetation, the location of buildings / open space, building heights and new planting) were embedded into the design of the development proposals as part of an iterative approach. These measures are identified in the description of the development. The assessment of landscape effects is based on the final submitted scheme.

2.3 Landscape Assessment

2.3.1 The assessment of landscape effects addresses the effects of change and development on landscape as a resource i.e.:

- The landscape components within the site that contribute to the landscape



Plate 1: GLVIA3

- topography, land cover, land use, vegetation, settlement and buildings for example; and

- Landscape character and the key characteristics that contribute to it including aesthetic and perceptual aspects.

Landscape Baseline

2.3.2 The baseline study includes a combination of desk and fieldwork in order to identify the existing character of the landscape, and the elements, features and aesthetic and perceptual aspects that contribute to it. Landscapes that share similar components and characteristics can be classified into generic Landscape Character Types (LCTs) and/or locational specific Landscape Character Areas (LCAs) at a range of scales from national through to local.

2.3.3 Within the study area a hierarchy of published Landscape Character Assessments has been undertaken. The study of the assessments within the hierarchy is important to aid understanding of the landscape and to allow the identification of landscape components that may be present at different scales.

2.3.4 Published assessments at the national and county level were reviewed to provide a broad landscape context. These existing documents were used to determine the extent of different LCTs and LCAs within the study area, along with their key characteristics, condition and inherent sensitivity to change along with any applicable management or development recommendations.

2.3.5 Field work was used to record the specific characteristics within the study area to determine the extent to which the site and its immediate surroundings are representative of the wider area, and to identify other characteristics potentially not identified in published documents, but which are important when considering the effects of the proposed development at a local level.

2.3.6 Following the baseline study, the potential landscape receptors (landscape components and character areas) were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B1**).

2.3.7 The value of each receptor is assessed taking into account the presence of statutory and non-statutory designations and the reasons for their designation, in conjunction with published Landscape Character Assessments and the findings of the baseline assessment including:

- The condition and overall strength of character of the site and its surrounding area;
- The importance, value or special qualities placed on the receptor; and
- The objectives of landscape strategies and guidance.

2.3.8 The susceptibility to the proposed development is assessed on:

- The capacity of the landscape to accommodate the proposed development;
- The extent of the proposals being in accordance with management or policy objectives; and
- The potential for mitigation.

2.3.9 The sensitivity of landscape components is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in **Appendix B: Table B3**.

2.3.10 Those landscape components which make a notable contribution to the area and can not accommodate the proposed development without affecting the baseline situation and/or achievement of landscape planning strategies are of high sensitivity, while those which are replaceable or contribute little to the overall character of the landscape and can accommodate the change without affecting the baseline situation are of low sensitivity.

Identification and Description of Landscape Change

2.3.11 For each landscape receptor, the likely changes arising from the development during the construction and following its completion were identified and described. Such interactions include changes to or loss of existing elements, the introduction of new elements and the combined effect of these changes on the overall character of the area.

2.3.12 The magnitude of landscape impacts is classified on a sliding word based scale as set out **Appendix C: Table C1** from high to negligible. High is described as a prominent and notable change, while low or negligible applies where changes are small and/or localised. The nature of the impact can be positive or negative; however, there may be instances where an effect is

neither. These effects are considered to be neutral in nature.

2.4 Visual Assessment

2.4.1 The visual assessment considers the direct effect of changes to existing views and the visual amenity arising from the proposed development.

Visual Baseline

2.4.2 The baseline for assessing visual effects establishes the area from which the site and proposed development may be visible and the nature and number of different groups of people who are likely to experience change.

2.4.3 For visual effects the receptors may include:

- Users of properties: such as residents, employees or visitors;
- Users of public rights of way: public footpaths, bridleways, byways and permissive paths;
- Users of transport routes: main roads and residential streets; and
- Places accessible to the public including open space areas, public gardens and other destinations.

2.4.4 The area from which the site and proposed development will be visible was determined using a Zone of Theoretical Visibility (ZTV).

2.4.5 Light Detection and Ranging (LiDAR) data was sourced from the Environment Agency. LiDAR is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

2.4.6 Composite data was used which is derived from a combination of the full dataset which has been merged and re-sampled. Due to gaps within the existing data, a combination of 50cm and 2m resolution was used in order to generate the best coverage.

2.4.7 Zones of Theoretical Visibility were plotted using two types of data. The first being a Digital Terrain Model (DTM) which represents the elevation of the bare earth without taking into account of any overground features. The second set of data used was the Digital Surface Model (DSM) which takes account of the height of features in the landscape (such as trees and buildings) as well as the topography of the land. Both sets of data were used to show how the intervening vegetation which surrounds the Site acts as a natural screen in both near and longer distance views.

2.4.8 This assessment assumes that the maximum height of development will be 8m with an assumed observer height of 1.65m (eye level).

2.4.9 In order to assess the theoretical visibility of the proposed development a set of points were plotted around the perimeter of the proposed development areas which will be refined at a reserved matters stage. These points are as accurate as reasonably possible when using the GIS software.

2.4.10 The search radius adopted was 5km. Across some parts of the study area

no data was available, this data was given a value of 0 and as such the ZTV does not encompass these areas

2.4.11 The ZTV was then refined by manual analysis of topographical data combined with aerial images, this forms the visual envelope. As the extent of the VE is locally influenced by landform, vegetation and existing built development, fieldwork was used to verify the views actually available using publicly accessible locations.

2.4.12 The ZTV shows the cumulative effect a 8m high buildings at each of the points on the grid.

2.4.13 A number of viewpoints were selected for inclusion in the assessment to demonstrate the extent of visibility of the site and the future development as well as the visual amenity currently experienced. At each viewpoint, baseline photographs were taken to record the existing view. The viewpoints and supporting photographs do not provide continuous coverage of all locations within the vicinity, but provide a sample of the following:

- Representative: illustrating views from within a wider area e.g. views representative of a group of houses or a street or along a public right of way;
- Specific: demonstrating views from key locations such as visitor destinations or recognised viewpoints, views from protected landscapes or with particular cultural associations; and
- Illustrative: demonstrating a particular effect or specific issue e.g. restricted visibility in an area where views might be anticipated.

2.4.14 As such all views and visual amenity are best experienced in the field.

2.4.15 All photographs were taken during the day with a digital camera at a focal length of 35mm (equivalent to 50mm on a full frame sensor) and an eye height of 1.65m in accordance with technical guidance and best practice. To achieve a wider field of view, a series of overlapping photographs were taken, and later joined together to form panoramic images with minor retouching to eliminate slight variations in colour tone. For ease of reference, visible elements within the site and surrounding area, including the approximate extent of the site are identified.

2.4.16 Following the baseline study, the potential visual receptors were identified and their sensitivity to the proposed development assessed. Sensitivity is defined by a combination of value and susceptibility to change based on word based scales (for criteria refer to **Appendix B: Table B2**).

2.4.17 The value of existing views was identified taking into account the presence of statutory and non-statutory designations and with reference to other indicators such as their appearance in guidebooks or maps and the frequency of use.

2.4.18 The susceptibility of visual receptors is dependent on the location and context of the view, the number of people likely to be affected by the change, as well as the expectations and the occupation/activity of the receptor.

2.4.19 The sensitivity of visual receptors is classified on a sliding scale from high to low and is determined by combining value and susceptibility as set out in

Appendix B: Table B3.

2.4.20 Those receptors which are classified as being of high sensitivity may include users of rights of way or nearby residents, while those of low sensitivity may include people in their place of work or travelling through the landscape in cars or other modes of transport. The assessment of views from private residences, particularly those bordering the site, is based on representative views from groups of dwellings or streets based on the nearest possible publicly accessible location.

Identification and Description of Visual Change

2.4.21 Changes to views identified during the baseline study and the subsequent effect on visual receptors were identified and described with reference to the following:

- The nature of the view of the development e.g. a full or partial view, or only a glimpse;
- The proportion of the development or particular features that would be visible;
- The distance of the viewpoint from the site and whether the viewer would focus on the development due to its scale and/or proximity or whether it would comprise a small, minor element in a panoramic view;
- Whether the view is stationary/ fixed, transient, or one of a sequence of views experienced along a route or moving vehicle; and
- The nature of the change resulting from the development through the removal or introduction of features (both natural and man-made) and any associated changes to the profile of the skyline, visual simplicity/ complexity, enclosure/openness and scale.

2.4.22 The magnitude of visual effects is classified on a sliding scale as set out in **Appendix C: Table C2** from high to negligible where high is a prominent and notable change in the view to low or negligible where changes are small and/or barely perceptible. The nature of the impact can be either positive or negative; however, there may be instances where an impact results in an effect that is neither. These effects are considered to be neutral in nature.

2.5 Scale of Effects

2.5.1 The importance of landscape and visual effects is a function of the sensitivity of the landscape resource and visual receptors against the magnitude of change that they would experience. In accordance with GLV/IA3, importance is not absolute and whilst a judgement is made on both the overall sensitivity of each identified receptor and the magnitude of change, the conclusion is based on the professional judgement of the assessor.

2.5.2 The nature and relative importance of the effects depends on the degree to which the development:

- Complements, respects and fits into the existing landscape and views;
- Enables the retention, enhancement or restoration of landscape character and visual amenity and delivers landscape guidelines and/or policy

aspirations; and

- Influences the visual context and in particular strategic and important views.

2.5.3 The importance or scale of landscape and visual effects is determined by combining the sensitivity of the receptor and the magnitude of the change likely to occur. The scale effect is described as Major, Moderate, Minor or Negligible as set out in **Appendix C: Table C3**. Effects can be either adverse or beneficial.

2.5.4 The final assessment of the scale of effects can be summarised as:

- **Major adverse:** The development would cause a total permanent loss or major alteration to key elements or features of the landscape and/or introduce elements that are totally uncharacteristic of the surrounding area. The development would be visually intrusive and would result in a substantial deterioration to visual amenity;
- **Moderate adverse:** The development would cause a substantial permanent loss or alternation to one or more key elements or features of the landscape and/or introduce elements that are prominent but may not be substantially characteristic of the surrounding area. The development would be visually intrusive and would result in a noticeable deterioration to visual amenity.
- **Minor adverse:** The development would cause a minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape and/or introduce elements that may not be uncharacteristic of the surrounding area. The development would cause limited visual intrusion and would result in a barely perceptible deterioration to visual amenity;
- **Negligible:** The development would result in very limited change to the existing landscape resource or visual amenity.
- **Minor beneficial:** The development would complement the key elements or features of the landscape and/or introduce elements that are characteristic of the surrounding area maintaining landscape character. The development would visually complement the existing view and would result in a barely perceptible improvement to visual amenity;
- **Moderate beneficial:** The development would fit in well with and enhance the key elements or features of the landscape and/or introduce elements that maintain and/or enhance landscape character. The development would visually integrate into the existing view and would result in a noticeable improvement to visual amenity;
- **Major beneficial:** The development would entirely fit in well with and substantially enhance the key elements or features of the landscape and/or introduce elements that substantially enhance landscape character. The development would visually integrate into the existing view and would result in a substantial improvement to visual amenity.

2.6 Limitations and Assumptions

2.6.1 The visual survey and baseline photographs were completed in early June 2021. The images represent a time when deciduous trees and hedgerows were in leaf, representing a best case scenario in terms of the extent of visibility likely to be experienced. Winter months would represent the worst case scenario with leaves off trees.

2.6.2 The assessment assumes that the proposed development will be constructed over a period of 1 year. Although parts of the development will be completed and occupied within this time, this represents the construction phase. Operational effects commence on the full completion of the proposed development (Year 1).

2.6.3 In assessing both landscape and visual effects the influence of time, particularly on the growth of new vegetation, can be substantial. The post-completion effects have therefore been assessed at two stages (Year 1 and Year 15). The time that new planting takes to establish is dependent on species, stock size, the nature of the growing conditions and other factors such as maintenance and vandalism. It is assumed that planting will be implemented following the substantial completion of each phase and fully implemented by Year 1 with an average growth rate of 300-400mm/year.

3. APPLICATION SITE AND PROPOSED DEVELOPMENT

3.1 Site Description

3.1.1 The Site, approximately 7.9ha, is situated off Winnycroft Lane, Matson. It lies outside of the main settlement boundary to the south of Matson (see **Figure 2 - Site View Location Plan** and **Figure 3 - Site Photographs**).

3.2 Proposed Development

3.2.1 The proposal seeks for the construction of a residential development of 190 dwellings, associated infrastructure and 2 new accesses on to Winnycroft Lane. The proposals can be seen in **Figure 4**.

Principles

3.2.2 The principles of the scheme are set out within the Vision Document, May 2021, and on the Proposed Site Plan produced by Origin3 for Edward Ware Homes Ltd and Bromford.

3.2.3 The main aspects of the development are outlined below:

Circulation and Access

3.2.4 New access points are proposed off Winnycroft Lane, these are located to the northern and southern ends of the western boundary to the Lane. As set out in the Proposed Site Plan, the main road loops around the site towards the eastern edge, with a footpath to one side. Private drives, shared surface areas and courtyards lead off this to dwellings and car parking courtyards. Pedestrian and cycle routes will link up the roads in between and around the development, with the existing PRoW through the site diverted to traverse through the central green open space. Footpaths are then proposed to link to other existing and proposed connections outside of the proposed site.

Built Form

3.2.5 The proposals incorporate a range of residential typologies-

- 20 no. 1b apartments
- 26 no. 2b houses
- 86 no. 3b houses
- 16 no. 4b houses

3.2.6 The design intent is to propose a well designed scheme, with a simple palette of materials and detailing that will provide a sympathetic reflection of the existing traditional context.

Landscape

3.2.7 As set out within the Proposed Site Plan the landscape proposals include:

3.2.8 Trees and hedges along boundaries are to be retained, along with the central moat SM with large open space surrounding and protecting it, with green corridors through the site and pedestrian links to encourage walking and cycling.

3.2.9 Open green spaces for public use and informal children's play for social interaction, passively overlooked. Bunding with vegetation to eastern boundary with M5 will form a natural buffer to reduce the audible noise.


3.2.10 The existing trees along boundaries are to be retained as this will help to soften the impact of the development, while acting as an ecological corridor around the site. Although there are few trees within the central open area of the site, efforts will be made to ensure these are retained and enhanced. Furthermore it will mean retention of the existing ecosystems.

3.2.11 Potential for SuDS features along the western boundary, where the land naturally slopes in that direction.

3.3 Constraints and Opportunities

3.3.1 An analysis of constraints and opportunities has identified the following to development:

- The site is outside of the main settlement boundary of Gloucester city;
- The central moat Scheduled Monument;
- The existing PRoW that cuts across the Site;
- The existing vegetation on and around the site, including the hedgerows and mature trees;
- Views across to the Site from adjacent visual receptors, including Cotswolds AONB, PRoWs, local roads and residential properties;
- The major transport route of the M5 to the eastern boundary.

- KEY**
-  Site boundary
 -  Site Views (see Figure 3)
 -  PRoW Footpath

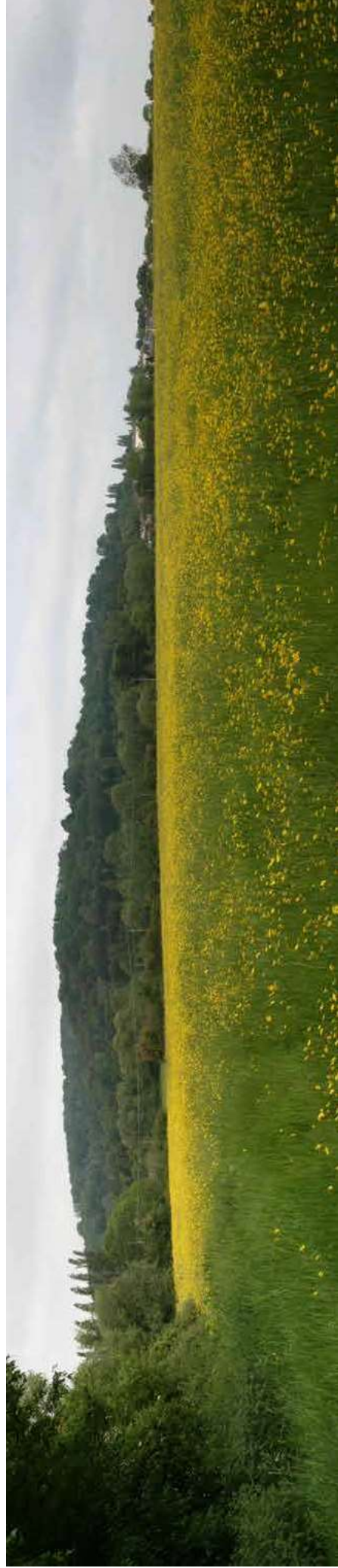


NA

Figure 2: Site Views Location Plan. Scale NTS@A3
 Source: Base Aerial Map: Google Maps, 2021



Viewpoint A: View south across the site from the north west Boundary



Viewpoint B: View north across the site looking towards Robinswood Hill and Matson to the right

Figure 3: Site Views.
Source: JBA, June 2021



Viewpoint C: View north west across the site from the southern boundary



Viewpoint D: View west across the site from the south eastern boundary

Figure 3: Site Views.
Source: JBA, June 2021



Viewpoint E: View north west across the Site from the south east corner



Viewpoint F: View west across the site from the eastern boundary

Figure 3: Site Views.
Source: JBA, June 2021



Viewpoint G: View south across the site from the northern boundary



Viewpoint H: View north looking across the Moat towards Robinswood Hill and Matson from PRoW

Figure 3: Site Views.
Source: JBA, June 2021



Viewpoint I: View west across the Moat



Viewpoint J View east across the Moat

Figure 3: Site Views.
Source: JBA, June 2021



Figure 4: Proposed Site Layout. Scale NTS@A3
 Source: OS/ Edward Ware Homes Ltd & Bromford, 2021.

4. PLANNING POLICY FRAMEWORK

4.1 Background

4.1.1 This section provides an overview of planning policy as relevant to landscape. The assessment includes the identification of both statutory and non-statutory designations within the study area (including protected landscapes, historical and ecological assets).

4.1.2 The assessment considers the following:

- The National Planning Policy Framework (NPPF), February 2019;
- Gloucester City Council Local Plan (1983) - Saved Policies (A1.a Heights of buildings and protection of views);
- Gloucester City Council Joint Core Strategy (2017); and
- Pre-Submission Gloucester City Plan (Nov 2020).

4.1.3 The application site lies within the south eastern fringes of Gloucester, in the suburb of Matson. The Site sits adjacent to the M5, immediately east of which is the Cotswolds AONB landscape designations (see **Figure 2: Policy Context**).

4.2 The National Planning Policy Framework

4.2.1 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF sets out a clear presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental.

4.2.2 NPPF Section 12: Achieving well-designed places sets out that good quality and inclusive design is a key aspect of sustainable development. As such all new developments should 'function well and add to the overall quality of the area...'; be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and 'sympathetic to local character and history, including the surrounding built environment and landscape setting'. These principles are supported by NPPG 26: Design.

4.2.3 NPPF Section 15: Conserving and Enhancing the Natural Environment sets out that the planning system should contribute to and enhance the environment by protecting and enhancing valued landscapes. This includes designated landscapes but also the wider countryside. In this respect Local planning authorities could achieve this by 'protecting and enhancing valued landscapes'; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services' and 'minimising impacts on and providing net gains for biodiversity'. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues

4.2.4 NPPF Section 16: Conserving and Enhancing the Historic Environment places emphasis on the conservation and enjoyment of the historic environment,

recognising that 'heritage assets are an irreplaceable resource' and should be 'conserved in a manner appropriate to their significance'. These principles are supported by NPPG 18a: Conserving and Enhancing the Historic Environment.

4.3 County Level Planning Policy

4.3.1 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy sets out the planning vision for growth throughout the from 2011-2031. The Joint Core Strategy was adopted in December 2017. Relevant policies included in the JCS are listed below:

- Policy SD4 - Design Requirements
 - *Public Realm and Landscape*
 - New development should ensure that the design of landscaped areas, open space and public realm are of high quality, provide a clear structure and constitute an integral and cohesive element within the design. The contribution of public realm designs, at all scales, to facilitate the preferential use of sustainable transport modes should be maximised'*

- Policy SD6 - Landscape
 - *Development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being'*
 - *Proposals will have regard to the local distinctiveness and historic character of the different landscapes in the JCS area, drawing, as appropriate, upon existing Landscapes Character Assessments and the Landscapes Character and Sensitivity Analysis. They will be required to demonstrate how the development will protect or enhance landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement or area'*

- *All applications for development will consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect. Planning applications will be supported by a Landscape and Visual Impact Assessment where, at the discretion of the local planning authority, one is required. Proposals for appropriate mitigation and enhancement measures should also accompany applications'*
- Policy SD7 - The Cotswolds AONB
 - *All development proposals within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan'*

- Policy SD8 - Historic Environment
 - *Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent*

with their conservation whilst improving accessibility where appropriate.'

- *Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged.'*

- Policy SD9 - Biodiversity and Geodiversity
 - *The biodiversity and geological resource of the JCS area will be protected and enhanced in order to establish and reinforce ecological networks that are resilient to current and future pressures. Improved community access will be encouraged so far as is compatible with the conservation of special features and interests.'*

- Policy SD10- Residential Development
 - *Within the JCS area, new housing will be planned in order to deliver the scale and distribution of housing development set out in Policies SP1 and SP2.*

- *Residential development should seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.'*

- Policy INF3: Green Infrastructure
 - *The green infrastructure network of local and strategic importance will be conserved and enhanced, in order to deliver a series of multifunctional, linked green corridors across the JCS area by:*
 - i. *improving the quantity and/or quality of assets*
 - ii. *improving linkages between assets in a manner appropriate to the scale of development, and*
 - iii. *designing improvements in a way that supports the cohesive management of green infrastructure.*












- *Development proposals should consider and contribute positively towards green infrastructure, including the wider landscape context and strategic corridors between major assets and populations'*

- *Existing green infrastructure will be protected in a manner that reflects its contribution to ecosystem services (including biodiversity, landscape/townscape quality, the historic environment, public access, recreation and play) and the connectivity of the green infrastructure network.'*

- *Where assets are created, retained or replaced within a scheme, they should be properly integrated into the design and contribute to local character and distinctiveness. Proposals should also make provisions for future maintenance of green infrastructure'*

- Policy A6: Winneycroft
 - *The Strategic Allocation identified at Winneycroft (immediately north of the proposed Site) will be expected to deliver at least 620 new homes; a comprehensive green infrastructure network; formal and informal recreation; respect the local landscape character, respect the setting of heritage assets.'*

KEY

-  Site Boundary
-  Scheduled Ancient Monument
-  Sites of Special Scientific Interest
-  Area of Outstanding Natural Beauty
-  Local Nature Reserve
-  Country Park
-  National Nature Reserve England
-  Woodpastures and Parkland
-  Ancient Woodlands
-  Listed Buildings
-  PRoW Footpath

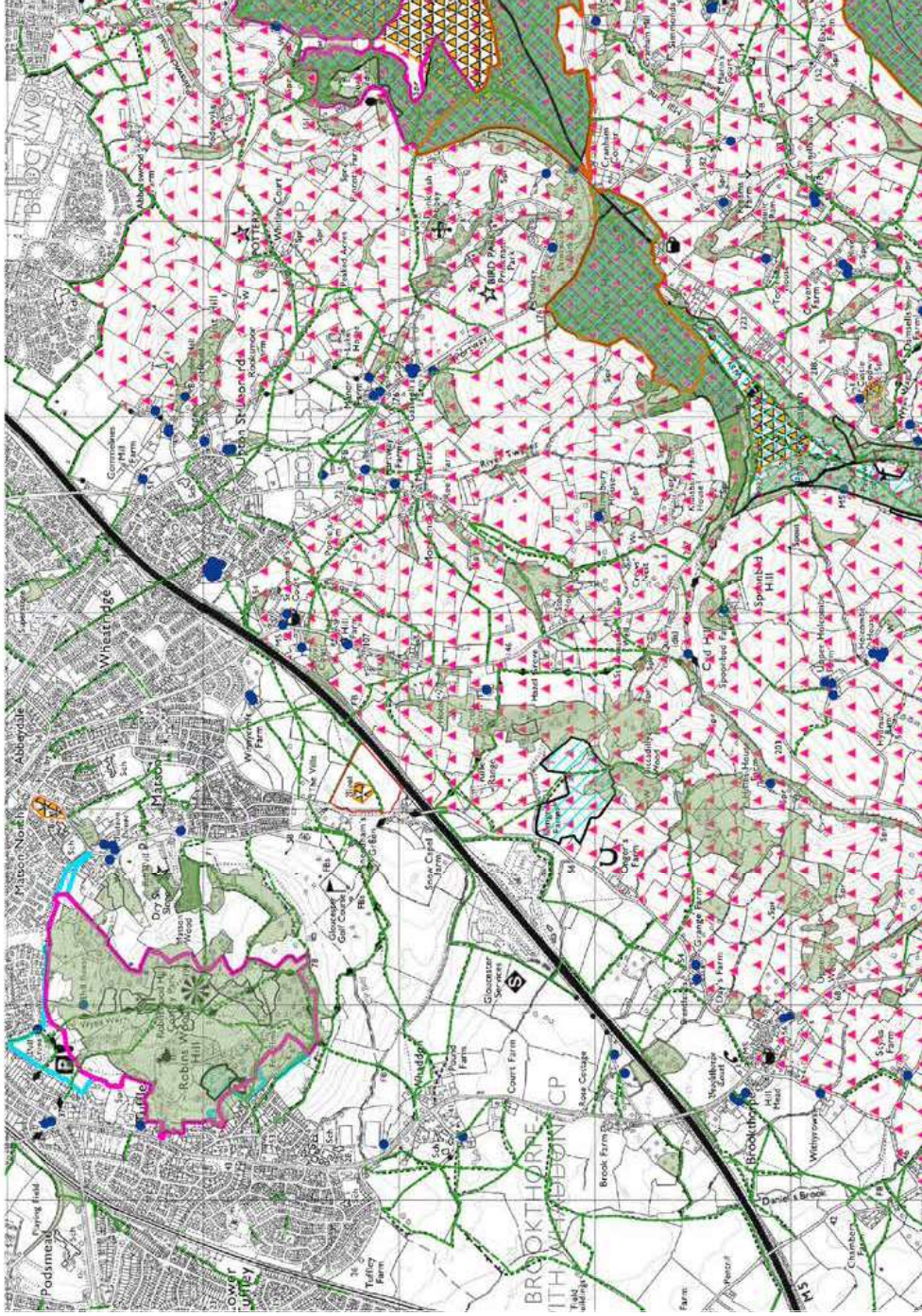


Figure 5: Designations Plan. Scale: 1:20,000 at A3.
 Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

4.4 District Level Planning Policy

4.4.1 The Gloucester City Plan (GCP), together with the Joint Core Strategy (JCS), will provide the development framework to guide the City's future growth up to 2031. The GCP delivers the JCS at the local level, setting out policies to address local issues and opportunities in the City. It will also set out a framework for managing and enhancing the historic and natural environment such as open spaces, areas of recreation and the historic environment.

4.4.2 Relevant policies pertinent to landscape and visual issues include;

- Policy E1 - Landscape character and sensitivity
 - 'Development proposals in areas of Gloucester outside of the Joint Core Strategy (JCS) Landscape Characterisation and Sensitivity Analysis (supporting JCS Policy SD6) will be judged on their own merits. Applicants will be expected to adopt a balanced approach, providing for housing, employment and/or other needs whilst seeking to protect and enhance features of the local landscape which contribute to a sense of environmental quality and local distinctiveness.'
 - 'Trees, hedgerows and areas of green (not otherwise protected) but which contribute to local landscape character should, where at all possible, be retained and utilised to enhance development. Applications should make clear how retained features will be effectively managed and maintained in the future.'
 - 'For major development proposals, a Landscape Visual Impact Assessment will be required where it is considered that the local landscape is particularly sensitive.'
- Policy E4 - Trees, woodlands and hedgerows
 - 'Development proposals should seek to ensure there are no significant adverse impacts on existing trees, woodlands or hedgerows and that every opportunity is taken for appropriate new planting on site.'
 - 'On development sites where existing trees to be retained, applicants will be required to demonstrate how these trees will be protected through all phases of development. It is expected that the protection measures will adhere to those contained within BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, or subsequent revisions.'
 - 'All new planting, either on site or elsewhere in the city as part of biodiversity net gain must be provided to the satisfaction of the City Council.'
- Policy E5 - Green Infrastructure: Building with Nature
 - 'Development must contribute towards the provision, protection and enhancement of Gloucester's Green Infrastructure Network. Contributions should be appropriate and commensurate to the proposal. Major development proposals will be designed in accordance with 'Building with Nature' standards.'
- Policy F2 - Landscape and planting
 - 'Major development proposals must be accompanied by a landscape scheme, incorporating hard landscape and planting details. Such plans must:
 1. Exhibit a design and choice of hard materials, boundary treatment

- and planting appropriate to the particular location and existing landscape character, or create a new and distinctive character where this is currently lacking; and
 - 2. Retain and incorporate existing natural features such as trees, hedges and watercourses, where possible; and
 - 3. Ensure, in appropriate developments, especially housing schemes, that adequate space is provided for the planting and maturing of suitable large-scale trees; and
 - 4. Indicate areas of public open space and amenity land that are proposed for adoption and provide full details of who will be adopting and maintaining the spaces.
- Where appropriate, the use of native species in planting schemes will be required.

4.5 Other Guidance

4.5.1 Joint Core Strategy Green Infrastructure Strategy SPD (June 2014)

4.5.2 'The fundamental aim of GI is to deliver a higher quality of life for people who live, work and visit in the JCS area, as well as providing a sustainable habitat for wildlife. It does this through providing economic, social and environmental benefits.'

4.5.3 Sneedham's Green, opposite the Site, is identified as green open space. Refer to **Figure 6**.

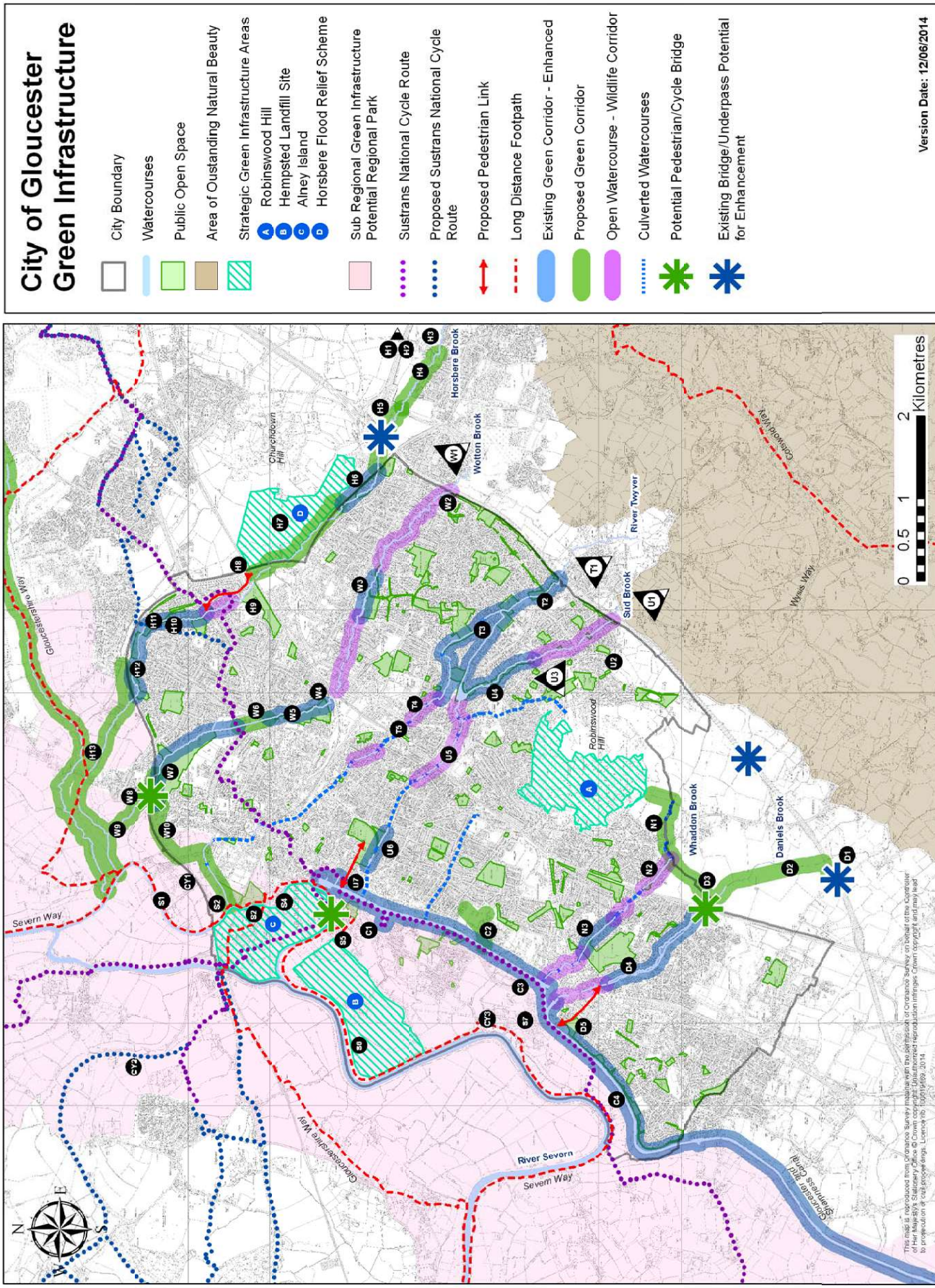


Figure 6: Joint Core Strategy - Green Infrastructure Strategy. Scale: Not to Scale at A3. Source: Gloucester City Council, 2019

5. LANDSCAPE ASSESSMENT

5.1 Scope

5.1.1 In accordance with National and Local guidance, this section considers the existing landscape character of the site and its environs.

5.1.2 The character of the landscape evolves over time as a result of the interaction of human activity and the natural environment (people and place). Factors used to assess landscape character include:

- Physical – geology, land-form, climate, soils, fauna and flora;
- Cultural and Social – land-use, settlement, enclosure & history;
- Aesthetics – colour, texture, pattern, form and perception.

5.1.3 It should be noted that landscape is a continuum and character does not generally change abruptly on the ground. More commonly, the character of the landscape will change gradually and therefore the boundaries between both Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) should be considered to reflect zones of transition.

5.1.4 The published LCTs and LCAs from the national to local level within the study area are shown on **Figure 7** and are summarised in **Table 1** below:

Table 1: Hierarchy of Landscape Character Types and Character Areas

National: National Character Area Profiles, Natural England, 2012
Severn and Avon Vales National Character Area NCA 106
County: Gloucester Landscape Character Assessment
Cotswold AONB Landscape Character Assessment Settled Unwooded Vale LCT Vale of Berkeley LCA

5.2 National Character Baseline

5.2.1 At the national level (Natural England, 2012) the Site lies within the Severn and Avon Vales National Character Area (NCA 106).

5.2.2 The NCA extends from north east from Chittening to the north of Worcester.

5.2.3 Key Characteristics of the Severn and Avon Vales National Character Area (NCA 106) of relevance to the proposals include:

- ‘A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.’
- ‘Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees.’
- ‘Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow

pollards and alders.’

• ‘Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.’

• ‘A strong historic time line is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems.’

• ‘Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.’

• ‘Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape.’

5.2.4 Key Statements of Environmental Opportunity for the Severn and Avon Vales National Character Area (NCA 106) of relevance to the proposals include:

• **SEO 1:** ‘Protect and manage the landscape, heritage and biodiversity associated with the Severn Estuary, the river valleys and other hydrological features, planning for a landscape scale expansion of wetlands, intertidal habitats and unimproved grasslands along river floodplains through, restoration, expansion and re-linkage of existing remnant areas of seminatural habitat.’

• **SEO 2:** ‘Seek to safeguard and enhance this area’s distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and for the benefits this will bring to soil erosion, soil quality and biodiversity.’

• **SEO 3:** ‘Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity.’

• **SEO 4:** ‘Protect geological exposures and maintain, restore and expand semi natural habitats throughout the agricultural landscape, linking them together to create a coherent and resilient habitat network enabling ecosystems to adapt to climate change.’

5.3 County Character Baseline

5.3.1 The Gloucester Landscape Character Assessment shows that the Site lies within the Severn Vale and more specifically the Settled Unwooded Vale LCT

5.3.2 **Settled Unwooded Vale LCT**

5.3.3 Key characteristics of Settled Unwooded Vale include:

- ‘Soft, gently undulating to flat landscape, but with intermittent locally elevated areas that project above the otherwise flatter landform;
- ‘Mixed arable and pastoral land use enclosed by hedgerow network, in

places forming a strong landscape pattern;

• Limited woodland cover with mature hedgerow trees and occasional orchards;

• Rural areas bordered by large urban and suburban areas and interspersed with commercial and industrial premises;

• Varied mix of buildings materials including brick, timber and stone, and slate and thatch roofing;

• Proliferation of modern ‘suburban’ buildings styles and materials;

• Major transport corridors pass through the Vale, frequently aligned north south, beyond which is a network of local roads and lanes linking villages and hamlets; and

• Widespread network of pylons and transmission lines;

5.3.4 The Settled Unwooded Vale LCT is broken down further into several Landscape Character Areas (LCAs) and the Site lies within the Vale of Berkeley LCA.

Vale of Berkeley Landscape Character Area

5.3.5 Key characteristics of Vale of Berkeley Landscape Character Area include:

• ‘Vale of Berkeley comprises a large scale, gently undulating landscape but with extensive almost flat areas commonly lying between the undulations.’

• ‘Views towards the escarpment and Rolling Hills and Valleys landscape type give a distant sense of enclosure in many areas of the vale and the Robins Wood Outlier and Hockley Hill both form prominent elevated landmark features when viewed from the northern portion of the vale.’

• ‘Land use in the Vale of Berkeley comprises a combination of arable and pastoral agriculture with arable cultivation tending to occupy large to medium fields with pasture enclosed in fields varying in size from small to large.’

• ‘Pasture includes a mixture of improved and semi-improved grazing with scrubby pasture commonly aligning watercourses and communication routes, e.g. the M5.’

• ‘Low hedgerows form the common boundary treatment in the character area, with their management and condition varying across the landscape.’

• ‘Although the patchwork pattern of land uses and tree cover in the vale give this area a strong rural character, the presence of several major transportation corridors in the area disrupt the rural tranquility and contribute to its settled character.’

• ‘Pedestrian access to the countryside of the vale is provided by a relatively dense public rights of way network.’

• ‘There are a number of moated sites scattered throughout the vale.’

• ‘Settlement forms a strong influence on the overall character of the Vale of Berkeley with views towards built form commonly occurring in the wider landscape.’

KEY

Site Boundary

Landscape Character Boundary

NCA 106 Severn and Avon Vales

NCA 107 Cotswolds

Landscape Character Assessment of Gloucester District

Urban Gloucester

SV14A Robins Wood Hill

SC6A Vale of Berkeley

Cotswolds AONB

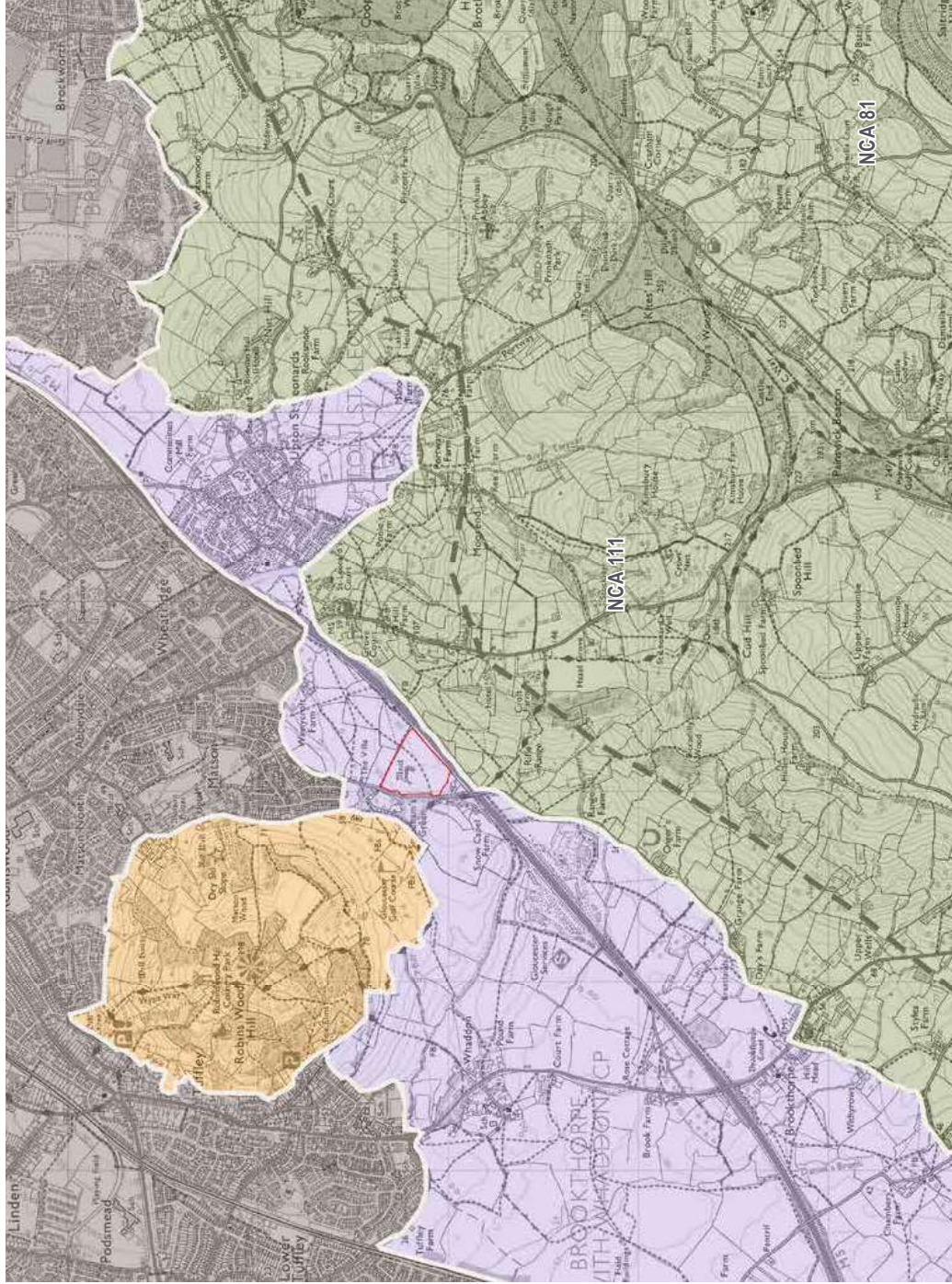


Figure 7: Landscape Character Plan. Scale 1:25 000 @ A3.

Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

5.4 Cotswold AONB Landscape Character Types

5.4.1 The Cotswold AONB Landscape Character Assessment (June 2016), covers the area immediately east of the M5 which defines the Site's eastern boundary. It also classifies the character of the area as Settled Unwooded Vale LCT.

5.4.2 Key characteristics of Settled Unwooded Vale (AONB) include:

- *Soft rolling or gently undulating landform, with the Cotswolds Escarpment defining the eastern limit of the Vale and providing a dramatic backdrop to vale settlements and landscapes;*
 - *Mixed arable and pasture land use with occasional orchards, indicates a productive agricultural landscape and varying growing conditions;*
 - *Well maintained hedgerows forming a strong landscape pattern define fields and indicate different periods of enclosure;*
 - *Limited woodland and ancient woodland cover indicative of widespread clearance for agriculture;*
 - *Quiet winding lanes linking villages, hamlets and farms at the foot of the escarpment contrast to major transportation corridors running through the wider vale landscape. Many roads are dead-ends, terminating at the base of the scarp;*
 - *Varied and complicated mix of building materials, with use of brick, timber and stone, and stone, Welsh slate, tile and thatch roofing, with Oolitic Limestone still prevalent within the vale villages in closer proximity to the Cotswolds escarpment, the latter providing a link to the Cotswolds where quarries have provided a locally available source of the building stone;*
 - *Proliferation of modern 'suburban' building styles and materials indicating close proximity of large urban centres;*
 - *Major transport corridors through vale with effects of noise, traffic movement, and light pollution at night;*
 - *Rural areas bordered by large urban and suburban areas and interspersed with commercial and industrial uses indicating the close proximity of large urban centres and major transportation links; and*
 - *Widespread network of pylons and transmission lines are a significant feature on the fringes of urban areas and form prominent vertical elements in otherwise flat or gently undulating landscapes.*
- 5.4.3 Potential implications of new residential development includes:
- *Erosion of the rural setting of the AONB;*
 - *Intrusion of expanded settlement fringes including urban fringe into the landscape including within the setting of the AONB;*
 - *Upgrading of minor roads and lanes associated with new development and the introduction of suburbanising features such as mini roundabouts, street lighting, Highway fencing, kerbs and traffic calming measures;*
 - *Potential loss of archaeological remains and historic features.*

5.4.4 AONB Strategies and Guidelines for new development includes:

- *Maintain the open, sparsely settled character of the Unwooded Vale by limiting new development to existing settlements and avoiding development between existing villages;*
- *Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements in areas of open landscape;*
- *Ensure that new development does not adversely affect the wider rural landscape and views to and from the AONB;*
- *Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively an lead to the erosion of peaceful landscape character;*
- *Promote the use of traditional materials, including local stone, and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style);*
- *Retain existing trees, dry stone walls, hedges etc as part of the scheme for green infrastructure and to reflect the former landscape, field patterns etc;*
- *Preserve archaeological and historical features and deposits and promote initiatives that remove heritage assets from at risk' status in the Heritage at Risk Register; and*
- *Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network.*

5.5 Gloucester JCS Landscape Characterisation Assessment and Sensitivity Analysis

5.5.1 As part of the evidence for the Joint Core Strategy, a Landscape Character and Sensitivity Analysis around the urban centres of Gloucester, Cheltenham and Tewkesbury, was prepared in Sept 2013.

5.5.2 The proposed development Site sits within the Settled Unwooded Vale, further subdivided into areas, with the Site located within the South Matson character area. Noted characteristics include;

- *Can appear as highly treed locally owing to tree lined field boundaries, remnant orchard trees and close proximity to the wooded landscape of Robinswood Hill and the AONB.*
- *Field pattern is quite irregular, with medium to small sized fields of unimproved pasture bound by structurally diverse hedge/tree boundaries and post and wire fence.*
- *Field pattern, with the exception of the dissection in the east caused by the M5, is unaltered from the 1884 OS map.*
- *Significant urban expansion of Matson in the west, and the M5 located on the higher ground in the east, are large scale detractors in an otherwise very rural environment, and impact upon views and tranquility.*

5.5.3 Visually, the area is very much enclosed by the landform of Robinswood Hill to the west, and the Cotswold AONB Escarpment to the east. Furthermore a small hill south of Snow Capel Farm and the built form of Matson contain views to the south and north, respectively.

5.5.4 South Matson area is further analysed and sits with G27 and is considered as Medium Sensitivity. This indicates *'Potential for housing and commercial development though will need to take account of landscape sensitivity and quality in any developable area.'*

5.6 Local Character

5.6.1 Matson is situated approximately 4km south-east of Gloucester City Cathedral and forms a suburb of the city, located on the lower slopes of Robinswood Hill. Matson is bordered primarily by Robinswood Hill to the west, a large hill that rises to 283 metres above sea level, the M5 to the south east and Gloucester city to the north and east.

5.6.2 Matson contains a ski slope on Robinswood Hill, a pub, a shopping parade, doctor's surgery, Neighbourhood Project and several churches.. The town is connected to its surrounds by the B4073 Painswick Road to the north, Matson Lane to the west and the Winnycroft Lane to the south. Matson and Robinswood ward has a population of 9,408 (2019).

5.6.3 The small suburb opens out to the relatively open arable countryside to the south east, with occasional the well wooded Robinswood Hill to the west. The local landscape is well vegetated, giving an intimate feeling, views opening out to longer distances as one ascends the local hills.

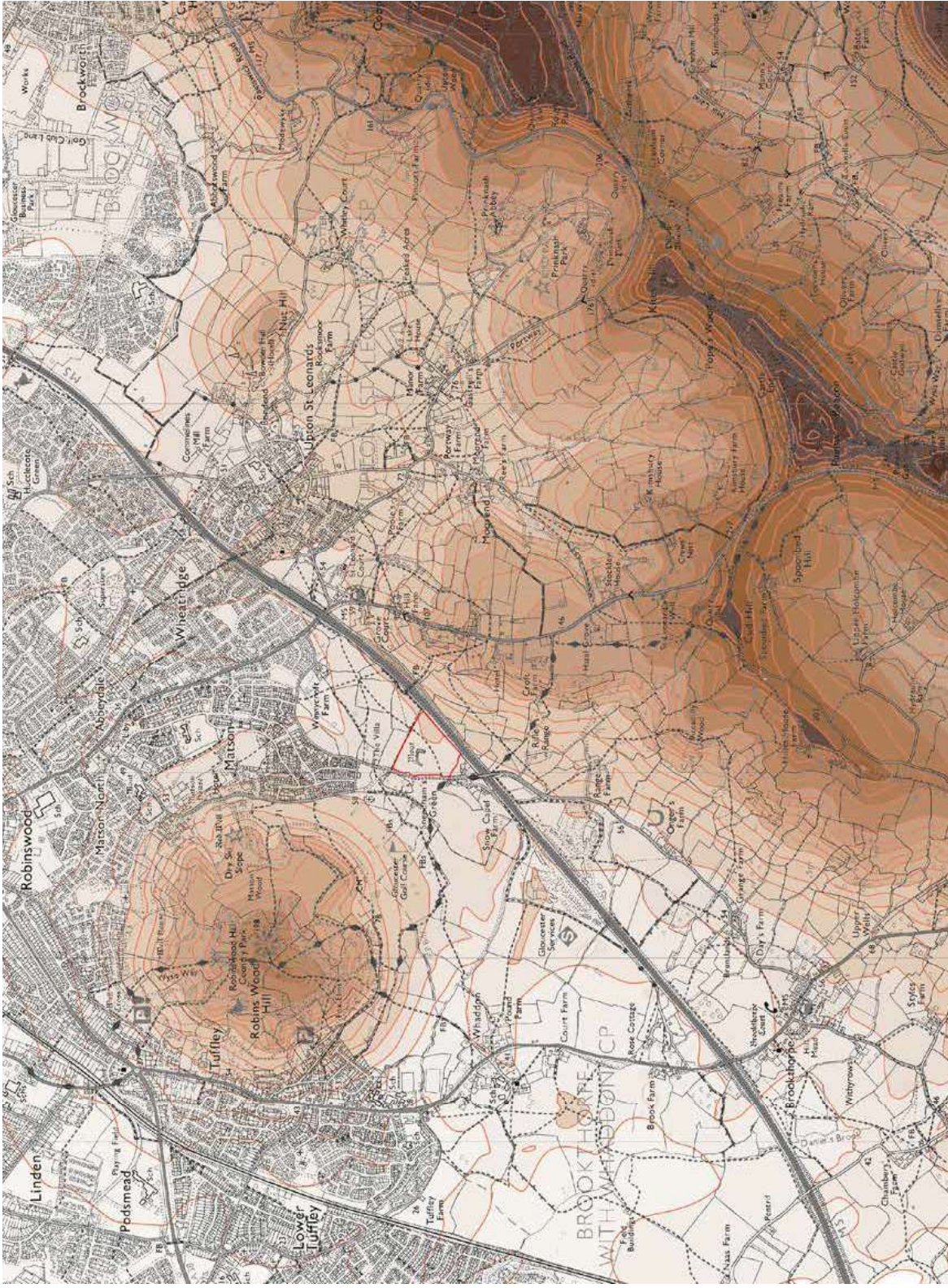
Historical & Cultural Influences

5.6.4 Unlike neighbouring villages, such as Brookthorpe and Upton St Leonards, Matson is not mentioned in the Domesday Book. It appears to have been a part of Kings Barton at the time of the survey. The origins of the name are unclear but early versions recorded include Matesknolle, Mattesdune and Matesden, and it is likely that the names refer to Robinswood Hill, the large hill which lay entirely within the ancient parish of Matson and on the flanks of which the village lies.

5.6.5 It has been suggested that iron ore was mined from Robinswood Hill in Saxon times, although there is little evidence for this. A spring called the Red Well rising just above Matson is ferruginous in nature.

5.6.6 Prinknash Abbey (pronounced locally variously as "Prinidge/Prinnish") is a Roman Catholic monastery in the Vale of Gloucester. For nearly 900 years the land known as Prinknash has been associated with Benedictine monks. In 1096 the Giffard family, who had come to England with William the Conqueror, made a gift of the land to Serlo, Abbot of Saint Peter's, Gloucester. A large part of the present building was built during the abbacy of William Parker, the last Abbot of Gloucester, around the year 1520.

5.6.7 It remained in the abbey's hands until the suppression of the monasteries in 1539 when it was rented from the Crown by Sir Anthony Kingston who was to provide 40 deer annually to King Henry VIII, who used the House as a hunting



KEY

- Site
- Boundary

Metres Above Ordnance Datum (AOD)

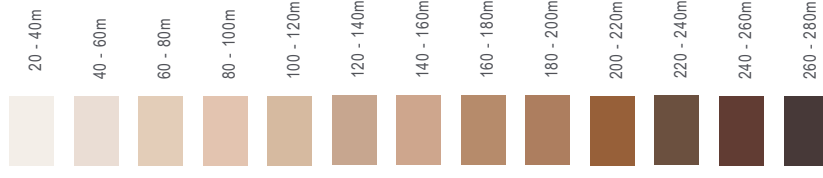


Figure 8: Landform Analysis. Scale 1:20 000 @ A3.
Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number 100022432

lodge. Prinknash Park continued to be used as a home for the gentry and nobility of Gloucestershire during the next few centuries and each generation left its mark on the property. In August 1928 a Deed of Covenant was made out by the twentieth Earl of Rothes, the grandson of Thomas Dyer Edwards, a Catholic convert, whose wish was that Prinknash should be given to the Benedictine monks.

5.6.8 In the early 1940s, one of the monks, Brother Gilbert OSB set up the Prinknash Pottery having discovered a supply of clay nearby.

5.6.9 The monks moved into the new abbey in 1972 and the old abbey was re-roofed, re-furnished, and converted into a retreat and conference centre, known as 'St Peter's Grange'. However, by 2008 the now smaller community of monks moved back to St Peter's Grange, on the Feast of Saints Peter and Paul (30 June).

5.6.10 Matson House, a large manorial house, was the headquarters of King Charles during the Siege of Gloucester. The Siege of Gloucester took place between 10 August and 5 September 1643 during the First English Civil War. It was part of a Royalist campaign led by King Charles I to take control of the Severn Valley from the Parliamentarians. It subsequently became the property of Major General William Selwyn in 1679. It is now (2017) the Selwyn Care Home.

Settlement and Landuse

5.6.11 Today Matson forms a small suburb of the city of Gloucester situated in the Vale of Gloucester, in the Gloucester district at the southern end of the Vale. It is served by the B4073 Painswick Road and some local Lanes, with the M5 to the south east, accessible further to the north and south.

5.6.12 The suburb itself is predominantly residential semi detached or terraced houses, typically dating from the post war housing boom era. There are small pocket greens dotted regularly throughout the housing estates, with local school, pharmacy and shops. In terms of leisure facilities it benefits from the Gloucester Ski & Snowboard Centre, along with the Gloucester Golf Course and the numerous PROws that connect to a wide network for public access and enjoyment of the surrounding landscape, such as the Cotswold AONB that sits just east of the M5. To the south and south east are agricultural fields.

Landscape Designations

5.6.13 As shown on **Figure 5: Policy Context** the study area incorporates a number of statutory and non-statutory designations. These are summarised below:

- The Site itself includes a Scheduled Monument 'Moated site at Sneedham's Green' and is noted as surviving well, unencumbered by later buildings. The date at which the moated site was constructed is not clear, although it is likely to have been built during the main period of moat building, between 1250 and 1350. Further to the north, approximately 1.5km lies Matson moated site. To the south east, approximately 2.5km lies Painswick Hill (or Kimsbury) camp, a historic hillfort monument, with High Brotheridge camp, just to the north east, lying 3.4km from the Site.

- There are a number of Listed Buildings in the vicinity of the site. The closest is the cluster at Winnycroft Farm, approximately 0.6km to the north east, a Grade II Listed Farmhouse, Barn and Cider House and Byre a 'good group of late C18 buildings at Winnycroft Farm'. Former Larkham Farmhouse, now country club and restaurant, approximately 0.8km to the north, Grade II Listed, c1600 with addition to front dated 1866, converted to country club with substantial additions c1974. The Duke of Buckingham was billeted in the farm house in 1643 while Charles I was at the former Matson House, during the Siege of Gloucester by Royalist forces. Matson House, Grade II* Listed, approximately 1.1km to the north, former manor house, now residential care home. c1575. The C16 house formed a compact U comprising a lateral range, which originally contained the great hall, and two wings flanking a narrow entrance court facing Matson Lane. In 1643 the house was requisitioned as the lodging for King Charles I and his sons, Charles and James, and the headquarters for the Royalist forces, during the Siege of Gloucester. Grooves cut into a stone sill in an attic bedroom are believed to have been made by the young Princes.

- Range Farm Fields, SSSI, is located approximately 0.8km to the south of the Site. Robins Wood Hill Quarry SSSI lies 1.5km to the north west of the Site. The Cotswold Commons and Beechwoods SSSI, lies approximately 2.5km to the south east of the Site.

- Painswick House Registered Parks and Gardens, Grade II* Listed lies approximately 3.6km to the south east of the Site.

- The Cotswold AONB lies at its closest point 80m from the Site, to the south east of the M5 motorway.

5.6.14 The Site itself is not covered by any landscape designation, other than the Moat SM mentioned above.

Topography, Hydrology and Geology

5.6.15 The historic core of Matson centred around Matson House lies along the north western lower slopes of the Robinswood Hill, approximately 70m AOD, the rest of the suburb gradually spreading outwards from the core ranging from 56m AOD in the south at Sneedham's Green to 41m AOD in the north at the library, approximately.

5.6.16 A floodplain is the area that would naturally be affected by flooding if a river rises above its banks. There are two different types of flood zone shown on the Matson Flood Map for Planning:

- Flood Zone 3 - an area that could be affected by flooding if there were no flood defences. This area could be flooded from a river by a flood that has a 1 percent (1 in 100) or greater chance of happening each year.
- Flood Zone 2 - additional extent of an extreme flood. These outlying areas are likely to be affected by a major flood, with up to a 0.4percent (1 in 1000) chance of occurring each year.

5.6.17 The tributaries of, and the Twyver River, lie to the north of Matson and rise

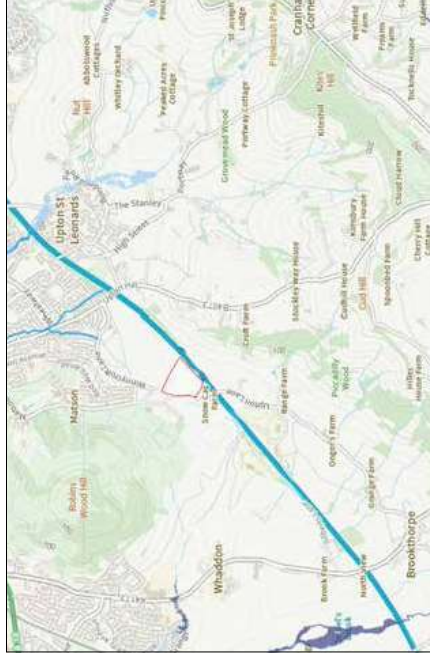


Figure 9: Flood Risk Map, Scale NTS
Source: Flood Map for Planning: Gov.UK, 2021

from springs along the escarpment to the east along Kites Hill. This River continues to the north west and feeds into the River Severn, which along with the Gloucester and Sharpness Canal, lie approximately 4.5km to the north west from the Site. The River Severn forms the western boundary to Gloucester city.

5.6.18 The geology is sedimentary bedrock formed in the Jurassic and Triassic Periods, specifically Lias Group - Mudstone, Siltstone, Limestone And Sandstone. The area of the Site and surrounds lies within a transition zone of different soil types, some consists of lime-rich loamy and clayey soils with impeded drainage with naturally high fertility, some consists of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils of moderate natural fertility.

Vegetation Cover

5.6.19 Field sizes and shapes are varied varying from medium to large. Low hedgerows are a common boundary treatment in varying condition.

5.6.20 Vegetation lines commonly align with watercourses, field and communication routes, for example the M5.

5.6.21 Many of the hillslopes are wooded, such as Robinswood Hill, Churchdown Hill and Kites Hill.

Access and Rights Way

5.6.22 The M5 runs parallel to the Site boundary from south east to north east. This major transport route connects the area with both Birmingham and Bristol.

5.6.23 The trainline running from Gloucester to Stroud is located approximately 2.5km to the west of the Site, the nearest train station is in Gloucester itself.

5.6.24 Villages, hamlets and farms within the Vale at the foot of the Escarpment are linked by a network of quiet, winding lanes.

5.6.25 There is a relatively dense network of PRoW across the local area, leading up the Hills and into the Cotswold AONB. There are two national trails within the local vicinity, the Wysis Way and the Cotswolds Way.

5.7 Site Location and Characteristics

5.7.1 The site extends to the east from Winnycroft Lane, to the M5 defining its eastern boundary.

5.7.2 The majority of the site consists of meadow grass, with a central moat, a Scheduled Monument, with boundary hedgerows that remain in tact in the majority. Refer to **Figure 2 - Site View Location Plan and Figure 3 - Site Photographs**.

Context

5.7.3 The existing Site entrance is located at the south west corner of the Site off Winnycroft Lane. Winnycroft Lane itself extends northwards to form the southern access road into Matson, and southwards, over the M5 booming Upton Lane and continuing onto the south west to Brookthorpe. It is a typical rural lane with soft verges. Existing residential dwellings are dotted along the Lane, including at Sneedhams Green opposite the Site, and the settlement edge of Matson just to the north. Residential development is allocated to the fields immediately north of the proposed Site up to Winnycroft Lane and the rest of Matson. To the south the landscape transitions from edge of Gloucester city to rural countryside with smaller villages and where residential development becomes more sporadic and isolated.

5.7.4 The suburb of Matson has a range of educational, community, leisure, recreational, employment facilities and shopping opportunities. Gloucester city itself provides an even wider range of facilities, with the railway station located to the north west.

5.7.5 The north of the Site is bound by existing fields, allocated for residential development. The south of the Site is bound by a residential property, Green Farm, and it's associated driveway and grounds. Existing hedging provides separation between the Site and farm.

5.7.6 There is a PRoW running through the Site itself to the south of the moat. This connects to the relatively dense network of PRoW beyond the Site boundaries and within the local context.

Topography and Hydrology

5.7.7 The Site is relatively flat with a gentle slope from west to east, rising from approximately 58m AOD along Winnycroft Lane to 60-64m AOD alongside the M5. The Proposed Development will not require any major regrading of the existing land form in order to facilitate the proposed residential development.

5.7.8 The Flood Map for Planning Service provides accurate mapping of the floodplain area that would naturally be affected by flooding if a river rises above its banks. It illustrates the extent of the natural floodplain if there were no flood defences or certain other man-made structures and channel improvements. The proposal Site is located within Flood Zone 1, an area where flooding from rivers is very unlikely, and therefore of the lowest risk. This can be seen in **Figure 9**.

Land Use, Land Cover and Vegetation

5.7.9 The Site currently comprises meadow grassland, with good boundary vegetation, although gappy in places along Winnycroft Lane and the M5. To the centre of the Site lies the moat Scheduled Monument and an area of scrub. There is a belt of mature trees and shrubs to the eastern boundary with the M5.

5.8 Landscape Receptors

5.8.1 Based on the above assessment of landscape and settlement character, a number of landscape receptors have been identified. Within the study area, the following landscape elements and characteristic landscape components (in no particular order) that may be affected by the proposed development are:

- The Site including:
 - Topography;
 - Land use;
 - On Site Vegetation;
 - The overall Character of the Site;
- Designations:
 - The Cotswolds AONB
- Landscape Character
 - The character of the Vale of Berkeley LCA
 - The Settlement Character of Matson

5.8.2 An assessment of their sensitivity are described in **Table 2**. The table should be read in conjunction with **Tables B1 and B3** in **Appendix B** setting out the criteria used to determine sensitivity to change.

5.8.3 The wider LCTs are considered not to be affected by the proposed development due to intervening vegetation, topography and/or the built environment.

5.9 Landscape Effects

- 5.9.1 The assessment of landscape effects during construction and after completion (Year 1 and Year 15) on the landscape resource identified in the baseline study is set out in **Table 2** and are described below.
- 5.9.2 The tables should be read in conjunction with the criteria for determining the magnitude of change in **Appendix C: Table C1**, the matrix of scale of importance in **Appendix C: Table C3** and the methodology described in **Section 2.0** of this report.

Construction and Temporary Effects

- 5.9.3 During the construction phase direct adverse effects to landscape components will result from changes in land cover and alterations to the existing topography, for example through excavation for foundations, access and services. This will occur alongside the provision of temporary infrastructure such as access, the storage of materials; the use of operational plant; and general construction works. All are uncharacteristic features of the landscape, but will generally be temporary and short-term. All construction works will be carried out in full accordance with best practice to avoid, reduce or limit the extent of effects as far as possible. The existing arable land cover within the area identified as developable, will be stripped and topsoil temporarily removed and stored.
- 5.9.4 Across the Site there will be a temporary disturbance of the existing ground levels arising from the removal and storage of topsoil and excavation for roads, foundations, services and sustainable drainage. The scale of the effect on the topography of the site during construction will be temporary **Minor Adverse**.
- 5.9.5 The proposed development will result in a permanent change in land use to approximately two thirds of the Site. The existing greenfield land, within the area identified as developable, will be replaced with a temporary construction site. There will be a localised extent of change to land use within the Site boundary which partially alters the character or nature of the wider landscape. This change will result in a permanent **Moderate Adverse** scale of effect at the site level.
- 5.9.6 Existing vegetation within and on the boundaries of the Site is to be retained where possible and protected during construction. Some removal of existing hedgerow and hedgerow trees will be necessary in order to implement the proposed access points into the Site off Winnycroft Lane. Any vegetation removed will be replaced where possible, resulting in a **Minor Adverse** scale of effect during construction.
- 5.9.7 The overall character of the Site will temporarily change from a greenfield site to a construction site. Uncharacteristic components will be introduced alongside characteristic features or elements. There will be a noticeable, temporary and localised **Moderate Adverse** scale of effect on the character of the Site and its immediately surrounding area.
- 5.9.8 All construction works will be carried out in full accordance with best practice to reduce adverse landscape effects. Construction activity will introduce uncharacteristic elements to the landscape. However these will be short term

and temporary in nature, as such the Vale of Berkeley LCA, of which the Application Site forms part, will experience a temporary **Moderate Adverse** effect during the construction phase. The setting to the Cotswolds AONB will also experience a temporary **Negligible** effect during the construction phase.

Permanent Development and Effects at Year 1 / Year 15

- 5.9.9 The Proposed Development has been designed to minimise its effects and to integrate the site into the wider landscape to include the retention and enhancement of the existing landscape structure.
- 5.9.10 There will be a permanent change to the topography of the Site however this will not alter once the development has been completed resulting in a permanent scale of effect of **Negligible** at Year 1 with no further change.
- 5.9.11 The Proposed Development would result in the loss of some arable land within the Application Site due to the construction of residential dwellings, and the associated access and planting. There will be a permanent change in land use, of the identified developable area, to a development consisting residential dwellings, open space, and strategic landscape. The Site abuts existing residential areas to the north west and south, along with residential allocation to the north, therefore residential land use is considered appropriate on the Site. There will be a permanent **Moderate Adverse** scale of effect on land use at the site level.
- 5.9.12 The retained boundary vegetation will provide a mature landscape setting to the proposed development. Proposed Development includes areas of new tree and shrub planting internally and around the perimeter of the Proposed Development. The effect of new planting will initially be limited resulting in a **Minor Adverse** scale of effect. As this planting matures, improving both landscape and ecological diversity the scale of effect will reach **Minor Beneficial** by Year 15.
- 5.9.13 The area of the Site identified as developable will permanently change from greenfield land to a residential development. The design, scale, layout and landscape of the proposed development considers the character of the surrounding landscape. Vegetation to the site boundaries, within residential areas and open space areas will incorporate locally appropriate native species, with a mix of native and ornamental species to complement and integrate the built form. The effect on the character of the Site will initially be **Moderate Adverse** decreasing to **Minor Adverse** over time as vegetation matures and the proposals integrate into the surrounding landscape.
- 5.9.14 The proposed development of land identified as developable will be relatively contained by existing vegetated boundaries, with its visibility decreasing over time as the proposed landscaping framework matures. A study of historic maps shows vegetated boundaries, small copses and woodland; indicating a strong agricultural past. However, intensification of farming in the area, including the removal of hedgerow field boundaries and the major transport route of the M5, has changed the landscape dramatically. The overall scale of effect on the wider Vale of Berkeley LCA Landscape Character Area will be **Moderate Adverse** in Year 1 and decreasing over time. By Year 15 the effect on the LCA is considered to be **Minor Adverse** as a result of enhancements to the local vegetation framework and retention of large open space around the central moat SM.

5.9.15 The proposed development respects the setting of the surrounding area and will be carefully positioned to maximize the value of existing vegetation. In landscape terms the overall scale of effect on the setting of the residential settlement of Matson will be **Negligible**. The overall scale of effect on the setting of the Cotswolds AONB will be **Negligible**.

Table 2: Landscape Receptors and Sensitivity

Receptor	Value	Susceptibility	Description	Sensitivity	Development Phase	Magnitude of Change size/scale: extent:	Scale of Effect
Site features							
Topography	Medium	Low	The Site is relatively flat with a gentle slope from west to east, rising from approximately 58m AOD to 60-64m AOD, characteristic of the vale landscape. The Proposed Development will not require any major regrading of the existing land form in order to facilitate the proposed residential development.	Low	Construction Completion Year 1	Medium Negative Low Negative	Minor Adverse Negligible
Land use	Medium	Low	The Site consists of arable agricultural land with a moat Scheduled Monument and an area of scrub at the centre.	Low	Construction Completion Year 1 Completion Year 15	High Negative High Negative High Negative	Moderate Adverse Moderate Adverse Moderate Adverse
On-site vegetation	Medium	Low	The Site currently comprises meadow grassland, with good boundary vegetation, although gappy in places along Winnycroft Lane and the M5. To the centre of the Site lies the moat Scheduled Monument and an area of scrub. There is a belt of mature trees and shrubs to the eastern boundary with the M5. The Proposed Development will retain, protect and enhance the SM, with new residential development forming a U shape around it, protecting it within a new area of open green space. Boundary vegetation does curtail views in and out of the Site.	Low	Construction Completion Year 1 Completion Year 15	Medium Negative Medium Negative Medium Positive	Minor Adverse Minor Adverse Minor Beneficial
Landscape Character							
Character of the Site	Medium	Medium	The Site consists of meadow grassland and is surrounded by well vegetated boundaries, although gappy in places. Views out of the site are contained, with wooded horizons, often wooded Hills, giving the character of intimate wooded enclosure. Glimpses of residential dwellings and the audible M5 connect the site to the developed vale it sits within. There are no landscape designations covering the Site.	Medium	Construction Completion Year 1 Completion Year 15	Medium Negative Medium Negative Low Negative	Moderate Adverse Moderate Adverse Minor Adverse
The Character of the Vale of Berkeley LCA	Medium	Medium	Key characteristics of the Vale of Berkeley include: 'a large scale, gently undulating landscape but with extensive almost flat areas commonly lying between the undulations.' 'Views towards the escarpment and Rolling Hills and Valleys landscape type give a distant sense of enclosure in many areas of the vale and the Robins Wood Outlier and Hockley Hill both form prominent elevated landmark features when viewed from the northern portion of the vale.'	Medium	Construction Completion Year 1 Completion Year 15	Medium Negative Medium Negative Low Negative	Moderate Adverse Moderate Adverse Minor Adverse
The Settlement Character of Matson	Medium	Medium	Matson forms a small suburb of Gloucester situated in the Vale of Gloucester, at the southern end of the Vale. It is served by the B4073 Painswick Road and some local Lanes, with the M5 to the south east, accessible further to the north and south. The suburb itself is predominantly residential semi detached or terraced houses, typically dating from the post war housing boom era. There are small pocket greens dotted regularly throughout the housing estates, with local school, pharmacy and shops, set within a well vegetated landscape, with a wooded, intimate and enclosed character.	Medium	Construction Completion Year 1 Completion Year 15	Low Negative Low Negative Low Negative	Minor Adverse Minor Adverse Minor Adverse
Designations							
Setting of Cotswolds AONB	High	High	The proposed site is greenfield land on the south-eastern settlement edge of Matson, Gloucester. The Site comprises a large agricultural field with central moat, situated in the relatively flat vale. The Cotswold AONB is located immediately east of the M5 which borders the proposed Site. The Site therefore forms part of the setting, to the AONB. Due to local topography, the well vegetated nature of the Vale and wooded upper slopes and hilltops, the Site is not discernable from the AONB.	High	Construction Completion Year 1 Completion Year 15	Negligible Negligible Negligible	Negligible Negligible Negligible

6. VISUAL ASSESSMENT

6.1 Scope

6.1.1 The following section examines the visibility of the site from the surrounding area. This appraisal is based on a zone of theoretical visibility and aerial images which have then been refined by the field survey.

