

Stroud District Council

Strategic Assessment of Land Availability (SALA): 2019 Update

Heritage Impact Appraisal

September 2019



Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

The Planning Strategy Team
01453 754143
local.plan@stroud.gov.uk

Development Management
01453 754442
planning@stroud.gov.uk

visit www.stroud.gov.uk/localplan

Contents

1.	Introduction and key to assessment	page 1
2.	Site appraisals:	page 5
	Settlements:	
	Cam	page 5
	Eastington	page 7
	Frocester	page 10
	Hardwicke	page 12
	Haresfield	page 14
	Kings Stanley	page 16
	Kings Stanley (Middleyard)	page 19
	Kingswood	page 21
	Leonard Stanley	page 24
	Minchinhampton	page 26
	North Nibley	page 29
	Painswick	page 31
	Wotton Under Edge	page 32

1. An introduction to the Heritage Impact Appraisal

To inform the Stroud District SALA 2019 Update

- 1.1 In 2016-17, Stroud District Council undertook a District-wide Strategic Assessment of Land Availability (SALA), a comprehensive assessment of land availability for future housing, employment, retail and community uses. The results were published in May 2017.
- 1.2 This **Heritage Impact Appraisal** has been prepared as part of the **2019 SALA Update**, which has assessed sites that were submitted since the previous assessment closed (the 2018 Update), and sites that have come forward through the Local Plan Review (Preferred Strategy consultation, Autumn-Winter 2018).
- 1.3 The aim of the SALA is to identify which sites are the most suitable and deliverable for particular uses, in order to:-
 - i) support the delivery of the adopted Stroud District Local Plan, by identifying suitable, available and achievable land, to meet currently identified needs; and
 - ii) to inform the review of the Local Plan, by identifying land with future potential for development, which can be further assessed through the review process.
- 1.4 The SALA involved an initial technical assessment of the suitability¹ of sites for development, using a variety of data sources. It was carried out in accordance with the Council's detailed [methodology statement](#), which was published in February 2016.
- 1.5 As part of the suitability assessment, each site was appraised to identify what potential impacts on the District's natural and historic environment might result from its development, in terms of landscape, heritage and biodiversity interests. This Heritage Impact Appraisal has been produced to inform the assessment of potential impacts – both positive and negative – on the historic environment and heritage assets. The findings of this study are summarised within the 'Suitability' section of each site assessment in the final SALA 2019 Report.
- 1.6 In addition to informing the Council's monitoring of housing and employment land availability/supply, the results of the SALA (including this study) will form an evidence base for the Stroud District Brownfield Register and for the Local Plan review.
- 1.7 It is also expected that this Heritage Impact Appraisal will provide a useful point of reference for those involved in drawing up or assessing future planning proposals for any of these sites. This will be relevant not only during the consideration of planning applications, should they arise, but may also be helpful to communities wishing to identify future growth and development potential or to define particular vulnerabilities and sensitivities through their Neighbourhood Development Plans.

¹ The SALA assessment of 'suitability' does not commit Stroud District Council to allocate any particular parcel of land for a particular use, nor approve any application for development. Further justification for the development of land within this assessment will be required either through the Local Plan Review process or through the planning application process.

Methodology

Identifying sites for heritage impact assessment

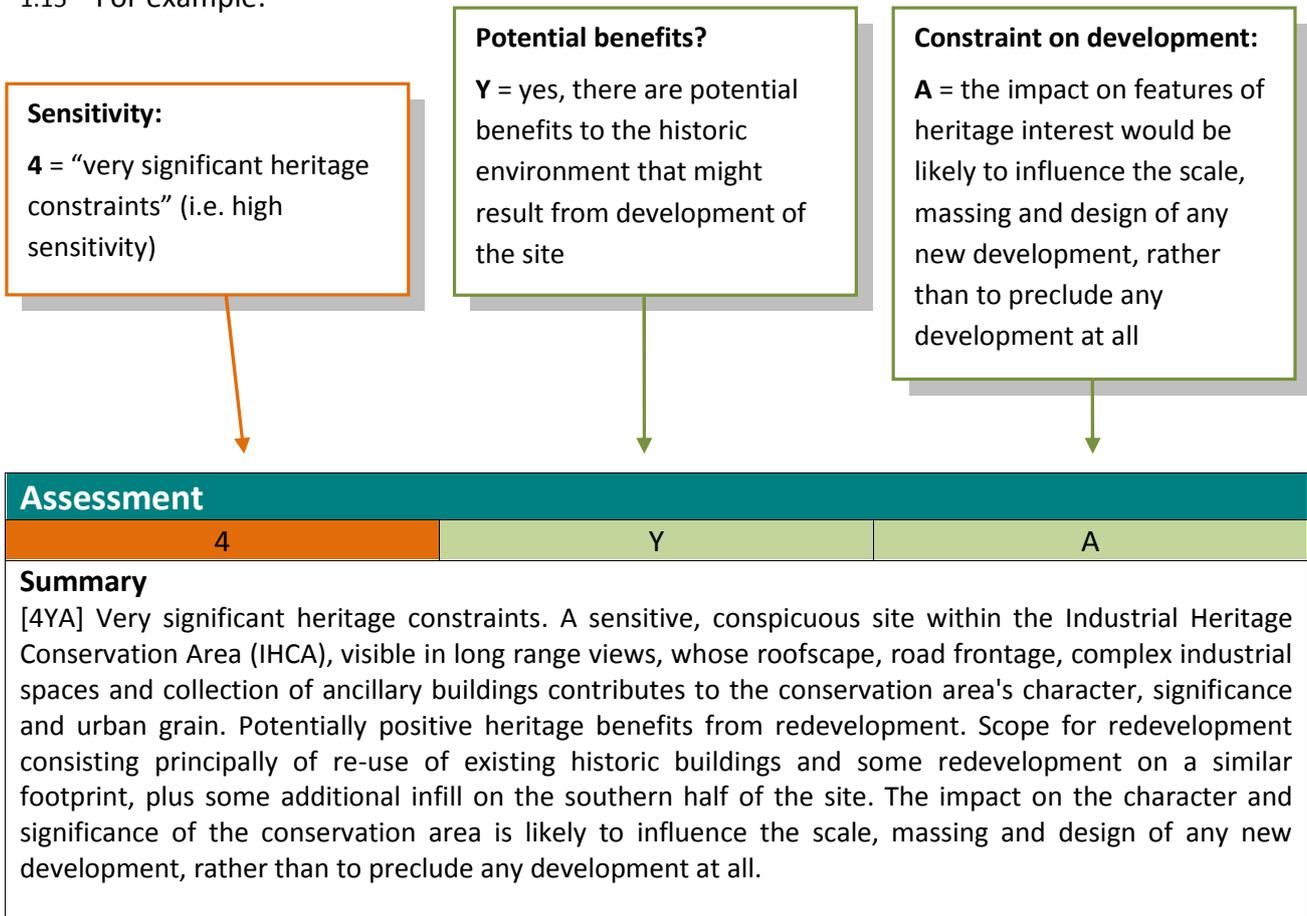
- 1.8 Some 52 sites were included within the 2019 SALA. Of these, 5 sites were excluded from the SALA assessment for various reasons (refer to Appendix 4 of the SALA New Sites Update Report, July 2018). The remaining 47 were subject to site assessment and were visited by Officers during Summer 2019.
- 1.9 Through an initial desktop screening process, principally involving GIS mapping, 5 of these sites were identified as likely to have some form of heritage sensitivity. These were sites where one or more of the following criteria applied:
- The site lies within or partially within a conservation area
 - The site directly adjoins a conservation area
 - The site contains one or more listed buildings
 - The site contains a scheduled monument
- 1.10 A secondary screening allowed the Officers who had visited the sites to flag up potential sensitivity and to identify sites where development might have heritage impacts. This led to a further 14 sites being added to the heritage impact assessment. These were typically sites where development might affect the setting of a heritage asset that didn't necessarily lie inside the site's boundary (or immediately adjoining it) and where the potential sensitivity could not easily be identified using mapping. A site at Frocester Manor has also been included in the assessment. There are no designated assets on the site, but the Manor is certainly a significant local heritage asset.
- 1.11 In total, **19** sites were identified as having some degree of heritage sensitivity, where the potential impacts of development required assessment.

Desktop assessment

- 1.12 The heritage impact assessment was a desktop study, carried out by Council Officers from the Planning Strategy team and Conservation / Development Management during Summer 2019. All 19 sites were subject to an initial round-table appraisal, where key sensitivities were identified and an initial view was taken about whether there was scope for development / re-development; broadly what kind; and whether development might offer any opportunity for positive benefits to the historic environment (for example to secure the future of a disused historic building, or to enhance the character and significance of an asset).
- 1.13 The round-table session was followed by further desktop appraisal (using historic maps, aerial photographs and GIS mapping of designated heritage assets) to confirm the initial view taken and to 'score' each site, based on the level of its sensitivity, the potential for heritage benefits, and the likely degree and type of constraint that the site's heritage interest might place on future development.

