

Stroud District Council

Strategic Assessment of Land Availability (SALA): 2020 Update

Heritage Impact Appraisal

October 2020



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1. An introduction to the Heritage Impact Appraisal

To inform the Stroud District SALA 2020 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 **2020 SALA Update**, which has assessed sites that were submitted since the previous assessment closed (the 2019 Update), and sites that have come forward through the Local Plan Review (Draft Plan consultation, Autumn-Winter 2019).
- 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 2020 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

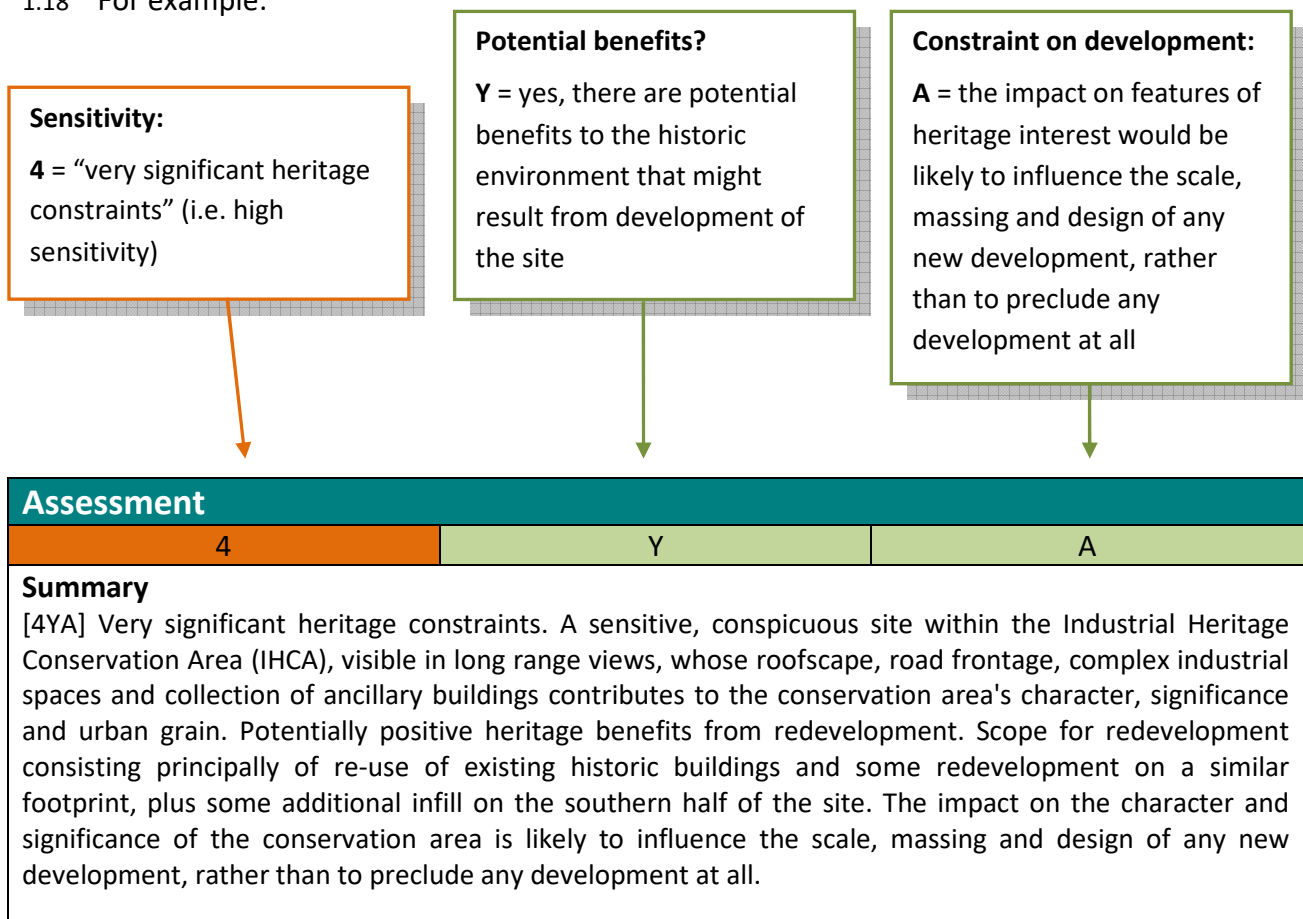
- 1.8 Some 28 sites were included within the 2020 SALA. Of these, 7 sites were excluded from the SALA assessment for various reasons (refer to Appendix 4 of the SALA New Sites Update Report, October 2020). The remaining **21** were subject to site assessment by Officers during Spring/Summer 2020.
- 1.9 An initial desktop screening process, principally involving GIS mapping, identified sites that were likely to have some form of heritage sensitivity. In the first instance, sites where one of more of the following criteria applied were automatically 'screened in' to the heritage impact assessment:
- 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 Sites where any of the following applied were also added into the assessment:
- Very close to a conservation area and/or with potential for development to affect the setting of a conservation area
 - Adjoining or likely to affect the setting of a listed building or scheduled ancient monument.
- 1.11 This desktop screening identified **11** of the 21 SALA sites as having some degree of heritage sensitivity, where the potential impacts of development required assessment. Their appraisals are contained in this document.
- 1.12 There was a further opportunity for the Officers responsible for individual SALA site assessments to flag up potential sensitivities on sites not initially screened in, which might be revealed during the course of their assessment. In past years, such sites tended to be ones 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. Or sites where there might be potential impacts on on-designated heritage assets. This year, no additional sites were flagged up.

Site visits

- 1.13 Due to the risks and workplace restrictions associated with the ongoing Covid-19 pandemic, this year's SALA assessment (including heritage impact assessment) has relied more heavily on desktop resources than in past years. However, there was an opportunity during later Summer (late June, July and August when restrictions were eased) for Officers to visit sites where a 'health check' of the desktop assessment was necessary or useful. Site visits were made from publicly-accessible outdoor vantage points, avoiding constrained or congested spaces, to minimise risk of virus transmission.

