

Heritage Impact Assessment



**Strategic Site Allocation G2
Land at Whaddon
Whaddon
Gloucestershire**

On behalf of

Stroud District Council

October 2022

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Cover: View looking northeast from field north of Naas Lane across site

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1 Executive Summary

Border Archaeology has been commissioned to carry out a Heritage Impact Assessment (covering both archaeological and built heritage matters) with regards to the proposed Strategic Site Allocation Policy G2 relating to land at Whaddon, near Gloucester, the results of which are briefly summarised below:

1.1 Archaeological Assessment

The overall potential of the site in archaeological terms has been assessed as **Moderate to High**, with particular reference to encountering evidence of Iron Age/Romano-British, medieval and post-medieval remains.

Prehistoric: The potential for archaeological remains of a prehistoric (Palaeolithic to Bronze Age) date has been assessed as **Moderate**. This reflects the results of previous archaeological work in the surrounding locality which has yielded some limited evidence of Neolithic/Bronze Age activity, although the presence of the historic tributary of Daniel's Brook and the underlying superficial geology suggests a potential focus for prehistoric habitation, particularly within the southern portion of the site. There is also potential to encounter waterlogged deposits in the vicinity of Daniel's Brook which could possibly contain organic remains of palaeo-environmental significance.

Iron Age/Romano-British: The potential for archaeological remains of an Iron Age/Romano-British date has been assessed as **Moderate to High**. The results of a geophysical survey undertaken across the central and southern portions of the proposal site in 2018 revealed evidence of three distinct clusters of features which may represent evidence of agricultural or settlement enclosures of Iron Age or Romano-British date. Archaeological investigations within the site and on its immediate periphery have also revealed evidence of Iron Age and Romano-British occupation and associated field systems. A significant focus of Romano-British rural settlement has been recorded at the SE extremity of the proposal site, represented by the remains of a probable villa site occupied from the 2nd to early 4th centuries AD which was revealed during groundworks for the M5 motorway in 1969. The full extent of the villa site remains undetermined and consequently there is significant potential for evidence of structural remains and associated occupation features and field systems to be encountered in this specific area.

Medieval: The potential for encountering evidence of medieval occupation deposits, features and finds has been assessed as **Moderate to High**. There is significant potential for buried features associated with medieval agricultural activity in terms of relict field boundaries and ridge and furrow to be encountered across the proposal site, as evidenced by aerial photographs and the results of recent geophysical surveys. Previous investigations have demonstrated that there is some potential for evidence of medieval occupation to be encountered, particularly within the NE portion of the site, closest to the core settlement focused on the parish church; although it appears unlikely to be intensive in character based on the available evidence. However, there is a potential focus of medieval activity within the central part of the site, focused on the site of a possible water mill on Daniel's Brook attested by field name evidence.

Post-Medieval: The potential for encountering archaeological remains of post-medieval date has been assessed as **Moderate to High**. Documentary and cartographic sources show that the proposal site has largely remained as agricultural land through to the present day; it is possible that the construction of the Great Western Railway along

the W boundary of the site in the mid-1840s and the M5 motorway at its S extremity in the late 1960s may have caused some disturbance to sub-surface remains in these specific areas. Within the NW portion of the site, there is potential to encounter buried remains associated with the site of a post-medieval farmstead known as Toots Farm which was demolished in the 1960s.

1.2 Heritage Assessment

The overall impact of the proposed development on nearby designated and undesignated heritage assets in the immediate and wider vicinity of the proposed development can be assessed as **Moderate**. In more detail, the assessment of the potential heritage impacts can be summarised thus:

St Margaret's Church (Grade II)*: The overall significance impact of the proposals on the setting of St Margaret's Church has been assessed as **Moderate to Large**, based on a cross-referencing of the importance of the heritage asset, assessed as being of **High** significance as a large Grade II* listed medieval church with a prominent west tower which features as a prominent landmark in the surrounding rural landscape, against the magnitude of impact, assessed as **Moderate**. It is acknowledged that there will be an adverse impact on its immediate and wider setting, particularly in terms of the loss of the open, rural landscape which has formed part of the essential setting of the church since the medieval period. However, it is considered that these adverse impacts can be significantly reduced by the implementation of a substantial buffer zone within the northeast portion of the site around the church and the provision of a 'green corridor' extending roughly northwest-southeast across the site to maintain long distance views looking towards the parish church from the central and southern portions of the site, thus preserving its importance as a prominent historic landmark and focal point within the wider landscape.

Yew Tree Farmhouse (Grade II): The overall impact of the proposals on the setting of Yew Tree Farmhouse has been assessed as **Moderate**. This assessment is based on a cross-referencing of the **High** importance of the heritage asset as a well-preserved Grade II listed 17th century farmhouse against the magnitude of impact assessed as **Minor to Moderate**. Due to the secluded setting of the farmhouse, set within a curtilage defined by a tall tree-lined hedge, and in view of the proposed landscaping buffer zone proposed around the northeast corner of the site, it is considered that the impact on the immediate setting of the farmhouse would be limited although there would clearly be a noticeable loss in terms of its wider agricultural landscape setting.