6.1.2 The zone of theoretical visibility demonstrates the extent of potential visibility to or from a specific area. The approximate visibility of the Site off Steeple Road is demonstrated in **Figure 10** and **Representative Views 1-18**.

6.2 Visual Receptors

6.2.1 The visual receptors and an assessment of their sensitivity are described below. The table should be read in conjunction with **Section 2.0** and **Tables B1 and B4** in **Appendix B** setting out the criteria used to determine sensitivity to change.

6.2.2 Within the visual envelope, visual receptors i.e. those individuals who will see the Site and may experience a change in their view as a result of the proposed development have been identified as follows:

- Users of local roads:
 - Winnycroft Lane
 - Painswick Road
 - Upton Road
- Residents:
 - Matson
 - Winnycroft Lane
 - Sneedhams Green
 - Painswick Road
 - Upton Road
- Users of Access routes:
 - M5
 - Local PRoWs including through the Site
 - Wysis Way
 - Catswolds Way
- Designations:
 - Catswolds AONB
- Visitors to areas of Recreation:
 - Robinswood Hill Country Park

- Gloucester Golf Course

- Gloucester Ski and Snowboarding Centre

- Painswick Beacon

6.2.3 This includes receptors within the secondary visual envelope where views are predominantly glimpsed or filtered by intervening vegetation and development and as such the proposal is likely to form a minor aspect of the views currently experienced.

6.2.4 GLVIA3 places emphasis on assessing visual effects on public areas and viewpoints, rather than individual private residential properties; however, it is acknowledged that residents may be particularly sensitive to changes in their visual amenity. As part of this assessment the combined effects on a number of different groups of residential properties within the visual envelope have been considered to assess the effect on the community as a whole. When considering views from groups of properties, views from ground floor windows and garden space (which are occupied during waking/daylight hours) are considered to be the most sensitive. It should be noted that in planning terms there is not a private right to a view.

6.3 Representative Views

6.3.1 Within the study area a number of representative and illustrative views of the site have been selected to demonstrate the existing visual amenity and the change likely to be experienced. The viewpoint locations have been chosen based on distance, the degree of visibility, the nature of the view and the anticipated number or type of potential receptors.

6.3.2 Photographs were taken in early June 2021 and demonstrate a best case scenario when vegetation was in full leaf. Visibility will be lower in summer when deciduous vegetation is in full leaf, and greater during winter months, the worst case scenario.

6.3.3 For each viewpoint the visual receptors are identified and their sensitivity assessed. The effects of the proposed development are then subsequently described and assessed.

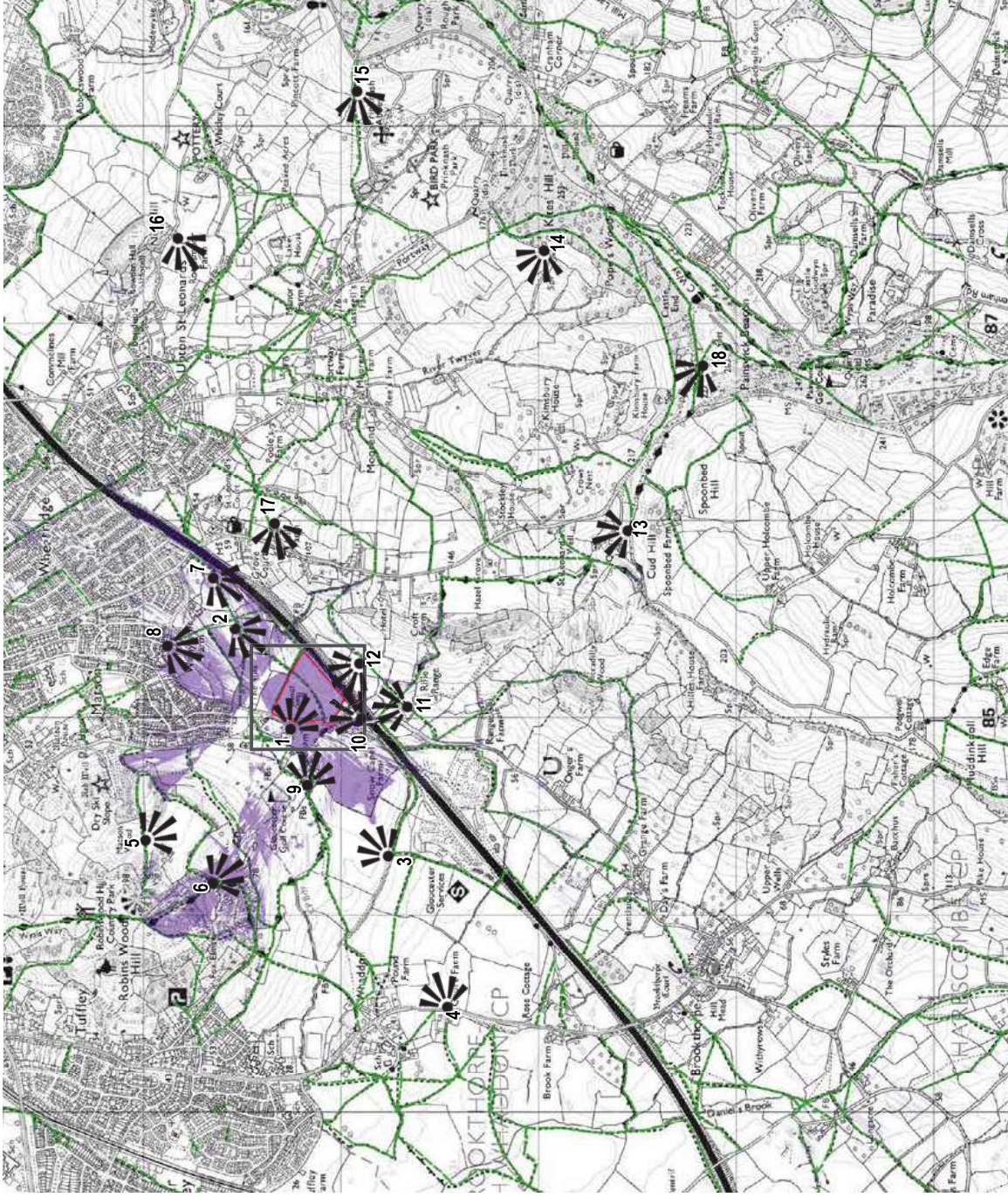


Figure 10: Visual Analysis and Locations of Representative Views.
 Source: Ordnance Survey Crown Copyright 2021. All rights reserved. License Number: 100022432

- KEY**
- Site Boundary
 - Representative Viewpoints
 - Inset A for PROWs
 - Primary Visual Envelope
 - Secondary Visual Envelope (Glimpsed views)
 - PROW Footpath
 - PROW Bridleway



Inset A: PROW's associated with Site.



VIEWPOINT 1

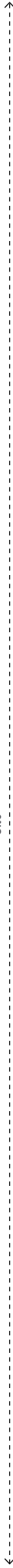
View towards the Site from Winnycroft Lane looking south east



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432	
Distance from site: 24m	Viewpoint height (AOD): 57m
OS grid reference: 384974 214240	
Camera make + model: CANON EOS 400	Date of photograph: 03.06.21

SENSITIVITY: MEDIUM

Description of View		Magnitude of Change		Completion Year 15			
<p>View from Winnycroft Lane into and across the Site. A gap in the vegetation allows views of the Moat Scheduled Monument located in the middle of the Site. Boundary vegetation along Winnycroft Lane is formed by intermittent small trees and shrubs.</p> <p>Rising land on the horizon is formed by Kites Hill and Spoonbed Hill, well vegetated with mature trees and located within the Cotswold AONB. The M5 forms the south eastern Site boundary, traversing the valley floor and separating the extended settlement of Gloucester from the AONB. The M5 cannot be distinguished visually, but is noticeable audibly.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of Winnycroft Lane Residents/ worker of Knightswood Court 		<p>Construction</p> <p>In the short term, there will be disturbance of existing ground levels arising from removal/ storage of topsoil and excavation for foundations, access driveway, and services. There will be clear views of construction activities to the left and right hand side of the view and beyond the Moat in the middle distance. A proposed cycleway along the western boundary will also cause some temporary disturbance. The magnitude of change will be Medium Negative.</p>		<p>Completion Year 1</p> <p>The development will be clearly visible and recognisable but not dominant in views, set back from the retained and protected Moat and its immediate setting. Initially the landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p> <p>The magnitude of change will remain Medium Negative.</p>		<p>Completion Year 15</p> <p>Over time strategic green infrastructure will mature, such as the hedgerows and trees to boundaries. This will screen and soften views of the development. In the long-term there are likely to be partially screened views of the development from this viewpoint.</p> <p>The magnitude of change will decrease to reach Low Negative.</p>	
SIGNIFICANCE		MODERATE ADVERSE	MODERATE ADVERSE	MODERATE ADVERSE	MINOR ADVERSE		



VIEWPOINT 2

View towards the Site from PRoW 20/22/23 looking south west



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

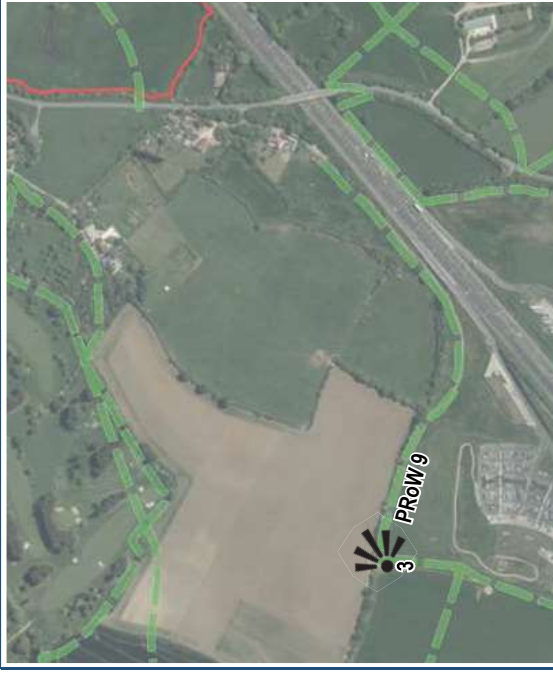
Distance from site: 388m	Viewpoint height (AOD): 57m
OS grid reference: 385492, 214537	
Camera make + model: CANON EOS 400	Date of photograph: 03.06.21

Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
View from the junction of 3 PRoWs towards the Site. View over the immediate field, curtailed by mature trees and shrubs. Site is not visible. Receptors • Users of PRoWs 20/22/23	No change of view.	No change of view.	No change of view.
SIGNIFICANCE			
SENSITIVITY: HIGH			
	NONE	NONE	NONE
	The magnitude of change will be None .		The magnitude of change will be None .



VIEWPOINT 3

View towards the Site from PRoW 9 looking east adjacent to M5 Services



Source: Ordnance Survey Crown Copyright, 2019. All rights reserved. License Number: 100022432	
Distance from site: 793m	Viewpoint height (AOD): 50m
OS grid reference: 384311,213750	
Camera make + model: CANON EOS 400	Date of photograph: 03.06.21

Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
<p>View from PRoW 9 towards the Site. Views over boundary hedgerow into the adjacent field. Robins Hill clearly visible on the horizon line. Views towards the Site are curtailed by rising topography of the field, boundary hedgerows, mature trees and shrubs. Site is not visible</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of PRoW 9 	No change of view.	No change of view.	No change of view.
SENSITIVITY: HIGH			
SIGNIFICANCE	The magnitude of change will be <i>None</i> .	The magnitude of change will be <i>None</i> .	The magnitude of change will be <i>None</i> .
	NONE	NONE	NONE

Robinswood Hill

Approximate location of Site

Kites Hill



VIEWPOINT 4

View towards the Site from A4173- Stroud Road looking north east towards site



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 1565m

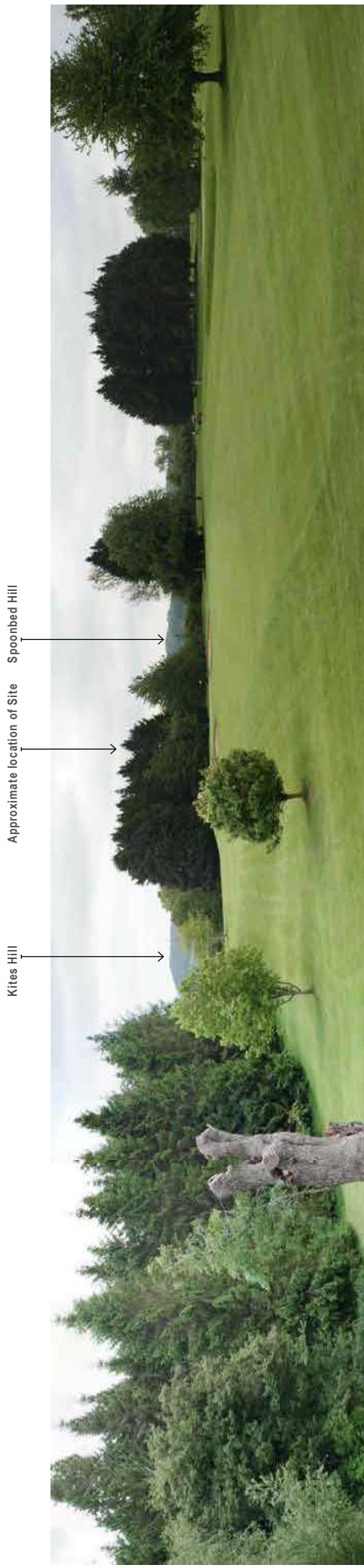
Viewpoint height (AOD): 35m

OS grid reference: 383534, 213534

Camera make + model: CANON EOS 400

Date of photograph: 03.06.21

Description of View	Magnitude of Change	
	Construction	Completion Year 15
<p>Taken from Stroud Road looking north east looking towards the Site. Views over fields within the valley between Robins Hill, visible on the left hand side of the view, and Kites Hill on the right hand side of the view. Views towards the Site are predominantly curtailed by rising topography of the fields, along with layers of vegetation consisting of boundary hedgerows, mature trees and shrubs. Site is not visible.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of the A4173 Stroud Road 	No change of view.	No change of view.
SENSITIVITY: MEDIUM	The magnitude of change will be None .	The magnitude of change will be None .
SIGNIFICANCE	NONE	NONE



VIEWPOINT 5

View towards the Site looking south from Gloucester Golf Course on PRoW 16



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number 10002432

Distance from site: 896m

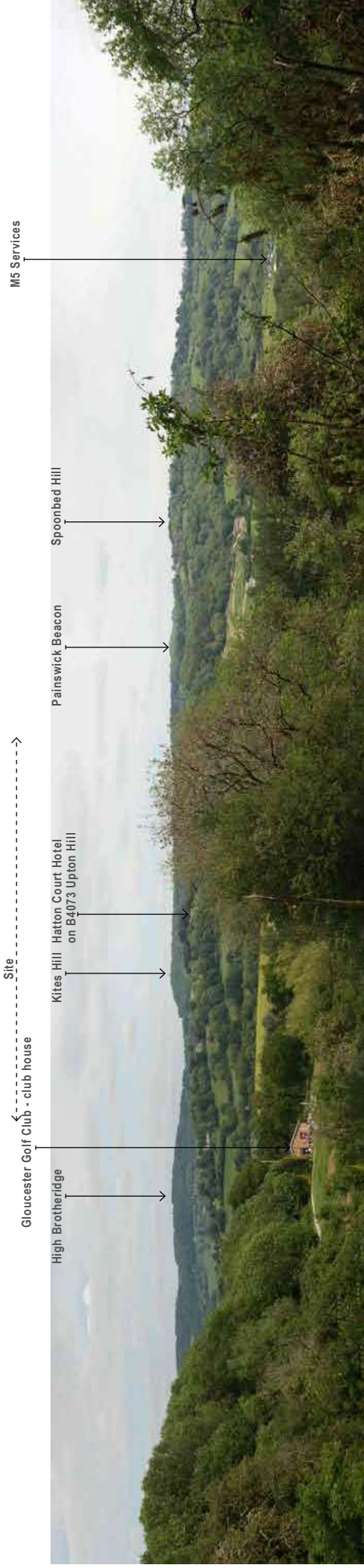
Viewpoint height (AOD): 128m

OS grid reference: 384439, 214949

Camera make + model: CANON EOS 400

Date of photograph: 03.06.21

Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
<p>Taken from PRoW 16, just west of Matson Wood on Robinswood Hill, looking south east towards the Site. Mature trees, many of which are evergreen, and shrub vegetation, help define the tees and greens of Gloucester Golf Course on the slopes of Robinswood Hill. Long distance views are afforded out to the opposite high ground of Kites Hill and Spoonbed Hill. This connects to a wider network of PRoWs, including the Wysis Way national trail.</p> <p>Receptors</p> <ul style="list-style-type: none"> • Users of PRoW 16 • Users of Gloucester Golf Course 	No change of view.	No change of view.	No change of view.
SENSITIVITY: HIGH	The magnitude of change will be <i>None</i> .	The magnitude of change will be <i>None</i> .	The magnitude of change will be <i>None</i> .
SIGNIFICANCE	NONE	NONE	NONE



VIEWPOINT 6

View towards the Site looking south east from PRoW 17 in Robinswood Hill Park



SENSITIVITY: HIGH

Description of View	Magnitude of Change		Completion Year 15
	Construction	Completion Year 1	
<p>Taken from PRoW 17 looking south east towards the Site. Views are afforded into the northern half of the Site from this elevated position, the yellow field in the centre of the view, with the southern half screened by existing mature vegetation of Robinswood Hill. Set within a well vegetated landscape, the wooded hills form the horizon line in the distance.</p> <p>This connects to a wider network of PRoWs, including the Wysis Way national trail.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of PRoW 17 	<p>In the short term, there will be disturbance of existing ground levels arising from removal/storage of topsoil and excavation for foundations, access driveway, and services. There will be clear views of construction activities across the northern half of the Site.</p>	<p>The development will be clearly visible and recognisable but not dominant in views, set within a well vegetated landscape, the wide landscape towards the hills opposite being the focus of the view. Initially the landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p>	<p>Over time strategic green infrastructure will mature, such as the hedgerows and trees within the development breaking up built form. Protection and retention of the central Moat SM will provide a centre green focal area, with built form set around it to the north, east and south. In the long-term there are likely to be partially screened views of the development along the northern and eastern boundaries.</p> <p>The magnitude of change will decrease to reach Low Negative.</p>
SIGNIFICANCE	MAJOR ADVERSE	MAJOR ADVERSE	MODERATE ADVERSE

Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 935 Viewpoint height (AOD): 138m

OS grid reference: 384214, 214706

Camera make + model: CANON EOS 400 Date of photograph: 03.06.21

Boundary vegetation to the M5

Approximate location of Site

Robinswood Hill

Residential dwellings along Winnycroft Lane and Sneedhams Road



VIEWPOINT 7

View towards the Site looking south west from PRoW 22#1



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 640m

Viewpoint height (AOD): 58m

OS grid reference: 385757, 214656

Camera make + model: CANON EOS 400

Date of photograph: 03.06.21

Description of View

Taken from PRoW 22#1 looking south west towards the Site. Views over fields in the valley with Robinswood Hill, visible on the right hand side of the view. Residential settlement can also be seen below Robinswood Hill, located along Winnycroft Lane and Sneedhams Road. Views towards the Site are curtailed, predominantly by layers of vegetation consisting of boundary hedgerows, mature trees and shrubs, along with a slight rise in topography. Site is not visible.

Receptors

- Users of PRoW 22#1

SENSITIVITY: HIGH

Magnitude of Change

Construction

No change of view.

Completion Year 1

No change of view.

Completion Year 15

No change of view.

The magnitude of change will be *None*.

The magnitude of change will be *None*.

The magnitude of change will be *None*.

SIGNIFICANCE

NONE

NONE

NONE



VIEWPOINT 8

View towards the Site looking south from junction of PRoW 20#1 and Winnycroft Lane



SENSITIVITY: HIGH

Description of View

Taken from the junction of PRoW 20#1 and Winnycroft Lane looking south towards the Site.
Views over fields in the valley with the Hills forming the horizon line, visible on the left hand side of the view.
Views towards the Site are curtailed by layers of vegetation consisting of boundary hedgerows, mature trees and shrubs, along with a slight rise in topography. Site is not visible.

Receptors

- Users of PRoW 20#1

Magnitude of Change

Construction

No change of view.

Completion Year 1

No change of view.

Completion Year 15

No change of view.

The magnitude of change will be **None**.

The magnitude of change will be **None**.

The magnitude of change will be **None**.

SIGNIFICANCE

NONE

NONE

NONE

Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 621m

Viewpoint height (AOD): 50m

OS grid reference: 385379, 214871

Camera make + model: CANON EOS 400

Date of photograph: 03.06.21



VIEWPOINT 9

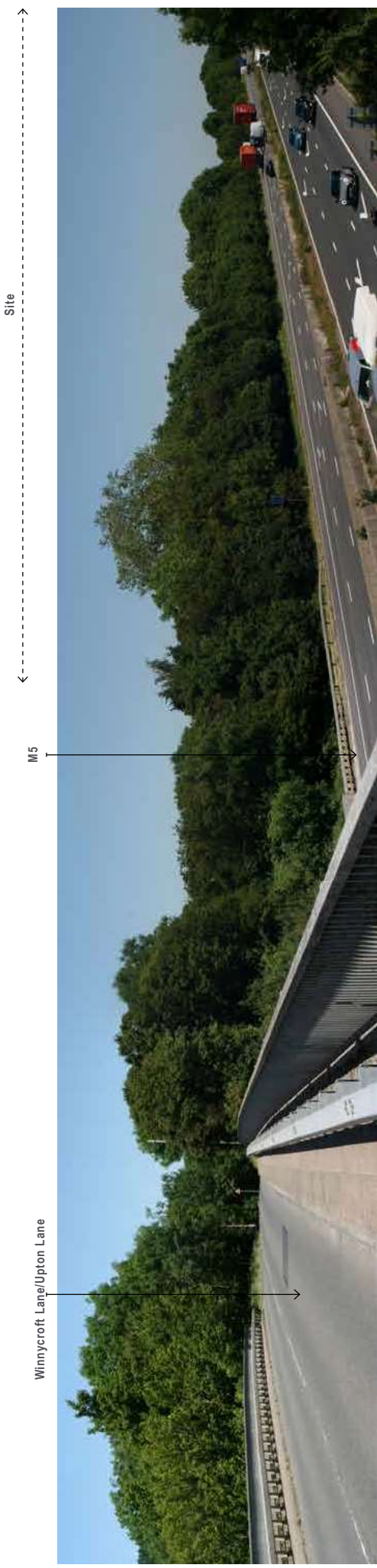
View towards the Site from Sneedhams Green Common Land / PRoW 2 looking south



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number 100022432

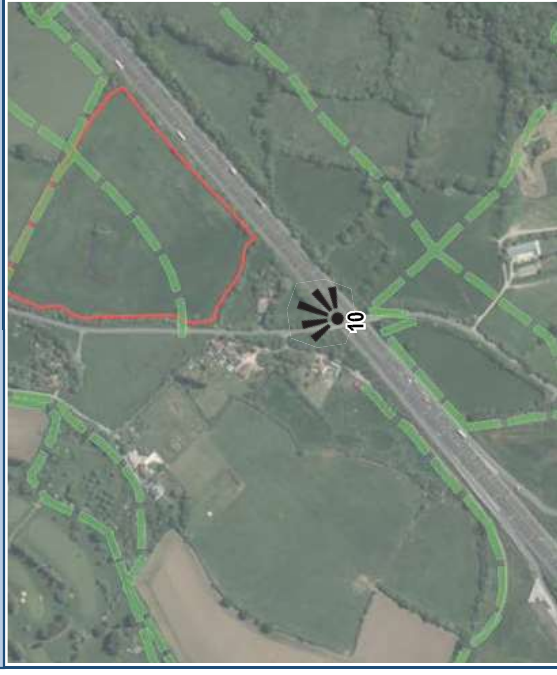
Distance from site: 150m	Viewpoint height (AOD): 59m
OS grid reference: 384849, 214233	
Camera make + model: CANON EOS 400	Date of photograph: 06.03.21

Description of View	Magnitude of Change	Completion	
		Year 1	Year 15
<p>There are glimpsed views across the common land into the Site from this viewpoint, through gaps in the boundary vegetation to Winnycroft Lane. The landscape is very wooded and has a recognisable pattern of more intimate and enclosed fields with longer distant views to the Hills, which are mostly wooded, but allow occasional glimpses to open green fields.</p> <p>Receptors</p> <ul style="list-style-type: none"> • Users of PRoW 2 • Users of Sneedhams Green • Residents along Sneedhams Green 	<p>In the short term, there will be disturbance of existing ground levels arising from removal/storage of topsoil and excavation for foundations, access driveway, and services. There will be clear views of construction activities across the Site.</p>	<p>The development will be clearly visible and recognisable but not dominant in views, set within a well vegetated landscape, the wider towards the hills opposite being the focus. Initially the landscape mitigation will provide minimal softening and screening effects and so built form will have greater influence.</p>	<p>Over time strategic green infrastructure will mature, such as the hedgerows and trees within the development breaking up built form. Protection and retention of the central Moat SM will provide a centre green focal area, with built form set around it to the north, east and south. In the long-term there are likely to be partially screened views of the development along the western boundary. The magnitude of change will decrease to reach Low Negative.</p>
SIGNIFICANCE			
	MODERATE ADVERSE	MODERATE ADVERSE	MINOR ADVERSE



VIEWPOINT 10

View towards the Site from Winnycroft/Upton Lane bridge looking north east



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 190m

Viewpoint height (AOD): 62m

OS grid reference: 384990,213849

Camera make + model: CANON EOS 400

Date of photograph: 03.06.21

Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
<p>Taken from the bridge over the M5 on Winnycroft / Upton Lane road. From this elevated viewpoint there are no views afforded into the Site, with views curtailed to the near distance by mature, dense trees and shrub vegetation. The M5 is very audible.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of Winnycroft Lane / Upton Lane 	No change of view.	No change of view.	No change of view.
SIGNIFICANCE	The magnitude of change will be None .	The magnitude of change will be None .	The magnitude of change will be None .
	NONE	NONE	NONE



VIEWPOINT 11

View towards the Site from PRoW 25 looking north, located within the Cotswolds AONB



SENSITIVITY: HIGH

Description of View

Views over the immediate field to mature trees forming the horizon line. Views towards the Site are curtailed by layers of vegetation consisting of boundary hedgerows, mature trees and shrubs, along with a slight rise in topography. Site is not visible.

Receptors

- Users of PRoW 25

Magnitude of Change

Construction

No change of view.

Completion Year 1

No change of view.

Completion Year 15

No change of view.

The magnitude of change will be **None**.

The magnitude of change will be **None**.

The magnitude of change will be **None**.

SIGNIFICANCE

NONE

NONE

NONE

Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 390m

Viewpoint height (AOD): 65m

OS grid reference: 385049, 213616

Camera make + model: CANON EOS 400

Date of photograph: 06.03.21



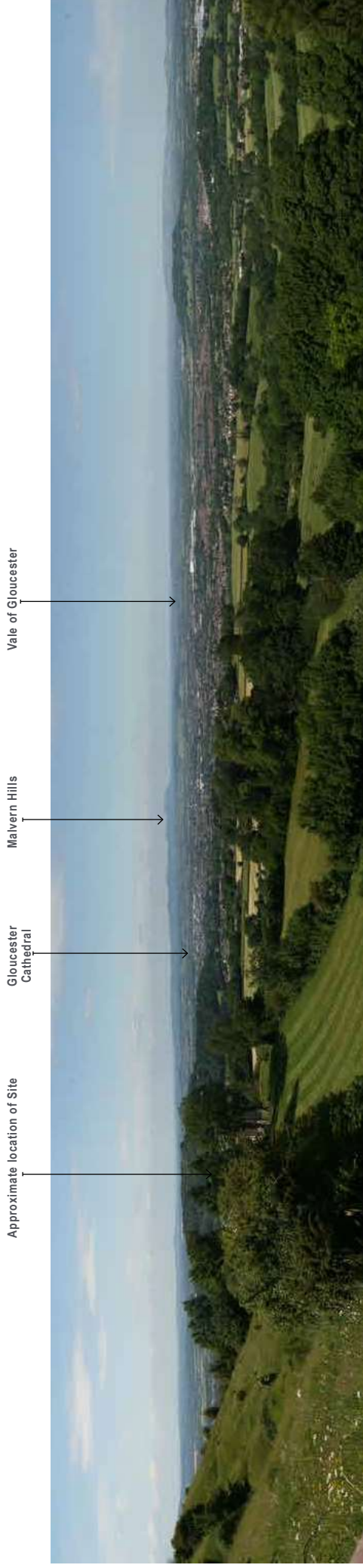
VIEWPOINT 12

View towards the Site from PRoW 25 looking north, located within the Cotswolds AONB



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432	
Distance from site: 200m	Viewpoint height (AOD): 71m
OS grid reference: 385257, 213851	
Camera make + model: CANON EOS 400	
Date of photograph: 06.03.21	

Description of View	Magnitude of Change	
	Construction	Completion Year 1
Views over the immediate field to mature trees and shrubs forming the horizon line. Views towards the Site are curtailed by layers of vegetation consisting of boundary hedgerows, mature trees and shrubs. Site is not visible.	No change of view.	No change of view.
Receptors • Users of PRoW 25		
SIGNIFICANCE	NONE	NONE
	The magnitude of change will be None .	The magnitude of change will be None .
	No change of view.	No change of view.
		The magnitude of change will be None .



VIEWPOINT 13

View towards the Site from Sevenleaze Lane looking north west, located within the Cotswolds AONB



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 1,741m

Viewpoint height (AOD): 223m

OS grid reference: 385999, 212525

Camera make + model: CANON EOS 400

Date of photograph: 06.03.21

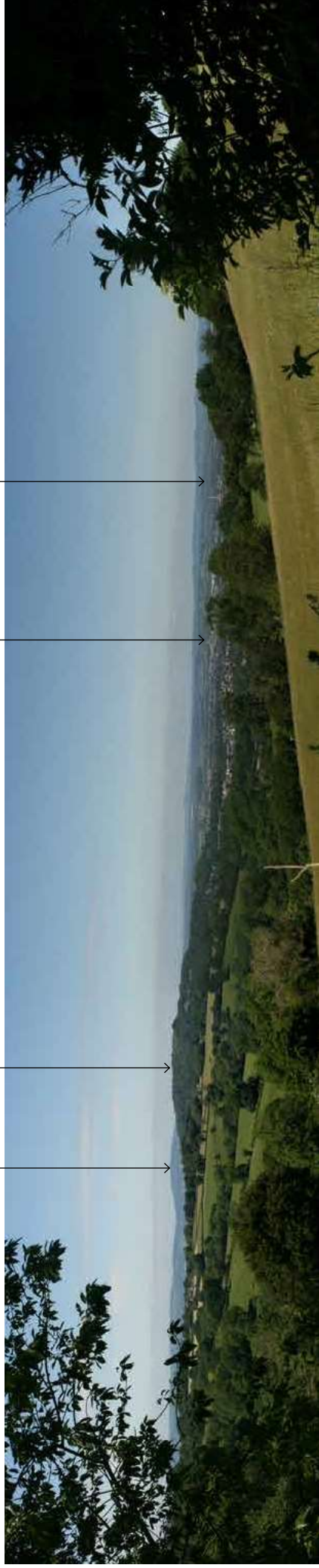
Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
<p>Taken from Sevenleaze Lane, looking north west across the city of Gloucester to the wide Vale of Gloucester, with the Malvern Hills in the far distance. Gloucester Cathedral can just be distinguished on the north western fringes of the city.</p> <p>The Site itself cannot be seen, siting at the base of Robinswood Hill, screened by mature trees and shrubs in the well vegetated landscape to the south of Gloucester city itself.</p> <p>This view presents a settled vale landscape, with well wooded hills punctuating the relatively flat landscape of the vales.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of Sevenleaze Lane 	No change of view.	No change of view.	No change of view.
SENSITIVITY: MEDIUM	The magnitude of change will be None .	The magnitude of change will be None .	The magnitude of change will be None .
SIGNIFICANCE	NONE	NONE	NONE

Vale of Gloucester

Gloucester Cathedral

Robinswood Hill

May Hill



VIEWPOINT 14

View towards the Site from Kites Hill Nature Trail looking north west, located within the Cotswolds AONB



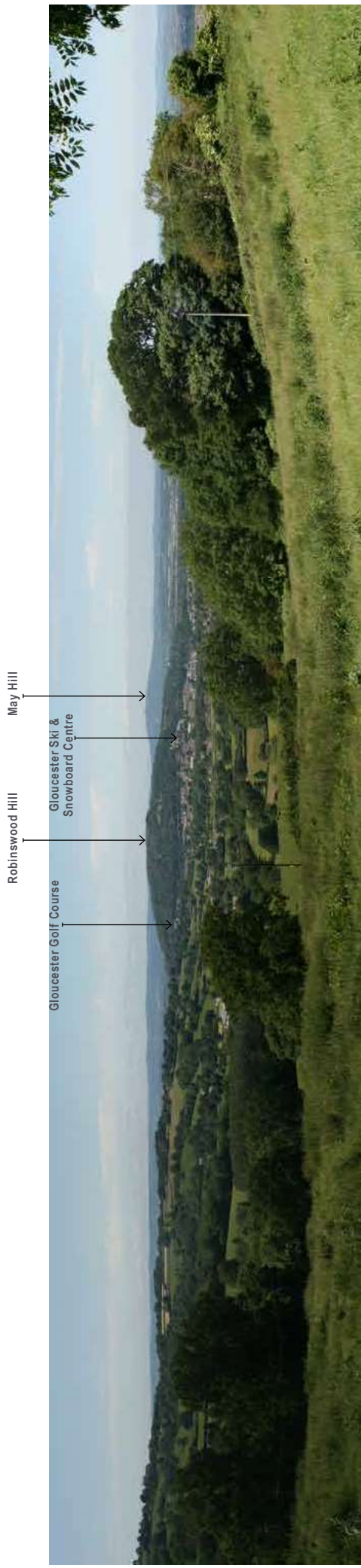
Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 2,277m Viewpoint height (AOD): 181m

OS grid reference: 387361,212951

Camera make + model: CANON EOS 400 Date of photograph: 06.03.21

Description of View	Magnitude of Change	
	Construction	Completion Year 1
<p>Taken from Kites Hill looking north west looking towards the Site. From this point the Site is hidden from view, tucked in the valley at the foot of Robinswood Hill. Long distance views extend out over the Vale of Gloucester, with the Cathedral just visible in the far distance. The hills and vales are a distinctive landscape, often wooded hilltops and well vegetated vales.</p> <p>This Nature Trail also connects to a network of PRoW including the national trail the Cotswold Way.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of Kites Hill Nature Trail 	No change of view.	No change of view.
	The magnitude of change will be None .	The magnitude of change will be None .
SIGNIFICANCE		
	NONE	NONE
	NONE	NONE



VIEWPOINT 15

View towards the Site from PRoW 68 at Prinknash Abbey, located within the Cotswolds AONB



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 2,830m

Viewpoint height (AOD): 187m

OS grid reference: 388276, 213903

Camera make + model: CANON EOS 400

Date of photograph: 06.03.21

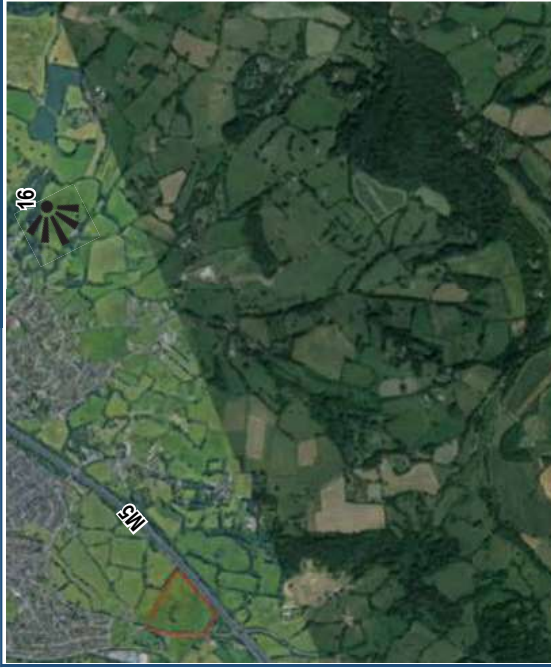
Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
<p>Taken from PRoW 68, mid way up the hillside to High Brotheridge, looking north west looking towards the Site. From this point the Site is hidden from view, tucked in the valley, below Gloucester Golf Course, at the foot of Robinswood Hill. Long distance views extend out over the Vale of Gloucester, with May Hill, visible in the far distance, forming the western edge of the Vale. The hills and vales are a distinctive landscape, often wooded hilltops and well vegetated vales. This PRoW also connects to a wider network including the Cotswold Way national trail.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of PRoW 68 	No change of view.	No change of view.	No change of view.
SENSITIVITY: HIGH	The magnitude of change will be None .	The magnitude of change will be None .	The magnitude of change will be None .
SIGNIFICANCE			
	NONE	NONE	NONE

Robinswood Hill
Gloucester Ski & Snowboard Centre



VIEWPOINT 16

View towards the Site from Nuthill looking south west, located within the Cotswolds AONB



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 1,987m

Viewpoint height (AOD): 82m

OS grid reference: 387325,214924

Camera make + model: CANON EOS 400

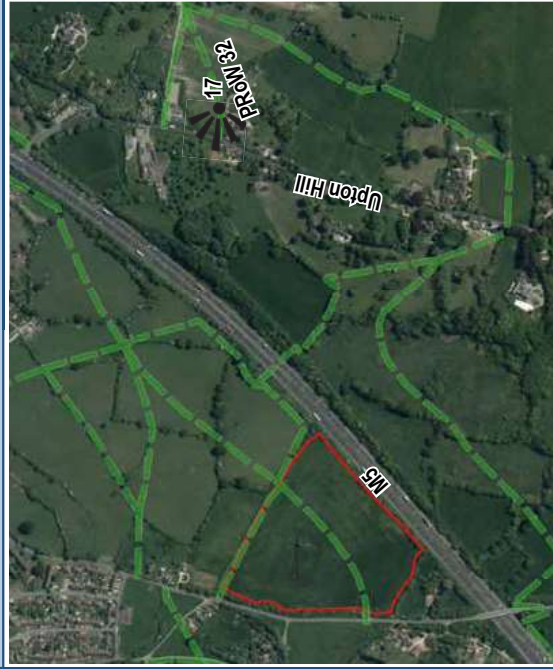
Date of photograph: 06.03.21

Description of View	Magnitude of Change	
	Construction	Completion Year 1
<p>Taken from Nuthill, looking south west towards the Site. From this point the hilly, well vegetated landscape fills the view, with the occasional agricultural barn nestled in amongst mature trees. Robinswood Hill with the Ski slope are visible from this slightly elevated position. The Site is not visible.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of Nuthill 	No change of view.	No change of view.
	The magnitude of change will be None .	The magnitude of change will be None .
SIGNIFICANCE		
	NONE	NONE
	NONE	NONE



VIEWPOINT 17

View towards the Site from PRoW 32 off Upton Hill, located within the Cotswolds AONB



Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number: 100022432

Distance from site: 650m

Viewpoint height (AOD): 86m

OS grid reference: 385927, 214362

Camera make + model: CANON EOS 400

Date of photograph: 06.03.21

Description of View	Magnitude of Change		
	Construction	Completion Year 1	Completion Year 15
<p>Taken from PRoW 32, looking south west towards the Site. The small community of Upton Hill is visible in the foreground, set amongst mature trees and hedgerows. The settlement of Matson is visible in the middle ground to the right hand side of the view, the residential areas leading of Winnycroft Lane.</p> <p>The Site is not visible, screened by existing mature vegetation.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of PRoW 32 	No change of view.	No change of view.	No change of view.
SIGNIFICANCE	The magnitude of change will be None .	The magnitude of change will be None .	The magnitude of change will be None .
SENSITIVITY: HIGH	NONE	NONE	NONE



VIEWPOINT 18

View towards the Site from Painswick Beacon Viewpoint looking north



Description of View	Magnitude of Change	
	Construction	Completion Year 1
<p>Taken from Painswick Beacon Viewpoint, with sweeping extending views out over the wide landscape below. From this point the Site is hidden from view by Upton Hill, tucked in the valley at the foot of Robinswood Hill. Long distance views extend out over the Vale of Gloucester, with the Cathedral just visible in the far distance. Robinswood Hill marks the southern end of the city of Gloucester, while Churchdown Hill marks the northern end. The hills and vales are a distinctive landscape, often wooded hilltops and well vegetated vales. This Beacon connects to a wide network of PRoW including the national trail the Cotswold Way and the Wysis Way.</p> <p>Receptors</p> <ul style="list-style-type: none"> Users of Painswick Beacon Viewpoint 	No change of view.	No change of view.
SIGNIFICANCE	The magnitude of change will be None .	The magnitude of change will be None .
SENSITIVITY: HIGH		No change of view.

Source: Ordnance Survey Crown Copyright 2019. All rights reserved. License Number 100022432

6.4 Zone of Theoretical Visibility

6.4.1 The extent of potential visibility of the proposed development has been informed by a Zone of Theoretical Visibility (ZTV). Whilst the ZTV is able to give a reasonably accurate representation of where views may be possible, it should be noted that landscapes can change between data collections resulting in potential views being screened.

6.4.2 Following the Site visit the ZTV has been refined to omit areas where the Site is not visible beyond layers of intervening vegetation and/or built development.

6.5 Visual Effects

6.5.1 Initially a broad study area extending to 3km and beyond from the Site boundary was adopted as a desk study to understand the relationship of the Site with its wider surroundings. Following the assessment in the field, views are classified as either:

- Near Distance 0-0.5km
- Middle Distance Views 0.5-0.1km
- Long Distance Views 1.0km +

6.5.2 The Site is enclosed by mature hedgerows and trees along its boundaries, set within a well vegetated vale with wooded hilltops, which, along with changes in local topography, ensure that the site is relatively well screened in the majority of views. This existing vegetation is dense and mature enough to provide a good level of filtering and screening during winter months, especially as there are some mature evergreen trees to the Gloucester Golf Course and to Upton Hill and the hotels along here.

6.5.3 Due to the gently undulating vale topography, local Hills, mature well vegetated local landscape and existing dwellings, the majority of middle and all long distance views are screened.

6.5.4 The 18 viewpoints appraise the site and surroundings and the potential effects of the proposed introduction of residential development and retained open space on the Site. Three views experience adverse effects, one determined as Moderate Adverse, and two viewpoints are determined as experiencing Minor Adverse effects.

6.5.5 The Moderate Adverse Viewpoint 6, is taken from an elevated view from Robinswood Hill, where views are also afforded of traffic along the M5.

Table 3 - Summary of Visual Effects

Viewpoint	Distance of View	Significance of Effect Post Completion 15 Years
1	Near	Minor Adverse
2	Near	None
3	Middle	None
4	Long	None
5	Middle	None
6	Middle	Moderate Adverse
7	Middle	None
8	Middle	None
9	Near	Minor Adverse
10	Near	None
11	Near (view from AONB)	None
12	Near (view from AONB)	None
13	Long (view from AONB)	None
14	Long (view from AONB)	None
15	Long (view from AONB)	None
16	Long (view from AONB)	None
17	Middle (view from AONB)	None
18	Long (view from AONB)	None

6.5.6

Of the fifteen remaining viewpoints, all would experience no change in view following development of the proposals.

6.5.7

The Zone of Theoretical Visibility, or Influence (ZTV), the area from within which the proposed development may have an effect, is relatively contained and does not extend across the majority of middle or any long distances. Located within a gently undulating vale landscape with well vegetated boundaries, and wooded hilltops to the Hills and escarpment of the Cotswolds AONB, views are restricted to near distances in the majority. Where longer distance views are afforded, they are from elevated positions, with layers of vegetation aiding screening and softening.

6.5.8

The spatial layout of development areas, open space and strategic green infrastructure, as well as existing features to be retained such as the central moat SM within its own large green open space, has been designed to complement and respect the character and context of the settlement and the surrounding countryside.

6.5.9

New structural planting will soften views of the proposed development from the surrounding landscape and road network. At Year 1 of completion, planting will have a minimal effect and there is generally no change to the scale of visual effects. As planting matures the magnitude of change will decrease, reducing the significance of effect by Year 15.

6.5.10

Following the completion of the Proposed Development the greatest levels

7. MITIGATION AND MONITORING MEASURES

7.1 Primary Mitigation and Design Measures

7.1.1 The proposed development of Snow Chapel, Winnycroft Lane, Matson, Gloucester, has been carefully designed to minimise landscape and visual effects. Primary mitigation or those aspects integrated into the development masterplan and detailed design are described in Section 3 of this report.

7.1.2 These are inherent parts of the design included in the project description and are considered in the assessment of landscape and visual effects.

7.2 Secondary Mitigation and Monitoring Measures

7.2.1 The following section identifies and describes secondary mitigation and monitoring measures to minimise the probability of landscape and visual effects occurring, and ensure the successful completion of the scheme.

7.2.2 Such measures are identified at the key stages of the project post-planning namely detailed design (including discharge of planning conditions); demolition and construction; implementation and monitoring; and long-term management.

Detailed Design

7.2.3 As highlighted a number of aspects of the proposed development will form part of the detailed design. The key issues relating to secondary mitigation are set out below:

- Proposed external ground and finished floor levels: Levels (unless otherwise agreed) should broadly follow the existing contours of the site as far as possible. Significant changes in level (such as retaining walls) should be avoided;
- External building materials: The specification of materials including colour and finish with samples to be submitted and agreed by the local planning authority. Materials should match existing to minimise visual effects;

• Proposed drainage and services: The detailed design of proposed drainage and services, including the location of the proposed surface water attenuation. The details should be fully coordinated with the landscape scheme;

- External lighting: The detailed lighting design should comply with British Standards, Codes of Practice and County Council street lighting specification. Consideration should be given to the location of lighting, light source and the type of luminaires to ensure that the effects of light pollution and sky glow are kept to a minimum.

• Hard landscape: The arrangement and specification of hard surfacing, enclosures / fencing, street furniture and other structures. The proposals should be in accordance with the submitted Landscape Masterplan;

- Tree retention and protection: A final Arboricultural Method Statement, Tree Protection Plan and Schedule of Tree Works must be prepared to

ensure the retention of important existing vegetation as identified in this report. The details shall be in accordance with the submitted Arboricultural Impact Assessment and should include full consideration of proposed changes in level, construction of hard surfaces, services and drainage as well as the monitored required during and post construction.

- Soft landscape: The detailed design of all landscaped areas including existing vegetation to be retained, in conjunction with details of proposed planting. The proposals must be in accordance with the submitted Landscape Masterplan. Particular details must include the following:

- The detailed design of soft landscape including species, planting density, and stock size. The size of plant stock should provide some immediate impact in key areas whilst predominantly utilising stock of more modest size to naturally succeed larger stock and deliver a mature green framework in the long-term;

- A specification setting out the standards and time frames for the implementation of soft landscape to include soil preparation / cultivation, details of planting and seeding, along with initial maintenance to ensure the successful establishment of vegetation; and

- An implementation programme. The implementation of planting (and in particular strategic vegetation to the site boundaries) should be phased in conjunction with the substantial completion of each area.

- Management: A Landscape and Ecological Management Plan (LEMP) to ensure the long-term management and maintenance. The management plan should include appropriate measures for the management of strategic planting to ensure its successful establishment and long-term maintenance. This should include the implementation of replacement vegetation as may be required to develop and maintain the landscape framework.

7.2.4 All of these measures can be successfully addressed and monitored by the local planning authority prior to the commencement of the development via conditions of the planning consent.

Construction

7.2.5 A number of residual adverse landscape and visual effects are highlighted during the construction phase. To manage the potential effects arising during construction work, it is recommended that in advance of works commencing a Construction Management Plan is prepared. The Construction Management Plan will include an outline of the proposed development, the sequencing of construction works and the management controls required with consideration of environmental effects.

7.2.6 The Construction Management Plan will include:

- The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
- The use of hoardings and fencing (including temporary fencing);
- The storage of construction materials and waste;
- The handling and storage of topsoil (including imported topsoil);

- Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);

- Permitted working hours and use of lighting, including a detailed lighting specification;

- The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and

- Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel.

7.2.7 Implementation and Monitoring

7.2.8 During construction and at suitable intervals post completion the protection and condition of existing vegetation should be monitored by a qualified arboriculturist. The details for monitoring should be established in the Arboricultural Method Statement.

7.2.9 The influence of vegetation is highlighted in the assessment of both landscape and visual effects as it provides the structure and framework for the new buildings. All new planting must therefore be implemented in accordance with the detailed landscape drawings, specification and implementation programme and must be monitored by an appropriate qualified landscape professional.

Long-term Management

7.2.10 Landscape conditions should be used to ensure that planting within areas conveyed to private residents is retained for at least a minimum period of five years. This can be supported by guidance on general landscape maintenance included with information provided at the point of purchase.

7.2.11 All such areas should be managed in accordance with the standards and annual maintenance regime set out in the Landscape and Ecological Management Plan to ensure that it is retained in a sustainable and well maintained condition in perpetuity.

8. SUMMARY AND CONCLUSIONS

8.1 General

- 8.1.1 This report assesses the landscape and visual impact of the proposed residential development of land at Snow Capel, Matson Gloucester, to support the planning application.
- 8.1.2 The report assesses the effects of the scheme on landscape character and visual amenity from the surrounding properties, roads, footpath network and public open spaces; from construction to completion. The assessment of effects is based on the submitted planning application drawings.
- 8.1.3 The principles of the proposed residential development have been developed from the Landscape baseline as part of a landscape led approach. Throughout the landscape and visual assessment, potential effects were reviewed and assessed as part of this iterative design.

8.2 Baseline Conditions

- 8.2.1 The site, which extends eastwards from Winnycroft Road to the M5 which forms its eastern boundary, is located to the south east of the centre of Gloucester in the suburb of Matson. The boundary of the site (approximately 7.9ha) and the extent of the study area are shown on **Figure 1**. The majority of the site consists of meadow grass with a central moat. Scheduled Monument and good to moderately vegetated boundaries. The proposed residential development extends across the site in a U shape, protecting and retaining the central moat, with the addition of a new vehicular access points off Winnycroft Lane.
- 8.2.2 The Site, which forms a wedge shape, is bound by the M5 to the east and Winnycroft Lane to the west, with agricultural fields to the remaining boundaries and beyond the transport routes, along with scattered dwellings. An existing homestead, Green Farm, bounds the southern boundary of the site with agricultural land beyond the M5 and Winnycroft Lane bridge over the M5.

- 8.2.3 The extent of the study area is based on the potential visual envelope of the Site and proposed development i.e. the area from which views of the development may be visible, informed by topographical maps and field survey. The study area extends approximately 3km to the east and south, and a short distance to the north and west, where views are then curtailed by the local topography, existing vegetation and settlement.

- 8.2.4 The landscape within the study area comprises the Severn and Avon Vales National Character Area (NCA 106). More locally, the Site lies within the Vale of Berkeley LCA (as identified by the Landscape Character Assessment of Gloucester City).

8.3 Landscape and Visual Effects

- 8.3.1 Land use of the site, and hence character, will alter as a direct result of development of the Site. However the Site itself is relatively contained by mature trees and shrub boundary vegetation. The majority of the residual landscape effects are considered to be Minor Adverse to None.
- 8.3.2 The surrounding gently undulating vale topography and larger Hills, existing vegetation and areas of existing settlement of Matson establishes a Visual Envelope (VE), which is curtailed to the near distance, with one middle distance view from an elevated position on Robinswood Hill, with the majority of middle distance and all long distance views being screened. Sensitive receptors within the near distance VE include local PROWs adjoining residents and users of existing roads surrounding the Site.
- 8.3.3 The greatest level of visual effects will be experienced by those receptors within the near distance. Such effects will be mitigated by the design of the Proposed Development in terms of the area to be developed and the area to be preserved as open space, in conjunction with planting, although it will take time for new planting to become established. Long-term adverse effects will be restricted to users and residents immediately adjoining the Proposed Development along Winnycroft Lane and those utilising the immediately adjoining PROW network that also cuts through the Site.

8.4 Mitigation and Enhancement

- 8.4.1 The Proposed Development has been designed to minimise landscape and visual effects and create a positive setting to the surrounding area. As primary mitigation, the proposed landscape strategy seeks to deliver long-term landscape, biodiversity, recreation and sustainability benefits. Residual adverse effects can be mitigated following the secondary mitigation strategy set out in section 7.2. Detailed design will incorporate comprehensive information on the specification and implementation of strategic planting.

8.5 Conclusion

- 8.5.1 It should be acknowledged that any development will give rise to change in the landscape of the area and the views of receptors. The degree of change will influence the judgement on acceptability and will need to be balanced with the overall benefits delivered by the scheme.
- 8.5.2 Although there will be localised visual and landscape effects, the sensitively considered and designed layout, strategic landscape infrastructure, areas of retained open space and enhancement of existing vegetation, along with new internal development planting will help to visually integrate the development into the surrounding landscape.
- 8.5.3 On balance, the Site is well contained within the wider landscape and visual effects are localised. In conclusion, in landscape terms there are no overriding landscape or visual effects that should prevent the development of the Site as proposed.

APPENDICES

Appendix A: Sources of Information

Planning

- The National Planning Policy Framework (NPPF), February 2019;
- Gloucester City Council Local Plan (1983) - Saved Policies (A1.a Heights of buildings and protection of views);
- Gloucester City Council Joint Core Strategy (2017); and
- Pre-Submission Gloucester City Plan (Nov 2020).

Mapping and Other Data

- Ordnance Survey maps (1:20,000 Explorer Series);
- Historic Ordnance Survey maps;
- All LIDAR data © Environment Agency copyright and/or database right 2015. All rights reserved;
- Aerial images;
- Multi-Agency Geographic Information for the Countryside (MAGIC) (<http://magic.gov.uk/>).

Landscape Character Documents

- National Character Area Profiles: NCA 106 Severn and Avon Vales National Character Area (Natural England, 2012);
- The Gloucester Landscape Character Assessment, Gloucester City Council.

General

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition 2013);
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage, 2002);
- Visual Representation of Development Proposals. Technical Guidance Note 06/19. Landscape Institute, September 2019; and
- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSi, April 2012).

APPENDIX B: Criteria for Assessing Sensitivity

Table B1: Landscape Receptor Value and Susceptibility

Level	Value	Susceptibility
High	<p>Landscape elements that are in good to excellent condition and are a fundamental component of landscape character. Alternatively a distinctive or rare landscape feature. These are likely, but not necessarily subject to statutory protection e.g. TPO's or Listed Buildings and/or given significant protection by planning policy.</p> <p>Landscapes that are in good condition, with a high prevalence of important landscape elements giving rise to a strong or unique character and sense of place. There are generally few detractors or uncharacteristic features present. These are likely, but not necessarily, statutory protected landscapes e.g. AONB, National Park, Registered Parks and Gardens recognised for their quality or cultural associations.</p> <p>Management objectives generally focused on conservation of landscape character.</p>	<ul style="list-style-type: none"> • Low potential for mitigation. • No or very limited potential for substitution or replacement. • Limited / no capacity to accommodate the proposed development or change without affecting the baseline situation. • Proposals may substantially contradict management or policy objectives.
Medium	<p>Landscape elements that are in good to average condition and make a contribution to defining landscape character. Elements may be protected by local planning policy.</p> <p>Landscapes that are in good to average condition with some important landscape elements giving rise to a positive character and recognisable sense of place, although some detracting features may be present. These may include local landscape designations e.g. Special Landscape Areas or other designations indicating local cultural or historic value.</p> <p>Management objectives generally focused on conservation and enhancement of landscape character.</p>	<ul style="list-style-type: none"> • Some potential for mitigation. • Some potential for substitution or replacement. • Some capacity to accommodate the proposed development or change without affecting the baseline situation. • Proposals may be partly, but not entirely, in accordance with management or policy objectives.
Low	<p>Landscape elements that are in average to poor condition. They may make a limited contribution to the character of the area or their contribution is reduced by their condition. Features or elements that are uncharacteristic and detract from the landscape character of the area.</p> <p>Landscapes that are in average to poor condition with evidence of erosion and limited sense of place. Some important landscape elements, however, detracting features notable. Designations are unlikely.</p> <p>Management objectives generally focused on enhancement and restoration of landscape character.</p>	<ul style="list-style-type: none"> • Good or significant opportunities for mitigation. • Good potential for substitution or replacement. • Capacity to accommodate the proposed development / change without affecting the baseline situation, or with potential to enhance it. • Proposals generally in accordance with management or policy objectives.

Table B2: Visual Receptor Value and Susceptibility

Level	Value	Susceptibility
High	<p>Visual amenity assessed as good to excellent; an area of high scenic value to include: Nationally recognised or important views such as those protected by policy e.g. National Park / AONB or a national trail / route. Designed views.</p> <p>Views to or from designated heritage assets.</p> <p>Views from recognised tourist destinations, views marked on maps or referred to in art / literature.</p>	<ul style="list-style-type: none"> • Observers whose attention or interest may be focused on the landscape to include: • Users of rights of way and recreation trails • Users of land with public access including Open Access and National Trust land. • Residential properties with views from rooms occupied during daylight / waking hours (predominantly ground floor).
Medium	<p>Visual amenity assessed as average to good to include:</p> <p>Views which are locally recognised including those protected by local policy eg. visually important open space or special landscape area. To or from locally important heritage assets.</p> <p>Views from local destinations and well used footpath routes.</p>	<ul style="list-style-type: none"> • Observers where views of the landscape are part of, but not the sole purpose of the activity to include: • Those playing or spectating at outdoor sports or undertaking formal outdoor recreation. • Users of local roads where there are clear / open views across the landscape and low levels of traffic. • Residential properties with views from rooms unoccupied during daylight / waking hours (predominantly first floor rooms).
Low	<p>Areas of average to low visual amenity to include:</p> <p>Views which are not recognised or have limited value, such as footpaths which are not well used.</p> <p>Detracting features may be clearly apparent.</p>	<ul style="list-style-type: none"> • Observers where attention is focused upon the activity and not the wider landscape to include: • Receptors engaged in sports or other activities. • Users of main roads travelling at speed, or local roads where the focus is on the road ahead. • Places of work / study.

Table B3: Sensitivity

	VALUE		
	HIGH	MEDIUM	LOW
	High	High	Medium
	MEDIUM	High	Low
SUSCEPTIBILITY	LOW	Medium	Low

APPENDIX C: Criteria for Assessing Magnitude of Change and Scale of Effect

Table C-1: Magnitude of Landscape Change.

Magnitude of Effect <i>Extent of change</i>	Change Experienced as a result of development
High	<ul style="list-style-type: none"> Result in the permanent loss of characteristic landscape elements and features and/or their setting. Introduce uncharacteristic or dominant elements. Be at complete variance with the landform, scale and pattern of the landscape. Substantially erode the landscape character and/or condition of the area. Undermine any designation or the nature of a vulnerable landscape. Retain the majority of existing landscape components and/or enable the full restoration and/or replacement of characteristic landscape elements and features. Introduce new landscape elements and features that through good design enables a sense of place to be fully restored. Have a strong contextual fit with the scale, landform and pattern of the landscape. Substantially enhance the landscape character and/or condition of the area.
Medium	<ul style="list-style-type: none"> Result in the partial loss or alteration of characteristic landscape elements and features and/or reduce or remove their setting. Introduce uncharacteristic components alongside characteristic features or elements. Be at odds with the landform, scale and pattern of the landscape. Be a noticeable change, although not necessarily uncharacteristic when set within the attributes of the receiving landscape. Result in a deterioration of landscape character and/or condition. Retain existing key features and/or enable partial restoration of characteristic landscape elements and features. Introduce new landscape elements and features that through good design enables sense of place to be restored. Fits well with the landform, scale and pattern of the landscape. Enhance the landscape character and/or condition of the area.

Table C-1: Magnitude of Landscape Change. Continued

Magnitude of Effect <i>Extent of change</i>	Change Experienced as a result of development
Low	<ul style="list-style-type: none"> Result in the temporary or minor loss or alteration of landscape elements and features and/or reduce their setting. Introduce some uncharacteristic components alongside characteristic features or elements. Not quite fit with the landform, scale and pattern of the landscape. Be a discernible change, although not uncharacteristic when set within the attributes of the receiving landscape. Result in a minor deterioration of landscape character and/or condition. Retain existing key features and/or allow limited restoration of characteristic landscape elements and features. Introduce new landscape elements and features that through good design enables some sense of place to be restored. Respects the landform, scale and pattern of the landscape. Enables limited enhancement of the landscape character and/or condition of the area.
Negligible	<p>The development would introduce barely discernible elements or physical change to the landscape. Key characteristics of the landscape and its integrity are unaffected.</p>

APPENDIX C: Criteria for Assessing Magnitude of Change and Scale of Effect continued

Table C2: Nature and Magnitude of Visual Effects

Magnitude of Effect <i>Extent of change</i>	Change Experienced
High	NEGATIVE <ul style="list-style-type: none"> Proposal results in the total, permanent loss of a highly valued view. Proposal introduces dominant or discordant elements altering the composition or balance of the view. Proposal introduces features not already present on / or part of the skyline.
	POSITIVE <ul style="list-style-type: none"> Proposal removes substantial visual detractors. Proposal introduces positive elements that substantially enhance the composition of the view. Development introduces an immediately apparent landmark or feature.
Medium	NEGATIVE <ul style="list-style-type: none"> Proposal is clearly visible and recognisable but not prominent in views. Proposal introduces elements that are not necessarily already characteristic and/or are incongruous; Development may form skyline features amongst existing development and/or vegetation.
	POSITIVE <ul style="list-style-type: none"> Proposal removes some visual detractors. Proposal is a visible but characteristic element complementing the composition of the view.
Low	NEGATIVE <ul style="list-style-type: none"> Proposal is only a minor component or slightly uncharacteristic part of the view and does not introduce incongruous features and subsequently Proposal does not alter the overall composition of the view or dominance or balance of elements within it and therefore might be missed by a casual observer.
	POSITIVE <ul style="list-style-type: none"> Proposal removes limited visual detractors. Proposal is only a minor component of the view and complements the composition and balance of existing elements.
Negligible	<ul style="list-style-type: none"> Proposals perceived as a background component in view or are subservient to other elements within it. The development would be barely discernible.

Table C3: Scale of Effect for Landscape and Visual Effects

	MAGNITUDE OF CHANGE			
	HIGH	MEDIUM	LOW	NEGLIGIBLE
HIGH	Major	Major	Moderate	Minor
MEDIUM	Major	Moderate	Minor	Negligible
LOW	Moderate	Minor	Negligible	Negligible

James Blake Associates Ltd • Chartered Landscape Architects

34 - 52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA

tel: 01284 335797 e-mail: jamesblake@jba-landmarc.com



Appendix 11 –

JCS Historic Environment Assessment Addendum, September 2016

**Gloucester, Cheltenham and Tewkesbury
Joint Core Strategy -
Historic Environment Assessment**

Addendum- Additional Site Assessments

Cheltenham Borough Council

Report prepared by:
ECUS Ltd.
3rd Floor
The Pin Mill
New Street
Charfield
Gloucestershire
GL12 8ES

September 2016

ECUS Ltd

Report to: **Cheltenham Borough Council**

Report Title: Gloucester, Cheltenham and Tewkesbury JCS – HE Assessment Addendum

Revision: **Draft v2.0**
Issue Date: **September 2016**
Report Ref: **8534_GCTJCS_2_HE_v2**

Originated By:



James Thomson
Heritage Consultant

Date: 15.09.2016

Reviewed By:



Paul White
Heritage Team Leader

Date: 15.09.2016

Approved By:



Paul White
Heritage Team Leader

Date: 16.09.2016

Prepared by:
3rd Floor
The Pin Mill
New Street
Charfield
Gloucestershire
GL12 8ES

The report and the site assessments carried out by ECUS on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by ECUS with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by ECUS taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between ECUS and the client.

Other than that expressly contained in the paragraph above, ECUS provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. ECUS is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, ECUS does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and ECUS disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

ECUS accepts no responsibility for the accuracy of third party data used in this report.

Abbreviations and Conventions used in the text

ADS	Archaeological Data Service
BGS	British Geological Survey
c.	circa
HE	Historic England
GCC	Gloucestershire County Council
ha	hectares
HA	Heritage Asset reference
HER	Historic Environment Record
JCS	Joint Core Strategy
km	kilometres
LPA	Local Planning Authority
m	metres
MoD	Ministry of Defence
NHLE	National Heritage List for England
NMP	National Mapping Programme
NPPF	National Planning Policy Framework
OS	Ordnance Survey
ZTV	Zone of Theoretical Visibility

Periods referred to in the text

Palaeolithic	500,000 to 10,000 BC
Mesolithic	10,000 to 4,000 BC
Neolithic	4,000 to 2,200 BC
Bronze Age	2,200 to 800 BC
Iron Age	800 BC to AD 43
Romano-British	AD 43 to 410
Early medieval	410 to 1066
Medieval	1066 to 1540
Post-medieval	1540 to 1901
20th Century	1901 to present

Assumptions and Limitations

This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

In addition, the records held by the HER represents a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

Contents

Abbreviations and Conventions used in the text	iii
Periods referred to in the text.....	iii
Assumptions and Limitations	iii
1. Introduction.....	1
1.1 Project Summary	1
1.2 Project Background.....	1
1.3 Regulatory and Policy Context	1
<i>National Planning Policy Framework</i>	2
<i>Historic Buildings and Ancient Monuments Act 1953</i>	3
<i>Ancient Monuments and Archaeological Areas Act 1979</i>	3
<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	3
<i>Hedgerow Regulations 1997</i>	4
<i>Local Planning Policy</i>	4
2. Scope of Study.....	7
2.1 Scope	7
2.2 Spatial Scope and Sources	8
<i>Historical and Archaeological Baseline</i>	8
<i>Setting Assessment</i>	8
2.3 Consultation.....	9
3. Assessment Methodology.....	10
3.1 Assessment of Significance	10
3.2 Recommendations	12
4. Historical and Archaeological Baseline	13
4.1 Introduction	13
4.2 Survival and Visibility of Archaeological Remains	13
4.3 Baseline.....	13
<i>Early Prehistory to Bronze Age (pre-800 BC)</i>	13
<i>Iron Age to Romano-British (800 BC to AD 410)</i>	15
<i>Early Medieval to Medieval (1066 to 1540)</i>	17
<i>Post-medieval (1540 to 1901)</i>	21
<i>Modern (1901 to Present)</i>	23
5. Winnycroft.....	26
5.1 Site Description.....	26
5.2 Baseline Assessment.....	26
<i>Heritage Resource Baseline</i>	26
<i>Setting Assessment</i>	29
5.1 Impact Assessment.....	31
<i>Existing Impacts</i>	31
<i>Impacts during Construction</i>	31
<i>Impacts during Operation</i>	31
5.1 Heritage Constraints	32
<i>Statement of Potential and Significance</i>	32
<i>Summary of Constraints</i>	33
<i>Recommendation</i>	33
<i>Planning Requirements</i>	34
<i>Maximising Enhancements and Avoiding Harm</i>	34
6. A1 Twigworth Extension	36

6.1	Site Description.....	36
6.2	Baseline Assessment.....	36
	<i>Heritage Resource Baseline</i>	36
	<i>Setting Assessment</i>	39
6.3	Impact Assessment.....	42
	<i>Existing Impacts</i>	42
	<i>Impacts during Construction</i>	42
	<i>Impacts during Operation</i>	42
6.4	Heritage Constraints	43
	<i>Statement of Potential and Significance</i>	43
	<i>Summary of Constraints</i>	45
	<i>Recommendation</i>	45
	<i>Planning Requirements</i>	46
	<i>Maximising Enhancements and Avoiding Harm</i>	46
7.	Phase 1 West Cheltenham.....	47
7.1	Site Description.....	47
7.2	Baseline Assessment.....	47
	<i>Heritage Resource Baseline</i>	47
	<i>Setting Assessment</i>	49
7.3	Impact Assessment.....	51
	<i>Existing Impacts</i>	51
	<i>Impacts during Construction</i>	51
	<i>Impacts during Operation</i>	51
7.4	Heritage Constraints	51
	<i>Statement of Potential and Significance</i>	51
	<i>Summary of Constraints</i>	52
	<i>Recommendation</i>	53
	<i>Planning Requirements</i>	53
	<i>Maximising Enhancements and Avoiding Harm</i>	53
8.	Land at Fiddington.....	55
8.1	Site Description.....	55
8.2	Baseline Assessment.....	55
	<i>Heritage Resource Baseline</i>	55
	<i>Setting Assessment</i>	58
8.3	Impact Assessment.....	59
	<i>Existing Impacts</i>	59
	<i>Impacts during Construction</i>	59
	<i>Impacts during Operation</i>	59
8.4	Heritage Constraints	59
	<i>Statement of Potential and Significance</i>	59
	<i>Summary of Constraints</i>	61
	<i>Recommendation</i>	61
	<i>Planning Requirements</i>	61
	<i>Maximising Enhancements and Avoiding Harm</i>	61
9.	Land at Mitton	63
9.1	Site Description.....	63
9.2	Baseline Assessment.....	63
	<i>Heritage Resource Baseline</i>	63
	<i>Setting Assessment</i>	65
9.3	Impact Assessment.....	66
	<i>Existing Impacts</i>	66
	<i>Impacts during Construction</i>	66

<i>Impacts during Operation</i>	66
9.4 Heritage Constraints	67
<i>Statement of Potential and Significance</i>	67
<i>Summary of Constraints</i>	68
<i>Recommendation</i>	68
<i>Planning Requirements</i>	68
<i>Maximising Enhancements and Avoiding Harm</i>	69
10. Results and Discussion	70
10.1 Summary	70
10.2 Sites with Heritage Concerns to Development	72
<i>Allocation Areas</i>	72
<i>Recommendation</i>	72
<i>Planning Requirements</i>	72
<i>Area Specific Consideration</i>	72
10.3 Sites with Potential Heritage Concerns to Development.....	75
<i>Allocation Areas</i>	75
<i>Recommendation</i>	75
<i>Planning Requirements</i>	75
<i>Area Specific Considerations</i>	75
11. References	78
11.1 Bibliography	78
Appendix 1: Historic Environment Record Data	79
Illustrations	140

Tables

Table 1:	Criteria for determining the significance of heritage assets.....	11
Table 2:	Criteria for valuing the contribution of the allocation area to the significance of heritage assets.....	11
Table 3:	Criteria for recommendations	12
Table 4:	Winnycroft: table of designated heritage assets	27
Table 5:	Winnycroft: summary and significance of heritage constraints.....	33
Table 6:	A1 Twigworth Extension: table of designated heritage assets	37
Table 7:	A1 Twigworth Extension: summary and significance of heritage constraints	45
Table 8:	Phase 1 Cheltenham West: table of designated heritage assets	48
Table 9:	Phase 1 Cheltenham West: summary and significance of heritage constraints ..	52
Table 10:	Land at Fiddington: table of designated heritage assets.....	56
Table 11:	Land at Fiddington: summary and significance of heritage constraints	60
Table 12:	Land at Mitton: table of designated heritage assets.....	64
Table 13:	Land at Mitton: summary and significance of heritage constraints	68
Table 14:	Summary of results	70
Table 15:	Summary of recommendations.....	71

Figures

Figure 1:	Allocation area location plan
Figure 2:	Winnycroft: designated heritage assets and ZTV
Figure 3:	Winnycroft: non-designated heritage assets (based on HER data)
Figure 4:	A1 Twigworth Extension: designated heritage assets and ZTV
Figure 5:	A1 Twigworth Extension: non-designated heritage assets (based on HER data)
Figure 6:	Phase 1 Cheltenham West: designated heritage assets and ZTV
Figure 7:	Phase 1 Cheltenham West: non-designated heritage assets (based on HER data)
Figure 8:	Land at Fiddington: designated heritage assets and ZTV
Figure 9:	Land at Fiddington: non-designated heritage assets (based on HER data)
Figure 10:	Land at Mitton: designated heritage assets and ZTV
Figure 11:	Land at Mitton: Locally Listed Buildings and Swindon Village Conservation Area
Figure 12:	Plan showing recommendations for allocation areas

1. Introduction

1.1 Project Summary

- 1.1.1 This report comprises a review of the historic environment for five areas proposed for allocation in the Tewksbury, Cheltenham and Gloucester Joint Core Strategy (JCS) for housing and employment development. Research and survey work for this project was undertaken in August and September 2016.
- 1.1.2 This report forms an addendum to the previous Historic Environment Assessment produced for an initial nine allocation areas in 2014 (Ecus 2014).
- 1.1.3 The project aims to provide the JCS authorities with a historic environment assessment based upon existing archaeological and historical records, built heritage assets and historic landscape character of the areas under review. The impact of the potential development on the historic environment resource within and surrounding each of the areas is considered. The evidence and information generated by the historic environment assessment will help the evaluation of individual sites and ultimately ensure that the JCS programme will be robust and defensible at later stages of the strategic planning process.

1.2 Project Background

- 1.2.1 The Joint Core Strategy will establish a long-term joint strategic plan between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council to meet long term development needs up until 2031. A total of five additional locations have been identified by the JCS Team and a requirement for further assessment has been identified by the JCS Team for these sites, as shown on **Figure 1**:

- Winnycroft
- A1 Twigworth Extension
- Phase 1 West Cheltenham
- Land at Fiddington
- Land at Mitton

1.3 Regulatory and Policy Context

- 1.3.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 1.3.2 The Local Plan must be prepared with the objective of contribution to sustainable development and should be consistent with the principles and policies set out in the NPPF which defines sustainable development.