1.14 A key to this ‘scoring’ is included over the page. It should be noted that a ‘high’ score in terms of a site’s sensitivity does not necessarily translate as a prohibitive level of development constraint. A site with considerable sensitivity in terms of its heritage interest and significance may be extremely ‘developable’: the way in which this might place a ‘constraint’ on development might simply relate to matters of design and detail, or it might mean that a small part of the site should ideally be kept clear of development.

1.15 For example:



Assessment Key

Initial view on level of sensitivity	
1	No significant heritage constraints (minimal or very low sensitivity)
2	Some impact on heritage interest (moderate sensitivity)
3	Significant heritage constraints (medium / high sensitivity)
4	Very significant heritage constraints (highly sensitive)

Potential for positive heritage benefits from development?	
Y	Yes
	Blank indicates that no obvious positive heritage gains or benefits are foreseen

Potential impacts / development constraint	
A	The impact on [xxx feature(s) of heritage interest] is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all
B	The impact on [xxx feature(s) of heritage interest] is likely to be minimal, subject to the scale and design of any new development
C	The impact on [xxx feature(s) of heritage interest] would be likely to preclude development on [part of the site] and to constrain the developable area
D	The impact on [xxx feature(s) of heritage interest] would be likely to preclude development on the site, or at best constrain it to [part of the site]
E	The impact on [xxx feature(s) of heritage interest] would be likely to preclude any re-development of this site, other than adaptive re-use of the historic buildings
F	The impact on [xxx feature(s) of heritage interest] could prohibit development on this site

Cam

Site CAM 029 – Land at Upthorpe Farm

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting setting of Grade II 28 Hopton Road. Some potential impact on setting of the cluster of listed and historic buildings around Grade I St George's Church, depending on scale/nature of any development</i>
Other heritage assets	<i>The intermittent clustering of farmsteads and cottages along the western side of Hopton Road between the school and the church is a distinctive characteristic of this part of Cam, marking a clear transition from urban to rural and providing a setting and context for the historic village 'core' of upper Cam, clustered around the church.</i>

Initial view on level of sensitivity

Some impact on heritage interest, although the site itself contains no obvious features of historic interest. The value of the site derives from its contribution to the rural 'settlement edge' character of Hopton Road. The site, immediately south of the modern development at Elm Lodge, marks a fairly abrupt but positive point of transition from settlement to open countryside. Beginning with this site, the grassy verges, hedgerows and rolling farmland stretching east and south to Cam Peak / Cam Long Down provides a foil to the intermittent clustering of farmsteads and cottages strung along the opposite side of the road, between the school and the church. The site thus makes some contribution to the setting of nearby listed buildings, including numbers 18 and 28 Hopton Road (both Grade II) – in particular, the latter, which (whilst slightly removed from the site) derives some of its character and special architectural and historic interest from its rural context and close relationship to adjacent (converted) farm buildings. The site also contributes to the rural landscape setting of the Grade I listed church and other listed buildings clustered around the historic core of Upper Cam, including in a key view along Hopton Road from the war memorial/Elm Court, where the site's undeveloped openness allows the landmark church tower to peek above the hedgerow.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. There might be some scope for some form of redevelopment that preserved the open character of the site and avoided the (sub)urbanisation of the roadside – for example a community use/ green infrastructure, with any built form set back from the frontage (e.g. north of the 50m contour) and tucked close to the boundary with Elm Court.

Potential impacts and constraints on development

The impact on the setting of nearby listed buildings and on the setting and key views of Grade I St George's Church in Upper Cam's historic core would be likely to preclude development on this site, or at best constrain it to a small portion of the site.

Assessment		
2		D
Summary [2D] Some impact on heritage interest, although the site itself contains no obvious features of historic interest. The value of the site derives from its contribution to the rural 'settlement edge' character of Hopton Road and the distinct identity of Upper Cam. Beginning with this site, the grassy verges and		

hedgerows along the east side of Hopton Road, and the rolling farmland stretching east and south to Cam Peak / Cam Long Down, provides a foil to the intermittent clustering of farmsteads and cottages strung along the opposite side of the road, between the school and the church (including some Grade II listed buildings, which derive some of their character and special architectural and historic interest from their rural context). The site also contributes to the rural landscape setting of the Grade I listed church and other listed buildings clustered around the historic core of Upper Cam, enabling a key view along Hopton Road from the war memorial/Elm Court. There is no obvious scope for development that would have any positive heritage benefits. The impact on the setting and key views of nearby listed buildings would be likely to preclude development on this site, or at best constrain it to a small portion of the site, set well back from the road frontage. There might be some scope for some form of redevelopment that preserved the open character of the site and avoided the (sub)urbanisation of the roadside.

Eastington

Site EAS 017 – Land adjoining Oldbury Lodge, Eastington

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the IHCA and affecting its setting</i>
Listed Building	<i>Some impact on the historic curtilage, setting and significance of Grade II The Grange</i>
Other heritage assets	<i>May be archaeological potential, including in relation to the construction of the Stroudwater Navigation. The Stroudwater Navigation, part of the Cotswold Canals, is a heritage asset of local significance. Some veteran trees, which may relate to the quasi parkland setting of The Grange.</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site lies outside the Industrial Heritage Conservation Area (IHCA), it abuts the conservation area boundary and contributes to the visual setting of the Stroudwater Navigation and the distinctive Pike Lock House, both from the canal / towpath / old Bristol Road and from the A419 and Spring Hill.

Oldbury Lodge itself is not of special architectural interest – it dates from the early C20th. But it does mark the original driveway entrance to The Grange (the Grade II listed former rectory, north of the A419, now a care home) and it may have functioned as a ‘lodge cottage’ for the big house for a while, prior to the road realignment which truncated the drive in the late C20th. There are no obvious structures of historic interest on site, although some fragments of parkland fencing may survive and the large horse chestnuts on the southern boundary are amongst a few veteran trees that may relate to the quasi parkland landscaping of The Grange.

The site acts as a ‘tranquillity buffer’ from the busy A419, helping to retain some sense of Lock House’s historic context as a relatively rare instance of canal-side housing: the Stroudwater Navigation is characteristically ‘unpopulated’, aside from the rhythmic occurrence of mills and canal-related infrastructure at intervals along its length. Pike Bridge, Pike Lock, Blunder Lock and the Lock Cottage is one such occurrence – sandwiched, historically, between the extensive grounds of The Grange to the north and The Leaze (now Eastington Park) to the south – both high status listed houses. Further to the east, the tiny hamlet of Newtown is one of the very few canal-side settlements and, again, its origins are specifically related to the canal’s C18th construction and subsequent operation. The site has value due to its role as a ‘buffer’ and part of the gap between Pike Lock and Newtown. The lack of visible development on this site (particularly the lack of any built form that positively fronts onto the canal) is crucial to this role.

Scope for development; potential heritage benefits?

There is little obvious scope for development that could offer positive heritage benefits – although there might be scope to enhance the boundary treatment and frontage onto the old Bristol Road where the site abuts the conservation area, to reflect the former historic parkland character. There is scope to redevelop the existing house on a similar footprint and possibly (subject to scale, massing and detailed design) some scope for very low density, well screened infill – perhaps two to four additional houses. Reinforcing the tree buffer to the A419 might also improve the ‘tranquillity’ of the conservation area around Pike Lock.

Potential impacts and constraints on development

The impact on the character, setting and significance of the conservation area (particularly the distinctive rhythmic juxtaposition of canal infrastructure, industry and rural open space along this stretch of the canal) could prohibit development on this site, and would certainly constrain the potential yield.