Desktop assessment

- 1.14 The heritage impact assessment was principally a desktop study, carried out by Council Officers from the Planning Strategy team in consultation with Conservation / Development Management officers during Spring and Summer 2020.
- 1.15 All 21 sites were subject to an initial 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).
- 1.16 Further desktop appraisal (using historic maps, aerial photographs and GIS mapping of designated heritage assets) and a small number of site visits were undertaken 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.
- 1.17 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.
- 1.18 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 031 – Land south of Everside Lane

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of Grade II Woodend Green Farmhouse</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site adjoins and contributes to the setting of Woodend Green Farm. The farmhouse is grade II listed, dating from the late C17th or early C18th. The site's heritage value consists of its contribution to the rural, agricultural setting of the listed farmhouse, which derives part of its special interest and heritage significance from its agricultural context and historic relationship to the landscape. The listed farmhouse fronts onto Woodend Lane, from which vantage point it is seen as part of a group of farm buildings, including some historic curtilage buildings (to the east and north) and some large modern portal frame barns (to the west). Whilst the modern structures have no special architectural or historic interest, they do not appear incongruous in this rural setting. Viewed from Woodend Lane, the site is visible behind the farm group: the land sits at a slightly higher level than the lane, so forms a near horizon, which is glimpsed between buildings. New built form close to the site's southern boundary would be likely to intrude upon this green horizon. The site is traversed by public footpaths, but there is limited inter-visibility with the historic farm group, due to the level change and hedgerow trees on the site's southern boundary. From vantage points to the north of the listed building (including within the site, and from Everside Lane beyond), levels of heritage sensitivity are low. However, the site is conspicuous in longer range views from the south, including from the network of public footpaths south of Woodside Lane and the more distant wooded scarp. From this wider landscape perspective, the historic farm's context is clear and the site's role is significant.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. The site is bisected by a hedgerow running east-west. The southern portion of the site is particularly sensitive, as any built form would be likely to appear on the skyline behind the listed building, as well as eroding the rural landscape backdrop in longer-range views. The northern portion is less sensitive from the perspective of Woodend Lane, but it is still important in longer range views. There might be scope for some development here, particularly if well screened from the southern part of the site by new tree planting for example.

Potential impacts and constraints on development

The impact on the setting of the listed building would be likely to preclude development on the southern half of the site and to constrain development to the northernmost part of the site, in order to protect the rural skyline in key views of the listed building from Woodend Lane, and to retain a significant and meaningful landscape context for the farm in longer-range views from the south.

Assessment		
2		C
Summary [2C] Some impact on heritage interest. The site adjoins and contributes to the setting of Woodend Green Farm. The farmhouse is grade II listed, dating from the late C17th or early C18th and derives part of its special interest and heritage significance from its agricultural context and historic relationship to the landscape. The site's heritage value consists of its contribution to this rural, agricultural setting. The listed		

farmhouse fronts onto Woodend Lane, from which vantage point it is seen as part of a group of farm buildings, with the site (which sits at a slightly higher level than the lane) glimpsed as a green horizon between the buildings. New built form close to the site's southern boundary would be likely to intrude upon the skyline behind the farm. Although the site is traversed by public footpaths, there is limited inter-visibility with the historic farm group, due to the level change and hedgerow trees on the site's southern boundary. But whilst heritage sensitivity is relatively minor from vantage points to the north of the listed building, the site is conspicuous in longer range views from the south, including from the network of public footpaths south of Woodside Lane and the more distant wooded scarp. From this wider landscape perspective, the historic farm's context is clear and the site's role is significant. There is no obvious scope for development that would have any positive heritage benefit. The impact on the setting of the listed building would be likely to preclude development on the southern half of the site and to constrain any (well screened) development to the northernmost part of the site, in order to protect the rural skyline in key views of the listed building from Woodend Lane, and to retain a significant and meaningful landscape context for the farm in longer-range views from the south.

Dursley

Site DUR 024 – Land to the south of Hawthorn Villa

Scheduled Ancient Monument	
Conservation Area	<i>Partially within and adjoining the Woodmancote Conservation Area</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site abuts the Woodmancote Conservation Area, and the site access actually extends into the conservation area, next to the New Inn. The site access is the driveway to number 86 Woodmancote, a substantial detached house dating from around the turn of the C19th/C20th, according to historic maps. The house is outside the conservation area and has no special heritage or architectural value, but it sits comfortably, tucked behind the street frontage in a generous plot. In this respect, it is unique to the conservation area and differs from the prevailing settlement pattern - which consists of narrow strip plots, lining the main road. Number 86 is a 'back land' development, which simply used a narrow street-fronting strip plot as a means of access. The site lies within a swathe of land that has high landscape sensitivity (2016 Landscape Assessment, parcel D02), the value and sensitivity of which partly derives from the role it plays as a rural, grassy backdrop to the settlement; a visual link between the settlement and the upper valley woodlands, which peek above the conservation area's rooftops on the south/western side of Woodmancote. The site itself is relatively discreet as it lies on low ground within this wider landscape parcel – most of the site area falls below the 300m contour, more or less on a level with the majority of the conservation area. It is not conspicuously visible from within the conservation area, nor from the A4135 south-easterly approach to the conservation area. However, the land around it (to the west, south and east) rises steeply and the site is overlooked by public footpath(s) that emerge from the woods and descend to Twinberrow Lane. It is possible to see (parts of) the site in views of the conservation area and settlement edge.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. In heritage terms (rather than landscape terms), there might be scope for some form of infill development, subject to scale, massing and design, particularly towards the northern half of the site (which might be partially enclosed by trees in the plot to rear of number 92). However, (like Twinberrow Lane) any development is likely to be at odds with Woodmancote's historic settlement pattern and would appear as 'against the grain' of the conservation area, which is founded on linear development with street-fronting plots. A standard development layout (e.g. a suburban close or sinuous road layout) would appear as visually incongruous in the landscape.

Potential impacts and constraints on development

The impact on the setting and significance of the conservation area, particularly the legibility of the historic settlement pattern, would be likely to influence the scale, massing, design and landscaping of any new development, rather than to preclude any development at all.