St Swithun's Church Brookthorpe (Grade II)*: The impact of the proposals on the setting of St Swithun's Church Brookthorpe has been assessed as **Slight**, which reflects the High importance of the heritage asset as a Grade II* listed 13th-14th century church with some notable memorials both within the church and churchyard, considered against the magnitude of impact assessed as **Negligible**. Due to its secluded setting, the immediate setting of the church would not be affected. In terms of its wider landscape setting, there would be an impact on distant views of the uppermost part of the church tower as experienced looking from the southern extremity of the site; beyond the M5 motorway however it is considered that this impact would be slight in nature and will be further offset by the proposed establishment of a 'green corridor' extending NW-SE across the proposal site.

- *Hilles House, Harescombe (Grade II*)*

The overall impact of the proposals on the setting of Hilles House has been assessed as **Moderate**, an assessment which reflects the **High** importance of the heritage asset as a Grade II* listed country house of early 20th century date designed by the pioneering Arts and Crafts architect Detmar Blow, considered against the magnitude of impact, assessed as **Minor to Moderate**. Due to its elevated position, there are extensive, panoramic views looking NW from the terraced gardens of the Grade II* listed house across the Vale of Gloucester, including the central and southern portions of the proposal site. The proposed residential scheme will have a significant impact on the open, rural character of the landscape which is experienced from this vantage point; however, it is considered that the impact can be lessened by the creation of an appropriately substantial landscape corridor extending NW-SE across the site and with particular attention given to the scale and massing of the proposed development.

- *Haresfield Hill Camp (Scheduled Ancient Monument)*

The overall impact of the proposals on the setting of Haresfield Hill Camp has been assessed as **Slight to Moderate**, an assessment which is based on a cross-referencing of the High importance of the h Due to its elevated position, there are several long-distance views looking N and NNE from specific locations within the Scheduled Monument towards the northern, central and SW portions of the site; however it is considered that the impact of the proposed development can be reduced by implementation of a suitably wide landscape corridor extending NW-SE across the site.

The impact on four non-designated heritage assets within the site, namely Field Buildings (a complex of 19th century traditional farm outbuildings situated within the central portion of the site), Wynstones School (a former manor house of mid-late 19th century date, converted into a school in 1937), Court Farmhouse (an unlisted 18th century farmhouse) and Brook Farm (an unlisted farmhouse of early to mid-19th century date) has been assessed as **Slight to Moderate**.

While the settings of these non-designated heritage assets (assessed as being of **Low to Medium** importance in heritage terms) will be impacted to varying degrees by the proposed development, it is considered that is suggested that these impacts can be reduced by robust landscaping measures and with particular attention given to the scale and massing of the proposed development.

Summary Conclusion: It is BA's considered opinion that, *prima facie*, based on the available archaeological, documentary and cartographic sources, the archaeological potential of the site, while significant, does not present an impediment to development.

Moreover, the proposed residential development can also be supported in heritage terms, subject to the implementation of an appropriately robust programme of landscape mitigation measures to reduce potential heritage impacts, particularly with regards to the setting of nearby heritage assets at St Margaret's Church and Yew Tree Farmhouse and long distance, elevated views from Hilles House and Haresfield Hill Camp.

2 Introduction

Border Archaeology (BA) has been instructed by Stroud District Council to produce a Heritage Impact Assessment (covering both archaeological and built heritage matters) with regards to the proposed Strategic Site Allocation Policy G2 relating to land at Whaddon, near Gloucester (hereafter referred to as the proposal site).

This Assessment has been commissioned because the land is subject to a proposed site allocation in the emerging Stroud District Local Plan, which has been submitted to the secretary of state for examination in October 2021 and is required as part of the Local Plan Review evidence base, to consider the proposed scale, nature and extent of the site allocation; and to ensure that any future masterplan and subsequent planning applications can be delivered without causing unacceptable heritage impacts currently subject to an outline application for residential development of 3000 homes with associated infrastructure and landscaping works.

3 Site Location

The proposal site (centred on NGR SO 82795 13155) comprises a large swathe of agricultural land (mostly under pasture) covering approximately 140 hectares and comprising some 13 individual fields, the boundaries of which are defined by a mixture of hedgerows and post-and-wire fence boundaries, with some small areas of remnant orcharding within the NE and SE corners of the site.

The site is bounded to the N by Grange Road (on the S edge of the residential suburb of Tuffley), to the NE by a small cluster of buildings associated with the village of Whaddon including the parish church of St Margaret, to the E by the Stroud Road (A4173), to the W by the line of the Great Western Railway running from Gloucester to Bristol, to the SW by Naas Lane (an unclassified lane from Brookthorpe to Quedgeley) and to the SE by the M5 motorway.

The site is not located within a Conservation Area and there are no designated heritage assets located within its boundaries, although the curtilages of two listed buildings, namely the Grade II* listed parish church of St Margaret at Whaddon and Yew Tree Farmhouse, a Grade II listed building of 17th century date are situated adjacent to the NE boundary of the proposal site. In addition, there is one non-designated heritage asset, Field Buildings, a complex of 19th century traditional farm outbuildings situated roughly within the centre of the proposal site.