Assessment		
2		D
<p>Summary</p> <p>[2D] Some impact on heritage interest. Although the site lies outside the Industrial Heritage Conservation Area, it abuts the IHCA boundary and contributes to the visual setting of the Stroudwater Navigation and the distinctive Pike Lock House, both from the canal / towpath / old Bristol Road and from the A419 and Spring Hill. Oldbury Lodge itself (early C20th) is not of special architectural interest, but it does mark the original driveway entrance to The Grange (the Grade II listed former rectory, north of the A419), prior to the late C20th road realignment which severed the site from the listed building. There are no obvious structures of historic interest on site, although some fragments of parkland fencing may survive and the large horse chestnuts on the southern boundary are amongst a few veteran trees that may relate to the quasi parkland landscaping of The Grange. The site has value due to its role as a ‘tranquillity buffer’ from the A419 and part of the gap between Pike Lock and Newtown (to the east), helping to retain some sense of Lock House’s historic context as a relatively rare instance of canal-side housing. The lack of visible development on this site (particularly the lack of any built form that positively fronts onto the canal) is crucial to this role. The impact on the character, setting and significance of the conservation area (particularly the distinctive rhythmic pattern of canal infrastructure, industry and rural open space along this stretch of the canal) could prohibit development on this site and would certainly constrain the potential yield, in order to retain a sense of space and greenery and to protect the veteran trees. There is scope to redevelop the existing house on a similar footprint and possibly (subject to scale, massing and detailed design) some scope for very low density, well screened infill – perhaps two to four additional houses. Reinforcing the tree buffer to the A419 might also improve the ‘tranquillity’ of the conservation area around Pike Lock.</p>		

Site EAS 018 – Land south-east of Chipmans Platt roundabout, Eastington

Scheduled Ancient Monument	
Conservation Area	<i>Some impact on the setting of the IHCA</i>
Listed Building	<i>Affecting the setting of The Grange (Grade II)</i>
Other heritage assets	<i>The hedgerow field boundaries are of an historic nature; and the tree plantation (in the northeast corner of the site) is part of the quasi parkland landscape and probably planned as such.</i>

Initial view on level of sensitivity

Significant heritage constraints. The site forms part of the historic setting of The Grange (the Grade II listed former Rectory, now a nursing home). The western site boundary is defined by the house's grand driveway, which meanders northwards from the A419 and crosses the river just north of the site, entering the house's more formally defined grounds. The site also has a relationship with EAS017 (immediately south of the A419) because, prior to the road's late C20th realignment, the driveway continued southwestwards and terminated at Oldbury Lodge on the old Bristol Road. The historic curtilage of The Grange was once considerably more extensive and grand, with a quasi parkland character, befitting its 1833 construction date. It is still possible to get an impression of this grand (albeit truncated) approach, both from the driveway itself and from public vantage points on the A419. The site contributes to the character and significance of the listed building; it provides a key vista of its formal frontage and plays an important role in its visual and historic setting as a very high status house within the parish. The site is of heightened sensitivity, due to the scale and proximity of surrounding development at "Great Oldbury" (to the north and west of the listed building).

Scope for development; potential heritage benefits?

There is no obvious scope for development that could have any positive heritage benefits.

Potential impacts and constraints on development

The impact on the character and significance of the listed building could prohibit development on this site, in order to conserve a key view of the formal frontage and retain a sense of the house's historic status and position within the local landscape.

Assessment

3

F

Summary

[3F] Significant heritage constraints. The site forms part of the historic setting of The Grange (the Grade II listed former Rectory, now a nursing home), contributing to the character and significance of the listed building and providing a key vista of its formal frontage, when viewed from the A419. The western site boundary is defined by the house's grand driveway, which meanders northwards from the A419 through the remaining historic curtilage of The Grange; prior to the road's late C20th realignment, the grounds were considerably more extensive and grand, with a quasi parkland character, befitting the listed building's 1833 construction date. It is still possible to get an impression of this grand (albeit truncated) approach, both from the driveway itself and from public vantage points on the A419. The impact on the character and significance of the listed building could prohibit development on this site, in order to conserve this key view and to retain a sense of the house's historic status and position within the local landscape. The site is of heightened sensitivity, due to the scale and proximity of surrounding development at "Great Oldbury" (to the north and west of the listed building). There is no obvious scope for development that could have any positive heritage benefits.

Frocester

Site FR0 001 – Frocester Manor

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Some impact on the setting of Grade II St Andrews Church, George Inn and Brook House and, to a lesser extent Frocester Lodge.</i>
Other heritage assets	<i>Frocester Manor is a non-designated heritage asset of local significance.</i>

Initial view on level of sensitivity

Significant heritage constraints. There are no designated heritage assets on this site and, although it has several Grade II listed neighbours, the site is quite well screened and the potential impacts on the setting of any of these listed buildings could almost certainly be mitigated through design, layout and massing. However, the site’s main sensitivity relates to the Manor itself, which is a non-designated heritage asset of local significance. The Victorian mansion house incorporates the remnants of an earlier C17th farmhouse. The house is set within extensive garden grounds, the majority of which has a quasi parkland character, with several veteran trees. The sweeping drive, grand gateway, Lodge cottage and traces of a quadrangle walled garden all contribute to the character and significance of the Manor – it is the completeness of the site and house as an entity that has heritage value. This is despite modern internal alterations to the house, a large 1980s extension and various ancillary buildings within the grounds, many of which have no heritage interest.

Scope for development; potential heritage benefits?

There is scope for the redevelopment of this site to bring about positive heritage benefits, depending on the scale, nature, massing and detailed design of any new development. Some new build could enable the conservation and adaptive re-use of the existing Manor house and other buildings of heritage value (including the gate Lodge cottage). This should be the principal objective of any redevelopment of this extensive site. The best scope for redevelopment (consisting of new build) exists at the western end of the site, north of the Lodge and driveway and focused around the former walled garden. There may be scope to replace the 1980s extension, subject to sensitive and high quality design, which allows the Manor house to retain its distinct identity and position at the top of the hierarchy of buildings within the site. There is also some scope to redevelop some of the other buildings on the eastern half of the site (e.g. The Bungalow) on a similar footprint, again subject to design and the retention of the open parkland character.

Potential impacts and constraints on development

The impact on the character, setting and significance of this non-designated heritage asset would be likely to constrain the developable area of the site, and emphasis would be placed upon the adaptive re-use of the historic building(s).

Assessment		
4	Y	C
<p>Summary [4YC] Significant heritage constraints. There are no designated heritage assets on this site and, although it has several Grade II listed neighbours, the site is quite well screened and the potential impacts on the setting of any of these listed buildings could almost certainly be mitigated through design, layout and massing. However, the site’s main sensitivity relates to the Manor itself, which is a non-designated</p>		

heritage asset of local significance. The Victorian mansion house incorporates the remnants of an earlier C17th farmhouse. The house is set within extensive garden grounds, the majority of which has a quasi parkland character, with several veteran trees. The sweeping drive, grand gateway, Lodge cottage and traces of a quadrangle walled garden all contribute to the character and significance of the Manor – it is the completeness of the site and house as an entity that has heritage value. This is despite modern internal alterations to the house, a large 1980s extension and various ancillary buildings within the grounds, many of which have no heritage interest. There is scope for the redevelopment of this site to bring about positive heritage benefits, depending on the scale, nature, massing and detailed design of any new development. Some new build could enable the conservation and adaptive re-use of the existing Manor house and other buildings of heritage value (including the gate Lodge cottage). This should be the principal objective of any redevelopment of this extensive site. The best scope for redevelopment (consisting of new build) exists at the western end of the site, north of the Lodge and driveway and focused around the former walled garden. There may be scope to replace the 1980s extension, subject to sensitive and high quality design, which allows the Manor house to retain its distinct identity and position at the top of the hierarchy of buildings within the site. There is also some scope to redevelop some of the other buildings on the eastern half of the site (e.g. The Bungalow) on a similar footprint, again subject to design and the retention of the open parkland character. The impact on the character, setting and significance of this non-designated heritage asset would be likely to constrain the developable area of the site, and emphasis would be placed upon the adaptive re-use of the historic building(s).

Hardwicke

Site HAR 015 – Land at Moreton Valence

Site HAR 016 – Land to the east of A38 at Moreton Valence

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<p><i>Two Grade II listed farmhouses at Broadfield Farm and at Road Farm (both on the A38 Bristol Road), along with their curtilage farm buildings, fall inside the site boundary.</i></p> <p><i>Adjoining and affecting the setting of the Grade II farmhouse at Hiltmead Farm (plus curtilage farm buildings)(south of Hiltmead lane); Adjoining and affecting the setting of the Grade II Lodge to Hardwicke Court, plus the medieval deer park and grounds of Grade II* Hardwicke Court, which extend to the west of the A38 Bristol Road. Some impact on the setting of Grade II milestone, south of The Lodge.</i></p>
Other heritage assets	<p><i>The “historic landscape” of Gloucester’s rural fringe; the area has some archaeological potential; Hardwicke Court’s medieval deer park and gardens are not separately designated but have some inherent special heritage significance, in addition to forming a setting for the later C19th Grade II* listed house.</i></p>

NOTE:

Site HAR015 overlaps with and incorporates HAR016, plus two other SALA sites: HAR007 and HAR006. HAR015 and 016 have been assessed together (below). Sites HAR006 and 007 were assessed in previous years SALA and were not subject to heritage impact assessment at the time: HAR006 in isolation has no significant heritage constraints; while HAR007 excluded the listed building (Grade II Broadfield Farm) that now falls inside the site boundary of HAR015 and 016 and, if developed in isolation, could be designed and laid out to have minimal impact on the area’s heritage interest. However, as small segments of a much more extensive area of development, both these parcels of land become more significant and much more sensitive.