Assessment

2

A

Summary

[2A] Some impact on heritage interest. The site abuts the Woodmancote Conservation Area, and the site access extends into the conservation area, next to the New Inn. The site access is the driveway to number 86 Woodmancote, a substantial detached house dating from around the turn of the C19th/C20th. The house is outside the conservation area and has no special heritage or architectural

value, but it sits comfortably, tucked behind the street frontage in a generous plot. The site lies within a swathe of land that has high landscape sensitivity (2016 Landscape Assessment, parcel D02), the value and sensitivity of which partly derives from the role it plays as a rural, grassy backdrop to the settlement. The site itself is a relatively discreet fragment of the wider (and more visually conspicuous) landscape parcel. It lies on lower ground (mostly below the 300m contour, and more or less on a level with the majority of the conservation area). It is, however, overlooked by public footpath(s) and it is possible to see (parts of) the site in views of the conservation area and settlement edge. There is no obvious scope for development that would have any positive heritage benefits. The impact on the setting and significance of the conservation area, particularly the legibility of the historic settlement pattern, would be likely to influence the scale, massing, design and landscaping of any new development, rather than to preclude any development at all. In heritage terms, there might be scope for some form of infill development, subject to scale, massing and design, particularly towards the northern half of the site (which might be partially enclosed by trees in the plot to rear of number 92). However, (like Twinberrow Lane) any development is likely to be at odds with Woodmancote's historic settlement pattern and would appear as 'against the grain' of the conservation area, which is founded on linear development with street-fronting plots. A standard development layout (e.g. a suburban close or sinuous road layout) would appear as visually incongruous in the landscape.

Eastington

Site EAS 022 – Land to the south east of Nupend

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Some impact on the historic curtilage, setting and significance of Grade II Nupend Court (formerly Nupend Farmhouse)</i>
Other heritage assets	<i>Nupend is characterised by a predominantly linear historic settlement pattern, with relatively few lateral spurs off the curving spine of Nupend Lane; Dotloe Farm cottages and the two clusters of modern farm buildings here (EAS022) and to the east of Nupend House are amongst the relatively few deviations from this pattern.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The value of the site derives from its contribution to the rural and agricultural character of the historic Nupend hamlet and particularly to the historic context of Grade II Nupend Court, a late C18 / C19 former farmhouse. Its sensitivity relates to the role it currently plays as a kind of buffer between the original settlement and encroaching development at Great Oldbury (current Local Plan Allocation SA2) - particularly from the point of view of the network of footpaths that extend south-eastwards from Nupend Lane, into the SA2 allocation, which offer a perspective of the hamlet within its rural context.

The site adjoins (and is currently accessed via) the farm yard adjacent to Grade II listed Nupend Court. Whilst the farm group contributes to the setting and historic significance of the listed building, particularly when viewed from Nupend Lane, the site itself is rather more remote from the listed building and has no inherent heritage significance. The site lies to the rear of the roadside farmyard and the road-fronting former farmhouse and is visually quite discreet, at least from the perspective of the lane. Consisting of modern agricultural buildings, and built on former orchards, the site is one of the very few lateral spurs off the curving spine of Nupend Lane. The historic linear settlement pattern of this hamlet remains highly legible – and the only notable deviations from this pattern consist of modern agricultural expansions. However, this legibility is under pressure from the modern development at Great Oldbury (current Local Plan Allocation SA2). The closely packed housing on new James Sleeman Close already backs directly onto the site, enclosing one side of the public footpath that runs along the western site boundary. Whilst the site has no obvious intrinsic heritage significance, the overtly agricultural scale and character of the structures and spaces on the site does serve to differentiate between the rural Nupend hamlet and the modern housing (this function may also be true in longer range views of the landscape, from the Cotswold escarpment for example). This function could be diminished if the site were to be developed with typical modern housing forms and layouts.

Scope for development; potential heritage benefits?

There is scope to redevelop the site in a manner that reflects its rural and agricultural context. Whether redeveloped for housing, employment or other uses, the scale, massing and design would be critical in order to maintain or enhance the role that this site plays as a 'buffer' against the coalescence of historic Nupend and surrounding Great Oldbury. There is little obvious scope for development that could offer positive heritage benefits – although there might be scope to enhance boundary treatments, improve the quality of buildings on the site and incorporate some tree planting for greater screening and separation from Great Oldbury.

Potential impacts and constraints on development

The impact on the character, setting and significance of the Nupend settlement, including the rural and agricultural context of Grade II Nupend Court, would be likely to influence the scale, massing, design and landscaping of any new development, rather than to preclude any development at all.

Assessment		
2		A
<p>Summary</p> <p>[2A] Some impact on heritage interest. The site adjoins (and is currently accessed via) the farm yard adjacent to Grade II listed Nupend Court, a late C18 / C19 former farmhouse. Whilst the farm group contributes to the setting and historic significance of the listed building, particularly when viewed from Nupend Lane, the site itself comprises modern agricultural development and contains no obvious features of heritage interest. Rather, the value of the site derives from its contribution to the rural and agricultural character of the historic Nupend hamlet and particularly to the historic context of the listed former farmhouse. Its sensitivity relates to the role it currently plays as a buffer between the original settlement and encroaching development at Great Oldbury (current Local Plan Allocation SA2):- the overtly agricultural scale and character of the structures and spaces on the site serving to differentiate between the rural Nupend hamlet and the modern housing. Although the site is relatively discreet when viewed from Nupend Lane, this function is evident from the point of view of the network of footpaths that extend south-eastwards from Nupend Lane, into the SA2 allocation, which offer a perspective of the hamlet within its rural context (this may also be true in longer range views of the landscape, from the Cotswold escarpment for example). This function could be diminished if the site were to be developed with typical modern housing forms and layouts, but there is scope to redevelop the site in a manner that reflects its rural and agricultural context. Whether redeveloped for housing, employment or other uses, the scale, massing and design would be critical in order to maintain or enhance the role that this site plays in staving off the coalescence of historic Nupend and Great Oldbury. There is little obvious scope for development that could offer positive heritage benefits – although there might be scope to enhance boundary treatments, improve the quality of buildings on the site and incorporate some tree planting for greater screening and separation. The impact on the linear character, setting and significance of the Nupend settlement, including the rural and agricultural context of Grade II Nupend Court, would be likely to influence the scale, massing, design and landscaping of any new development, rather than to preclude any development at all.</p>		