National Planning Policy Framework

1.3.3 NPPF states that in respect of the historic environment Local Plans are required to:

- Be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (NPPF paragraph 158). The environmental characteristics would include the historic environment. In particular the local planning authority should have up-to-date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to the environment (NPPF paragraph 169)
- Set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment (NPPF, paragraphs 126 and 157); and
- Identify land where development would be inappropriate because of its (environmental or) historic significance (NPPF, paragraph 157, 7th bullet point).

1.3.4 In allocating sites for new development, in order to be considered sound Local Plans must ensure that proposals are positively prepared, justified, effective and consistent with national policy (NPPF, paragraph 182). They must also take note of various legislative and policy requirements are detailed below.

- Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, paragraph 126).
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (NPPF, paragraph 129).
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, Should be wholly exceptional (NPPF, paragraph 132).

- Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To the end, they should be consistent with the principles and policies set out in this Framework (NPPF), including the presumption in favour of sustainable development (NPPF, paragraph 151).
- Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate (NPPF, paragraph 152).
- Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be delivered in the future. Local planning authorities should either maintain or have access to a historic environment record (NPPF, paragraph 169).
- Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity (NPPF, paragraph 170).

Historic Buildings and Ancient Monuments Act 1953

- 1.3.5 Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as Amended) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979

- 1.3.6 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 1.3.7 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

1.3.8 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

1.3.9 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

Hedgerow Regulations 1997

1.3.10 Under the Hedgerow Regulations 1997 (amended 2002), hedgerows are afforded statutory protection if they fulfil the Archaeology and History Criteria within Schedule 1, Part II, paras 1-5 of the Act. Hedgerows are deemed important if they are more than 30 years old and mark the boundary of a pre-1850 historic parish; are associated with a Scheduled Monument or site recorded in the Historic Environment Record; mark the boundary, or are related to any building or other feature, of a pre-1600 estate or manor; or are an integral part of a pre-1845 field system.

1.3.11 Para 5a may determine that a hedgerow is important regardless of the current completeness of the historic field system. A hedgerow so recorded would still be important if it is now the only remaining part of the pre-1845 field system.

Local Planning Policy

Joint Core Strategy

1.3.12 The emerging Joint Core Strategy (JCS) sets out the amount, location and guiding principles for new development in the areas of Gloucester City and Cheltenham and Tewkesbury Borough until 2031. The Strategy is now at draft stage and was published for public consultation between October and December 2013.

1.3.13 Policy S8 (Built and Historic Environment) states:

The districts' designated historic heritage assets, both above and below ground, such as:

- *Nationally and locally designated assets including listed buildings, registered parks and gardens, registered battlefields and scheduled ancient monuments*
- *Conservation areas*
- *Their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.*

Development should make a positive contribution to the built and historic environment of the JCS area, taking full account of the presence of any heritage assets and of their settings.

Proposals which put heritage assets to viable use will be treated favourably provided that they preserve and enhance local character and valued aspects of the historic environment including individual assets (both designated and undesignated) and their setting in a manner appropriate to their significance.

When considering proposals, consideration will be given to the contribution made to supporting sustainable communities, enhancing economic vitality, addressing local character and distinctiveness; and improving accessibility where appropriate.

Cheltenham Local Plan

- 1.3.14 The Cheltenham Borough Local Plan Second Review, adopted June 2006, sets out the council's policies for determining planning applications within the borough. Policies BE 1 to BE 7 relate to development affecting Conservation areas; Policies BE 8 to BE 10 relate to development affecting Listed Buildings; BE 11 relates to development affecting buildings of Local Interest; and policies BE 19 to BE 20 relate to development affecting archaeological remains.
- 1.3.15 In addition policy CP 3 seeks to conserve or enhance the built environment and landscape character, which is expanded in clause 5.50 highlighting the importance of preserving, and where appropriate enhancing, the settings of listed buildings.

Index of Buildings of Local Interest

- 1.3.16 The Index of Buildings of Local Interest was adopted as a Supplementary Planning Document (SPD) by Cheltenham Borough Council in June 2007 expanding policies in the Cheltenham Borough Local Plan 1991-2011. The index is a material consideration in the determination of planning and related applications, although it does not alter any planning legislation affecting buildings on the index.
- 1.3.17 Buildings on the index reflect a special local contribution in relation to their historic interest, architectural merit, and close historical association. Cheltenham Borough Council aim to protect buildings on the list from insensitive alteration and demolition through the Planning Acts. The setting of indexed buildings should also be given careful consideration. Detailed criteria for the selection process and principals of urban design deemed important in considering settings are presented in the SPD (Cheltenham Borough Council 2007a).
- 1.3.18 Indexed Buildings of Local Interest are nationally referred to a Locally Listed Buildings. Where referred to in this report, the latter term has been adopted.

Gloucester Local Plan

- 1.3.19 The 1983 Gloucester Local Plan remains the principal planning document for the district, with a number of policies saved by the Secretary of State to September 2007 following the Planning and Compensation Act of 2004. Additional plans were created following boundary extensions in 1991. Although these were not formally adopted they remain relevant consideration in determining planning applications. The Second Stage Deposit Draft of Gloucester Local Plan was adopted for development control purposes in 2002.
- 1.3.20 Policy A2 of the 1983 Local Plan states 'particular regard will be given to the city's heritage in terms of archaeological remains, listed buildings and conservation areas'.

- 1.3.21 Within the 2002 Local Plan, policies BE.22 to BE.28 relate to development proposals affecting the structure, curtilage and setting of Listed Buildings; policies BE.29 to BE.30 relate to development affecting Conservation Areas; and policies BE.31 to BE.38 relate to development affecting archaeological remains. The following policies are considered to be of particular relevance to development within the proposed allocation areas:
- 1.3.22 Policies BE.22 and BE.23 (Alterations to and Development within the Curtilage of Listed Buildings and Development Affecting the Setting of Listed Buildings) seek to ensure that development preserved the quality and character of Listed Buildings and their setting, and state that the council will not permit development that adversely affects setting.
- 1.3.23 Policies BE.33 and 36-37 (Archaeological Field Evaluation, Preservation In Situ and Recording and Preserving Archaeology) establish a strategy of pre-application archaeological investigation to be undertaken at the expense of the developer to inform development proposals. Where development affecting archaeological remains is approved, recording or preserving the remains, proportionate with their importance, will likely be secured through conditions of planning approval.

Tewkesbury Local Plan

- 1.3.24 The statutory local plan framework is provided by the Tewkesbury Borough Local Plan to 2011, which was adopted in March 2006. Under the Planning and Compensation Act 2004 those of the Council's Local Plan policies not saved by direction given by the Secretary of State expired on 31st March 2009. Of those policies contained within the local plan concerning the historic environment only policies HEN2 and HEN24 relating to development proposals affecting Conservation Areas and affecting the registered historic battlefield of Tewkesbury respectively have been retained.

2. Scope of Study

2.1 Scope

- 2.1.1 The purpose of this desk-based assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to formulate:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of the importance of the known or predicted heritage assets considering their valued components;
 - Strategies for further evaluation, intrusive or non-intrusive, where the nature, extent or importance of the resource is not sufficiently well defined;
 - An assessment of the impact of potential development or other land use changes on the importance of the heritage assets and their settings; and
 - Proposals for further archaeological investigation, beyond evaluation, within a programme of research.
- 2.1.2 Since the release of the previous Historic Environment Assessment for the JCS, Historic England has published guidance on The Historic Environment and Site Allocations in Local Plans (2015b). This guidance proposes a five steps defining the scope for assessment of allocation sites:
- Step 1: Identify which heritage assets are affected by the potential site allocation.
 - Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s).
 - Step 3 Identify what impact the allocation might have on that significance
 - Step 4: Consider maximising enhancements and avoiding harm.
 - Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.
- 2.1.3 Although the previous JCS Historic Environment Assessment (HEA) was produced before the publication of this guidance it is considered the 2014 HEA document broadly follows the key steps that are outlined above for assessing the impact upon the historic environment within site allocations. As such to provide consistency between the previous report and this addendum the same report framework has been employed but with consideration and reference to the latest guidance during the assessment process.
- 2.1.4 The assessment is undertaken with reference to the policy framework provided within the NPPF and other relevant documents including *PPS Planning for the Historic Environment: Historic Environment Planning Practice Guidance* (Historic England 2009), *Conservation Principles* (Historic England 2008), *Using Historic Landscape Characterisation* (Historic England 2004), *The Setting of Heritage Assets* (Historic England 2015a), and *The Historic Environment and Site Allocations in*

Local Plans (Historic England 2015b) and in accordance with the Chartered Institute for Archaeologists' *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014).

2.2 Spatial Scope and Sources

Historical and Archaeological Baseline

- 2.2.1 Baseline conditions are established through consideration of recorded heritage assets within a 1 km study area around the each allocation area (based on site allocation boundaries as of 10/08/16) and desk-based review of existing sources of publicly accessible sources of primary and synthesised information, comprising:
- The Gloucestershire Historic Environment Record, comprising databases of all recorded archaeological sites, find-spots, and archaeological events within their area.
 - Historic aerial photographic collections and National Mapping Project data held at the Historic England Archives, Swindon.
 - National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
 - Historic manuscripts and maps held at Gloucestershire Records Office.
 - Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the allocation areas were studied.
- 2.2.2 The allocation areas and their surroundings were visited during August 2016 in order to assess their general character, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study areas.
- 2.2.3 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Setting Assessment

- 2.2.4 An assessment of heritage assets surrounding the allocation areas has been undertaken in order to appraise the potential for significant impacts arising from changes to their setting. All known heritage assets were assessed within a 1 km study area from the allocation boundaries, with the study area extended to 5 km for designated heritage assets.
- 2.2.5 Views between heritage assets and the strategic sites were assessed, and viewpoints identified from where strategic sites and heritage assets may be seen alongside one another to assess the potential for harm upon their heritage significance due to changes within their setting.
- 2.2.6 Inter-visibility with the allocation areas is determined through consultation of a Zone of Theoretical Visibility (ZTV) and a site visit. The ZTV (**Figures 2, 4, 6, 8, and 10**) is based on Ordnance Survey Terrain50 comprising a 'bare earth' terrain model with horizontal posting of 50 m with a Route Mean Square Error value for height points of 4 m. The target points for the ZTV is based on an evenly distributed 100 m grid of

points within each allocation area, set to 10 m above ground level, representing an indicative height of potential development, and with an observer height of 1.6 m.

- 2.2.7 As the ZTV was derived from a ‘bare earth’ model it did not include visual obstructions such as woodland or existing built-up areas of development. Therefore the review of designated heritage assets to be included within the assessment was informed by observations made during the site visit which also considered other setting factors which may not solely be determined by distance or inter-visibility such as land use and the historical relationship of the allocation area to the heritage asset (DCLG, 2014, para 13).

2.3 Consultation

- 2.3.1 This report was prepared in consultation with archaeology, planning and conservation officers at Tewkesbury Borough Council, Cheltenham Borough Council, Gloucester City Council and Gloucestershire County Council.

3. Assessment Methodology

3.1 Assessment of Significance

3.1.1 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF 2012, 56):

- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
- **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.

3.1.2 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2010a-b), selection guides published by Historic England.

3.1.3 The contribution that setting makes to the heritage interest of a heritage asset is assessed in accordance with Step 2 of Historic England's *The Setting of Heritage Assets* (2015c), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2012, p.56).

3.1.4 The overall significance of a heritage asset is the value of its heritage interest to this and future generations, expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible or Unknown using the criteria presented in **Table 1**.

3.1.5 As part of Step 2 of Historic England's Advice Note 3 – *The Historic Environment and Site Allocations in Local Plans* (2015d, 5) the contribution of a given site or allocation area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in **Table 2**.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset can not been ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the allocation area to the significance of heritage assets

Contribution of Allocation Area	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3.1.6 Once the significance of a heritage asset has been established and the contribution of the allocation area to that significance is understood, the potential impact of development within the allocation area upon the significance of the historic environment baseline can be ascertained in accordance with Step 3 of Historic England’s Advice Note 3 – The Historic Environment and Site Allocations in Local Plans (ibid.).

3.1.7 This can be achieved through a consideration of location and siting of development, form and appearance of the development, other effects of development including noise, odour, vibration, lighting changes to general character, access and use, landscape context, permanence, cumulative impact, ownership, viability and communal use and finally a consideration of secondary effects such as increased traffic movement through historic areas.

- 3.1.8 The final stage of the assessment is a consideration of steps which may be taken to maximise enhancements and avoid harm with regard to the historic environment. This is in accordance with Step 4 of Historic England’s Advice Note 3 – The Historic Environment and Site Allocation in Local Plans (ibid.).
- 3.1.9 This information in conjunction with studies in relation to other environmental considerations, such as landscape capacity, will enable the Borough Council to determine whether the proposed allocation is appropriate in light of the tests of soundness as defined by the NPPF.

3.2 Recommendations

- 3.2.1 The suitability of each allocation area for development has been assessed based on heritage constraints, leading to one of the following five recommendations:

Substantial heritage concerns regarding development		The allocation area contains, is close to, or makes a high contribution to the setting of highly graded designated heritage assets <i>and</i> Known heritage assets comprising archaeological remains have been discovered within the allocation area through previous archaeological fieldwork which are of at least medium significance and have the potential to be of schedulable quality.
Heritage concerns regarding development		The allocation area contains, is close to, or makes a high contribution to the setting of known heritage assets or historic landscapes of high or medium significance <i>and</i> Known heritage assets comprising archaeological remains have been discovered within the allocation area through previous archaeological fieldwork
Potential heritage concerns regarding development		The allocation area contains, is close to, or makes a medium to high contribution to the setting of known heritage assets or historic landscapes of medium or low significance <i>and</i> there has been little or no previous development or disturbance on the allocation area and archaeological survival is predicted to be moderate or good.
Uncertain heritage concerns regarding development		The allocation area is predicted to contain archaeological remains of medium, low or unknown significance due to proximity of known remains. <i>or</i> there has been little or no previous development or disturbance on the allocation area indicating a moderate or good potential survival for as yet unknown archaeological remains. <i>and</i> makes a low to medium contribution to the setting of known heritage assets or comprises a landscape of low significance.
Minimal or no heritage concerns regarding development		The allocation area contains no known or predicted archaeological remains <i>or</i> there has been significant previous development or disturbance on the allocation area and archaeological survival is predicted to be poor. <i>and</i> does not contribute to the setting of heritage assets, or comprises a landscape of negligible

Table 3: Criteria for recommendations

4. Historical and Archaeological Baseline

4.1 Introduction

- 4.1.1 The following section provides an outline assessment of the historic and archaeological development of the allocation areas based on the sources outlined in Section 2.2. The purpose of this assessment is to provide a broad overview of the historical development of the area in order to identify the wider archaeological potentials as well as the nature of important characteristics of settlement patterns which may be affected by development.
- 4.1.2 Due to the quantity of records for the post-medieval and modern periods in the HER, and the better understanding of the development of the allocation areas during this period from historic maps and documents, the following section does not discuss features from these periods that lie more than 100 m from the allocation area boundaries.
- 4.1.3 HA assets referred to in the text are depicted by allocation area on **Figures 3, 5, 7, 9 and 11**.

4.2 Survival and Visibility of Archaeological Remains

- 4.2.1 There a number of factors affecting the survival and visibility of archaeological remains within the Severn Vale which has implications in terms of the extent of current knowledge, and how it can be applied to predicting the presence and significance of archaeological remains within areas not yet subject to archaeological field evaluation.
- 4.2.2 A principal consideration is the degree of archaeological investigation within the Severn Vale. This is generally sparser than other areas in the county (e.g. The Upper Thames), and may account for gaps in our knowledge of the area. This is best illustrated through comparison within the area of the landscape surrounding Bishop's Cleave, where intensive archaeological field evaluation has demonstrated that the Severn Vale contains rich assemblages of archaeological remains from all periods (Gloucestershire County Council Archaeologist, *pers. comm.*).
- 4.2.3 The study area lies within the Severn Vale, the floodplain of the River Severn, extending from the historic town of Gloucester to Tewkesbury at the mouth of the River Avon. The Severn is of great archaeological significance, its silts and gravels preserving evidence of human exploitation and management ranging from the earliest periods of human occupation, with extensive evidence of prehistoric to historic settlement stretching along its tributaries. Within the Vale the rich soils of the flood plain became of growing agricultural significance from the medieval period, with increasingly larger areas given over to the plough. The effect of this medieval and later plough soil has been to mask earlier human activity meaning it is often not possible to gain an understanding of the date, character, distribution and significance of any archaeological remains within the various allocation areas until archaeological field evaluation has been completed (Gloucestershire County Council Archaeologist, *pers. comm.*).

4.3 Baseline

Early Prehistory to Bronze Age (pre-800 BC)

- 4.3.1 The earliest evidence of human activity in the area dates to the Palaeolithic period. Communities during this period followed a hunter-gatherer subsistence pattern

characterised by small groups moving across relatively large areas in order to exploit seasonal resources. Hunter-gathering continued through the Mesolithic period although the scale of occupation increased as the environment improved providing favourable conditions for a wider range of natural resources. As a consequence of this transitional regime, evidence of occupation is rare and typically ephemeral with the majority of evidence comprising discarded or lost microliths.

- 4.3.2 The Neolithic period is marked by the adoption of agriculture, resulting in a revolution of human behaviour evident in the change of manufacturing techniques of stone tools and the introduction of pottery. Occupation became more sedentary and the investiture in the land was reflected in the increased ritualisation of the landscape represented by the construction of large monuments such as henges and barrows. Within the local region there are funerary monuments in the form of long-barrows are located on the rising topography of the Cotswolds scarp to the east of Gloucester and Cheltenham (e.g. NHLE: 1016078, 1018166 and 1017040).
- 4.3.3 The Bronze Age saw the advent of metalworking in the form of copper and bronze tools. The form of burial monument changed during this period, with an increase in the construction of groups of bowl barrows along the edge of the Cotswolds (e.g. NHLE: 1017041, 1016078, 1017336, 1016996, 1017074 and 1017079).

Winnycroft

- 4.3.4 The Gloucestershire HER returned a single record of prehistoric date within the study area relating to a prehistoric ditch and pit (HA1) recorded during evaluation works at the Hallmark Hotel off Matson Lane.

A1 Twigworth Extension

- 4.3.5 The Gloucestershire HER returned no records of early prehistoric date within the study area.
- 4.3.6 Within the study area a number of undated features are recorded within the Gloucestershire HER, including enclosures visible as cropmarks and earthworks, a waterhole and an enclosure or trackway recorded as part of the Severn Vale NMP project (HA6-10). These indicate a wider level of activity within the area that may date to the prehistoric or later periods.

Phase 1 West Cheltenham

- 4.3.7 Excavation to the north of the allocation area revealed features which may represent trackways, boundary ditches of enclosures and a possible prehistoric farmstead (HA22). A geophysical survey in the study area also revealed potential pits/burnt material and a ring ditch (HA23). Excavations revealed prehistoric, probably middle Bronze Age, pits at Kingsmead School/All Saints Academy, Cheltenham (HA24).
- 4.3.8 Within the study area excavations have revealed a number of undated features including, ditches, pits, postholes and layers (which may be of prehistoric date and indicate activity of this date or later within the study area. Excavations at the Kingsmead School/All Saints Academy revealed a series of palaeochannels, undated ditches and crouched burials (HA25-27). One burial was possibly early medieval but the other was undated.

Land at Fiddington

- 4.3.9 The Gloucestershire HER returned a single record of prehistoric activity within the study area which relates to possible prehistoric features including pits and a gully

excavated within the site boundary (HA34) in 1992 by the Oxford Archaeological Unit in work at North Fiddington, Ashchurch.

- 4.3.10 Within the study area two areas of cropmarks (HA35 and 36) are recoded within the Gloucestershire HER and are of unknown date but are indicative of prehistoric or later activity within the study area. Excavations at Church Farm, Ashcroft revealed an undated posthole (HA37).

Land at Mitton

- 4.3.11 The earliest records returned by the HER relate to a possible paleochannel found off Bredon Road, Mitton, Tewkesbury (HA45) and a number of early and middle Bronze Age pits also found in the Bredon Road area during archaeological works (HA46).
- 4.3.12 A number of records of uncertain date were returned by the Gloucestershire HER which indicate prehistoric or later activity within the study area. These include cropmarks (HA35), a ditch found of land around Cowfield Farm, Ashchurch (HA44), a backfilled quarry (HA45), three pit-like features found at Bredon Road (HA 46) and a large hollow (HA47).

Iron Age to Romano-British (800 BC to AD 410)

- 4.3.13 There is good evidence for the continuity of settlement from the Bronze Age into the early Iron Age, and whilst there is a general paucity of evidence for the middle Iron Age there is extensive evidence for late Iron Age settlement which in many cases continued in use into the late Romano-British period.

Winnycroft

- 4.3.14 The Gloucestershire HER returned five records of Iron Age to Romano-British date within the study area. Within the allocation area geophysical surveys and trial trench evaluation revealed a late Iron Age and Early Roman settlement (HA52). Excavated features included probable ring ditches, sub-rectangular ditched enclosures, and truncated pits of mid to late first century through to the second century AD. There are a large group of farmsteads known in the Gloucester hinterland and the settlement found during the archaeological works at Winnycroft is contemporary in date (Gloucestershire HER).
- 4.3.15 To the east of the allocation area on the eastern side of the M5 motorway is a Roman burial ground (HA53) while to the north excavations revealed gullies associated with an octagonal building suggesting a possible religious site (HA54). Other Roman records include a pit containing Roman pottery and worked flint (HA55) and Roman pottery found at Matson Rectory (HA56).

A1 Twigworth Extension

- 4.3.16 There is extensive evidence of Iron Age and Romano-British settlement activity within the study area. The Gloucestershire HER returned a total of eight records of Iron Age to Romano-British date within the study area. Within the central part of the allocation area an archaeological evaluation identified a small late Iron Age or early Roman agricultural settlement including possible roundhouses (HA57). A further evaluation to the north at Yew Tree Farm and also within the allocation area boundary revealed a series of east-west aligned ditches, some of which yielded Romano-British pottery (HA58).
- 4.3.17 To the west the allocation area borders the projected line of the Roman road between Gloucester and Droitwich (HA65) although this is extremely tentative. To the north of the allocation area a geophysical survey revealed an enclosure system

thought to be of Romano-British date due to the similar alignment of the field system to others nearby (HA59). A Roman building site was also discovered within Six Acre field in 1964. This site has since been erroneously reinterpreted as a Roman road (HA60). Roman ditches and finds have been identified during a watching brief in at Twigworth Fields (HA61)

- 4.3.18 To the south of the allocation area there is further evidence for Iron Age and Romano-British occupation. A geophysical survey at Longford identified a large rectilinear enclosure (HA62) which was confirmed through evaluation. The site is interpreted as a late Iron Age/Early Romano-British farmstead. The site also revealed evidence of pottery wasters suggesting the presence of a kiln in the vicinity. The National Mapping Programme (NMP) mapped linear ditches and a trackway at Dry Meadow Farm. Subsequent evaluation identified a late Iron Age/early Romano-British double ditched enclosure and gullies, pits and postholes which may indicate the presence of a structure (HA63). Another enclosed farmstead (HA64) of late Iron Age/Romano-British date was identified to the east of Longford.

Phase 1 West Cheltenham

- 4.3.19 The Gloucestershire HER returned seven records of Iron Age to Romano-British date within the study area. To the south of the allocation area a program of archaeological works identified a multi-period site (HA66) occupied from the mid to late Iron Age through to the third century AD. Excavated features include boundary ditches, structural gullies and postholes. It is suggested that due to the flooding and poor drainage of the area throughout the Iron Age and Romano-British periods the site was only used seasonally. In close proximity to this site, two gullies and posthole containing daub suggests the presence of another Romano-British building (HA67). Also within close proximity to these a large enclosure ditch was recorded which contained butchered animal bone, further domestic species such as dog, and a quern stone (HA68).
- 4.3.20 To the north of the site the National Mapping Programme has recorded an area of cropmarks of probable Iron Age to Romano-British date (HA69). The cropmarks relate to an extensive area of activity including an enclosure, a roundhouse, gullies and field systems. Archaeological investigations have identified Roman ditches (HA70) at Uckington which likely represent field and enclosure boundaries of an extensive Romano-British settlement though to be 350 m to the northeast. The paucity of finds suggests the centre of activity was some distance away. Further Romano-British records within the study area include a series of Roman features excavated at Kingsmead school (HA71) and a small number of Romano-British features at Tewkesbury Road (HA72). At the latter a large number of undated features might also be Romano-British in date.

Land at Fiddington

- 4.3.21 The Gloucestershire HER returned six records of Iron Age to Romano-British date within the study area. The allocation area formed part of a large evaluation undertaken by Oxford Archaeology in 1992 (HA73 and 74). Various Roman period deposits were found including a number of ditches and two inhumation burials. The features likely represent outlying enclosures and small cemetery belonging to the Roman settlement identified to the west during the construction of the M5 motorway (HA75). Towards the southern boundary of the allocation area, occupation debris of Iron Age date was recovered (HA76) in the form of a small scatter of pits and postholes although very limited finds were recovered.

- 4.3.22 To the north of the site archaeological excavations have revealed extensive Iron Age and Romano-British deposits. On the northern side of the A46 excavation revealed Iron Age ditches (HA77) which continued in use into the Roman period. Although the function of the ditches is unclear at least one was a substantial boundary feature. On the southern side of the A46 a Romano-British settlement was identified dating to the second to fourth century AD (HA78). Excavated features indicate the site was used as farm land with successive phases of ditches for stock enclosures. Other features include postholes which might represent a fence line or structure, inhumation burials and pits.

Land at Mitton

- 4.3.23 There were very few records within the study area of Iron Age and Romano-British date returned by the Gloucestershire HER. At the south-eastern boundary of the study area a Romano-British settlement was identified during the construction of the M5 motorway (HA75) and to the northwest of the allocation area, a total of 171 sherds of unstratified Romano-British pottery, dating from the second through to the fourth century were collected from alluvial silts (HA79). During construction of the Tewkesbury Gasworks in 1840 a well (HA80) was identified containing the skulls of bear, a horse, two oxen, two dogs, a human and a dozen urns.

Early Medieval to Medieval (1066 to 1540)

Winnycroft

- 4.3.24 The earliest medieval activity identified within the study area relates to an archaeological evaluation to the north of the allocation area in which a shallow ditch and pit were recorded (HA81). Within the allocation area there are three records of medieval date. An evaluation at Winnycroft Farm in 2014 recorded two possible areas of medieval settlement (HA83) and two amorphous features of possible medieval date (HA82). Within the eastern part of the allocation area two possible medieval pillow mounds are visible as earthworks on historic aerial photography and were mapped as part of the National Mapping Programme. (HA84). Southwest of the allocation area on the southern side of Winnycroft Lane is the moated site at Sneedham's Green (HA85, Scheduled Monument, NHLE: 1019399). The monument comprises a moat which encloses an area approximate 66 m by 42 m. Earthworks within this enclosed area indicate the presence of the foundations of structures likely constructed between 1250 and 1350 and possible the manor house of the De Snedham family.
- 4.3.25 Upton St Leonards is mentioned in Domesday and comprised a reasonably sized settlement of 1 villagers, 18 smallholders, 7 slaves and 7 men, and resources including 3 lord's plough teams and 19 men's plough teams as well as three mills (opendomesday.org). The thirteenth century Church of St Leonards (Grade II* Listed Building, NHLE: 1154810) replaced an earlier Norman church (HA87).
- 4.3.26 To the north of the allocation area is Matson. It was not mentioned in the Domesday Survey but there has been a church there from at least 1100. The first stone church was constructed in the thirteenth century but was heavily damaged during the Civil War. It was rebuilt in 1730s and later in the nineteenth century the chancel was rebuilt again on a larger scale (HA88). A watching brief at St Katherines Church confirmed that the current building is located on the foundations of the structure which was renovated in 1730 but no evidence of the earlier medieval church was revealed. A single inhumation burial (HA89) predates the existing building and indicates that the cemetery might be medieval in date (HA90). On the northern edge of the study area is the Matson moated site (HA86, Scheduled Monument, NHLE: 1016870). The moat with an external bank along the western arm encloses an area

approximately 100 m by 70 m which also shows evidence that structures may survive. Matson House (HA91, Grade II* Listed Building, NHLE: 1245730) constructed in the early sixteenth century and now an independent school is also medieval in date.

- 4.3.27 To the south of Matson and northwest of the allocation area the Severn Vale NMP project mapped the site of possible medieval buildings forming a small hamlet (HA92). A total of nine sub-rectangular earthwork platforms either side of Matson Lane with two sections of trackway and blocks of ridge and furrow were visible on historic aerial photography but appear to have been levelled by the construction of Robinswood Hill golf course and residential housing. Further evidence of the medieval landscape is represented by two merestones (boundary markers) (HA93) which are in situ in hedgelines to the north of the allocation area with a further two having been disturbed by modern building works. The merestones marked the division between the thin strips of land within the former medieval open field system. The part of this medieval open field system known as the Great Awe Field (HA94) was still present until 1897.
- 4.3.28 The Gloucester HER also records the route of Portway, a medieval road from Gloucester to the Cotswolds escarpment at Prinknash Park (HA95), the medieval route from Gloucester to Cirencester visible as a hollow way (HA96) and a large medieval extractive pit (HA97). Two records of earthworks identified on LIDAR relating to a possible enclosure/field boundary (HA2) and banked feature/ridge and furrow (HA3) are recorded as uncertain but are likely of medieval or later date.

A1 Twigworth Extension

- 4.3.29 The Gloucestershire HER returned 12 records of medieval date within the study area. Within the allocation area geophysical survey and trial trench evaluation at Yew Tree Farm revealed Roman deposits which were masked by medieval and later ridge and furrow (HA98). Further fragments of the medieval landscape are present within the study area as ridge and furrow few of which are visible as extant earthworks (HA99-102).
- 4.3.30 The name Twigworth is first mentioned in 1216 and possible means '*enclosure of a man called Twicga*' or alternatively '*an enclosure made with twigs*' (Mills, 2011) but there is very little medieval evidence currently recorded in the HER. The only record being the Manor House (HA103, Grade II Listed Building, NHLE: 1091388); a fifteenth century or earlier timber framed building with later extensions and alterations.
- 4.3.31 To the east of the allocation area is the village of Down Hatherley. It appears in the Domesday Survey as "Athelai" meaning "hawthorn clearing" (HA104). At the time of the survey the settlement comprised a reasonably sized population of four villagers, 4 smallholders and 30 slaves with eight ploughlands and meadow (opendomesday.org). The Church of St Mary and Corpus Christi (Grade II* Listed Building, NHLE: 1153578) (HA105) located within the village was rebuilt in 1860 but the fifteenth century perpendicular tower survives. West of Down Hatherley on the northern side of Down Hatherley Lane is the medieval moated site at Hatherley Court (HA106). The location of the moat was attested to by field name 'Moat Piece' from the Enclosure award in 1807 but by the late nineteenth century it had been partially filled in and levelled. South of Down Hatherley the Gloucestershire HER records the location of the deserted medieval village of Brickhampton and a nearby moat (HA107). Archaeological investigations have revealed medieval pottery but no associated settlement features.

- 4.3.32 Other medieval features within the study area include a possible moated site at Drymeadow Farm (HA108) and an extensive area of medieval to post-medieval water meadows along the Wotton and Horsbere Brooks visible as a complex network of ditches recorded as part of the Severn Vale NMP project (HA109)
- 4.3.33 A number of field names and place names (HA11-17) are recorded as uncertain in date within the Gloucestershire HER but are likely of medieval or later date. Other uncertain records of likely medieval or later date include a rectangular enclosure visible as an earth which might represent a building platform (HA18), an inhumation of post-Roman date (HA19) and the remains of a wall and well (HA20).

Phase 1 West Cheltenham

- 4.3.34 The earliest medieval records within the study area relate to Saxon activity identified during archaeological works. Archaeological evaluation and excavation at Kingsmead School recorded extensive Saxon activity comprising an enclosure, post built buildings, sunken floored buildings, pits and two crouched burials carbon dated to the seventh century (HA110 - 113). Excavations at Arle Lane to the south of the allocation area also revealed a possible feature of Saxon date (HA114).
- 4.3.35 To the north of the allocation area is the village of Uckington. Uckington appears as "Hockington" in Domesday Book of 1086 and means "farmstead associated with Ucca" (Mills, 2011). At the time of the survey the village consisted of 80 villagers, 30 smallholders, 38 slaves, 1 free man and 32 burgesses. One of the mills mentioned in the survey is thought to be to the north of the allocation area along the River Chelt and was later referred to in 1575 and 1719 (HA115). To the south of the village is Moat House Moated Site (HA116, Scheduled Monument, NHLE: 1016835). The monument comprises a rectangular moat enclosure measuring 120 m by 68 m with a bank along the southern arm. There are no records of when the moat was originally constructed but it is thought to have been between 1250 and 1350 at the height of the moat building tradition.
- 4.3.36 A scatter of medieval pottery found on the Bryant housing estate and the placename Fytheler's (Fiddler's) recorded in a rental of 1430 (HA117) indicate medieval activity close to the eastern boundary of the allocation area. Other medieval activity recorded within the study area include the name Bar Bridge which was used as early as 1240 (HA118), ridge and furrow recorded during archaeological works at the proposed GCHQ site (HA119) and two medieval or post-medieval hollows recorded by the Severn Vale NMP project (HA120 and 121)
- 4.3.37 Ponds at Manor Farm are of uncertain date but might represent medieval or later moat/s. The field name of Black Length is recorded in the nineteenth century but might indicate the presence of an earlier, possibly Roman, settlement (HA28-29).

Land at Fiddington

- 4.3.38 A number of medieval settlements within the study area are recorded within the Gloucester HER. To the west of the allocation area is the Deserted Medieval Village (DMV) of Walton Cardiff, Ashchurch (HA122, Scheduled Monument, NHLE: 1002071) situated on the floodplain close to the confluence of two tributaries of the Tirl Brook. The monument survives as buried building platforms, boundaries hollows and ancillary structures including at least three successive churches within a moat and a manor house. Archaeological works outside of the scheduled area in advance of reinstatement of a water course found a large ditch containing medieval pottery sherds indicating the ditch might have been the early northern boundary of the medieval settlement (HA 123). To the east of the allocation area Pamington is

first referred in 1086 as Paefens farmstead (HA124) and the shrunken medieval village at Natton Hamlet was recorded as having five taxpayers in 1327 (HA125).

- 4.3.39 To the north of the allocation area Ashchurch Road is known to have been in existence from at least the tenth century (Gloucestershire HER) and excavations close to this have revealed extensive medieval deposits. The earliest activity relates to a Saxon ditches (HA 126) and pits (HA127). The majority of medieval evidence dates to the twelfth to fourteenth century and comprises ditches on the same alignment as the Ashchurch Road and on a similar alignment as Romano-British ditches found to the east (HA128 and 129). The Church Of St Nicolas (HA 130, Grade II* Listed Building, NHLE: 1153103) was originally built in the twelfth century with later thirteenth, fourteenth, and fifteenth century additions. It was restored in 1889 and 1931. A late medieval or early post-medieval building with evidence of craft manufacturing was identified close to Ashchurch Road (HA131).
- 4.3.40 Geophysical survey along with trial trench evaluations within the study area have revealed medieval ridge and furrow, plough marks and ditches relating to medieval arable cultivation (HA132 - 134).
- 4.3.41 Within the Gloucestershire HER a number of records are assigned an uncertain date but are likely to be of medieval date or later. An evaluation at St. Nicholas Church revealed six grave cuts (HA38) and further excavations at Ashchurch Railway Bridge produced a post-hole with a possible sherd of saxon pottery (HA39). A number of field names within the study area are of uncertain date but must be of medieval or later date (HA40-43).

Land at Mitton

- 4.3.42 Northway was first referred to in AD1100 – 1135 as *Northihaia* meaning northern enclosure (HA48). A possible medieval settlement is represented by terraces and visible as earthworks on aerial photography on the eastern side of Arundel Road to the west of the allocation area. Undulations on the terrace may represent building platforms (HA135).
- 4.3.43 A possible medieval moat and group of water channels are recorded adjacent to the Carrant Brook (HA136). Another medieval moat is visible as earthworks on historic aerial photography at Cowfields Farm. The earthwork might be the site of the Manor House of Northway and Newton manor. It was filled in by 1966 (HA137). Cowfield Mill was first recorded in 1506 and was marked as extant in 1975 (HA138). The mill and its associated race were visible as earthworks but the site has since been redeveloped (HA139). The mill might be the mill referred to as Carantes Mill, first recorded in 1487 and the location is suggested through the fieldname 'Mill, House etc' on the 1843 Tithe Map (HA140). Evaluation of land around Cowfield Farm revealed medieval pottery in the medieval ploughsoil but no evidence of external settlement features associated with the medieval moated manor were identified (HA141).
- 4.3.44 Much of the medieval activity within the study area is known from historic aerial photography and has since been destroyed. These include a medieval moated site at Northway Farm (HA142), a large sinuous ditch, interpreted as a possible medieval settlement (HA143), the medieval chapel of Holy Cross which was in existence by 1287 and served the small deserted medieval settlement of Mitton (HA144), medieval or later water meadow on the flood plain around the Carrant Brook (HA145) and an octagonal elongated hollow which has been interpreted as a medieval or later marina or dock or part of Second World War defences around Tewkesbury (HA146).

- 4.3.45 Archaeological works within the study area have identified a possible medieval extractive pit or pond as well as ridge and furrow to the north of Mitton, Tewkesbury (HA147). Evaluation at Bredon Road showed earlier activity was truncated by medieval ridge and furrow (HA148) and monitoring of a water pipeline identified a single sherd of glass tempered pottery suggesting Anglo-Saxon activity (HA149). Further archaeological works at Bredon Road identified linear banks of possible medieval date (HA150).
- 4.3.46 Other medieval records within the study area recorded in the Gloucestershire HER include stone foundations of an earlier building found during conversion of the Mitton Manor drawing room (HA151) and fieldnames which are recorded as uncertain in date but are likely of medieval or later date (HA49 and 50).

Post-medieval (1540 to 1901)

Winnycroft

- 4.3.47 The 1799 Gloucester Inclosure Map illustrates that the site comprised a series of small irregular sized enclosures bounded to the north by Sneedham Green Road and Winnycroft Road. The Tithe Map of 1841 shows a large area to the northeast of the allocation area remained un-enclosed and was still separated into small, thin strips indicative of the medieval open field system. The Tithe Map records the areas either side of the Sud Brook as meadows and there are orchards recorded at the western and eastern ends of the allocation area. Little had changed within the allocation area by the publication of the First Edition Ordnance Survey map in 1884 apart from the erosion of a small number of field boundaries within the meadow on the southern side of the Sud Brook. Development within the allocation area comprised solely of Winnycroft Farm which in 1799 and 1841 was a U-shaped building fronting directly onto Winnycroft Lane. By 1884 an extra range had been constructed along Winnycroft Lane to create a regular courtyard planned farm with small associated farm buildings to the west (HA 189-191 and 288-289).
- 4.3.48 To the east of the allocation area the B4073 was formerly the Turnpike road going from Gloucester to Matson and then on to Stroud via Painswick. The road from Gloucester as far as Painswick was made into a turnpike in 1726, the road on from Painswick to Stroud followed in 1778. The Tithe Map shows a rectangular building at the junction with Winnycroft Lane and by 1884 a small number of detached buildings had been constructed further south along the turnpike road.
- 4.3.49 Within the Gloucestershire HER two records of uncertain date which relate to an extant mill structure (HA5) and cider making equipment are most likely of post-medieval or later date.

A1 Twigworth Extension

- 4.3.50 The A1 Twigworth Extension allocation area is divided between the 1799 Gloucester Inclosure Map and the Down Hatherely 1807 Inclosure Map. The Gloucester Inclosure Map shows the western and central parts of the allocation area comprise irregular medium sized fields bounded to the north by the Turnpike road that connected Gloucester and Norton. The fieldname of "The Park" is recorded within the area (HA14). Towards the centre a track zig-zags towards the south along the northern and eastern boundary of Twigworth common field also shown on a Plan of Twigworth estate (1801). Both these maps show larger parcels of land with thin strips of land associated with the open field system still present. A Survey of Dean and Chapter Estates published c 1800 shows a further trackway within the allocation area running south and before turning west and stopping.

- 4.3.51 The Down Hatherley Inclosure and Tithe maps both published in 1807 show the eastern part of the allocation area consisted of larger regular fields apart from small, thin elongated fields perpendicular to what is now Brook Lane. The only development shown within the allocation area was two small buildings at the junction between Brook Lane and the Turnpike road (Twigworth Lawn HA202 and Yew Tree cottage HA203). Development in the immediate study area was predominately on the northern side of the Turnpike road (Twigworth Lodge HA207, Tewkesbury Road Court Farmhouse HA194, and barn to the northeast of Court Farm HA194) and further east along Down Hatherley Lane which comprised of dispersed buildings within small plots with large regular plots to the rear. Hatherley Manor House now a hotel and the lodge (HA214 & 302) are shown to the north of the allocation area.
- 4.3.52 By the publication of the first edition Ordnance Survey Map (1871) there had been very little alteration to field boundaries within the allocation area. Within the western side of the allocation area St Matthews Church (HA195) is shown as built in 1842-4 by T Fulljames. To the northwest of the church a small number of detached properties had been constructed along the Turnpike road within the allocation area and the track depicted on the Survey of Dean and Chapter Estates published c 1800 had been removed. To the west Twigworth Farm had greatly increased in size (HA 205-206).

Phase 1 West Cheltenham

- 4.3.53 The Staverton and Boddington Inclosure Map and Tithe Map, both published in 1804, show the allocation area bounded by the Turnpike road that goes from the top of Wotton Hill, Gloucester, through Churchdown to meet the road connecting Coombe Hill and Cheltenham at a place formerly known as Bedlam. A trackway is shown running north-south along the parish boundary from Gloucester Road, incorporating a branch either serving access to fields or connecting to a small farmstead recorded as Bellinger Farm. The northern part of the allocation area comprised small irregular shaped fields with some small strips typical of the medieval open field shown on the enclosure map although these are not represented on the Tithe Map. The western side of the allocation area comprises of larger irregular fields. The only development within the allocation area was the small farmstead towards the north while in the wider study area there was dispersed development along the Turnpike road.
- 4.3.54 By the publication of the first edition Ordnance Survey map many of the field boundaries within the allocation area had been altered to create larger fields. Bellinger Farm was renamed Whitehall Farm and further ancillary buildings had been added around the farmhouse.

Land at Fiddington

- 4.3.55 The pre-enclosure landscape within the vicinity of Fiddington would have comprised open agricultural fields. This landscape was altered following enclosure in 1816 with the Northway and Newton Tithe Map in 1842 illustrating the area comprised small to medium sized regular fields. Some long thin strips indicating the former presence of medieval open field system. Settlement throughout the area by this period comprised of small dispersed settlements typically set back from the main road surrounded by open agricultural fields. Within the allocation area the tithe map illustrated a small cottage within the northeast of the site at the location of Ty-Gwyn (formerly Orchard Cottage), and one to the south at the location of Westleigh. In addition to Westleigh, a further cottage was situated towards its west which had been cleared by the time of the 1885 OS map.

- 4.3.56 The first edition OS Map of 1885 also illustrates minor changes to the field pattern within the allocation areas including minor boundary loss. Field Farm to the north of allocation area A8 is also illustrated for the first time.

Land at Mitton

- 4.3.57 The 1811 Bredon Inclosure Map illustrates a form of enclosure within the site as comprising a curvilinear boundary running northeast-southwest roughly parallel with Tewkesbury Road, and more regular straight edged enclosures to its east. On the western boundary of the area is shown the site of Mitton Lodge Farm, with the land to its east recorded as an orchard.
- 4.3.58 The first edition OS Map of 1885 illustrates some boundary loss had occurred within the more regular enclosures to the northeast and in the enclosed meadowland adjacent to the Carrant Brook in the southeast. In addition, Hardwick Bank had been constructed beyond the boundary to the north, comprising a house and associated outbuildings within a landscaped garden.
- 4.3.59 The HER records a number of monuments associated with Mitton Lodge Farm, including a pond north of the farmhouse (HA488: outside of the allocation area), and three farm buildings within the allocation area (HA489-491). A further building of similar scale is also shown on the 1885 to the north of HA489. It is likely that these structures comprised field barns for crops and/or sheltering animals. No farm buildings now survive within the allocation area.
- 4.3.60 The pattern of enclosure and farmsteads was similar in the surrounding study area, having included Mitton Farm to the south and Cowfield Farm east of the River Carrant, which were all likely to comprise post-medieval farmsteads established following parliamentary enclosure.
- 4.3.61 The River Carrant was utilised by this period, and likely from earlier, for powering watermills. The HER records two such sites in the study area, including Northway Corm Mill to the northeast (HA256-7 and 267), and the site of the now lost Cowfield Corn Mill to the east (HA259).

Modern (1901 to Present)

Winnycroft

- 4.3.62 Examination of twentieth century Ordnance Survey mapping shows very little development within the allocation area other than the addition of further ancillary buildings to the west of Winnycroft Farm house between 1903 and 1923. The biggest change within the study area was the construction of the M5 motorway now defining the southern boundary of the allocation area and the expansion of suburbs south from Gloucester during the 1960s and 1970s. Field boundaries within the allocation site retain their early nineteenth century layout.
- 4.3.63 The Gloucestershire HER records a Second World War bomb crater visible as an earthwork on historic aerial photography in 1946 within the allocation area. By 2014 the bomb crater had been filled in and plough levelled (HA294).

A1 Twigworth Extension

- 4.3.64 During the early twentieth century there was little development within the allocation area which retained much of the nineteenth century field boundaries. By 1924 two detached villa type buildings had been constructed along Brook Lane within the allocation area and the larger field to the east of this was subdivided into smaller plots during the 1950s when Ash Lane and a number of dispersed properties were

constructed. By the 1970s some of the larger fields had been subdivided in smaller regular parcels of land and the caravan park was constructed within the allocation area. By the late twentieth century much of the nineteenth century field boundaries had been completely or partially eroded and many plots had been subdivided into smaller parcel. Development within the allocation area was limited along the Twigworth Road and around Brook Lane and Ash Lane.

Phase 1 West Cheltenham

- 4.3.65 By the 1920s a sewage works had been built to the west of the allocation site with further loss of field boundaries within the allocation area. During the 1950s Cheltenham's suburban expansion spreads into the east of the study area and had reached the eastern boundary of the allocation area by the 1970s. In the late twentieth century there was an expansion of the sewage works and the trackway leading down to Whitehall Farm was removed. By the 1990s the suburban expansion of Cheltenham bordered the whole of the eastern side of the allocation area. In 2003 the modern GCHQ building was constructed to the southeast of the allocation area. Nineteenth century field boundaries have been completely lost or altered within the allocation area during the twentieth century.
- 4.3.66 A single record of modern date is recorded within the Gloucester HER within 100 m of the allocation area and relates to the location of a Second World War light anti-aircraft battery (HA323).

Land at Fiddington

- 4.3.67 There are no significant changes depicted within the allocation areas on the 1903 or 1923 OS.
- 4.3.68 The possible site of a World War Two light anti-aircraft gun emplacement is identified within the allocation area by the HER (HA343). The emplacement is visible on 1940s aerial photographs and appears on the 1938 OS map around the site of the modern house Tyn y cae.
- 4.3.69 By the production of the 1968 OS map Tyn y cae and Natton House had been building within the northeast of the allocation area. A significant change was the construction of the M5 motorway now defining the eastern boundary of the allocation area during the 1960s and 1970s, although there appears to have been little change to field boundaries within the allocation site as a result.

Land at Mitton

- 4.3.70 There are no significant changes depicted within the allocation areas on the 1902 or 1923 OS, although by the publication of the latter the earlier field barns (HA489-490) had been demolished.
- 4.3.71 During the Second World War a searchlight battery was constructed within the north of the allocation area (HA497), and was formerly associated with a group of Nissan-type structures on Tewkesbury Road beyond the allocation area boundary to the north (HA495). This feature was initially erroneously identified during the Carrant Valley Landscape National Mapping Programme as a possible prehistoric or Roman site.
- 4.3.72 During the 1960s settlement at Mitton was substantially extended to the south, with Mitton Farm becoming enclosed within a residential estate including the demolition of its associated farm buildings. To the east, following the construction of the M5

motorway the land around Cowfield Farm was built over in the late twentieth century as an industrial park.

5. Winnycroft

5.1 Site Description

5.1.1 This allocation area is situated around Winnycroft Farm to the southeast of Gloucester. It is bordered by Winnycroft Lane to the north and the M5 to the south.

5.1.2 The bedrock geology comprises Blue Lias Formation and Charmouth Mudstone Formation (undifferentiated) formed 183 to 204 million years ago in the Jurassic and Triassic Periods.

5.2 Baseline Assessment

5.2.1 The following section provides a brief summary of the development of the allocation area and its environs, compiled from sources listed in section 2. The aim is to establish the known and potential resource which could be affected by the development.

5.2.2 Consultation of the HER, the ADS, and the archaeological advisor to Gloucestershire County Council has identified a number of previous archaeological assessments and investigations within the allocation area, comprising:

2014: Land at Winnycroft (within southern 2/3 of allocation area).

- 2014: Magnetometer geophysical survey (HER 742)
- 2014: Archaeological evaluation (HER 751)
- 2014: Desk-based assessment (map regression only) (HER 789)

2014: Land at Winnycroft Farm (within northern 1/3 of allocation area).

- 2014: Geophysical survey (detailed magnetometer) (HER 745)
- 2014: Desk-based assessment (HER 756)
- 2014: Archaeological evaluation (HER 794)

5.2.3 The results of this work have been incorporated into this assessment.

Heritage Resource Baseline

Historic Landscape

5.2.4 The allocation area lies within a region of irregular enclosure (HLC type A1) within proximity to the village of Upton St Leonard, forming part of an area which continues south and westwards round the periphery of Robinshood Hill to Whaddon and east along the foot of the hill beyond the M5. The enclosures within the allocation area, whilst not retaining any strong examples of reverse 'S' shaped boundaries, do lack co-axial boundaries and appear to have been enclosed without reference to other enclosures in the area, perhaps indicating it occurred in a piecemeal fashion. The linear fields within the northwest of the site reflect the presence of a stream which feeds Sud Brook and most likely reflect former meadows. Within the allocation area there appears to have been relatively little boundary loss. These enclosures were by the late eighteenth century associated with a dispersed pattern of farmsteads,

including the Grade II Listed Winnycroft farm which lies within the site (NHLE: 1245086; 1245088 and 1245087).

- 5.2.5 Bounding the allocation area to the north is a substantial region of modern development (HLC type G4) of at least three phases, that encloses two nearby earlier settlement centres at Matson to the north and Upton St Leonards (HLC type G3) that were both founded by at least the post-medieval period (Hoyle 2006).
- 5.2.6 Although urban development has enclosed on the allocation area to the north and west, and the M5 now bounds it to the east, the character of the allocation area and its setting remains agricultural. Principally this is due to the location of the M5 in a cutting, and the mature age of screening alongside it, that allows the site to visually form part of the agricultural land that rises to the east into the Cotswolds. Whilst the character of the area to the north and west in general is urban, the modern housing development that bounds the allocation area incorporates regular areas of open space and a wide grassed verge along Winnycroft Lane, all of which aid in diffusing the otherwise hard urban edge of the development which thus in a minor way respects the rural character of the allocation area itself.
- 5.2.7 Despite the visual screening along the M5, frequent views are possible of larger vehicles along the road. In addition the general proximity to the motorway establishes a constant drone of traffic throughout the allocation area which together with the visual intrusions detract significantly from the tranquil rural character and sense of enclosure offered when on the footpaths within the area.

Designated Heritage Assets

- 5.2.8 There are designated heritage asset within the allocation area (**Figure 2**), comprising the:
- Grade II Listed Winnycroft Farmhouse (NHLE: 1245086);
 - Grade II Listed Winnycroft Farm Cider House and Byre (NHLE: 1245088); and
 - Grade II Listed Winnycroft Farm Barn (NHLE: 1245087)
- 5.2.9 Beyond the allocation area boundary there are:

Designation	Within 1 km	Between 1 and 5 km	of which are within the ZTV
Grade I Listed Building	0	43	14
Grade II* Listed Building	4	86	29
Grade II Listed Building	30	740	280
Grade II* Registered Park and Garden	0	1	0
Grade II Registered Park and Garden	0	1	0
Scheduled Monument	2	25	15
Conservation Area	0	14	12

Table 4: Winnycroft: table of designated heritage assets

- 5.2.10 The majority of designated heritage assets within the ZTV are situated within the City of Gloucester to the northwest of the allocation area. The settings of these assets largely derive from their inter-relationship within an urban environment where there is nil chance of receiving effects from development within the allocation area.
- 5.2.11 To the south and east of the allocation area the urban area of Gloucester gives way to a more diffuse settlement, including several farmsteads and villages with

theoretical visibility. Of these, designated heritage assets situated within the ZTV beyond the 1 km study area share no physical connection with the allocation area and are screened from it by the vegetation across the intervening foothills along the edge of the Cotswolds AONB, such that the allocation area is not considered to contribute to their setting.

- 5.2.12 From within the allocation area and its immediate vicinity views are possible to the foothills at the edge of the Cotswolds, including Upton Hill and Coopers Hill beyond. Whilst there are Listed Buildings along Upton Hill (namely Little Court, NHLE 14508513; Grove Court, NHLE: 1090748; and Thatch Cottage NHLE: 1155001), these buildings are heavily screened and share no significant views or physical connections with the allocation area. Similarly, whilst the ZTV indicates that the Scheduled Iron Age hill forts of Painswick Hill (NHLE: 1004865) and High Brotheridge camp (NHLE: 1002116) share inter-visibility with the allocation area the walkover survey found High Brotheridge camp to be screened by mature trees to its west, and Painswick Beacon to be screened by trees along Upton Hill (the B4073). Whilst views maybe possible during winter months, the site is distant enough that its character would not contribute to the setting of these assets.
- 5.2.13 North of the allocation area the Grade II* Listed Matson House (NHLE: 1245730; with associated Grade II stables NHLE 1245732 and Grade II boundary wall NHLE: 1245731) and the Grade II Gloucester Country Club (NHLE: 1245729) also lie within the ZTV. Due to the degree of development south of these assets, the allocation area is not considered to comprise part of their physical surroundings or contribute to the way in which they are experienced.
- 5.2.14 Those heritage assets identified as possessing settings with the potential to be affected by the scheme comprise the:
- Grade II* Church of St Leonard (NHLE: 1154810);
 - Scheduled Moated site at Sneedham's Green, 220m north east of Green Farm (NHLE: 1019399);
 - Grade II Winnycroft farmhouse (NHLE: 1245086), cider house and byre (NHLE: 1245088), and barn (NHLE: 1245087).

Non-designated and Potential Heritage Assets

- 5.2.15 Non-designated heritage assets within the allocation area are illustrated on **Figure 3**.

Early Prehistoric to Bronze Age

- 5.2.16 Previous archaeological investigations at the allocation area have not identified any evidence of activity from the early-prehistoric to Bronze Age. It is therefore considered unlikely that any substantial sites of these periods exist within the site. There is, however, a residual potential for less substantial archaeological evidence to survive outside of the evaluated areas. This derives from the discovery of a residual prehistoric worked flint within the area, the generally low lying nature of the allocation area which would have offered potential wetland resources during the Mesolithic and Neolithic, and the masking effect of later plough activity.

Iron Age to Romano-British

- 5.2.17 Archaeological evaluation and geophysical survey within the allocation area have identified the presence of an Iron Age to Early Roman settlement, including a wider potential for ditches and pits relating to contemporary field systems. There is

consequently considered to be a high potential for encountering remains dating to this period within the areas identified by existing archaeological investigation. In addition there is considered to be a medium potential for as yet unidentified remains within the rest of the allocation area.

Early Medieval to Medieval

- 5.2.18 Archaeological evaluation of the allocation area identified two areas of possible settlement activity dated to the medieval period. In addition the area lies in proximity to a scheduled moated site and is likely to fall within an area utilised by this settlement. There is therefore considered to be a high potential for encountering remains dating to this periods within the areas identified by the previous archaeological investigation. In addition there is considered to be a medium potential for as yet unidentified remains within the rest of the allocation area.

Post-medieval to Modern

- 5.2.19 Current settlement within the allocation area had been established by the post-medieval period, and there is a therefore a high potential for remains relating to settlement and agricultural activities associated with Winnycroft Farm. In addition the HER records the location of a bomb crater within the allocation area.

Setting Assessment

Grade II Church of St Leonard (NHLE: 1154810)*

- 5.2.20 The Church of St Leonard is situated to the northeast of the allocation area, comprising a late thirteenth century structure with fifteenth century tower and nineteenth century enlargements. The church is of high significance, possessing a high level of architectural interest, and is an important repository of masonry, joinery and memorials of high artistic and historic interest.
- 5.2.21 The church is located within what was the historically the northern edge of Upton St Leonards, which expanded during the modern period to surround the church to the east and north, including development between it and the adjacent roads of Rance Pitch/ Churchfield Road and The Ash Path that have to a degree marginalised the church. The church has also been divided from its historic parish to the west by the M5.
- 5.2.22 The church is principally experienced from within its graveyard which is bordered by mature trees and presents an enclosed landscape of remembrance focused on the church at its centre. More widely the tower of the church is also visible from points within the surrounding landscape rising above nearby roofs amongst the canopies of mature trees. These views are important in establishing how the church is more widely experienced, having value within a historic landscape context as they enable the viewer to perceive the location of the historic core of Upton St Leonards; and value in preserving the sense of scale and architectural quality of the building.
- 5.2.23 Although the allocation area shares a historic connection with the Church of St Leonard, having previously been part of its parish, it is physically detached from the church by the M5 and intervening residential development such that this historical relationship is no longer readily legible on the ground. Views are, however, available of the church tower from Winnycroft Lane, looking east across the allocation area and from the footpaths within it looking northeast across Winnycroft Farm. These views preserve a visual connection with the church and parish of St Leonards, which has otherwise been lost, and are thus considered to make a low contribution to the significance of the church.

Scheduled Moated site at Sneedham's Green, 220m north east of Green Farm (NHLE: 1019399)

- 5.2.24 To the south of the site lies a Scheduled moated site near Sneedham's Green (NHLE: 1019399). This monument comprises wide water filled ditches forming three sides of a rectangular compound of probable mid-thirteenth to mid-fourteenth century date. The moat originally continued to form a full square, with entrance across the east and west depicted on early Ordnance Survey maps. Archaeological work within the monument has identified the remains of former buildings, although no earthworks remain upstanding. The site likely comprised a high status aristocratic residence, and has high heritage significance deriving from archaeological interest in preserving information relating to the origin, occupation and use of such sites.
- 5.2.25 The construction of moated sites during this period is believed to have been as much a symbol of wealth and prestige as a defensive feature, and would most likely have been intended to be visible. The present situation of the monument has been adversely effected by the raising of ground levels around it with arisings from the construction of the M5 cutting, such that the moated site now appears to lie within a topographic hollow. The position of the monument within a field bounded with hedgerows also restricts visual access, such that the character of the monuments setting is now isolated and enclosed. Public footpaths do cross within the vicinity of the site, from where its physical remains can be viewed, although the loss of its southern ditch and the lack of any interpretation limit understanding of its function.
- 5.2.26 Whilst the fieldscape and distant views of the undeveloped Robinshood Hill and Cotswolds preserve a good sense of the former rural character of the area, the proximity of modern development to the north, and the noise and visual interference of the M5, intrude on the tranquillity and sense of remoteness such that the over-riding character of the area is one of land on the urban-fringe. The open views available from adjacent to the monument of the surrounding area do however afford understanding of the topographic situation of the monument and a sense of its former agricultural economy.
- 5.2.27 The allocation area comprises a continuation of the fieldscape that surrounds the monument, and preserves a soft rural edge towards its north, and is considered to make a low contribution to the significance of the monument in preserving an appreciable detachment of the monument from the modern suburbs of Gloucester.

Grade II Winnycroft farmhouse (NHLE: 1245086), cider house and byre (NHLE: 1245088), and barn (NHLE: 1245087).

- 5.2.28 Winnycroft Farm is a regular courtyard plan farmstead including three Grade II Listed Buildings comprising a farmhouse (NHLE: 1245086), cider house and byre (NHLE: 1245088), and barn (NHLE: 1245087). The buildings possesses high heritage significance, deriving from their interest as an example of the traditional rural vernacular of the region, and its historical interest as a well preserved post-medieval farmstead.
- 5.2.29 The farmstead lies on the northern edge of the allocation area, adjacent to Winnycroft Lane but orientated such that its principal axis is perpendicular to the road. Whilst the buildings principally possess an inward focus formed around a central courtyard, the allocation area forms an important positive element of their setting. The form of the enclosures within the allocation area are of post-medieval origin, and are therefore roughly contemporary with the farmstead; the pastoral character of the enclosures and the hedgerows and trees that form its boundary also form an area of clear rural character that wraps around the farm to its west, east and south preserving the relationship of the farm with an agricultural landscape which has otherwise been eroded by development north of Winnycroft Lane.

- 5.2.30 The farmstead is now split into separate ownership and is no longer actively in use as a farm. As a result, agricultural buildings on the edge of the farm and the boundary between the farm and the fields is not maintained, which has formed a poor interface. Broadly speaking, however, the position of the farm within the agricultural landscape both enhances the rural character of the complex and retains its potential for reinstatement as an agricultural holding.
- 5.2.31 The creation of the M5 and the encroachment of modern development to the north have affected the understanding of the historical isolation of the farm, its association with the parish of Upton St Leonards, and the legibility of the historic landscape character. These changes have compromised the integrity of the setting of the farmstead, and form negative elements of its setting.
- 5.2.32 Despite these influences, the farm retains strong visual, historical and physical links to its former agricultural occupation in terms of its character of the buildings and the adjoining land to the south. The farm's position and form were designed to act as a gateway into its associated land, and the plan form illustrates a clear route through the farmyard from Corncroft Lane into the allocation area. Views from Corncroft Lane through the farmyard and into the pastoral fields of the site area are possible, and positively contribute to its character. Similarly, views wherein the farm can be viewed alongside fields are possible from Winnycroft Lane and from public footpaths within the allocation area. In addition views from the vantage point and beacon on Robinswood Hill are possible looking southeast across the site towards the Cotswolds where the site forms the nearest visible rural edge. Whilst partially screened in this latter view by trees around the crown of Robinswood Hill, Winnycroft Farm is discernible where its characteristic built form, including the distinctive Dutch shed, identify it as an agricultural complex.
- 5.2.33 The allocation area comprises an area of agricultural land historically associated with Winnycroft Farm. The area retains a highly legible post-medieval character and preserves the understanding of the complex's function and origin. The allocation area is therefore considered to make a high contribution to the significance of the listed buildings at Winnycroft Farm.

5.1 Impact Assessment

Existing Impacts

- 5.1.1 There is likely to be a low impact to buried archaeological remains across the majority of the allocation area resulting from ploughing and ditching in the post-medieval to modern period.

Impacts during Construction

- 5.1.2 The potential for impacts to the historic environment to arise during the construction phase relates primarily to excavations and groundworks that could affect below ground archaeological remains that may be present within the footprint of works.
- 5.1.3 Impacts to buried archaeological remains are likely to result in the permanent and irreversible loss of significance from partial or total loss of evidential value.

Impacts during Operation

- 5.1.4 Impacts during the operation of the scheme, which could have an effect on the historic environment, comprise the loss of context of the historic landscape character and change to the setting of heritage assets which may result in harm to their significance.

- 5.1.5 The impact of development within the allocation area would comprise the continued erosion of the historic landscape character of post-medieval enclosures between Gloucester and the M5.
- 5.1.6 Development within the area would likely result in harm to the setting of three Grade II Listed Buildings at Winnycroft Farm. The allocation area preserves the historic landscape context of the buildings, and an appreciation of their original function, and is thus considered to make a high contribution to the significance of the monument.
- 5.1.7 Development within the area also has the potential to affect the settings of the Grade II* Church of St Leonard, and the Scheduled Moated site at Sneedham's Green. These assets are experienced alongside, and from within, the allocation area in the form of views which are considered to make a low contribution to the significance of these highly graded designated heritage assets.

5.1 Heritage Constraints

Statement of Potential and Significance

- 5.1.1 A description and summary of significance of heritage assets directly affected by the proposed development, based on the current level of available information, is summarised in Table 5:

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Historic Landscape				
Historic Landscape Character	Agricultural land with good retention of historic field patterns and boundaries. Forms the rural edge of Gloucester.	Medium	High	Loss of historic landscape character through the removal of field boundaries, and conversion of rural land to residential.
Built Heritage				
Church of St Leonard Grade II* Listed Building NHLE: 1154810	The age, rarity, and quality of the building alongside its relationship to the medieval town of Upton St Leonard and the visibility of its tower, contribute towards the historic, archaeological, and architectural interests of this building which form it derives significance.	High	Low	Development in the allocation area likely to result in loss of views towards the church.
Winnycroft Farm Three Grade II Listed Building NHLE: 1245086; 1245088 and 1245087	Eighteenth century regular courtyard plan farmstead. Possesses high heritage significance, deriving from its age and regional selectivity, and its historical interest as a well preserved post-medieval farm.	High	High	Development in the allocation area likely to result in the loss of its landscape context and prevention of the building returning to agricultural use.
Archaeology				
Moated site at Sneedham's Green, 220m north east of Green Farm	Medieval moated site with extant ditches to north, east and west. Has high heritage significance deriving from archaeological interest in	High	Low	Development in the allocation area likely to result in erosion of landscape setting of the monument, and

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Scheduled Monument NHLE: 1019399	preserving information relating to the origin, occupation and use of such sites.			the potential loss of contemporary archaeological remains.
Late Iron Age to Roman Occupation Site (HA 52)	There is a high potential for remains relating to a known occupation site, and ditches and pits relating to contemporary field system. The remains are of archaeological interest and have the potential to inform our knowledge of this period within both the locality and the wider region	Medium	Non applicable	Development within the site may result in the damage or destruction of these remains.
Medieval Settlement Activity (HA 82-84)	There is a high potential for medieval settlement activity to survive within the allocation area. These remains are of archaeological interest for their potential to increase our understanding of the development of settlement in within the locality.	Low	Non applicable	Development within the site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Early Prehistoric to Bronze Age date	There is a low potential for further prehistoric flints to be present within the allocation area rather than in-situ deposits or features.	Unknown – anticipated Medium	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.

Table 5: Winnycroft: summary and significance of heritage constraints

Summary of Constraints

5.1.2 There are heritage concerns to development at Winnycroft. The allocation area contains known built heritage assets of high significance, in relation to which the area is considered to make a high contribution. Furthermore, there has been little or no previous development or disturbance on the allocation area and previous archaeological investigations in the site have identified the survival of archaeological remains of Iron Age and medieval settlement activity of at least medium significance.

Recommendation

5.1.1 Whilst there are heritage concerns in relation to potential development at Winnycroft, it is considered that these concerns could be avoided or minimised through appropriate design and mitigation. This allocation area is therefore considered to be suitable for inclusion in the JCS, although it is expected that the historic environment will need to be carefully considered in relation to any specific development proposals within the allocation area.

5.1.2 Consideration of how heritage concerns could be addressed is provided below in *Maximising Enhancements and Avoiding Harm*.

Planning Requirements

- 5.1.3 In accordance with national and local planning policy, development proposals, including Environmental Statements, will be required to submit a detailed consideration of the impact of the proposals to the historic environment and to provide an appropriate mitigation strategy to reduce or remove potential impacts. Where there are no heritage objections to development, the scope of the mitigation will inform the attachment of appropriate planning conditions.
- 5.1.4 Whilst a programme of archaeological field evaluation has already been undertaken within this area, the development control archaeologist at Gloucestershire County Council should be consulted to ascertain whether existing information adequately establishes the presence/absence, significance or condition of the heritage assets within the proposed development scheme; where it does not, further archaeological investigation, *prior to the submission of a planning application*, will be required.
- 5.1.5 In addition applications for development within the allocation area should also include documentation establishing the significance of the historic landscape and built heritage assets and specifically assess the impact upon the setting of heritage assets and their heritage significance in relation to a proposed scheme. Contact should be made with the local planning authority Conservation Officer for site specific advice.

Maximising Enhancements and Avoiding Harm

- 5.1.6 Development should preserve, and where possible enhance, the character and setting of designated heritage assets, specifically including the three Grade II Listed Buildings at Winnycroft Farm, views towards the Church of St Leonard, and views from the Scheduled moated site at Sneedham's Green.
- 5.1.7 A significant element of the historic landscape comprises surviving historically 'important' hedgerows that are illustrated 1841 Upton St Leonards Tithe Map, and special consideration should be given to their preservation within development proposals.
- 5.1.8 Due to the presence of archaeological remains of regional interest, it is likely that following consultation with the development control archaeologist at Gloucester City County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.
- 5.1.9 The following considerations are identified:
- Development should seek to retain a generous buffer of green space around Winnycroft Farm such that a sense of its former isolation and rural context can be discerned when experiencing the group of designated heritage assets. Fields to the east and west of the farm are considered to be of particular significance to the experience and appreciation of the listed building, and development should also seek to preserve the character of views looking through the farm towards the south.
 - Development should seek to retain views to the Church of St Leonard through the orientation of streets and placement of buildings such that its prominence is emphasised rather than obscured.
 - Development should seek to create a positive relationship with the scheduled moated site at Sneedham's Green, such that it becomes a borrowed landscape

in order to reduce the risk of it becoming side-lined and neglected as a result of the development's proximity. Consideration should be given to the provision of an interpretation panel on footpath network.

- Development should seek to preserve hedgerows and boundaries within its layout.

6. A1 Twigworth Extension

6.1 Site Description

- 6.1.1 This allocation area is situated to the north of Gloucester between Twigworth and Hatherley Brook, and extends from Down Hatherley to Longford.
- 6.1.2 The bedrock geology comprises interbedded mudstone and limestone of the Rugby Limestone Member. Recorded overlying deposits comprise alluvial deposits along the Hatherley Brook with an area of sand and gravel to the northwest (BGS geology of Britain viewer).

6.2 Baseline Assessment

- 6.2.1 The following section provides a brief summary of the development of the allocation area and its environs, compiled from sources listed in section 2. The aim is to establish the known and potential resource which could be affected by the development.
- 6.2.2 Consultation of the HER, the ADS, and the archaeological advisor to Gloucestershire County Council has identified a number of previous archaeological assessments and investigations within the allocation area, comprising:

2012-13: Yew Tree Farm, Twigworth.

- 2012: desk-based assessment (HER 44805)
- 2013: magnetometer survey (HER 44817)
- 2013: evaluation (HER 45419)

2013: Land north of Hatherley Brook in Twigworth.

- 2013: desk-based assessment by CgMs (HER 44737)
- 2013: geophysical survey by Bartlett-Clark (HER 46142)
- 2013: evaluation by Cotswolds Archaeology (HER46143)

- 6.2.3 The results of this work have been incorporated into this assessment.

Heritage Resource Baseline

Historic Landscape

- 6.2.4 The allocation area lies between Twigworth Road/Down Hatherley Lane and Hatherley Brook. Along Twigworth Road is a string of eighteenth to nineteenth century roadside settlements (HLC type G5) with a number of buildings situated within the site, including two Grade II Listed Buildings (Twigworth Lawn NHLE 1154711; and Yew Tree Cottage NHLE: 1340296) and numerous non-designated buildings.
- 6.2.5 The great number of non-designated buildings within the allocation area include several notable structures present on the first edition OS map of 1885, comprising St Matthew's Church and associated memorials, the Old Rectory, Honeysuckle Cottage/Rose Cottage, Primrose Cottage/Westway, Green Trees, The Cottage,

Tiverton, The Elms, The Hawthorns, Jasmine Cottage, Yew Tree Farm, The Gables/Far End, and Peacock Cottage/The Cottage. These buildings are all post-medieval in origin, situated on the southern side of Twigworth Road within small irregular plots and often backing onto open fields.

- 6.2.6 To the northeast of the ribbon of development is an area of irregular enclosures reflecting former unenclosed cultivation patterns (HLC type A1), within which examination of satellite imagery reveals the survival of ridge and furrow correlating with existing boundaries.
- 6.2.7 To the west and east of the allocation area are zones of regular organised enclosures which ignore former unenclosed cultivation patterns (HLC type A3), whilst to the south along the banks of the Hatherley Brook is a zone of irregular enclosures, altered through boundary removal, which reflects former unenclosed cultivation patterns (HLC type A1f). This latter area is distinct from the character of former enclosed meadows which is more typical alongside Hatherley Book in the local area.
- 6.2.8 Whilst development alongside Twigworth Road and Down Hatherley Lane is principally of post-medieval origin, there is some modern road side development and limited areas of infill to the rear which most notably includes a large static caravan park at Orchard Park and a low density piecemeal development along Ash Lane, both within the allocation area. These areas of modern infill are not prominent within the townscape, due to the principal use of single storey structures, and their limited scale which has not resulted in the merger of the currently dispersed character of built development in Twigworth.
- 6.2.9 Overall the present character of Twigworth derives principally from the irregular rhythm of development, including numerous prominent post-medieval buildings of high interest, and the rural character of boundaries and land beyond the buildings. The built environment lacks any sense of an overarching plan, appearing as low intensity piecemeal development of a mixture of agricultural buildings and suburban residences. Plot sizes and the position of development within them are irregular, and large gaps are preserved offering glimpsed views into agricultural land.