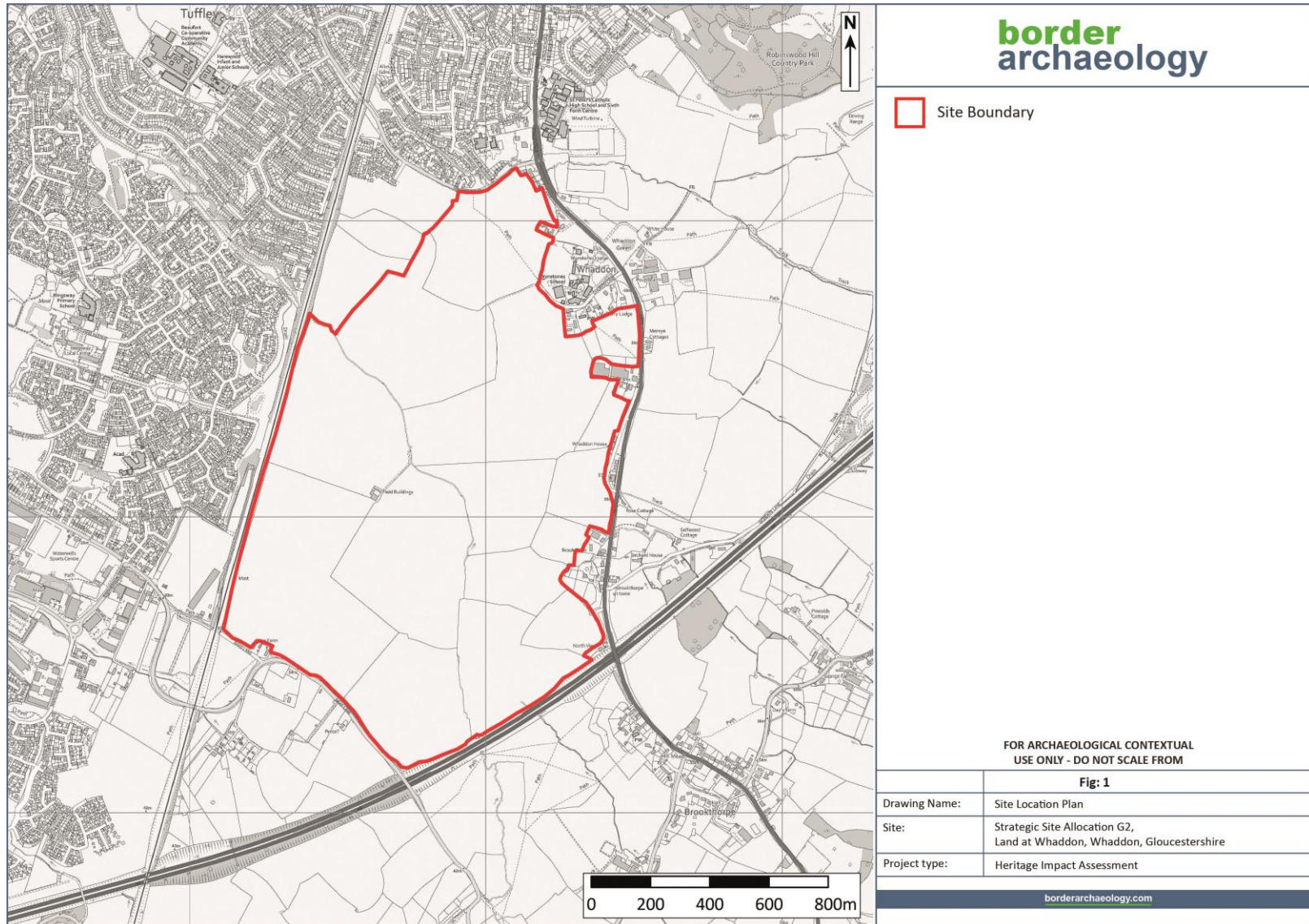
3.1 Soils & Geology

The British Geological Survey (BGS) records the underlying solid geology across the site as consisting of Mudstone of the Blue Lias and Charmouth Mudstone Formations, formed 209.5 and 182.7 million years ago during the Triassic and Jurassic periods, with no superficial deposits recorded. Overlying the Mudstone bedrock within the SW portion of the site, the BGS records superficial deposits of Cheltenham Sand and gravel, formed between 2.588 million years ago and the present during the Quaternary period.

The Soil Survey of England and Wales (SSEW 1983) records two predominant soil types within the site:

1/ Within the northern half of the site, the main soil type comprises typical calcareous pelosols of the EVESHAM 2 series (411b) comprising slowly permeable calcareous clayey soils with some slowly permeable seasonally waterlogged clayey and fine loamy or fine silty over clayey soils, overlying Jurassic and Cretaceous clay.

2/ Within the central and southern portions of the site, the main soil type consists of typical brown calcareous earths of the BADSEY 2 (511i) series, consisting of well-drained fine loamy soils over limestone gravel with some similar soils affected by groundwater