Hardwicke

Site HAR 017 – Land at Sellars Road

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II Bridge House on Sellars Road (on the opposite side of the canal).</i>
Other heritage assets	<i>The Gloucester-Sharpness Canal is a local (non-designated) heritage asset. The “historic landscape” of Gloucester’s rural fringe: the character of the historic village core and Hardwicke’s distinctive linear settlement pattern is of local heritage significance. Orchards are a locally distinctive feature of the historic landscape. The area has some archaeological potential</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site itself contains no obvious features of heritage interest (it was once an orchard). However, it has some value in terms of the contribution it makes to the setting and historic context of the Gloucester-Sharpness canal (a non-designated feature of local heritage significance) and the Grade II listed Bridge House on Sellars Road. The sensitivity relates to the sense of the canal’s character and significance as a rural navigation, passing through a rural landscape and predominantly devoid of canalside built form - other than specific canal-related infrastructure (typically wharves, bridges and small clusters of associated dwellings). Grade II Bridge House retains a sense of its historic isolation (despite the encroaching Gloucester urban area) and this, together with its visual and physical relationship to Sellars Bridge and the Pilot Inn is part of its functional significance and special interest. The sense of this group as detached from the larger settlement of Hardwicke is historically significant. This site plays a role in maintaining some degree of separation; however its contribution is limited and compromised, given the modern context of development both to the north of Sellars Road and to the south of the site. Viewed from the canal and towpath the site does allow for an open, empty backdrop to the Pilot Inn (including glimpses of the distant Cotswold Escarpment), which maintains some sense of isolation; but whilst this is a key vantage point in terms of the setting and significance of the Sellars Bridge group, the site itself has no canal frontage and its role is limited.

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 listed Bridge House and the setting and significance of the canal, subject to scale and massing: high rise (more than 2 storeys) would be best avoided close to the Pilot Inn, in order to retain the open, undeveloped backdrop when viewed from the canal / bridge.

Potential impacts and constraints on development

The impact on the setting and significance of the Gloucester-Sharpness Canal and on the Grade II listed Bridge House is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2		A
Summary [2A] Some impact on heritage interest. The site itself contains no obvious features of heritage interest (it was once an orchard). However, it has some value in terms of the contribution it makes to the setting and		

historic context of the Gloucester-Sharpness canal (a non-designated feature of local heritage significance) and the Grade II listed Bridge House on Sellars Road. The sensitivity relates to the sense of the canal's character and significance as a rural navigation, passing through a rural landscape and predominantly devoid of canalside built form - other than specific canal-related infrastructure (typically isolated wharves, bridges and small clusters of associated dwellings). The Bridge House, Sellars Bridge and The Pilot Inn is one such group. From the perspective of Sellars Road, this site plays a role in maintaining some degree of separation from the Hardwicke settlement; however its contribution is limited and compromised, given the modern context of surrounding development. While there is no obvious scope for development that would have any positive heritage benefits, there may be scope for development that would have moderate or low impact on the setting of the listed Bridge House and the setting and significance of the canal, subject to scale and massing: the site plays a limited role in providing an 'empty' visual backdrop to the Pilot Inn when viewed from the canal / bridge, which could be maintained by avoiding any high rise (more than 2 storeys) development on the site. The impact on the setting and significance of the Gloucester-Sharpness Canal and on the Grade II listed Bridge House is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site HAR 018 – Land at Eric Vick Transport

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<p><i>Affecting the setting of Grade II Bridge House on Stank Lane (on the opposite side of the canal). Affecting the setting and key views of Grade I St Nicholas Church on Church Lane (and some impact on the setting and context of separately listed monuments in the churchyard); some impact on the setting of Grade II Church House on the corner of Stank Lane / Church Lane.</i></p> <p><i>Cumulatively with other sites adjoining and nearby (HAR001, HAR002), the site provides a setting and context which contributes to the significance and group value of the cluster of listed buildings around the Church (those mentioned above, plus Church House Farm and the Old Vicarage) and along Church Lane (Grade II Old Hall and The Old Thatch).</i></p>
Other heritage assets	<p><i>The “historic landscape” of Gloucester’s rural fringe: the character of the historic village core and Hardwicke’s distinctive linear settlement pattern is of local heritage significance. Orchards are a locally distinctive feature of the historic landscape. The Gloucester-Sharpness Canal is a local (non-designated) heritage asset. The area has some archaeological potential</i></p>

Initial view on level of sensitivity

Significant heritage constraints. Part of the site is remnant orchard, which is a locally distinctive feature of the Gloucester vale historic landscape, but there are no designated assets of heritage interest on the site itself. However, it contributes to the setting of several nearby listed buildings and to the character of the Gloucester-Sharpness canal corridor, which is a feature of local heritage significance. The sensitivity relates firstly to the sense of Hardwicke’s place in the landscape, its antiquity and its rural character as a fragmented collection of farmsteads and clustered cottages; and secondly to the sense of the canal’s character and significance as a rural navigation, passing through a rural landscape and predominantly devoid of canalside built form - other than specific canal-related infrastructure (typically wharves, bridges and small clusters of associated dwellings).

The western half of the site, with its bank of trees, contributes to the isolated character of Grade II Bridge House and its visual relationship with the small group of buildings at Stank Wharf (once physically connected via a bridge, now lost). The sense of isolation is part of the functional significance and special interest of the listed bridge house; and the sense of this group as detached from the larger settlement of Hardwicke is also historically significant. The site plays a key role in this visual and physical separation, both from the perspective of the canal and from Stank Lane, where a key vista of the bridge house is achieved by looking northwest along it.