Designated Heritage Assets

- 6.2.10 There are two designated heritage assets within the allocation area (**Figure 4**), comprising the:
 - Grade II Listed Twigworth Lawn (NHLE: 1154711)
 - Grade II Listed Yew Tree Cottage (NHLE: 1340296)
- 6.2.11 Beyond the allocation area boundary there are:

Designation	Within 1 km	Between 1 and 5 km	of which are within the ZTV
Grade I Listed Building	0	41	38
Grade II* Listed Building	3	53	48
Grade II Listed Building	18	482	367
Grade II* Registered Park and Garden	0	1	0
Scheduled Monument	0	20	19
Conservation Area	0	13	13

Table 6: A1 Twigworth Extension: table of designated heritage assets

- 6.2.12 The majority of designated heritage assets within the ZTV are situated within the City of Gloucester to the southwest of the allocation area. The settings of these assets largely derive from their inter-relationship within an urban environment where there is nil chance of receiving effects from development within the allocation area.
- 6.2.13 To the north of the allocation area the topography gradually rises, with dispersed settlement including several farmsteads and the village of Sandhurst, many of which have theoretical visibility to the allocation area. Of these, designated heritage assets situated within the ZTV beyond the 1 km study area share no physical connection with the allocation area and are screened from it by the vegetation across the intervening fields, such that the allocation area is not considered to contribute to their setting.
- 6.2.14 The allocation area lies within an area of low lying topography alongside Hatherley Brook and views through the area are generally flat, framed by the mature trees and hedgerows of field boundaries above which occasional elements of the rolling hills of the wider area are visible. Listed Buildings along Twigworth Road and Down Hatherley Lane have the potential to possess both significant views and physical connections with the allocation area. More distantly Wallsworth Hall, situated approximately 940 m to the northwest of the allocation area, has been purposefully located and orientated in order to maximise views across the Hatherley Brook valley. Whilst these views are generally of a low angle, the rooftops of buildings in Twigworth are visible between the canopies of mature trees.
- 6.2.15 Those heritage assets identified as possessing settings with the potential to be affected by the scheme comprise the:
- Grade II* Wallsworth Hall (NHLE 1340310);
 - Grade II Twigworth Lawn (NHLE: 1154711);
 - Grade II Yew Tree Cottage (NHLE: 1340296);
 - Grade II Twigworth Lodge Hotel (NHLE: 1154750);
 - Grade II Twigworth Court (NHLE: 1154740) and stable block (NHLE: 1340297);
 - Grade II The Manor House: (NHLE: 1091388);
 - Grade II Court Farm House (NHLE: 1390621) and barn (NHLE: 1303689); and
 - Grade II Hatherley Manor Hotel (NHLE: 1091463) and lodge (NHLE: 1304223).

Non-designated and Potential Heritage Assets

- 6.2.16 Non-designated heritage assets within the allocation area are illustrated on **Figure 5**.

Early Prehistoric to Bronze Age

- 6.2.17 There are no recorded heritage assets from these periods within the allocation area, and previous archaeological investigations have not identified any evidence of activity from the early-prehistoric to Bronze Age. Due to the precedents in the region for Iron Age to Romano-British settlements to be situated within the vicinity of Bronze Age settlements, however, there is considered to be a low potential for as yet unknown remains from the Bronze Age period.

- 6.2.18 There is also an unknown potential for as yet unknown remains from the Mesolithic to Neolithic period due to the generally low lying nature of the allocation area which would have offered potential wetland resources, and the masking effect of later plough activity.

Iron Age to Romano-British

- 6.2.19 Archaeological evaluation of the area has identified the potential for Iron Age to Romano-British settlement within the allocation area, including ditched boundaries relating to contemporary field systems. There is consequently considered to be a high potential for encountering remains dating to this period within those areas identified by existing archaeological investigation. In addition there is considered to be a medium potential for as yet unidentified remains within the rest of the allocation area.

Early Medieval to Medieval

- 6.2.20 There is evidence within the allocation area for medieval agricultural activity, including ridge and furrow earthworks. It is considered that there is a high potential for encountering evidence of ridge and furrow and ditches relating to agricultural activity.

Post-medieval to Modern

- 6.2.21 Current settlement within the allocation area had been established by the post-medieval period. Beside the numerous post-medieval buildings situated within the allocation area boundary, is also a high potential for remains relating to settlement and agricultural activities.

Setting Assessment

Grade II Wallsworth Hall (NHLE 1340310)*

- 6.2.22 Wallsworth Hall is situated northwest of the allocation area and comprises a reputedly mid-eighteenth century hall with nineteenth and twentieth century enlargements. The hall is of high significance, deriving from its high level of architectural interest, the artistic interest associated with its landscaping, the ornamental masonry and sculpture of its structure, and its historical interest as a former country house.
- 6.2.23 The building is detached from the nearby settlements of Sandhurst and Twigsworth, situated within a fieldscape of large irregular enclosures, with some legibility of pre-enclosure open field cultivation. The hall is currently associated with a small group of residential buildings to its north, and a complex of modern farm buildings to the west, with an earlier farm having been situated where the residential buildings are now. The Hall is approached either along a long drive from Twigworth Road, through a set of ornamental gate piers, or along a shorter lane to the northeast from Sandhurst Lane. The southern approach was most likely the principal carriage drive to the Hall, and is lined with mature trees and hedgerows.
- 6.2.24 The Hall is orientated such that its principal elevation faces southeast, with views looking across a lawn with circular carriage drive into the agricultural fields beyond. These views are at a relatively low level and thus the mature trees and hedgerows of the fields south of the hall combine to form a green girdle along the middle distance above which the outline of the Cotswolds is visible on the skyline. Amongst the trees the irregular ridgelines and chimneys of buildings within Twigworth can be discerned. The Hall was purposefully sited and orientated to take advantage of this view, the principal approach placed off to one side and the associated farm buildings behind the Hall in order to create an unbroken vista. A high voltage electricity line, and to a lesser extent the later post-medieval development in Twigworth, form

intrusions within this view. Whilst changing land use/ management and modern intrusions have altered this view, it still makes an important positive contribution to the setting of the Hall.

- 6.2.25 The majority of the allocation area is not visible from the Hall and is not considered to contribute towards how it is experienced, although it is likely that mature trees within the allocation area form part of the green girdle within the principal view southeast from the hall. The allocation area, in its current form, is therefore considered to make a neutral contribution to the significance of the Hall.

Grade II Twigworth Lawn (NHLE: 1154711)

- 6.2.26 Twigworth Lawn is located within the allocation area, on the southern side of Twigworth Road. It comprises a detached house of two storeys dating to the early nineteenth century. Twigworth Lawn is of high significance, deriving from its interest as an example of the architectural fashion applied to countryside residences within the region.

- 6.2.27 The building is situated within the dispersed roadside settlement of Twigworth, and was historically bounded by open fields to the east, west and south. The building is set back from the road behind a front garden, now drive, bounded by a high hedgerow. In more recent decades the land east and south of the building has been developed as Orchard Park, a static caravan park. The land enclosed immediately south of the house, forming its associated gardens remains unchanged from at least the late nineteenth century. The caravan park is of a low scale and largely screened from the building by dense mature hedgerows, such that it does not detract from the ability to discern the age and former separation of the building. More widely the building benefits from the contemporary character of development within Twigworth which includes several buildings of similar architectural design (e.g. The Elms, and the Grade II Twigworth Court).

- 6.2.28 The boundary of the allocation area overlies the listed building, its curtilage, the adjacent development on the southern side of Twigsworth Road, and the open agricultural land beyond it to the south. The sum of these elements is therefore considered to make a high contribution to its significance. In relation to the open land beyond the curtilage of Twigworth Lawn, the surviving open fields to the west of the listed building preserve a sense of its original landscape setting and views towards the house from the southwest, enabling it to be read as a nineteenth century wealthy countryside residence. Overall the open agricultural land within the allocation area is considered to make a medium contribution to the significance of the heritage asset.

Grade II Yew Tree Cottage (NHLE: 1340296)

- 6.2.29 Yew Tree Cottage is situated within the allocation area alongside Twigworth Road. It comprises a detached rectangular plan cottage of seventeenth century origins, expanded significantly in the nineteenth century. The building is of high significance, deriving from its architectural value in preserving a partial timber frame structure, and has historical interest in demonstrating how the building has been used and adapted.

- 6.2.30 The building is located within a narrow rectilinear enclosure, bounded by high hedgerows along the street frontage. Within its vicinity, development has enclosed Yew Tree Cottage, separating it from the wider rural landscape. This character does in part endure through the survival of an area of open land to its immediate east, the low density, set back position of development, and the proliferation of hedgerows and trees between plots. The setting of the asset is defined by its relationship with the historic buildings of Twigworth, principally the Grade II Listed Manor House to

the north, and the rural character of the area, both of which preserve a sense of the historic landscape setting of the building.

- 6.2.31 The boundary of the allocation area overlies the listed building, its curtilage, the adjacent development on the southern side of Twigworth Road, and the open agricultural land beyond it to the south. The sum of these elements is therefore considered to make a high contribution to the significance of Yew Tree Cottage. In relation to the open land beyond the curtilage of Yew Tree Cottage, the open fields to its east and west preserve areas of ridge and furrow and a sense of the wider agricultural character of the settlement. Overall the open agricultural land within the allocation area is therefore considered to make a low contribution to the significance of the heritage asset.

Other Listed Buildings of Twigworth

- 6.2.32 There are a number of Grade II Listed buildings situated just outside the allocation area along Twigworth Road, comprising the Grade II Twigworth Lodge Hotel (NHLE: 1154750); Grade II Twigworth Court (NHLE: 1154740) and stable block (NHLE: 1340297); Grade II The Manor House (NHLE: 1091388); and Grade II Court Farm House (NHLE: 1390621) and barn (NHLE: 1303689). These heritage assets are all of high significance, designated for their special architectural and/or historical interest.
- 6.2.33 The settings of these assets are considered to be defined by the character of the settlement of Twigworth, and are therefore discussed together.
- 6.2.34 Twigworth represents a linear roadside development deriving from at least the medieval period with development gradually intensifying through to the present day. The mixed piecemeal form of development at Twigworth comprises an important element of the historical character of the area. The varied architectural styles of development are typically readily attributable to their period, and thus enable the various phases of expansion and infill within the settlement to be discerned. This sense of time-depth to the settlement contributes to the setting of the buildings through allowing contemporary buildings to be identified.
- 6.2.35 In keeping with its origins as a ribbon of development alongside Twigworth Road, there are very few areas of infill beyond the street frontage. Exceptions comprise the Orchard Park caravan park, and a piecemeal low density residential development along Ash Lane. Development along the road has retained areas of open agricultural land, which provides an important context in the origins of settlement and in the cases of the farms an immediate and important physical association to their function. Whilst much of the more recent development has been residential in character, there does survive sufficient agricultural buildings for the rural economic origins of the settlement to be readily appreciated. The presence and visibility of farmsteads and open land is important within the setting of buildings in Twigworth in understanding the history of the settlement.
- 6.2.36 The allocation area comprises all the buildings on the southern side of Twigworth, their curtilages, and the agricultural land beyond up to Hatherley Brook. The area is thus considered to make a high contribution to the significance of designated heritage assets within Twigworth. In relation to the open land only, the allocation area makes a medium contribution to the significance of Twigworth Court (NHLE:1154740) and stable block (NHLE: 1340297); and a low contribution to Twigworth Lodge Hotel (NHLE: 1154750), Court Farm's house and barn (NHLE: 1390621 and 1303689) and The Manor House (NHLE: 1091388).

Grade II Hatherley Manor Hotel (NHLE: 1091463) and lodge (NHLE: 1304223).

- 6.2.37 Hatherley Manor Hotel is located to the north of the allocation area on the northern side of Down Hatherley Lane, and comprises a seventeenth century former manor house with later additions. The manor building is of high significance, deriving from its high level of architectural interest, the artistic interest associated with the ornamental masonry and sculpture of its structure, and its historical interest as a former manor house. The lodge is of architectural and historic interest in its own right, but derives a greater part of its significance from its relationship with the former manor house.
- 6.2.38 The manor house is situated within an area of regular organised enclosure formed in an area of previously unenclosed cultivation, between the dispersed settlement of Down Hatherley to the east and Twigsworth to the west. The manor house is set within its own grounds, delineated to the north and east by a moat, and comprising a small area of informal gardens to the south and enclosed walled garden to the north (now partially built over with hotel buildings). To the west, east and north the grounds are bordered by belts of mature trees opening onto agricultural land beyond. To the south of the manor house are lawns across which the manor house has views south across the enclosed fields of the allocation area to Gloucester and the Cotswolds. The tower of Gloucester Cathedral is discernible on the skyline within the western edge of this view. It is considered likely that the manor house was orientated purposefully to take advantage of these views.
- 6.2.39 The part of the allocation area immediately south of Hatherley Manor Hotel comprises an important area of open land which preserves the rural landscape character of the heritage asset and enables important views across it towards Gloucester and the Cotswolds. The allocation area is therefore considered to make a high contribution to the significance of Hatherley Manor Hotel.

6.3 Impact Assessment

Existing Impacts

- 6.3.1 There is likely to be a low impact to buried archaeological remains across the majority of the allocation area resulting from ploughing and ditching in the post-medieval to modern period.

Impacts during Construction

- 6.3.2 The potential for impacts to the historic environment to arise during the construction phase relates primarily to excavations and groundworks that could affect below ground archaeological remains that may be present within the footprint of works.
- 6.3.3 Impacts to buried archaeological remains are likely to result in the permanent and irreversible loss of significance from partial or total loss of evidential value.

Impacts during Operation

- 6.3.4 Impacts during the operation of the scheme, which could have an effect on the historic environment, comprise the loss of context of the historic landscape character and change to the setting of heritage assets which may result in harm to their significance.
- 6.3.5 The impact of development within the allocation area would comprise the continued erosion of the historic landscape character of post-medieval enclosures, and the encroachment of urban development within an area of former dispersed settlement.

- 6.3.6 Development within the area would likely result in potential harm to the setting of Hatherley Manor Hotel. The allocation area preserves the historic landscape context of this building, and allows open countryside views across to Gloucester City and the Cotswolds, and is thus considered to make a high contribution to the significance of the monument.
- 6.3.7 There is potential for designated heritage assets within Twigworth to be affected by development within the allocation area, including the Grade II Listed Twigworth Lawn and Yew Tree Cottage which lie within the area, and Twigworth Court and its stables for which the allocation area is identified to make a medium contribution.
- 6.3.8 Development within the area also has the potential to affect the settings of the Grade II* Wallsworth Hall. Views across the allocation area from the Hall are considered to make a positive contribution to the significance of this highly graded designated heritage asset.

6.4 Heritage Constraints

Statement of Potential and Significance

- 6.4.1 A description and summary of significance of heritage assets directly affected by the proposed development, based on the current level of available information, is summarised in Table 7:

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Historic Landscape				
Historic Landscape Character	Agricultural land with some retention of historic field patterns, ridge and furrow earthworks and boundaries with associated roadside development and farmsteads.	Medium	High	Loss of historic landscape character through the removal of field boundaries; conversion of rural land to residential; and erosion of historic town plan form.
Built Heritage				
Wallsworth House Grade II* Listed Building NHLE: 1340310	Mid eighteenth century country house of high significance, deriving from its high level of architectural interest, the artistic interest associated with its landscaping, the ornamental masonry and sculpture of its structure, and its historical interest.	High	Neutral	Development within the allocation area may result in an impact to intentional views east from the hall through the introduction of modern sky-lining structures, amounting to a limited change to the key positive attributes of its setting
Twigworth Lawn Grade II Listed Building NHLE: 1154711	Early nineteenth century house of high significance, deriving from its interest as an example of the architectural fashion applied to countryside residences within the region.	High	Medium	Development in the allocation area is likely to result in change to its landscape context, amounting to a considerable change to the key positive attributes of its setting
Yew Tree	Seventeenth century house	High	Low	Development in the

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Cottage Grade II Listed Building NHLE: 1349296	of high significance, deriving from its architectural value in preserving a partial timber frame structure, and its historical interest.			allocation area is likely to result in change to its landscape context, amounting to a limited change to the key positive attributes of its setting
Twigworth Lodge Hotel Grade II Listed Building NHLE: 1154750	Early nineteenth century house, now hotel. Of high heritage significance, deriving from its age and regional selectivity.	High	Low	Development in the allocation area is likely to result in change to its landscape context, amounting to a limited change to the key positive attributes of its setting
Twigworth Court and Stable Block Grade II Listed Buildings NHLE: 1154740 and 1340297	Early nineteenth century regular courtyard plan farmstead. Possesses high heritage significance, deriving from its age and regional selectivity, and its historical interest as a well preserved post-medieval farm.	High	Medium	Development in the allocation area is likely to result in change to its landscape context, amounting to a limited change to the key positive attributes of its setting
The Manor House Grade II Listed Building NHLE: 1091388	Fifteenth century house of high significance, deriving from its age, architectural value in preserving a timber frame structure, and its historical interest.	High	Low	Development in the allocation area is likely to result in change to its landscape context, amounting to a limited change to the key positive attributes of its setting
Court Farm House and Barn Grade II Listed Buildings NHLE: 1390621 and 1303689	Seventeenth century loose courtyard farmstead. Possesses high heritage significance, deriving from its age and regional selectivity, and its historical interest as a well preserved post-medieval farm.	High	Low	Development in the allocation area is likely to result in change to its landscape context, amounting to a limited change to the key positive attributes of its setting
Hatherley Manor Hotel and Lodge Grade II Listed Buildings NHLE: 1091463 and 1304223	Seventeenth century manor house on site of earlier medieval moated site. Of high significance deriving from its high level of architectural interest, the artistic interest associated with the ornamental masonry and sculpture of its structure, and its historical interest as a former manor house. The lodge is of architectural and historic interest in its own	High	High	Development within the allocation area may result in an impact to intentional views south through the introduction of intervening structures, amounting to a considerable change to the key positive attributes of its setting

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
	right, but derives a greater part of its significance from its relationship with the former manor house.			
Archaeology				
Late Iron Age to Roman Occupation Site (HA 57-58)	There is a high potential for remains relating to a known occupation site and contemporary field system. The remains are of archaeological interest and have the potential to inform our knowledge of this period within both the locality and the wider region	Medium	Non applicable	Development within the area may result in the damage or destruction of these remains.
Medieval Agricultural Activity	There is a high potential for medieval agricultural activity to survive within the allocation area. These remains are of archaeological interest for their potential to increase our understanding of agricultural practices within the locality.	Low	Non applicable	Development within the area may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Early Prehistoric to Bronze Age date	There is a low potential for further prehistoric flints to be present within the allocation area rather than in-situ deposits or features.	Unknown – anticipated Medium	Non applicable	Development within the area may result in the damage or destruction of these remains.

Table 7: A1 Twigworth Extension: summary and significance of heritage constraints

Summary of Constraints

6.4.2 There are heritage concerns to development at A1 Twigworth Extension. The allocation area contains, and lies within 1 km of, built heritage assets of high significance; in relation to which the area is considered to make a high contribution. Furthermore, there has been little or no previous development or disturbance on the allocation area and previous archaeological investigations in the site have identified the survival of archaeological remains of Iron Age to Romano-British settlement activity of at least medium significance.

Recommendation

6.4.3 Whilst there are heritage concerns in relation to potential development at A1 Twigworth Extension, it is considered that these concerns could be avoided or minimised through appropriate design and mitigation. This allocation area is therefore considered to be suitable for inclusion in the JCS, although it is expected that the historic environment will need to be carefully considered in relation to any specific development proposals within the allocation area.

6.4.4 Consideration of how heritage concerns could be addressed is provided below in *Maximising Enhancements and Avoiding Harm*.

Planning Requirements

- 6.4.5 In accordance with national and local planning policy, development proposals, including Environmental Statements, will be required to submit a detailed consideration of the impact of the proposals to the historic environment and to provide an appropriate mitigation strategy to reduce or remove potential impacts. Where there are no heritage objections to development, the scope of the mitigation will inform the attachment of appropriate planning conditions.
- 6.4.6 Whilst a programme of archaeological field evaluation has already been undertaken within this area, the development control archaeologist at Gloucestershire County Council should be consulted to ascertain whether existing information adequately establishes the presence/absence, significance or condition of the heritage assets within the proposed development scheme; where it does not, further archaeological investigation, *prior to the submission of a planning application*, will be required.
- 6.4.7 In addition applications for development within the allocation area should also include documentation establishing the significance of the historic landscape and built heritage assets and specifically heritage assess setting impacts in relation to a proposed scheme. Contact should be made with the local planning authority Conservation Officer for site specific advice.

Maximising Enhancements and Avoiding Harm

- 6.4.8 Development should preserve, and where possible enhance, the character and setting of designated heritage assets along Twigworth Road, specifically Twigworth Lawn, Yew Tree Cottage and Twigworth Court; and views from Wallsworth Hall and Hatherley Manor Hotel.
- 6.4.9 A significant element of the historic landscape comprises surviving historically 'important' hedgerows as illustrated on the 1799 Gloucester Inclosure Map and the Down Hatherley 1807 Inclosure Map, and special consideration should be given to their preservation within development proposals. In addition there are a number of areas of extant ridge and furrow earthworks that have significance as a relatively rare historic landscape form.
- 6.4.10 It is possible that following consultation with the development control archaeologist at Gloucestershire County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.
- 6.4.11 In regards to this the following considerations are identified:
- Areas of agricultural land fronting Twigworth Road should be retained to preserve the semi-rural character of designated buildings within Twigworth
 - Development should preserve the contribution of the open land south of Hatherley Manor Hotel to its setting, including views south from the building towards Gloucester and the Cotswolds.
 - Development should seek to retain views to Gloucester Cathedral through the orientation of streets and placement of buildings such that its prominence is emphasised rather than obscured.
 - Development should seek to preserve hedgerows and boundaries within its layout.

7. Phase 1 West Cheltenham

7.1 Site Description

- 7.1.1 This allocation area is situated to the west of Cheltenham, and east of Hayden, between Pilgrove Farm and Golden Valley.
- 7.1.2 The bedrock geology comprises mudstone, siltstone, limestone and sandstone of the Lias group. Recorded overlying deposits comprise river terrace deposits along the River Chelt to the north (BGS geology of Britain viewer).

7.2 Baseline Assessment

- 7.2.1 The following section provides a brief summary of the development of the allocation area and its environs, compiled from sources listed in section 2. The aim is to establish the known and potential resource which could be affected by the development.
- 7.2.2 Consultation of the HER, and the ADS has identified no previous archaeological assessments and investigations within the allocation area.

Heritage Resource Baseline

Historic Landscape

- 7.2.3 The allocation area is located within a region of irregular enclosure reflecting former unenclosed cultivation patterns (HLC type A1f), although reorganised by boundary removal, that extends to the west of Cheltenham and encloses the settlement of Hayden. The enclosures within the allocation area do not retain any strong examples of reverse 'S' shaped boundaries, however examination of LIDAR data for the area indicates the survival of ridge and furrow conforming to this form within the south of the site (east of Fiddler's Green Farm). Boundaries elsewhere lack co-axial boundaries suggestive of enclosure having occurred in a piecemeal fashion. A curvilinear boundary that bisects the northern part of allocation area, although lost in the northernmost field, corresponds to a former parish boundary between Cheltenham and Boddington. The southern boundary of the allocation area is bounded by Hatherley Brook, whilst a curvilinear boundary running northwest-southeast in the southern part of the site relates to a stream that arises within the site.
- 7.2.4 The east of the allocation area bounds the urban edge of Cheltenham, the present limit of which developed in the post-war period when it absorbed Fiddler's Green, a dispersed agricultural community. Whilst some agricultural buildings are extant within the allocation area at Fiddler's Green, none appear to originate from the post-medieval complex that preceded them. Beyond the allocation area are a number of dispersed farmsteads of post-medieval dates including Fiddler's Green Farm on the south-western side of the allocation area, and several farms at Hayden to the west. Within the northwest of the site is Hope Farm, which was established in the late twentieth century on the site of an earlier dwelling, named Woodbine Cottage.
- 7.2.5 The allocation area largely possesses a character of post-medieval agricultural enclosure, deriving from the presence of several large fields formed through boundary removal. The partial survival of earlier boundaries, including the former parish boundary, provides some legibility of former landscape form. Due to the topographic position of the site, much of the area overlooks the urban edge of Cheltenham, with the northern part of the site possessing views across its northern

suburbs. The north-eastern part of the allocation area, in comparison, lies on a west facing slope overlooking Hayden and the wider rural landscape beyond. Due to this visual connection the setting of the allocation area can be read as part of a wider rural landscape, although it is more readily interpreted as urban-fringe.

Designated Heritage Assets

7.2.6 There are no designated heritage assets within the allocation area (**Figure 6**).

7.2.7 Beyond the allocation area boundary there are:

Designation	Within 1 km	Between 1 and 5 km	of which are within the ZTV
Grade I Listed Building	0	10	9
Grade II* Listed Building	0	58	35
Grade II Listed Building	21	1026	872
Grade II* Registered Park and Garden	0	1	1
Scheduled Monument	0	6	4
Conservation Area	1	5	2
Locally Listed Buildings	2	394	362

Table 8: Phase 1 Cheltenham West: table of designated heritage assets

7.2.8 The majority of designated heritage assets within the ZTV are situated within the town of Cheltenham to the east of the allocation area. The settings of these assets largely derive from their inter-relationship within an urban environment where there is nil chance of receiving effects from development within the allocation area.

7.2.9 The topography of the area gently undulates to the north and west of the allocation area, within which are dispersed settlements including several farmsteads and villages at Uckington, Boddington, Staverton, Hayden and Golden Valley all of which have theoretical visibility to the allocation area. Of these, designated heritage assets situated within the ZTV beyond the 1 km study area have been assessed to share no physical connection or meaningful views with the allocation area and are to a large extent screened from it by the vegetation across the intervening fields, such that the allocation area is not considered to contribute to their setting.

7.2.10 Those heritage assets identified as possessing settings with the potential to be affected by the scheme comprise the:

- Grade II Hayden Farmhouse (NHLE: 1172346) and barn (NHLE: 1088725); and
- Grade II Nesley Croft (NHLE: 1333240).

7.2.11 In addition, whilst non-designated, Fiddler’s Green Farm is a post-medieval courtyard plan farmstead of local interest, for which the allocation area represents an important part of its immediate agricultural setting.

Non-designated and Potential Heritage Assets

7.2.12 Non-designated heritage assets within the allocation area are illustrated on **Figure 7**.

Early Prehistoric to Bronze Age

7.2.13 There are no recorded heritage assets from these periods within the allocation area, although several prehistoric finds have been recorded to the north and east. There

is consequently considered to be a low-medium potential for early prehistoric to Bronze Age activity within the allocation area.

Iron Age to Romano-British

- 7.2.14 Archaeological work north and south of the allocation area has identified Iron Age to Romano-British activity, including possible settlement sites and associated field systems. There is consequently considered to be a low-medium potential for encountering remains dating to this period within the area.

Early Medieval to Medieval

- 7.2.15 There are no recorded heritage assets from these periods within the allocation area, although evidence in the surrounding areas suggests that the area was being utilised by the medieval period. Areas of ridge and furrow are evident in the area and may be of medieval or post-medieval date. A former parish boundary passes through the northern part of the site, and may have medieval origins. Furthermore, stones marked in the vicinity of Hope Farm on the first edition Ordnance Survey Map (1887) may have represented medieval boundary markers, although they have now been lost. There is consequently considered to be a low potential for encountering remains such as ditches or ridge and furrow relating to land boundaries and agricultural activity.

Post-medieval to Modern

- 7.2.16 Current settlement surrounding the allocation area had been established by the post-medieval period. Cartographic evidence indicates that there was an agricultural complex situated off of Fiddler's Green, and there is a high potential for remains of now demolished structures to survive within this location. There is also a high potential for remains relating to settlement and agricultural activities to survive across the area.

Setting Assessment

Grade II Hayden Farmhouse (NHLE: 1172346) and barn (NHLE: 1088725)

- 7.2.17 Hayden Farmhouse, situated c 520 m to the west of the allocation area, comprises an early seventeenth century timber framed house, with alterations of various dates. The barn is of similar date and comprises the principal historical element of a loose courtyard plan farmstead. The buildings are of high significance for the special interest of its architecture and fabric and its historical interest as a farmstead.
- 7.2.18 The loose courtyard plan of the farmstead is centred on two courtyards with larger modern agricultural buildings to the south. The principal axis of the farm is parallel to Hayden Lane where it joins Old Gloucester Road, with the farmhouse on the eastern edge of the complex. An additional dwelling has been formed at the western side of the complex, incorporating an earlier agricultural building. The situation of the main farmhouse is such that it lies on the principal access into the courtyard, facing both on to it and a smaller enclosed garden to its west. The garden is now bounded by mature vegetation along the boundary with Hayden Lane but may have previously possessed a more open aspect looking on to the rising agricultural land to its east. The setting of the farm is considered to derive from the internally focused relationship between the buildings of the farm; the form of its closes and gardens which combine a mixture of private and functional spaces; the surviving agricultural fields which preserve its landscape character and allow its continued use as a farm; and more widely by its relationship to the other houses/farms of Hayden and the historic market town of Cheltenham.
- 7.2.19 The allocation area comprises part of the wider agricultural landscape which surrounds Haydon Farm, although possibly not formerly farmed by it. Whilst there is

currently no direct visibility from the farmhouse across the allocation area, views are possible from Hayden Lane where the area forms a ridge of agricultural land on the skyline, preserving visual separation from the urban edge of Cheltenham beyond. The allocation area is therefore considered to make a low contribution to the significance of Hayden Farm in comprising a part of the rural landscape within which the farm is experienced, and in which its separation from the urban area is preserved.

Grade II Nesley Croft (NHLE: 1333240)

- 7.2.20 Nesley Croft, situated to the southeast of the site on Fiddler's Green Lane, comprises a mid- to late- seventeenth century timber frame house with later alterations. The building is of high significance, designated for its special architectural and historical interest as a relatively rare example of an early post-medieval timber frame structure.
- 7.2.21 Nesley Croft is situated between a late twentieth century residential development and the Golden Valley Hotel on the A40 corridor, within an island of relatively low density development. The main house lies at an angle to the Fiddler's Green Lane, surrounding by mature shrubs above which its steep double-pitched timber framed gables rise against the backdrop of mature trees to its rear. Whilst this enclosure preserves a sense of intimacy within the private spaces, the drive along its southern elevation presents a more open aspect to the street, allowing the building to be more readily read as part of the streetscape. Fiddler's Green Lane bends round from its junction with the A40, with grass verges and hedged boundaries continuing a verdant character. Modern development to the north and northwest are set back from the road behind gardens, with those to the north fronting into the estate rather than onto Fiddler's Green Lane. The positioning of modern development is such that it does not detract from the prominence of Nesley Croft within views along the road.
- 7.2.22 The allocation area is situated to the northwest of Nesley Croft, the alignment of Fiddler's Green Lane channelling a view towards the area which is presently screened by mature trees along Hatherley Brook. Whilst there is a development at the corner of Pheasant Lane and Fiddler's Green Lane, it is of a single storey and is not visible in these views due to mature hedgerow and trees planted along its boundary. The allocation area is therefore considered to make a neutral contribution to the setting of this heritage asset.

Fiddler's Green Farm (non-designated)

- 7.2.23 Fiddler's Green Farm, situated on the southwest edge of the allocation area, comprises a mid-nineteenth century regular courtyard farmstead. The farm is not depicted on the 1804 Inclosure map for Cheltenham, appearing first on the 1886 edition Ordnance Survey map. The farm comprises a two storey farmhouse in the classical style with a trapezoidal fold to the north enclosed by single storey ranges to the east and north and a double height barn to the west. The complex has suffered some unsympathetic alteration, including extensive alteration to the barn, but overall retains the principal components and layout of the original farm. It is of low to medium heritage significance for its architecture which is representative of its period, the vernacular of the local region, and the historic agricultural economy of the area, which can be readily appreciated due to its location alongside the Cheltenham Circular Footpath.
- 7.2.24 The principal axis of the farm is orientated north-south, situated adjacent to the parish boundary, with the farmhouse orientated to overlook the yard to the rear and an enclosed garden area to the south which runs to the edge of Hatherley Brook. The setting of the farm is considered to derive from the internal focus on the yard; the form of its gardens and closes to the north and south of the complex; and its

situation within an agricultural landscape which preserve its historic economic context.

- 7.2.25 The allocation area comprises the eastern part of the surrounding agricultural landscape. Although the area is partially screened from the historic core of the farm by an overgrown fold and disused agricultural sheds to its east, glimpsed views are possible, especially when approaching the farm from the south. There is an appreciation of the nearby urban edge of Cheltenham due to the visible roofline of GCHQ above the treeline to the east, although the agricultural character of the allocation maintains a rural buffer which preserves the landscape context of the farm. The allocation area is therefore considered to make a high contribution to the setting of this non-designated heritage asset.

7.3 Impact Assessment

Existing Impacts

- 7.3.1 There is likely to be a low impact to buried archaeological remains across the majority of the allocation area resulting from ploughing, the excavation of ditches, and boundary removal in the post-medieval to modern period. In addition there is likely to be a localised high impact associated with the construction of Hope Farm.

Impacts during Construction

- 7.3.2 The potential for impacts to the historic environment to arise during the construction phase relates primarily to excavations and groundworks that could affect below ground archaeological remains that may be present within the footprint of works.
- 7.3.3 Impacts to buried archaeological remains are likely to result in the permanent and irreversible loss of significance from partial or total loss of evidential value.

Impacts during Operation

- 7.3.4 Impacts during the operation of the scheme, which could have an effect on the historic environment, comprise the loss of context of the historic landscape character and change to the setting of heritage assets which may result in harm to their significance.
- 7.3.5 The impact of development within the allocation area would comprise the continued erosion of the historic landscape character of post-medieval enclosures between Cheltenham and the M5.
- 7.3.6 Development within the area would likely result in an impact to the setting of two Grade II Listed Buildings at Hayden Farm. The allocation area preserves part of the historic wider landscape context of the buildings and is thus considered to make a low contribution to the significance of the monument.

7.4 Heritage Constraints

Statement of Potential and Significance

- 7.4.1 A description and summary of significance of heritage assets directly affected by the proposed development, based on the current level of available information, is summarised in Table 9:

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Historic Landscape				
Historic Landscape Character	Agricultural land on edge of Cheltenham with good retention of post-medieval field patterns, ridge and furrow earthworks and parish boundary.	Medium	Medium	Loss of historic landscape character through the removal of field boundaries; conversion of rural land to residential.
Built Heritage				
Hayden Farmhouse and Barn Grade II Listed Building NHLE: 1172346 and 1088725	Early seventeenth century farmhouse, barn and associated farmstead. Derives its significance from its special interest of its architecture and fabric and its historical interest as a farmstead	High	Low	Development in the allocation area is likely to result in change to its landscape context, amounting to a limited change to the key positive attributes of its setting
Nesley Croft Grade II Listed Building NHLE: 1333240	Mid to late seventeenth century house. Derives its significance from its special architectural and historical interest as a relatively rare example of an early post-medieval timber frame structure	High	Low	Development in the allocation area is likely to result in change to its landscape context, amounting to a very slight change to the key positive attributes of its setting
Fiddler's Green Farm Non-designated	Mid nineteenth century farm. Derives significance from its architectural and historical interest as a relatively good survival of a nineteenth century farmstead.	Low	High	Development in the allocation area is likely to result in change to its landscape context, amounting to a considerable change to the key positive attributes of its setting
Archaeology				
Medieval to Post-Medieval Agricultural Activity	There is a high potential for medieval to post-medieval agricultural activity to survive within the allocation area. These remains are of archaeological interest for their potential to increase our understanding of agricultural practices within the locality.	Low	Non applicable	Development within the area may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Early Prehistoric to Romano-British	There is a low potential for further prehistoric flints to be present within the allocation area rather than in-situ deposits or features.	Unknown – anticipated Medium	Non applicable	Development within the area may result in the damage or destruction of these remains.

Table 9: Phase 1 Cheltenham West: summary and significance of heritage constraints

Summary of Constraints

7.4.2 There are potential heritage concerns to development at Phase 1 Cheltenham West. Within the 1 km buffer, the allocation area is considered to make a low contribution

to Listed Buildings at Hayden Farm and Nesley Croft which are of high significance, and a high contribution to the significance of a the non-designated Fiddler's Green Farm which is of low significance. In addition there has been little or no previous development or disturbance in the allocation area suggesting archaeological survival will be good.

Recommendation

- 7.4.3 The potential heritage concerns in relation to potential development at Phase 1 Cheltenham West can be avoided or minimised through appropriate design and mitigation. This allocation area is therefore considered to be suitable for inclusion in the JCS, although it is expected that further information will be required to demonstrate the archaeological interest of the area, and that any changes to the setting of heritage assets will not result in harm to their heritage significance.
- 7.4.4 Consideration of how heritage concerns could be addressed is provided below in *Maximising Enhancements and Avoiding Harm*.

Planning Requirements

- 7.4.5 In accordance with national and local planning policy, development proposals, including Environmental Statements, will be required to submit a detailed consideration of the impact of the proposals to the historic environment and to provide an appropriate mitigation strategy to reduce or remove potential impacts. Where there are no heritage objections to development, the scope of the mitigation will inform the attachment of appropriate planning conditions.
- 7.4.6 Whilst a programme of archaeological field evaluation has already been undertaken within this area, the development control archaeologist at Gloucestershire County Council should be consulted to ascertain whether existing information adequately establishes the presence/absence, significance or condition of the heritage assets within the proposed development scheme; where it does not, further archaeological investigation, *prior to the submission of a planning application*, will be required. The development control archaeologist at Gloucestershire County Council should be consulted for site specific advice. Evaluation is likely to involve one or more of the following stages:
- Detailed desk-based assessment
 - Geophysical survey
 - Surface Artefact Collection (Fieldwalking)
 - Trial trenches
- 7.4.7 In addition applications for development within the allocation area should also include documentation establishing the significance of the historic landscape and built heritage assets and specifically assess any proposed scheme on changes to the setting of heritage assets in relation to their heritage significance. Contact should be made with the local planning authority Conservation Officer for site specific advice.

Maximising Enhancements and Avoiding Harm

- 7.4.8 Development should preserve, and where possible enhance, the character and setting of designated heritage assets of Hayden Farm and Nesley Croft, as well as the non-designated heritage asset of Fiddler's Green Farm.

- 7.4.9 A significant element of the historic landscape comprises surviving historically 'important' hedgerows illustrated on the 1804 Staverton and Boddington Inclosure Map, and special consideration should be given to their preservation within development proposals. In addition there is an area of extant ridge and furrow earthworks that have significance as a relatively rare historic landscape form.
- 7.4.10 It is possible that following consultation with the development control archaeologist at Gloucestershire County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.
- 7.4.11 The following considerations are identified:
- The northern part of the site represents a visible ridgeline both from the north of Cheltenham, and when looking west from the listed Hayden Farm. This area is thus considered to be more sensitive in terms of the potential effects of loss of historic landscape character and development in this area should demonstrate how this will be mitigated.
 - Development should preserve a buffer around Fiddler's Green Farm, a non-designated farmstead of local heritage value, to protect its character and landscape setting.
 - Development should seek to retain the character of views along Fiddler's Green Lane, as part of the setting of Nesley Croft, through the use of appropriate scale and screening.
 - Development should seek to preserve hedgerows and boundaries within its layout, especially the former parish boundary within the northern part of the allocation area.

8. Land at Fiddington

8.1 Site Description

- 8.1.1 Land at Fiddington is situated to the south of Ashchurch, east of Tewkesbury, near Junction 9 of the M5. The area is bounded to the north by the Tirlle Brook, to the west by the M5, to the east by an un-named paved road, and further agricultural fields to the south.
- 8.1.2 The bedrock geology of the allocation area comprises mudstone of the Charmouth Mudstone Formation, with recorded overlying superficial geology of alluvial deposits along the line of the brook (BGS geology of Britain viewer).

8.2 Baseline Assessment

- 8.2.1 The following section provides a brief summary of the development of the allocation area and its environs, compiled from sources listed in section 2. The aim is to establish the known and potential resource which could be affected by the development.
- 8.2.2 Consultation of the HER, and the ADS has identified a number of previous archaeological assessments and investigations within the allocation area, comprising:

1992: North Fiddington, Ashchurch. Evaluation by the Oxford Archaeology (HER 13979)

2001-2004: Archaeological survey and excavation along the Cotswold Spring supply trunk main of work between Little Buckland and Tewkesbury

2012: Land southeast of Tewkesbury, Gloucestershire. Detailed gradiometry survey (HER 44550)

2013: Land at Ashchurch, Fiddington, Tewkesbury.

- 2013: Heritage statement (HER 45315)
- 2013: Evaluation (HER 44739)

2013: Evaluation of land at Fiddington recording a small agricultural settlement of first to third century AD (HER 13980)

- 8.2.3 The results of this work have been incorporated into the following assessment.

Heritage Resource Baseline

Historic Landscape

- 8.2.4 The allocation area lies across several forms of landscape (Hoyle 2006), comprising irregular enclosures to the west (HLC type A1), and a region of less irregular enclosure to the east (HLC type A2), and enclosed former riverine pasture to the north along Tirlle Brook (HLC type D1r). Boundaries within the allocation area partly reflect former unenclosed cultivation patterns including examples of reverse 'S' shaped boundaries within the southeast, indicative of enclosed strip farms. Examination of LIDAR data for the site illustrates the survival of ridge and furrow within several fields within the south and east of the allocation area.

- 8.2.5 Within the allocation area are a group of non-designated buildings towards the northeast, orientated around an east-west lane that projects into the area. Towards the south the cottage of Westholm, is situated within the allocation area looking onto the main lane that bounds the allocation area. These buildings are generally of modern origin, although Westholme and Ty-Gwyn occupy sites of earlier agricultural buildings.
- 8.2.6 The character of the allocation area is one of post-medieval enclosure, which survives strongly within the southeast of the area due to the presence of narrow reverse 'S' curved boundaries and ridge and furrow earthworks. Beyond this area the allocation area is dominated by larger enclosures wherein the character of earlier land use has been eroded by boundary loss and amalgamation of fields.

Designated Heritage Assets

- 8.2.7 There are no designated heritage assets located within the allocation area (**Figure 8**).
- 8.2.8 Beyond the allocation area boundary there are:

Designation	Within 1 km	Between 1 and 5 km	of which are within the ZTV
Grade I Listed Building	0	13	11
Grade II* Listed Building	1	56	50
Grade II Listed Building	6	540	441
Grade II Registered Park and Garden	0	1	0
Grade II* Registered Park and Garden	0	1	1
Scheduled Monument	1	10	9
Registered Battlefield	0	1	1
Conservation Areas	0	5	5

Table 10: Land at Fiddington: table of designated heritage assets

- 8.2.9 The majority of designated heritage assets within the ZTV are situated within the town of Tewkesbury to the west of the allocation area. These buildings are situated within a dense urban setting, over 1 km from the allocation area, and their settings are considered to largely derive from their inter-relationship within their urban environment. There is considered to be nil chance of these assets receiving effects from development within the allocation area. The single exception noted is that of the Grade I Abbey Church of St Mary (NHLE: 1201159), the tower of which due to its prominent site and height is visible from within the allocation area and surrounding landscape.
- 8.2.10 The allocation area is located in an agricultural landscape, of low lying topography, and is detached from the urban areas of Ashchurch to the north and the village of Fiddington to the south. Due to the low angle of views across this landscape, the intervening screening along the M5 provides a physical and visual barrier between the allocation area and heritage assets at Walton Cardiff, whilst urban development at Northway similarly prevents views from the north. The gentle undulation of the wider topography to the east and south is such that whilst Stoke Orchard, Gotherington, Woolstone, Pamington and Teddington have theoretical visibility to the allocation area, they have been assessed to share no physical connection or meaningful views with the allocation area.
- 8.2.11 Due to the location of the allocation area on the access towards Fiddington from the A46 the area does influence how heritage assets in the village are experienced.

8.2.12 Those heritage assets identified as possessing settings with the potential to be affected by the scheme comprise the:

- Grade I Abbey Church of St Mary (NHLE: 1201159);
- Listed Buildings in Fiddington.

Non-designated and Potential Heritage Assets

8.2.13 Non-designated heritage assets within the allocation area are illustrated on **Figure 9**.

Early Prehistoric to Bronze Age

8.2.14 There is only sparse evidence in the surrounding area for prehistoric activity. An archaeological evaluation within the allocation area in 1992 recorded the presence of potential prehistoric cut features including pits and a gully. There is consequently considered to be an unknown potential for further evidence to survive within the allocation area.

Iron Age to Romano-British

8.2.15 Archaeological investigations within the allocation area in 1992 identified a scatter of Iron Age artefacts within the south of the area, and more extensive evidence of Romano-British activity including a number of ditches and two inhumation burials. This evidence has been interpreted as representing outlying enclosures and a small cemetery associated with a settlement site recorded during the construction of the M5 to the west of the area.

8.2.16 In addition archaeological evaluation to the north of the allocation area by Oxford Archaeology (1992) identified a first to third century AD occupation site, which was further investigated in 2013 indicating it comprised a focused low status agricultural settlement (Stratascan 2013 and Oxford Archaeology 2013).

8.2.17 There is considered to be a high potential for occupation activity within this area, where indicated by existing archaeological investigations. In addition the investigations indicate a low potential for further remains within the allocation area, which where encountered would likely comprise ditches and gullies relating to the wider agricultural field system.

Early Medieval to Medieval

8.2.18 The allocation area likely lay within open land during the early-medieval period, and there is limited evidence for activity within the wider area. Due to the masking effect of later ploughing on the visibility of pre-medieval remains, there is considered to be an unknown potential for remains relating to this period to be encountered.

8.2.19 The allocation area was likely utilised as agricultural land by the medieval period, with ploughed out remains of medieval to post-medieval ridge and furrow identified across the allocation area. There is considered to be a high potential for remains of agricultural activity, comprising ditches, gullies and the ploughed out remains of ridge and furrow within the allocation area.

Post-medieval to Modern

8.2.20 The agricultural land within the allocation area was enclosed in 1816, and the 1842 Tithe Map for Northway and Newton illustrates the allocation area had comprised a number of narrow rectangular enclosures within the east of the site, most of which still survive, and several larger straight edged enclosures beyond where boundary loss has since occurred. In addition to Westleigh, which is shown on the Tithe Map

as a cottage and garden, a further cottage was situated towards its west which had been cleared by the time of the 1885 OS Map. There is therefore considered to be a high potential for localised remains of a former cottage, and remains of removed boundaries of post-medieval origin within the allocation area.

Setting Assessment

Grade I Abbey Church of St Mary (NHLE: 1201159)

- 8.2.21 The Grade I Listed Abbey Church of St Mary, situated approximately 2.5 km to the west of the allocation area is a former Benedictine Abbey church founded in 1087. The church was completed in the twelfth century and comprises of later alterations. The Abbey Church is of high significance, designated as a Grade I Listed Building for the exceptional interest of its architecture and history.
- 8.2.22 The physical setting of the Abbey Church is principally defined by its former monastic precinct, now a Scheduled Monument, the River Swillgate which forms part of its boundary, and the historic town of Tewkesbury. The prominence of the Abbey is such that it is experienced well beyond its physical setting. These views are important in establishing how the Abbey Church is more widely experienced, having value within a historic landscape context as they enable the viewer to perceive the location of the monastic precinct, and religious centre of Tewkesbury; and value in preserving the sense of scale and architectural quality of the building.
- 8.2.23 The allocation area is physically detached from the Abbey Church, and is not known to share a historic connection. Despite the barrier of the M5, intervening residential development, and numerous hedgerows and trees of intervening fields; views are available of the Abbey Church's tower from within the site, and across it from the east. This latter view includes a distant viewpoint from the Church of St Nicholas in Teddington (Grade I Listed, NHLE: 1340161) which is of twelfth century date. These views preserve a visual connection with the church, and are considered to make a low/medium contribution to its significance.

Listed Buildings in Fiddington

- 8.2.24 The village of Fiddington is situated approximately 1 km to the south of the allocation area and includes a number of important historic buildings including the Grade II* Manor House (NHLE: 1091922), with associated Grade II* Dovecot (NHLE: 1091923); and Grade II Barn (NHLE: 1340056) and store (NHLE 1091924); and the Grade II Rectory Farmhouse (NHLE 1153201). These heritage assets are all of high significance, designated for their special architectural and/or historical interest.
- 8.2.25 The settings of these assets are considered to be defined by the character of the settlement of Fiddington, and are therefore discussed together.
- 8.2.26 Fiddington possesses an irregular plan, structured within a rectilinear plot defined by the road between Ashchurch and Treddington and a loop formed by Monk's Lane. Buildings within the village are dispersed, forming groups around three farmsteads. Due to the low density and irregular plan of development, buildings within the village have a strong connection with the surrounding agricultural landscape which permeates throughout the settlement. Entry into the village is along relatively narrow sinuous lanes bound by high hedgerows with glimpsed views into agricultural fields to either side.
- 8.2.27 The allocation area does not share any direct physical or visual connections with the Listed Buildings of Fiddington, but does form part of the agricultural landscape that contributes to the way in which it is experienced. Whilst the surrounding landscape

setting of the Listed Building in Fiddington is overall considered to make a high contribution to their significance, the allocation area specifically is considered to at most make a low contribution and change in its character would not affect the overall contribution of this characteristic of their setting.

8.3 Impact Assessment

Existing Impacts

8.3.1 There is likely to be a low impact on buried archaeological remains across the majority of the allocation area resulting from ploughing, the excavation of ditches, and boundary removal in the post-medieval to modern period. In addition there is likely to be a localised high impact associated with construction activities associated with areas of modern housing.

Impacts during Construction

8.3.2 The potential for impacts to the historic environment to arise during the construction phase relates primarily to excavations and groundworks that could affect below ground archaeological remains that may be present within the footprint of works.

8.3.3 Impacts to buried archaeological remains are likely to result in the permanent and irreversible loss of significance from partial or total loss of evidential value.

Impacts during Operation

8.3.4 Impacts during the operation of the scheme, which could have an effect on the historic environment, comprise the loss of context of the historic landscape character and change to the setting of built heritage assets which may result in harm to their heritage significance.

8.3.5 The impact of the development within the allocation area would comprise the loss of the historic landscape character of post-medieval enclosures, and development within an area of former dispersed settlement.

8.3.6 Development within the allocation area has the potential to interrupt views towards the Grade I Listed Abbey Church in Tewkesbury, in particular from the Grade I Listed Church of St Nicholas in Teddington.

8.4 Heritage Constraints

Statement of Potential and Significance

8.4.1 A description and summary of significance of heritage assets directly affected by the proposed development, based on the current level of available information, is summarised in Table 11:

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Historic Landscape				
Historic Landscape Character	Agricultural land with some retention of medieval field patterns, and ridge and furrow earthworks.	Medium	Medium	Loss of historic landscape character through the removal of field boundaries; conversion of rural land to residential.
Built Heritage				
Abbey Church of St Mary	Twelfth century abbey church which derives its	High	Low	Development in the allocation area is

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Grade I Listed Building NHLE: 1201159	significance from the exceptional interest of its architecture and history.			may result in the interruption of views towards the tower of the abbey church , amounting to a very slight change to the key positive attributes of its setting
Manor House &co. Grade II* Listed Building NHLE: 1091922 and 1091924, and Grade II 1340056 1091923	Sixteenth century house. Derives its significance from its special architectural and historical interest as a relatively rare example of an early post-medieval timber frame structure	High	Low	Development in the allocation area is likely to result in change to its landscape context, amounting to a very slight change to the key positive attributes of its setting
Rectory Farmhouse Grade II Listed Building NHLE: 1153201	Mid seventeenth century house. Of high heritage significance, deriving from its age and regional selectivity.	High	Low	Development in the allocation area is likely to result in change to its landscape context, amounting to a very slight change to the key positive attributes of its setting
Archaeology				
Iron Age to Romano-British Settlement Activity	There is a high potential for burial and agricultural activity within the allocation area. These remains are of archaeological interest in their potential to increase knowledge of the lives and burial practices in the locality and wider region.	Unknown – anticipated Medium	Non applicable	Development within the area may result in the damage or destruction of these remains.
Medieval to Post-Medieval Agricultural Activity	There is a high potential for medieval to post-medieval agricultural activity to survive within the allocation area. These remains are of archaeological interest for their potential to increase our understanding of agricultural practices within the locality.	Unknown – anticipated Low	Non applicable	Development within the area may result in the damage or destruction of these remains.

Table 11: Land at Fiddington: summary and significance of heritage constraints

Summary of Constraints

- 8.4.2 There are potential heritage concerns to development at Land at Fiddington. The allocation area contains archaeology of medium significance, and there has been little or no previous development or disturbance in the allocation area suggesting archaeological survival will be good. The area is also considered to make a low contribution to the setting of designated heritage assets within the 1 km study area.

Recommendation

- 8.4.3 The potential heritage concerns in relation to potential development of Land at Fiddington can be avoided or minimised through appropriate design and mitigation. This allocation area is therefore considered to be suitable for inclusion in the JCS, although it is expected that further information will be required to demonstrate the archaeological interest of the area, and any changes to the setting of heritage assets will not result in harm to their heritage significance.
- 8.4.4 Consideration of how heritage concerns could be addressed is provided below in *Maximising Enhancements and Avoiding Harm*.

Planning Requirements

- 8.4.5 In accordance with national and local planning policy, development proposals, including Environmental Statements, will be required to submit a detailed consideration of the impact of the proposals to the historic environment and to provide an appropriate mitigation strategy to reduce or remove potential impacts. Where there are no heritage objections to development, the scope of the mitigation will inform the attachment of appropriate planning conditions.
- 8.4.6 Whilst a programme of archaeological field evaluation has already been undertaken within this area, the development control archaeologist at Gloucestershire County Council should be consulted to ascertain whether existing information adequately establishes the presence/absence, significance or condition of the heritage assets within the proposed development scheme; where it does not, further archaeological investigation, *prior to the submission of a planning application*, will be required. Evaluation is likely to involve one or more of the following stages:
- Detailed desk-based assessment
 - Geophysical survey
 - Surface Artefact Collection (Fieldwalking)
 - Trial trenches
- 8.4.7 In addition applications for development within the allocation area should also include documentation establishing the significance of the historic landscape and built heritage assets and specifically assess setting impacts in relation to a proposed scheme. Contact should be made with the LPA Conservation Officer for site specific advice.

Maximising Enhancements and Avoiding Harm

- 8.4.8 Development should preserve, and where possible enhance, the character and setting of designated heritage assets, specifically views towards the Grade I Abbey Church in Tewksbury.

- 8.4.9 A significant element of the historic landscape comprises surviving historically 'important' hedgerows as illustrated on the Northway and Newton Tithe map in 1842, and special consideration should be given to their preservation within development proposals. In addition there are a number of areas of extant ridge and furrow earthworks that have significance as a relatively rare historic landscape form.
- 8.4.10 Where development does not preserve the Romano-British funerary site in the allocation area, it is likely that, following consultation with the development control archaeologist at Gloucestershire County Council, further archaeological work will be required, as a condition of planning permission, to mitigate the impact through excavation. This will secure preservation by record.
- 8.4.11 The following considerations are identified:
- Development should seek to retain views to the Abbey Church in Tewkesbury through the adoption of an appropriate height to development, orientation of streets and placement of buildings such that its prominence is emphasised rather than obscured.
 - Development should seek to preserve hedgerows and boundaries within its layout. Preservation of extant areas of ridge and furrow would also be beneficial to the protection of the historic landscape character of the area.

9. Land at Mitton

9.1 Site Description

- 9.1.1 This allocation area is situated northeast of Mitton and North of Newton within Worcestershire on the northern side of Carrant Brook (which defines the county boundary).
- 9.1.2 The bedrock geology comprises mudstone of the Charmouth Mudstone Formation, with recorded superficial deposits of alluvium along the Carrant Brook, and sand and gravel of the Cropthorne Sand and Gravel Member along the western edge of the allocation area (BGS geology of Britain viewer).

9.2 Baseline Assessment

- 9.2.1 The following section provides a brief summary of the development of the allocation area and its environs, compiled from sources listed in section 2. The aim is to establish the known and potential resource which could be affected by the development.
- 9.2.2 Consultation of the HER, and the ADS has identified a number of previous archaeological assessments and investigations within the allocation area, comprising:
- 2008: Desk based assessment undertaken by ARCUS in advance of a pipeline scheme.*
- 2008: Historic Environment Countryside Advice Visit in advance of a High Level Stewardship application.*
- 2014: Desk based assessment on land north-east of Tewkesbury by TVAS.*
- 9.2.3 The results of this work have been incorporated into the following assessment where relevant.

Heritage Resource Baseline

Historic Landscape

- 9.2.4 The allocation area sits on the eastern slope of a spur of land rising between the confluence of the River Carrant and the River Avon, forming part of a wider gently rolling landscape of base rich brown soils based over sand and gravel terrace deposits and mudstone bedrock geology. The area itself comprises an area of medium to large scale enclosures (Crowther and Clarke 2012), comprising largely of piecemeal enclosure (HLC type FEL 6), with areas of modern subdivision to the northwest and southwest (HLC type FEL 16), and an area of meadows adjacent to Carrant Brook in the southeast (HLC type FEL 14).
- 9.2.5 The allocation area does not contain any buildings, but bounds plots associated with the Grade II Mitton Lodge (NHLE: 1319649) on Tewkesbury Road, and the non-designated Bank Cottage and Hardwick House on Hardwick Bank Road.
- 9.2.6 The allocation area largely possesses a character of post-medieval agricultural enclosure, deriving from the presence of several large fields formed through boundary removal. Boundaries within the area do not retaining any strong examples of reverse 'S' shaped boundaries, but lack co-axial boundaries and appear to have

been enclosed without reference to other enclosures in the area, perhaps indicating it occurred in a piecemeal fashion.

Designated Heritage Assets

9.2.7 There are no designated heritage assets located within the allocation area (**Figure 10**).

9.2.8 Beyond the allocation area boundary there are:

Designation	Within 1 km	Between 1 and 5 km	of which are within the ZTV
Grade I Listed Building	0	12	11
Grade II* Listed Building	0	59	55
Grade II Listed Building	12	642	548
Grade II* Registered Park and Garden	0	1	1
Grade II Registered Park and Garden	0	1	1
Scheduled Monument	0	14	11
Registered Battlefield	0	1	1

Table 12: Land at Mitton: table of designated heritage assets

9.2.9 The majority of designated heritage assets within the ZTV are situated within the town of Tewkesbury to the southwest of the allocation area, with additional more sparsely spread designated heritage assets in Mitton and Newton. These buildings are situated within a dense urban setting, over 1 km from the allocation area, and their settings are considered to largely derive from their inter-relationship within their urban environment. There is considered to be nil chance of these assets receiving effects from development within the allocation area.

9.2.10 Views from the high level land within the east of the allocation area overlook Newtown to the hills of the Cotswolds and this ridge forms an intervening feature from the east looking westwards towards The Mythe. Whilst there are designated listed buildings within Newtown and Northway they are situated within enclosed urban settings and do not share views or other connections with the allocation area. Whilst beyond Northway the terrain is relatively level, with gently undulations, allowing wider views of the ridgeline that the allocation area is situated, the distance is such that designated heritage assets were assessed to share no physical connection or meaningful views with the allocation area.

9.2.11 Those heritage assets identified as possessing settings with the potential to be affected by the scheme comprise the:

- Grade II Mitton Lodge (NHLE: 1319649)

Non-designated and Potential Heritage Assets

9.2.12 Non-designated heritage assets within the allocation area are illustrated on **Figure 11**.

Early Prehistoric to Bronze Age

9.2.13 There are no recorded heritage assets from these periods within the allocation area, and there is also very little evidence for activity within the surrounding study area. The absence of records in the surrounding area does not preclude the presence of as yet unknown activity at the allocation area, which may be masked by later plough activity. There is therefore considered to be a low potential for remains of the early-prehistoric to Bronze Age at the allocation area.

Iron Age to Romano-British

- 9.2.14 There are no recorded heritage assets from these periods within the allocation area, however there is evidence for Romano-British settlement to the southeast of the study area and material recovered during excavations to the northwest also indicated the presence of activity during this period. There is consequently considered to be a low potential for encountering remains dating to this period within the allocation area.

Early Medieval to Medieval

- 9.2.15 There is evidence within the allocation for medieval agricultural activity, including an area of water meadows adjacent to the River Carrant, whilst evidence of settlement in the surrounding area indicates that the area had likely formed part of an agricultural landscape. It is considered that there is a high potential for encountering evidence associated with the water meadows, and a further low potential within the remainder of the allocation area for evidence relating to agricultural land use such as ridge and furrow and boundary features.

Post-medieval to Modern

- 9.2.16 Current settlement within the allocation area had been established by the post-medieval period. Historic cartographic evidence has illustrated the presence of at least four former field barns within the allocation area, as well as some boundary loss to the northeast and southeast. It is therefore considered that there is a high potential for localised remains of agricultural structures and fields boundaries within the allocation area.
- 9.2.17 The HER records the presence of a former Second World War search light battery within the site as a cropmark. There is therefore considered to be a high potential for evidence of the construction and associated activities at the battery.

Unknown

- 9.2.18 Examination of LIDAR data has highlighted the potential presence of two banks of lynchets running north-south through the northern part of allocation area that do not coincide with boundaries on the 1811 Inclosure Map. The banks continue north of Hardwick Bank Road, but appear to disperse within the allocation area.

Setting Assessment

Grade II Mitton Lodge (NHLE: 1319649);

- 9.2.19 Mitton Lodge is situated on the western boundary of the allocation area, and comprises a late eighteenth century farmhouse with later additions. The historic core of the building includes a timber framed structure, now incorporated as the rear range of a regular two storey house in red brick. The building is of high significance for the special architectural of its architecture and fabric and its historical interest as a farmstead.
- 9.2.20 Mitton Lodge comprises part of regular courtyard plan farmstead, comprising a northern courtyard enclosed on all sides by agricultural buildings and a southern courtyard previously, in the nineteenth century, enclosed partially on four sides and presently just to the north, south and east. The farm appears to have developed in a piecemeal fashion, rather than having been planned. The surrounding enclosures include what had most likely comprised a garden to the north and an irregular enclosure to the east, now used for pasture put previously planted as an orchard.
- 9.2.21 The form of the enclosures within the allocation area, which enclose the farmstead to the north, east and south are of post-medieval origin, therefore roughly

contemporary with the farmstead, and form an area of clear rural character against which the historic landscape setting of the farm is preserved.

- 9.2.22 Whilst the farm principally possesses an inward focus formed around its courtyards, the farmhouse is orientated such that its principal elevation faces east across the allocation area. The setting of the farmhouse is considered to derive from its relationship with the agricultural buildings within its curtilage; the closes and gardens which comprise a mixture of private and functional spaces; and the surrounding agricultural fields; and more widely by its relationship to the other the historic market towns of Tewksbury and Bredon.
- 9.2.23 The allocation area comprises an area of agricultural land historically associated with Mitton Lodge. The area retains a highly legible post-medieval character and preserves the understanding of the complex's function and origin. The allocation area is therefore considered to make a high contribution to the significance of the listed building.

9.3 Impact Assessment

Existing Impacts

- 9.3.1 There is likely to be a low impact to buried archaeological remains across the majority of the allocation area resulting from ploughing in the post-medieval to modern period.

Impacts during Construction

- 9.3.2 The potential for impacts to the historic environment to arise during the construction phase relates primarily to excavations and groundworks that could affect below ground archaeological remains that may be present within the footprint of works.
- 9.3.3 Impacts to buried archaeological remains are likely to result in the permanent and irreversible loss of significance from partial or total loss of evidential value.

Impacts during Operation

- 9.3.4 Impacts during the operation of the scheme, which could have an effect on the historic environment, comprise the loss of context of the historic environment landscape and change to the setting of built heritage assets which may result in harm to their heritage significance..
- 9.3.5 The impact of development within the allocation area would comprise the continued erosion of the historic landscape character of post-medieval enclosures north of Tewkesbury, and the further expansion of urban development across the Gloucestershire/Worcestershire border.
- 9.3.6 Development within the area would likely result in an impact to the heritage significance of the Grade II Listed Mitton Lodge (NHLE: 1319649) due to changes to its setting. The allocation area preserves the historic landscape context of the house and its associated farm and an appreciation of their original function, and is thus considered to make a high contribution to the significance of the monument.

9.4 Heritage Constraints

Statement of Potential and Significance

9.4.1 A description and summary of significance of heritage assets directly affected by the proposed development, based on the current level of available information, is summarised in Table 13:

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
Historic Landscape				
Historic Landscape Character	Agricultural land with good retention of post-medieval field patterns.	Low	Medium	Loss of historic landscape character through the removal of field boundaries; conversion of rural land to residential.
Built Heritage				
Mitton Lodge Grade II Listed Building NHLE: 1319649	Late eighteenth century farmhouse. Derives its significance from its age and regional selectivity, and its historical interest as a well preserved post-medieval farm.	High	High	Development in the allocation area likely to result in the loss of its landscape context and prevention of the building returning to agricultural use.
Archaeology				
Medieval to Agricultural Activity	There is a high potential for medieval agricultural activity to survive within the allocation area, specifically relating to former water meadows. These remains are of archaeological interest for their potential to increase our understanding of agricultural practices within the locality.	Unknown – anticipated Low	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.
Post-medieval Agricultural Activity	There is a high potential for remains of post-medieval field barns and former field boundaries to survive within the allocation area. These remains are of archaeological interest for their potential to increase our understanding of agricultural practices within the locality.	Unknown – anticipated Low/Negligible	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.
Modern Searchlight Battery	There is a high potential for remains of a Second World War search light battery to survive within the allocation area. These remains are of archaeological and historical interest for their	Unknown – anticipated Low/Negligible	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Area	Potential Impacts
	potential to provide evidence of the form of construction and nature of activity at the battery.			
As yet unknown archaeological remains of Early Prehistoric to Iron Age	There is a low potential for archaeological remains relating to activity of the early-prehistoric to Iron Age to survive within the site.	Unknown – anticipated Medium	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.

Table 13: Land at Mitton: summary and significance of heritage constraints

Summary of Constraints

9.4.2 There are potential heritage concerns to development of Land at Mitton. The allocation area makes a high contribution to the setting of Grade II Listed Mitton Lodge. Furthermore, there has been little or no previous development or disturbance on the allocation area and archaeological survival is predicted to be moderate or good.

Recommendation

9.4.3 The potential heritage concerns in relation to potential development of Land at Mitton can be avoided or minimised through appropriate design and mitigation. This allocation area is therefore considered to be suitable for inclusion in the JCS, although it is expected that further information will be required to demonstrate the archaeological interest of the area, and any changes to the setting of heritage assets will not result in harm to their heritage significance.

9.4.4 Consideration of how heritage concerns could be addressed is provided below in *Maximising Enhancements and Avoiding Harm*.

Planning Requirements

9.4.5 In accordance with national and local planning policy, development proposals, including Environmental Statements, will be required to submit a detailed consideration of the impact of the proposals to the historic environment and to provide an appropriate mitigation strategy to reduce or remove potential impacts. Where there are no heritage objections to development, the scope of the mitigation will inform the attachment of appropriate planning conditions.

9.4.6 Whilst a programme of archaeological field evaluation has already been undertaken within this area, the development control archaeologist at Worcestershire County Council should be consulted to ascertain whether existing information adequately establishes the presence/absence, significance or condition of the heritage assets within the proposed development scheme; where it does not, further archaeological investigation, *prior to the submission of a planning application*, will be required. Evaluation is likely to involve one or more of the following stages:

- Detailed desk-based assessment
- Geophysical survey
- Surface Artefact Collection (Fieldwalking)
- Trial trenches

- 9.4.7 In addition applications for development within the allocation area should also include documentation establishing the significance of the historic landscape and built heritage assets and specifically assess setting impacts in relation to a proposed scheme. Contact should be made with the local planning authority Conservation Officer for site specific advice.

Maximising Enhancements and Avoiding Harm

- 9.4.8 Development should preserve, and where possible enhance, the character and setting of designated heritage assets, specifically including the Grade II Listed Mitton Lodge (NHLE: 1319649).
- 9.4.9 The majority of the surviving boundary around the scheme is illustrated on the 1811 Breden Inclosure Map and is therefore likely to be considered 'important' under the Hedgerow Regulations (as amended). Proposed development of the area should give special consideration to the preservation of hedgerows or through replanting to retain the character of the area.
- 9.4.10 Due to the presence of archaeological remains of regional interest, it is likely that following consultation with the development control archaeologist at Worcestershire County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.
- 9.4.11 The following considerations are identified:
- Development should seek to retain a generous buffer of green space around Mitton Lodge such that a sense of its former isolation and rural context can be discerned when experiencing the assets. Fields to the east and west of the farm are considered to be of particular significance, although development should also seek to preserve the character of views looking through the farm towards the south.
 - Development should seek to preserve hedgerows and boundaries within its layout.

10. Results and Discussion

10.1 Summary

10.1.1 The results of the individual area assessment are tabulated in Table 14 below, and summarised in Table 15. A map showing the allocation areas, coloured in line with the recommendation is included as **Figure 12**.

Allocation Area	Significance of potential heritage assets	Contribution to setting of known heritage assets	Recommendation
Winnycroft	Medium	High	Heritage concerns to development
A1 Twigworth Extension	Medium	High	Heritage concerns to development
Phase 1 Cheltenham West	Low - Medium	Low	Potential heritage concerns to development
Land at Fiddington	Medium	Low	Potential heritage concerns to development
Land at Mitton	Unknown	High	Potential heritage concerns to development

Table 14: Summary of results

Substantial heritage concerns to development		There were no allocation areas with substantial heritage concerns to development.
Heritage concerns to development		Two allocation areas with heritage concerns to development. These areas may be suitable for inclusion within the JCS but due to the presence of buried heritage assets of medium significance, and the high contribution the area make to the settings of known heritage assets of national significance, heritage will be an important consideration of any future development proposals.
Potential heritage concerns to development		Three allocation areas with potential heritage concerns to development. These sites are suitable for inclusion within the JCS but there is a risk that heritage will be a significant consideration of any future development proposals. This is either due to the potential for buried heritage assets of medium significance within the area, or that the area makes a medium or higher contribution to the setting of known heritage assets.
Uncertain heritage concerns to development		There were no allocation areas with uncertain heritage concerns to development.
Minimal or no heritage concerns to development		There were no allocation areas with minimal or no heritage concerns to development.

Table 15: Summary of recommendations

10.2 Sites with Heritage Concerns to Development

Allocation Areas

- 10.2.1 The following two allocation areas are in this category: **Winnycroft** and **A1 Twigworth Extension**.

Recommendation

- 10.2.2 The concerns to development within these areas are on the basis of existing programme(s) of archaeological field evaluations having identified a high potential for archaeological remains of medium (regional) significance and the high contribution made by the area to the setting of heritage assets of high significance. Specific design policies for the allocation areas should ensure that the historic environment is appropriately considered so to avoid harm to the heritage significance of designated heritage assets from changes within their settings, and which any future development within the allocation area will need to adhere to.
- 10.2.3 In accordance with local and national planning policy (NPPF para. 128; JCS Policy S8; and Cheltenham Local Plan Policies BE 19 and BE 20) prospective developers should, in consultation with the Local Planning Authority, undertake further assessment of the significance and impacts to known and potential archaeological remains and their setting in relation to proposed schemes. Proposals should include an appropriate mitigation strategy that is proportionate to the significance of effected heritage assets.

Planning Requirements

- 10.2.4 In accordance with national and local planning policy, development proposals, including Environmental Statements, will be required to submit a detailed consideration of the impact of the proposals to the historic environment and to provide an appropriate mitigation strategy to reduce or remove potential impacts. Where there are no heritage objections to development, the scope of the mitigation will inform the attachment of appropriate planning conditions.
- 10.2.5 Whilst programmes of archaeological field evaluation have already been undertaken within these area, the development control archaeologist at Gloucestershire County Council should be consulted to ascertain whether existing information adequately establishes the presence/absence, significance or condition of the heritage assets within the proposed development scheme, where it does not further archaeological investigation, *prior to the submission of a planning application*, will be required.
- 10.2.6 In addition applications for development within the allocation areas should also include documentation establishing the significance of the historic landscape and built heritage assets and specifically assess the potential harm to heritage significance due to changes to their setting in relation to a proposed scheme. Contact should be made with the LPA Conservation Officer for site specific advice.

Area Specific Consideration

Winnycroft

- 10.2.7 Development should preserve, and where possible enhance, the character and setting of designated heritage assets, specifically including the three Grade II Listed Buildings at Winnycroft Farm, views towards the Church of St Leonard, and views from the Scheduled moated site at Sneedham's Green.

- 10.2.8 A significant element of the historic landscape comprises surviving historically 'important' hedgerows that are illustrated 1841 Upton St Leonards Tithe Map, and special consideration should be given to their preservation within development proposals.
- 10.2.9 Due to the presence of archaeological remains of regional interest, it is likely that following consultation with the development control archaeologist at Gloucester City County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.
- 10.2.10 The following considerations are identified:
- Development should seek to retain a generous buffer of green space around Winnycroft Farm such that a sense of its former isolation and rural context can be discerned when experiencing the group of designated heritage assets. Fields to the east and west of the farm are considered to be of particular significance to the experience and appreciation of the listed building, and development should also seek to preserve the character of views looking through the farm towards the south.
 - Development should seek to retain views to the Church of St Leonard through the orientation of streets and placement of buildings such that its prominence is emphasised rather than obscured.
 - Development should seek to create a positive relationship with the scheduled moated site at Sneedham's Green, such that it becomes a borrowed landscape in order to reduce the risk of it becoming side-lined and neglected as a result of the development's proximity. Consideration should be given to the provision of an interpretation panel on footpath network.
 - Development should seek to preserve hedgerows and boundaries within its layout.