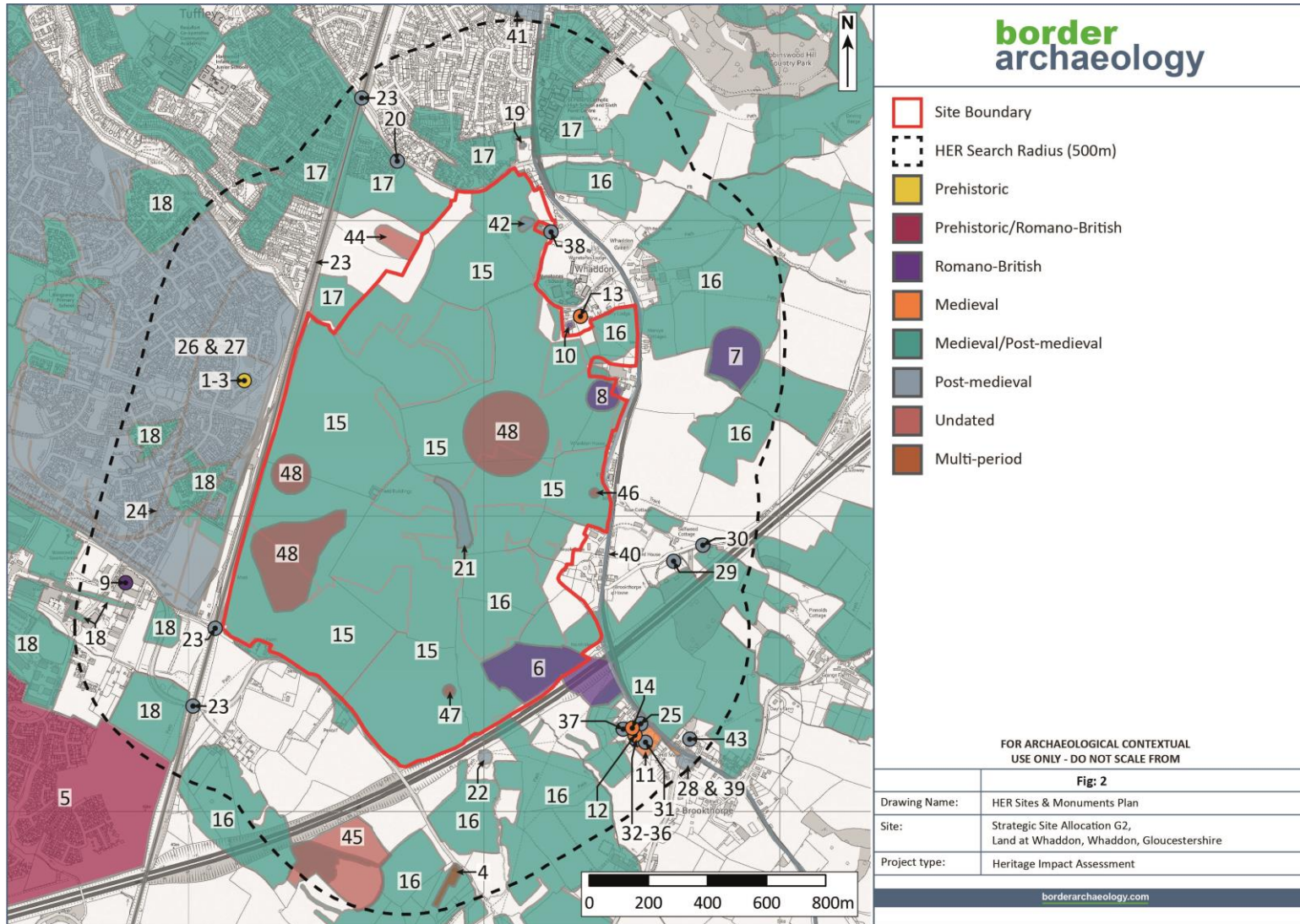
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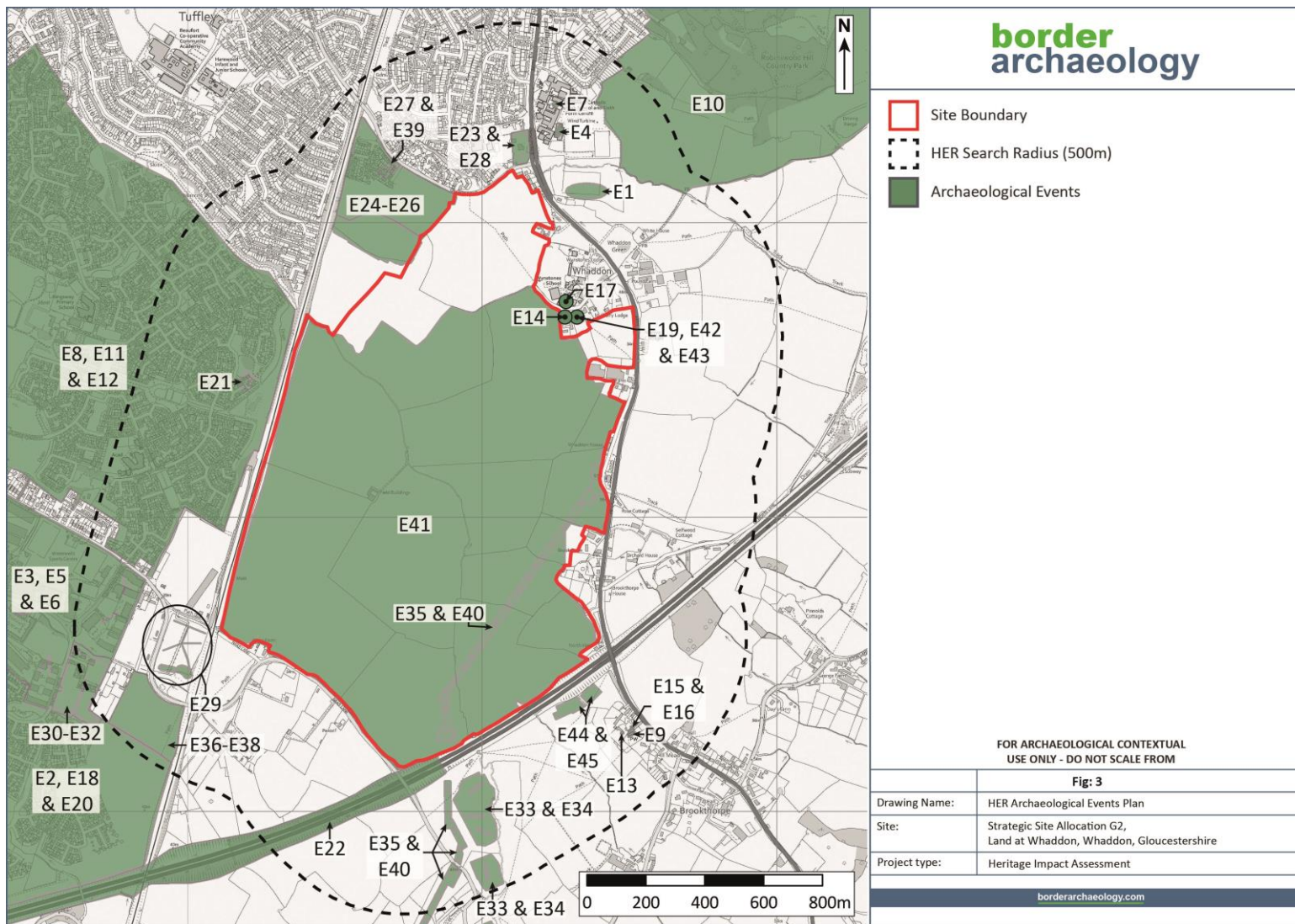
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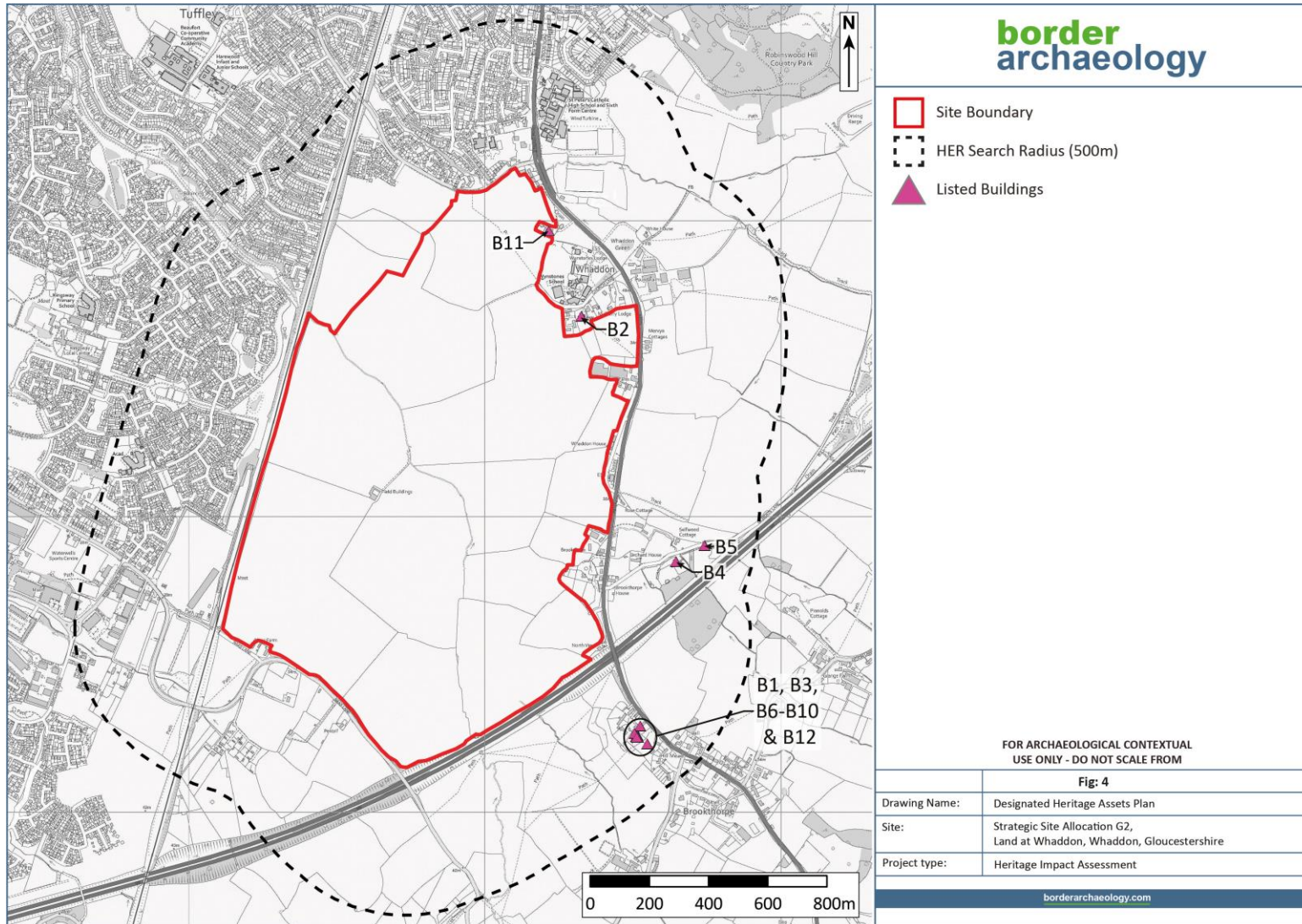
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Fig: 1	
Drawing Name:	Site Location Plan
Site:	Strategic Site Allocation G2, Land at Whaddon, Whaddon, Gloucestershire
Project type:	Heritage Impact Assessment