Hardwicke’s historic ‘core’ is based around Grade I St Nicholas church, a landmark feature which is visible in medium and long range views, including from along Stank Lane – a view that encompasses a broad swathe of this site in the foreground. The collection of listed and unlisted buildings along Church Lane and on the corner of Pound Lane is distinctively linear. Its ancient character as a rural hamlet remains legible today, in spite of encroaching development on Gloucester’s urban fringe. If developed in conjunction with (or in addition to) adjacent sites HAR 001 and/or HAR 002, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. This site is therefore more sensitive in the context of a larger scheme, posing cumulative harm.

Scope for development; potential heritage benefits?

Very limited scope for development that would have any positive heritage benefits. However, there may be scope for some modestly scaled infill, which would have moderate or low impact on neighbouring features of heritage interest, subject to appropriate scale, massing and design. There is certainly scope for redevelopment of the

transport yard itself, without interfering with long views of the Grade I church - and potentially offering an opportunity to enhance the area through locally distinctive design. There may be scope to extend the developable area northward/north-eastward to the field boundary (drain). Aside from the transport yard, any frontage development along Stank Lane should be avoided, in order to maintain a key south-westerly view of the church tower and to maintain the separate and isolated character of the buildings at former Stank Wharf (around Fairview House). That said, there might be additional scope for some small scale, locally distinctive development (perhaps a single house, pair or three, or a 'farmstead' type group) in the south eastern tip of the site, grouped closely with 1-3 Elm Villas, without interfering with key views. Canal-frontage development should be avoided and a significant landscape and tree buffer should be retained at the northern end of the site. Additionally, there is perhaps some scope for some kind of green infrastructure or community use which would preserve the open character of this site and, ideally, the significance of the remnant orchard at the south-western end.

Potential impacts and constraints on development

The impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on at least half the total site area and to constrain any new built form to the centre of the site, subject to the scale, massing and design of any new development, and principally consisting of the redevelopment of the existing yard area.

Assessment		
3		C
<p>Summary</p> <p>[3C] Significant heritage constraints. Part of the site is remnant orchard, which is a locally distinctive feature of the Gloucester vale historic landscape, but there are no designated assets of heritage interest on the site itself. However, it contributes to the setting of several nearby listed buildings and to the character of the Gloucester-Sharpness canal corridor, which is a feature of local heritage significance. The sensitivity relates firstly to the sense of Hardwicke's place in the landscape, its antiquity and its rural character as a fragmented but linear collection of farmsteads and clustered cottages – a high proportion of which are listed or of local heritage value; and secondly to the sense of the canal's character and significance as a rural navigation, passing through a rural landscape and predominantly devoid of canalside built form - other than specific canal-related infrastructure (typically isolated wharves, bridges and small clusters of associated dwellings). These aspects of character and significance remain legible today, in spite of encroaching development on Gloucester's urban fringe. The site enables some key views of both the landmark Grade I St Nicholas church and Grade II Bridge House, including long views along Stank Lane, in which the site contributes a rural foreground context. If developed in conjunction with (or in addition to) adjacent sites HAR 001 and HAR 002, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. This site is therefore <i>more</i> sensitive in the context of a larger scheme, posing cumulative harm. Very limited scope for development that would have any positive heritage benefits. There is certainly scope for redevelopment of the transport yard itself, which could potentially bring some locally distinctive enhancement. But the impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on at least half the total site area (including a generous 'buffer' along Stank Lane and adjacent to the canal) and to constrain any new built form to the centre of the site, and perhaps to the south eastern tip next to Elm Villas, subject to scale, massing and design.</p>		

Site HAR 019 – CM Downton Ltd, Bristol Road

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting and key views of Grade II listed Yew Tree Farm house and (to a lesser extent) the setting and rural context of Grade II Mansfield House.</i>
Other heritage assets	<i>The site includes some 19th century brick and tile farm buildings and road-fronting cottage(s), which are locally distinctive features of local heritage interest. Immediately north of the site, The Old Mill House and ancillary buildings are of local heritage significance, having been an integral part of the workings of the settlement.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site includes surviving C19th farm buildings which, although lacking any statutory designation, have some local heritage significance and contribute to the character and local heritage interest of the Putloe hamlet (an outlier of Moreton Valence). The junction of Church Lane and Bristol Road saw a cluster of several buildings, which were historically significant to the settlement's functionality – farm, mill and smithy (now replaced by a modern house). Early C18th Yew Tree Farm House, at the heart of Yew Tree Farm, is the highest status building in the group and is Grade II listed (as is its immediate neighbour, early C19th Mansfield House). The surviving farm buildings on the site make some contribution to the setting and historic context of the neighbouring listed buildings, in addition to having some intrinsic local heritage value. The sensitivity of the site relates to the rural context, which could be degraded through conspicuous or densely massed development – albeit the majority of the site is no longer green field and currently comprises a transport / haulage yard, with large expanses of hardstanding and commercial / industrial fencing along the A38 frontage. Despite some tree and hedgerow screening, the site is visible in fairly long views on approach along the A38 Bristol Road, and new built form could be highly conspicuous.

Scope for development; potential heritage benefits?

Some scope to reinforce local character and cohesiveness at the junction of Bristol Road / Church Lane, through sensitive scale, design and massing at the western tip of the site, incorporating the existing cottage(s) and C19th farm group. This could be a minor enhancement to the setting of neighbouring Yew Tree House. The retention and adaptation / restoration of these existing buildings and the addition of some sensitively designed neighbours would represent some heritage gain. There is scope for redevelopment of the wider site for a variety of uses, but subject to scale, massing and design which reflects the site's rural context. Strengthening the tree and hedgerow boundaries, particularly along the southern edge of the site, could help to mitigate any visual landscape impacts.