A1 Twigworth Extension

- 10.2.11 Development should preserve, and where possible enhance, the character and setting of designated heritage assets along Twigworth Road, specifically including Twigworth Lawn, Yew Tree Cottage and Twigworth Court; and views from Wallsworth Hall and Hatherley Manor Hotel.
- 10.2.12 A significant element of the historic landscape comprises surviving historically 'important' hedgerows as illustrated on the 1799 Gloucester Inclosure Map and the Down Hatherley 1807 Inclosure Map, and special consideration should be given to their preservation within development proposals. In addition there are a number of areas of extant ridge and furrow earthworks that have significance as a relatively rare historic landscape form.
- 10.2.13 It is possible that following consultation with the development control archaeologist at Gloucestershire County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.
- 10.2.14 In regards to this the following considerations are identified:

- Areas of agricultural land fronting Twigworth Road should be retained to preserve the semi-rural character of designated buildings within Twigworth
- Development should preserve the contribution of the open land south of Hatherley Manor Hotel to its setting, including views south from the building towards Gloucester and the Cotswolds.
- Development should seek to retain views to Gloucester Cathedral through the orientation of streets and placement of buildings such that its prominence is emphasised rather than obscured.
- Development should seek to preserve hedgerows and boundaries within its layout.

10.3 Sites with Potential Heritage Concerns to Development

Allocation Areas

- 10.3.1 The following allocation areas are in this category: **Phase 1 Cheltenham West, Land at Fiddington** and **Land at Mitton**.

Recommendation

- 10.3.2 These allocation areas are considered to be suitable for inclusion in the JCS but local authorities and developers should be aware that further information will be required concerning the archaeological potential of the areas and possible constraints with regard to harm to the heritage significance of heritage assets (designated and non-designated) due to changes within their settings. This would need to be addressed in any development design policies for the allocation area and specific scheme proposals. .

Planning Requirements

- 10.3.3 In accordance with national and local planning policy, development proposals, including Environmental Statements, will be required to submit a detailed consideration of the impact of the proposals to the historic environment and to provide an appropriate mitigation strategy to reduce or remove potential impacts. Where there are no heritage objections to development, the scope of the mitigation will inform the attachment of appropriate planning conditions.
- 10.3.4 Whilst a programme of archaeological field evaluation has already been undertaken within one of these areas, the development control archaeologist at Gloucestershire County Council should be consulted to ascertain whether existing information adequately establishes the presence/absence, significance or condition of the heritage assets within the proposed development scheme; where it does not, further archaeological investigation, *prior to the submission of a planning application*, will be required. Evaluation is likely to involve one or more of the following stages:
- Detailed desk-based assessment
 - Geophysical survey
 - Surface Artefact Collection (Fieldwalking)
 - Trial trenches
- 10.3.5 In addition applications for development within the allocation area should also include documentation establishing the significance of the historic landscape and built heritage assets and specifically assess setting impacts in relation to a proposed scheme. Contact should be made with the LPA Conservation Officer for site specific advice.

Area Specific Considerations

Phase 1 Cheltenham West

- 10.3.6 Development should preserve, and where possible enhance, the character and setting of designated heritage assets of Hayden Farm and Nesley Croft, as well as the non-designated heritage asset of Fiddler's Green Farm.
- 10.3.7 A significant element of the historic landscape comprises surviving historically 'important' hedgerows illustrated on the 1804 Staverton and Boddington Inclosure

Map, and special consideration should be given to their preservation within development proposals. In addition there is an area of extant ridge and furrow earthworks that have significance as a relatively rare historic landscape form.

10.3.8 It is possible that following consultation with the development control archaeologist at Gloucestershire County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.

10.3.9 The following considerations are identified:

- The northern part of the site represents a visible ridgeline both from the north of Cheltenham, and when looking west from the listed Hayden Farm. This area is thus considered to be more sensitive in terms of the potential effects of loss of historic landscape character and development in this area should demonstrate how this will be mitigated.
- Development should preserve a buffer around Fiddler's Green Farm, a non-designated farmstead of local heritage value, to protect its character and landscape setting.
- Development should seek to retain the character of views along Fiddler's Green Lane, as part of the setting of Nesley Croft, through the use of appropriate scale and screening.
- Development should seek to preserve hedgerows and boundaries within its layout, especially the former parish boundary within the northern part of the allocation area.

Land at Fiddington

10.3.10 Development should preserve, and where possible enhance, the character and setting of designated heritage assets, specifically views towards the Grade I Abbey Church in Tewksbury.

10.3.11 A significant element of the historic landscape comprises surviving historically 'important' hedgerows as illustrated on the Northway and Newton Tithe map in 1842, and special consideration should be given to their preservation within development proposals. In addition there are a number of areas of extant ridge and furrow earthworks that have significance as a relatively rare historic landscape form.

10.3.12 Where development does not preserve the Romano-British funerary site in the allocation area, it is likely that, following consultation with the development control archaeologist at Gloucestershire County Council, further archaeological work will be required, as a condition of planning permission, to mitigate the impact through excavation. This will secure preservation by record.

10.3.13 The following considerations are identified:

- Development should seek to retain views to the Abbey Church in Tewkesbury through the adoption of an appropriate height to development, orientation of streets and placement of buildings such that its prominence is emphasised rather than obscured.

- Development should seek to preserve hedgerows and boundaries within its layout. Preservation of extant areas of ridge and furrow would also be beneficial to the protection of the historic landscape character of the area.

Land at Mitton

- 10.3.14 Development should preserve, and where possible enhance, the character and setting of designated heritage assets, specifically including the Grade II Listed Mitton Lodge (NHLE: 1319649).
- 10.3.15 The majority of the surviving boundary around the scheme is illustrated on the 1811 Breden Inclosure Map and is therefore likely to be considered ‘important’ under the Hedgerow Regulations (as amended). Proposed development of the area should give special consideration to the preservation of hedgerows or through replanting to retain the character of the area.
- 10.3.16 Due to the presence of archaeological remains of regional interest, it is likely that following consultation with the development control archaeologist at Worcestershire County Council further archaeological work will be required in this area, as a condition of planning permission, to mitigate the impact through excavation in order to secure preservation by record.
- 10.3.17 The following considerations are identified:
- Development should seek to retain a generous buffer of green space around Mitton Lodge such that a sense of its former isolation and rural context can be discerned when experiencing the assets. Fields to the east and west of the farm are considered to be of particular significance, although development should also seek to preserve the character of views looking through the farm towards the south.
 - Development should seek to preserve hedgerows and boundaries within its layout.

11. References

11.1 Bibliography

- Cheltenham Borough Council 2007a. Index of Buildings of Local Interest: Supplementary Planning Document. Adopted 28/06/2007.
- Crowther, S. and Clarke, V. 2012. *Worcestershire Historic Landscape Characterisation*.
Available: http://archaeologydataservice.ac.uk/archives/view/worcestershire_hlc_2014/
- Department of Culture, Media and Sport (DCMS) 2010a. *Principles of Selection for Listing Buildings*.
- Department of Culture, Media and Sport (DCMS) 2010b. *Scheduled Monuments*.
- Department for Transport 2007. Design Manual for Roads and Bridges (DMRB): Volume 11, Section 3, Part 2: Cultural Heritage.
- Ecus 2014. Gloucester, Cheltenham and Tewkesbury Joint Core Strategy: Historic Environment Assessment, unpublished client document, ref 4771
- Historic England 2008. *Conservation Principles, Policies and Guidance*. English Heritage: Swinden.
- Historic England 2010. PPS5: Planning for the Historic Environment Practice Guide. English Heritage: Swinden.
- Historic England 2011. *Seeing the History in the View*. Historic England: Swinden.
- Historic England 2015a. *The Setting of Heritage Assets*. Historic England: Swinden.
- Historic England 2015b. The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3. Historic England: Swinden.
- Hoyle, J. 2013. Historic Landscape Characterisation: Gloucestershire; The Cotswolds Area of Outstanding Natural Beauty; The Wye Valley Area of Outstanding Natural Beauty. Available: http://archaeologydataservice.ac.uk/archives/view/gloucs_hlc_2013/
- Chartered Institute for Archaeologists (CIfA) 2014. Standard and Guidance for historic environment desk-based assessment.
- Mills, A.D. 2003. *A Dictionary of British Place-Names*. Oxford University Press.

Appendix 1: Historic Environment Record Data

NB: The following table present the data provided by Gloucestershire HER on 11/08/16 and Worcestershire HER on 24/04/16. The records held by the HERs represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and do not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown. The HER data does not contain a complete set of nationally and locally designated assets. National designations can be consulted at <https://historicengland.org.uk/listing/the-list/> with locally indexed buildings in Cheltenham available for consultation at http://prestbury.cheltenham.gov.uk/website/Listed_buildings/viewer.htm.

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
1	Winnycroft	Later Prehistoric to Early Medieval	697	Evaluation work carried out between the 23rd September and the 1st October 2013 at the Hallmark Hotel Site off Matson Lane.	385100 215200
1	Winnycroft	Later Prehistoric to Early Medieval	697	Evaluation work carried out between the 23rd September and the 1st October 2013 at the Hallmark Hotel Site off Matson Lane.	385100 215200
2	Winnycroft	Uncertain	34074	Possible enclosure identified on LIDAR, Upton-St-Leonards	386550 214109
2	Winnycroft	Uncertain	34074	Probable field boundary identified on LIDAR, Upton-St-Leonards	386550 214109
2	Winnycroft	Uncertain	34074	Possible enclosure identified on LIDAR, Upton-St-Leonards	386550 214109
2	Winnycroft	Uncertain	34074	Probable field boundary identified on LIDAR, Upton-St-Leonards	386550 214109
3	Winnycroft	Uncertain	34075	Linear Banked Feature, Identified on LIDAR, Upton-St-Leonards	386673 214382
3	Winnycroft	Uncertain	34075	Probable headland identified on LIDAR, Upton-St-Leonards	386673 214382
3	Winnycroft	Uncertain	34075	Linear Banked Feature, Identified on LIDAR, Upton-St-Leonards	386673 214382
3	Winnycroft	Uncertain	34075	Probable headland identified on LIDAR, Upton-St-Leonards	386673 214382
5	Winnycroft	Uncertain	7486	Cider Making Equipment	385800 214500
5	Winnycroft	Uncertain	7486	Cider Making Equipment	385800 214500
5	Winnycroft	Uncertain	7486	Cider Making Equipment	385800 214500
5	Winnycroft	Uncertain	7486	Cider Making Equipment	385800 214500
6	A1 Twigworth Extension	Uncertain	30936	Undated waterhole recorded during a modern evaluation excavation on land at Innsworth. Cut by a later Roman ditch.	385000 221300

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
7	A1 Twigworth Extension	Uncertain	30935	An enclosure and/or trackway are visible as cropmarks on historic aerial photographs and were mapped as part of the Severn Vale NMP project. land at Innsworth.	385000 221300
7	A1 Twigworth Extension	Uncertain	30935	second phase by more curvilinear and amorphous features with a focus in the bottom half of the cropmark complex, centred on SO 86125 21362, where there is a possible subcircular enclosure. land at Innsworth.	385000 221300
8	A1 Twigworth Extension	Uncertain	14911	U-shaped features at Twigworth Fields	385200 222800
9	A1 Twigworth Extension	Uncertain	4452	Enclosure? N of Innsworth Lane	386100 221200
9	A1 Twigworth Extension	Uncertain	4452	Enclosure? N of Innsworth Lane	386100 221200
9	A1 Twigworth Extension	Uncertain	4452	Enclosure? N of Innsworth Lane	386100 221200
9	A1 Twigworth Extension	Uncertain	4452	Enclosure? N of Innsworth Lane	386100 221200
10	A1 Twigworth Extension	Uncertain	7602	Cropmark	385440 221460
10	A1 Twigworth Extension	Uncertain	7602	Cropmark	385440 221460
11	A1 Twigworth Extension	Uncertain	8589	Great Grove Fieldname	383800 222400
11	A1 Twigworth Extension	Uncertain	8589	Great Grove Fieldname	383800 222400
12	A1 Twigworth Extension	Uncertain	8602	White Cross Field Name	384800 222800
12	A1 Twigworth Extension	Uncertain	8602	White Cross Field Name	384800 222800
13	A1 Twigworth Extension	Uncertain	8628	Grove Acres Fieldname	384100 222200
13	A1 Twigworth Extension	Uncertain	8628	Grove Acres Fieldname	384100 222200

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
14	A1 Twigworth Extension	Uncertain	8629	The Park Fieldnames	384300	221450
14	A1 Twigworth Extension	Uncertain	8629	The Park Fieldnames	384300	221450
15	A1 Twigworth Extension	Uncertain	8744	Burrough's Orchard Fieldname	386900	222500
15	A1 Twigworth Extension	Uncertain	8744	Burrough's Orchard Fieldname	386900	222500
16	A1 Twigworth Extension	Uncertain	8812	Innsworth Placename	385000	221000
17	A1 Twigworth Extension	Uncertain	8833	Twigworth Placename	384000	222000
18	A1 Twigworth Extension	Uncertain	5584	Rectangular Enclosure	384500	222010
18	A1 Twigworth Extension	Uncertain	5584	Rectangular Enclosure	384500	222010
18	A1 Twigworth Extension	Uncertain	5584	Rectangular Enclosure	384500	222010
18	A1 Twigworth Extension	Uncertain	5584	Rectangular Enclosure	384500	222010
19	A1 Twigworth Extension	Uncertain	5603	Post Roman inhumation	385550	222930
19	A1 Twigworth Extension	Uncertain	5603	Post Roman inhumation	385550	222930
20	A1 Twigworth Extension	Uncertain	7165	Remains of Walls	383900	220700
20	A1 Twigworth Extension	Uncertain	7165	Remains of Walls	383900	220700
20	A1 Twigworth Extension	Uncertain	7165	Remains of Walls	383900	220700
20	A1 Twigworth Extension	Uncertain	7165	Remains of Walls	383900	220700

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
21	A1 Twigworth Extension	Uncertain	27039	Modern evaluation on land at Longford, near Gloucester. Ditch on a different alignment to the restructured large rectilinear enclosure.	384300 220700
21	A1 Twigworth Extension	Uncertain	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300 220700
21	A1 Twigworth Extension	Uncertain	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Possible early Roman posthole recorded.	384300 220700
21	A1 Twigworth Extension	Uncertain	27039	Modern evaluation on land at Longford, near Gloucester. Four undated subcircular features recorded.	384300 220700
22	Phase 1 West Cheltenham	Prehistoric to Roman	8637	The ditch is about 1 metre wide and on the eastern side is a 4 metre gap. About 27 metres to the east of the circular enclosure is an arc of a curvilinear ditch about 75 metres long, within which are some amorphous maculae cropmarks. These features may represent trackways, boundary ditches of enclosures and a possible farmstead	390929 225050
22	Phase 1 West Cheltenham	Prehistoric to Roman	8637	About 27 metres to the east of the circular enclosure is an arc of a curvilinear ditch about 75 metres long, within which are some amorphous maculae cropmarks.	390929 225050
22	Phase 1 West Cheltenham	Prehistoric to Roman	8637	These features may represent trackways, boundary ditches of enclosures and a possible farmstead. Uckington.	390929 225050
23	Phase 1 West Cheltenham	Later Prehistoric to Roman	44928	Potential pits/burnt materials and a penannular ditch from the 2009 geophysical survey of land northwest of Cheltenham.	392161 225039
23	Phase 1 West Cheltenham	Later Prehistoric to Roman	44928	Potential pits/burnt materials and a penannular ditch from the 2009 geophysical survey of land northwest of Cheltenham.	392161 225039
24	Phase 1 West Cheltenham	Bronze Age	38085	Prehistoric - probably Middle Bronze Age - pits excavated at 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392449 224072
25	Phase 1 West Cheltenham	Uncertain	38083	Series of three Unknown period palaeochannels partially excavated at 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392407 224023
26	Phase 1 West Cheltenham	Uncertain	38087	Pair of crouched burials of Early Medieval and Unknown period dates excavated at 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392436 223974
27	Phase 1 West Cheltenham	Uncertain	38088	Series of three Unknown period ditches partially excavated at 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392456 224508

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
28	Phase 1 West Cheltenham	Uncertain	7469	Ponds at Manor Farm	391300	224900
28	Phase 1 West Cheltenham	Uncertain	7469	Ponds at Manor Farm	391300	224900
29	Phase 1 West Cheltenham	Uncertain	8637	Black Length Fieldnames recorded in the 19th century - possibly indicative of previous settlement in the area?	390929	225050
30	Phase 1 West Cheltenham	Uncertain	8754	Burrough's Leaze Fieldname	390700	223300
31	Phase 1 West Cheltenham	Uncertain	20350	Undated linear feature from trench 4 from the 1999 evaluation at the proposed GCHQ site at Bennhall, Cheltenham.	391700	222500
32	Phase 1 West Cheltenham	Uncertain	20430	Undated posthole cut into natural, trench 2, 1999 evaluation	391400	221500
32	Phase 1 West Cheltenham	Uncertain	20430	Romano-British enclosure ditch terminal (cuts prehistoric gully), trench 2, 1999 evaluation	391400	221500
32	Phase 1 West Cheltenham	Uncertain	20430	Romano-British enclosure ditch terminal (cuts prehistoric gully), trench 2, 1999 evaluation	391400	221500
32	Phase 1 West Cheltenham	Uncertain	20430	Probable pit, cut by Romano-British ditch, trench 2, 1999 evaluation	391400	221500
33	Phase 1 West Cheltenham	Uncertain	35024	Uncertain period deposit encountered in 2010 evaluation work at Kingsmead School, Cheltenham.	392600	224000
34	Land at Fiddington	Prehistoric	13982	Possible prehistoric features including pits and a gully excavated in 1992 by the Oxford Archaeological Unit in work at North Fiddington, Ashchurch.	391900	232600
35	Land at Fiddington/Land at Mitton	Uncertain	6343	Cropmarks	391300	233400
36	Land at Fiddington	Uncertain	6344	Cropmark	393400	232600
37	Land at Fiddington	Uncertain	21005	Single undated posthole from watching brief on land at Church Farm, Ashchurch.	392700	233450
38	Land at Fiddington	Uncertain	5478	Six grave cuts from 1998 evaluation at St Nicholas Church, Ashchurch.	392760	233410
39	Land at	Uncertain	22031	Post-hole containing possible sherd of Saxon pottery from 2003	392700	233200

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
	Fiddington			archaeological evaluation at Ashchurch railway bridge, Ashchurch.		
40	Land at Fiddington	Uncertain	8503	Red Pikes Piece Fieldname	391300	231600
41	Land at Fiddington	Uncertain	8505	Embury's Orchard Fieldname	392400	232100
42	Land at Fiddington	Uncertain	8506	The Feathers Fieldnames	392600	232700
43	Land at Fiddington	Uncertain	8507	Curborough Fieldnames	393000	233400
44	Land at Mitton	Uncertain	20952	Ditch found in trench 15 of the 1991 evaluation of land around Cowfield Farm, Ashchurch. The ditch lay below the ridge and furrow.	391300	234100
45	Land at Mitton	Prehistoric	27139	A possible paleochannel found during a modern, archaeological evaluation of land off Bredon Road, Mitton, Tewkesbury.	389850	233760
45	Land at Mitton	Uncertain	27139	An undated backfilled quarry found during a modern, archaeological evaluation of land off Bredon Road, Mitton, Tewkesbury.	389850	233760
46	Land at Mitton	Middle Bronze Age	33925	A truncated early Bronze Age pit modern, archaeological evaluation of land off Bredon Road, Mitton, Tewkesbury.	389990	234010
46	Land at Mitton	Middle Bronze Age to Iron Age	33925	A truncated early Bronze Age pit modern, archaeological evaluation of land off Bredon Road, Mitton, Tewkesbury.	389990	234010
46	Land at Mitton	Bronze Age	33925	A truncated early Bronze Age pit modern, archaeological evaluation of land off Bredon Road, Mitton, Tewkesbury.	389850	233760
46	Land at Mitton	Uncertain	33926	A twentieth century sand and gravel pit found during an evaluation (phase II) of land off Bredon Road, Tewkesbury.	389915	233762
47	Land at Mitton	Uncertain	40579	The hollow is 67m long by 37m wide with a U shaped ditch at its centre.	389560	233460
48	Land at Mitton	Uncertain	8790	Northway Medieval Settlement	392000	234000
49	Land at Mitton	Uncertain	8508	Savages Meadow Fieldnames	390300	233100
50	Land at Mitton	Uncertain	8509	Fieldname of a possible undated site known as The Parks in 19th century mapping of the area, Northway.	392100	234400
51	Land at Mitton	Uncertain	8760	Historic placename recorded as Town Close in 19th century mapping of the area possibly indicative of a site, Northway.	392300	234300
52	Winnycroft	Late Iron Age to	752	Late Iron Age and Early Roman settlement identified during an evaluation	385304	214295

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
		Roman		in 2014.		
53	Winnycroft	Roman	7485	Roman Burial Ground	385850	214600
54	Winnycroft	Roman	4808	Romano-British Pottery & Possible Quern Stone	385900	215100
54	Winnycroft	Roman	4808	Romano-British Pottery & Possible Quern Stone	385900	215100
55	Winnycroft	Roman	719	Pit containing Roman pottery and worked flint	385072	215253
56	Winnycroft	Roman	4819	Matson Rectory-Romano-British Pottery	385020	215670
56	Winnycroft	Roman	4819	Matson Rectory-Romano-British Pottery	385020	215670
57	A1 Twigworth Extension	Late Iron Age to Roman	46145	Late Iron Age to early Roman enclosures and settlement on land at Twigworth.	384904	221952
57	A1 Twigworth Extension	Late Iron Age to Roman	46145	Late Iron Age to early Roman enclosures and settlement on land at Twigworth. Roundhouse drainage ditches and gullies recorded.	384904	221952
57	A1 Twigworth Extension	Late Iron Age to Roman	46145	Late Iron Age to early Roman enclosures and settlement on land at Twigworth.	384904	221952
58	A1 Twigworth Extension	Roman	45420	Roman ditches and gullies from the 2013 evaluation at Yew Tree Farm, Twigworth.	384984	222348
58	A1 Twigworth Extension	Roman	45420	Roman ditches and gullies from the 2013 evaluation at Yew Tree Farm, Twigworth.	384984	222348
59	A1 Twigworth Extension	Roman	48283	Possible Roman enclosures located by a 2016 geophysical survey of land at Twigworth.	384790	222501
59	A1 Twigworth Extension	Roman	48283	Possible Roman field boundaries located by a 2016 geophysical survey of land at Twigworth.	384790	222501
60	A1 Twigworth Extension	Roman	5603	Roman building identified from finds and field work	385550	222930
60	A1 Twigworth Extension	Roman	5603	Roman site identified from field walking in 1997	385550	222930
60	A1 Twigworth Extension	Roman	5603	Two ditches or pits identified from 1973 excavation on the site of a Roman building	385550	222930
61	A1 Twigworth Extension	Roman	14910	Roman ditches and finds have been identified during a watching brief in 1992 at Twigworth Fields, Twigworth.	385350	222950
62	A1 Twigworth Extension	Late Iron Age	27039	Geophysical survey on land at Longford, near Gloucester. A large rectilinear enclosure with smaller adjoining enclosures and ridge and	384300	220700

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
				furrow detected.		
62	A1 Twigworth Extension	Late Iron Age to Roman	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British square ditched enclosure aligned WSW-ESE by SSE-NNW, 73m across enclosing an area of 0.37 Ha with a possible entrance to the SW recorded.	384300	220700
62	A1 Twigworth Extension	Late Iron Age to Roman	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead recorded.	384300	220700
62	A1 Twigworth Extension	Roman	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
62	A1 Twigworth Extension	Roman	27039	Modern evaluation on land at Longford, near Gloucester. C3/4 northwest to southeast aligned inhumation grave recorded.	384300	220700
62	A1 Twigworth Extension	Roman	27039	Modern evaluation on land at Longford, near Gloucester. Ditch on a different alignment to the restructured large rectilinear enclosure.	384300	220700
62	A1 Twigworth Extension	Roman	27039	Modern evaluation on land at Longford, near Gloucester. Curvilinear ditch recorded.	384300	220700
62	A1 Twigworth Extension	Roman	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
62	A1 Twigworth Extension	Roman	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
62	A1 Twigworth Extension	Roman	27039	Modern evaluation on land at Longford, near Gloucester. Irregular curvilinear enclosure indicating a possible structure recorded.	384300	220700
63	A1 Twigworth Extension	Late Iron Age to Roman	30933	Late Iron Age/Early Roman double-ditched enclosure recorded during a modern evaluation excavation on land at Innsworth. Gullies, pits and postholes within may indicate possible structures.	385000	221300
63	A1 Twigworth Extension	Late Iron Age to Roman	30933	Late Iron Age/Early Roman double-ditched enclosure recorded during a modern evaluation excavation on land at Innsworth. Gullies, pits and postholes within may indicate possible structures.	385000	221300
63	A1 Twigworth Extension	Late Iron Age to Roman	30933	Late Iron Age/Early Roman double-ditched enclosure recorded during a modern evaluation excavation on land at Innsworth. Gullies, pits and postholes within may indicate possible structures.	385000	221300

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
63	A1 Twigworth Extension	Late Iron Age to Roman	30933	Late Iron Age/Early Roman double-ditched enclosure recorded during a modern evaluation excavation on land at Innsworth. Gullies, pits and postholes within may indicate possible structures.	385000 221300
63	A1 Twigworth Extension	Late Iron Age to Roman	30933	Late Iron Age/Early Roman double-ditched enclosure recorded during a modern evaluation excavation on land at Innsworth. Gullies, pits and postholes within may indicate possible structures.	385000 221300
63	A1 Twigworth Extension	Iron Age to Roman	30934	Late Iron Age/Early Roman farmstead and trackway recorded during a modern evaluation excavation on land at Innsworth. Pottery continues into the C4 indicating continuation of use.	385000 221300
63	A1 Twigworth Extension	Iron Age to Roman	30934	Late Iron Age/Early Roman farmstead and trackway recorded during a modern evaluation excavation on land at Innsworth. Pottery continues into the C4 indicating continuation of use.	385000 221300
63	A1 Twigworth Extension	Iron Age to Roman	30934	Late Iron Age/Early Roman farmstead and trackway recorded during a modern evaluation excavation on land at Innsworth. Pottery continues into the C4 indicating continuation of use.	385000 221300
63	A1 Twigworth Extension	Iron Age to Roman	30934	Late Iron Age/Early Roman farmstead and trackway recorded during a modern evaluation excavation on land at Innsworth. Pottery continues into the C4 indicating continuation of use.	385000 221300
63	A1 Twigworth Extension	Late Iron Age to Roman	30934	Late Iron Age/Early Roman farmstead and trackway recorded during a modern evaluation excavation on land at Innsworth. Pottery continues into the C4 indicating continuation of use.	385000 221300
63	A1 Twigworth Extension	Late Iron Age to Roman	30934	Late Iron Age/Roman linear ditches or a trackway, the cropmarks extend about 114 metres north-south and 37.5 metres east-west as mapped from the available aerial photographs. The cropmarks appear to be four linear ditch sections between 0.3 and 5.5 metres wide, converging and crossing in a N-S, NNW-SSE and NW-SE alignment. land at Innsworth.	385000 221300
63	A1 Twigworth Extension	Roman	30935	A complex of possibly Roman linear and curvilinear ditches, an enclosure and/or trackway are visible as cropmarks on historic aerial photographs and were mapped as part of the Severn Vale NMP project. land at Innsworth.	385000 221300
63	A1 Twigworth Extension	Roman	30935	Roman settlement activity indicated by inter-cutting ditches, pits, postholes, linear and curvilinear features during a modern evaluation excavation on land at Innsworth.	385000 221300

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
63	A1 Twigworth Extension	Roman	30935	second phase by more curvilinear and amorphous features with a focus in the bottom half of the cropmark complex, centred on SO 86125 21362, where there is a possible subcircular enclosure. land at Innsworth.	385000	221300
63	A1 Twigworth Extension	Roman	30935	A complex of possibly Roman linear and curvilinear ditches, an enclosure and/or trackway are visible as cropmarks on historic aerial photographs and were mapped as part of the Severn Vale NMP project. Land at Innsworth.	385000	221300
64	A1 Twigworth Extension	Iron Age to Roman	4470	A late Iron Age to early Roman rectilinear enclosure visible as a cropmark is located at Longford. Excavations and a geophysical survey carried out in 2004, provided dating evidence, and was interpreted as an enclosed farmstead.	384400	220700
64	A1 Twigworth Extension	Iron Age to Roman	4470	A late Iron Age to early Roman rectilinear enclosure visible as a cropmark is located at Longford. Excavations and a geophysical survey carried out in 2004, provided dating evidence, and was interpreted as an enclosed farmstead.	384400	220700
64	A1 Twigworth Extension	Late Iron Age to Roman	4470	The rectilinear enclosure (though more accurately a square enclosure, as it measures 70metres by 70metres)	384400	220700
66	Phase 1 West Cheltenham	Late Iron Age	20430	Late Iron Age gully cut into natural, trench 2, 1999 evaluation	391400	221500
66	Phase 1 West Cheltenham	Roman	20430	Romano-British enclosure ditch terminal (cuts prehistoric gully), trench 2, 1999 evaluation	391400	221500
66	Phase 1 West Cheltenham	Roman	20430	Romano-British enclosure ditch terminal (cuts prehistoric gully), trench 2, 1999 evaluation	391400	221500
66	Phase 1 West Cheltenham	Roman	20430	Romano-British enclosure ditch terminal (cuts prehistoric gully), trench 2, 1999 evaluation	391400	221500
66	Phase 1 West Cheltenham	Roman	20430	Romano-British enclosure ditch terminal (cuts prehistoric gully), trench 2, 1999 evaluation	391400	221500
67	Phase 1 West Cheltenham	Middle Iron Age to Late Iron Age	32361	A mid-late Iron Age post hole terminating a ditch found during the 1999 excavation at Arle Court, Hatherley Lane, Cheltenham .	391400	221500
68	Phase 1 West Cheltenham	Roman	32362	Possible enclosure ditch, truncating the earlier Iron Age ditch, containing 44 sherds of 1st century pottery (largely from one vessel) found during the 1999 excavation at Arle Court, Hatherley Lane.	391400	221500
68	Phase 1 West	Roman	32362	Possible enclosure ditch, truncating the earlier Iron Age ditch, containing	391400	221500

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
	Cheltenham			44 sherds of 1st century pottery (largely from one vessel) found during the 1999 excavation at Arle Court, Hatherley Lane.	
68	Phase 1 West Cheltenham	Roman	32362	Ditch found during the 1999 excavation at Arle Court, Hatherley Lane.	391400 221500
69	Phase 1 West Cheltenham	Late Iron Age to Roman	8637	An incomplete circular ditched enclosure is about 11 metres in diameter and is centred at SO 90953 25030. About 27 metres to the east of the circular enclosure is an arc of a curvilinear ditch about 75 metres long, within which are some amorphous maculae cropmarks.	390929 225050
69	Phase 1 West Cheltenham	Late Iron Age to Roman	8637	Area of cropmarks of probable Later Prehistoric to Romano-British settlement and field system complexes, possibly hinted at by 19th century field name, Uckington.	390929 225050
69	Phase 1 West Cheltenham	Late Iron Age to Roman	8637	Area of cropmarks of probable Later Prehistoric to Romano-British settlement and field system complexes, possibly hinted at by 19th century field name, Uckington.	390929 225050
69	Phase 1 West Cheltenham	Late Iron Age to Roman	8637	Black Length Fieldnames recorded in the 19th century - possibly indicative of previous settlement in the area?	390929 225050
70	Phase 1 West Cheltenham	Roman	29641	Ditches, pits and post holes, probably representing a Roman field system, located by an archaeological evaluation at Tewkesbury Road, Uckington.	392081 224678
71	Phase 1 West Cheltenham	Roman	35022	Roman period features encountered in 2010 evaluation work at Kingsmead School, Cheltenham.	392600 224000
71	Phase 1 West Cheltenham	Roman	35022	Roman period features encountered in 2010 evaluation work at Kingsmead School, Cheltenham.	392600 224000
71	Phase 1 West Cheltenham	Roman	35022	Roman period features encountered in 2010 evaluation work at Kingsmead School, Cheltenham.	392600 224000
73	Land at Fiddington	Late Iron Age to Roman	13980	Remains of a small agricultural settlement dating to the 1st to 3rd century from a 2013 evaluation at Fiddington.	391800 233000
74	Land at Fiddington	Roman	13980	Roman period settlement features, deposits and finds made in 1992 by the Oxford Archaeological Unit which recorded Romano-British deposits, North Fiddington, Ashchurch.	392100 232500
75	Land at Fiddington/Land at Mitton	Roman	5481	Probable Roman period settlement in 1969 excavation work on the route of the M5, Tewkesbury.	391520 232830

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
76	Land at Fiddington	Iron Age to Iron Age	13981	Possible Iron Age period settlement features, deposits and finds made in 1992 by the Oxford Archaeological Unit in work at North Fiddington, Ashchurch.	392150 232355
77	Land at Fiddington	Middle Iron Age to Late Iron Age	32939	7 Iron Age ditches identified during 2003 excavation at Ashchurch railway bridge	392725 233282
77	Land at Fiddington	Middle Iron Age to Late Iron Age	32939	Posthole dated to Iron Age could have formed part of structure with two further undated postholes. Discovered during modern excavation at railway bridge, Ashchurch.	392725 233282
78	Land at Fiddington	Roman	22167	five inhumation burials discovered during 2003 excavation	392700 233200
78	Land at Fiddington	Roman	22167	42 ditches from various dates in Romano-British period	392700 233200
78	Land at Fiddington	Roman	22167	Pit dated to 2nd or 3rd century	392700 233200
78	Land at Fiddington	Roman	22167	4 postholes identified from various Romano-British periods	392700 233200
79	Land at Mitton	Roman	12627	Linear feature - OS parcel no. 6358	389704 234564
81	Winnycroft	Early Medieval	697	Area of ridge and furrow	385100 215200
82	Winnycroft	Medieval	795	Medieval features identified during an evaluation in 2014	385310 214866
82	Winnycroft	Medieval	795	Medieval features identified during an evaluation in 2014	385310 214866
83	Winnycroft	Medieval	796	Two areas of medieval (settlement?) activity identified during an evaluation in 2014	385508 214818
84	Winnycroft	Medieval	48537	Two possible medieval pillow mounds are visible as earthworks on historic aerial photographs and remote sensing data and were mapped as part of the Severn Vale NMP project. Winnycroft Farm, Matson.	385614 214684
85	Winnycroft	Medieval	425	Moated site at Sneedham's Green, 220m north east of Green Farm, Matson, it is sub-rectangular and encloses an island 66 by 42 metres, orientated north-south, and may originally have been up to 80 metres long. The moat varies between 14 and 8 metres wide and is 1.5 metres deep Gloucester.	385100 214200
86	Winnycroft	Medieval	428	Matson moated site, Gloucester.	385020 215830

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
86	Winnycroft	Medieval	428	Matson moated site, Gloucester.	385020 215830
86	Winnycroft	Medieval	428	Matson moated site, Gloucester.	385020 215830
86	Winnycroft	Medieval	428	Matson moated site, Gloucester.	385020 215830
86	Winnycroft	Medieval	428	Matson moated site, Gloucester.	385020 215830
86	Winnycroft	Medieval to Post Medieval	428	Matson medieval moated site, is a scheduled monument to the north of Moat Primary School, Gloucester.	385000 215790
87	Winnycroft	Medieval to 21st Century	8402	Late 13th century Parish Church of St Leonard with later additions, Churchfield Road, Upton St Leonards.	386216 214943
87	Winnycroft	Medieval	8402	A medieval font found in the churchyard of St Leonards Church, Upton St Leonards: watching brief	386200 214940
88	Winnycroft	Medieval to 21st Century	8368	St Katherine's Church in Matson is a medieval church which has been rebuilt a number of times in the 19th century, Gloucester.	384750 215460
89	Winnycroft	Medieval to 20th Century	814	The truncated remains of a single burial were identified at a depth of 700mm. The proximity of the articulated bone to the 19th century foundation suggests that the interment may predate the current church. Levelling of the ground during the preparation of the site for the construction of the present church may account for the apparent shallow depth of the skeleton.	384750 215460
90	Winnycroft	Medieval to 20th Century	815	St Katherine's Church Churchyard	384754 215459
91	Winnycroft	Medieval	28434	Listed Building grade II* late 16th century manor house, with early 18th, early 19th and 20th century alterations, known as Matson House, and Selwyn School for Girls, Matson Lane, Matson, Gloucester.	384806 215468
92	Winnycroft	Medieval	48389	Centred on SO 84804 14915, nine sub-rectangular earthwork platforms and boundary ditches are visible on either side of Matson Lane, with two sections of linear trackway extending southwest about 500 metres from Matson Lane from SO 84802 14943 to SO 84505 14526. Robinswood Golf Course.	384804 214915
92	Winnycroft	Medieval	48389	The nine subrectangular building platforms or crofts are sited on either side of the fork in the roads and range in size from 20x10 metres to 43 x 30 metres. mapped as part of the Severn Vale NMP project. Robinswood Golf Course.	384804 214915

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
92	Winnycroft	Medieval	48389	The nine subrectangular building platforms or crofts are sited on either side of the fork in the roads and range in size from 20x10 metres to 43 x 30 metres. Mapped as part of the Severn Vale NMP project. Robinswood Golf Course.	384804 214915
92	Winnycroft	Medieval	48389	The site of a possible medieval building with crofts, or a hamlet, is visible as earthworks on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Robinswood Golf Course.	384804 214915
92	Winnycroft	Medieval	48389	The site of a possible medieval building with crofts, or a hamlet, is visible as earthworks on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Robinswood Golf Course.	384804 214915
92	Winnycroft	Medieval	48389	The two fragments of trackway suggest that the road split at this point, the present road continuing to Sneedhams' Green and the other possibly joining up with Whaddon Green following the line of the parish boundary.. Robinswood Golf Course.	384804 214915
92	Winnycroft	Medieval	48389	The site of a possible medieval building with crofts, or a hamlet, is visible as earthworks on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Robinswood Golf Course.	384804 214915
93	Winnycroft	Medieval	7484	Merestones	385600 215300
94	Winnycroft	Medieval to Post Medieval	42073	Medieval and Post Medieval pre-inclosure open field system recorded as the Great Awe Field, now within Gloucester parish.	385892 215677
94	Winnycroft	Medieval to Post Medieval	42073	Medieval and Post Medieval pre-inclosure open field system recorded as the Great Awe Field, now within Gloucester parish.	385892 215677
97	Winnycroft	Medieval to Post Medieval	48539	A circular medieval and/or post-medieval extractive pit is visible as an earthwork on historic aerial photographs and remote sensing data and was mapped as part of the Severn Vale NMP project. Open space between Hill Hay Road and Haycroft Drive. Gloucester.	385506 214958
98	A1 Twigworth Extension	Medieval to Post Medieval	45419	2013 evaluation at Yew Tree Farm, Twigworth.	384984 222348
99	A1 Twigworth Extension	Medieval	5603	Ridge and furrow within Six Acre Field	385550 222930
100	A1 Twigworth Extension	Medieval	7161	Medieval Ridge and Furrow	384100 220700

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
101	A1 Twigworth Extension	Medieval to Post Medieval	27039	Geophysical survey on land at Longford, near Gloucester. A large rectilinear enclosure with smaller adjoining enclosures and ridge and furrow detected.	384300 220700
101	A1 Twigworth Extension	Medieval	27039	Geophysical survey on land at Longford, near Gloucester. A large rectilinear enclosure with smaller adjoining enclosures and ridge and furrow detected.	384300 220700
102	A1 Twigworth Extension	Medieval	30936	Ridge and furrow recorded during a modern evaluation excavation on land at Innsworth. Some extant.	385000 221300
103	A1 Twigworth Extension	Medieval to 20th Century	36115	Listed Building grade II* detached house of 15th century date or earlier, with additions of the 17th and 20th centuries, known as The Manor House, located on the west side of the A38 road, Twigworth.	384885 222460
104	A1 Twigworth Extension	Early Medieval	8801	Down Hatherley Medieval Settlement	386000 222000
105	A1 Twigworth Extension	Medieval to Post Medieval	8333	Listed Building grade II* Anglican parish church known as the Church of Saint Mary and Corpus Christi, Down Hatherley.	386787 222484
106	A1 Twigworth Extension	Medieval	4451	Medieval moated site at Hatherley Court, Down Hatherley.	385930 222730
107	A1 Twigworth Extension	Medieval	5592	Brickhampton DMV	387000 222000
107	A1 Twigworth Extension	Medieval	5592	Brickhampton DMV	387000 222000
107	A1 Twigworth Extension	Medieval	5592	Located in a field adjacent former Brickhampton Court Farm and centred on SO 86912 22071, the sub rectangular platform measures about 32 metres N-S and 21 metres E-W at the widest points. mapped as part of the Severn Vale NMP project.	387000 222000
107	A1 Twigworth Extension	Medieval	5592	The sub rectangular platform measures about 32 metres N-S and 21 metres E-W at the widest points. It is surrounded by a boundary ditch between 2.5 and 7.7 metres wide. Brickhampton deserted Settlement.	386912 222071
108	A1 Twigworth Extension	Medieval	7173	Moated Site	385000 221200
109	A1 Twigworth Extension	Medieval to Post Medieval	48266	Areas of extensive medieval to post-medieval water meadows are visible on aerial photographs along the Wotton and Horsbere Brooks at Longford and were mapped as part of the Severn Vale NMP project. Longford	383255 221111

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
109	A1 Twigworth Extension	Medieval to Post Medieval	48266	Areas of extensive medieval to post-medieval water meadows are visible on aerial photographs along the Wotton and Horsbere Brooks at Longford and were mapped as part of the Severn Vale NMP project. Longford	383255	221111
110	Phase 1 West Cheltenham	Early Medieval	34113	Possible early medieval ditch terminal from an evaluation at Kingsmead School, Cheltenham.	392331	224087
111	Phase 1 West Cheltenham	Early Medieval	38084	Early Medieval buildings and pits excavated in 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392331	224069
111	Phase 1 West Cheltenham	Early Medieval	38084	Early Medieval buildings and pits excavated in 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392331	224069
111	Phase 1 West Cheltenham	Early Medieval	38084	Early Medieval buildings and pits excavated in 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392331	224069
111	Phase 1 West Cheltenham	Early Medieval	38084	Early Medieval buildings and pits excavated in 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392331	224069
112	Phase 1 West Cheltenham	Early Medieval	38086	Early Medieval enclosure and pits partially excavated at 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392427	223958
112	Phase 1 West Cheltenham	Early Medieval	38086	Early Medieval enclosure and pits partially excavated at 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392427	223958
113	Phase 1 West Cheltenham	Early Medieval	38087	Pair of crouched burials of Early Medieval and Unknown period dates excavated at 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392436	223974
114	Phase 1 West Cheltenham	Early Medieval	32363	An early medieval shallow scoop created either by slumping or dug into the upper fills of the later roman enclosure ditch, found during the 1999 excavation at Arle Court, Hatherley Lane.	391400	221500
115	Phase 1 West Cheltenham	Medieval	6474	Withybridge Mill on site of Medieval Uckington Mill referred to in the Domesday Book, Boddington.	390520	224650
116	Phase 1 West Cheltenham	Medieval	5413	Moated House	391580	224650
117	Phase 1 West Cheltenham	Medieval	6647	Medieval pottery and placename	391620	222670
117	Phase 1 West Cheltenham	Medieval	6647	Medieval pottery and placename	391620	222670
118	Phase 1 West	Medieval	7470	Bar Bridge	392150	224310

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
	Cheltenham					
119	Phase 1 West Cheltenham	Medieval	20350	Ridge and furrow over proposed GCHQ site at Benhall, Cheltenham: desk based assessment	391700	222500
119	Phase 1 West Cheltenham	Medieval	20350	Ridge and furrow over proposed GCHQ site at Benhall, Cheltenham: desk based assessment	391700	222500
119	Phase 1 West Cheltenham	Medieval	20430	Linear feature containing medieval pottery recorded in Trench 2 in the 2002 evaluation	391400	221500
120	Phase 1 West Cheltenham	Medieval to Post Medieval	48064	A medieval and/or post-medieval hollow way is visible as an earthwork on aerial photographs and was mapped as part of the Severn Vale NMP project. Hayden Green, Cheltenham.	390512	222935
121	Phase 1 West Cheltenham	Medieval to Post Medieval	48065	A medieval and/or post-medieval hollow way is visible as an earthwork on aerial photographs and was mapped as part of the Severn Vale NMP project. Golden Valley, Cheltenham.	390581	222526
122	Land at Fiddington	Medieval	464	The scheduled earthwork remains of the Deserted Medieval Village of Walton Cardiff, Ashchurch.	390700	232200
122	Land at Fiddington	Medieval to Post Medieval	464	The scheduled earthwork remains of the Deserted Medieval Village of Walton Cardiff, Ashchurch.	390700	232200
122	Land at Fiddington	Medieval	464	Scheduled Monument earthwork remains of a Deserted Medieval Village of Walton Cardiff, Ashchurch.	390700	232200
122	Land at Fiddington	Medieval to Post Medieval	464	The scheduled earthwork remains of the Deserted Medieval Village of Walton Cardiff, Ashchurch.	390700	232200
123	Land at Fiddington	Medieval	27978	Deserted medieval village of Walton Cardiff. Possible medieval boundary ditch to settlement identified during a 2004 evaluation of a proposed watercourse in the northern part of the site.	390600	232300
123	Land at Fiddington	Medieval	27978	Deserted medieval village of Walton Cardiff. Medieval or post medieval land surface, two ditches and a truncated circular feature were identified during a 2005 watching brief for a proposed watercourse to the north of the settlement.	390700	232200
124	Land at Fiddington	Early Medieval	8782	Pamington Medieval Settlement	393000	233000
124	Land at Fiddington	Medieval	8782	Pamington Medieval Settlement	393000	233000

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
125	Land at Fiddington	Medieval	6340	Shrunken Village	392900 232700
126	Land at Fiddington	Early Medieval	32940	Possible Saxon ditch discovered during modern excavations at railway bridge Ashchurch	392746 233319
126	Land at Fiddington	Medieval	32941	Nine excavated Medieval ditches, Ashchurch	392802 233285
126	Land at Fiddington	Medieval	32941	Nine excavated Medieval ditches, Ashchurch	392802 233285
126	Land at Fiddington	Medieval	32941	Four excavated medieval pits possibly for the extraction of natural clay, Ashchurch	392802 233285
127	Land at Fiddington	Early Medieval	48205	2014 evaluation at land at Ashchurch Road, Ashchurch. Saxon pit recorded.	392700 233100
127	Land at Fiddington	Medieval	48205	2014 evaluation at land at Ashchurch Road, Ashchurch. Medieval ridge and furrow recorded.	392700 233100
128	Land at Fiddington	Medieval	22031	2003 archaeological evaluation at Ashchurch railway bridge, Ashchurch. Romano-British settlement and evidence for medieval and post medieval activity.	392700 233200
128	Land at Fiddington	Medieval to Post Medieval	22031	2003 archaeological evaluation at Ashchurch railway bridge, Ashchurch. Romano-British settlement and evidence for medieval and post medieval activity.	392700 233200
128	Land at Fiddington	Medieval	22031	Ridge and furrow recorded during 2003 archaeological evaluation at Ashchurch railway bridge, Ashchurch.	392700 233200
129	Land at Fiddington	Medieval	21005	Two ditches at right angles to each other, possibly part of a field system - found during the March 2001 evaluation.	392700 233450
129	Land at Fiddington	Medieval	21005	Gully, probably associated with possible field system - found during the March 2001 evaluation	392700 233450
130	Land at Fiddington	Medieval to Post Medieval	36102	Listed Building grade II* Anglican parish church known as the Church of Saint Nicholas, Ashchurch.	392758 233414
131	Land at Fiddington	Medieval to Post Medieval	32942	Post-Medieval building, (16th century), Ashchurch	392770 233264
131	Land at Fiddington	Medieval to Post Medieval	32942	Possible site of craft industry in Post-Medieval building, (16th century), Ashchurch	392770 233264

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
135	Land at Mitton	Medieval	40421	A possible medieval settlement site is visible as earthworks to the east of Arundel Road, Mitton, Tewkesbury.	390400	233700
135	Land at Mitton	Medieval	40421	A possible medieval settlement site is visible as earthworks to the east of Arundel Road, Mitton, Tewkesbury.	390400	233700
135	Land at Mitton	Medieval	40421	A possible medieval settlement site is visible as earthworks to the east of Arundel Road, Mitton, Tewkesbury.	390400	233700
136	Land at Mitton	Medieval to Post Medieval	5480	A possible Medieval moated site is visible as earthworks to the northeast of Northway Mill, Northway.	392230	234930
136	Land at Mitton	Medieval to Post Medieval	5480	The moat may be associated with clay extraction.	392230	234930
136	Land at Mitton	Medieval to Post Medieval	5480	The moat may be associated with fish farming.	392230	234930
136	Land at Mitton	Medieval to Post Medieval	5480	A possible Medieval moated site is visible as earthworks to the northeast of Northway Mill, Northway.	392230	234930
137	Land at Mitton	Medieval to Post Medieval	40401	The site of a now filled medieval moat is visible as a levelled earthwork at Cowfields Farm, Ashchurch.	391300	234100
138	Land at Mitton	Medieval to Post Medieval	7582	Cowfield Mill	391100	233900
139	Land at Mitton	Medieval	15010	The site of Cowfield Mill, a medieval watermill and its associated mill race are visible as earthworks, Ashchurch.	391100	233850
139	Land at Mitton	Medieval	15010	The site of Cowfield Mill, a medieval watermill and its associated mill race are visible as earthworks, Ashchurch.	391100	233850
139	Land at Mitton	Medieval	15010	The site of Cowfield Mill, a medieval watermill and its associated mill race are visible as earthworks, Ashchurch.	391100	233850
139	Land at Mitton	Medieval	15010	The site of Cowfield Mill, a medieval watermill and its associated mill race are visible as earthworks, Ashchurch.	391100	233850
140	Land at Mitton	Medieval	8759	Carantes Mill	391100	233800
141	Land at Mitton	Medieval	20952	Moat of Cowfield Farm identified in trench 6 of the 1991 evaluation of land around Cowfield Farm, Ashchurch	391300	234100
142	Land at Mitton	Medieval to Post Medieval	4718	A medieval moated site is visible as earthworks at Northway Farm grounds, Northway.	391900	234100
142	Land at Mitton	Medieval to	4718	A medieval moated site is visible as earthworks at Northway Farm	391900	234100

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
		Post Medieval		grounds, Northway.		
143	Land at Mitton	Medieval	4719	A possible medieval settlement site is visible as earthworks in the grounds of Carrent Brook Junior School, Northway.	392300	234300
143	Land at Mitton	Medieval	4719	A possible medieval settlement site is visible as earthworks in the grounds of Carrent Brook Junior School, Northway.	392300	234300
143	Land at Mitton	Medieval	4719	A possible medieval settlement site is visible as earthworks in the grounds of Carrent Brook Junior School, Northway.	392300	234300
143	Land at Mitton	Medieval	4719	Possible Medieval moated site with attendant earthworks located west of Northway Farm, Northway.	392300	234300
144	Land at Mitton	Medieval	4856	Mitton Chapel	390300	233900
144	Land at Mitton	Medieval	4856	Mitton Chapel	390300	233900
144	Land at Mitton	Medieval	4856	Twelfth century cross-head from Mitton Chapel, Tewkesbury.	390300	233900
145	Land at Mitton	Medieval to Post Medieval	40406	A medieval to post medieval water meadow is visible as earthworks to the west of Cowfield Farm. The site crosses the border between Gloucestershire and Herefordshire, Ashchurch.	391000	234000
145	Land at Mitton	Medieval to Post Medieval	40406	A medieval to post medieval water meadow is visible as earthworks to the west of Cowfield Farm. The site crosses the border between Gloucestershire and Herefordshire, Ashchurch.	391000	234000
145	Land at Mitton	Medieval to Post Medieval	40420	A medieval to post medieval extractive pit or pond is visible as an earthwork to the north of Mirtton, Tewkesbury.	390150	233950
145	Land at Mitton	Medieval to Post Medieval	40420	A medieval extractive pit or pond is visible as an earthwork to the north of Mirtton, Tewkesbury.	390150	233950
146	Land at Mitton	Medieval	40579	The site could be a medieval marina or dock that has silted up.	389560	233460
146	Land at Mitton	Medieval	40579	The site could be a medieval marina or dock that has silted up.	389560	233460
148	Land at Mitton	Medieval	47460	12th - 14th century ditch of unknown function from the 2014 evaluation of land off Bredon Road, Tewkesbury.	390158	233965
151	Land at Mitton	Medieval	8488	Mitton Manor-Stone Foundations	390350	233850
152	Winnycroft	Post Medieval	9279	Cast Iron Boundary Marker at Upton St Leonards	386020	214700
153	Winnycroft	Post Medieval	17223	Rubble filled drainage channel from Rances Pitch	386230	214880
153	Winnycroft	Post Medieval	17223	Unsurfaced path from Rances Pitch	386230	214880

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
154	Winnycroft	Post Medieval to 20th Century	28434	Listed Building grade II* late 16th century manor house, with early 18th, early 19th and 20th century alterations, known as Matson House, and Selwyn School for Girls, Matson Lane, Matson, Gloucester.	384806 215468
154	Winnycroft	Post Medieval	28434	Charles I's Royalist headquarters during the siege of Gloucester, Matson House, Gloucester.	384806 215468
155	Winnycroft	Post Medieval	33013	Five burials from St Leonards Church, Upton St Leonards: watching brief	386200 214940
156	Winnycroft	Post Medieval to 21st Century	33021	The 1850 primary school is a former Church of England primary school built by Henry Woodyer, Churchfield Road, Upton St Leonards.	386248 214910
157	Winnycroft	Post Medieval to 21st Century	33022	The circa 1850 Well head consists of a well head with a hand mechanism, it is located to the west of the Primary school, Churchfield Road, Upton St Leonards.	386252 214924
158	Winnycroft	Post Medieval to 21st Century	33023	The circa 1850 boundary wall underwent some rebuilding in the 20th century by Henry Woodyer, Churchfield Road, Upton-St-Leonards.	386252 214938
158	Winnycroft	Post Medieval to 21st Century	33023	The circa 1850 railings underwent some rebuilding in the 20th century by Henry Woodyer, Churchfield Road, Upton-St-Leonards.	386252 214938
158	Winnycroft	Post Medieval to 21st Century	33023	The circa 1850 gates to school underwent some rebuilding in the 20th century by Henry Woodyer, Churchfield Road, Upton-St-Leonards.	386252 214938
158	Winnycroft	Post Medieval to 21st Century	33023	The circa 1850 gatepiers underwent some rebuilding in the 20th century by Henry Woodyer, Churchfield Road, Upton-St-Leonards.	386252 214938
159	Winnycroft	Post Medieval to 21st Century	33033	The 17th century Teckels Cottage is a small detached house with 20th century additions, Stanley Road, Upton St Leonards.	386703 214392
160	Winnycroft	Post Medieval to 21st Century	33035	The late 16th century Grove Court is a large detached farmhouse with an early 19th century addition and a late 19th century rebuild, Grove Court, Upton St Leonards.	385823 214499
161	Winnycroft	Post Medieval to 21st Century	33037	The 17th century Thatch Cottage was formerly 2 houses in a row and is now a detached house with 20th century alterations, Upton Hill, Upton St Leonards.	385838 214264
161	Winnycroft	Post Medieval	33037	The 17th century Thatch Cottage was formerly 2 houses in a row and is now a detached house, Upton Hill, Upton St Leonards.	385838 214264
161	Winnycroft	Post Medieval	33037	The 17th century Thatch Cottage was formerly 2 houses in a row and is now a detached house, Upton Hill, Upton St Leonards.	385838 214264
162	Winnycroft	Post Medieval	33055	The 18th century sundial includes a 19th century base, it is located in the	386262 214957

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
		to 21st Century		churchyard circa 40m east of the Church of St Leonard, Churchfield Road, Upton St Leonards.	
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
				Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Pedestal tomb. Dated 1800. Sandstone. Rectangular with raised side inscription panels having quadrant corners; recessed oval end panels. Hollow moulded top; bold torus moulding above low plinth. Inscribed to RICHARD FRANKIS, died 1800. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Pedestal tomb. Dated 1800. Sandstone. Rectangular with raised side inscription panels having quadrant corners; recessed oval end panels. Hollow moulded top; bold torus moulding above low plinth. Inscribed to RICHARD FRANKIS, died 1800. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Pedestal tomb. Dated 1800. Sandstone. Rectangular with raised side inscription panels having quadrant corners; recessed oval end panels. Hollow moulded top; bold torus moulding above low plinth. Inscribed to RICHARD FRANKIS, died 1800. It is located in the churchyard circa 11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386235 214967
163	Winnycroft	Post Medieval	33056	Chest tomb. Dated 1697. Limestone. Lyre ended with rectangular side inscription panels; cavetto moulded top, base invisible (March 1985). Inscribed to JOHN NURSE, died 1697. It is located in the churchyard circa	386235 214967

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
				11m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.		
164	Winnycroft	Post Medieval	33057	One of three late 17th century monuments in a row, located in the churchyard circa 5m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386216	214958
164	Winnycroft	Post Medieval	33057	One of three late 17th century monuments in a row, located in the churchyard circa 5m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386216	214958
164	Winnycroft	Post Medieval	33057	One of three late 17th century monuments in a row, located in the churchyard circa 5m north of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386216	214958
165	Winnycroft	Post Medieval	33058	The 1740 Grimes monument is a chest tomb located in the churchyard circa 2.5m east of chancel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386225	214940
166	Winnycroft	Post Medieval	33059	The 1745 Smith monument is a chest tomb located in the churchyard circa 3m east of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386222	214946
167	Winnycroft	Post Medieval	33060	The 1670 Atkyns monument is a chest tomb located in the churchyard circa 1.5m north of Smith monument to east of north chapel to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386223	214949
168	Winnycroft	Post Medieval	33061	The 1656 Taylor monument is a chest tomb located in the churchyard circa 3m north east of north porch to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386212	214966
169	Winnycroft	Post Medieval	33062	The 1648 Roberts monument is a chest tomb located in the churchyard circa 1m north-west of Taylor monument to north of the Church of St Leonards, Churchfield Road, Upton St Leonards.	386208	214967
170	Winnycroft	Post Medieval	33063	The 1729 unidentified monument is a chest tomb located in the churchyard circa 4m north-east of Taylor monument to north of the Church of St Leonard, Churchfield Road, Upton St Leonards.	386219	214969
171	Winnycroft	Post Medieval	33064	The 1709 Davis monument is a chest tomb located in the churchyard circa 6m north of Taylor monument to north of the Church of St Leonard, Churchfield Road, Upton St Leonards.	386214	214973
172	Winnycroft	Post Medieval	33065	The 1829 monument to John Kemble is a pedestal tomb located in the	386217	214979

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
				churchyard circa 12m north of Taylor monument to north of the Church of St Leonard, Churchfield Road, Upton St Leonards.	
173	Winnycroft	Post Medieval	33066	The 1793 monument to Mary Kemble is a pedestal tomb located in the churchyard circa 0.5m north of monument to John Kemble to north of the Church of St Leonards, Churchfield Road, Upton St Leonards.	386221 214982
174	Winnycroft	Post Medieval	33067	The 1834 monument to John Kemble Chandler is a pedestal tomb located in the churchyard circa 1m west of monument to John Kemble to north of the Church of St Leonard, Churchfield Road, Upton St Leonards.	386217 214979
175	Winnycroft	Post Medieval	33068	The 1816 monument to William Frankis is a pedestal tomb located in the churchyard circa 9m north-west of the Church of St Leonard, Churchfield Road, Upton St Leonards.	386199 214972
176	Winnycroft	Post Medieval	33069	The 1796 Higgs monument is a pedestal tomb located in the churchyard circa 4m west of tower to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386181 214958
177	Winnycroft	Post Medieval	33070	The late 17th century unidentified monument is located in the churchyard circa 1.5m north-east of Higgs monument to west of the Church of St Leonard, Churchfield Road, Upton St Leonards.	386187 214959
178	Winnycroft	Post Medieval	33071	The 1827 Abel monument is a pedestal tomb located in the churchyard circa 1m west of north aisle to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386191 214948
179	Winnycroft	Post Medieval	33072	The 1689 monument to Richard Ockold is a chest tomb located in the churchyard circa 3m south of south aisle to Church of St Leonard, Churchfield Road, Upton St Leonards.	386194 214938
180	Winnycroft	Post Medieval	33073	The 1657 monument to Richard Ockold is a chest tomb located in the churchyard circa 4.5m south of south aisle to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386192 214935
181	Winnycroft	Post Medieval	33074	The 1789 unidentified monument is located in the churchyard circa 3m south of vestry to the Church of St Leonard, Churchfield Road, Upton St Leonards.	386205 214930
182	Winnycroft	Post Medieval to 21st Century	40063	The 17th century Little Court was remodelled and extended in the 18th century and altered in the early 19th century, Rance Lane, Upton St Leonards.	385994 214572
183	Winnycroft	Post Medieval	41901	Listed Building grade II 17th century farmhouse - partly timber framed,	384889 215116

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
		to 20th Century		now a country club and restaurant the Gloucester Country Club, Matson Lane, Matson, Gloucester.		
183	Winnycroft	Post Medieval to 20th Century	41901	Listed Building grade II 17th century farmhouse - partly timber framed, now a country club and restaurant the Gloucester Country Club, Matson Lane, Matson, Gloucester.	384889	215116
184	Winnycroft	Post Medieval	41902	Listed Building grade II status probably late 18th century boundary wall along the frontage of Matson Lane, Matson, Gloucester.	384792	215452
185	Winnycroft	Post Medieval to 20th Century	41903	Listed Building grade II late 18th century servants' houses in the former stable yard, now school buildings to the northeast of Selwyn School, Matson Lane, Matson, Gloucester.	384820	215508
185	Winnycroft	Post Medieval to 20th Century	41903	Listed Building grade II late 18th century servants' houses in the former stable yard, now school buildings to the northeast of Selwyn School, Matson Lane, Matson, Gloucester.	384820	215508
186	Winnycroft	Post Medieval	41904	Post Medieval 18th century canal garden located to the southeast of Matson House, Matson Lane, Gloucester.	384874	215465
186	Winnycroft	Post Medieval	41904	Post Medieval 18th century canal garden located to the southeast of Matson House, Matson Lane, Gloucester.	384874	215465
186	Winnycroft	Post Medieval	41904	Post Medieval 18th century canal garden located to the southeast of Matson House, Matson Lane, Gloucester.	384874	215465
187	Winnycroft	Post Medieval to 20th Century	41905	Post Medieval (probably 18th century) walled garden located to the east of the stable block at Matson House, Matson Lane, Gloucester.	384848	215511
187	Winnycroft	Post Medieval	41905	Post Medieval (probably 18th century) walled garden located to the east of the stable block at Matson House, Matson Lane, Gloucester.	384848	215511
188	Winnycroft	Post Medieval to 20th Century	41906	Post Medieval walled garden (probably 19th century) located to the east of Matson House, Matson Lane, Gloucester.	384912	215512
188	Winnycroft	Post Medieval	41906	Post Medieval walled garden (probably 19th century) located to the east of Matson House, Matson Lane, Gloucester.	384912	215512
189	Winnycroft	Post Medieval to 20th Century	42486	Listed Building grade II late 18th century farmhouse, with 19th century alterations, known as Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385582	214764
190	Winnycroft	Post Medieval to 20th Century	42487	Listed Building grade II late 18th century threshing barn and stables, now storage outbuilding, approximately 20m to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385557	214748

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
190	Winnycroft	Post Medieval to 20th Century	42487	Listed Building grade II late 18th century threshing barn and stables, now storage outbuilding, approximately 20m to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385557 214748
191	Winnycroft	Post Medieval to 20th Century	42488	Listed Building grade II late 18th century timber framed former cider house and barn, now a storehouse, attached to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385572 214755
191	Winnycroft	Post Medieval to 20th Century	42488	Listed Building grade II late 18th century timber framed former cider house and barn, now a storehouse, attached to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385572 214755
191	Winnycroft	Post Medieval to 20th Century	42488	Listed Building grade II late 18th century timber framed former cider house and barn, now a storehouse, attached to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385572 214755
192	Winnycroft	Post Medieval to 21st Century	46617	Gloucester County Rifle Range, Upton St Leonards.	385062 213487
192	Winnycroft	Post Medieval to 21st Century	46617	Gloucester County Rifle Range, Upton St Leonards.	385062 213487
192	Winnycroft	Post Medieval to 21st Century	46617	Gloucester County Rifle Range, Upton St Leonards.	385062 213487
193	Winnycroft	Post Medieval	48297	A probable post-medieval trackway's and enclosure are visible as earthworks on aerial photographs and were mapped as part of the Severn Vale NMP project. Matson Lane	384776 215613
193	Winnycroft	Post Medieval	48297	A probable post-medieval trackway's and enclosure are visible as earthworks on aerial photographs and were mapped as part of the Severn Vale NMP project. Matson Lane	384776 215613
193	Winnycroft	Post Medieval	48297	A probable post-medieval trackway's and enclosure. The sub rectangular enclosure is defined by a bank which is about 42metres by 40metres across. Matson Lane	384776 215613
194	A1 Twigworth Extension	Post Medieval to 20th Century	7689	Listed Building grade II timber framed farmhouse of about 17th century date, with alterations and extensions of the 19th century, located on the Tewkesbury Road, Twigworth.	385182 222632
194	A1 Twigworth Extension	Post Medieval to 20th Century	7689	Listed Building grade II timber framed farmhouse of about 17th century date, with alterations and extensions of the 19th century, located on the Tewkesbury Road, Twigworth.	385182 222632

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
195	A1 Twigworth Extension	Post Medieval	8398	St Matthew's Church Twigworth	384230 221700
196	A1 Twigworth Extension	Post Medieval	8590	Old Mill Fieldname	383500 221500
197	A1 Twigworth Extension	Post Medieval	14974	Listed Building grade II former manor house, now converted to a hotel, known as Hatherley Manor, Down Hatherley village, Down Hatherley.	385893 222725
197	A1 Twigworth Extension	Post Medieval to 21st Century	14974	Two phases of walled garden (an earlier one located by a 2014 evaluation) at Hatherley Manor, Down Hatherley.	385893 222725
198	A1 Twigworth Extension	Post Medieval	35736	Listed Building grade II small house probably of the later 18th century as number 98 Tewkesbury Road, Longford.	383868 220832
199	A1 Twigworth Extension	Post Medieval to 20th Century	35737	Listed Building grade II farmhouse probably dating from the early 17th century, with subsequent alterations, known as Manor Farm Farmhouse, Tewkesbury Road, Longford.	383936 220992
200	A1 Twigworth Extension	Post Medieval	35738	Listed Building grade II detached house probably of early 19th century date, with addition of a 20th century porch, known as Longford Lodge, Tewkesbury Road, Longford;	383891 221029
201	A1 Twigworth Extension	Post Medieval	35739	Listed Building grade II farmhouse dating to the second half of the 18th century known as Longford Court, Tewkesbury Road, Longford.	383930 221132
202	A1 Twigworth Extension	Post Medieval	36112	Listed Building grade II detached house of early 19th century date known as Twigworth Lawn, located on the east side of the A38 road, Twigworth.	384680 222210
203	A1 Twigworth Extension	Post Medieval	36113	Listed Building grade II detached house of 17th to early 18th century date, with 19th extension, known as Yew Tree Cottage, located on the east side of the A38 road, Twigworth.	384841 222380
204	A1 Twigworth Extension	Post Medieval	36114	Listed Building grade II barn of late 17th to early 18th century date, located immediately to the northeast of Court Farm, on the west side of the A38 road, Twigworth.	385195 222659
205	A1 Twigworth Extension	Post Medieval	36116	Listed Building grade II detached farmhouse of early 19th century date known as Twigworth Court, located on the west side of the A38 road, Twigworth.	384571 222172
205	A1 Twigworth Extension	Post Medieval	36116	Listed Building grade II detached farmhouse of early 19th century date known as Twigworth Court, located on the west side of the A38 road, Twigworth.	384571 222172

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
206	A1 Twigworth Extension	Post Medieval	36117	Listed Building grade II stables of early 19th date, with mid- to late 19th century date extension, located about 5m north of Twigworth Court, on the west side of the A38 road, Twigworth.	384579	222197
207	A1 Twigworth Extension	Post Medieval	36118	Listed Building grade II former house, now converted to a hotel, of early 19th century date known as the Twigworth Lodge Hotel, located on the west side of the A38 road, Twigworth.	384242	221811
208	A1 Twigworth Extension	Post Medieval	36119	Listed Building grade II status 18th century milestone with inscribed details for Gloucester, located on the west side of the A38 road, Twigworth.	384926	222462
209	A1 Twigworth Extension	Post Medieval	36259	Listed Building grade II status 19th century chest tomb to members of the Maddy family, inscribed with various names and dates, about 11m east of the chancel of the Church of Saint Mary, Down Hatherley.	386756	222479
210	A1 Twigworth Extension	Post Medieval	36260	Listed Building grade II 17th century chest tomb inscribed to Henry Aisgil, about 4.5m east of the chancel of the Church of Saint Mary, Down Hatherley.	386764	222478
211	A1 Twigworth Extension	Post Medieval	36261	Listed Building grade II staus font-like feature of 19th century date, about 0.30m south of the monument to Henry Aisgil in the churchyard of the Church of Saint Mary, Down Hatherley.	386766	222478
212	A1 Twigworth Extension	Post Medieval	36262	Listed Building grade II status 17th century chest tomb to William Drinkwater, inscribed 1615, about 5m south of the nave of the Church of Saint Mary, Down Hatherley.	386782	222492
213	A1 Twigworth Extension	Post Medieval	36263	Listed Building grade II detached house of 17th to early 18th century date, with 20th century alterations, known as Fir Tree Cottage, Down Hatherley village, Down Hatherley.	386554	222538
213	A1 Twigworth Extension	Post Medieval	36263	Listed Building grade II detached house of 17th to early 18th century date, with 20th century alterations, known as Fir Tree Cottage, Down Hatherley village, Down Hatherley.	386554	222538
214	A1 Twigworth Extension	Post Medieval	36264	Listed Building grade II 19th century lodge building, known as The Lodge, for Hatherley Court, Down Hatherley village, Down Hatherley.	385754	222646
215	A1 Twigworth Extension	Post Medieval	36474	Gate piers in front of Wallsworth Hall, Sandhurst.	384171	222971
216	Phase 1 West Cheltenham	Post Medieval	6474	Withybridge Mill on site of Medieval Uckington Mill referred to in the Domesday Book, Boddington.	390520	224650

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
217	Phase 1 West Cheltenham	Post Medieval	6638	C19 Brickworks (Site of)	392200	223500
218	Phase 1 West Cheltenham	Post Medieval	6641	Well & Pond in St Marks	392060	222100
218	Phase 1 West Cheltenham	Post Medieval	6641	Well & Pond in St Marks	392060	222100
219	Phase 1 West Cheltenham	Post Medieval	6997	Turnpike Gate	392550	224150
220	Phase 1 West Cheltenham	Post Medieval	8636	Milham Fieldname	391200	224600
221	Phase 1 West Cheltenham	Post Medieval	20350	Large stone filled pit from trench 37 from the 1999 evaluation at the proposed GCHQ site at Benhall, Cheltenham.	391700	222500
222	Phase 1 West Cheltenham	Post Medieval to 20th Century	20430	Probable pit, cut by Romano-British ditch, trench 2, 1999 evaluation	391400	221500
223	Phase 1 West Cheltenham	Post Medieval to 20th Century	28409	Post medieval and modern features recorded during a 2005 evaluation excavation on land at North Road/Grovefield Way, Cheltenham, including a red brick farmhouse known as Middle Redding Farm.	390673	221456
223	Phase 1 West Cheltenham	Post Medieval to 20th Century	28409	Post medieval and modern features recorded during a 2005 evaluation excavation on land at North Road/Grovefield Way, Cheltenham, including a well.	390673	221456
224	Phase 1 West Cheltenham	Post Medieval	34713	Listed Building grade II 17th century house of Nesley Croft, Fiddlers Green Lane, Cheltenham.	391143	221955
225	Phase 1 West Cheltenham	Post Medieval	34714	Listed Building grade II Arle Court house and adjoining wall, off Gloucester Road, Cheltenham.	391411	221499
225	Phase 1 West Cheltenham	Post Medieval	34714	Listed Building grade II Arle Court house and adjoining wall, off Gloucester Road, Cheltenham.	391411	221499
226	Phase 1 West Cheltenham	Post Medieval	34715	Listed Building grade II Arle Court Stables, off Gloucester Road, Cheltenham.	391363	221534
227	Phase 1 West Cheltenham	Post Medieval	34716	Listed Building grade II status gate piers, railings and gates to Arle Court, Gloucester Road, Cheltenham.	391281	221786
227	Phase 1 West Cheltenham	Post Medieval	34716	Listed Building grade II status gate piers, railings and gates to Arle Court, Gloucester Road, Cheltenham.	391281	221786