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4 Archaeological Assessment

A search was commissioned from the Gloucestershire Historic Environment Record (HER) in order to fully understand the historical and archaeological background of the site, the results of which are detailed below (*figs. 2-4; Tables 1-3*). A total of 48 archaeological monuments, 45 archaeological events and 12 designated built heritage assets were identified within a 500m radius of the site.

4.1 Prehistoric (Palaeolithic to Bronze Age)

Evidence of multi-period prehistoric activity has been identified in the vicinity of the site and the wider surrounding area. Little evidence of early prehistoric habitation has been identified within the study area to date, although the presence of an historic watercourse (Daniel's Brook) extending NW-SE across the site and the fact that the underlying superficial geology within the southern part of the site is categorised as Cheltenham Sand and Gravels may suggest potential for recovery of Palaeolithic artefacts in this area.

Possible evidence for Neolithic activity has been identified to the W of the proposal site during an excavation in 2006 on the Quedgeley Framework 2/3 site at Quedgeley Enterprise Park, which revealed an enclosure feature (possibly associated with stock management rather than settlement) which displayed evidence of three distinct phases of activity; the earliest phases of which were tentatively dated to the Neolithic/Early Bronze Age based on pottery evidence and which may have been remained in use through to the Iron Age (HER 30568; Barrett 2006).

A series of amorphous earthworks situated to the W of Brook Farm, adjoining the Daniel's Brook were previously recorded as a pair of long barrows in 1930. However, the features were subsequently reassessed and determined to most likely relate to the probable site of a water mill of medieval/early post-medieval date based on field name evidence (HER 6554). It may be noted that an archaeological evaluation on land S of Grange Road Tuffley (to the immediate NW of the site) revealed a small quantity of residual worked flint of early prehistoric date recovered from later medieval cut features (Hessian & Hourihan 2016).

Bronze Age occupation is slightly better attested in the archaeological record for this area. One of the enclosure features revealed on the Quedgeley Framework 2/3 site appeared to have remained in use during the Bronze Age period and a pit feature was also identified containing both Iron Age and Bronze Age pottery although the latter material may be residual in context (Barrett 2006). Further evidence of Bronze Age occupation was identified during a large-scale trial-trench evaluation on land at Hunts Grove, about 650m SW of the proposal site, in 2012, consisting of an isolated pit feature of Early to Middle Bronze Age date and a possible broadly contemporary waterhole/well feature (Wright 2012).

Conclusion: The potential for archaeological remains of a prehistoric (Palaeolithic to Bronze Age) date has been assessed as **Moderate**. This assessment reflects the results of previous archaeological work in the surrounding locality which has yielded some evidence of Neolithic/Bronze Age activity, while also acknowledging the possibility that the historic watercourse of Daniel's Brook and the underlying superficial geology suggests a potential focus for prehistoric habitation, particularly within the southern portion of the site. There is also potential to encounter

waterlogged deposits in the vicinity of the historic watercourse of Daniel's Brook which could potentially contain organic remains of palaeo-environmental significance. Evidence of prehistoric remains, if encountered, would probably be regarded as being of **High** significance as they could potentially contribute to the existing body of knowledge regarding the nature and extent of prehistoric activity in this area.

4.2 Iron Age/Romano-British

Significant evidence of Iron Age and Romano-British activity has been identified in the vicinity of the study area. A geophysical survey undertaken in 2018 across the central and southern portions of the G2 Allocation Site (HER 51171) revealed evidence of multi-phase activity within the site, including extensive evidence of medieval/early post-medieval ridge and furrow cultivation across several of the fields, as well as former field boundaries, infilled stream features and several modern services (Gater 2018).

The survey revealed three distinct clusters of features within the survey area, clearly predating the ridge and furrow which in places had cut into these earlier features (HER 51773). These comprised the following: 1/ a large sub-oval ditched enclosure measuring approximately 120m x 75m within the central/southern part of the survey area (Area 4, to the W of Court Farm) containing a smaller irregularly shaped internal enclosure and a probable ring ditch, as well as other discrete features which may possibly represent pits. 2/ Towards the southwestern end of the site (Area 6, immediately E of the railway line), a complex of rectilinear and curvilinear features was identified suggestive of a series of fields and enclosures, possibly representing several phases of activity, with a possible trackway extending NE towards the oval enclosure in Area 4. 3/ To the N of this complex of features in Area 6, an irregular enclosure was identified comprising a series of linear anomalies interpreted as probable ditches.

The morphology of these enclosures and associated features appears to be indicative of several discrete, multi-phase agricultural or occupation sites of possible later prehistoric or Romano-British date. In connection with this, it may be noted that archaeological interventions in the surrounding vicinity have yielded significant evidence of Iron Age and Romano-British occupation sites and associated field systems, suggestive of a pattern of extensive rural settlement and agricultural activity in this area throughout both these periods. It may be noted that a geophysical survey undertaken across the northern part of the Allocation Site in 2020 revealed less evidence of anomalies which might be indicative of Iron Age/Romano-British activity although a series of linear features were noted within the central and western parts of the survey area, interpreted as possible evidence of enclosures or field systems predating the medieval ridge and furrow which extended across the site (Magnitude 2020).