Initial view on level of sensitivity

Overall, this site has significant heritage constraints, although the level of sensitivity can be seen to vary across the site. The site’s sensitivity relates to the sense of Hardwicke Court’s place in the landscape, the character and identity of Hardwicke as a distinct historic settlement and the perception of a social and economic hinterland comprised of a network of farmsteads and clustered cottages. The site boundary incorporates two farmsteads (Broadfield Farm and Road Farm), both of which have Grade II listed farmhouses, typical of the local timber frame vernacular, and both of which are conspicuous in their relative isolation on the Bristol Road (A38). Both listed farmhouses derive some of their character and historic significance from their rural context and landscape setting, reinforced by their respective curtilage farm buildings, clustered close by. Similarly, the site contributes to the setting of listed Hiltmead farm on its southern periphery (just outside the site boundary). Gloucester’s historic rural fringe is here populated by ancient settlements (marked out in the landscape by their church towers and spires), farmsteads and hamlets. This is a flat and gently rolling landscape, where key views can be easily disrupted or blocked by development or associated ‘buffer’ tree planting. The cumulative impact of development extending southward from Gloucester’s edge (including Hunts Grove, Quedgeley West, Quedgeley East and the incinerator at Javelin Park) is to reduce Hardwicke’s distinct identity within the landscape, both on the immediate approach to Gloucester along the A38 and in longer range views from the Cotswold escarpment.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. However, there may be scope for development that would have moderate or low impact on the setting of the two listed farms and on the wider landscape setting of Hardwicke and Grade II* Hardwicke Court, subject to appropriate scale and design and the retention of an extensive and meaningful landscape buffer to the west of the site, along Bristol Road. Any 'buffer' would need to take the form of open space (rather than simply using tree planting to form a visual barrier to any development), particularly around the two farms, in order to retain a sense of them sitting within an agricultural landscape.

Potential impacts and constraints on development

If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be damaging. Extensive development would cause significant cumulative harm to the area's local distinctiveness, historic character and dispersed rural settlement pattern. Overall, the impact on the setting of the listed buildings, including Grade II* Hardwicke Court, would be likely to preclude development on a significant 'buffer' to the west of the site, and to constrain new built form principally to the east (closest to the motorway) and to the northern tip of site HAR015 (i.e. including and to the north of Summerhill Equestrian Centre), where the impact on features of heritage interest is likely to be less significant, subject to the scale, massing and design of any new development. This could reduce the developable site area of both HAR015 and HAR016 by as much as half. The two listed farms fall within the site boundary, although it is unclear whether their redevelopment is envisaged: the impact on their significance, character and setting would be likely to preclude any development or redevelopment in their immediate vicinity, other than adaptive re-use of the existing historic buildings.

Assessment		
3		C
<p>Summary</p> <p>[3C] Overall, this site has significant heritage constraints, although the level of sensitivity can be seen to vary across the site. The site's sensitivity relates to the sense of Grade II* Hardwicke Court's place in the landscape, the character and identity of Hardwicke as a distinct historic settlement and the perception of a social and economic hinterland comprised of a network of farmsteads and clustered cottages - including the two Grade II listed farmhouses within the site boundary, and Grade II Hiltmead Farm, just outside the site. The listed farmhouses derive some of their character and historic significance from their rural context and landscape setting, reinforced by their respective curtilage farm buildings, clustered close by. If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be damaging.</p> <p>There is no obvious scope for development that would have any positive heritage benefits. Overall, the impact on the setting of the listed buildings, including Grade II* Hardwicke Court, would be likely to preclude development on a significant 'buffer' to the west of the site, and to constrain new built form principally to the east (closest to the motorway) and to the northern tip of site HAR015 (i.e. including and to the north of Summerhill Equestrian Centre), where the impact on features of heritage interest is likely to be less significant, subject to the scale, massing and design of any new development. This could reduce the developable site area of both HAR015 and HAR016 by as much as half. Any 'buffer' would need to take the form of open space (rather than simply using tree planting to form a visual barrier to any development), particularly around the two farms, in order to retain a sense of them sitting within an agricultural landscape. The two listed farms fall within the site boundary, although it is unclear whether their redevelopment is envisaged: the impact on their significance, character and setting would be likely to preclude any development or redevelopment in their immediate vicinity, other than adaptive re-use of the existing historic buildings.</p>		

Haresfield

Site HFD 011 – Land east of Gloucester Road (B4008)

Scheduled Ancient Monument	<i>Affecting the setting of The Mount “moated site” to the north of the Church; Affecting distant key views of Haresfield Hill camp and Ring Hill earthworks, within an historic landscape context.</i>
Conservation Area	
Listed Building	<i>Affecting the setting and key views of multiple listed buildings. Most notably the landmark spire of Grade II* St Peters Church. Also Grade II Mount Farm, Grade II Old Vicarage and separately listed stables and coach house, and Grade II The Thatched Cottage. Some lesser impact on the setting and context of other listed buildings within this group: Chestnut Farmhouse and the group at The Round House. There are 12 Grade II and Grade II* list entries relating to tombs and monuments in the churchyard. Haresfield Court (Grade II)</i>
Other heritage assets	<i>The “historic landscape” of Gloucester’s rural fringe; the area has some archaeological potential</i>

Initial view on level of sensitivity

Significant heritage constraints. Although the site contains no obvious buildings or structures of historic interest, and it is quite distant from the nearest designated heritage asset (some 300m to Grade II Mount Farmhouse), the site has value due to the role it plays in this historic landscape. East of the site lies the historic rural settlement of Haresfield. The ancient manorial core centres on the Grade II* church, where there is an extremely high concentration of designated heritage assets (including a scheduled medieval “moated site”, possibly the remains of a Norman motte). This core group (church, farms, manor, vicarage), separated from the rest of the village by the railway line, has a very strong identity and sense of historic cohesiveness. The site HFD 0011 enables key long views of Haresfield, marked out by the landmark spire of St Peters Church (the visual dialogue between church spires and towers is a particular characteristic of the flat and gently rolling Gloucester vale). Notwithstanding the looming presence of the incinerator at Javelin Park and the industrial/commercial development ongoing immediately north of this site, it is possible to look east and southeast across this site (including from the B4008) and still get a panoramic perspective on this historic landscape. From here, the layers of antiquity within this landscape (which HER records suggest may also contain prehistoric, Roman, Saxon and medieval archaeology) is given an extra dimension, against the backdrop of Haresfield Hill and Vinegar Hill on the Cotswold Escarpment – a strategically significant location, where the iron age hill fort could overlook miles of flat landscape below. The site is important in providing visual and historic context for the ancient settlement of Haresfield and its numerous heritage assets. The site’s sensitivity relates to the sense of Haresfield’s place in the landscape, its character and the dominance of the church – visually and historically.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Because the value and sensitivity of this site relates to its role as part of an historic landscape, and its enabling of long range key views of some important heritage assets, it is difficult to envisage any form of development that would preserve its role and character. Built form, even if limited to a small portion of the site, would constrain the wide landscape views; and conventional ‘buffering’ or ‘screening’ could further obscure and subdivide the views.

Potential impacts and constraints on development

The impact on the setting of multiple heritage assets and on the character and context of the Haresfield settlement – particularly key views of the landmark Grade II* listed Church against the backdrop of the Cotswold escarpment and the Haresfield Hill SAM – would be likely to preclude development on this site.