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
227	Phase 1 West Cheltenham	Post Medieval	34716	Listed Building grade II status gate piers, railings and gates to Arle Court, Gloucester Road, Cheltenham.	391281	221786
228	Phase 1 West Cheltenham	Post Medieval	34717	Listed Building grade II lodge building to Arle Court, off Gloucester Road, Cheltenham.	391269	221777
229	Phase 1 West Cheltenham	Post Medieval	34718	Listed Building grade II status wall, gates and piers from corner of Arle Court stables southwest to Hatherley Lane, Cheltenham.	391342	221502
229	Phase 1 West Cheltenham	Post Medieval	34718	Listed Building grade II status wall, gates and piers from corner of Arle Court stables southwest to Hatherley Lane, Cheltenham.	391342	221502
229	Phase 1 West Cheltenham	Post Medieval	34718	Listed Building grade II status wall, gates and piers from corner of Arle Court stables southwest to Hatherley Lane, Cheltenham.	391342	221502
230	Phase 1 West Cheltenham	Post Medieval	34719	Listed Building grade II status walls and balustrades of Italian garden at Arle Court, off Gloucester Road, Cheltenham.	391458	221512
230	Phase 1 West Cheltenham	Post Medieval	34719	Listed Building grade II status walls and balustrades of Italian garden at Arle Court, off Gloucester Road, Cheltenham.	391458	221512
230	Phase 1 West Cheltenham	Post Medieval	34719	Listed Building grade II status walls and balustrades of Italian garden at Arle Court, off Gloucester Road, Cheltenham.	391458	221512
230	Phase 1 West Cheltenham	Post Medieval	34719	Listed Building grade II status walls and balustrades of Italian garden at Arle Court, off Gloucester Road, Cheltenham.	391458	221512
231	Phase 1 West Cheltenham	Post Medieval	34749	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 1 and 2 Hatherley Lane, Cheltenham.	391159	221565
231	Phase 1 West Cheltenham	Post Medieval	34749	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 1 and 2 Hatherley Lane, Cheltenham.	391159	221565
231	Phase 1 West Cheltenham	Post Medieval	34749	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 1 and 2 Hatherley Lane, Cheltenham.	391159	221565
231	Phase 1 West Cheltenham	Post Medieval	34749	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 1 and 2 Hatherley Lane, Cheltenham.	391159	221565
232	Phase 1 West Cheltenham	Post Medieval	34750	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 3 and 4 Hatherley Lane, Cheltenham.	391159	221565
232	Phase 1 West Cheltenham	Post Medieval	34750	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 3 and 4 Hatherley Lane, Cheltenham.	391159	221565
232	Phase 1 West Cheltenham	Post Medieval	34750	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 3 and 4 Hatherley Lane, Cheltenham.	391159	221565

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
232	Phase 1 West Cheltenham	Post Medieval	34750	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 3 and 4 Hatherley Lane, Cheltenham.	391159	221565
233	Phase 1 West Cheltenham	Post Medieval	34751	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 5 and 6 Hatherley Lane, Cheltenham.	391159	221565
233	Phase 1 West Cheltenham	Post Medieval	34751	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 5 and 6 Hatherley Lane, Cheltenham.	391159	221565
233	Phase 1 West Cheltenham	Post Medieval	34751	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 5 and 6 Hatherley Lane, Cheltenham.	391159	221565
233	Phase 1 West Cheltenham	Post Medieval	34751	Listed Building grade II pair of semi-detached estate cottages as Redgrove Cottages, numbers 5 and 6 Hatherley Lane, Cheltenham.	391159	221565
234	Phase 1 West Cheltenham	Post Medieval	35023	Post Medieval ditch encountered in 2010 evaluation work at Kingsmead Court, Cheltenham.	392600	224000
234	Phase 1 West Cheltenham	Post Medieval	35023	Post Medieval ditch encountered in 2010 evaluation work at Kingsmead Court, Cheltenham.	392600	224000
235	Phase 1 West Cheltenham	Post Medieval	35946	Listed Building grade II detached house of 17th century date known as Moat Cottage, Uckington village, Uckington.	391679	224623
236	Phase 1 West Cheltenham	Post Medieval	35947	Listed Building grade II large detached house of early 17th century core, extensively altered, known as Moat House, Uckington village, Uckington.	391623	224696
237	Phase 1 West Cheltenham	Post Medieval	35948	Listed Building grade II cast iron bridge and pair of lodge buildings of Post Medieval date located to the north of Moat House, Uckington village, Uckington.	391635	224769
237	Phase 1 West Cheltenham	Post Medieval	35948	Listed Building grade II cast iron bridge and pair of lodge buildings of Post Medieval date located to the north of Moat House, Uckington village, Uckington.	391635	224769
238	Phase 1 West Cheltenham	Post Medieval	35949	Listed Building grade II barn of late 17th to mid-18th century date about 30m northwest of The Moat House, Uckington village, Uckington.	391596	224746
239	Phase 1 West Cheltenham	Post Medieval	35950	Listed Building grade II 17th century farmhouse, with alterations of the 19th century, known as Uckington Farmhouse, Uckington village, Uckington.	391749	225044
240	Phase 1 West Cheltenham	Post Medieval	35951	Listed Building grade II 19th century cart store and stables about 10m north of Uckington Farmhouse, Uckington village, Uckington.	391764	225090
240	Phase 1 West Cheltenham	Post Medieval	35951	Listed Building grade II 19th century cart store and stables about 10m	391764	225090

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
	Cheltenham			north of Uckington Farmhouse, Uckington village, Uckington.		
241	Phase 1 West Cheltenham	Post Medieval to 20th Century	36208	Listed Building grade II pair of semi-detached houses of 17th century date, with mid-20th century alteration, located by the drive to Butler's Court, Boddington.	390466	224716
241	Phase 1 West Cheltenham	Post Medieval to 20th Century	36208	Listed Building grade II pair of semi-detached houses of 17th century date, with mid-20th century alteration, located by the drive to Butler's Court, Boddington.	390466	224716
242	Phase 1 West Cheltenham	Post Medieval	36209	Listed Building grade II barn and corn mill of 17th and early 19th century date respectively known as Withybridge Mill, Boddington.	390521	224647
242	Phase 1 West Cheltenham	Post Medieval	36209	Listed Building grade II barn and corn mill of 17th and early 19th century date respectively known as Withybridge Mill, Boddington.	390521	224647
243	Phase 1 West Cheltenham	Post Medieval to 20th Century	36214	Listed Building grade II farmhouse of early 17th century date, with 18th, 19th and 20th century alterations, known as Hayden farmhouse, Hayden, Boddington.	390367	223623
243	Phase 1 West Cheltenham	Post Medieval to 20th Century	36214	Listed Building grade II farmhouse of early 17th century date, with 18th, 19th and 20th century alterations, known as Hayden farmhouse, Hayden, Boddington.	390367	223623
244	Phase 1 West Cheltenham	Post Medieval	36215	Listed Building grade II 17th century barn, about 15m west of Hayden Farmhouse, Hayden, Boddington.	390346	223631
244	Phase 1 West Cheltenham	Post Medieval	36215	Listed Building grade II 17th century barn, about 15m west of Hayden Farmhouse, Hayden, Boddington.	390346	223631
245	Phase 1 West Cheltenham	Post Medieval	36216	Listed Building grade II house probably 16th century in date, with 19th and 20th century alterations, known as The Old Forge, Old Gloucester Road, Hayden, Boddington.	390162	223686
245	Phase 1 West Cheltenham	Post Medieval	36216	Listed Building grade II house probably 16th century in date, with 19th and 20th century alterations, known as The Old Forge, Old Gloucester Road, Hayden, Boddington.	390162	223686
246	Land at Fiddington	Post Medieval to 20th Century	8118	Site of the Post Medieval Church of Saint James, Walton Cardiff, now demolished, Walton Cardiff, Ashchurch.	390680	232220
247	Land at Fiddington	Post Medieval	8119	Post Medieval, 17th century, chapel site recorded within the Scheduled Monument area for Walton Cardiff Deserted Medieval Village, Ashchurch.	390600	232200
248	Land at	Post Medieval	11268	Ashchurch Station on the Birmingham and Gloucester Railway	392623	233360

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
	Fiddington					
248	Land at Fiddington	Post Medieval	11268	Site of station master's house at Ashchurch Station, Birmingham and Gloucester Railway	392623	233360
248	Land at Fiddington	Post Medieval	11268	Site of back to back railway workers housing, at Ashchurch Station on the Birmingham and Gloucester Railway	392553	233613
248	Land at Fiddington	Post Medieval	11268	Former railway store at Ashchurch Station on the Birmingham and Gloucester Railway	392517	233535
248	Land at Fiddington	Post Medieval	11268	Area of sidings and goods shed, Tewkesbury branch of the Birmingham and Gloucester Railway	392630	233045
248	Land at Fiddington	Post Medieval	11268	Area of sidings and goods shed, Tewkesbury branch of the Birmingham and Gloucester Railway	392638	233078
248	Land at Fiddington	Post Medieval	11268	Bridge over the Carrant Brook, Ashchurch, on the Birmingham and Gloucester Railway	392628	232840
248	Land at Fiddington	Post Medieval	11268	Bridge over the Carrant Brook, Ashchurch, on the Birmingham and Gloucester Railway	392628	232798
248	Land at Fiddington	Post Medieval	11268	Level crossing at Grange Road, Northway, on the Birmingham and Gloucester Railway	392627	232363
248	Land at Fiddington	Post Medieval	11268	Bridge over the Carrant Brook, Ashchurch, on the Birmingham and Gloucester Railway	392622	231743
249	Land at Fiddington	Post Medieval to 20th Century	19884	Natton Seventh Day Baptist Chapel	392950	232580
249	Land at Fiddington	Post Medieval to 20th Century	19884	Natton Seventh Day Baptist Chapel	392950	232580
250	Land at Fiddington	Post Medieval to 20th Century	27721	Historic building recording of A46 road bridge at Ashchurch, prior to demolition, edges of Ashchurch and Northway parishes.	392635	233226
251	Land at Fiddington	Post Medieval	36085	Listed Building grade II chest tomb with inscribed 17th and 18th century dates to members of the Yeend family, located about 7m east of the south porch of the Church of Saint Nicholas, Ashchurch.	392774	233404
252	Land at Fiddington	Post Medieval	36086	Listed Building grade II status 17th century chest tomb to members of the Rowles family, located about 7m south of the south porch of the Church of Saint Nicholas, Ashchurch.	392764	233398
253	Land at	Post Medieval	36087	Listed Building grade II farmhouse of late 16th to early 17th century, with	392723	233385

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
	Fiddington			alterations and extended in the 19th century, known as Church Farmhouse, Ashchurch Village, Ashchurch.		
254	Land at Fiddington	Post Medieval	36088	Listed Building grade II rectory of mid-19th century date known as The Rectory, Ashchurch village, Ashchurch.	392802	233410
255	Land at Fiddington	Post Medieval to 20th Century	40423	A 19th to 20th century causeway is visible across a stream to the west of Chapel Farm, Wheatpieces.	390650	231990
255	Land at Fiddington	Post Medieval to 20th Century	40423	A 19th to 20th century causeway is visible across a stream to the west of Chapel Farm, Wheatpieces.	390650	231990
256	Land at Mitton	Post Medieval	4717	The 19th century mill pond and mill race belonging to Northway Mill are visible as earthworks, Northway.	391990	234840
256	Land at Mitton	Post Medieval	4717	The 19th century mill pond and mill race belonging to Northway Mill are visible as earthworks, Northway.	391990	234840
257	Land at Mitton	Post Medieval	6341	Listed Building grade II former corn mill building of the mid- 19th century known as Northway Mill, Northway.	391993	234839
257	Land at Mitton	Post Medieval	6341	Listed Building grade II former corn mill building of the mid-19th century known as Northway Mill, Northway.	391993	234839
258	Land at Mitton	Post Medieval	8022	Listed Building grade II 17th century detached farmhouse, now large house, known as Mitton Farmhouse, Old Manor Lane, Mitton, Tewkesbury.	390366	233851
258	Land at Mitton	Post Medieval	8022	Listed Building grade II 17th century detached farmhouse, now large house, known as Mitton Farmhouse, Old Manor Lane, Mitton, Tewkesbury.	390366	233851
259	Land at Mitton	Post Medieval	8759	Carantes Mill	391100	233800
260	Land at Mitton	Post Medieval	11268	The Birmingham and Gloucester Railway, later taken over by the Midland Railway	392630	235100
260	Land at Mitton	Post Medieval	11268	Bridge over the Carrant Brook, Ashchurch, on the Birmingham and Gloucester Railway	392630	235023
260	Land at Mitton	Post Medieval	11268	Bridge over the Carrant Brook, Ashchurch, on the Birmingham and Gloucester Railway	390329	233163
260	Land at Mitton	Post Medieval	11268	Area of sidings and goods shed, Tewkesbury branch of the Birmingham and Gloucester Railway	389813	232975
260	Land at Mitton	Post Medieval	11268	Area of sidings and goods shed, Tewkesbury branch of the Birmingham and Gloucester Railway	389813	232975

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
				and Gloucester Railway		
260	Land at Mitton	Post Medieval	11268	The Birmingham and Gloucester Railway, later taken over by the Midland Railway	390108	233090
260	Land at Mitton	Post Medieval	11268	Ashchurch Station on the Birmingham and Gloucester Railway	389918	233090
260	Land at Mitton	Post Medieval	11268	Bridge over the Carrant Brook, Ashchurch, on the Birmingham and Gloucester Railway	389730	233198
260	Land at Mitton	Post Medieval	11268	Bridge over the Carrant Brook, Ashchurch, on the Birmingham and Gloucester Railway	389580	233310
261	Land at Mitton	Post Medieval	12413	Brick culvert capped with lias in OS parcel no. 5400	389700	234408
262	Land at Mitton	Post Medieval	15008	Listed Building grade II 17th to early 18th century barn, forming east side of a 3-sided yard northeast of Cowfield Farm, Tewkesbury.	391420	234158
263	Land at Mitton	Post Medieval	15009	Listed Building grade II combined pigsty and poultry house of 19th century date, located about 10m east of Cowfield Farm, Tewkesbury.	391344	234119
263	Land at Mitton	Post Medieval	15009	Listed Building grade II combined pigsty and poultry house of 19th century date, located about 10m east of Cowfield Farm, Tewkesbury.	391344	234119
264	Land at Mitton	Post Medieval	17425	Howells Gardens, Tewkesbury.	389666	233150
265	Land at Mitton	Post Medieval	20238	Post holes from 1998 evaluation at Homes and Gardens	389600	233300
266	Land at Mitton	Post Medieval to 20th Century	28347	Two post medieval pits and a post medieval ditch recorded during a modern watching brief at 18 Jaynes Row, Tewkesbury.	389636	233172
266	Land at Mitton	Post Medieval to 20th Century	28347	Two post medieval pits and a post medieval ditch recorded during a modern watching brief at 18 Jaynes Row, Tewkesbury.	389636	233172
267	Land at Mitton	Post Medieval	35841	Listed Building grade II house of possible 17th century date, altered in the 19th century, known as Mill House, located at Northway Mill, Northway.	392003	234822
268	Land at Mitton	Post Medieval	35842	Listed Building grade II 18th century farmhouse, later extended in the 19th century, known as Northway Court, Harwick Bank Road, Northway.	392440	234306
269	Land at Fiddington/Land at Mitton	Post Medieval	36084	Listed Building grade II status 19th century milestone inscribed with details of Evesham, Stow, Tewkesbury and Winchcombe, located on the north side of the A438 road, Tewkesbury.	391090	233176
270	Land at Fiddington/Land at Mitton	Post Medieval	36332	Listed Building grade II country house of late 18th and late 19th century date known as Walton House, Churchill Drive, Tewkesbury.	390881	232933

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
270	Land at Fiddington/Land at Mitton	Post Medieval	36332	Listed Building grade II country house of late 18th and late 19th century date known as Walton House, Churchill Drive, Tewkesbury.	390881 232933
271	Land at Fiddington/Land at Mitton	Post Medieval	41191	19th century pump house building intended to serve the Walton House Spa, Walton Cardiff, Tewkesbury.	390807 233165
272	Phase 1 West Cheltenham	Post Medieval to 20th Century	43890	House. C18. The building was a wing added to a former mill building that was later converted to a farmhouse but demolished as part of modern housing development. Modernised. One and half storeys, pitched roof with four identical dormers. Timber framed. Newland View, off Hayden Lane.	392576 224164
272	Phase 1 West Cheltenham	Post Medieval to 20th Century	43890	House. C18. The building was a wing added to a former mill building that was later converted to a farmhouse but demolished as part of modern housing development. Modernised. One and half storeys, pitched roof with four identical dormers. Timber framed. Newland View, off Hayden Lane.	392576 224164
273	Winnycroft	Post Medieval to 20th Century	697	Evaluation work carried out between the 23rd September and the 1st October 2013 at the Hallmark Hotel Site off Matson Lane.	385100 215200
274	Phase 1 West Cheltenham	Post Medieval to 20th Century	43846	Former non-conformist chapel converted to a dwelling. Mid 19C. Single storey, red brick under a red tile roof, with decorative ridge tiles and pinnacles, scalloped barge boards, pointed windows with banded white and red brick voussoirs. The single storey. B4063, Golden Valley.	390608 221992
275	Winnycroft	20th Century	425	Sneedham's Green moated site	385100 214200
276	Winnycroft	20th Century	982	1999 Watching brief at St. Katherine's Church, Matson Lane, Gloucester	384721 215458
277	Winnycroft	20th Century	3822	Romano-British Potsherd Finds	385200 214050
278	Winnycroft	20th Century	4809	Arrowhead and Flints	385800 215800
279	Winnycroft	20th Century	4824	Struck Flint core find	386420 215550
280	Winnycroft	20th Century	17223	Rances Pitch	386230 214880
281	Winnycroft	20th Century	20091	Desk based assessment on land at Ongers Farm	384600 213500
282	Winnycroft	20th Century	27042	WWII heavy anti-aircraft battery (A14) at Belmont, Upton St Leonards.	385700 213500
282	Winnycroft	20th Century	27042	World War Two heavy anti-aircraft battery (A14) at Belmont, Upton St	385700 213500

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
282	Winnycroft	20th Century	27042	World War Two heavy anti-aircraft battery (A14) at Belmont, Upton St Leonards.	385700	213500
282	Winnycroft	Second World War	27042	World War Two heavy anti-aircraft battery (A14). heavy anti-aircraft battery appears to have consisted of four 3.7 inch anti-aircraft guns sited in four subcircular concrete earth-banked gun emplacements laid out in an arc facing westwards. Belmont, Upton St Leonards.	385700	213500
282	Winnycroft	Second World War to 21st Century	27042	World War Two heavy anti-aircraft battery (A14). heavy anti-aircraft battery appears to have consisted of four 3.7 inch anti-aircraft guns sited in four subcircular concrete earth-banked gun emplacements laid out in an arc facing westwards. Belmont, Upton St Leonards.	385700	213500
282	Winnycroft	Second World War	27042	World War Two heavy anti-aircraft battery (A14). Numerous scattered military buildings that formed the camp for the battery crews, accessed by a road from Stockley Way that still forms the access road to the farm. Belmont, Upton St Leonards.	385700	213500
282	Winnycroft	Second World War to 21st Century	27042	World War Two heavy anti-aircraft battery (A14). Numerous scattered military buildings that formed the camp for the battery crews, accessed by a road from Stockley Way that still forms the access road to the farm. Belmont, Upton St Leonards.	385700	213500
282	Winnycroft	Second World War to 21st Century	27042	World War Two heavy anti-aircraft battery (A14) numerous scattered military buildings that formed the camp for the battery crews, accessed by a road from Stockley Way that still forms the access road to the farm, Belmont. Upton St Leonards.	385700	213500
283	Winnycroft	20th Century	27069	Possible location of WWII General Defence Area (GDA) searchlight site CL08 B2 Sneedham's Green, Gloucester.	384882	213953
283	Winnycroft	Second World War	27069	Possible location of WWII General Defence Area (GDA) searchlight site CL08 B2 Sneedham's Green, Gloucester.	384882	213953
283	Winnycroft	Second World War	27069	Adjacent to Snow Capel Farm, this site was listed on the current location statement of No.349 Searchlight Battery on 14th October 1941 as the possible location of General Defence Area (GDA) searchlight site CL08 B2. At SO 84875 13947 a circular earthwork bank encloses an area about 19 square metres. About 31 metres to the north-east is a probable hut platform. Sneedham's Green, Gloucester.	384882	213953

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
284	Winnycroft	20th Century	28434	Listed Building grade II* late 16th century manor house, with early 18th, early 19th and 20th century alterations, known as Matson House, and Selwyn School for Girls, Matson Lane, Matson, Gloucester.	384806 215468
285	Winnycroft	20th Century	33013	Watching brief Church of St Leonard, Upton-St-Leonardss	386194 214947
286	Winnycroft	20th Century	41901	Listed Building grade II 17th century farmhouse - partly timber framed, now a country club and restaurant the Gloucester Country Club, Matson Lane, Matson, Gloucester.	384889 215116
286	Winnycroft	20th Century	41901	Listed Building grade II 17th century farmhouse - partly timber framed, now a country club and restaurant the Gloucester Country Club, Matson Lane, Matson, Gloucester.	384889 215116
287	Winnycroft	20th Century	41903	Listed Building grade II late 18th century servants' houses in the former stable yard, now school buildings to the northeast of Selwyn School, Matson Lane, Matson, Gloucester.	384820 215508
288	Winnycroft	20th Century	42487	Listed Building grade II late 18th century threshing barn and stables, now storage outbuilding, approximately 20m to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385557 214748
288	Winnycroft	20th Century	42487	Listed Building grade II late 18th century threshing barn and stables, now storage outbuilding, approximately 20m to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385557 214748
289	Winnycroft	20th Century	42488	Listed Building grade II late 18th century timber framed former cider house and barn, now a storehouse, attached to the west of Winnycroft Farmhouse, Winnycroft Lane, Matson, Gloucester.	385572 214755
290	Winnycroft	20th Century	43040	World War Two heavy anti-aircraft battery (A14) at Belmont, Upton St Leonards.	385700 213500
291	Winnycroft	20th Century to 21st Century	47346	War memorial at St Katherine's Church, Matson, Gloucester.	384741 215478
292	Winnycroft	Second World War	48298	A Second World War barrage balloon, it was tethered by steel cables via an eyebolt that was set in a large concrete 'main anchorage' point in the centre of the site, to petrol driven winches (either sited on the ground or affixed to RAF winch lorries), Blaby Close, Gloucester	385907 215769
292	Winnycroft	Second World War	48298	A Second World War barrage balloon, the barrage balloon site was one of 32 balloons (in 1939) sited east of Gloucester to protect the large Gloster Aircraft Company (GAC). The site is visible on historic aerial photographs	385907 215769

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
292	Winnycroft	Second World War	48298	and was mapped as part of the Severn Vale NMP project. The Wayridge, Gloucester A Second World War barrage balloon, the barrage balloon site was one of 32 balloons (in 1939) sited east of Gloucester to protect the large Gloster Aircraft Company (GAC). The site is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. The Wayridge, Gloucester	385907	215769
292	Winnycroft	Second World War	48298	A Second World War barrage balloon, Nissen type hut or other military building for crew accommodation, a privy, a crew shelter (probably brick-built with a concrete slab roof), a barbed wire perimeter and an enclosing earthwork bank. The Wayridge, Gloucester	385907	215769
292	Winnycroft	Second World War	48298	A Second World War barrage balloon, the barrage balloon site was one of 32 balloons (in 1939) sited east of Gloucester to protect the large Gloster Aircraft Company (GAC). The site is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. The Wayridge, Gloucester	385907	215769
293	Winnycroft	Second World War	48391	Military depot is separated into two parts north and south of Homestead Farm. A military building is also recorded. The depot may have been a dispersal/overflow site for either nearby RAF Quedgeley or the army's Robinswood camp.. Winnycroft Lane at Sneedham's Green.	384911	214410
293	Winnycroft	Second World War	48391	The site of a Second World War military depot is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. The depot is separated into two parts, immediately north and south of Homestead Farm. Winnycroft Lane at Sneedham's Green.	384911	214410
293	Winnycroft	Second World War	48391	The site of a Second World War military depot. At SO 84895 14417 a military building, possibly a Nissen type hut, is located. Sneedham's Green was being used by military forces as early as 1936 Winnycroft Lane at Sneedham's Green.	384895	214417
293	Winnycroft	Second World War	48391	The site of a Second World War military depot. At SO 84895 14417 a military building, possibly a Nissen type hut, is located. Sneedham's Green was being used by military forces as early as 1936 Winnycroft Lane at Sneedham's Green.	384911	214410
294	Winnycroft	Second World War	48538	A Second World War bomb, Located in a field next to Winnycroft Lane,	385147	214685

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
		War		the circular hole measures some 6.5 metres in diameter and has an earthenwork rim upcast from the explosion. Winnycroft Lane, Matson.		
295	Winnycroft	Second World War	48540	Three Second World War air raid shelters are visible as earthworks on historic aerial photographs and were mapped as part of the Severn Vale NMP project, opposite the (then) school on Rance Pitch, Upton St Leonards.	386279	214855
296	A1 Twigworth Extension	20th Century	5592	1998 evaluation at Brickhampton Deserted Settlement	387000	222000
297	A1 Twigworth Extension	20th Century	5603	1964 excavation of an 8m trench on the site of the Roman building	385550	222930
297	A1 Twigworth Extension	20th Century	5603	1964 excavation of an 8m trench on the site of the Roman building	385550	222930
298	A1 Twigworth Extension	20th Century	7598	Blackland Field Roman Pottery Finds	386250	223200
299	A1 Twigworth Extension	20th Century	7599	Burnt House Orchard Roman Pottery Finds	386500	223100
300	A1 Twigworth Extension	20th Century	9696	Roman Potsherds finds	384000	221300
301	A1 Twigworth Extension	20th Century	14909	Trumpet mount find, Six Acres Field, adj Hatherley Court	385900	222800
302	A1 Twigworth Extension	20th Century	14974	Listed Building grade II former manor house, now converted to a hotel, known as Hatherley Manor, Down Hatherley village, Down Hatherley.	385893	222725
303	A1 Twigworth Extension	20th Century	15453	324, Longford Lane, Longford.	384180	220610
304	A1 Twigworth Extension	Second World War	27932	World War II huts and shelters, visible in aerial photographs taken in 2010 and at least one air raid shelter also remains apparently intact. Partially submerged shelters with possible air vents in them. Drymeadow Lodge, Innsworth Lane, Innsworth	385100	221300
304	A1 Twigworth Extension	20th Century	27932	World War II huts and shelters, Drymeadow Lodge, Innsworth Lane, Innsworth. Possible dispersed accommodation site for either RAF Innsworth or RAF Staverton.	385100	221300
304	A1 Twigworth Extension	Second World War	27932	World War II huts and shelters, Drymeadow Lodge, Innsworth Lane, Innsworth. Approximately 23 brick-built huts recorded on the modern OS	385100	221300

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
				base map.		
304	A1 Twigworth Extension	20th Century	27932	World War II huts and shelters, Drymeadow Lodge, Innsworth Lane, Innsworth. Possibly reused as a prisoner of war camp after the war.	385100	221300
304	A1 Twigworth Extension	Second World War	27932	A Second World War Royal Air Force camp is visible on historic aerial photographs. Located on a lane immediately south- east of Drymeadow Farm, this was a satellite accommodation camp for nearby RAF Innsworth. Drymeadow farm, Innsworth.	385100	221300
304	A1 Twigworth Extension	Second World War	27932	A Second World War Royal Air Force camp is visible on historic aerial photographs. Located on a lane immediately south- east of Drymeadow Farm, this was a satellite accommodation camp for nearby RAF Innsworth. Drymeadow farm, Innsworth.	385100	221300
304	A1 Twigworth Extension	Second World War	27932	A Second World War Royal Air Force camp. Rectangular military huts about 20 x 5.5 metres are scattered irregularly along a single access road and adjacent hedgelines. Drymeadow farm, Innsworth.	385100	221300
305	A1 Twigworth Extension	20th Century	33461	Monitoring of a sewerage scheme 1973, Down Hatherley.	385518	222921
306	A1 Twigworth Extension	20th Century	36118	Listed Building grade II former house, now converted to a hotel, of early 19th century date known as the Twigworth Lodge Hotel, located on the west side of the A38 road, Twigworth.	384242	221811
307	A1 Twigworth Extension	20th Century	40931	A watching brief was carried out on a sewer trench running across and along the A38 Tewkesbury Road in 1992 by Gloucester Archaeological Unit, Twigworth.	385400	222980
308	A1 Twigworth Extension	20th Century	44913	1989 observations made in casual site visits to a housing development at the Farmcroft Estate, off Fircroft Road, Longford, Gloucester.	383899	220520
309	A1 Twigworth Extension	20th Century	45763	Watching brief undertaken in 1989 on a sewer dug across Tewkesbury Road at its junction with Longford Lane, Longford.	383843	220787
310	A1 Twigworth Extension	Second World War to 21st Century	47698	20th Century Royal Air Force base at Innsworth.	386482	221629
310	A1 Twigworth Extension	Second World War to 21st Century	47698	20th Century Royal Air Force base at Innsworth.	386482	221629

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
310	A1 Twigworth Extension	Second World War to 21st Century	47698	20th Century Royal Air Force base at Innsworth.	386482 221629
310	A1 Twigworth Extension	Second World War to 21st Century	47698	20th Century Royal Air Force base at Innsworth.	386482 221629
310	A1 Twigworth Extension	Second World War to 21st Century	47698	20th Century Royal Air Force base at Innsworth.	386482 221629
310	A1 Twigworth Extension	Second World War to 21st Century	47698	20th Century Royal Air Force base at Innsworth.	386482 221629
310	A1 Twigworth Extension	Second World War to 21st Century	47698	20th Century Royal Air Force base at Innsworth.	386482 221629
311	A1 Twigworth Extension	Second World War	48200	A Second World War Royal Air Force camp, Located on Innsworth Lane, this was a satellite camp for nearby RAF Innsworth. Military buildings are scattered irregularly along a single access road and adjacent hedgerow, along with earth covered air raid shelters. Gray Close, Innsworth	385971 221030
311	A1 Twigworth Extension	Second World War	48200	A Second World War Royal Air Force camp is a satellite camp for nearby RAF Innsworth. visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project	385971 221030
311	A1 Twigworth Extension	Second World War	48200	Ten rectangular military huts about, are scattered irregularly along a single access road and adjacent hedgerow, along with six earth covered air raid shelters.	385971 221030
311	A1 Twigworth Extension	Second World War	48200	A Second World War Royal Air Force, a single access road and adjacent hedgerow, along with six earth covered air raid shelters mapped as part of the Severn Vale NMP project	385971 221030
311	A1 Twigworth Extension	Second World War	48203	A Second World War Royal Air Force camp is a satellite camp for nearby RAF Innsworth visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Innsworth Lane.	385942 221218
311	A1 Twigworth Extension	Second World War	48203	A Second World War Royal Air Force camp, Located on Innsworth Lane and centred on SO 85942 21218, this camp has an area of about 15,017	385942 221218

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
				square metres and was a satellite camp for nearby RAF Innsworth. Innsworth Lane.	
311	A1 Twigworth Extension	Second World War	48203	A Second World War Royal Air Force camp is a satellite camp. Fourteen large huts and other smaller buildings are scattered irregularly along in a field and hedgerow. Innsworth Lane.	385942 221218
311	A1 Twigworth Extension	Second World War	48203	A Second World War Royal Air Force camp is a satellite camp for nearby RAF Innsworth visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Innsworth Lane.	385942 221218
311	A1 Twigworth Extension	Second World War	48203	A Second World War Royal Air Force camp Fourteen rectangular military huts , along with other smaller buildings, are scattered irregularly in a field and hedgerow, along with an emergency water supply and six earth covered air raid shelters. Innsworth Lane.	385942 221218
311	A1 Twigworth Extension	Second World War	48203	A Second World War Royal Air Force camp is a satellite camp for nearby RAF Innsworth, with an emergency water supply and six earth covered air raid shelters.the original military buildings remain extant in pasture, along with an earth-covered air raid shelter. Innsworth Lane.	385942 221218
311	A1 Twigworth Extension	Second World War	48203	A Second World War Royal Air Force camp is a satellite camp for nearby RAF Innsworth visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Innsworth Lane.	385942 221218
312	A1 Twigworth Extension	Second World War	48258	A Second World War pillbox (Type FW3/22) is visible on aerial photographs The pillbox is located on the north bank of he Horsbere Brook at Longford.	383937 221273
312	A1 Twigworth Extension	Second World War	48258	A Second World War pillbox (Type FW3/22) The 1946 vertical photographs show a circular fenced perimeter around the pillbox, within which are possibly three tents. The pillbox is located on the north bank of he Horsbere Brook at Longford.	383937 221273
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane	385302 220972
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane	385302 220972
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane	385302 220972

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
	Extension	War		photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane		
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane	385302	220972
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp. Based on the size of the military buildings and the unusually large number of concrete and brick blast shelters (17) in a very small area, this is likely to have been a technical site. Blast shelters had been demolished by 1955. Innsworth Lane	385302	220972
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane	385302	220972
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane	385302	220972
313	A1 Twigworth Extension	Second World War	48261	A Second World War Royal Air Force camp is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Located on Innsworth Lane	385302	220972
314	Phase 1 West Cheltenham	20th Century	5604	Anglo-Saxon spearhead	389810	224210
315	Phase 1 West Cheltenham	20th Century	6478	Anglo Saxon spearhead	390810	224210
316	Phase 1 West Cheltenham	20th Century	6657	Roman Pottery from 16 Coberley Road	391800	221800
317	Phase 1 West Cheltenham	20th Century	6921	Near Hayden-Roman Coin find	390500	223100
318	Phase 1 West Cheltenham	20th Century	13092	Small finds from allotment plot 121	392300	223900
319	Phase 1 West Cheltenham	20th Century	17965	Bronze coin	391400	224700
320	Phase 1 West Cheltenham	20th Century	20350	Proposed GCHQ site at Benhall, Cheltenham: desk based assessment	391700	222500

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
320	Phase 1 West Cheltenham	20th Century	20350	1999 evaluation at the proposed GCHQ site at Benhall, Cheltenham.	391700	222500
321	Phase 1 West Cheltenham	20th Century	20430	Desk based assessment Arle Court, Hatherley Lane	391400	221500
321	Phase 1 West Cheltenham	20th Century	20430	Evaluation at Arle Court, Hatherley Lane	391620	221430
321	Phase 1 West Cheltenham	20th Century	20430	Undated posthole cut into natural, trench 2, 1999 evaluation	391400	221500
321	Phase 1 West Cheltenham	20th Century	20430	Evaluation at Arle Court, Hatherley Lane	391430	221400
322	Phase 1 West Cheltenham	20th Century	27052	Site of a World War Two, heavy anti-aircraft battery. The four initial gun emplacements are in the standard fan arrangement around the command post. Two further square gun emplacements area also visible and likely constructed after 1942. Haydons Elm, Boddington.	390100	223900
322	Phase 1 West Cheltenham	20th Century	27052	The radar for the World War Two heavy anti-aircraft battery, GL Mark II radar is visible as a different grass colour. Haydons Elm, Boddington.	390100	223900
322	Phase 1 West Cheltenham	Second World War	27052	The ancillary buildings and accommodation for the Anti aircraft Battery were located within Haydon, west and south of Orchard House. Haydons Elm, Boddington.	390100	223900
322	Phase 1 West Cheltenham	Second World War	27052	Site of a World War Two command post The four initial gun emplacements are in the standard fan arrangement around the command post (SO 90075 23927) and to the south the position of the GL Mark II radar is visible as a different grass colour. Haydons Elm, Boddington.	390100	223900
323	Phase 1 West Cheltenham	20th Century	27076	Location of a WWII light anti-aircraft battery (VP805 49), Staverton.	390900	222600
323	Phase 1 West Cheltenham	20th Century	27076	Location of a WWII light anti-aircraft battery (VP805 49), Staverton.	391500	223300
323	Phase 1 West Cheltenham	Second World War	27076	Location of a WWII light anti-aircraft battery (VP805 49), Staverton.	391800	221800
323	Phase 1 West Cheltenham	20th Century	27076	Location of a WWII light anti-aircraft battery (VP805 49), Staverton.	390500	221800
323	Phase 1 West Cheltenham	20th Century	27076	Location of a WWII light anti-aircraft battery (VP805 49), Staverton.	391225	221406

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
324	Phase 1 West Cheltenham	Second World War	27082	Location of a WWII light anti-aircraft battery (VP806 52). A possible gun emplacement (though it resembles a mound) was visible as well as ancillary buildings, a track, and two tents. Located south of Gloucester Road at Benhall, Cheltenham.	391800 221800
324	Phase 1 West Cheltenham	Second World War to Cold War	27082	WWII light anti-aircraft battery (VP806 52). A possible gun emplacement as well as ancillary buildings, a track, and two tents. The buildings were demolished by 1959. Located south of Gloucester Road at Benhall, Cheltenham.	391800 221800
325	Phase 1 West Cheltenham	Second World War	27083	Location of a WWII light anti-aircraft battery (VP805 47) A possible gun emplacement was visible as well as adjacent ancillary buildings. The buildings were demolished by 1959. Located south of Arle Court, Benhall, Cheltenham.	391200 221400
326	Phase 1 West Cheltenham	Second World War	27105	The possible site of Second World War searchlight battery no. 349 CL06 B5 at Staverton. It was manned by 37 Searchlight Regiment. The battery was operational by October 1941. Withybridge Lane, Staverton.	390291 224595
326	Phase 1 West Cheltenham	Second World War	27105	The possible site of Second World War searchlight battery no. 349 CL06 B5 at Staverton. It was manned by 37 Searchlight Regiment. The battery was operational by October 1941. Withybridge Lane, Staverton.	390291 224595
327	Phase 1 West Cheltenham	20th Century to 21st Century	41777	The Church of St Silas is a mid 20th century church built as a utilitarian office block. It is located on Hester's Way Road, Cheltenham.	391790 223190
328	Phase 1 West Cheltenham	20th Century to 21st Century	41809	The Church of St Aidan on Princess Elizabeth Way is a 1950's construction, Cheltenham.	392060 222710
329	Phase 1 West Cheltenham	20th Century	43297	Home Guard store or shelter to the north of Old Forge, Staverton.	390186 223712
329	Phase 1 West Cheltenham	20th Century	43297	Home Guard store or shelter to the north of Old Forge, Staverton.	390186 223712
330	Phase 1 West Cheltenham	Early 20th Century to 21st Century	43846	Former non-conformist chapel converted to a dwelling. Mid 19C. Single storey, red brick under a red tile roof, with decorative ridge tiles and pinnacles, scalloped barge boards, pointed windows with banded white and red brick voussoirs. The single storey. B4063, Golden Valley.	390608 221992
331	Phase 1 West Cheltenham	Second World War	48033	Adjacent ancillary buildings and tents are also visible. The battery was largely demolished and levelled by 1959, though some buildings appear to have been incorporated into St Marks Community Centre, at that time.	390291 224595

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
331	Phase 1 West Cheltenham	Second World War	48033	Two probable gun emplacement positions are visible as earthworks in November 1944 and one possible position visible as a levelled earthwork in March 1944. This is the likely battery (VP806 50), recorded at Cheltenham.	390291 224595
331	Phase 1 West Cheltenham	Second World War	48033	The possible site of Second World War light anti-aircraft battery no. VP806 50 mapped as part of the Severn Vale NMP project. The battery is located north of Kipling Road, St Marks (previously St Marks Community Centre). Cheltenham.	390291 224595
332	Phase 1 West Cheltenham	Second World War to 20th Century	48062	A Second World War installation, possibly a depot, is visible on historical aerial photographs and mapped as part of the Severn Vale NMP project. Now the road junction between the A4013 and Gloucester Road. Benhall, Cheltenham.	391960 222104
333	Phase 1 West Cheltenham	Second World War to 21st Century	48063	The Second World War purpose-built government offices at Benhall Farm are visible on historical aerial photographs. The site was originally constructed as temporary government offices during the London Blitz. After US army leave the site in 1944 it becomes, Government Government Communications Headquarters. mapped as part of the Severn Vale NMP project. Benhall, Cheltenham.	391686 222255
333	Phase 1 West Cheltenham	Second World War	48063	The Second World War purpose-built government offices at Benhall Farm are visible on historical aerial photographs. The unused government offices were used by the US Army (Services of Supply division) as a major headquarters. These defences have been mapped as part of the Severn Vale NMP project. Benhall, Cheltenham.	391686 222255
333	Phase 1 West Cheltenham	Second World War to 20th Century	48063	The Second World War purpose-built government offices at Benhall Farm, During 1944 defences can be seen surrounding the site, including barbed wire entanglements, slit trenches and four circular anti aircraft gun emplacements. These defences have been mapped as part of the Severn Vale NMP project. Benhall, Cheltenham.	391686 222255
333	Phase 1 West Cheltenham	Second World War to 20th Century	48063	The Second World War purpose-built government offices at Benhall Farm are visible on historical aerial photographs. These defences have been mapped as part of the Severn Vale NMP project. Benhall, Cheltenham.	391686 222255
333	Phase 1 West Cheltenham	Second World War to 20th Century	48063	The Second World War purpose-built government offices at Benhall Farm are visible on historical aerial photographs. These defences have been mapped as part of the Severn Vale NMP project. Benhall, Cheltenham.	391686 222255

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
334	Land at Fiddington	20th Century	5478	Partial evaluation work carried out on 17 December 1998 by Gloucestershire County Council Archaeology Service at Saint Nicholas' Church, Ashchurch village, Ashchurch.	392760	233410
335	Land at Fiddington	20th Century	13979	Archaeological evaluation work carried out in 1992 by the Oxford Archaeological Unit at North Fiddington, Ashchurch.	392100	232500
336	Land at Fiddington	20th Century	17088	Desk based assessment carried out in 1995 by the Birmingham University Field Archaeology Unit of the Former Mecos site, Northway Lane, Northway.	392400	233550
337	Land at Fiddington	20th Century	17937	Series of Prehistoric and Roman period finds made in Northway parish.	391800	233200
337	Land at Fiddington	20th Century	17937	Series of Prehistoric and Roman period finds made in Northway parish.	391800	233200
338	Land at Fiddington	20th Century	19887	Watching brief maintained from the 7th to 8th January 1998 by the Gloucestershire County Council Archaeology Service during bridge replacement on A46, Northway.	392750	233250
339	Land at Fiddington	20th Century	22902	Perimeter fence at Northway WWII German POW working camp (S), Ashchurch.	392890	233178
339	Land at Fiddington	20th Century	22902	Northway World War Two Prisoner of War (POW) Camp was a German working camp located to the south of Ashchurch Military depot, Ashchurch.	392890	233178
340	Land at Fiddington	20th Century	27051	Site of a World War Two heavy anti-aircraft battery (A1) at Fiddington, Ashchurch.	392300	231900
341	Land at Fiddington	20th Century	27502	World War Two military camp associated with Ashchurch military vehicle depot (HER 28444), Ashchurch.	393033	233478
341	Land at Fiddington	20th Century	27502	Formal gardens layed adjacent to the WW II military camp associated with Ashchurch military vehicle depot (SMR 28444), Ashchurch.	393033	233478
341	Land at Fiddington	20th Century	27502	World War Two military camp associated with Ashchurch military vehicle depot (HER 28444), Ashchurch.	393033	233478
341	Land at Fiddington	20th Century	27502	World War Two military camp associated with Ashchurch military vehicle depot (HER 28444), Ashchurch.	393033	233478
341	Land at Fiddington	20th Century	27502	World War Two military camp associated with Ashchurch military vehicle depot (HER 28444), Ashchurch.	393033	233478

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
342	Land at Fiddington	20th Century	27978	Desk-based assessment of a watercourse at the deserted medieval village of Walton Cardiff	390640 232270
343	Land at Fiddington	20th Century	28445	Possible site of a WWII light anti aircraft gun emplacement visible on 1940s aerial photographs, Ashchurch.	392347 232741
343	Land at Fiddington	20th Century	28445	Possible site of a WWII light anti aircraft gun emplacement visible on 1940s aerial photographs, Ashchurch.	392347 232741
344	Land at Fiddington	20th Century	36101	Watching brief maintained on 18 February 1999 by Gloucestershire County Council Archaeology Service during groundworks for a new septic tank and associated drainage at the Church of Saint Nicholas, Ashchurch village, Ashchurch.	392758 233414
345	Land at Fiddington	20th Century	40415	20th century sewage works associated with Ashchurch military vehicle depot and Northway Prisoner of War Camp are located to the south of the A46, Ashchurch.	393270 233210
346	Land at Mitton	20th Century	5485	RB pottery find	391000 233700
347	Land at Mitton	20th Century	6349	Halfpenny tokens	392000 234000
348	Land at Mitton	20th Century	7582	Cowfield Mill	391100 233900
349	Land at Mitton	First World War	8022	Tewkesbury Voluntary Aid Detachment WW1 hospital (No. 12) based at Mitton Farmhouse, Old Manor Lane, Mitton, Tewkesbury.	390366 233851
350	Land at Mitton	20th Century	8061	Coin of Nerva or Trajan found September 1975 at 5 Cotswold Gardens, Tewkesbury.	389720 233030
351	Land at Mitton	20th Century	8489	Mitton Manor-C16 Coin	390350 233850
352	Land at Mitton	20th Century	12410	Finds of post medieval pottery and slag from archaeological observations for the Strensham-Mythe pipeline in OS parcel 5400.	389534 234056
353	Land at Mitton	20th Century	12411	Severn Trent mains water pipeline - OS parcel no.6358	389700 234600
354	Land at Mitton	20th Century	12412	Severn Trent mains water pipeline - OS parcel no.6358	389690 234578
355	Land at Mitton	20th Century	12414	Severn Trent mains water pipeline - OS parcel no. 5400	389700 234300
356	Land at Mitton	20th Century	12415	Severn Trent mains water pipeline information within OS parcel 4585.	389400 233900
357	Land at Mitton	20th Century	12616	Finds from topsoil stripping for the Severn Trent mains water pipeline in OS parcel no. 5400, Twynning.	389696 234403
358	Land at Mitton	20th Century	15078	57 Digby Drive, Mitton Tewkesbury - watching brief Aug1993	390240 233880

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
359	Land at Mitton	20th Century	15603	Tewkesbury Northern relief road	389690	233310
359	Land at Mitton	20th Century	15603	Tewkesbury Northern relief road - desk based assessment.	389690	233310
360	Land at Mitton	20th Century	20238	1998 evaluation at Homes and Gardens	389600	233300
361	Land at Mitton	20th Century	20952	Evaluation of land around Cowfield Farm, Ashchurch	391300	234100
362	Land at Mitton	20th Century to 21st Century	21008	Findings from Tewkesbury allotments	389811	233742
362	Land at Mitton	20th Century to 21st Century	21008	Findings from Tewkesbury allotments	389811	233742
362	Land at Mitton	20th Century to 21st Century	21008	Findings from Tewkesbury allotments	389811	233742
363	Land at Mitton	20th Century	33926	A twentieth century sand and gravel pit found during an evaluation (phase II) of land off Brecon Road, Tewkesbury.	389915	233762
364	Land at Mitton	20th Century	40576	A possible Second World War river defence site is visible along the southern bank of the Carrent Brook. The banks may be part of Tewkesbury's anti-tank defences or they may be caused by dredging or as flood defences, Tewkesbury.	389870	233290
364	Land at Mitton	20th Century	40576	A possible Second World War river defence site is visible along the southern bank of the Carrent Brook. The banks may be part of Tewkesbury's anti-tank defences or they may be caused by dredging or as flood defences, Tewkesbury.	389870	233290
364	Land at Mitton	20th Century	40576	A possible Second World War river defence site is visible along the southern bank of the Carrent Brook. The banks may be part of Tewkesbury's anti-tank defences or they may be caused by dredging or as flood defences, Tewkesbury.	389870	233290
365	Land at Mitton	20th Century	40578	A possible Second World War gun emplacement was located to the north of the railway line as it crosses the river, Tewkesbury.	389520	233390
366	Land at Mitton	20th Century	47512	Site of a post-Second World War hostel at Newtown administered by POW Camp 37 at Sudeley Castle, Winchcombe.	390478	233053
366	Land at Mitton	20th Century	47512	Site of a post-Second World War hostel at Newtown administered by POW Camp 37 at Sudeley Castle, Winchcombe.	390478	233053
367	Land at Fiddington/Land	20th Century	27076	Location of a WWII light anti-aircraft battery (VP805 49), Staverton.	391800	233700

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
	at Milton					
368	Land at Fiddington/Land at Milton	20th Century	38631	Modern cricket pavilion recorded in 2011 evaluation work at Tewkesbury and Alderman Knights School, Tewkesbury.	391228	233020
369	Winnycroft	21st Century	697	Evaluation work carried out between the 23rd September and the 1st October 2013 at the Hallmark Hotel Site off Matson Lane.	385100	215200
370	Winnycroft	21st Century	718	Excavation undertaken by Cotswold Archaeology in November 2013.	385065	215255
371	Winnycroft	21st Century	742	Magnetometer geophysical survey of land west of Winnycroft Farm	385300	214500
372	Winnycroft	21st Century	745	Geophysical survey (detailed magnetometer) undertaken on land around Winnycroft Farm in 2014.	385540	214690
373	Winnycroft	21st Century	751	An archaeological evaluation was undertaken by Cotswold Archaeology in June 2014 on land at Winnycroft, Matson, Gloucester, Gloucestershire. Forty-seven trenches were excavated.	385410	214560
374	Winnycroft	21st Century	756	Modern desk-based assessment of land at Winnycroft Farm	385540	214710
375	Winnycroft	21st Century	789	Modern desk-based assessment (map regression only) for land at Winnycroft Farm, Gloucester.	385326	214580
376	Winnycroft	21st Century	794	Archaeological evaluation undertaken on land at Winnycroft Farm, Matson, Gloucester in September 2014.	385540	214690
377	Winnycroft	21st Century	814	Watching brief	384750	215460
378	Winnycroft	21st Century	853	Watching brief at the former depot, Rectory Road, Gloucester	385090	215750
379	Winnycroft	21st Century	878	Evaluation on land at Bazeley Road, Matson, Gloucester	384896	214809
380	Winnycroft	21st Century	879	Evaluation on land at no.296 Painswick Road, Gloucester	385361	215745
381	Winnycroft	21st Century	958	2015 evaluation at Winsley Road, Matson, Gloucester	385286	215628
382	Winnycroft	21st Century	979	2002 Evaluation, Gloucester Golf Course, Matson Lane, Gloucester	384348	215355
383	Winnycroft	21st Century	981	2003 Evaluation on land at Juniper Avenue and Matson Lane, Gloucester	384629	215632
384	Winnycroft	21st Century	983	2013 Evaluation on land at Matson Lane, Gloucester	384826	215277
385	Winnycroft	21st Century	21486	Modern evaluation at the Moat Infants School, Matson, Gloucester.	384910	215770
386	Winnycroft	21st Century	28139	Archaeological desk based assessment carried out by Gloucestershire County Council Archaeology Service between 11 November 2005 and 11 January 2006 at Matson House, Matson, Gloucester.	384814	215463

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
387	Winnycroft	21st Century	29698	Modern desk-based assessment at Jarvis Hotels site 5, Matson, Gloucester.	384300 214350
388	Winnycroft	21st Century	39420	Desk based assessment carried out by Wessex Archaeology of the Second World War heavy anti aircraft (HAA) battery at Croft Farm, Upton Saint Leonards.	385601 213546
389	Winnycroft	21st Century	41900	Building recording survey undertaken by Richard Morriss during 2006 of Matson House outbuildings and walled gardens at Matson, Gloucester.	384814 215463
390	Winnycroft	21st Century	47974	Archaeological Evaluation, Oldway House, Upton St Leonards	386160 214950
391	A1 Twigworth Extension	21st Century	21147	Desk based assessment of the proposed Cattle Market Agricultural Centre, Innsworth.	385050 221000
391	A1 Twigworth Extension	21st Century	21147	Geophysical survey of the proposed Cattle Market Agricultural Centre, Innsworth.	385050 221000
392	A1 Twigworth Extension	21st Century	22251	Negative watching brief at Vina House, Tewkesbury Road, Twigworth.	385320 223030
393	A1 Twigworth Extension	21st Century	27039	Geophysical survey on land at Longford, near Gloucester. A large rectilinear enclosure with smaller adjoining enclosures and ridge and furrow detected.	384300 220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded.	384300 220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded.	384300 220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Double ditches recorded.	384300 220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded.	384300 220700
393	A1 Twigworth Extension	21st Century	27039	Geophysical survey on land at Longford, near Gloucester. A large rectilinear enclosure with smaller adjoining enclosures and ridge and furrow detected.	384300 220700

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Ditch on a different alignment to the restructured large rectilinear enclosure.	384300	220700
393	A1 Twigworth Extension	21st Century	27039	Geophysical survey on land at Longford, near Gloucester. A large rectilinear enclosure with smaller adjoining enclosures and ridge and furrow detected.	384300	220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
393	A1 Twigworth Extension	21st Century	27039	Modern evaluation on land at Longford, near Gloucester. Late Iron Age/early Romano-British enclosed farmstead with later enclosures and a possible kiln site recorded. Large pit, at least 1.6m deep, recorded.	384300	220700
394	A1 Twigworth Extension	21st Century	27513	A Roman coin found to the north of Innsworth Lane, Gloucester, which was recorded by the Portable Antiquities Scheme in 2004.	385600	221300
395	A1 Twigworth Extension	21st Century	27820	Early Medieval finds from Innsworth parish recorded, without a grid reference, by the Portable Antiquities Scheme in 2005. The SMR has given the finds a random grid reference within the parish to enable their inclusion on the SMR database and GIS.	385400	221100
395	A1 Twigworth Extension	21st Century	27820	Early Medieval finds from Innsworth parish recorded, without a grid reference, by the Portable Antiquities Scheme in 2005. The SMR has given the finds a random grid reference within the parish to enable their inclusion on the SMR database and GIS.	385400	221100

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
396	A1 Twigworth Extension	21st Century	27915	An archaeological desk-based assessment of land at Innsworth.	385200 221200
397	A1 Twigworth Extension	21st Century	29752	Modern desk-based assessment of land at Brickhamton Court Farm, Cheltenham Road East, Churchdown.	386920 221990
398	A1 Twigworth Extension	21st Century	30922	Modern geophysical survey of land at Innsworth. Three phases of activity recorded.	385000 221300
399	A1 Twigworth Extension	21st Century	30932	Modern evaluation on land at Innsworth. Three foci of late Iron Age/early Roman activity recorded.	385000 221300
400	A1 Twigworth Extension	21st Century	30935	Roman settlement activity indicated by inter-cutting ditches, pits, postholes, linear and curvilinear features during a modern evaluation excavation on land at Innsworth.	385000 221300
400	A1 Twigworth Extension	21st Century	30935	Roman settlement activity indicated by inter-cutting ditches, pits, postholes, linear and curvilinear features during a modern evaluation excavation on land at Innsworth.	385000 221300
400	A1 Twigworth Extension	21st Century	30935	Roman settlement activity indicated by inter-cutting ditches, pits, postholes, linear and curvilinear features during a modern evaluation excavation on land at Innsworth.	385000 221300
400	A1 Twigworth Extension	21st Century	30935	Roman settlement activity indicated by inter-cutting ditches, pits, postholes, linear and curvilinear features during a modern evaluation excavation on land at Innsworth.	385000 221300
400	A1 Twigworth Extension	21st Century	30935	Roman settlement activity indicated by inter-cutting ditches, pits, postholes, linear and curvilinear features during a modern evaluation excavation on land at Innsworth.	385000 221300
400	A1 Twigworth Extension	21st Century	30935	Roman settlement activity indicated by inter-cutting ditches, pits, postholes, linear and curvilinear features during a modern evaluation excavation on land at Innsworth.	385000 221300
401	A1 Twigworth Extension	21st Century	32295	Modern geophysical survey on land at Innsworth. Phase II.	385200 221700
402	A1 Twigworth Extension	21st Century	44737	2013 desk based assessment by CGMS of land at Twigworth, Gloucestershire.	384937 221939
403	A1 Twigworth Extension	21st Century	44805	2012 desk based assessment of land at Yew Tree Farm, Twigworth.	384984 222348
404	A1 Twigworth Extension	21st Century	44817	2013 magnetometer survey at Yew Tree Farm, Twigworth.	384961 222367
405	A1 Twigworth Extension	21st Century	45419	2013 evaluation at Yew Tree Farm, Twigworth.	384984 222348

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
406	A1 Twigworth Extension	21st Century	46142	Geophysical survey of land at Twigworth. Settlement enclosures were identified.	384904 221952
407	A1 Twigworth Extension	21st Century	46143	Evaluation on land at Twigworth. Late Iron Age to Early Roman enclosures and field system recorded.	384904 221952
408	A1 Twigworth Extension	21st Century	47426	2014 Desk based assessment of land adjacent to the A40 trunk road, Innsworth.	385389 220764
409	A1 Twigworth Extension	21st Century	47511	2014 evaluation at Hatherley Manor Hotel, Down Hatherley.	385882 222780
410	A1 Twigworth Extension	21st Century	48200	A Second World War Royal Air Force camp. Located on Innsworth Lane, this was a satellite camp for nearby RAF Innsworth. Military buildings are scattered irregularly along a single access road and adjacent hedgerow, along with earth covered air raid shelters. Gray Close, Innsworth	385971 221030
411	A1 Twigworth Extension	21st Century	48283	2016 geophysical survey of land at Twigworth.	384678 222418
412	Phase 1 West Cheltenham	21st Century	6645	Roman coins from 5 Unwin Close	391440 221280
413	Phase 1 West Cheltenham	21st Century	20430	Evaluation at Arle Court, Hatherley Lane	391400 221500
414	Phase 1 West Cheltenham	21st Century	21206	Land off Whittington Road, Cheltenham - archaeological evaluation	391500 221810
415	Phase 1 West Cheltenham	21st Century	28409	Post medieval and modern features recorded during a 2005 evaluation excavation on land at North Road/Grovefield Way, Cheltenham.	390673 221456
416	Phase 1 West Cheltenham	21st Century	29096	A modern archaeological evaluation at Tewkesbury Road, Uckington.	392081 224678
417	Phase 1 West Cheltenham	21st Century	33952	Magnetometer survey of the proposed All Saints Academy, Kingsmead, Cheltenham.	392055 224298
418	Phase 1 West Cheltenham	21st Century	34113	Evaluation at Kingsmead School, Cheltenham.	392429 224044
419	Phase 1 West Cheltenham	21st Century	34811	Geophysical survey undertaken at Kingsmead School by Archaeological Surveys Ltd on 26 January 2010, Cheltenham.	392600 224050
420	Phase 1 West Cheltenham	21st Century	35021	Evaluation of five-machine excavated trenches by AC Archaeology during February 2010 in support of a planning application for the construction of	392600 224000

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
421	Phase 1 West Cheltenham	21st Century	37941	Watching brief maintained by Gloucestershire County Council Archaeology Service in January 2011 during soakaway testing works at Tewkesbury Road, Uckington.	392072	224665
421	Phase 1 West Cheltenham	21st Century	37941	Archaeological excavation at Tewkesbury Road, Uckington.	392072	224665
422	Phase 1 West Cheltenham	21st Century	38081	Archaeological excavations carried out by Cotswold Archaeology between March and May 2010 at Kingsmead School/All Saints Academy, Cheltenham.	392460	224029
423	Phase 1 West Cheltenham	21st Century	47637	2012 watching brief at 33 Homecroft Drive, Uckington.	392117	224658
424	Phase 1 West Cheltenham	21st Century	48053	Heritage desk based assessment, Land at Hayden Hill Fruit Farm, Boddington, Gloucestershire.	390619	224169
425	Phase 1 West Cheltenham	21st Century	48385	Coin hoard of ten bronze nummi coins, Boddington.	391105	224499
426	Land at Fiddington	21st Century	21005	Evaluation of land at Church Farm, Ashchurch.	392700	233450
426	Land at Fiddington	21st Century	21005	Watching brief on land at Church Farm, Ashchurch.	392700	233450
427	Land at Fiddington	21st Century	22031	2003 archaeological evaluation at Ashchurch railway bridge, Ashchurch.	392700	233200
428	Land at Fiddington	21st Century	22167	Romano-British settlement identified during 2003 evaluation on land at Ashchurch railway bridge, Ashchurch.	392700	233200
429	Land at Fiddington	21st Century	27721	Historic building recording of A46 road bridge at Ashchurch, prior to demolition, edges of Ashchurch and Northway parishes.	392635	233226
430	Land at Fiddington	21st Century	27978	Deserted medieval village of Walton Cardiff. Medieval ditch recorded during 2004 evaluation of a proposed watercourse to the north of the settlement.	390700	232200
430	Land at Fiddington	21st Century	27978	Deserted medieval village of Walton Cardiff. Medieval or post medieval land surface, two ditches and a truncated circular feature were identified during a 2005 watching brief for a proposed watercourse to the north of the settlement.	390700	232200

HA	Allocation Area	Period	HER No.*	Asset Type	NGR
431	Land at Fiddington	21st Century	32905	Modern geophysical survey carried out in 2006 by Archaeological Services, University of Durham, on land at the Northway Lane, Northway.	392463 233390
432	Land at Fiddington	21st Century	32938	Modern archaeological excavation on the A46 Ashchurch Railway Bridge, Ashchurch.	392743 233309
433	Land at Fiddington	21st Century	43909	Archaeology and heritage desk-based assessment at the former Trelleborg Site, Ashchurch Industrial Estate, Tewkesbury	392148 233295
434	Land at Fiddington	21st Century	44423	2012 Cotswold Archaeology evaluation on the former Trelleborg site at Tewkesbury.	392136 233309
435	Land at Fiddington	21st Century	44459	A geophysical survey carried out on land at Ashchurch, Tewkesbury.	393100 233500
436	Land at Fiddington	21st Century	44550	A detailed gradiometry survey was conducted over approximately 68ha of agricultural land located to the south east of Tewkesbury in Gloucestershire.	392100 232800
437	Land at Fiddington	21st Century	44739	2013 Oxford Archaeology evaluation of land at Fiddington, Ashchurch, Tewkesbury.	392058 233045
438	Land at Fiddington	21st Century	45315	2013 heritage statement for land at Ashchurch, Fiddington, Tewkesbury.	392059 233045
439	Land at Fiddington	21st Century	47465	Magnetometer survey on land at Ashchurch Road, Ashchurch.	392700 233100
440	Land at Fiddington	21st Century	47908	2015 desk based heritage assessment Walton Cardiff Manor, Tewkesbury,	391250 232350
441	Land at Fiddington	21st Century	47910	2015 Geophysical survey report, Walton Cardiff Manor, Tewkesbury.	391250 232350
442	Land at Fiddington	21st Century	48205	2014 evaluation at land at Ashchurch Road, Ashchurch.	392700 233100
443	Land at Fiddington	21st Century	48608	2016 desk based assessment on land at Ashchurch.	393000 233100
444	Land at Fiddington	21st Century	48609	2016 magnetometry survey on land at Ashchurch.	393000 233100
445	Land at Mitton	21st Century	4856	Resistivity survey of the site of Mitton Chapel, Tewkesbury.	390300 233900
446	Land at Mitton	21st Century	5477	A Desk Based Assessment was undertaken at Cowfields Farm by John Samuels archaeological Consultants in 2000, Ashchurch..	391300 234100

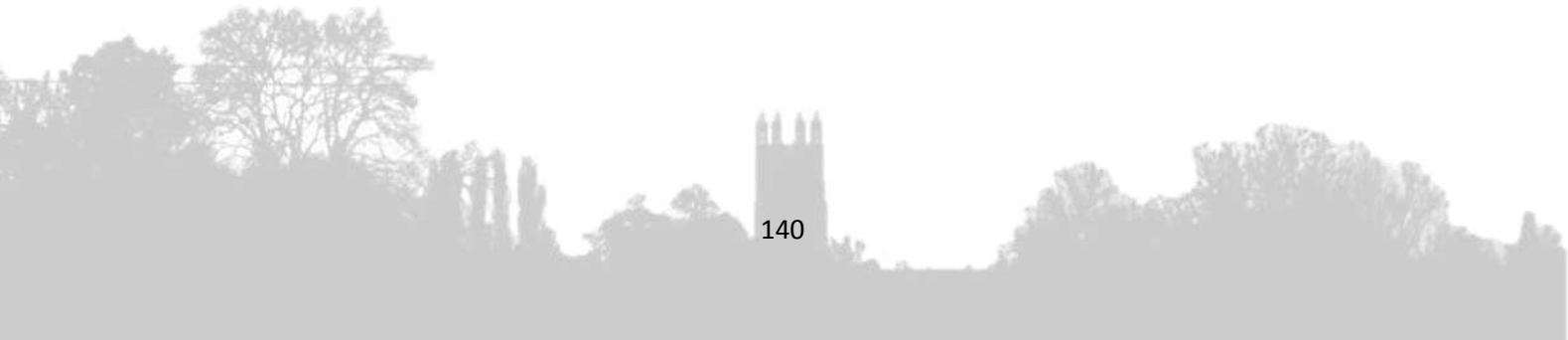
HA	Allocation Area	Period	HER No.*	Asset Type	NGR
447	Land at Mitton	21st Century	22217	Negative evaluation at Cotteswold Road, Tewkesbury.	389700 233200
448	Land at Mitton	21st Century	26805	An archaeological desk based assessment of land off Bredon Road, Tewkesbury.	389915 233762
448	Land at Mitton	Medieval	WSM04876		391167 235499
449	Land at Mitton	21st Century	27139	A modern, archaeological evaluation of land off Bredon Road, Mitton, Tewkesbury.	389850 233760
450	Land at Mitton	21st Century	28347	Two post medieval pits and a post medieval ditch recorded during a modern watching brief at 18 Jaynes Row, Tewkesbury.	389636 233172
451	Land at Mitton	21st Century	33926	Phase II of an evaluation of land off Bredon Road, Tewkesbury.	389915 233762
452	Land at Mitton	21st Century	36494	Desk based assessment carried out July 2010 for land at Cowfield Farm, Tewkesbury.	391311 234106
453	Land at Mitton	21st Century	40399	A geophysical survey was carried out on the 3rd and 4th July 2000 by GSB Prospection at Cowfield Farm, Ashchurch.	391300 234100
454	Land at Mitton	21st Century	40400	A watching brief was undertaken from October to December 2002 by Gloucestershire County Council Archaeology Service at Cowfields Farm, Ashchurch.	391300 234100
454	Land at Mitton	21st Century	44738	2013 desk based assessment by CGMS of land off Kestrel Way, Northway, Tewkesbury.	391806 234173
456	Land at Mitton	21st Century	45508	2013 desk based assessment of land at Bredon Road, Tewkesbury.	390063 233978
457	Land at Mitton	21st Century	46167	Desk based assessment of land at Northway Lane, Tewkesbury	390438 233444
458	Land at Mitton	21st Century	47321	Geophysical survey of land at Northway Lane, Tewkesbury.	390438 233444
459	Land at Mitton	21st Century	47427	2014 geophysical survey of land at Bredon Road, Tewkesbury.	390063 233978
460	Land at Mitton	21st Century	47460	2014 evaluation of land off Bredon Road, Tewkesbury.	389990 234010
461	Land at Mitton	21st Century	47777	2014 evaluation of land off Northway Lane, Tewkesbury.	390438 233444
462	Land at Fiddington/Land at Mitton	21st Century	38630	Series of six evaluation trenches dug by Cotswold Archaeology between 21 and 25 February 2011 at Tewkesbury and Alderman Knights School, Tewkesbury.	391439 232972
463	Land at Fiddington/Land at Mitton	21st Century	40850	Watching brief maintained by Cotswold Archaeology on 1 July 2011 at Tewkesbury and Alderman Knights School, Tewkesbury.	391445 232993

HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
464	Land at Mitton	Uncertain	WSM03914		390700	235499
465	Land at Mitton	Medieval	WSM04871		390501	233500
465	Land at Mitton	Medieval	WSM04871		390418	233507
465	Land at Mitton	Medieval	WSM04871		390800	233711
466	Land at Mitton	Medieval	WSM09686		390894	234453
467	Land at Mitton	Medieval	WSM09687		390586	234130
467	Land at Mitton	Medieval	WSM46854		390869	235579
469	Land at Mitton	Medieval	WSM46855		391728	235304
470	Land at Mitton	Medieval	WSM46857		391571	235607
471	Land at Mitton	Medieval	WSM46858		392439	235326
472	Land at Mitton	Medieval	WSM46878		390602	234162
473	Land at Mitton	Medieval	WSM46879		390671	234240
474	Land at Mitton	Medieval	WSM11185		391202	235398
475	Land at Mitton	Medieval to 21st Century AD	WSM38949		390641	234435
476	Land at Mitton	Medieval to 21st Century AD	WSM38951		390363	234566
477	Land at Mitton	Medieval to 20th Century AD	WSM38952		390757	234482
478	Land at Mitton	Medieval	WSM38944		390652	235122
478	Land at Mitton	Medieval to 20th Century AD	WSM38955		390916	234032
479	Land at Mitton	Medieval	WSM38959		390285	234137
480	Land at Mitton	Medieval	WSM38960		390607	234415
481	Land at Mitton	Medieval	WSM38961		390522	234482
482	Land at Mitton	Post Medieval	WSM06986		0	0

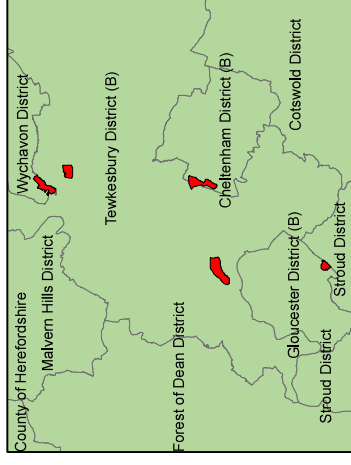
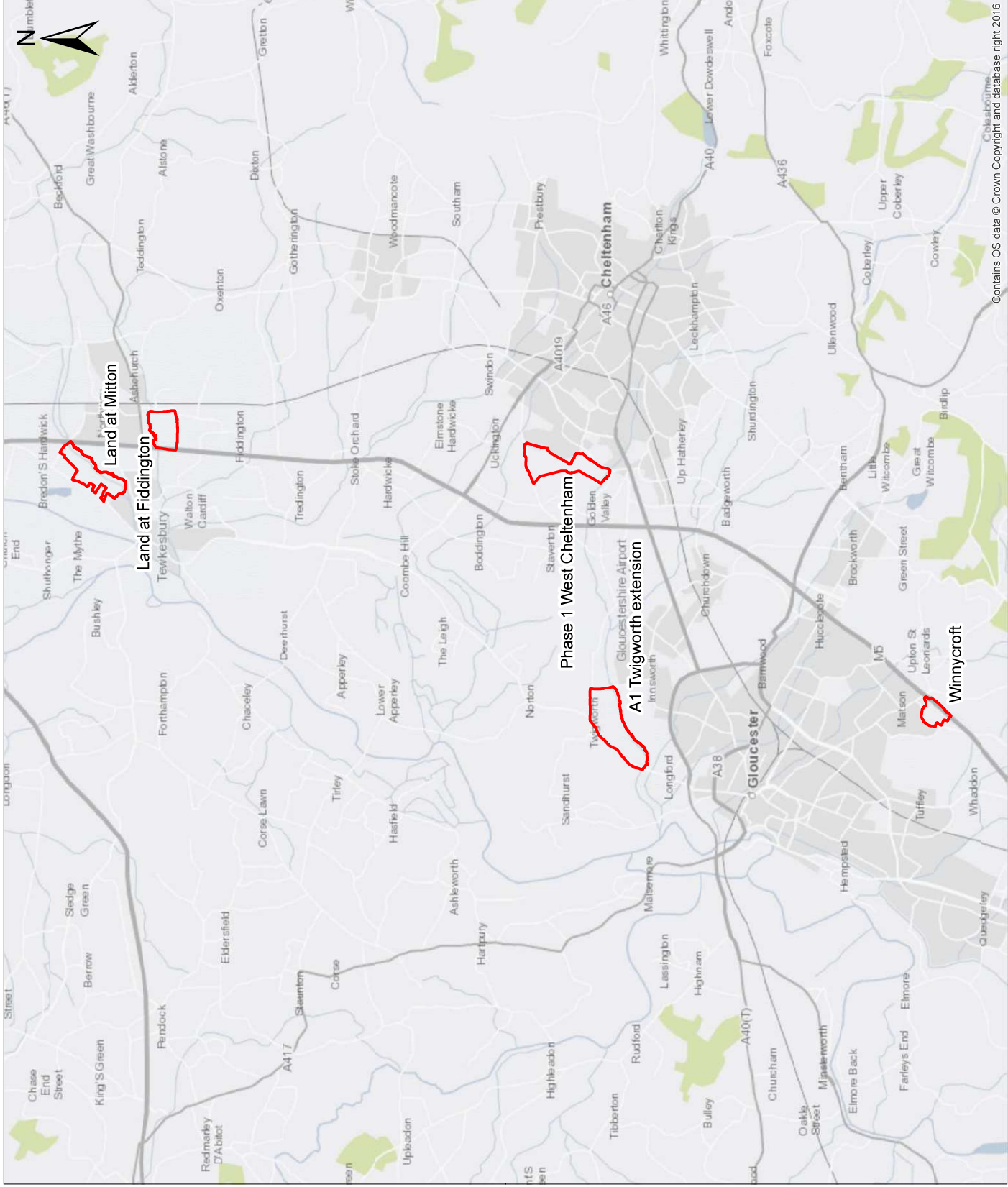
HA	Allocation Area	Period	HER No.*	Asset Type	NGR	
483	Land at Mitton	Post Medieval	WSM46832		390622	235130
484	Land at Mitton	Post Medieval	WSM46833		390651	235668
485	Land at Mitton	Post Medieval	WSM31672		0	0
486	Land at Mitton	Post Medieval	WSM38945		390729	234768
487	Land at Mitton	Post Medieval	WSM38946		390077	234978
488	Land at Mitton	Post Medieval to 21st Century AD	WSM38950		390749	234366
489	Land at Mitton	Post Medieval to 20th Century AD	WSM38953		390915	234432
490	Land at Mitton	Post Medieval	WSM38954		390902	234369
491	Land at Mitton	Post Medieval to 20th Century AD	WSM38956		390710	234127
492	Land at Mitton	Post Medieval	WSM38957		390482	234200
493	Land at Mitton	Second World War	WSM36512		391641	235175
494	Land at Mitton	Second World War	WSM24712		390916	234628
495	Land at Mitton	Second World War	WSM29410		390864	234761
496	Land at Mitton	Post Medieval	WSM46835		390764	235579

* HER numbers are often attributed to an event, with numerous features across several periods recorded under the same number. Whilst the descriptions have been checked for consistency they may on occasion record the predominant features from the site rather than the features dating to the recorded period. For a full description of any asset please consult the relevant Historic Environment Record.