Potential impacts and constraints on development

The impact on the setting and significance of the historic buildings within the Putloe hamlet and, particularly on the setting and key views of Grade II listed Yew Tree Farm House, is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2	Y	A
Summary [2YA] Some impact on heritage interest. The site includes surviving C19th farm buildings and road-fronting cottage(s) which, although lacking any statutory designation, have some local heritage significance and contribute to the character and local heritage interest of the Putloe hamlet (an outlier of		

Moreton Valence). The sensitivity of the site relates to the rural context, which could be degraded through conspicuous or densely massed development – albeit the majority of the site is no longer green field and currently comprises a transport / haulage yard, with large expanses of hardstanding and commercial / industrial fencing along the A38 frontage. Despite some tree and hedgerow screening, the site is visible in fairly long views on approach along the A38 Bristol Road, and new built form could be highly conspicuous. The impact on the setting and significance of the historic buildings within the Putloe hamlet and, particularly on the setting and key views of Grade II listed Yew Tree Farm House, is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all. There is some scope to reinforce local character and cohesiveness at the junction of Bristol Road / Church Lane, through sensitive scale, design and massing at the western tip of the site, incorporating the existing cottage(s) and C19th farm group. This could be a minor enhancement to the setting of neighbouring Yew Tree House. The retention and adaptation / restoration of these existing buildings and the addition of some sensitively designed neighbours would represent some heritage gain. There is scope for redevelopment of the wider site for a variety of uses, but subject to scale, massing and design which reflects the site's rural context. Strengthening the tree and hedgerow boundaries, particularly along the southern edge of the site, could help to mitigate any visual landscape impacts.

Stonehouse

Site STO 025 – Land at Reliance Works, Downton Road, Bridgend

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining and affecting the setting of the Industrial Heritage Conservation Area (IHCA).</i>
Listed Building	<i>Affecting the setting and key view of the main building at Upper Mills (Grade II).</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site contains no obvious features of heritage interest itself, it does adjoin and affect the setting of the Industrial Heritage Conservation Area (specifically the Upper Mills complex), and it affects the setting of the Grade II listed main mill building at Upper Mill, which has a distinctive appearance and landmark quality. Viewed from Downton Road, the Upper Mills access road (which runs along the southern perimeter of the site) affords a key view of the listed building, which terminates the vista. The distinctive roof and tower of the listed building are also clearly visible across the recently cleared site (formerly occupied by mid-late C20th industrial/commercial units). The former buildings were low level and it is likely that the mill roof peeked above their roofline prior to the clearance; before the construction of those commercial/industrial units in the mid-late C20th, the site appears to have been a vacant plot (perhaps connected to the nursery gardens that adjoined to the north (now Abbots Way). Part of the significance and special architectural and historic interest of the listed mill building derives from its position at the top of the architectural hierarchy, including its scale and visibility in relation to surrounding buildings. The sensitivity of this site relates to its lack of challenge to this hierarchy and its contribution to key views of the listed building.

Scope for development; potential heritage benefits?

There is some scope to enhance the setting of the listed building and the conservation area, through re-development that is sensitively designed and suitably scaled. Enhancement could be achieved through high quality development, reflecting locally distinctive characteristics. Since the site lacks any significant heritage itself, there is scope for development to take either a 'domestic' or an 'industrial' approach to design. There is precedent for both within the conservation area and wider local context. However, there is also scope to harm the character and setting of the conservation area through poorly contextualised design, and to obstruct key views with large scale / tall structures.

Potential impacts and constraints on development

The impact on the character and setting of the conservation area, and particularly key views of the listed building, would be likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2	Y	A
Summary [2YA] Some impact on heritage interest. Although the site contains no obvious features of heritage interest itself, it does adjoin and affect the setting of the Industrial Heritage Conservation Area (specifically the Upper Mills complex), and it affects the setting of the Grade II listed main mill building at		

Upper Mill, which has a distinctive appearance and landmark quality. Part of the significance and special architectural and historic interest of the listed mill building derives from its position at the top of the architectural hierarchy, including its scale and visibility in relation to surrounding buildings. The sensitivity of this site relates to its lack of challenge to this hierarchy and its contribution to key views of the listed building from Downton Road. The impact on the character and setting of the conservation area, and particularly key views of the listed building, would be likely to influence the scale, massing and design of any new development, rather than to preclude any development at all. In broad terms, redevelopment would likely have a neutral effect in terms of heritage – with the following caveats: there is some scope to positively enhance the setting of the listed building and the conservation area, specifically through high quality and locally distinctive re-development (which could be either ‘domestic’ or ‘industrial’ in character). However, there is also potential to harm the character and setting of the conservation area through poorly contextualised design, and to obstruct key views with large scale / tall structures.

Stroud

Site STR 063 – Land at Wickridge Farm

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Some impact on the setting of Wickridge Farmhouse (Grade II) and Wickridge House (Grade II). Some impact on the setting of Wades Farmhouse (Grade II)</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site has some value in contributing to the rural context and visual setting of Wickridge Farm (Grade II listed farmhouse) and Wickridge House (Grade II), helping to root the historic group into the expansive Slad Valley landscape. The landscape setting (and specifically farmland) contributes to the significance and special interest of the listed buildings. The site’s particular sensitivity relates to the role it plays in the transition from suburban to rural on approach from Folly Lane, and the potential for development to degrade that transition. The site allows for a sense of the farm group sitting within a generous and timeless swathe of rural landscape – which is to some extent an illusion, given the proximity of the Uplands estate, including houses lining Swifts Hill View and The Budding. Whilst the topography and lane-side hedgerows limit opportunities for any views containing both the field and Farm from Folly Lane itself, a public footpath (ZST/83) runs along the private access track to the Farm, which forms the site’s southern boundary. This is a key approach to the listed buildings, and the vantage point from which the experience of transitioning from suburban to rural is most striking. The site is also conspicuous in long range views across the Slad Valley, including from Summer Street /Slad Lane - views which also take in the farm group. From here, the site is identifiable as part of a significant streak of grassy hillside, separating the modern housing east of Peghouse Rise from the wooded horizon; the site’s role as ‘separator’ and as a grassy backdrop to Wickridge Farm becomes increasingly valuable the further west one travels along Slad Lane, as the mass of Peghouse Rise recedes and eventually almost disappears over the brow of the hill (when viewed from Stroud Slad Farm, which face Wickridge Farm across the valley). From this perspective, the site sits on the ridge and is difficult to discern amongst trees on the horizon; but it is likely that any new built form on the site would intrude upon the horizon – similarly affecting the rural setting of Grade II Wades Farm, on the valley slope below it.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. It is difficult to envisage any form of development on any part of the site that would fully preserve the particular role that this site plays in the listed buildings’ setting.