Assessment		
3		F
<p>Summary</p> <p>[3F] Significant heritage constraints. Although the site contains no obvious buildings or structures of historic interest, and it is quite distant from the nearest designated heritage asset, it has value due to the role it plays in this historic landscape. The site enables key long views of the ancient manorial core of Haresfield, marked out by the landmark spire of Grade II* St Peters Church (the visual dialogue between church spires and towers is a particular characteristic of the flat and gently rolling Gloucester vale), against the backdrop of the scheduled iron age hill fort and Romano-British settlement on the Cotswold escarpment. Notwithstanding the looming presence of the incinerator at Javelin Park and the industrial/commercial development ongoing immediately north of this site, it is possible to look east and southeast across this site and still get a panoramic perspective on the layers of antiquity within this landscape. The site’s sensitivity relates to the sense of Haresfield’s place in the landscape, its character and the dominance of the church – visually and historically. There is no obvious scope for development that would have any positive heritage benefits. Because the value and sensitivity of this site relates to its role as part of an historic landscape, and its enabling of long range key views of some important heritage assets, it is difficult to envisage any form of development that would preserve its role and character. Built form, even if limited to a small portion of the site, would constrain the wide landscape views; and conventional ‘buffering’ or ‘screening’ could further obscure and subdivide the views. The impact on the setting of multiple heritage assets and on the character and context of the Haresfield settlement – particularly key views of the landmark Grade II* listed Church against the backdrop of the Cotswold escarpment and the Haresfield Hill SAM – would be likely to preclude development on this site.</p>		

Kings Stanley

Site KST 008 – Court Farmyard (south of Broad Street)

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of the listed group at Court Farm on Broad Street, which includes two Grade II* buildings.</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious assets of heritage interest (the existing farm buildings are post 1938, according to historic mapping), the site does form part of the setting and context for Court Farm – which comprises a tight group of historic farm buildings, including a Grade II listed barn and Grade II* farmhouse – plus neighbouring Grade II* Old Court House. The listed buildings derive some of their significance and historic interest from their context as part of the historic agricultural landscape. The farm buildings contained within this site represent entirely appropriate companions to the more ancient historic buildings - including the distinctive barrel-roofed open Dutch barn (which, along with others, is outlined against the wooded Escarpment when looking south from Broad Street, and which is also glimpsed from the road through a gap between the two Grade II* buildings). Court Farm also plays a role in the wider historic landscape, as it effectively defines the rural edge of Kings Stanley here, marking what feels like the transition from settlement to open countryside. The site comprises part of a distinct gap between the ‘core’ of Kings Stanley and the outlying dispersed hamlet of Middleyard, as well as being a contributor to the visual and contextual setting of the historic farm. The cumulative impact of developing this site along with any of the adjacent sites that play a similar role (KST002, KST009 and MID002) should also be taken into consideration.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits, other than possibly some landscaping or planting to soften the incongruous impact of the existing kerb-stoned access road, with its wide visibility splay. Perhaps some scope for infill development, reflecting the character, nature and materials palette of the farm environment; and/or some adaptive re-use of the existing buildings, subject to a light-handed approach to design and any associated landscaping.

Potential impacts and constraints on development

The impact on the setting of these listed buildings and the character of the settlement’s rural edge would be likely to preclude any redevelopment of this site, other than adaptive-reuse of the existing buildings and/or redevelopment on a similar footprint.

Assessment		
2		E
Summary [2E] Some impact on heritage interest. Although the site itself contains no obvious assets of heritage interest (the existing farm buildings are post 1938, according to historic mapping), the site does form part of the setting and context for Court Farm – which comprises a tight group of historic farm buildings, including a Grade II listed barn and Grade II* farmhouse – plus neighbouring Grade II* Old Court House. The listed buildings derive some of their significance and historic interest from their context as part of the historic agricultural landscape. The farm buildings contained within this site represent entirely appropriate companions to the more ancient historic buildings. There is no obvious scope for		

development that would have any positive heritage benefits, other than possibly some landscaping or planting to soften the incongruous impact of the existing kerb-stoned access road. The impact on the setting of the neighbouring listed buildings and the character of the settlement's rural edge would be likely to preclude any redevelopment of this site, other than adaptive-reuse of the existing buildings and/or redevelopment on a similar footprint. There is perhaps some scope for infill development, reflecting the character, nature and materials palette of the farm environment. The scope for both infill and adaptation would be subject to a light-handed approach to design and any associated landscaping.

Site KST 008 – Field 2, Court Farm (south of Broad Street)

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II listed building at Middle Farm and the listed group at Court Farm on Broad Street, which includes two Grade II* buildings.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no obvious assets of heritage interest, it plays a significant role in the historic landscape, providing a setting and context for the Middleyard settlement, and notably for the farm groups that define the rural edges of both Kings Stanley and Middleyard here. There is a distinct gap between the 'core' of Kings Stanley, centred on Church Street, High Street and Broad Street, and the outlying dispersed hamlet of Middleyard. Exiting Kings Stanley, Court Farm on Broad Street marks what feels like the transition from settlement to open countryside, and the site plays an important role in this transition – and in providing a rural backdrop for the farm group, which includes Grade II* and Grade II listed buildings. It equally is a contributor to the visual and contextual setting of Grade II Middle Farm house and its curtilage buildings, which are prominent in the landscape here and mark the gateway to Middleyard. The listed buildings at both Court Farm and Middle Farm derive some of their significance and historic interest from their context as part of the historic agricultural landscape. The development of this field, and the loss of this key landscape gap, would cause harm to the special interest and significance of both farm groups. The cumulative impact of developing this site along with any of the adjacent sites that play a similar role (KST002, KST008 and MID002) should also be taken into consideration.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits.

Potential impacts and constraints on development

The impact on the setting of these listed buildings and on the character of both settlements' rural edge could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no obvious assets of heritage interest, it plays a significant role in the historic landscape, providing a setting and context for the Middleyard settlement, and notably for the listed farm groups that define the rural edges of both Kings Stanley and Middleyard here. The Grade II and Grade II* listed buildings at Court Farm and the Grade II listed building at Middle Farm derive some of their significance and historic interest from their context as part of the historic agricultural landscape. The development of this field, and the loss of this key landscape gap between the two farms and the two villages, would cause harm to the special interest and significance of both farm groups. There is no obvious scope for development that would have any positive heritage benefits. The impact on the setting of these listed buildings and the character of both settlements' rural edge could prohibit development on this site.

Kings Stanley (Middleyard)

Site MID 002 – Land to the west of Walnut Tree House (north of Broad Street)

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Site includes and affects the setting of Grade II listed Walnut Tree House. Also affecting the setting of Grade II listed building at Middle Farm and the listed group at Court Farm on Broad Street, which includes two Grade II* buildings.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no obvious assets of heritage interest, it plays a significant role in the historic landscape, providing a setting and context for the Middleyard settlement, and notably for the farm groups that define the rural edges of both Kings Stanley and Middleyard here. There is a distinct gap between the 'core' of Kings Stanley, centred on Church Street, High Street and Broad Street, and the outlying dispersed hamlet of Middleyard. Exiting Kings Stanley, Court Farm on Broad Street marks what feels like the transition from settlement to open countryside, and the site plays an important role in this transition – and in providing a rural backdrop for the farm group, which includes Grade II* and Grade II listed buildings. It equally is a contributor to the visual and contextual setting of Grade II Middle Farm house and its curtilage buildings, which are prominent in the landscape here and mark the gateway to Middleyard. The listed buildings at both Court Farm and Middle Farm derive some of their significance and historic interest from their context as part of the historic agricultural landscape. The development of this field, and the loss of this key landscape gap, would cause harm to the special interest and significance of both farm groups. The cumulative impact of developing this site along with any of the adjacent sites that play a similar role (KST002, KST008 and MID002) should also be taken into consideration.

Scope for development; potential heritage benefits?

Some scope for redevelopment consisting principally of re-use and re-purposing some of the existing historic buildings and outbuildings (which appear already converted and in use) and/or the redevelopment of the modern extensions and additions on a similar footprint. Perhaps also some scope for some small scale additional infill, tucked close to the existing buildings that are grouped on the level terrain behind and to the north of the listed house - providing this could be designed to reflect the rural semi-agricultural character of this settlement edge, and providing it would not tip 'over the edge' beyond the remnant hedgerow and encroach down the slope into the countryside landscape.

Potential impacts and constraints on development

The impact on the setting of Walnut Tree House, the neighbouring listed farms and the character of the settlement's rural edge would be likely to preclude any re-development of this site, other than adaptive re-use of the historic buildings or would, at best, constrain the developable site area to a very small portion of the site, immediately adjacent to existing outbuildings.

Assessment		
3		E
Summary [3E] Significant heritage constraints. Grade II listed Walnut Tree House perches at the top of the site, looking northwest over the extensive site, which slopes gently towards Kings Stanley. From the road, the		

house is seen in the context of its lawned gardens, with ancillary buildings tucked away behind. The majority of the site (beyond the garden boundary) consists of former orchard, which contains no obvious assets of heritage interest and is visually fairly well screened from Broad Street and from the Cotswold Way by hedgerow and trees. Nevertheless, views into and across the site are achieved from many vantage points, at close and long range. It forms part of an important swathe of land between Kings Stanley and the separate outlying settlement of Middleyard. It plays a significant role in the historic landscape, providing a setting and context for the Middleyard settlement, and notably for the listed farm groups (Middle Farm and Court Farm) that define the rural edges of both Kings Stanley and Middleyard here – both of which derive part of their significance and historic interest from their context as part of the historic agricultural landscape. The impact on the setting of Walnut Tree House, the neighbouring listed farms and the character of the settlement’s rural edge would be likely to preclude any re-development of this site, other than adaptive re-use of the historic buildings or would, at best, constrain the developable site area to a very small portion of the site, immediately adjacent to existing outbuildings (and contained by the remnant hedgerow some 10-20m north of them) – providing that any infill could be designed to reflect the rural semi-agricultural character of this settlement edge. Possibly scope to redevelop the more modern additions and extensions on a similar footprint.