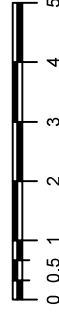
Illustrations



 Broad Locations - Allocation Area



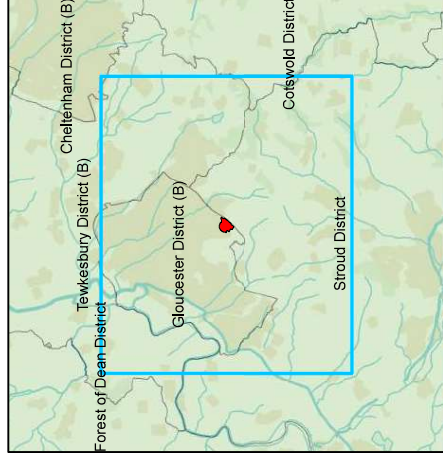
Kilometres



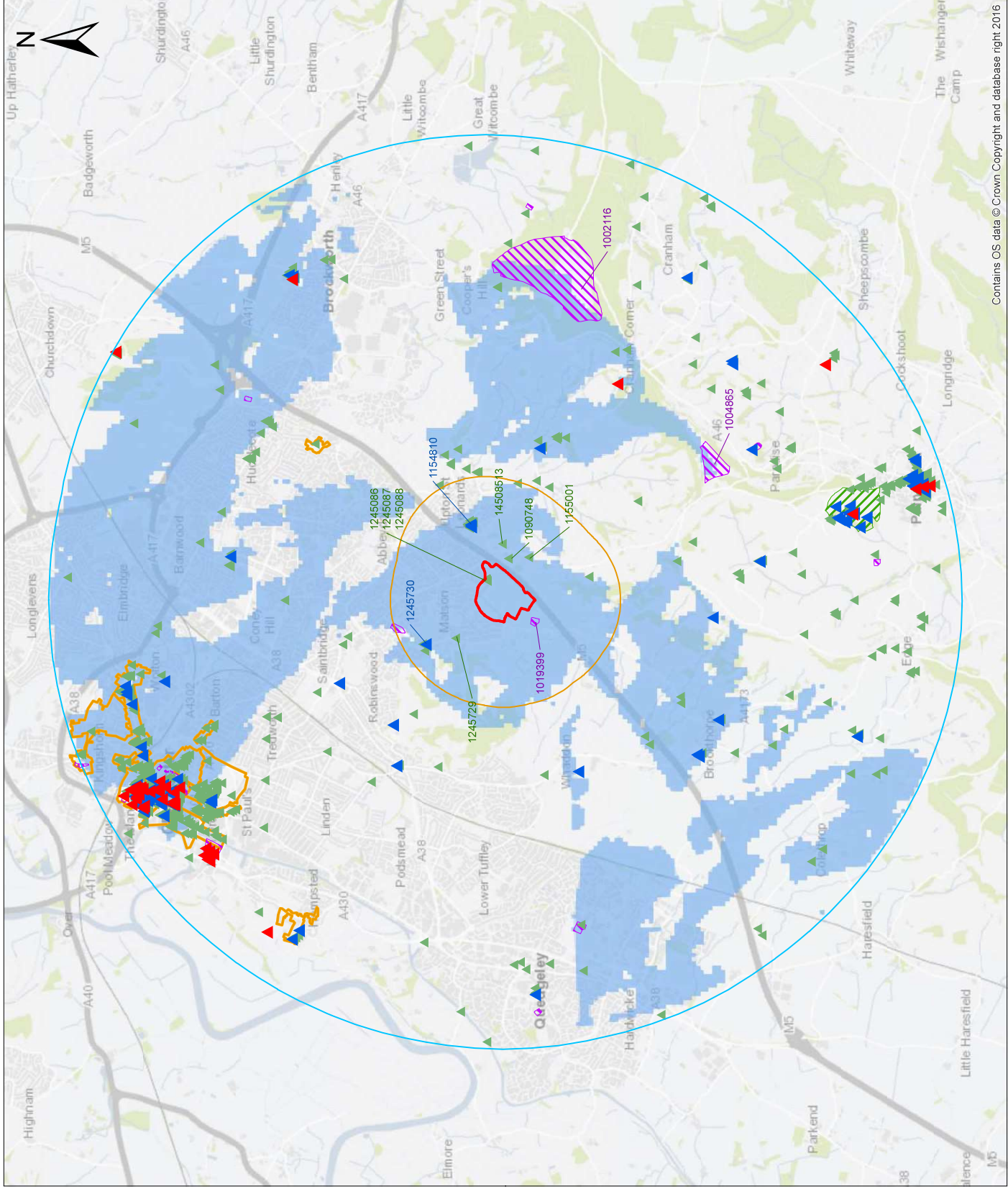
**Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury**
Figure 1: Allocation Area Location Plan

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecustld.co.uk

- Allocation Area
- 1km Study Area
- 5 km Study Area
- Listed Building
 - ▲ I
 - ▲ II*
 - ▲ II
- Scheduled Monument
- Registered Park and Garden
- Conservation Areas
- Zone of Theoretical Visibility



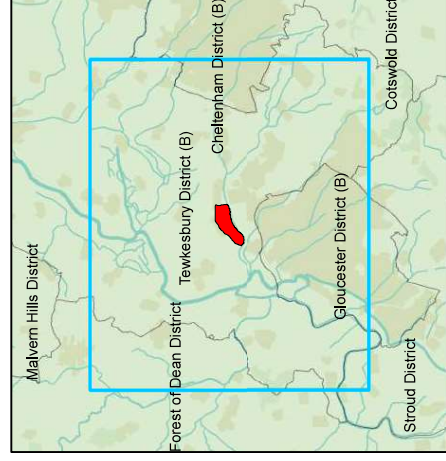
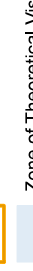
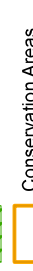
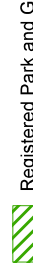
Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury
Figure 2: Winnycroft - Designated
Heritage Assets
 Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecustld.co.uk



Contains OS data © Crown Copyright and database right 2016

- Allocation Area
- 1 km Study Area
- 5 km Study Area

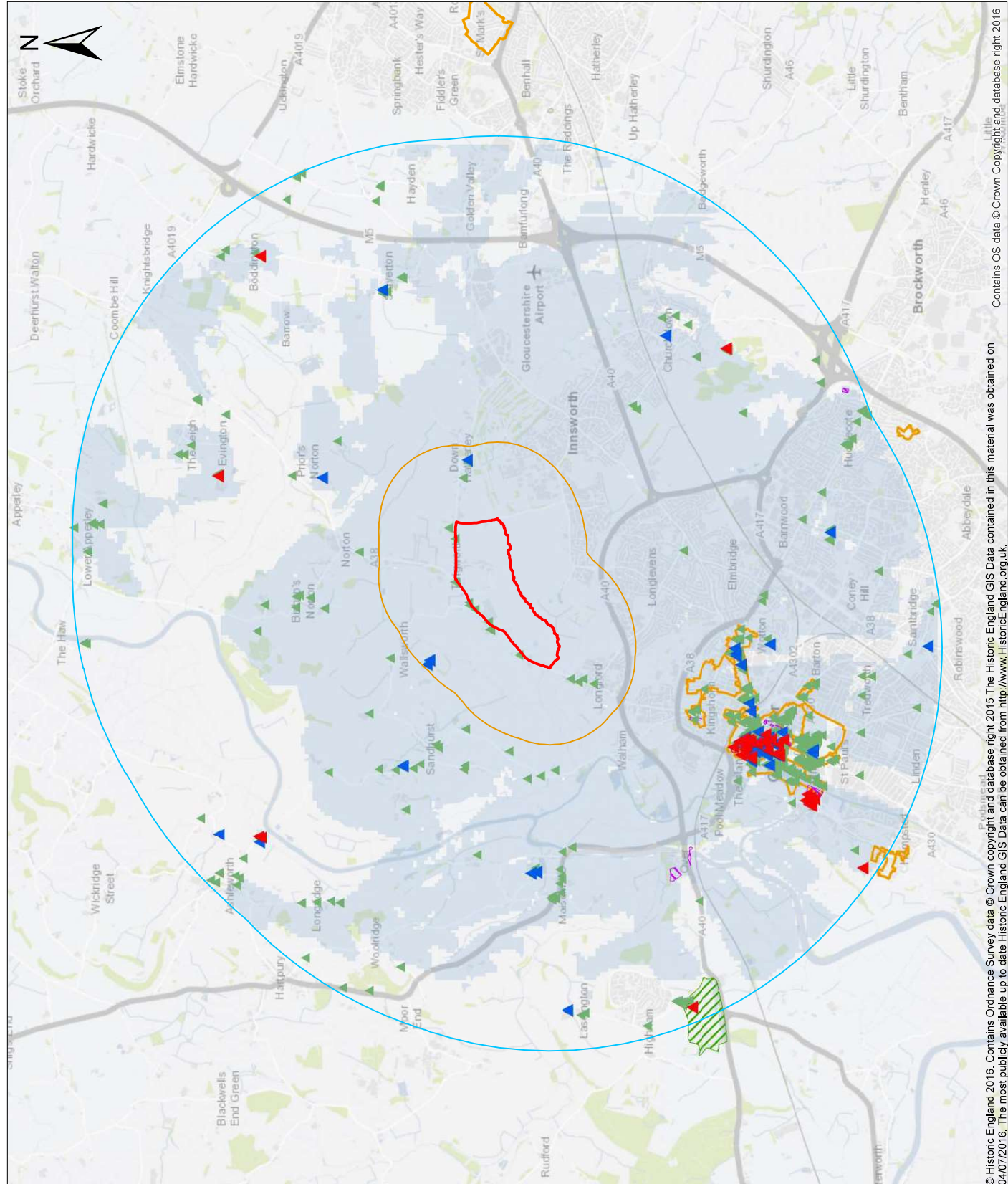
Listed Buildings



Kilometres

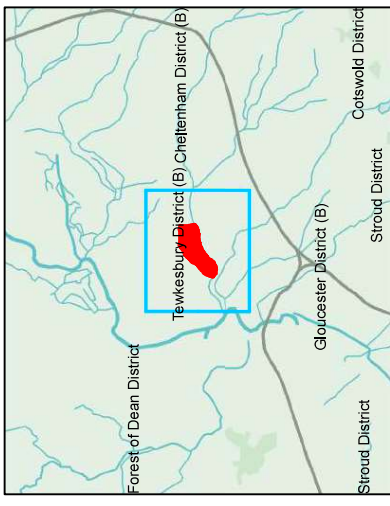


Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury
Figure 4: A1 Twigworth Extension-
Designated Heritage Assets
Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk



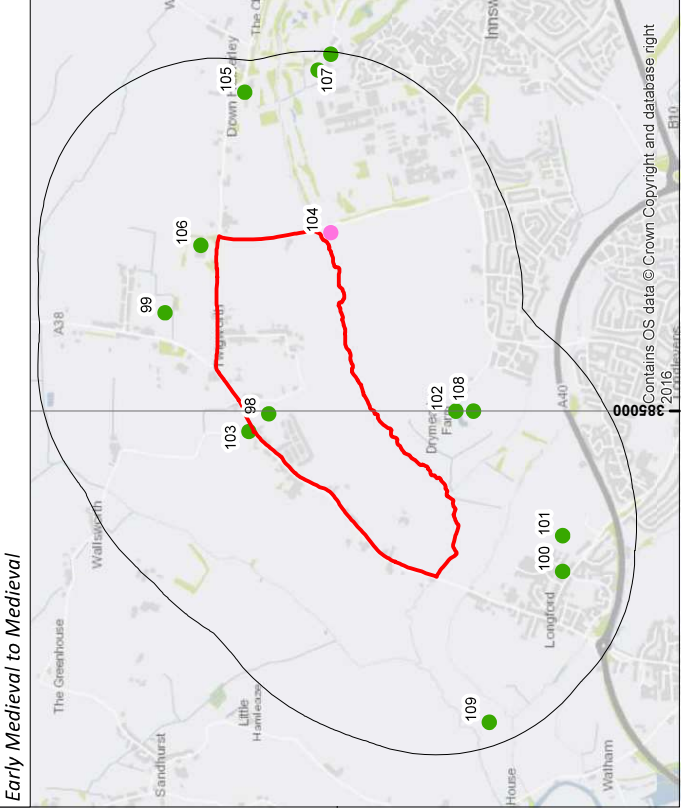
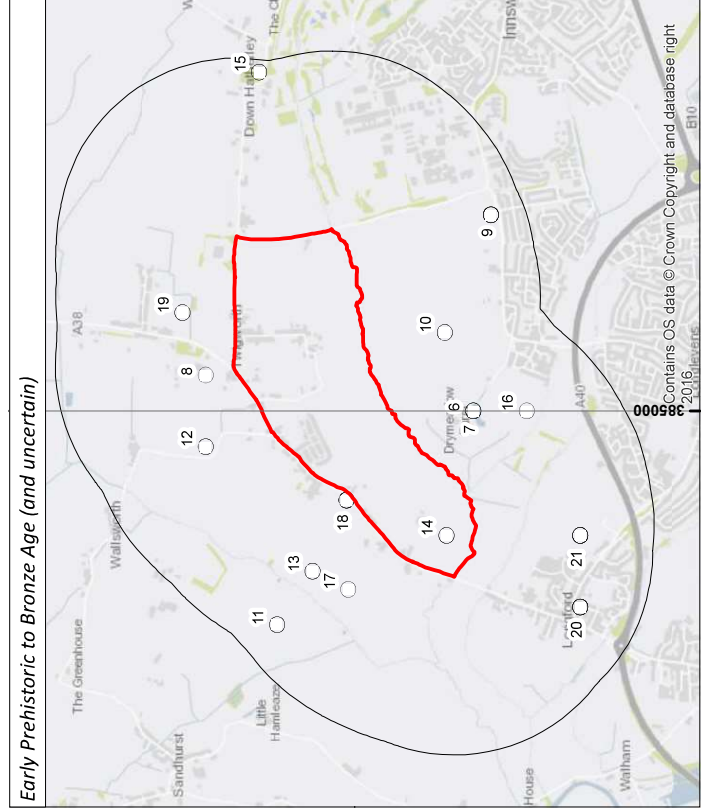
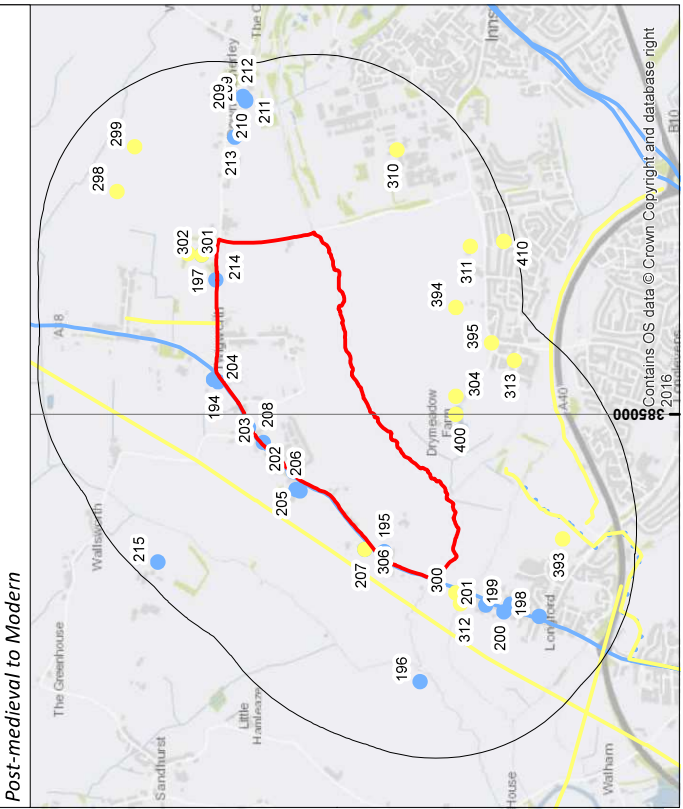
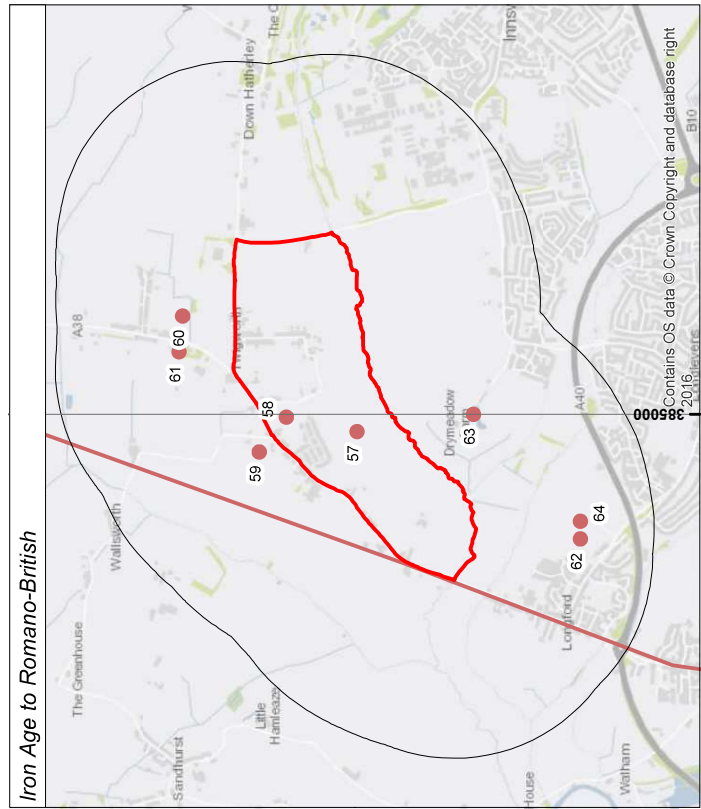
© Historic England 2016. Contains Ordnance Survey data © Crown copyright and database right 2015 The Historic England GIS Data contained in this material was obtained on 04/07/2016. The most publicly available up-to-date Historic England GIS Data can be obtained from <http://www.HistoricEngland.org.uk>. Contains OS data © Crown Copyright and database right 2016

- Allocation Area
- Non-Designated Heritage Assets**
- Early Prehistoric
- Iron Age to Romano-British
- Early Medieval
- Medieval
- Post-medieval
- Modern
- Uncertain
- Linear Non-Designated Heritage Asset**
- Prehistoric
- Romano-British
- Medieval
- Post-medieval
- Modern

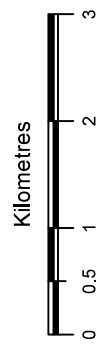
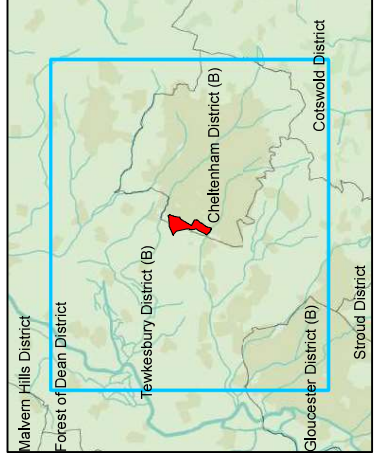


**Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury**
**Figure 5: A1 Twigworth Extension -
Non-designated Heritage
Assets (based on HER data)**

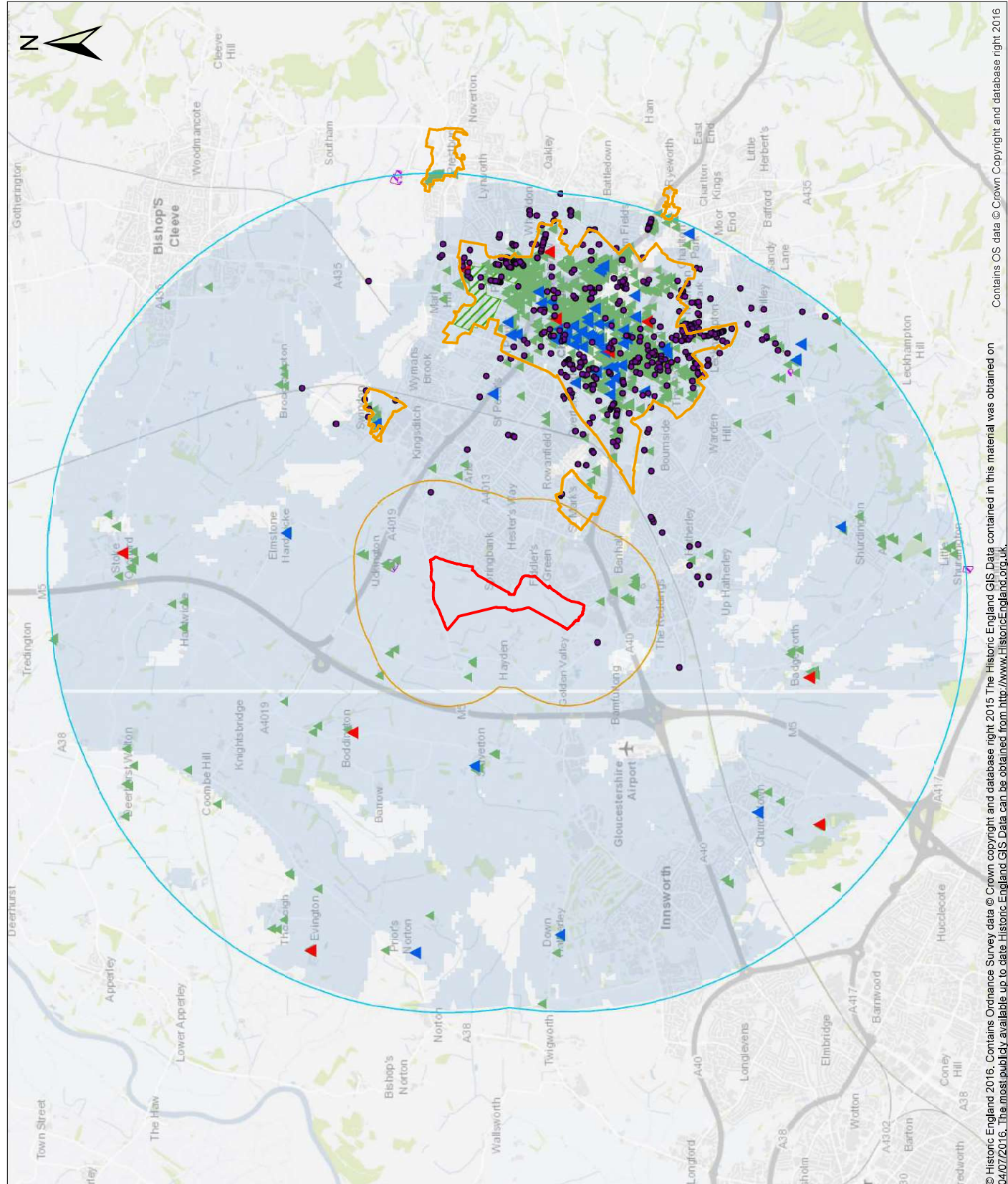
Brook Holt 3 Blackburn Road Sheffield S61 2DW
Tel: 0114 2669292 www.ecusltd.co.uk



- Allocation Area
 - 1 km Study Area
 - 5 km Study Area
 - Locally Listed Building
- Listed Building
- ▲ I
 - ▲ II*
 - ▲ II
 - Conservation Area
 - Scheduled Monument
 - Registered Park and Garden
 - Zone of Theoretical Visibility



Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury
Figure 6: Phase 1 West Cheltenham - Designated Heritage Assets
 Brook Holt 3 Blackburn Road Sheffield S67 2DW
 T: 0114 2669292 www.ecuslid.co.uk



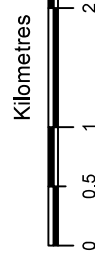
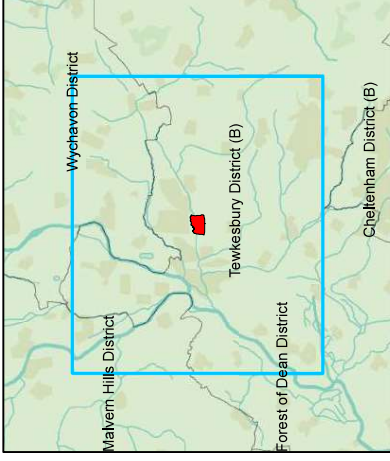
© Historic England 2016. Contains Ordnance Survey data © Crown copyright and database right 2015 The Historic England GIS Data contained in this material was obtained on 04/07/2016. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.HistoricEngland.org.uk>. Contains OS data © Crown Copyright and database right 2016

- Allocation Area
- 1 km Study Area
- 5 km Study Area

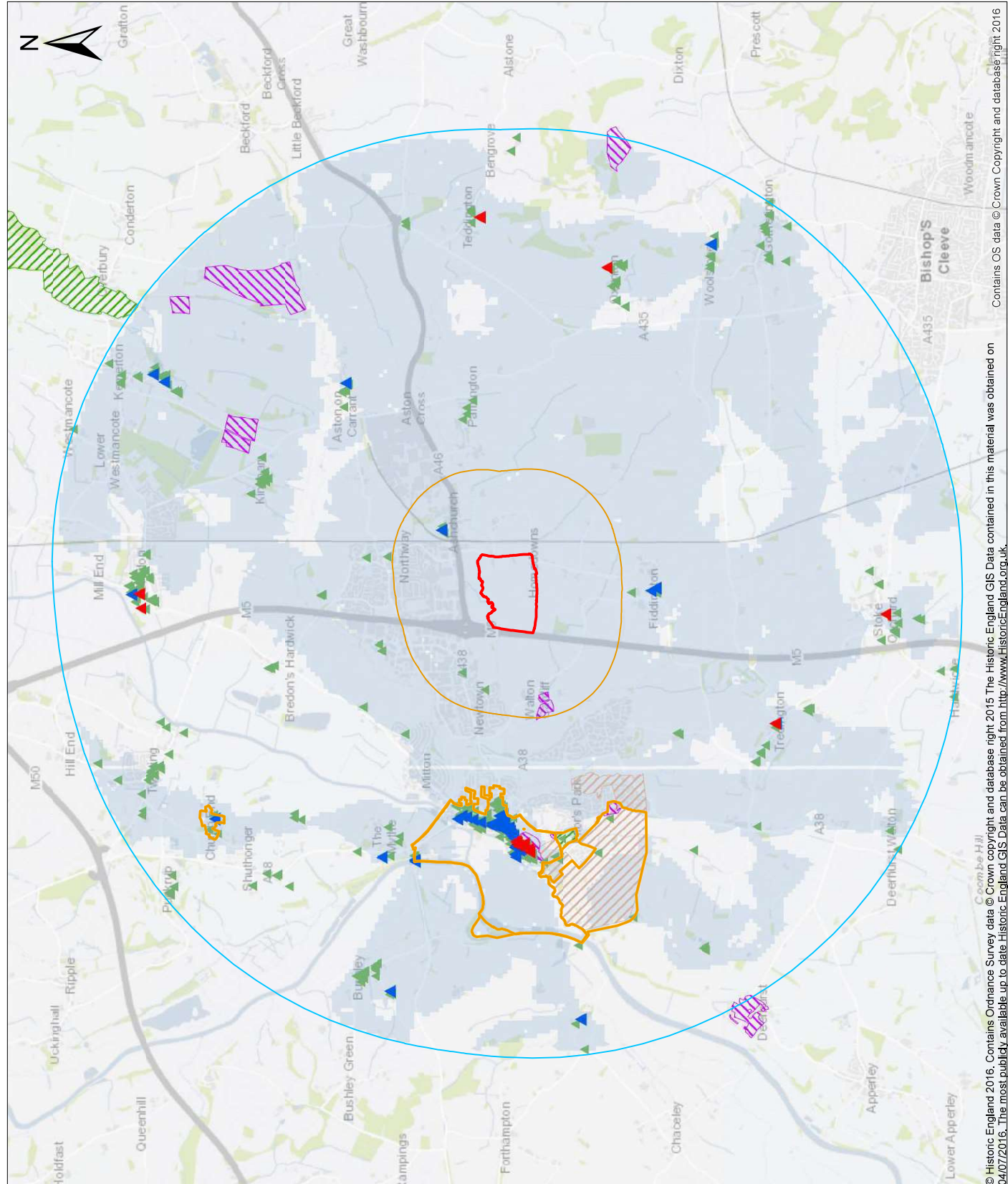
Listed Buildings

- ▲ I
- ▲ II*
- ▲ II

- Conservation Area
- Scheduled Monument
- Registered Park and Garden
- Registered Battlefield
- Zone of Theoretical Visibility

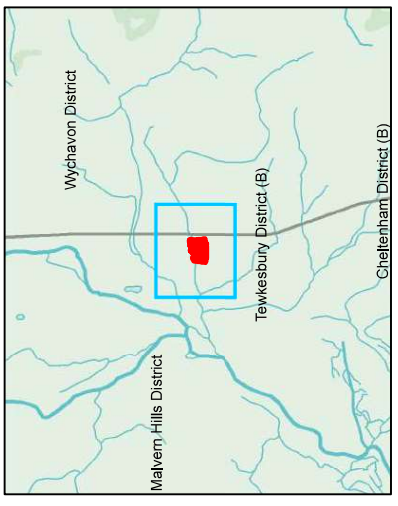
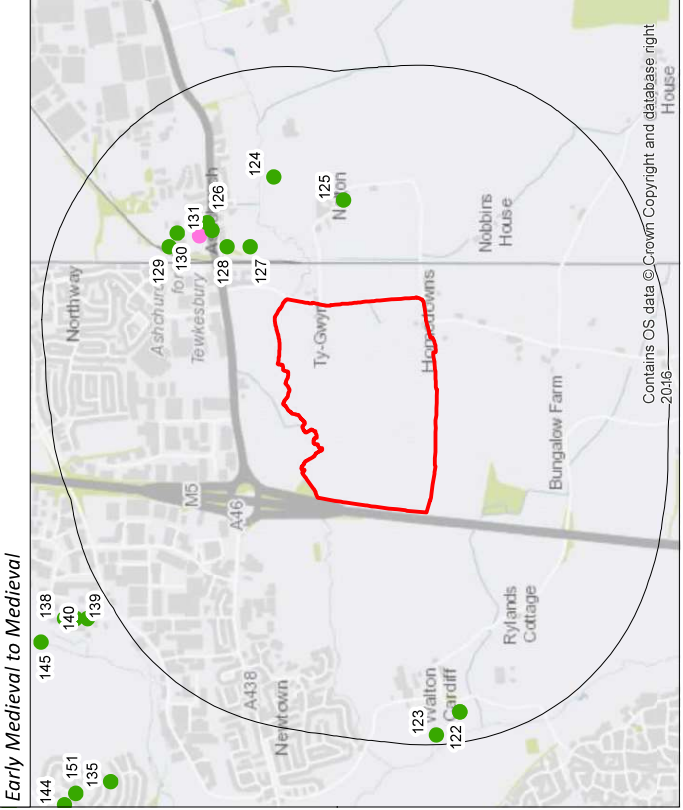
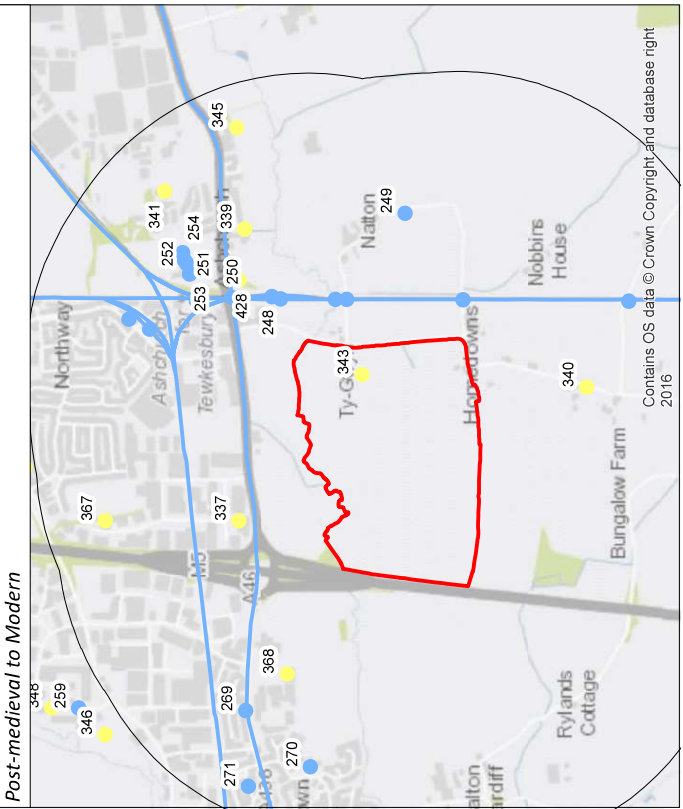
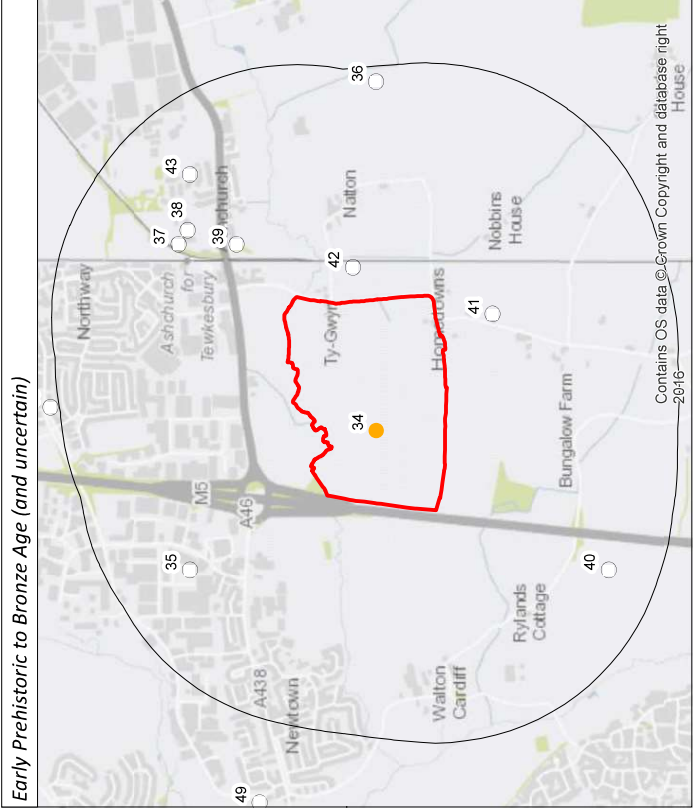
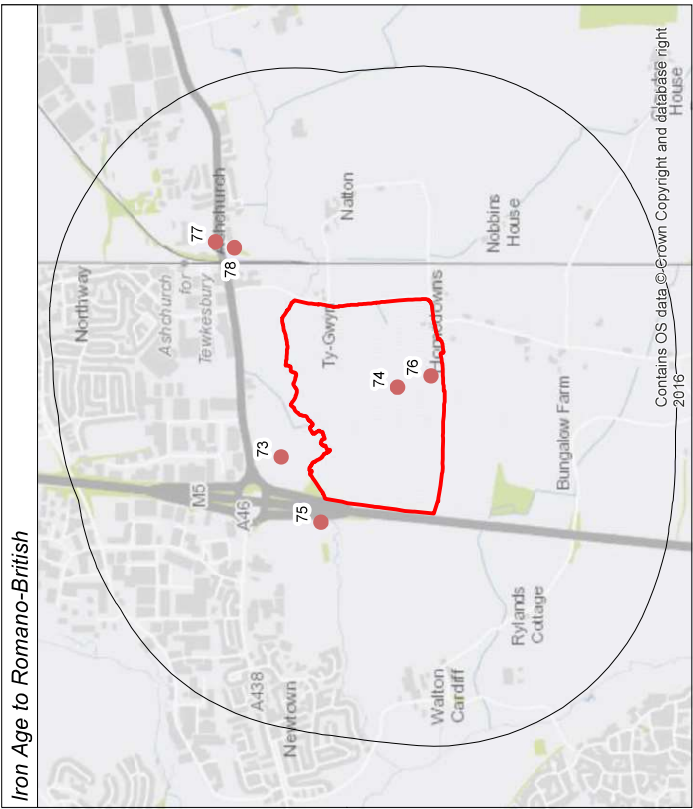


Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury
Figure 8: Land at Fiddington -
Designated Heritage Assets
Brook Holt 3 Blackburn Road Sheffield S67 2DW
T: 0114 2669292 www.ecusltd.co.uk



© Historic England 2016. Contains Ordnance Survey data © Crown copyright and database right 2015 The Historic England GIS Data contained in this material was obtained on 04/07/2016. The most publicly available up-to-date Historic England GIS Data can be obtained from <http://www.HistoricEngland.org.uk>. Contains OS data © Crown Copyright and database right 2016

- Allocation Area
- Non-Designated Heritage Assets**
- Early Prehistoric
- Iron Age to Romano-British
- Early Medieval
- Medieval
- Post-medieval
- Modern
- Uncertain
- Linear Non-Designated Heritage Asset**
- Prehistoric
- Romano-British
- Medieval
- Post-medieval
- Modern



**Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury**
**Figure 9: Land at Fiddington -
Non-designated Heritage
Assets (based on HER data)**

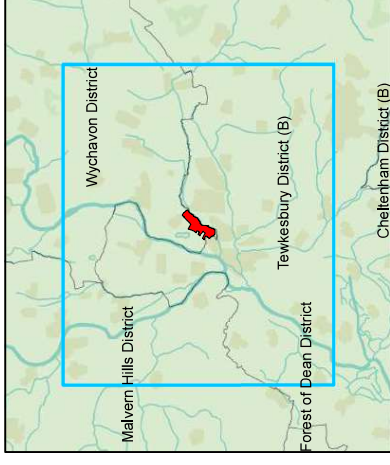
Brook Holt 3 Blackburn Road Sheffield S61 2DW
Tel: 0114 2669292 www.ecuslid.co.uk

- Allocation Area
- 1 km Study Area
- 5 km Study Area

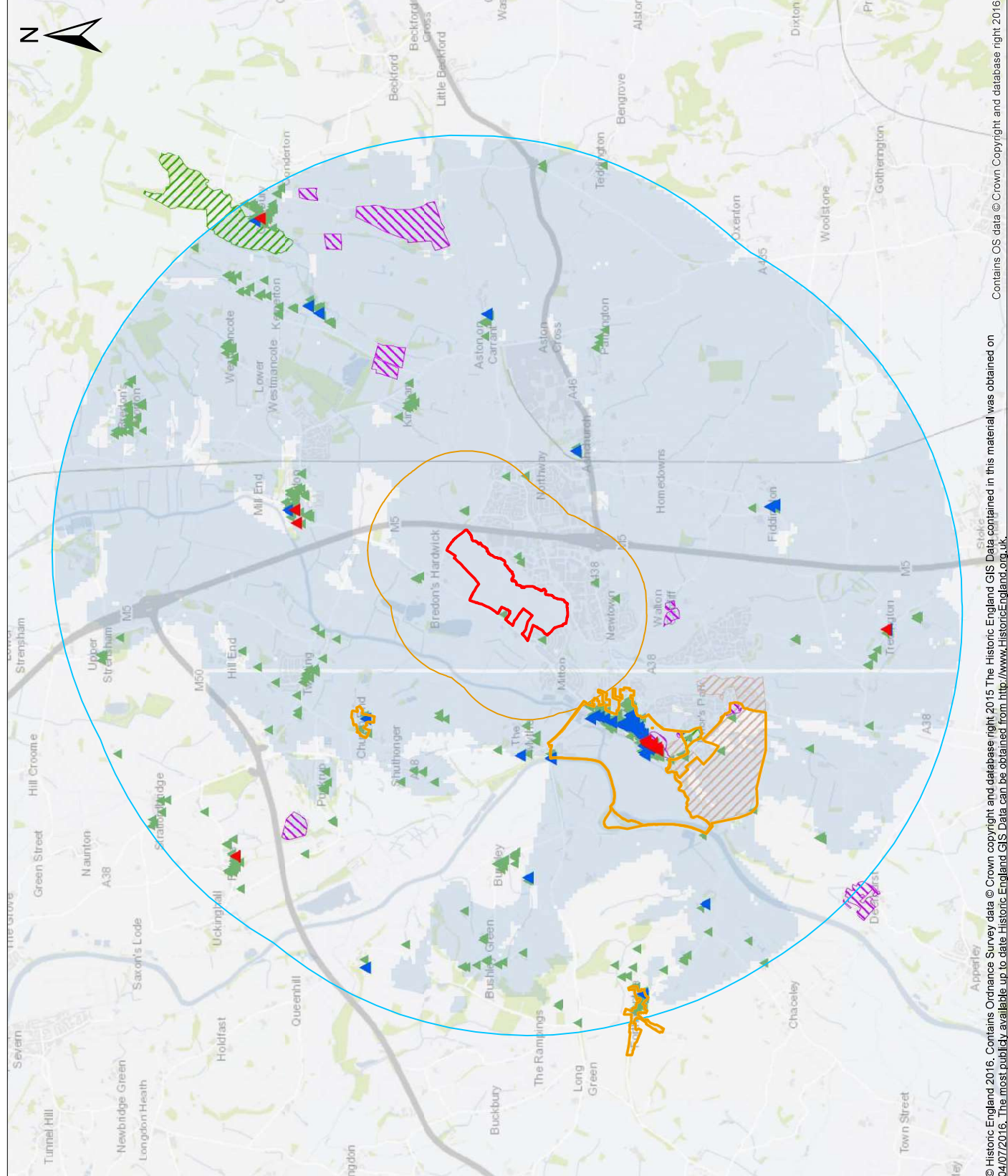
Listed Building

- ▲ I
- ▲ II*
- ▲ II

- Conservation Area
- Scheduled Monument
- Registered Park and Garden
- Registered Battlefield
- Zone of Theoretical Visibility

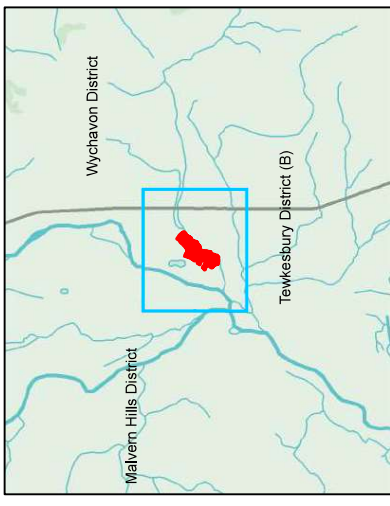
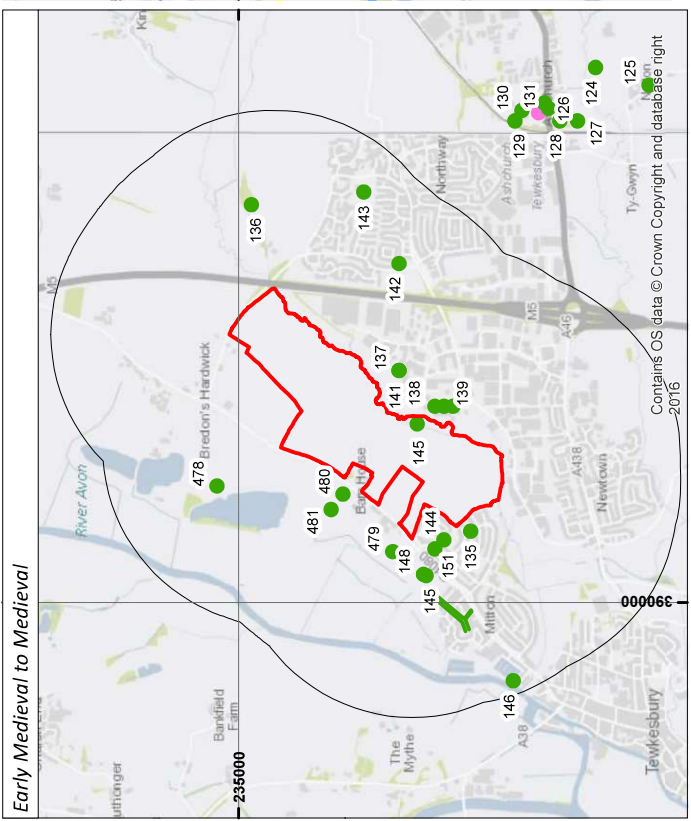
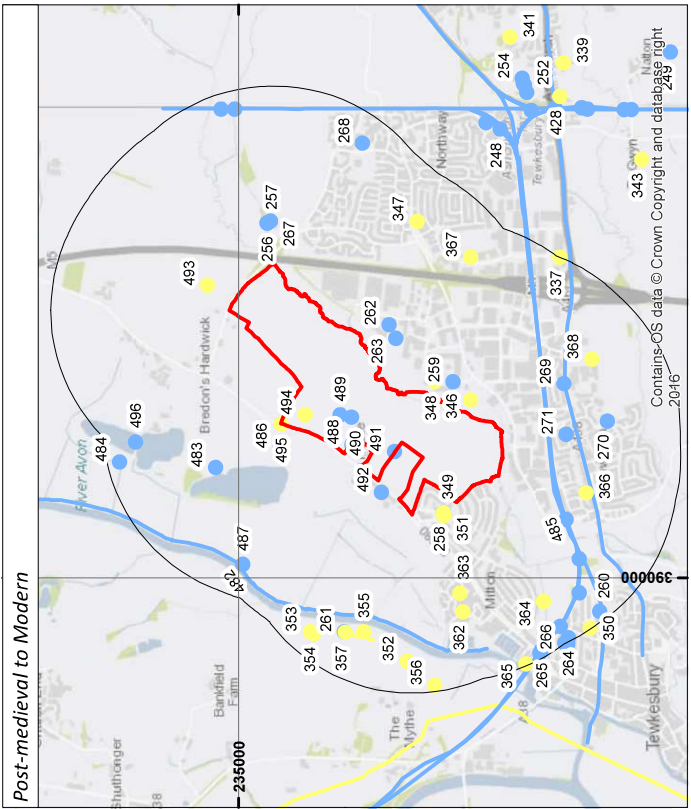
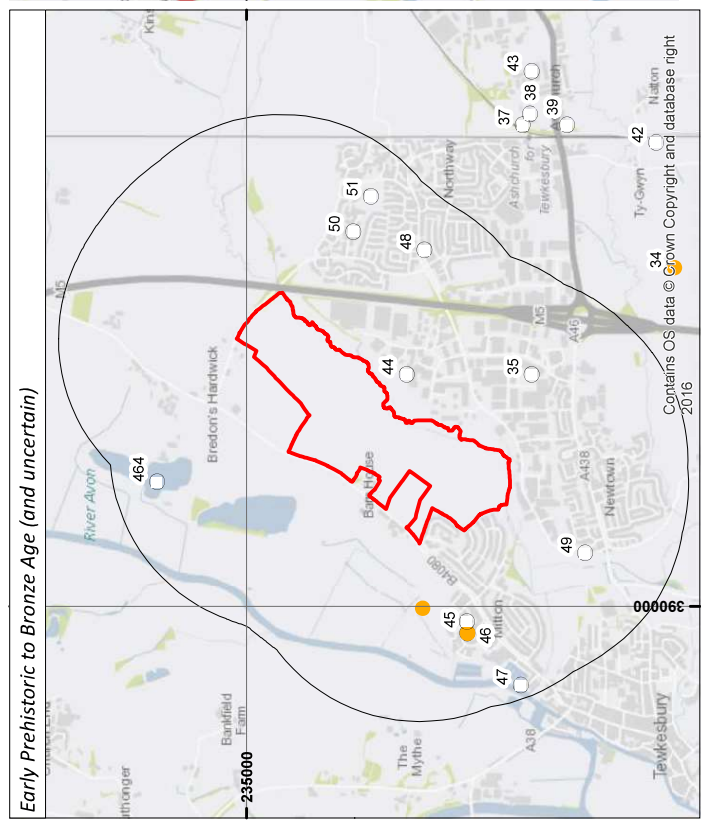
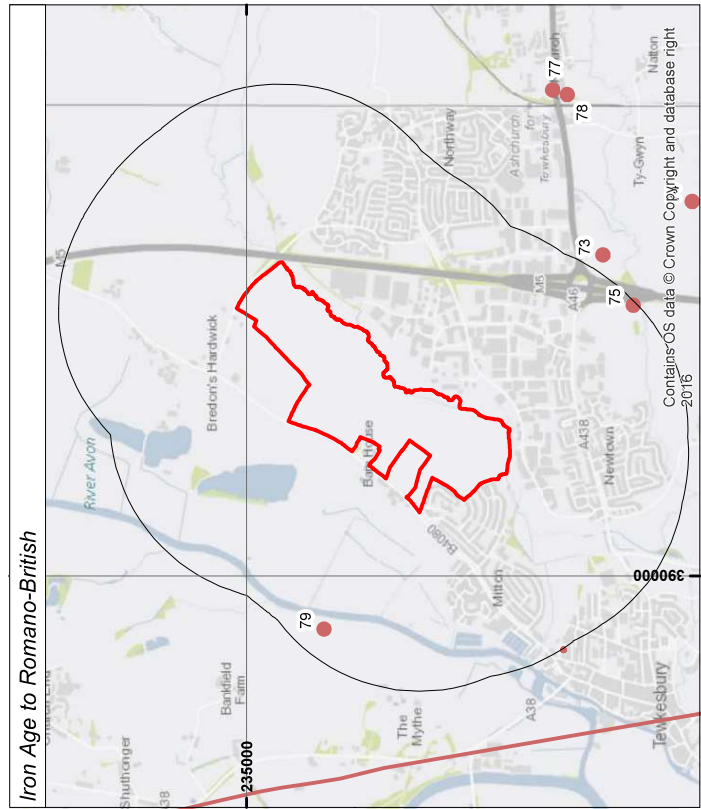


Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury
Figure 10: Land at Milton - Designated
Heritage Assets
 Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecusltd.co.uk



© Historic England 2016. Contains Ordnance Survey data © Crown copyright and database right 2015 The Historic England GIS Data contained in this material was obtained on 04/07/2016. The most publicly available up-to-date Historic England GIS Data can be obtained from <http://www.HistoricEngland.org.uk>. Contains OS data © Crown Copyright and database right 2016

- Allocation Area
- Non-Designated Heritage Assets**
- Early Prehistoric
- Iron Age to Romano-British
- Early Medieval
- Medieval
- Post-medieval
- Modern
- Uncertain
- Linear Non-Designated Heritage Asset**
- Prehistoric
- Romano-British
- Medieval
- Post-medieval
- Modern

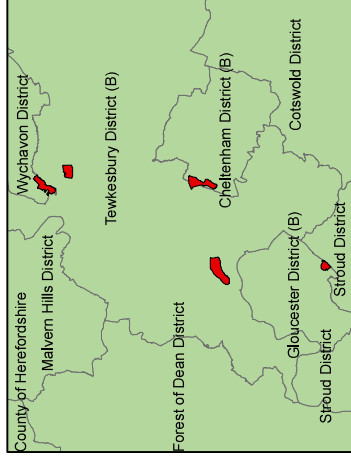
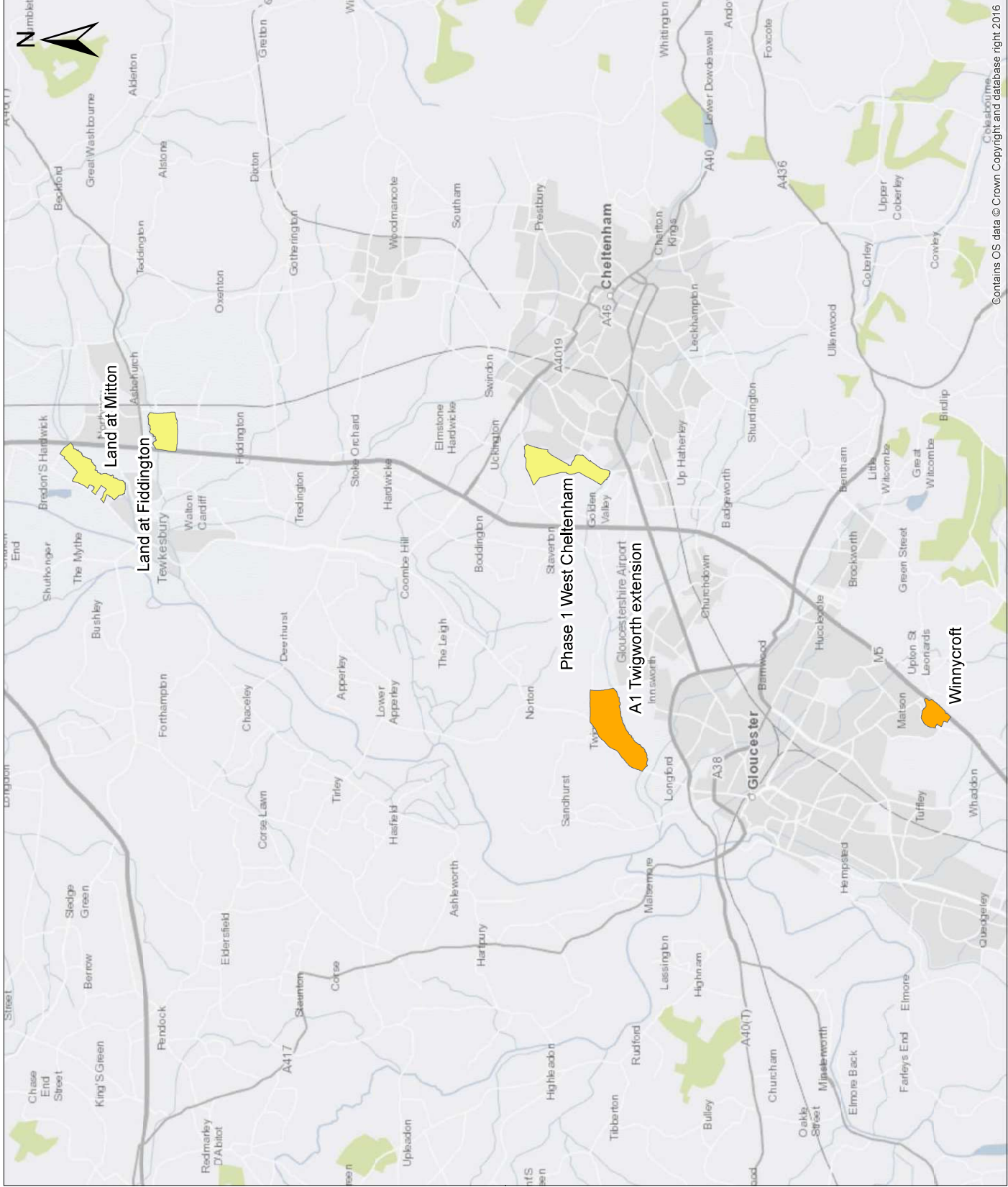


**Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury**
**Figure 11: Land at Mitton -
Non-designated Heritage
Assets (based on HER data)**

Brook Holt 3 Blackburn Road Sheffield S61 2DW
Tel: 0114 2669292 www.ecuslid.co.uk

Heritage concerns to development

- Potential concerns
- Concerns



Kilometres



**Joint Core Strategy
Gloucester - Cheltenham - Tewkesbury**

Figure 12: Plan showing recommendations for allocation areas

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

Contains OS data © Crown Copyright and database right 2016

Environmental Statement, Volume 1 – Main Report

Land East of Winnycroft Lane, Snow Capel, Matson,
Gloucester

Prepared by Black Box Planning
on behalf of *Bromford Housing*



Bromford.

Table of Contents

1.	Introduction	4
2.	Scope and Methodology	8
3.	Site and Surrounding Area	14
4.	Proposed Development, Need and Alternatives	16
5.	Planning Policy Context	23
6.	Ecology and Biodiversity	27
7.	Cultural Heritage	106
8.	Summary of Findings	140

Volume 2: Technical Appendices

Appendix 2.1 – Screening Request (GVA) dated 11th May 2017

Appendix 2.2 – Screening Opinion (Gloucester City Council) dated 17th October 2017

Appendix 2.3 – Cumulative Sites Plan – 19-032-101 and 19-032-102

Appendix 3.1 – Site Location Plan – 3250-0001-P6

Appendix 4.1 – Proposed Site Plan – 3250-0030-P19

Appendix 4.2 – Proposed Site Elevations – 3250-0040 P02 through 3250-0045 P02

Appendix 4.3 – Accommodation Schedule – 12/05/2022

Appendix 4.4 – Landscape Masterplan – JBA 21/169-SK01 Rev B

Appendix 6.1 – Ecological Baseline Report – EDP edp3746_r006a – May 2022

Appendix 6.2 – Biodiversity Net Gain Assessment – EDP edp3746_r007a

Appendix 6.3 – Information to Inform Habitat Regulations Assessment – EDP edp3746_r008

Appendix 7.1 – Archaeological and Heritage Assessment – EDP edp3736_r005b



Appendix 7.2 – Water Environment Assessment – JBA Final Report – May 2021

Appendix 7.3 – Geoarchaeological Assessment Written Scheme of Investigation ARCA 24th January 2022

ES Main Report

Land East of Winnycroft Lane, Snow Capel, Matson, Gloucester



This report has been prepared in accordance with the quality assurance procedures operated by Black Box Planning Ltd	
Created by:	Dan Trundle MRTPI
Signature:	
Checked by:	Ben Read MRTPI
Signature:	

1. Introduction

Introduction and Purpose

- 1.1. An Environmental Impact Assessment (EIA) has been undertaken on behalf of Bromford Housing ('the Applicant') in support of a full planning application ('the planning application') made to Gloucester City Council ('the Local Planning Authority') in respect of residential development at Snow Capel, Matson, Gloucester ('the site') with the following description of development:

"Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works" (the 'proposed development').

- 1.2. The site is land at Snow Capel Farm, Matson, Gloucester and is detailed further within Chapter 3 below and the site location plan is provided at Appendix 3.1.
- 1.3. The proposal for the Snow Capel site covered by the planning application is detailed within Chapter 4 below. The proposal is hereafter referred to as 'the proposed development' within this document. Refer to Appendix 4.1 for the Proposed Site Plan
- 1.4. This Environmental Statement (ES) has been compiled by Black Box Planning (BBP) with the assessments of each environmental matter undertaken by a team of specialists summarised within Table 1.1 below. The purpose of this ES is to present the findings of the EIA and identify the likely significant environmental effects of the proposed development during both the construction and operational phases.

Environmental Impact Assessment

- 1.5. This ES has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Following the submission of a Screening Request dated 11th May 2017 (Appendix 2.1), a Screening Opinion (ref: 17/00533/EIA) was adopted by the local planning authority on 17th October 2017 (Appendix 2.2) which established the key features of the environment that should be included within the scope of this assessment.
- 1.6. As part of the ES process, there is the requirement to assess the likely significant effects of the proposed development. The relevant plans are provided at Appendix 4.1.
- 1.7. The planning application is provided in full detail and therefore represents the maximum parameters of the proposed development. As such the EIA is considered to represent a robust assessment of the likely significant effects of the proposed development.

1.8. This ES has sought to identify appropriate construction and operational phase design and good practice mitigation measures to avoid and reduce adverse effects and to maximise beneficial effects. The outcome of the EIA process is to determine the nature of any residual significant effects once the mitigation measures have been factored in. The summary of the findings is provided within Chapter 8 of this report and also within the stand alone Non-Technical Summary report.

The EIA Team

1.9. This ES has been prepared by the following project team, summarised in Table 1.1 below.

Table 1.1: The Applicant’s EIA Team

Name and Title	Organisation	EIA Role	Qualifications and Experience
Ben Read, Director	Black Box Planning	EIA Project Director	BSc (Hons), MRTPI 15 years working in planning consultancy
Dan Trundle, Associate	Black Box Planning	EIA Project Manager	MPlan, MRTPI 8 years working in planning consultancy
Matt Evans	EDP	Ecology and Biodiversity	BSc (Hons) Ecology and Environmental Biology (Int), University of Leeds Natural England and Natural Resources Wales Great Crested Newt Class Survey Licence 8 years working in ecology consultancy
Emily Williams	EDP	Ecology and Biodiversity	BSc Zoology, University of Wales, MSc Managing the Environment, Aberystwyth University, MCIEEM- Full member of Chartered Institute for Ecology and Environmental Biology

			<p>Natural England and Natural Resources Wales Great Crested Newt Class Survey Licence</p> <p>Natural England and Natural Resources Wales Bat Class Survey Licence (Level) 1</p> <p>Natural England Badger Class Survey Licence</p> <p>Natural England Dormouse Class Survey Licence</p>
Rob Skinner	EDP	Cultural Heritage	<p>MA Cultural Landscape Management (University of Wales)</p> <p>BA (Hons) Anthropology, Archaeology, Art History (UEA)</p> <p>ACIFA – Associate of the Chartered Institute for Archaeologists</p> <p>14 years in heritage sector, 10 years in heritage consultancy</p>

Structure of the Environmental Statement

1.10. The ES is structured as follows:

- **Volume 1 – Main Report:**
 - Chapter 1: Introduction, purpose and structure of the ES
 - Chapter 2: Scope and Methodology
 - Chapter 3: Site and Surrounding Area
 - Chapter 4: Proposed Development, Need and Alternatives

- Chapter 5: Planning Policy Context
- Chapter 6: Ecology and Biodiversity
- Chapter 7: Cultural Heritage
- Chapter 8: Summary of Findings
- **Volume 2 – Figures and Technical Appendices**
- **Non-Technical Summary**

Consultation on the Environmental Statement

- 1.11. This ES will be consulted on alongside the package of application documents. During this period, the ES documents, including this report, will be made available by Gloucester City Council for public viewing during normal hours. The details of where it can be viewed will be available from the development management team who can be contacted by:

Telephone: 01452 396396

E-mail: development.control@gloucester.gov.uk

- 1.12. All of the planning application documents, including the ES, can be accessed on Gloucester City Council's website at the following page:

Website: www.gloucester.gov.uk/planning-development/planning-applications/view-planning-applications-online

- 1.13. Any consultation comments on the ES documents should be directed to Gloucester City Council at the following email address clearly stating 'Snow Capel: ES Consultation' in the subject line:

Address: Gloucester City Council PO Box 3252, Gloucester, GL1 9FW.

2. Scope and Methodology

Introduction

- 2.1. The ES has been prepared by a team of competent specialist consultants in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations'). The assessment process has been informed by consultation with the relevant statutory and non-statutory consultees. Current EIA best practice guidance for each of the environmental features assessed has been employed. Established and tested techniques have been used wherever possible.
- 2.2. The EIA Regulations set out the procedures for undertaking an EIA and the information which is required to be provided within an ES.

The EIA Process

- 2.3. In general terms the main stages in undertaking the EIA are as follows:
 - Screening – determining the need for an EIA
 - Scoping – identifying the significant issues, defining the scope of the EIA
 - Data Review – collating and reviewing available data
 - Baseline Surveys – undertaking and updating baseline surveys Assessment and Iteration – assessment of the likely significant effects, evaluation of the reasonable alternatives, providing iterative feedback to the design team on potential adverse impacts, modification of the proposals accordingly, incorporation of mitigation and enhancement measures, assessment of the effects of the mitigated development
- 2.4. This ES has been prepared in accordance Regulation 18 (3) which states that an ES is a statement which includes at least the following:
 - (a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;
 - (b) a description of the likely significant effects of the proposed development on the environment;
 - (c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;

(d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;

(e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and

(f) any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.

2.5. As noted above, full detailed plans of the proposed development have been prepared (refer to Appendix 4.1 through Appendix 4.4) which have been assessed as part of the ES and underpin the planning application. Collectively these plans control the parameters and defining aspects of the proposed development capable of having significant environmental effects. These include:

- **Appendix 4.1** - Proposed Site Plan – 3250-0030-P18 (S0)
- **Appendix 4.2** - Proposed Site Elevations – 3250-0040 P02 through 3250-0046 P02
- **Appendix 4.3** – Detailed Accommodation Schedule – 12/05/2022
- **Appendix 4.4** – Landscape Masterplan – JBA 21/169-SK01 Rev B

Screening and Scoping

2.6. A Screening Request was submitted by GVA on behalf of Edward Ware Homes to the local planning authority on 11th May 2017 (Appendix 2.1). A Scoping Opinion (ref: 17/00533/EIA) was subsequently adopted by Gloucester City Council on 17th October 2017 (Appendix 2.2) which confirmed that EIA was required to be undertaken and confirmed the environmental features to be scoped in and out. Consultation with the required statutory consultees was undertaken to inform this process.

Consultation

2.7. Consultation with relevant stakeholders and statutory consultees has been undertaken at the appropriate stages within the EIA process. Public consultation on the ES and the planning application submitted will be undertaken prior to determination by the local planning authority.

Assessment Assumptions

2.8. The following assumptions have been used to ensure that the ES has identified the likely significant effects of the proposed development (unless otherwise specified in each of the technical chapters):

- Baseline conditions are generally considered to be the current conditions at the site and surrounding area, unless materially affected by the other reasonably foreseeable cumulative developments listed in Table 2.2 below. Where significant changes are likely to occur in a 'no development' scenario such changes are identified as appropriate within each topic chapter. The potential for cumulative effects as a result of the construction and operation of the committed developments has been considered.
- The assessment has been based on the full detailed plans listed above.
- The assessment of likely significant cumulative effects has assumed that the reasonably foreseeable cumulative developments identified in Table 2.2 will be built out as set out in the documents supporting these applications.
- The planning conditions imposed on the planning application will be discharged to the agreement of the local planning authority and relevant consultees and stakeholders. Planning conditions are imposed both for the site as a whole and also for individual plots as they come forward to ensure that the construction of each plot is managed in an appropriate manner.

2.9. Any specific assumptions or uncertainties relevant to the preparation of this ES are noted in each of the technical chapters as appropriate.

Assessing Effects

2.10. The detailed methodology for determining the significance of the identified effects is set out within each of the technical chapters below. In general terms, the significance of environmental effects typically represents the correlation or function of two factors:

- The sensitivity, importance or value of the existing environmental conditions which would be affected by the proposed development. The existing environmental conditions are referred to as the 'receptors'; and
- The extent of the likely physical changes to the environment attributable to either the construction or operational phase of the proposed development. This is referred to as the 'magnitude' of the effect.

2.11. Each of the technical ES chapters has identified the likely receptors relevant to that environmental feature and has assessed their sensitivity. These have been identified through the baseline studies.

- 2.12. In terms of the magnitude of effects, these have been assessed against established scales wherever possible as set out within each chapter. These are often quantifiable and as such the effect can be clearly defined. However, in some cases it is not possible to quantify impacts and therefore qualitative assessments need to be carried out, based on available knowledge and professional judgement.
- 2.13. The spatial and temporal boundaries for predicting and assessing the impacts have been defined within each of the technical chapters. The intended build programme as far as is known at the time of writing has been factored into the analysis of the construction and operational phase impacts.
- 2.14. The significance of each identified effect has been assessed taking account of and comparing the outcomes of the established 'sensitivity of the receptor' and 'the magnitude of change' of the proposed development upon that receptor. The most significant effects take place where a highly valuable, important, or sensitive receptor is impacted by a large magnitude of effect. On the contrary, where a receptor is assessed as having low or negligible value and with a small or negligible magnitude of effect, then the likely significance will be lesser. To ensure a consistent environmental assessment process within the individual technical ES Chapters, a standard significance matrix has been deployed similar to that shown in Table 2.1 below.

Table 2.1: Degrees of Significance and their Criteria

Magnitude of Change	Sensitivity of Receptor			
		High	Medium	Low
	High	Major	Major to Moderate	Moderate
	Medium	Major to Moderate	Moderate	Minor to Moderate
	Low	Moderate	Minor to Moderate	Minor
	Negligible	Negligible	Negligible	Negligible

- 2.15. In describing an effect, consideration will at least be given to its nature, geographical scale, duration, probability, and magnitude. The nature of an effect can be described as:
 - Adverse: Detrimental or negative impacts to an environmental resource or receptor;
 - Beneficial: Advantageous or positive impacts to an environmental resource or receptor;
 - Negligible: No significant impacts to an environmental resource or receptor having regards to other effects also.

Mitigation and Enhancement

2.16. Where minor, moderate or major adverse effects are predicted, either during the construction or operational phases of the proposed development, mitigation measures will be explored and agreed with the local planning authority wherever possible. Wherever practical and viable to do so these measures can be used to reduce the predicted impacts to acceptable levels or to avoid impacts altogether. The predicted residual impacts (after any mitigation has been applied), will then be re-examined against the established significance criteria scale.

Committed Development and Cumulative Effects

- 2.17. Where applicable, potential cumulative effects identified for each of the specific ES topics have been summarised within each technical chapter. These include both in-combination effects arising from the interaction of effects between the different assessment topics within the project itself as well as effects arising from the project combined with other local developments coming forward.
- 2.18. The list of sites included within the cumulative effects assessment is summarised within Table 2.2 below. Maps of the cumulative sites considered as part of the ES is provided at Appendix 2.3.
- 2.19. The zone of influence for sites considered has broadly followed a wide area covering strategic developments within 6km from the site including sites within Gloucester City and also within neighbouring Stroud District and Tewkesbury Borough.
- 2.20. The developments included are incomplete at the time of writing, any completed developments are considered to form part of the baseline.

Table 2.2: Proposed List of Sites for Cumulative Effects Assessment

Ref. No.	Site and Proposal	LPA and Policy Status	Planning Status
1	Land South of Winnycroft Farm – Barratt – 420 no. dwellings	Gloucester City - JCS allocation A6	Planning permission - under construction
2	Winnycroft Farm – Linden – 217 no. dwellings	Gloucester City – JCS allocation A6	Planning permission - under construction
3	Gloucester Business Park – Major Employment Site	Tewkesbury Borough - emerging allocation EMP1	Planning permission, under construction
4	Land adjacent to Hucclecote Road and Golf Club Lane, Brockworth – 166 no. dwellings	Tewkesbury Borough – emerging allocation BRO1	Planning permission

Ref. No.	Site and Proposal	LPA and Policy Status	Planning Status
5	Nerva Meadows, Brockworth – 106 no. dwellings	Tewkesbury Borough – emerging allocation BRO2	Planning application submitted, undetermined
6	North Brockworth Urban Extension – 1,500 no. dwellings	Tewkesbury Borough – JCS allocation A3	Planning permission, under construction
7	Whaddon Grange – Taylor Wimpey, L&Q, Newland – 3,000 no. dwellings	Stroud District – emerging allocation G2	Planning application being prepared
8	Land South of Grange Road – Persimmon – 250 no. dwellings	Gloucester City	Planning permission, under construction
9	Gloucester Quays Phase G	Gloucester City	
10	Blackfriars and Quayside – employment and 50 no. dwellings	Gloucester City – emerging allocation SA09	LDO consent granted, under construction
11	Hunts Grove – 1,750 no. dwellings, 5.75 ha employment	Stroud District	Planning permission, under construction
12	Hunts Grove Extension (Colethrop Farm) – 750 no. homes	Stroud District – emerging allocation PS30	No planning permission
13	Javelin Park – 20 ha employment site	Stroud District – emerging allocation PS43	Planning permission, under construction
14	Quedgley East Extension – 5 ha employment site	Stroud District – emerging allocation PS32	Planning permission, under construction
15	South of Hardwicke – 1,200 dwellings	Stroud District – emerging allocation G2	No planning permission
16	South Churchdown Urban Extension – 1,100 no. dwellings	Tewkesbury Borough – JCS allocation A2	First phase under construction

3. Site and Surrounding Area

Site Location and Context

- 3.1. The site is located on the south-eastern edge of Gloucester in the south-west of England. The site measures approximately 7.91 hectares in area. A site location plan is provided at Appendix 3.1.
- 3.2. The site lies within the non-metropolitan district-level local authority area of Gloucester City, although is adjacent to the boundary with Stroud District to the south-east. Gloucester City is unparished but the site lies within the Matson & Robinswood ward of the local authority.
- 3.3. The site is bounded by the M5 national motorway along its south-eastern boundary. Winnycroft Lane forms the western boundary of the site providing connection to Matson and to the A4173 in the south. Beyond Winnycroft Lane to the west lies Sneedham's Green.
- 3.4. To the north-east lies adjacent agricultural land which is currently under construction for residential development by Barratt Homes (*420 no. dwellings, public open space including two pitches, allotments, community orchard, a community building, associated landscaping and noise bund - 14/01063/OUT and 18/01141/REM*).
- 3.5. Further afield, the Maston estate lies to the north, Robinswood Hill Country Park lies to the north-west, Gloucester Services lies to the south-west and Painswick Beacon and wider countryside lies beyond the M5 to the south-east.