Potential impacts and constraints on development

The likely impact on the setting and historic context of the listed buildings at Wickridge Farm could prohibit development on this site. However, a view would need to be taken about whether such an impact would constitute significant harm to the special architectural or historic interest of the listed buildings. The impacts on the wider historic landscape and the Cotswolds AONB (of which the listed buildings form a part) may be more pertinent, particularly from the Slad Lane perspective.

Assessment		
2		F
Summary [2F] Some impact on heritage interest. The site has some value in contributing to the rural context and visual setting of Wickridge Farm (Grade II listed farmhouse) and Wickridge House (Grade II), helping to root the historic group into the expansive Slad Valley landscape. The landscape setting (and specifically		

farmland) contributes to the significance and special interest of the listed buildings. The site's particular sensitivity relates to the role it plays in the transition from suburban to rural on approach from Folly Lane and along public footpath ZST/83; and the potential for development to degrade that transition. The site allows for a sense of the farm group sitting within a generous and timeless swathe of rural landscape – which is to some extent an illusion, given the proximity of the Uplands estate, including houses lining Swifts Hill View and The Budding. There is no obvious scope for development that would have any positive heritage benefits. It is difficult to envisage any form of development on any part of the site that would fully preserve the particular role that this site plays in the listed buildings' setting. The likely impact on the setting and historic context of the listed buildings at Wickridge Farm could prohibit development on this site. However, a view would need to be taken about whether such an impact would constitute significant harm to the special architectural or historic interest of the listed buildings. The impacts on the wider historic landscape and the Cotswolds AONB (of which the listed buildings form a part) may be more pertinent – particularly from the perspective of Slad Lane, where long range views also take in Grade II Wades Farmhouse on the valley slope below the site.

Site STR 065 – Beeches Green Health Centre

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of St Roses Special School (Grade II) and four individually listed buildings at the neighbouring St Rose’s Convent (all Grade II).</i>
Other heritage assets	<i>Adjoining unlisted houses on Meldon Terrace, which have a strong locally distinctive character and contribute to the setting of the listed Convent complex.</i>

Initial view on level of sensitivity

No significant heritage constraints. The Beeches Green medical centre is a comprehensive C20th redevelopment of a site formerly occupied by The Beeches, one of Stroud’s grand houses. No obvious trace survives and the site today has no intrinsic heritage value. However, there is some sensitivity, due to the fact that the site adjoins listed buildings both to the north-west (St Rose’s Special School) and the south-west (The Convent, Church of the Immaculate Conception, Sacristy and Parish Hall, all individually Grade II listed). Trees along the south-eastern boundary (to Meldon Terrace) provide some screening and have some value due to their contribution to the character of the St Rose’s Convent complex. Large scale development or tall buildings might impact the setting of the neighbouring listed buildings.

Scope for development; potential heritage benefits?

Scope for comprehensive redevelopment and considerable design flexibility, due to the relatively discrete location of the site and the visual separation provided by the boundary trees – which could be further bolstered. Some scope to positively enhance the setting of the Convent, subject to design, scale and massing; conversely, tall buildings could have a negative and harmful impact.

Potential impacts and constraints on development

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

Assessment

1	Y	A
<p>Summary</p> <p>[1YA] No significant heritage constraints. The Beeches Green medical centre is a comprehensive C20th redevelopment of a site formerly occupied by The Beeches, one of Stroud’s grand houses. No obvious trace survives and the site today has no intrinsic heritage value. However, there is some sensitivity, due to the fact that the site adjoins listed buildings both to the north-west (St Rose’s Special School) and the south-west (The Convent, Church of the Immaculate Conception, Sacristy and Parish Hall, all individually Grade II listed). Trees along the south-eastern boundary (to Meldon Terrace) provide some screening and have some value due to their contribution to the character of the St Rose’s Convent complex. Scope for comprehensive redevelopment and considerable design flexibility, due to the relatively discrete location of the site and the visual separation provided by the boundary trees – which could be further bolstered. Some scope to positively enhance the setting of the Convent, subject to design, scale and massing; conversely, tall buildings could have a negative and harmful impact. The impact on the listed buildings and their setting is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Whitminster

Site WHI 011 – Land north of Grove End Farm

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of Grade II listed The Old Forge</i>
Other heritage assets	<i>The intermittent linear settlement pattern along the eastern site of the A38 Bristol Road is a feature of local heritage interest, part of Whitminster's historic character. The land may retain traces of the Whitminster ridge and furrow field system and there is archaeological potential.</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains little of obvious heritage significance, there are some buildings of note around the site's periphery, including The Whitminster Inn (rebuilt in the C19th, and earlier known as The Red Talbot and The George), C19th Whitminster Lodge and the turn-of-the-century Methodist Chapel, all on the Bristol Road; and turn-of-the-century Whitminster Court on Grove Lane. None of these are statutorily designated, but they have some local heritage significance. The Grade II listed timber-framed Old Forge (the former village smithy) dates mostly to the C17th (possibly with C15th origins) and was known as the Swan Inn up to 1779. The listed building lies at the south-western tip of the site, strategically sited on the crossroads of the Bristol-Gloucester road and School Lane/Grove Lane. The intermittent linear development along the old turnpike Bristol Road (including the two former travellers' inns - The Swan and the Whitminster Inn) is a locally distinctive feature of this ancient settlement's historic character and evolution. The WHI011 site is a large swathe of land, which has some value in providing a rural context for the Wheatenhurst/Whitminster settlement and its agricultural and manorial heritage; the land itself may retain some traces of the parish ridge and furrow field system and there is some archaeological potential. Its sensitivity derives from the potential for development to further obscure the legibility of Whitminster's settlement pattern - already impacted by 20th century road-widening, which resulted in the loss of historic buildings on the western side of the A38.

Scope for development; potential heritage benefits?

There is considerable scope for development that would avoid any significant heritage impacts, subject to scale, massing and design. Whilst there is no obvious scope for development that would have positive benefits to existing heritage assets here, careful design and materials choices that reflect the site's rural context could help to reinforce local distinctiveness and to reassert elements of the local building vernacular that have perhaps become a little diluted by some of the modern development that has occurred elsewhere in Whitminster.