Kingswood

Site KIN 012 – Land west of Renishaws

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Lower Barnes farmhouse is Grade II listed. The site also includes curtilage farm buildings and structures. Affecting the setting of the Grade II* former mill building at New Mills (Renishaw).</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Grade II listed Lower Barnes Farmhouse sits on a gentle plateau at the centre of the site, amongst a small complex of farm buildings. The farmhouse and curtilage buildings are currently disused. The value of this site is in providing a setting and context for the farm group: the farmhouse derives some of its character and historic significance from its rural surroundings and its location within an agricultural landscape. Despite sitting on a little plateau, the farm buildings are actually quite concealed from the surrounding area, with lots of hedgerow enclosure. However, there are key views from multiple public vantage points within the site, as it is criss-crossed by footpaths. The farmhouse roof appears peeking over the horizon when viewed from the end of the farm track (to the south), and it also dominates the horizon in views from the footpath that crosses the field diagonally to the north of the farm group. A second aspect of heritage sensitivity relates to setting of Grade II* New Mills. The site does have some role in forming part of the rural landscape context on approach to the mill / passing it on the B4058, although it has little or no role in actually setting up key views of the listed building itself.

Scope for development; potential heritage benefits?

There is scope for development that could bring about positive heritage benefits on this site, subject to its scale, massing and detailed design. Some new build could enable the conservation and adaptive re-use of the existing listed farmhouse and other farm buildings of heritage value and/or the redevelopment of existing non-historic buildings on a similar footprint and/or some infill within the farm group. The wider site offers scope for some 'campus' style development, along similar lines to the existing Renishaw site, with generous areas of open space. There are several key open spaces, which should be kept free of built development: the small enclosed field immediately south of the farmhouse, which is crossed by the access track and a public footpath and is the principal approach to the listed building; the land immediately north of the farmhouse, as far as the footpath, to allow another key view to be retained; the land immediately east of the farm group, which is crossed by several footpaths, could also ideally be left substantially open and undeveloped. There is scope for the northern (north-western) half of the southernmost field to be more intensively developed, subject to some careful landscaping and tree planting, (including perhaps a tree buffer running eastwards across the field from the junction by Coopers Cottage), in order to preserve a sense of openness closest to the B4058.

Potential impacts and constraints on development

The impact on the setting and significance of the listed buildings would be likely to preclude built development on some key areas of the site, and constrain the developable area by up to half, in order to protect some key views and to retain a sense of the open rural landscape context of both the mill and the farm.

Assessment		
3	Y	C
Summary [3YC] Significant heritage constraints. Grade II listed Lower Barnes Farmhouse (currently disused) sits on a		

gentle plateau at the centre of the site, amongst a small complex of farm buildings. The value of this site is in providing a setting and context for the farm group: the farmhouse derives some of its character and historic significance from its rural surroundings and its location within an agricultural landscape. There are key views of the listed building from multiple public vantage points within the site, as it is criss-crossed by footpaths. A second aspect of heritage sensitivity relates to setting of Grade II* New Mills. The site does have some role in forming part of the rural landscape context on approach to the mill / passing it on the B4058, although it has little or no role in actually setting up key views of the listed building itself. The impact on the setting and significance of the listed buildings would be likely to preclude built development on some key areas of the site, and constrain the developable area by up to half, in order to protect some key views and to retain a sense of the open rural landscape context of both the mill and the farm. There is certainly scope for development that could bring about positive heritage benefits on this site, subject to its scale, massing and detailed design. Some new build could enable the conservation and adaptive re-use of the existing listed farmhouse and other farm buildings of heritage value. The wider site offers scope for some 'campus' style development, along similar lines to the existing Renishaw site, with generous areas of open space. There are several key open spaces, which should be kept free of built development: to the immediate north and south of the farm group, and a generous swathe of land at the southern tip of the site, along the B4058.

Site KIN 013 – Land north and west of 10 – 14 Charfield Road

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of Grade II Langford Mill House</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself lies outside the Kingswood conservation area and contains no obvious features of heritage interest, it adjoins Langford Mill and plays a role in providing a visual setting for Langford Mill House, a Grade II listed building. The site is slightly elevated above Kingswood (and in fact the rooftop of the listed building is one of the first buildings to be glimpsed on approach to the village along Charfield Road, visible peeking above the hedgerow boundary of this site). The landform means that the site forms a backdrop to the listed building in a key view of it from Wotton Road: the site sits on the horizon at roof level, behind the listed building. From here, the mill's historic context is legible and its position in the landscape (straddling the watercourse on the edge of the village) is evident. Development on this site could alter the skyline behind the listed building and transform the contribution that the mill's setting makes to its character and significance.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. In terms purely of the immediate impact on the setting of the listed building, there might be some scope for some residential development fronting Charfield Road and/or west of the track access to Merryford Farm, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location.

Potential impacts and constraints on development

The impact on the setting and significance of the listed building would be likely to preclude development on the portion of the site that lies south/east of Merryford Farm, in order to protect the open rural horizon in key views.

Assessment		
2		C
<p>Summary</p> <p>[2C] Some impact on heritage interest. Although the site itself lies outside the Kingswood conservation area and contains no obvious features of heritage interest, it adjoins Langford Mill and plays a role in providing a visual setting for Langford Mill House, a Grade II listed building. The site is slightly elevated above Kingswood, meaning that it forms a backdrop to the listed building in a key view of it from Wotton Road: the site sits on the horizon at roof level, behind the listed building. From here, the mill's historic context is legible and its position in the landscape (straddling the watercourse on the edge of the village) is evident. Development on this site could alter the skyline behind the listed building and transform the contribution that the mill's setting makes to its character and significance. No obvious scope for development that would have any positive heritage benefits. The impact on the setting and significance of the listed building would be likely to preclude development on the portion of the site that lies south/east of Merryford Farm, in order to protect the open rural horizon in key views. But, in terms purely of the immediate impact on the setting of the listed building, there might be some scope for some residential development fronting Charfield Road and/or west of the track access to Merryford Farm, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location.</p>		

Leonard Stanley

Site LEO 008 – Land to the north of Bath Road (east of Seven Waters)

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Several Grade II listed buildings: numbers 2 and 4 Seven Waters adjoin the site; Tannery House and its separately listed outbuilding on the opposite side of Bath Road; The Grange / Clutterbuck House adjoins the site. Nearby Brookside at Seven Waters is less affected.</i>
Other heritage assets	<i>The distinctive settlement pattern of Leonard Stanley, with its historic core centred on the church (and ancient priory), and with 'outlying' intermittent development along Bath Road.</i>

Initial view on level of sensitivity

Some impact on heritage interest. While the site itself contains no obvious features of heritage interest, its 'frontage' onto Bath Road is flanked by Grade II listed buildings: The Grange/Clutterbuck House (a large house in large garden, now subdivided) to the east, and numbers 2 and 4 Seven Waters to the west (the old Post Office). Development along Bath Road has historically been sporadic, with small clusters and individual buildings separated by open (agricultural) land; the historic village 'core' (with its notable concentration of listed buildings) consists of The Street and Church Road, branching off Bath Road to the south of the site. Meanwhile, Seven Waters has its own distinctive identity as an 'outlier' of the settlement, further along Bath Road, with quite densely grouped road-fronting houses. The site plays an important role in this distinctive settlement pattern, providing a gap between the small group centred on The Grange / Grange Farm, and the group at Seven Waters. The intermittent pattern has begun to be infilled by modern development, including Broad Meadow, which now links Grange Farm with cottages to the east, meaning that Grange House/Clutterbuck House now appears at the end of a continuous ribbon of development westward of the Stanley Downton road. The site is important to the setting of The Grange/Clutterbuck House and to the character of the settlement – particularly the distinct identity of Seven Waters.

Scope for development; potential heritage benefits?

No obvious scope for development which would have any positive heritage benefits.

Potential impacts and constraints on development

The impact on the setting of nearby listed buildings (particularly Grade II listed The Grange/Clutterbuck House) and on the character and legibility of the Leonard Stanley settlement, could preclude development on the land closest to Bath Road (between The Grange and 2 Seven Waters), to avoid the loss of an important gap in the increasingly linear development along this road.