Significant evidence of Iron Age activity has been identified from excavations to the W, S and SW of the proposal site. An evaluation and subsequent excavation on the Quedgeley Enterprise Park Framework 2/3 site revealed evidence of two ditched enclosures, one of which was defined by a curvilinear ditch while the second, slightly later enclosure was sub-rectangular in form and contained several pit and gully features. Both enclosures appeared to be of Middle to Late Iron Age date and were interpreted as being related to stock management enclosures associated with a nearby farmstead or rural settlement, due to the lack of domestic refuse (HER 30565; Carlyle-Lancaster 2001; Barrett 2008).

A large-scale trial trench evaluation undertaken by Oxford Archaeology on land at Hunts Grove in 2005, about 600m SW of the proposal site revealed evidence of rural settlement and associated field systems of Middle to Late

Iron Age/Romano-British date (Thacker 2005). A substantial double-ditched enclosure and associated field system were identified towards the E end of the site, interpreted as a probable farmstead which originated in the Middle to Late Iron Age but appears to have continued in use until the late Roman period. An associated inhumation burial, probably dated to the Iron Age, and an undated cremation were also revealed in this area (HER 20712).

Another complex of enclosure ditches of Iron Age and mid-late Roman date was revealed towards the W of the evaluation area, which may have marked the E limits of a separate farmstead to the W. Numerous undated ditches and gullies were also identified across the evaluation area, representing the possible remnants of agricultural field systems associated with the farmsteads. A subsequent evaluation undertaken in 2012 to the W of the area evaluated in 2005 revealed evidence of Middle to Late Iron Age/early Roman enclosures in the NW and SW portions of the site, together with a series of regular, late Roman enclosures formed either side of a broadly contemporary trackway within the NE part of the site (Wright 2012).

During the Romano-British period, the proposal site appears to have lain within the *territorium*, an extensive agricultural hinterland pertaining to the *colonia* at Gloucester, which was established in about AD 97 as an urban settlement for veteran legionaries and auxiliaries who had served in the Roman army (McWhirr 1981, 39; Wachter 2020, 161-2). Archaeological investigations have revealed significant evidence of rural settlement and associated field systems of Romano-British origin in this area, some of which display continuity with earlier Iron Age sites (as at Hunts Grove) while others appear to have been new plantations established by the Roman colonists.

A programme of archaeological excavation undertaken on land S of Grange Road Tuffley, to the immediate NW of the proposal site, following the field evaluation undertaken in 2016 revealed evidence of a several enclosures defined by a series of linear and curvilinear ditch and gully features within the SW corner of the site (Area B) adjacent to the railway line which were dated to the Romano-British period, although an absence of archaeological features within the interiors of these enclosures suggests that they are of probable agricultural origin, representing evidence of field systems or livestock management features rather than occupation sites (AC Archaeology 2020).

Evidence for a significant focus of Romano-British settlement has been identified towards the SE extremity of the proposal site, in the form of a probable Roman villa site which was revealed following tree and hedge removal for the construction of the M5 motorway in 1969 (HER 3852). Rescue excavations undertaken following the discovery revealed the limestone masonry footings of a building measuring 48ft (14.6m) wide with an exposed length of 75ft (23m) continuing beneath an adjoining orchard, with an associated metalled surface (possibly a courtyard) and spreads of tesserae and sandstone roofing tiles, with another stone-built structure found about 36m S of the main building represented by the footings of two parallel walls, 15ft (4.5m) apart, between which were spreads of hypocaust tiles and *opus signinum*. Both buildings displayed evidence of heavy disturbance by later ridge and furrow cultivation; it was suggested that they may represent outbuildings rather than the main residential complex (Moss 1970; Fowler 1971, 50-3; RCHME 1976, 22).

To the N of the large masonry building, a series of pits were found containing animal bones and pottery dated to the 2nd-3rd century AD, while other finds made included stamped *tegula* fragments and brick of Roman date. Surplus topsoil containing Romano-British material derived from groundworks associated with the construction of the motorway was apparently spread over an area to the NW of the motorway site, which suggests that there is

significant potential for recovery of residual artefacts of Roman date in this area (Fowler 1971, 50). A recent geophysical survey and trenching undertaken within two fields to the S of the M5 motorway in 2021-revealed further evidence of the villa, including *imbrex* and *tegula* (Roman roof tiles) ceramic building material, pottery and limestone roof tile fragments, some appearing to lie within dumped deposits. A possible road surface of crushed pottery, tile, limestone and mortar was recorded in another trench, as well as a dumped deposit containing mortared tesserae and fragments of painted plaster which overlay a layer of limestone rubble which was tentatively interpreted as the core of a wall (Cathie 2022).

Taken as a whole, these findings appear to indicate the presence of a reasonably large complex of buildings, probably occupied between the 2nd and late 3rd/4th centuries AD (based on the pottery evidence) which appears to have covered an area extending NW of Brookthorpe Church (where evidence of re-used brick and tile is evident in the fabric of the chancel) and continuing into the fields to the NW of the M5 motorway. The full extent of the villa site at Brookthorpe has not yet been ascertained and consequently there is good potential for groundworks within the fields towards the southern extent of the proposal site to reveal further evidence of buried structural remains relating to the villa as well as associated occupation features, field systems and finds of Roman date including pottery and tile.