Potential impacts and constraints on development

The impact on the setting and significance of the listed Old Forge is likely to be minimal, subject to the layout, massing, scale and design of any new development. It should also be possible to mitigate impacts on the legibility of the historic settlement pattern and any significant historic landscape features through careful and holistic masterplanning across this large site.

Assessment		
2		B
Summary [2B] Some impact on heritage interest. Although the site itself contains little of obvious heritage significance, there are some buildings of note around the site's periphery. Foremost amongst these (and		

the only affected listed building) is the Grade II listed timber-framed Old Forge at the south-western tip of the site. The former village smithy (until the C18th, The Swan Inn) is amongst the settlement's oldest surviving buildings and was strategically sited on the crossroads of the Bristol-Gloucester turnpike road (A38) and School Lane/Grove Lane. The WHI011 site is a large swathe of land, which has some value in providing a rural context for the Wheatenhurst / Whitminster settlement and its agricultural and manorial heritage; the land itself may retain some traces of the parish ridge and furrow field system and there is some archaeological potential. Its sensitivity derives from the potential for development to further obscure the legibility of Whitminster's intermittent linear settlement pattern - already impacted by 20th century road-widening, which resulted in the loss of historic buildings on the western side of the A38.

There is considerable scope for development that would avoid any significant heritage impacts, subject to the layout, massing, scale and design. The impact on the setting and locational significance of the listed Old Forge could be minimal, and it should also be possible to mitigate impacts on the legibility of the historic settlement pattern and any significant historic landscape features through careful and holistic masterplanning across this large site. Whilst there is no obvious scope for development that would have positive benefits to existing heritage assets here, careful design and materials choices that reflect the site's rural context could help to reinforce local distinctiveness and to reassert elements of the local building vernacular that have perhaps become a little diluted by some of the modern development that has occurred elsewhere in Whitminster.

Site WHI 013 – Land at Parklands Farm

Scheduled Ancient Monument	
Conservation Area	<i>Within the Industrial Heritage Conservation Area (IHCA)</i>
Listed Building	<i>Some impact on the setting of Grade II Fromebridge Mill and The Miller's House. Affecting the setting of Grade II Parklands House.</i>
Other heritage assets	<i>The Stroudwater Navigation (canal) is feature of local heritage significance and the red brick Occupation Bridge at the centre of the site is a local (non-designated) heritage asset. This stretch of the canal also features several WWII pillboxes. The area has some archaeological potential.</i>

Initial view on level of sensitivity

Very significant heritage constraints. The site falls entirely within the Stroud Industrial Heritage Conservation Area (IHCA), which here follows the Frome watercourse and the historic route of the Stroudwater Navigation (the canal), which bisects the site. The red brick hump-backed Occupation Bridge at the centre of the site is typical of the bridges that punctuate the Stroudwater Navigation at infrequent intervals. The bridge provides a vantage point for long views of the conservation area and its expansive landscape setting. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills, small groups of settlement and canal infrastructure (bridges and wharves), sited along the watercourses and separated by open space. This stretch of the conservation area is also populated by several (unlisted) WWII pillboxes – part of their heritage interest is their strategic positioning within the landscape. The open nature of the site is important to the character of the conservation area and to the historic context and significance of nearby Fromebridge Mill (Grade II listed). The mill has a landmark quality and the site forms part of an extensive rural backdrop and visual setting for the mill in panoramic views from public footpaths and from the Bristol Road (A38). Although the site is relatively inconspicuous from the A38, as once piece of a landscape patchwork, it would be visually identifiable and incongruous if it were to be developed with built form.

Scope for development; potential heritage benefits?

No obvious scope for development that would have positive heritage benefits. Notwithstanding that any development might be linked to the restoration of the canal (including possibly enabling the reinstatement of the historic canal's 'missing mile' to the east of the site), any potential public benefit would be unlikely to outweigh the harm caused to the conservation area's character and significance by putting built development on this site.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting and significance of Fromebridge Mill could prohibit development on this site. The cumulative impact on the IHCA of developing all or part of this site as well as any part of site EAS007 (east of the M5 J13) and/or EAS010 (west of J13), EAS010 and EAS017 (and to a lesser degree WHI007) should be borne in mind when assessing these sites' sensitivity and potential impacts.

Assessment

4

F

Summary

[4F] Very significant heritage constraints. The site falls entirely within the Stroud Industrial Heritage Conservation Area (IHCA), which here follows the Frome watercourse and the historic route of the Stroudwater Navigation (the canal), which bisects the site. The red brick hump-backed Occupation Bridge at the centre of the site is typical of the bridges that punctuate the Stroudwater Navigation at infrequent intervals. The bridge provides a vantage point for long views of the conservation area and its expansive landscape setting. Part of the special interest of the conservation area is the historic juxtaposition of

agriculture and industry and the rhythmic pattern of mills, small groups of settlement and canal infrastructure (bridges and wharves), sited along the watercourses and separated by open space. This stretch of the conservation area is also populated by several (unlisted) WWII pillboxes – part of their heritage interest is their strategic positioning within the landscape. The open nature of the site is important to the character of the conservation area and to the historic context and significance of nearby Fromebridge Mill (Grade II listed). The mill has a landmark quality and the site forms part of an extensive rural backdrop and visual setting for the mill in panoramic views from public footpaths and from the Bristol Road (A38). Although the site is relatively inconspicuous from the A38, as once piece of a landscape patchwork, it would be visually identifiable and incongruous if it were to be developed with built form. Notwithstanding that any development might be linked to the restoration of the canal, any potential public benefit would be unlikely to outweigh the harm caused to the conservation area's character and significance by putting built development on this site. The impact on the character and significance of the conservation area and on the setting and significance of Fromebridge Mill could prohibit development on this site. The cumulative impact on the IHCA of developing all or part of this site as well as any part of site EAS007 (east of the M5 J13) and/or EAS010 (west of J13), EAS010 and EAS017 (and to a lesser degree WHI007) should be borne in mind when assessing these sites' sensitivity and potential impacts.

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