Assessment		
2		D
<p>Summary</p> <p>[2D] Some impact on heritage interest. This site was previously assessed as part of LEO004 in 2017. LEO008 consists of the more sensitive half of the original site, hence it has a higher level of constraint (D) than was attributed to the site as a whole in 2017 (C). While the site itself contains no obvious features of heritage interest, its 'frontage' onto Bath Road is flanked by Grade II listed buildings: The Grange/Clutterbuck House (a large house in large garden, now subdivided) to the east, and numbers 2 and 4 Seven Waters to the west. Development along Bath Road has historically been sporadic, with small clusters and individual buildings separated by open (agricultural) land; the historic village 'core' (with its notable concentration of listed buildings) consists of The Street and Church Road, branching off Bath Road</p>		

to the south of the site. The impact on the setting of nearby listed buildings (particularly Grade II listed The Grange/Clutterbuck House), on the character and legibility of the Leonard Stanley settlement and the distinct 'outlier' nature of Seven Waters, could preclude development on the land closest to Bath Road (between The Grange and 2 Seven Waters), to avoid the loss of an important gap in the increasingly linear development along this road. No obvious scope for development which would have any positive heritage benefits.

Minchinhampton

Site MIN 0014 – Land north and west of The Yews

Scheduled Ancient Monument	<i>An extensive multi-period SAM covers most of the Common land lying immediately south of the site (across Cirencester Road)</i>
Conservation Area	<i>Some impact on the setting of the Minchinhampton conservation area</i>
Listed Building	<i>Adjoining and affecting the setting of Grade II Frome Top; affecting the setting of Grade I Holy Trinity Church, and the Grade II group of Blueboys Barn, Blueboys House and Blueboys Cottage on Butt Street.</i>
Other heritage assets	<i>Mandeville House on the corner of Cirencester Road / The Knapp is a non-designated building of some local heritage value, which contributes to the character of the neighbourhood.</i>

Initial view on level of sensitivity

Significant heritage constraints. The site is predominantly open and contains few features of obvious heritage interest, although it is bounded by a good dry stone wall and contains a small stone field barn which, together with Mandeville House (unlisted, just outside the site) and the group of listed buildings at Blueboys Barn, establishes a strong historic character at the junction of The Knapp, Cirencester Road and Butt Street – one of the gateways into Minchinhampton. The site also adjoins Frome Top, a Grade II listed building, set within substantial and well screened garden grounds. Although the listed building itself is not easily visible, Frome Top is the last of a short run of (mainly large and detached) houses on the north side of Cirencester Road, fronting onto the Common (here known as The Park, the majority of which is designated a SAM). The area has a very distinct character and this site contributes to its character and sense of being a separate neighbourhood, slightly distinct from the main settlement. It thus contributes to the setting and context of Frome Top. Cirencester Road is a key approach to Minchinhampton, and an important ‘transit’ vantage point, where passing traffic is able to perceive the character and context of historic Minchinhampton – including a key view of the landmark tower of Grade I Holy Trinity Church, within the conservation area, visible across the expanse of Minchinhampton Common SAM. This site is valuable as the only open green gap along this stretch of Cirencester Road, allowing views northwards from the Common and setting up a visual dialogue between the Common, the settlement and its wider landscape setting.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefit. Purely in terms of heritage impact, the best scope for any built development would be set well back from the road frontage (certainly excluding the two southernmost paddocks) and tucked into the north eastern quarter of the site, south of Vale View and closest to The Knapp (lane). However, this extent might still conflict with the protection of the site’s broader landscape value. There might also be some scope for a use that would preserve the openness and greenness of the site and maintain views across it – however, use for recreation or some form of community facility would be likely to bring about changes to the rural and semi-agricultural character of the site and therefore fundamentally alter the contribution that it makes to the character of the immediate area and the context of the Minchinhampton settlement and various heritage assets.

Potential impacts and constraints on development

The impact on the setting of the Grade I church and a key view of the conservation area, the setting of the multi-period SAM on Minchinhampton Common and the several listed buildings in the vicinity would be likely to preclude development on the site, or at best constrain it very significantly to the north eastern corner, in order to preserve the site’s sense of openness and views into and across it.

Assessment		
3		D
<p>Summary</p> <p>[3D] Significant heritage constraints. The site is predominantly open and contains few features of obvious heritage interest, although it is bounded by a good dry stone wall and contains a small stone field barn which, together with other listed and unlisted buildings nearby, establishes a strong historic character at the junction of The Knapp, Cirencester Road and Butt Street – which is one of the key gateways into Minchinhampton. The site also adjoins and forms part of the setting of Frome Top, a Grade II listed building and the last of a run of large detached houses fronting The Park (part of the Minchinhampton Common multi-period SAM): the site concludes this linear development and contributes to the sense of it being a separate neighbourhood, slightly distinct from the main settlement. This site is valuable as the only open green gap along this stretch of Cirencester Road, allowing views northwards from the Common and setting up a visual dialogue between the Common, the landmark tower of Grade I Holy Trinity Church, the ancient settlement and its wider landscape setting. There is no obvious scope for development that would have any positive heritage benefit. The impact on the setting of the Grade I church and a key view of the conservation area, the setting of the multi-period SAM on Minchinhampton Common and the several listed buildings in the vicinity would be likely to preclude development on the site, or at best constrain it very significantly to the north eastern corner (south of Vale View and closest to The Knapp lane), in order to preserve the site’s sense of openness and views into and across it.</p>		

Site MIN 0017 – Former garage site, off Summersfield Road

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II Blueboys Barn, Blueboys House, Blueboys Cottage</i>
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints. The site contains no features of obvious heritage interest. However, in theory, there is potential for redevelopment of this site to affect the setting of the group of Grade II listed buildings around Blueboys Barn, which are located on the corner of Butt Street. The barn in particular has a degree of landmark quality, as it terminates a key view along Cirencester Road. This road junction is a key 'gateway' to the village and sets up the approach to the conservation area. If the garage site were to be redeveloped with a particularly tall building, it could potentially appear behind the barn in this key view. However, given the character of the surrounding residential area on Summersfield Road, redevelopment at such scale and height is unlikely.

Scope for development; potential heritage benefits?

There is certainly scope for this small site to be redeveloped, although there is little scope for development that would have any positive heritage benefit.

Potential impacts and constraints on development

The impact on the setting of the Grade II listed buildings is likely to be minimal, subject to the scale and design of any new development.

Assessment

1

B

Summary

[1B] No significant heritage constraints. The site contains no features of obvious heritage interest. However, in theory, there is potential for redevelopment of this site to affect the setting of the group of Grade II listed buildings around Blueboys Barn, which are located on the corner of Butt Street. The barn in particular has a degree of landmark quality, as it terminates a key view along Cirencester Road. This road junction is a key 'gateway' to the village and sets up the approach to the conservation area. If the garage site were to be redeveloped with a particularly tall building, it could potentially appear behind the barn in this key view. However, given the character of the surrounding residential area on Summersfield Road, redevelopment at such scale and height is unlikely. There is certainly scope for this small site to be redeveloped, although there is little scope for development that would have any positive heritage benefit. The impact on the setting of the Grade II listed buildings is likely to be minimal, subject to the scale and design of any new development.

North Nibley

Site NIB 004 – Land to the west of New Road

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II war memorial; affecting the landscape setting and key views of Grade II* Tyndale Monument.</i>
Other heritage assets	<i>North Nibley is characterised by a predominantly linear historic settlement pattern (including along New Road); The Innocks Estate, Warren Croft and Tyndale Close are amongst the relatively few modern deviations from this pattern.</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it does contribute to the setting of heritage assets, including the Grade II listed war memorial, which sits at the entrance to the village cemetery. The site wraps behind the cemetery and provides a pleasant backdrop to the war memorial, visually locating it within a rural village context; but the site is not a major contributor to the listed building's significance or special historic interest. The site does, though, contribute to the wider historic landscape of North Nibley. The cemetery currently forms a distinctive 'soft' southern gateway to the village: development behind it would be a conspicuous extension out into the rural landscape, at odds with the predominantly linear settlement pattern on New Road and The Street. The public right of way that borders the site affords views of the Grade II* Tyndale Monument, which perches above North Nibley. The site contributes to the monument's rural landscape setting, including on approach to the village along New Road.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits.

Potential impacts and constraints on development

The impact on the character and context of the settlement and on the setting of designated heritage assets – particularly key views of the landmark Grade II* listed Tyndale Monument – would be likely to preclude development on this site, or at best constrain it significantly.