Site Description

- 3.6. The site comprises a single, poor semi-improved grassland field currently being used for agricultural grazing. The boundaries to the north-east, south and west are delineated by native hedgerows, with scattered scrub forming the south-eastern and southern boundaries.
- 3.7. A freshwater moat is located within the centre of the field, with scattered scrub present along its bank.
- 3.8. A public right of way (PROW) exists across the site, the PROW is a part of the Glevum Way, a local long distance circular route around the outskirts of Gloucester.
- 3.9. The site is currently accessed from Winnycroft Lane through two field gates on the western boundary.

Environmental Designations

- 3.10. Environment Agency flood mapping shows that the entirety of the site falls within Flood Zone 1, the lowest probability risk of flooding.
- 3.11. The site is not within a Conservation Area and there are no Listed Buildings within the site boundary or within the vicinity of the site.

- 3.12. The moat in the centre of the site is a Scheduled Monument (List Entry Number: 1019399) registered as '*Moated site at Sneedham's Green, 220m north east of Green Farm*'. The scheduled area extends over a marginally wider area to the south than the moat itself.
- 3.13. The site does not lie within any Area of Outstanding Natural Beauty (AONB), albeit the extensive designation of the Cotswolds AONB lies over wider land to the south-east beyond the M5 motorway. Furthermore, the site does not lie within any local landscape protection designation.
- 3.14. The site is not statutorily designated for any ecological reasoning such as for a Special Area of Conservation (SAC) or Special Protection Area (SPA), or Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or Local Nature Reserve (LNR). The site also does not include any Priority Habitat as confirmed by MAGIC mapping.
- 3.15. Furthermore, there are no non-statutory local designations over the site such as a County Wildlife Site (CWS), Local Wildlife Site (LWS) or Sites of Nature Conservation Interest (SNCI).
- 3.16. There are no Tree Protection Orders (TPO) in place over the site.

4. Proposed Development, Need and Alternatives

Introduction and Objectives

- 4.1. Bromford Housing have submitted a full planning application to the local planning authority, Gloucester City Council, in respect of residential development at Snow Capel, Matson, Gloucester with the following description of development:

“Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works” (the ‘proposed development’).

- 4.2. The description of the development should be read in conjunction with the submitted plans and drawings. The Proposed Site Plan is provided at Appendix 4.1 and the Proposed Site Elevations are at Appendix 4.2. A detailed accommodation schedule is provided at Appendix 4.3. A landscape masterplan is provided at Appendix 4.4.
- 4.3. The application is made in full and therefore establishes the definitive parameters within which the development of the site will be delivered. These have underpinned the environmental assessment.

Description of the Development

Vision and Design Principles

- 4.4. The overall vision for the site is to deliver a high quality, residential community providing a significant contribution towards meeting the affordable housing needs of the local area and Gloucester City Council.
- 4.5. The following three design objectives of the proposal set out the rationale behind the proposal:
- **Heritage Conservation via Placemaking** – the scheme provides a treatment to the moat, both in terms of the physical conservation of the nationally important archaeological remains it potentially contains, and in terms of the creation of the ‘Manor Green’, a central landscape space intended to retain a respectful setting, as well as provide public accessibility to and engagement with the heritage asset. The openness of the masterplan towards Sneedham’s Green will provide opportunity to facilitate views towards the wider historical setting. Well placed interpretation boards on walking routes will also highlight the link between Sneedham’s Green and the Scheduled Monument.
 - **Defining an Edge to the City** – The site will form a natural expansion of the city’s urban fringe and define a new settlement edge with native landscaping to the boundaries and stitched into the existing urban context.

- **Facilitate Local Connections** – A significant part of the placemaking approach is to integrate green infrastructure linking to a network of landscape spaces. Pedestrian and cycle routes will link across this network to the key destination ‘Manor Green’, a central area and the existing green infrastructure and to local facilities within walking distance of the site.

Built Land Uses

- 4.6. The proposed development comprises the construction of 190 no. residential dwellings (Class C3).
- 4.7. The proposal provides for a mix of different house types with a variety of number of bedrooms, comprising 22 no. 1 bedroom flats, 58 no. 2 bedroom house (mainly houses but includes 3 no. flat over garage (FOG) units); 92 no. 3 bedroom houses and 18 no. 4 bedroom houses. All of the proposed buildings are either 2 or 2.5 storeys in height.
- 4.8. The proposed dwellings are between the following ranges in floorspace area:
- 1 bedroom flats – 47.7 sqm and 58.1 sqm;
 - 2 bedroom houses – 68.56 sqm and 74.3 sqm;
 - 2 bedroom flat over garage – 79.31 sqm;
 - 3 bedroom houses – 83.2 sqm and 101.82 sqm;
 - 4 bedroom houses – 99.14 sqm and 117.42 sqm.
- 4.9. A detailed accommodation schedule is provided at Appendix 4.3.
- 4.10. A landscaped earth bund with fence on top will provided along the south-east boundary of the site to provide noise mitigation from the M5 motorway.

Building Design and Materials

- 4.11. A mix of housing typologies are proposed. The dwellings are proposed to mainly consist of terraces, semi-detached and detached houses between 2 and 2.5 storeys in height. All dwellings are set back from the street and have back gardens to the rear, all private, aside from the apartment blocks which will have access to a communal space.
- 4.12. The apartment buildings will be of a similar typology to the houses. They will be arranged over two storeys. The block at Plots 127-132 is arranged in pairs, with 6 no. apartments in total. The block at Plots 36-39 is arrange in pairs with 4 no. apartments in total.
- 4.13. Primary building materials that are to be used are wood, brick, glass and metal frames. Stone finishes will also be used in key areas to reflect local vernacular.

Movement and Access

- 4.14. The proposed development is to be accessed from Winnycroft Lane from the west by the construction of a new priority access vehicular junction. The location of the new junction is adjacent to the rear of property Yew Trees on Matson Lane.
- 4.15. The new junction will also provide pedestrian and cycle accessibility with new footpath provision to be provided along Winnycroft Lane to the north.
- 4.16. Emergency vehicular access is provided further south along Winnycroft Lane adjacent to the southernmost area of Sneedham's Green.
- 4.17. Internally, the dwellings will be accessed by a primary vehicular route with footpath on either side. The route will be interspersed with changes in surfacing to denote key areas and calm traffic. The primary route has been designed to allow the future use of buses.
- 4.18. The secondary streets will be shared surface spaces and will provide plot by plot access. Each dwelling will have allocated parking spaces either on or adjacent to the property curtilage.
- 4.19. A key feature of the proposal is the integration of a pedestrian and cycle network into the wider area. The Glevum Way public right of way (PROW) entering the site from the north will be continued and directed towards the central green, with a new circular route around the space. A further route is provided along the site frontage providing connections from the north to the south of the proposal.

Landscape and Public Realm

- 4.20. The placemaking aspiration for the proposal is informed by the respectful treatment of the moat and its setting, by creating a central green landscape space intended to retain a generous setting and provide public accessibility to and engagement with the asset.
- 4.21. The openness of the proposal towards Sneedham's Green will provide opportunity to facilitate views towards the wider historical setting. Well placed interpretation boards on walking routes will also highlight this link between Sneedham's Green and the moat. The existing PROW will be facilitated into the central green to enable an attractive recreational route and point of interest along the Glevum Way long distance walking route around Gloucester.
- 4.22. The non-built areas of the site will comprise landscaped, public open space areas providing multi-functional benefits of facilitating pedestrian and cycle connections, together with heritage conservation and management, drainage, biodiversity gains and amenity space. The proposed public realm and green infrastructure features are shown on the plan at Appendix 4.4.

Sustainability

- 4.23. In 2019, Gloucester City Council declared a climate emergency and are committed to working towards carbon neutrality and climate resilience by 2050. The proposal provides an opportunity to promote carbon neutral / low carbon development in line with the Council's vision and objectives.

4.24. An energy assessment has informed the proposal with several adaptive mitigations embedded within the design:

- 'Fabric First' approach which recognises the most effective way of minimising carbon emissions is to reduce the demand for heat and power through a well-insulated, energy efficient building fabric and services.
- Orientation of buildings where possible to ensure maximum solar gain, maximise natural daylight, sunlight and ventilation;
- Design of new homes to optimise natural daylight in all the habitable spaces with suitable sized windows relative to living spaces and bedrooms;
- Development which balances minimising the direct adverse impact of shading from other buildings and landscape features and improving access to passive solar gains;
- High performance glazing with appropriate window u-values and g-values to reduce heat loss and optimise positive solar gain while reducing the potential for overheating;
- Low energy lighting;
- Photovoltaics integrated on dwellings.
- Tree planting and increased landscape spaces (gardens and moat area), to absorb carbon and increase biodiversity net gain.
- Electric vehicle charging points.
- Provision of prioritised walking routes, cycle paths and integrated cycle storage to enable active travel.

Flood Risk and Drainage

4.25. All of the site lies within Flood Zone 1 indicating the lowest probability risk of flooding. The surface water drainage strategy for the proposal is comprised on a series of underground drainage pipes and attenuation cellular storage tanks. The proposal will have two surface water outfalls, one will be as overland flow indirectly into the moat following transition through a filtering spillway. The second will be to the north into an existing highway ditch.

Construction Phase

Construction Programme and Activities

4.26. It is anticipated that the development will be delivered over the course of 255 weeks following the approval of the planning application (currently expected to be in late 2022) from January 2023 through to end of 2027.

4.27. The key construction activities on the site are likely to include:

- Earthworks and site preparation including any de-contamination works;
- Implementation of public realm areas, landscaping and surface water drainage areas;
- Utility diversions, upgrades and connections, construction of building foundations, building structure, cladding and glazing, internal walls and partitions;
- Installation of fixtures, fittings and building services;
- Access arrangements, highways, car parking areas.

Construction Management

4.28. One of the conditions of the planning permission will be the requirement for a Construction Environmental Management Plan (CEMP) to ensure that the construction phase for the development is undertaken in a considerate manner and in accordance with good construction management practices. The CEMP will set out the management practices to be adopted during the construction works in order to mitigate adverse environmental and nuisance effects. The CEMP will be submitted by the developer to Gloucester City Council for approval prior to the commencement of the construction works. As a minimum the CEMP will be required to include the following detail set out below.

4.29. The CEMP will identify a range of measures, in relation to aspects such as noise and vibration, dust and air pollution, ecology and water resources, which will be utilised during the construction phase. As a minimum it is anticipated that the CEMP would include the aspects set out in the following bullet points, as well any other specific construction mitigation and enhancement measures identified in each of the topic chapters of this ES. Measures include:

- **Health and Safety:** contractor's competence, risk method statements, contractor communication, welfare facilities, accident reporting, standards on personal protective equipment, display of safety notices etc.;
- **Contaminated land:** demonstration of compliance with the Environment Agency Pollution Prevention Guidance, method statements for storage;
- **Noise and vibration:** selection of appropriate plant, site operation hours, monitoring, complaints procedure;
- **Dust and air:** prevention and mitigation measures, complaints procedure, wheel washing facilities;
- **Waste minimisation and management:** reduction, re-use, recovery, disposal (including Duty of Care), details of waste management and procurement policy;
- **Ecology:** timing of site clearance, tree protection (as necessary);

- **Water resources:** storage of materials, protocol for spillages;
- **Emergency planning and incident control:** incident recognition training, emergency planning, incident reporting and control;
- **Site logistics and operations:** safety and security; working hours; maintaining access, general site layout including compound location, construction traffic, access routes;
- **Community liaison:** meetings and community contact, telephone helpline, designated point of contact.

Planning Conditions

- 4.30. Once approved, the planning permission will include a schedule of planning conditions that will need to be discharged prior to the commencement or occupation of the development. The conditions will ensure that control is retained for the local planning authority in terms of how the development is brought forward and for key stakeholders and statutory consultees in ensuring that any potential concerns are appropriately addressed.
- 4.31. The proposed planning conditions are inherent to the proposed development and have therefore been considered within the EIA when reviewing the development that will be brought forward by the developer. Planning conditions of relevance to the EIA include construction management, ecology, landscaping, heritage, archaeology, drainage and ground conditions.

Need and Alternatives

- 4.32. The need for the proposed development is borne out of a chronic affordable housing supply issue within Gloucester City, historically and presently. The submitted Affordable Housing Statement provides further information.
- 4.33. The proposal enables the delivery of 190 no. family homes in Gloucester City, an area which cannot meet its own housing needs within the administrative area. Instead, the City is reliant, in part, on delivering new homes in Tewkesbury Borough where affordable homes are not prioritised for those who have a connection with Gloucester.
- 4.34. 95 no. of the new homes proposed (50% overall provision) will be delivered as affordable homes. This is 30% above the adopted 20% JCS policy requirement in Gloucester City. A substantial contribution to affordable housing delivery.
- 4.35. The proposed affordable homes respond to specific needs identified on the local housing register, in terms of bedroom size and accessibility standards, and is in consideration of the overwhelming demand for access to affordable housing properties in Gloucester and specifically the Matson and Robinswood Ward.

- 4.36. The need for affordable housing across the JCS area generally and Gloucester City specifically is substantial. The 2014 Strategic Housing Market Assessment (SHMA) identified a net annual need for affordable housing in excess of 1,700 dwellings per annum. This is a significant figure. In real terms, in May 2020, there were 5,929 qualifying households on the affordable housing register in Gloucester City (5,448 rented and 481 Help to Buy). The need for affordable housing far exceeds the actual supply of affordable housing delivered since the SHMA was undertaken.
- 4.37. The evidence base points to a pressing and significant need which is outstripping supply. The significance of the need has been recognised in the emerging Gloucester City Plan.
- 4.38. The proposed development will also indirectly enable the Matson Renewal project, priority affordable housing led estate regeneration project in the City. This is by providing decanting accommodation opportunities for existing Maston Estate residents to an appropriate location in their local community.

Consideration of Alternatives

- 4.39. The EIA Regulations require an ES to include a description of the reasonable alternatives considered by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
- 4.40. The EIA Regulations do not require a full environmental assessment of the alternatives to be undertaken given the need for the ES to remain proportionate. Whilst the environmental effects are a key consideration when deciding between alternative development configurations, other factors are also relevant. The main selection criteria that Bromford Housing have used in deciding between alternatives include planning policy, viability, design quality, market requirements, site constraints as well as the potential for environmental effects.
- 4.41. In terms of the location, there are very few alternatives within the administrative boundary of Gloucester City for affordable housing to be delivered at scale in a sustainable location. Due to the urban character of the authority area, most potential opportunities are regeneration-led and have significant viability issues or barriers to development, which ultimately affects and applies downward pressure on affordable housing delivery.
- 4.42. In terms of the proposal itself, the scheme has evolved and several layout iterations have been tested against the evidence base prepared and consideration of impacts and potential effects. Section 3 of the Design and Access Statement provides more information on the design evolution of the proposal and the alternative approaches considered through the process. One of the guiding design principles of the proposal has been to ensure the respectful setting of the moat and take advantage of a placemaking opportunity in this respect.
- 4.43. The 'do-nothing' approach is not a tenable position in consideration of the substantial and persistent shortfall of affordable housing in Gloucester City.

5. Planning Policy Context

Introduction

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless there are material considerations which indicate otherwise.
- 5.2. The adopted Development Plan comprises:
 - The Joint Core Strategy 2011-31 ('the JCS') (adopted 2017); and
 - Saved Policies from the 1983 Gloucester City Plan. The saved policies A1.a Heights of buildings and protection of views and C1.e Site identified at Abbeydale to provide two Primary Schools are still considered relevant in decision making following the adoption of the JCS. Neither are relevant to the Proposed Development.
- 5.3. Relevant material considerations comprise national policy, emerging planning policy and other relevant policy documentation, specifically:
 - The National Planning Policy Framework (the 'NPPF') (July 2021);
 - The Gloucester City Plan 2011-2031 (the 'emerging plan');
 - Second Stage Deposit Local Plan 2002;
 - Cotswolds AONB Management Plan 2018-23; and
 - Matson Estate Regeneration SPD (2019).

National Policy

- 5.4. NPPF Paragraph 48 requires local planning authorities to give weight to relevant policies in emerging plans according to the stage and preparation of the emerging plan, the extent of unresolved objections, and the degree of consistency of the relevant policies to the NPPF.
- 5.5. NPPF Paragraph 60 identifies the importance of bringing forward a sufficient amount and variety of land where it is needed and that the needs of groups with specific housing requirements are addressed.
- 5.6. NPPF Paragraph 62 confirms that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including, but not limited to, those who require affordable housing.
- 5.7. NPPF Paragraph 176 identifies that development within the setting of Areas of Outstanding Natural Beauty should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

- 5.8. NPPF Paragraph 189 identifies that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life and existing and future generations.
- 5.9. NPPF Paragraph 197 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of existing heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.10. NPPF Paragraph 202 identifies that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.

Local Policy

- 5.11. JCS Policy SP2 identifies that development during the JCS plan period will be focused at Gloucester and Cheltenham. The supporting text to Policy SP2 notes that it is not possible to allocate sites in the JCS to meet all of Gloucester's need over the plan period.
- 5.12. JCS Policy SD3 identifies the sustainable design and construction principles that would apply to any proposed development.
- 5.13. JCS Policy SD4 identifies design requirements that would apply to any proposed development.
- 5.14. JCS Policy SD6 identifies that development proposals are required to consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect, and have regard to local landscape distinctiveness.
- 5.15. JCS Policy SD7 identifies that proposals within the setting of the Cotswolds AONB are required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities.
- 5.16. JCS Policy SD8 identifies that designated heritage assets and their settings will be conserved and enhanced, as appropriate to their significance.
- 5.17. JCS Policy SD9 identifies that new development surrounding designated sites should have no unacceptable adverse impacts.
- 5.18. JCS Policy SD10 identifies that, unless allocated within the JCS, housing development will be permitted on previously developed land in the existing built-up areas of Gloucester City, for affordable housing on rural exception sites, infilling within existing built-up areas, or in other circumstances as defined in local and neighbourhood plans.
- 5.19. JCS Policy SD11 establishes that housing development proposals should provide an appropriate mix of sizes, types and tenures, and address the needs of the local area as set out within the housing evidence base and latest Strategic Housing Market Assessment (or equivalent).

- 5.20. JCS Policy SD12 establishes that on unallocated sites of 11 dwellings or more a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area.
- 5.21. JCS Policy INF1 identifies the requirement to provide safe and efficient access to the highway for all transport nodes, provide connections to existing non-car transport networks and identify opportunities to modify existing non-car transport networks and links.
- 5.22. JCS Policy INF3 identifies that development proposals should consider and contribute positively to green infrastructure including the wider landscape context and strategic corridors between major assets and populations.

Emerging Policy

- 5.23. The Gloucester City Plan 2011-2031 has undergone examination and main modifications have been recommended by the examiner. The plan is therefore at an advanced stage and moderate weight should be given to its policies. In the context of the proposed development, and with reference to the status of the emerging plan, it is noted that a series of concerns have been raised by the Applicant regarding the soundness of the plan, which have been provided separately through ongoing representations to the emerging plan.
- 5.24. When adopted, the City Plan will replace the saved policies of the Gloucester City Plan 1983, and the material consideration of the Saved Policies from the 2002 Second Stage Deposit Plan, in their entirety.
- 5.25. Emerging Policy A1: Effective and efficient use of lan and buildings establishes criteria to make effective and efficient use of land for housing.
- 5.26. Emerging Policy A2: Affordable Housing seeks to raise the policy requirement to 25% provision and establishes that the Council will support grant aided schemes which deliver greater than 25% affordable housing. It is noted that the Inspector recommended the deletion of this policy in the Main Modifications.
- 5.27. Emerging Policy A3: Estate Regeneration establishes a general presumption to support the regeneration of housing estates where the physical housing stock is poor and / or there is an area specific socio-economic justification for redevelopment-led generation.
- 5.28. Emerging Policy D1: Historic Environment requires development proposals to conserve the character, appearance and significance of designated heritage assets and their settings.
- 5.29. Emerging Policy E2: Biodiversity and geodiversity identifies that proposals must demonstrate the conservation of biodiversity, in addition to providing net gains appropriate to the ecological network. Potential adverse impacts on natural environment assets, must be avoided or satisfactorily mitigation in line with their designation.

- 5.30. Emerging Policy E4: Trees, Woodlands and Hedgerows identifies that development proposals should seek to ensure there are no significant adverse impacts on existing trees, woodlands or hedgerows and that every opportunity is taken for appropriate new planting on site.
- 5.31. Emerging Policy E8: Development affecting Cotswolds Beechwoods Special Area of Conservation (SAC) identifies that development will not be permitted where it leads to an indirect or direct adverse impact on the Cotswolds Beechwoods SAC and the efforts cannot be mitigated.
- 5.32. Section F establishes design requirements for materials and finishes, landscape and planting, community safety, gulls, and the requirement to comply with Nationally Described Space Standards (NDSS).
- 5.33. Emerging Policy G2: Charging infrastructure for electric vehicles establishes that an electric vehicle charging point or socket will be provided at all new residential properties with a garage or dedicated parking space.
- 5.34. Emerging Policy G5 requires a high speed full fibre broadband connection to serve new residential development, subject to viability.
- 5.35. Emerging Policy G7 requires development proposals to demonstrate that water consumption should not exceed 110 litres of water per person per day.

Material Considerations

- 5.36. As previously confirmed, the Second Stage Deposit Local Plan 2002 for Gloucester City, Cotswolds AONB Management Plan 2018-2023 and the Matson Estate Regeneration SPD are material considerations pertinent to this application.

Second Stage Deposit Local Plan 2002

- 5.37. Policy OS.2 Public Open Space Standard for New Residential Development identifies that public open space in new residential developments will be provided at a minimum of 2.8 hectares per 1,000 population.
- 5.38. Policy OS.3 New Housing and Public Open Space identifies that planning permission will only be granted for new housing developments that provide for the laying out and equipping of public open space and associated facilities for children's play, formal sport and passive recreation to the Council standard.

Cotswolds AONB Management Plan 2018-2023

- 5.39. Policy CE1: Landscape identifies that proposals that are likely to impact on the landscape of the Cotswolds AONB, should have regard to, be compatible with, and reinforce, the landscape character of the location.

- 5.40. Policy CE10: Development and Transport Principles identifies that development in the setting of the AONB should have regard to – and help to deliver – the purposes of conserving and enhancing the natural beauty of the AONB and increasing the understanding and enjoyment of the AONB’s special qualities.
- 5.41. Policy CE10 identifies that proposals for major development in the setting of the AONB should have regard to and be compatible with Appendix 9 of the AONB Management Plan.
- 5.42. Appendix 2 identifies the factors to be considered when assessing the natural beauty of the AONB.
- 5.43. Appendix 9 identifies the impact of a proposal on the significance of the AONB should consider nature, scale, setting and visual impact.

Matson Estate Regeneration SPD

- 5.44. Paragraph 1.2.1 and 1.2.2 establishes the aims, objectives and principles for the regeneration of Matson, including the desire of residents to remain within their community, with due consideration given to the impact of the loss of existing homes and the impact that moving would have on residents.
- 5.45. Section 3.2.2 and 3.2.3 establishes that the regeneration of Matson under Policy A3 of the Emerging Plan is considered a ‘specific circumstance defined [as] in district plans’ in the context of JCS Policy SD10.
- 5.46. Section 6.3 establishes that as part of the regeneration strategy, local residents will be displaced and therefore a rehousing strategy is required to provide full details of how potentially displaced residents will be rehoused, including the right to remain in the neighbourhood and a right to return to the area.

Summary

- 5.47. The planning application for the proposed development should be assessed against the Development Plan, which currently comprises the JCS (2011-2031) and the relevant saved policies of the Gloucester City Plan 1983, unless material considerations indicate otherwise. The weight to be afforded to the emerging plan is moderate on the basis that it is at an advanced stage of preparation. Notwithstanding this, the Applicant has made representations to the plan preparation and some objections persist.

6. Ecology and Biodiversity

- 6.1. This ES chapter considers the effects of the proposed development on Important Ecological Features (IEFs) including species, populations, habitats and designated sites.
- 6.2. The chapter provides a brief summary of relevant legislation, planning policy and guidance, and a description of the methodology adopted for the assessment. This is followed by a description of the relevant baseline conditions of the Environmental Impact Assessment (EIA) Site and the surrounding area, and an assessment of the potential effects of the development during construction and once the development is operational. Mitigation measures are identified, where appropriate, to avoid, reduce, mitigate or compensate for any adverse effects, following which a summary of the likely significant residual effects of the development is provided, having regard to mitigation adopted.
- 6.3. This chapter is prepared by Emily Williams, a competent Associate Ecologist from EDP, who is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Emily has over 13 years-experience as an ecologist, 11 of which have been as a consultant within the private sector. Emily possesses extensive survey experience within a wide range of habitats across both terrestrial and freshwater environments and has experience in undertaking surveys for a range of protected species to inform planning applications for development (including EIA), land management/remediation schemes and habitat creation, restoration and enhancement in both England and Wales. This is in addition to the design and implementation of mitigation strategies for ecological receptors to be delivered within and alongside development proposals.

Legislative and Policy Context

- 6.4. The following legislation and national planning policy relating to ecological features are considered of relevance to the area surveyed and to the proposed development.

Legislation

- 6.5. International Agreements that are relevant to the proposed development with regards to ecology are:
 - The Ramsar Convention on Wetlands of International Importance (1971);
 - The Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979);
 - The Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979); and
 - The Convention on Biological Diversity (1992).

- 6.6. With respect to national legislation, the Environment Act 2021 was recently passed into law in November 2021. Its overall aims are to strengthen environmental protection and deliver the UK Government's 25-year environment plan following the UK's exit from the European Union. Of greatest relevance to ecology and biodiversity are provisions within the Act for biodiversity gain to be a condition of planning permission in England. When these provisions come into force, following secondary legislation expected to be issued by the Secretary of State within approximately two years of the Act passing into law, the delivery of a net gain in biodiversity of 10% (as measured by a standard biodiversity metric) will become a legal requirement of planning permission for development.
- 6.7. Animal and plant species that are considered to be threatened as a result of their rarity, vulnerability or persecution are afforded protection through both European and UK law. The Conservation of Habitats and Species Regulations 2017 (as amended) protects a number of rare and vulnerable animal and plant species listed for protection in Europe, whilst the Wildlife and Countryside Act, 1981 (as amended) and Natural Environment and Rural Communities (NERC) Act 2006 affords protection to wild bird species requiring protection in Europe, and other rare or vulnerable native species of animals and plants, not protected under the Conservation of Habitats and Species Regulations 2017 (as amended). In addition, the Animal Welfare Act 2006 further protects wild animals from unnecessary suffering when under the control of man and includes the Wild Mammals (Protection) Act 1996, which protects wild mammals from intentional cruelty and the Protection of Badgers Act 1992, which affords protection specifically to badgers (*Meles meles*).
- 6.8. Legislation also fully protects European Sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC) and RAMSAR sites, which are recommended for designation by the Joint Nature Conservation Committee (JNCC). Sites of Special Scientific Interest (SSSI) of national importance, designated by Natural England under the Wildlife and Countryside Act 1981 (as amended), are also protected from any development that may destroy or adversely affect such sites, either directly or indirectly.
- 6.9. 'Important' hedgerows, as defined in the Regulations are protected from removal (up-rooting or otherwise destroying) by the Hedgerow Regulations 1997.

National Planning Policy Framework

- 6.10. The Government published a revised version of the National Planning Policy Framework (NPPF) in July 2021. Paragraph 174 of the NPPF states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*

- *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”*

Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by: *‘Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’.*

6.11. With regard to planning applications and biodiversity, Paragraph 180 of the NPPF states that:

‘When determining planning applications, local planning authorities should apply the following principles:

- *If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the EIA Site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- *Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- *Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged especially where this can secure measurable net gains for biodiversity.’*

6.12. Further guidance on the NPPF with respect to ecology is described within the National Planning Practice Guidance (NPPG) on the Natural Environment under ‘Biodiversity, geodiversity and ecosystems’.

Local Development Plan Policy

6.13. At the Local level, Gloucester, Cheltenham and Tewkesbury Adopted Joint Core Strategy (JCS; 2017) includes Policy SD9 (Biodiversity and Geodiversity), which requires that the biological and geological resource of the area is protected and enhanced in order to establish and reinforce ecological networks that are resilient to current and future pressures. One of the ways this will be achieved is by conserving and enhancing biodiversity and geodiversity on internationally,

nationally and locally designated sites, where these make a contribution to the wider network, thus ensuring that new development has no unacceptable adverse impacts. Furthermore, any development that has the potential to have a likely significant effect on an international site will be subject to a Habitats Regulation Assessment.

6.14. Of further pertinence is Policy INF3 (Green Infrastructure), which states

- *'The green infrastructure network of local and strategic importance will be conserved and enhanced, in order to deliver a series of multifunctional, linked green corridors across the JCS area.'*
- *'Development proposals should consider and contribute positively towards green infrastructure, including the wider landscape context and strategic corridors between major assets and populations.'*
- *'Existing green infrastructure will be protected in a manner that reflects its contribution to ecosystem services (including biodiversity, landscape/townscape quality, the historic environment, public access, recreation and play) and the connectivity of the green infrastructure network.'*
- *'Where assets are created, retained or replaced within a scheme, they should be properly integrated into the design and contribute to local character and distinctiveness. Proposals should also make provisions for future maintenance of green infrastructure.'*

Assessment Methodology

6.15. The scope of the EIA has been determined by current ecological investigations of the EIA Site. This process informed the identification of IEFs pertinent to the proposals, and the likely scope of potential impacts on these receptors.

Study Area

6.16. The field surveys undertaken to inform the assessment covered the EIA Site boundary and, in some instances, adjacent habitats, to provide contextual information and/or to ensure species populations were studied adequately. Where access to adjacent land was not available (due to landownership boundaries) assumptions have been made on the ecological character of the adjacent land based on other information.

6.17. An ecological desk study, which encompassed the EIA Site and adjacent land was undertaken during January 2022 (see Appendix 6.1 for detailed scope and methodologies employed). A search radius of 10km from the search boundary was employed for statutory designated sites of international importance, 2km for sites of national importance, 2km for sites of local importance,

6km for Annex II¹ bat species and 2km for Protected/Priority² species records.

- 6.18. The extent of the impact assessment has been defined as the Zone of Influence (Zoi)³. The Zoi has been determined through a review of the baseline ecological conditions relative to the Proposed Site Plan and consideration of the proposed activities, as well as through liaison with other specialists involved in assessing the impacts of the proposed development as considered within the ES and other supporting documentation.

Consultation

- 6.19. An EIA Scoping Opinion for the EIA Site was previously received from Gloucestershire City Council (GCC) in 2017 confirming that the potential for significant environmental effects is largely limited. However, following further consultation, Natural England did advise that there is the potential for development to have effects upon the Cotswold Beechwoods SAC, which requires consideration within an assessment.
- 6.20. The following additional statutory and non-statutory Consultees have been consulted to inform the impact assessment:
- Gloucester Centre for Environmental Records (GCER).
- 6.21. The assessment work has been prepared with reference to these consultations.

Data Collection

- 6.22. The baseline ecology information collated by EDP between 2016 and 2022 for the EIA Site and its surroundings is detailed within the Ecological Baseline Report as set out within Appendix 6.1. The Appendix details the full methodologies employed, the subsequent findings and the implications for the proposed development. A summary of the relevant baseline investigations of the EIA Site undertaken during 2021–2022 are provided below:
- A desk study in 2016 and updated in 2022 involving the request for biodiversity information from GCER for designated sites of nature conservation value, and for records of protected and/or notable species in addition to a search of the Government's MAGIC website for additional designations;
 - An Extended Phase 1 survey completed in February 2016 and September 2020;

¹ Bat species listed in Annex II of the EC Habitats Directive, namely Greater horseshoe, Lesser horseshoe, Barbastelle and Bechstein's bats.

² Species considered of key significance to sustain and improve biodiversity in England, as defined under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006

³ Zone of Influence - the areas and resources that may be affected by the proposed development.

- A Habitat Condition Assessment in January 2022 in accordance with the Technical Supplement and Habitat Condition Assessment Sheets published alongside the DEFRA Biodiversity Metric (DEFRA, 2021);
- A detailed assessment of the hedgerow network onsite in February 2016 and September 2020 to determine their importance following the Wildlife and Landscape criteria provided in Part II of Schedule 1 of the Hedgerows Regulations 1997;
- A ground level visual assessment of on-site trees for bat roosting potential, completed during February 2016 and September 2020;
- Manual bat transect surveys conducted on 15 May, 27 July and 11 September 2017;
- Automated detector surveys conducted in May, July and September 2017;
- Automated detector surveys conducted in September and October 2020 and May and June 2021;
- Badger walkover survey of the site during February 2016 and September 2020; and
- Habitat Suitability Index (HSI) and subsequent great crested newt presence/absence surveys and/or population assessments of each waterbody within 500m of the EIA Site (where access was available) during spring 2017 and spring 2021.

6.23. A summary of the methods of baseline data collection is provided below and further detailed in Appendix 6.1.

Evaluation Methodology

6.24. The evaluation of IEFs has been made with reference to the guidelines published by the Chartered Institute of Ecology and Environmental Management (CIEEM) in September 2018. The guidelines propose an approach to valuing features that involve professional judgement based on available guidance and information, together with advice from experts who know the locality of the project and/or the distribution and status of the species or features that are being considered.

6.25. In addition, the following best practice guidance in relation to survey techniques and mitigation measures have been taken into account:

- Handbook for Phase 1 habitat survey: A Technique for Environmental Audit (JNCC, 2010);
- DEFRA Biodiversity Metric 3.0 Technical Supplement and Habitat Condition Sheets (DEFRA, 2021);
- Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition (Collins, 2016);
- Surveying Badgers (Harris *et al.*, 1989);

- Changes in the British Badger Population – 1998 to 1997 (Wilson *et al.*, 1997);
- National Badger Survey: The history, distribution, status and habitat requirements of the Badger in Britain (Cresswell *et al.*, 1990);
- Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*) (Oldham *et al.*, 2000); and
- Great Crested Newt Mitigation Guidelines (English Nature, 2001).

Geographical Context

6.26. The Guidelines recommend that the value or potential value of an ecological resource or feature be determined within a defined geographical context and recommends that the following frame of reference be used:

- International and European;
- National (England);
- Regional (South-west England);
- County (Gloucestershire); and
- Local (Matson).

Valuing Designated Sites

6.27. Within the UK, certain valued habitats have been assigned a level of nature conservation value through designation; and the Guidelines referred to above recommend that the reasons for this designation need to be taken into account in the assessment. Such designations include:

- Internationally important sites such as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and RAMSAR sites;
- Nationally important sites such as Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR); and
- Regional/County/District important sites, which within Gloucestershire are referred to as Local Wildlife Sites (LWS) and potential Local Wildlife Sites (pLWS).

6.28. Where a feature has value at more than one designation level, its overriding value is that of the highest level.

Valuing Habitats

6.29. The Guidelines recommend that the value of areas of habitat and plant communities should be measured against published selection criteria where available, such as those listed on Annex 1 of the Conservation of Habitats and Species Regulations 2017 (as amended), or those listed as habitats of principal importance under Section 41 of the NERC Act 2006 or on the Gloucestershire Local Biodiversity Action Plan. Where habitats or plant communities do not meet the necessary criteria for designation at a specific level, the Guidelines recommend that the ecologist may consider the local context if appropriate. Additionally, consideration should also be given to the potential value of those habitats, particularly where habitats are in a degraded or unfavourable condition at the time of the assessment.

Valuing Species

6.30. The Guidelines require consideration of all protected species as 'important' features where there is the potential for a breach in legislation. Additionally, species should be assessed according to their biodiversity value, measured against published selection criteria where available (such as those listed under the Conservation of Habitats and Species Regulations 2017 (as amended) and those listed as habitats of principal importance under Section 41 of the NERC Act 2006. In assigning value to a species, it is necessary to consider its distribution and status, including a consideration of trends based on available historical records, as well as their legal protection. The valuation of populations should make use of any relevant published evaluation criteria available at the time of assessment.

Characterising Potential Impacts

6.31. The Guidelines state that the assessment of impacts should be undertaken in relation to the baseline conditions within the ZoI that are expected to occur if the development were not to take place. Having identified the activities likely to cause significant impacts, it is then necessary to describe the resultant changes and to assess the impact on valued ecological features.

6.32. The Guidelines recommend that the process of identifying impacts should make explicit reference to aspects of ecological structure and function on which the feature depends. Impacts must be assessed in the context of the baseline conditions within the ZoI during the lifetime of the proposed residential development.

6.33. When describing changes/activities and impacts on ecosystem structure and function, reference should be made to the following parameters:

- Positive or adverse;
- Extent;
- Magnitude;

- Duration;
- Timing;
- Frequency; and
- Reversibility.

6.34. In order to characterise the likely change and impact, it is necessary to take into account all the above parameters.

Significance Criteria

6.35. Legislation and policy guidance often require significant adverse or positive impacts to be distinguished from others, although there is little guidance on how this distinction should be made. The Guidance defines an ecologically significant impact as an “effect that either supports or undermines biodiversity conservation objectives for ‘important ecological features’ or for biodiversity in general”.

6.36. Once a potential significant impact was identified as likely to affect the integrity/favourable conservation status of a potential IEF, the value of the receptor was then used to help determine the geographical scale at which the impact is significant. If an impact is not found to be significant at the level at which the resource or feature has been valued, it may still be significant at a more local level. An impact that is of significance below a local level, or is deemed not to be significant, will be scoped out of the impact assessment.

6.37. Although certain species and habitats may not constitute IEFs based upon their nature conservation value they may still warrant consideration during the design and mitigation of the proposed development on the basis of their legal protection, their implications for policies and plans, or other issues such as animal welfare issues.

6.38. The significance of the potential impacts upon IEFs has been assessed both before and after consideration of the additional mitigation measures. The latter represents the assessment of the residual impacts of the proposals.

Assumptions and Limitations

6.39. No further assumptions or limitations have been identified beyond those detailed within Appendix 6.1 in relation to this technical assessment.

Baseline Conditions

6.40. This section sets out the baseline context of the proposed development and should be read in conjunction with Appendix 6.1, where full methodologies and results of the ecological investigations undertaken between 2016 and 2022 are set out.

Site Context

- 6.41. The EIA Site measures approximately 8 hectares (ha) and is centred at approximate Ordnance Survey Grid Reference (OSGR) SO 850 142. The EIA Site lies within GCC and is located approximately 4km south of the city of Gloucester, along its south-eastern edge. The M5 motorway and Winnycroft Lane form the EIA Site’s immediate boundaries to the south-east and west respectively, with a number of small field parcels occupying land to the immediate north-east, separating the EIA Site from the settlement of Matson and built-up area of the city of Gloucester beyond. More generally, extensive areas of open farmland and woodland blocks occupy land to the south and east.
- 6.42. The EIA Site consists of a single, poor semi-improved grassland field currently subject to grazing. Its boundaries to the north-east, south and west are delineated by native hedgerows, with scattered scrub forming the south-eastern and southern boundaries. A large, freshwater moat is located within the centre of the field, with scattered scrub present along its banks.

Statutory Designations

- 6.43. Statutory designations represent the most significant ecological receptors, being of recognised importance at an international and/or national level. International designations include SPA, SAC and Ramsar Sites. National designations include SSSI and (NNR).
- 6.44. No part of the EIA Site is covered by any statutory designations. However, there are several such designations within the EIA Site’s potential Zol. A summary of the designations is provided within Table 6.1 and illustrated at Appendix 6.1

Table 6.1: Summary of statutory nature conservation designations within the EIA Site potential Zol.

Designation	Distance from EIA Site (approx.)	Brief Description
International Designations within 10km		
Cotswold Beechwoods SAC	2.4km south-east	The site represents the most westerly extensive blocks of <i>Asperulo-Fagetum</i> beech forest (an Annex I habitat) in the UK.
Rodborough Common SAC	9.7km south	The site is the most extensive area of semi-natural dry grasslands in the Cotswolds.
Walmore Common Ramsar Site	10km west	Walmore Common is designated under Ramsar criterion 6 for supporting wintering populations of international importance of Tundra Swan (<i>Cygnus columbianus bewickii</i>).
Walmore Common SPA	10km west	The site is considered of European importance for its populations of overwintering Bewick’s swan.
Site of Special Scientific Interest (SSSI) within 2km		
Range Farm Fields SSSI	700m south	Large area of flower-rich, unimproved neutral grassland.

Designation	Distance from EIA Site (approx.)	Brief Description
Robinswood Hill Quarry SSSI	770m north-west	The site is of special interest for its geological formations.

Non-statutory Designations

- 6.45. Non-statutory designations are also commonly referred to in planning policies as ‘local sites’, although in fact these designations are typically considered to be of importance at a county level. In Gloucestershire, such designations are referred to as LWS or pLWS, the latter comprising sites previously surveyed in earlier years (2006-2010) on behalf of Gloucester City Council to determine their potential for designation as a LWS but which their value remain unconfirmed and thus were never formally designated. Additional designated sites, which should be considered at this level include Local Nature Reserves (LNR) and Ancient Semi Natural Woodland (ASNW), where these are not covered by other designations.
- 6.46. There are several non-statutory designations within the EIA Site’s potential Zol as described in Table 6.2 and illustrated at Appendix 6.1. Of particular pertinence, land comprising the EIA Site was considered a potential LWS by virtue of its habitats, namely the moat although sufficient indicator species (GCER, 2015) were not recorded to warrant designation at this time.

Table 6.2: Non-statutory designations within the EIA Site’s potential Zol.

Designation	Distance from EIA Site (approx.)	Brief Description
Winnycroft Farm South Potential LWS (S081/052)	Overlapping	Semi-improved grassland, improved grassland, old pond/moat with mixed hedgerows
Winnycroft Farm Potential LWS (S081/044)	135m north	Orchards, veteran and mature trees with invertebrate interest. Semi-improved grassland
Robinswood Hill Golf Club Potential LWS (S081/019)	370m north-west	Neutral grassland.
Matson Wood LWS (S081/019/01)	955m north-west	An area of ancient semi-natural woodland.
Robinswood Hill Country Park, LWS (S081/003) and LNR	920m north-west	Notified for semi-natural grassland habitat.
Glos Matson Lane Potential LWS (S081/074)	1.05km north	Toad patrol location (Froglife registered: GL747) and associated breeding ponds.
Upton St Leonards crossing Potential LWS (S081/070)	1.1km north-east	Toad patrol location and associated breeding ponds
Watery Lane Meadow LWS (S081/008)	1.31km south-east	Notified for semi-natural grassland habitat.
Brentlands Fields LWS (S081/012)	1.6km south-west	Notified for semi-natural grassland habitat.
Cud Hill Potential LWS (S081/021)	1.6km south-east	Rank calcareous grassland.

Designation	Distance from EIA Site (approx.)	Brief Description
Whaddon Green Potential LWS (S081/002)	1.7km west	Rich semi-improved grassland
Upton St Leonards, Cud Hill Conservation Road Verge (CRV028)	2.0km south-east	Lowland calcareous grassland.

Habitats

6.47. A full description of the habitats within the EIA Site together with their associated plans illustrating the locations of these features assessed, is set out within Appendix 6.1. In summary, the habitats found and described on and immediately adjacent to the EIA Site include:

- Improved grassland;
- Dense and scattered scrub;
- Native hedgerows;
- Standing water; and
- Wet ditch.

Improved Grassland

6.48. The EIA Site is dominated by improved grassland heavily grazed by cattle and as such, is characterised by a relatively short sward (approximately 10cm height). A grassland community characterised by false oat-grass (*Arrhenatherum elatius*), cock's-foot (*Dactylis glomerata*), perennial rye-grass (*Lolium perenne*), white clover (*Trifolium repens*) and creeping buttercup (*Ranunculus repens*), with occasional scattered occurrences of creeping thistle (*Cirsium arvense*), daisy (*Bellis perenne*), broad-leaved dock (*Rumex obtusifolius*) and rarely bristly oxtongue (*Helminthoides echioides*).

6.49. The field's margins have been heavily poached by cattle and thus of limited diversity. Given its low botanical diversity and limited structure, improved grassland which dominates the EIA Site is considered to be of Site importance.

Dense and Scattered Scrub

6.50. The south-eastern boundary aligning the M5 motorway comprises a post and rail fence predominately colonised by bramble. Scattered trees comprising hawthorn (*Crataegus monogyna*), semi-mature ash (*Fraxinus excelsior*) and semi-mature pedunculate oak (*Quercus robur*) were often recorded in association with this boundary. In addition, scattered scrub characterised by blackthorn (*Prunus spinosa*) and bramble (*Rubus fruticosus* agg.) were also recorded along the pond margins. Given the limited extent and botanical diversity dense, scattered scrub is considered to be of Negligible importance.

Native Hedgerows

- 6.51. The western boundary is delineated by a native species-poor, relatively unmanaged hedgerow (H1) approximately 3m high and 2m wide. The hedgerow is dominated by hawthorn and blackthorn (*Prunus spinosa*). Bramble is abundant whilst immature willow (*Salix* sp.) and elder (*Sambuca nigra*) are also present. Ground flora is typically limited and characterised by scattered patches of common nettle (*Urtica dioica*) and cleavers (*Galium aparine*), likely further reduced due to poaching and browsing by livestock. Indeed, the northernmost sections of this hedgerow are relatively degraded as a result of this damage. Scattered trees within this hedgerow largely comprise semi-mature ash and willow. H1 has further been subject to minimal management, including the coppicing of semi-mature trees. Log and brash piles were, therefore, frequently recorded at the base of this hedgerow.
- 6.52. The north-western hedgerow (H2) is relatively young and likely planted in the last 10 years. Approximately 3m high and 1.5m wide, it is dominated by hawthorn and blackthorn with no associated ground flora. This connects to a dense, mature species-rich hedgerow (H3) comprising elder, blackthorn and hawthorn with occasional patches of bramble. Mature and semi-mature crack willow (*Salix fragilis*), pedunculate oak, semi-mature field maple (*Acer campestre*) and ash are also present.
- 6.53. The southern boundary comprises a former, defunct hedgerow (H4) located upon an earthen bank. This feature is dominated by encroaching bramble with scattered trees including mature crack willow, hawthorn, ash and field maple with an understory characterised by elder, hazel (*Corylus avellana*) and willow saplings. Ground flora comprises scattered common ivy and common nettle. Lords-and-Ladies (*Arum maculatum*) occurs rarely. The northern extend of this ditch is wet and feeds into a small pond (P9).
- 6.54. Of the native hedgerows recorded onsite, only one (H3) is considered to qualify as important under the Hedgerow Regulations by virtue of its diversity. A habitat of Principal Importance, hedgerows are considered to be of Local importance.

Standing Water

- 6.55. A large waterbody comprising a former moat (P5) is located within the centre of the field and enclosed within stock-proof fencing. The moat supports shallow, grassy banks, albeit with dense bramble and hawthorn scrub encroaching its eastern corner. Bulrush (*Typha* sp.) dominates the centre of this feature, with hard rush (*Juncus effusus*) present along the bankside. Submerged species include brooklime (*Veronica beccabunga*), water forget-me-not (*Myosotis scorpioides*), floating sweet-grass (*Glyceria fluitans*), fool's water cress (*Apium nodiflorum*) and water starwort (*Callitriche stagnalis*).

- 6.56. A second waterbody (P9) is located off site within the south-western scrub/hedgerow boundary and comprises a heavily shaded pond with a substrate dominated by silt and detritus and no visible aquatic vegetation. A habitat of Principal Importance, standing waterbodies are considered to be of Local importance.

Wet Ditch

- 6.57. A wet ditch is present along the southern half of the Study Site's western boundary adjacent to hedgerow H1, connecting to ditches off site to the south. The watercourse is subject to bankside cutting. The ditch itself comprises a relatively shallow, narrow watercourse with moderate flow and a channel substrate dominated by gravel with occasional leaf litter. The ditch is otherwise heavily shaded by overhanging hedgerow trees adjacent, with aquatic flora limited to occasional occurrences of fool's water-cress (*Apium nodiflorum*). Given its managed nature combined with a limited macrophyte assemblage and flow diversity, this feature is considered to be of Site importance.

Protected and/or Notable Species

- 6.58. The likelihood of presence, or confirmed presence, of protected/and or notable wildlife species within the EIA Site is summarised below with reference to desk study records, habitat suitability and detailed surveys. Further details are made available within appendices and plans where referenced.
- 6.59. Where a particular species or taxonomic group has been confirmed to be present, or presence is inferred based on habitat suitability, the ecological value or significance of the population or assemblage is assessed on a geographical scale.

Breeding Birds

- 6.60. Numerous bird records within 2km of the EIA Site were returned during the desk study including several Schedule 1 species, as well as those listed as species of conservation concern. Red listed species include mistle thrush (*Turdus viscivorus*), starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), yellow wagtail (*Motacillia flava*), yellowhammer (*Emberiza citronella*), woodcock (*Scolopax rusticola*), hawfinch (*Coccothraustes coccothraustes*), skylark (*Alauda arvensis*), linnet (*Linaria cannabina*), lapwing (*Vanellus vanellus*), house martin (*Delichon urbicum*) and lesser spotted woodpecker (*Dendrocopos minor*), amongst others.
- 6.61. Records of Amber listed species include song thrush (*Turdus philomelos*), bullfinch (*Pyrrhula pyrrhula*), stock dove (*Columba oenas*), dunnoek (*Prunella modularis*), reed bunting (*Emberiza schoeniculus*), black-headed gull (*Chroicocephalus ridibundus*), snipe (*Gallinago gallinago*), willow warbler (*Phylloscopus trochilus*), kestrel (*Falco tinnunculus*), redstart (*Phoenicurus phoenicurus*) and mallard (*Anas platyrhynchos*).

- 6.62. This is in addition to records of Schedule 1 species including fieldfare (*Turdus pilaris*), barn owl (*Tyto alba*), brambling (*Fringilla montifringilla*), goshawk (*Accipiter gentilis*), hobby (*Falco subbuteo*), red kite (*Milvus milvus*), peregrine falcon (*Falco peregrinus*), osprey (*Pandion haliaetus*) and marsh harrier (*Circus aeruginosus*).
- 6.63. The vegetated, hedgerow boundaries of the EIA Site are considered to provide suitable breeding and foraging habitat for an assemblage of common and widespread bird species whilst the onsite moat may provide some nesting habitat for low numbers of waterfowl. Indeed, a pair of snipe were identified in association with the central moat during 2018. Although agricultural grassland, which dominates the EIA Site is considered to offer an additional foraging resource for birds, such habitat is considered unsuitable for ground nesting bird species given likely disturbance from stocked cattle and the current management regime. As such, the local breeding bird assemblage supported by the EIA Site is considered to be of Site importance.

Bats

- 6.64. The desk study returned multiple records of bat species within 2km of the EIA Site including brown long-eared bat (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*) and serotine (*Eptesicus serotinus*) bats. Records of Annex II species returned within 6km of the EIA Site include barbastelle (*Barbastella barbastellus*), greater horseshoe (*Rhinolophus ferrumequinum*), Bechstein's (*Myotis bechsteinii*) and lesser horseshoe (*Rhinolophus hipposideros*) bats.
- 6.65. Records for roosts include a common pipistrelle roost circa 550m north-east of the EIA Site and a soprano pipistrelle roost 1.8km east. Several records for lesser horseshoe bat roosts were also returned, the majority in association with open countryside beyond the M5 motorway with few records also associated with Robinswood Hill to the north-west. This is in addition to two records for greater horseshoe bat, the closest within circa 3.5km of the EIA Site.
- 6.66. A ground level assessment of the trees within the EIA Site for potential to support roosting bats was undertaken by EDP in September 2020 during which eight trees with low potential to support roosting bats, three trees with moderate potential and two tree with high potential was identified. All suitable trees were recorded in association with hedgerow boundaries, particularly at the northern and southern extents of the EIA Site. The remaining trees onsite were assessed as having negligible potential.
- 6.67. The results of the update bat activity surveys comprising walked transect and automated detector surveys undertaken between May 2017 and September 2017 and update automated detector surveys undertaken between September 2020 and May 2021 are detailed at Appendix 6.1.

- 6.68. At least seven species of bat (*Myotis* and *Plecotus* species were not always identified to species level) were confirmed to be foraging and/or commuting within the EIA Site during surveys undertaken between May and September 2017, with nine species of bat confirmed foraging and/or commuting during surveys undertaken between September 2020 and May 2021.
- 6.69. During the automated detector surveys in 2017, the vast majority of this behaviour (82% of Anabat recordings) was attributed to common pipistrelle bat. Soprano pipistrelle (2.1%), noctule (1.7%), *Myotis* sp. (13.2%) bats were recorded occasionally during surveys accounting for 17.3% of automated detector registrations. Lesser horseshoe, long-eared bat, serotine/Leisler's (*Nyctalus* sp.) bats were also recorded during the course of the automated detector sampling, but their relative abundance was so low that the total proportion of calls recorded was less than 1% of the total.
- 6.70. This results of the automated detector surveys undertaken between September 2020 and May 2021 aligned with the 2017 surveys. Common pipistrelle was again the dominant species accounting for 63% of all automated detector registrations during this period whilst soprano pipistrelle accounted for a further 18.5% and *Myotis* sp. accounted for 12.7%. Lesser horseshoe bat was recorded each month during the sampling period accounting for 3.6% of total calls. Several rarer species were also recorded during discrete recording periods including barbastelle, Nathusius' pipistrelle and Leisler's bat during September 2020 and serotine or serotine/Leisler's bat during September 2020, October 2020 and May 2021.
- 6.71. Common pipistrelle was again the dominant species recorded during the manual transect surveys in 2017 with occasional occurrences of noctule and rarely *Myotis* sp. and serotine bats. Overall, low numbers of bats were recorded during the manual transect surveys. An increase in activity recorded was, however, noted during September 2017 compared to May and July 2017. Similarly, a high level of activity was recorded by the automated detectors during September 2020.
- 6.72. The abundance and diversity of bat species recorded onsite is considered to be typical of a rural-urban edge farmland site in Gloucestershire with common and widespread generalist species such as common pipistrelle bats accounting for the vast majority of foraging and commuting activity. However, a number of rarer 'specialist' species were recorded onsite including serotine and lesser horseshoe bat, albeit rarely. Activity was typically greatest during September, suggesting the EIA Site is of some importance for bats commuting between their summer and winter roosts within the wider landscape. Overall, the foraging/commuting bat assemblage supported by the EIA Site is considered to be of Local importance.

Badger

- 6.73. GCER returned several records for badger including records within circa 700m of the EIA Site. Several records were related to road kills along the A4173 to the south-west.

- 6.74. A badger survey undertaken during the Extended Phase 1 during 2016 identified an active, outlier badger sett within a hedgerow boundary adjacent to the EIA Site. The sett comprised two partially-used, north facing holes excavated out of a shallow embankment and a single disused entrance. No other badger field signs were identified during the survey although multiple mammal paths were recorded within dense scrub/hedgerows across the site, which may be attributed to either badger or other mammals such as rabbit and fox (*Vulpes vulpes*).
- 6.75. During 2020, two additional sett entrances were identified in association with the sett. Rabbit activity was abundant. Nevertheless, two badger hairs were identified at one of the entrances to the sett confirming it was in active use at the time.
- 6.76. During the walkover survey in January 2022, the badger sett entrances were found to have partially collapsed and were full of debris and showed no signs of current badger activity. There was evidence that the entrances were now in use by rabbits.
- 6.77. Grassland habitat, which dominates the EIA Site provides a potential foraging resource for badger, whilst boundary hedgerows provide additional foraging opportunities and suitable habitat for excavation of setts. Owing to its abundance in the local area, badger is considered to be of Site importance only.

Dormouse

- 6.78. No records for dormouse (*Muscardinus avellenarius*) were returned by GCER during the update desk study. Suitable habitat for a dormouse population is limited to native hedgerows delineating the boundaries of the EIA Site. However, the M5 motorway to the east, and Winnycroft Lane to the west and further south, are considered to act as barriers to the dispersal of dormouse between the EIA Site and wider landscape. Further north, the wider landscape is dominated by residential development associated with Gloucester city, which would further limited dispersal opportunities at a local scale. This species is thus presumed absent from the EIA Site.

Otter and Water Vole

- 6.79. A desk study returned two records of otter (*Lutra lutra*), both north of the EIA Site, the closest within 1.3km. No records for water vole (*Arvicola amphibicus*) were returned.
- 6.80. There is no suitable habitat for either species onsite. A wet ditch flows along the southern half of the EIA Site's western boundary adjacent to hedgerow H1, arising from a dry ditch offsite to the south and receiving water runoff from Winnycroft Lane and agricultural land. The ditch comprises a relatively shallow, narrow watercourse with moderate flow and a channel substrate dominated by gravel with occasional leaf litter. The ditch is otherwise heavily shaded by overhanging hedgerow trees adjacent, with aquatic flora limited to occasional occurrences of fool's watercress.

- 6.81. With respect to otter, the watercourse is unlikely to provide a significant foraging resource for this species whilst there is no suitable upstream habitat such that the ditch is not considered of any importance in maintaining connectivity between the EIA Site and offsite habitats. With respect to water vole, the watercourse is considered unsuitable for this species given the shallow water depth and absence of a diverse macrophyte community of value as a foraging resource. No evidence of either species was identified during an Extended Phase 1 Habitat survey during 2016 and 2020. Both species are thus presumed absent from the EIA Site.

Great Crested Newt

- 6.82. Multiple records of great crested newt (*Triturus cristatus*) were returned within the 2km of the EIA Site, the vast majority in association with habitats associated with Robinswood Hill north-west of the EIA Site. This is in addition to records returned from waterbodies within 500m of the EIA Site and onsite. Records for common frog (*Rana temporaria*), common toad (*Bufo bufo*), palmate newt (*Lissotriton helveticus*) and smooth newt (*Lissotriton vulgaris*) were also returned within 2km of the EIA Site.
- 6.83. A single waterbody was identified within the EIA Site (P5) whilst an initial desk study identified a further nine (P1–P4 and P6–P10) waterbodies within 500m of the EIA Site.
- 6.84. During 2017, a habitat suitability impact (HSI) assessment of ponds within 500m of the EIA Site (where access was available) confirmed P5 to have excellent suitability to support great crested newt, P1 and P3 to be of good suitability to support great crested newt, with P4 to have average suitability, P2, P6 and P7 to have below average suitability and P8 and P9 to have poor suitability. There was no access to ponds P1–P4, P6 and P9 during the update survey in 2021. The update HSI assessment of ponds P4–P5 and P7–P8 on 20 April 2021 confirmed P4 to be of average suitability, P5 to be of good suitability and P7 and P8 to be of below average suitability.
- 6.85. Further detailed surveys undertaken in 2017 confirmed the presence of great crested newt within Ponds P1, P3, P4–5 and P8. A peak count of 33 was recorded within P5, located within the EIA Site. Great crested newt eggs were also recorded within ponds P4 and P8 confirming these water bodies as breeding ponds.
- 6.86. During 2021, great crested newt were recorded in all four ponds subject to survey: P4, P5, P7 and P8. A peak count of 22 was recorded within P5, located within the EIA Site. Great crested newt eggs were also recorded within ponds P4, P5 and P8 confirming these water bodies as breeding ponds. It is, therefore, considered that the EIA Site supports a medium metapopulation of great crested newt.

- 6.87. With respect to terrestrial habitats, agriculturally managed improved grassland which dominates the EIA Site is considered sub-optimal for a great crested newt population given its poor structural and botanical diversity. Nevertheless, such habitats likely facilitate some dispersal between the EIA Site and breeding ponds within the wider landscape whilst hedgerow boundaries provide further opportunities for foraging and refuge. Overall, the great crested newt population supported by the EIA Site is considered to be of Local importance.

Reptiles

- 6.88. Multiple records of slow-worm (*Anguis fragilis*) and grass snake (*Natrix natrix*) were returned by GCER during the desk study, largely associated with Robinswood Hill circa 1.4km north-west of the EIA Site. This is in addition to records of common lizard (*Zootoca vivipara*) returned 1.9km north-west and 1.7km south-east respectively.
- 6.89. Scrub and hedgerow boundaries provide suitable habitat for the dispersal of this species in addition to foraging habitat and refugia. The heavily grazed, species-poor grassland field is, however, considered sub-optimal as a foraging resource. It is therefore considered unlikely that the EIA Site supports a significant reptile population, although low numbers are likely be present, confined to field margins. A common reptile population is thus considered to be of importance at Site Level only.

Other Species Potentially Present

- 6.90. A desk study assessment returned records for European hedgehog (*Erinaceus europaeus*), all in association with the residential area of Upton St. Leonard's circa 1.25km north-east of the EIA Site. Records for brown hare (*Lepus europaeus*) and polecat (*Mustela putorius*) within 2km of the EIA Site were also returned. All three species are of principle importance in England. Whilst suitable habitats exist onsite for these species, such habitats also predominate within the wider landscape beyond. These species are therefore not considered to be significant beyond a Site context.
- 6.91. With respect to invertebrates, records for the hoverfly *Parasyrphus nigritarsis*, small heath (*Coenonympha pamphilus*), sofin (*Onobrychis viciifolia*) and Duke of Burgundy (*Hamearis lucina*), all Red data list species, were returned during the desk study. This is in addition to records for small blue (*Cupido minimus*) and white- letter hairstreak (*Satyrrium w-album*), both listed under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). Records of additional notable species include the beetle *Orchesia micans*, Adonis ladybird (*Hippodamia variegata*), the beetle *Anaglyptus mysticus*, brown tree ant (*Lasius brunneus*) and small square-spot moth (*Diarsia rubi*). Such records were largely association with LWS within the wider landscape including Robinswood Hill. The agricultural land of limited botanical and structural diversity which dominates the EIA Site is considered unlikely to support a notable assemblage. A terrestrial invertebrate assemblage is, therefore, considered to be of Negligible importance in the context of the EIA Site.

6.92. With respect to notable plant species, records are limited to bluebell (*Hyacinthoides non-scripta*) listed under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) and recorded in association with hedgerow habitat to the north of the EIA Site. No notable plant species were recorded during the Extended Phase 1 Habitat survey, and the habitats present within the EIA Site, comprising agriculturally improved grassland are likely to support common and widespread species only.

IEFs

6.93. Designated sites, habitats and species identified as requiring consideration within the ES due to their identification as IEFs valued at or above Local level (with the exception of breeding birds and common reptiles, which are included for consideration due to legal implications) are summarised in Table 6.4.

Table 6.4: Sensitive Receptors

IEF	Key Attributes	Nature Conservation Value
Cotswold Beechwoods SAC (2.4km south-east)	The site represents the most westerly extensive blocks of <i>Asperulo-Fagetum</i> beech forest (an Annex I habitat) in the UK.	European
Range Farm Fields SSSI (700m south)	Large area of flower-rich, unimproved neutral grassland.	National
Winnycroft Farm South Potential LWS (onsite)	Semi-improved grassland, improved grassland, old pond/moat with mixed hedgerows.	County
Winnycroft Farm Potential LWS (adjacent)	Orchards, veteran and mature trees with invertebrate interest. Semi-improved grassland	County
Robinswood Hill Country Park, LNR and LWS (920m north-west)	Notified for semi-natural grassland habitat.	County
Native hedgerows	Delineates the boundaries of the Site.	Local
Standing water	Large moat located within the centre of the Site.	Local
Breeding bird assemblage	Habitats likely to support an assemblage of common and widespread bird species utilising the Site for nesting and foraging.	Site

IEF	Key Attributes	Nature Conservation Value
Foraging/commuting bat assemblage	Seven bat species/species groups in low numbers typical for the locality, with an assemblage dominated by common pipistrelle.	Local
Badger	Suitable foraging habitat present onsite whilst boundary hedgerows offer suitable cover and set building opportunities.	Site
Great crested newt	Onsite pond supports a medium metapopulation of great crested newt.	Local
Common reptiles	Habitats likely to support low numbers of common reptiles only.	Site

Predicted Likely Effects (Before Mitigation)

- 6.94. A full description of the proposed development is provided at Chapter 4 of this ES. The proposals relate to a full planning application for the provision of up to 190 residential dwellings and open space.
- 6.95. An assessment of likely significant effects of the proposed development on the ecological features identified above has been undertaken based upon the Proposed Site Plan prepared for the EIA Site, which incorporates any inherent impact avoidance, minimisation and mitigation determined throughout the iterative assessment and design process. Those potential significant effects assessed include such inherent mitigation but, initially, in the absence of any other avoidance, mitigation and compensation measures.
- 6.96. Whilst exact details of the construction methods to be used cannot be determined with absolute certainty at this time, a number of assumptions and parameters have been fixed for the purposes of this assessment and are described fully within Chapter 4.
- 6.97. The key inherent mitigation measures included within the proposed development pertinent to the ecological impact assessment include:
 - Retention of circa 97% of the hedgerow resource with losses limited to small sections necessary to facilitate construction of access roads to the EIA Site;
 - Full retention of the central moat and circa 0.32ha of adjacent grassland habitat;
 - Retention and enhancement of 0.31ha of grassland; and

- Implementation of a sustainable drainage strategy.

6.98. Development of the EIA Site includes two main stages, namely the construction phase comprising all site preparation works and construction of all buildings, associated infrastructure and landscaping, and the operational phase comprising the long-term occupation of the EIA Site. The effects of the proposals in relation to these two stages are discussed in turn below.

Construction

6.99. Potential significant effects identified, which could arise as a result of the construction in the absence of mitigation include the following:

- Effects of direct habitat loss due to land take upon habitats and species;
- Indirect effects to designated sites, habitats and species due to habitat degradation and damage;
- Effects of light, noise and human disturbance to habitats and species;
- Increased risk of collision to species; and
- Pollution of groundwater and surface water flows.

Statutory Designations

6.100. A Habitat Regulations Assessment (HRA) (Enfusion, 2014) screening accompanying the Joint Core Strategy (Gloucester City Council *et al.*, 2017) considered the likely significant effects to arise through allocated development on the Cotswold Beechwoods SAC located within the ZOI of the EIA Site.

6.101. Potential significant adverse effects on this statutory site are attributed to:

- Physical loss and/or damage;
- Non-physical disturbance (e.g. noise, light, human presence);
- Changes to hydrological regime/water levels; and
- Changes in air quality.

6.102. The screening exercise could not rule out the potential for significant adverse effects to occur, with uncertainty over potential short range atmospheric pollution impacts on the Cotswold Beechwoods SAC arising from the proximity of the A46, in addition to recreational pressure. Such impacts were, however, largely attributed to three large urban extensions outlined in housing allocations A4, A6 and A7. It was further considered within the HRA and subsequent Appropriate Assessment that mitigation provided through local plan policies should ensure there are no significant increases in traffic along the A46 and that impacts arising from air pollution and recreation are minimised.

- 6.103. At the site level, the EIA Site located 2.4 km from the Cotswold Beechwoods SAC. Given the distance and spatial separation of the EIA Site from this designation, no likely significant effects arising from physical loss/damage, disturbance, changes in the hydrological regime or air quality are anticipated to arise during the construction phase of development.
- 6.104. Similarly, no significant adverse effects upon Range Farm Fields SSSI located 700m south-east of the SSSI are considered likely to arise during the construction phase of development, by virtue of its distance and spatial separation from the EIA Site.

Non-statutory Designations

- 6.105. Given the distance and spatial separation of the EIA Site from Robinswood Hill Country Park, LNR and LWS no direct or indirect effects upon this designation are anticipated to arise during the construction phase. The EIA Site does overlap with Winnycroft Farm South pLWS although the site was never formally designated as a LWS, having not met the necessary qualifying criteria for designation when last assessed on behalf of GCC. Similarly, Winnycroft Farm pLWS located immediately north of the EIA, of interest for grassland, hedgerows and mature trees, was not formally designated. This land has now received planning consent for its residential development. Nevertheless, an assessment of potential effects upon features of interest (including the onsite moat, P5) and boundary hedgerows of pertinence to these pLWS is further considered below.
- 6.106. With respect to the moat, P5, located centrally within the EIA Site, this will be retained in full and further offset from the development footprint through the further retention of circa 0.63ha of surrounding grassland habitat serving as a habitat buffer. In the absence of mitigation there is, however, the potential for physical damage/degradation of the pond and bankside habitat given the proximity of the construction footprint for proposed drainage infrastructure. Such effects are considered adverse, permanent and potentially irreversible in the short-medium term. Such effects are considered to be of significance at Local Level.
- 6.107. Indirect impacts upon pond P5 may also arise as a result of contamination/pollution incidents. The unmitigated effects upon these habitats can be characterised as an adverse impact, anticipated to be temporary and reversible in the short-medium term. Such effects are considered to be significant at Site Level only.
- 6.108. With respect to hedgerows and associated trees, which delineate the northern boundary of the EIA Site with Winnycroft Farm pLWS, these will be retained in full such that no impacts associated with loss are anticipated. Nevertheless, there is the potential for impacts associated with damage/degradation to these retained boundary features due to the proximity of construction works with such effects likely to be adverse, permanent and potentially irreversible at Local Level.

6.109. Indirect effects upon these non-statutory designations associated with increased levels of disturbance will also likely occur during the construction phase through the use of lighting and increased levels of vehicular traffic, machinery use and plant movement. Such disturbances arising can be intermittent, frequent, and/or constant throughout the construction period. Given that the majority of the works will be undertaken during daylight hours, the usage of artificial lighting will likely be limited to the early morning and early evening hours, however, albeit with greater requirements for artificial lighting during the winter months. Disturbance impacts on habitats of interest within each pLWS are considered to be adverse, temporary and reversible at Site Level in the short-medium term.

Habitats

6.110. The Proposed Site Layout has sought to minimise impacts upon important habitat features as far as possible through confining losses to the interiors of an improved grassland field of limited ecological importance combined with the retention of the majority of the hedgerow resource associated with the site's boundaries (circa 97%). Impacts associated with loss of improved grassland habitat is considered negligible *per se*, albeit requires further considered in respect of protected species present/potentially present, detailed further below.

6.111. However, fragmentation of hedgerow H1 is proposed, with breaks through this hedgerow at two locations necessary to accommodate access roads connecting the EIA Site to the surrounding road network. Such losses, whilst minor, will reduce the habitat available to Protected/Priority Species and potentially limit their dispersal across the EIA Site and wider landscape, otherwise required to maintain genetically viable populations necessary to offset the effects of climate change and maintain healthy ecosystems.

6.112. This may be further exacerbated by an increase in daily maximum/minimum temperatures and annual average rainfall associated with climate change, with such effects likely to influence the distribution of Protected/Priority Species at a national level. However, given that those habitats and species within the EIA Site are widespread and the EIA Site is not near the edge of any of their ranges, any projected change in temperatures is not anticipated to result in any significant impacts on the distribution of IEFs.

6.113. Overall, loss of habitat including hedgerows valued at Local level is characterised as an adverse, permanent, long-term and irreversible effect. However, given the small scale and extent of the anticipated impacts, such effects are considered to be of only Local significance.

6.114. In addition to direct habitat loss, retained hedgerows and trees may be subject to indirect degradation impacts, such as soil compaction, damage to root protection zones and encroachment by machinery from adjacent construction works, which may in turn result in death or disease, and a decline in the regulatory ecosystem services provided by such habitats. In the absence of mitigation, the extent and magnitude of such short-medium term and potentially frequent impacts (i.e. duration of the construction phase), is likely to be adverse, permanent and potentially

irreversible. The significance of such effects upon notable features is thus considered to be of Local significance.

- 6.115. There also remains the potential for indirect effects upon IEFs including hedgerows and the central moat P5 to arise from increased levels of disturbance and/or pollution incidents. Such effects have previously been considered in relation to non-statutory designations above and are not repeated here.

Birds

- 6.116. Land take associated with the development proposals will result in the permanent loss of circa 6.35ha of improved grassland of limited importance to a notable bird assemblage although hedgerow boundaries and treelines provide more suitable habitat for nesting and foraging. The loss and degradation of potential bird nesting habitat during construction will primarily be restricted to small breaks in hedgerow boundaries to accommodate construction of access roads. In respect of the small magnitude of habitat loss, such impacts to a bird assemblage are considered adverse, permanent, irreversible, long-term and of significance at Site level only.
- 6.117. The legal protection afforded to birds and their nests (their eggs and young) is considered inherent mitigation to ensure no effects relating to direct harm/injury arise in respect of the breeding bird assemblage. Therefore, negligible impacts are predicted.
- 6.118. In the absence of mitigation, disturbance of nesting and foraging habitat for the breeding bird assemblage through light spill, noise, visual and human disturbance during construction could potentially occur, or where vegetation clearance is occurring. Nesting birds sensitive to such disturbance could abandon nests and breeding territories and become displaced from other populations. Birds will be most sensitive to noise and visual disturbance occurring in the vicinity of habitats during the breeding bird season, though will likely return to such suitable habitat upon cessation of such disturbances. In absence of mitigation, adverse effects arising from visual/noise/human disturbance during the construction phase upon birds are considered temporary, reversible in the short-medium term and of Site level significance only.

Bats

- 6.119. With respect to roosting opportunities provided within the EIA Site, eight trees with low potential to support roosting bats, three trees with moderate potential and two trees with high potential were identified. Of these, it is anticipated that trees T6, T12 and T13 with low potential to support roosting bats will be removed to facilitate construction of an access road. In the absence of roosting bats, direct impacts associated with loss of these trees is considered unlikely. Due to the transitory nature of this species group, however, a roost may establish itself at a later date, in which case adverse, permanent, irreversible and long-term effects associated with the loss of tree roosts and subsequent harm/injury of bats are anticipated at Local level.