Assessment

2

D

Summary

[2D] Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it does contribute to the setting of heritage assets, including the Grade II listed war memorial, which sits at the entrance to the village cemetery. The public right of way that borders the site affords views of the Grade II* Tyndale Monument, which perches above North Nibley. The site contributes to the monument's rural landscape setting, including on approach to the village along New Road. The impact on the character and context of the settlement and on the setting of designated heritage assets – particularly key views of the landmark Grade II* listed Tyndale Monument – would be likely to preclude development on this site, or at best constrain it significantly. There is no obvious scope for development that would have any positive heritage benefits, and it would be difficult to develop this site in a manner that would reflect and preserve the legibility of North Nibley's very distinctive linear historic settlement pattern.

Site NIB 005 – Land north of Innock’s Estate and east of Lowerhouse Lane

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of Grade II Purnell House on Lowerhouse Lane.</i>
Other heritage assets	<i>North Nibley is characterised by a predominantly linear historic settlement pattern; The Innocks Estate and Warren Croft are amongst the relatively few modern deviations from this pattern. Northfields House (no.s 25-27) is unlisted but, as the only other building to have existed on Lowerhouse Lane prior to the C20th, it has some local heritage interest and group value with Purnell House.</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it does contribute to the setting of the Grade II listed Purnell House (and its unlisted neighbour Northfields House, 25-27 Lower House Lane), which backs onto the site. The site provides a pleasant rural backdrop, but the listed house does not derive particular significance from this, and it is not critical to the building’s special architectural or historic interest. North Nibley is characterised by a predominantly linear historic settlement pattern (the Innocks Estate and Warren Croft are amongst the relatively few modern deviations from this pattern). The linear development along Lowerhouse Lane reflects this characteristic, although the majority of the houses date from the C20th (Purnell House and Northfields being the notable exceptions). The buildings on Lowerhouse Lane form a positive road frontage and the site is relatively concealed from view.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. There is scope for some residential development, subject to sympathetic and locally distinctive design. Moreover, through the layout and massing of any development, it should be possible to retain some sense of the historic buildings’ rural setting (when viewed from Lowerhouse Lane), by preserving some of the long eastward vistas out to the wooded hillside, across the valley. The linear development along Lowerhouse Lane forms a positive road frontage and the site is relatively concealed from view (compared to NOB004, for example), meaning that some development on the site would not be highly conspicuous as an incursion out into the countryside, and the linear character of the village would remain legible.

Potential impacts and constraints on development

The impact on the setting of the listed building is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2		A
<p>Summary</p> <p>[2D] Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it does contribute to the setting of the Grade II listed Purnell House (and its unlisted neighbour Northfields House, 25-27 Lower House Lane), which backs onto the site. But the listed house does not derive particular significance from its rural backdrop. The linear development along Lowerhouse Lane reflects North Nibley’s predominantly linear settlement pattern and, behind the road fronting buildings, the site is relatively concealed from view. Although there is no obvious scope for development that would have any positive heritage benefits here, there is scope for some residential development and the impact on the setting of the listed building is likely to influence its scale, massing and design, rather than to preclude any development at all.</p>		

Painswick

Site PAI 013 – Land at Clattergrove, Cheltenham Road

Scheduled Ancient Monument	
Conservation Area	<i>Some impact on the setting of Gyde House conservation area</i>
Listed Building	<i>Some impact on the setting of Grade II listed Gyde House.</i>
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints. The site lies on Cheltenham Road, well outside of the Painswick settlement. It is removed from the historic core of Painswick and lies within a loose 'zone' of intermittent roadside development, small hamlets and extensive open swathes of land that characterise the northern approach to this historic village. It is further separated from the main village 'envelope' by the broad open space of the Gyde House conservation area, which is a gap that plays a key role in the sense of approach and arrival at the settlement's edge: at the southern tip of the conservation area, the listed Gyde Barn and cottages on the opposite side of the road form a visual pinchpoint, which feels like the transition from countryside to 'settlement' – i.e. the edge of Painswick. The site itself is separated from the Gyde House grounds by The Highlands, a large C20th cul-de-sac of large detached houses, in leafy surroundings. The site is thus sufficiently removed from the conservation area and Grade II Gyde House to have very little impact upon its setting or special architectural or historic interest – although the former orphanage's location on the historic periphery of Painswick is of some significance, and this could potentially be made less legible by further northward growth and development, along the Cheltenham Road.

Scope for development; potential heritage benefits?

In terms purely of impact on the historic environment and nearby assets of heritage interest, there is scope for some development on the site, subject to appropriate scale and design; but there is no obvious scope for development that would have any positive heritage benefits.

Potential impacts and constraints on development

The impact on the character and significance of the listed buildings and the conservation area is likely to be minimal, subject to the scale and design of any new development.

Assessment

1

B

Summary

[1B] No significant heritage constraints. The site lies on Cheltenham Road, well outside of the Painswick settlement. It is removed from the historic core of Painswick and is physically and visually separated from the Gyde House conservation area and Grade II listed Gyde House (a former orphanage). It is sufficiently removed from Gyde House to have very little impact upon its setting or special architectural or historic interest – although the former orphanage's location on the historic periphery of Painswick is of some significance, and this could potentially be made less legible by further northward growth and development, along the Cheltenham Road. In terms purely of impact on the historic environment and nearby assets of heritage interest, there is scope for some development on the site, subject to appropriate scale and design; but there is no obvious scope for development that would have any positive heritage benefits and development here could impact upon how Painswick's location within the wider historic landscape is perceived.

Wotton Under Edge

Site WUE 010 – Land at Hawpark Farm

Scheduled Ancient Monument	
Conservation Area	<i>Some impact on the setting of Kingswood conservation area</i>
Listed Building	<i>Adjoining and affecting the setting of Kingswood House (Grade II) and Park Mill Farm (Grade II).</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest, particularly the setting of Kingswood House (Grade II) and, to some extent Park Mill Farm (Grade II). The site lies well outside the Kingswood village ‘envelope’ and the conservation area that covers its historic core, but it has a definitive role in establishing the character of the settlement in its rural context on approach to it along Wotton Road. Kingswood House derives much of its character from its rural setting and stand-alone situation on Wotton Road. The site plays a significant role in this setting, particularly the western half, closest to Wotton Road. This half of the site also allows a long range view from Wotton Road towards Park Mill Farm, which also stands alone in the flat rural landscape. Part of the farm’s significance and special interest derives from its historic context within a rural agricultural landscape; and the contribution of this site to this context and visual setting can also be appreciated from Vineyard Lane, the farm track and the public footpath that crosses the site immediately north of the listed building. Both listed buildings have the character of outliers: these buildings do not feel part of the settlement, they lie on the rural edge of Kingswood. These buildings, and the expansive gap provided by the site, are important in the transition from open countryside to village envelope: the bridge south of Vineyard Lane really marks the entrance to the village, and this is also a gateway to the conservation area.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Purely in terms of impact on the setting of these listed buildings, there might be scope for some development on the northern ‘quarter’ of the site or the eastern ‘quarter’ (i.e. the two smaller fields abutting the farm track to Hawpark Farm).

Potential impacts and constraints on development

The impact on the character and setting of these two listed buildings could prohibit development on this site, or at best constrain it to the two smaller fields that abut the Hawpark Farm access, in order to protect key views of these heritage assets and to conserve the fairly abrupt and distinctive transition from open countryside to village ‘core’, which happens at the bridge south of Vineyard Lane, marking a ‘gateway’ to the conservation area.

Assessment		
2		D
<p>Summary [2D] Some impact on heritage interest, particularly the setting of Kingswood House (Grade II) and Park Mill Farm (Grade II), which lie on the rural edge of Kingswood and have the character of outliers. Kingswood House derives much of its character from its stand-alone situation on Wotton Road. The site plays a significant role in this setting, particularly the western half, closest to Wotton Road. This half of the site also allows a long range view from Wotton Road towards Park Mill Farm, which also stands alone in the flat rural landscape. Part of the farm’s significance and special interest derives from its historic context within a rural agricultural landscape; and the contribution of this site to this context and visual setting can also be appreciated from Vineyard Lane, the farm track and the public footpath that crosses the site immediately north of the listed building. The impact on the character and setting of these two listed buildings could prohibit development on this site, or constrain it significantly in order to protect key</p>		

views of these heritage assets and to conserve the fairly abrupt and distinctive transition from open countryside to village 'core', which happens at the bridge south of Vineyard Lane, marking a 'gateway' to the conservation area. There might be scope for some development within the two smaller fields that abut the Hawpark Farm access (although these would not read as part of Kingswood), but there is no obvious scope for development that would have any positive heritage benefits.

Development Services
Stroud District Council
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

The Planning Strategy Team
01453 754143
local.plan@stroud.gov.uk

Development Management
01453 754442
planning@stroud.gov.uk

visit www.stroud.gov.uk/localplan