Isolated finds of Roman date have also been recorded elsewhere within the proposal site boundary or on its immediate periphery, including the discovery of a *sestertius* of Marcus Aurelius, found within a field to the immediate SW of Court Farm at SO 834 134 (HER 8354). Finds of Roman pottery of 2nd-3rd century date were also reportedly made at Court Farm although the exact location of the findspot is unclear; a small pottery scatter of 3rd century date is recorded about 200m E of the site at SO 838 135 (HER 3853). The findspot of a mid-4th century Cu alloy coin is also recorded at No. 2 Church Cottages Whaddon, immediately NE of the site (HER 26518)

An archaeological evaluation along the line of the Stroud Resilience water pipeline scheme in 2018 (HER 13224) revealed evidence of a shallow linear ditch or gully feature in Trench 1.2, excavation within a field N of Brook Farm (just inside the E boundary of the proposal site). The feature could not be dated securely, however a quantity of Romano-British pottery including Black Burnished wares of 3rd to 4th century date was recovered from the topsoil and Romano-British CBM from the subsoil, which may indicate the presence of an occupation site or building nearby, perhaps associated with the enclosure features to the W identified during the 2018 geophysical survey, or with the villa site further to the S (HER 13225; Allsop 2019, 14).

Conclusion: The potential for archaeological remains of an Iron Age/Romano-British date has been assessed as **Moderate to High**. The results of a geophysical survey undertaken across the central and southern portions of the proposal site in 2018 revealed evidence of three distinct clusters of features which may represent evidence of agricultural or settlement enclosures of Iron Age or Romano-British date. Archaeological investigations within the site and on its immediate periphery have also revealed evidence of Iron Age and Romano-British occupation and associated field systems. In particular, a focus of Romano-British rural settlement has been recorded at the SE extremity of the proposal site, represented by the remains of a probable villa site occupied from the 2nd to early 4th centuries AD which was revealed during groundworks for the M5 motorway in 1969. The full extent of the villa site remains undetermined and consequently there is significant potential for evidence of structural remains and associated occupation features and field systems to be encountered in this specific area.

Evidence of Iron Age and Romano-British occupation features, finds and deposits, if encountered, would be considered to be of **High** importance in archaeological terms as they could contribute the existing body of knowledge regarding the nature, chronology and extent of Iron Age/Romano-British rural settlement and agricultural practices in this area which already appears to have formed a densely-settled rural landscape during the Middle to Late Iron Age period prior to it becoming part of the rural hinterland or *territorium* associated with the Roman *colonia* at Gloucester.

4.3 Medieval

Evidence of medieval settlement and associated agricultural activity has been identified in the immediate vicinity of the site, the chief focus being the village of Whaddon, located immediately NE of the proposal site. The settlement appears to have been of Anglo-Saxon origin, first documented as 'Wadune' in the Domesday Survey of 1086. The place name is of Old English origin denoting 'a hill where wheat is grown' attesting to the long-established agricultural character of the area (Mills 2003, 493).

Domesday Book records a manor of five hides at Whaddon which was held by Durand Sheriff of Gloucester in 1086 and had previously been subdivided into five separate estates held by five brothers before the Conquest. By the early 12th century, Durand's estate at Whaddon had been granted to the Earl of Hereford (along with the manor of Moreton Valence) and was held as a tenancy by the Parvus family until the early 13th century, when it came into the possession of William de Pontlarge. The Pontlarge family held Whaddon until 1247 when it was granted to William de Valence, King Henry III's half-brother; it remained in the possession of the de Valence family until 1324 (Elrington, Herbert & Pugh 1972, 208-9). The manor of Whaddon (with Moreton Valence) was held by the Talbots during the 14th and 15th centuries and was in the possession of John Talbot Earl of Shrewsbury at the time of his death in 1453, subsequently passing to the noble family of de Lisle.

The main focus of settlement appears to have been centred on the parish church of St Margaret at Whaddon (HER 8404), the origins of which date back at least to the mid-12th century, when it is recorded as having been granted by Roger Parvus, the tenant of Whaddon and Moreton Valence, to Hereford Cathedral at some time between 1148 and 1154 (Elrington, Herbert & Pugh 1972, 208-9). In 1176, Hugh Parvus, son of Roger, unsuccessfully tried to reassert his claim to the patronage of Whaddon and Moreton churches (Walker 1960, 204). The church of Whaddon and its associated rectorial estate remained as a prebend of Hereford Cathedral until the early 19th century. The fabric of the parish church, which is designated as a Grade II* listed building, comprises a 13th century nave and chancel and a 15th century tower and N porch (Verey & Brooks 2002, 804).

Archaeological and documentary evidence suggests that Whaddon remained as a small rural settlement throughout the medieval and early post-medieval periods, probably consisting of little more than a small cluster of cottages extending to the N and NE of the church towards the open space of Whaddon Green on the Stroud Road. In 1979, archaeological monitoring of the stripping of ploughsoil within a field immediately N of Whaddon Green (about 60m ENE of the northern boundary of the proposal site) revealed a spread of charcoal flecked loam which contained a quantity of 13th-14th century pottery and was cut by a pit feature containing 14th century pottery and animal bone (HER 6558). Further evidence of medieval activity was found during the excavations on land S of

Grange Road (to the immediate NW of the proposal site, consisting of a series of ditch and associated pit features of medieval date, alongside evidence for medieval cultivation activity (AC Archaeology 2020).

Throughout the medieval and post-medieval periods, the proposal site appears to have lain within an extensive agricultural landscape of open common fields, characterised by strip fields (usually referred to as selions or furlongs in documentary records) and substantial tracts of ridge and furrow, the latter being visible on aerial photographs of the study area from the 1940s up to the present and also clearly discernible on the geophysical surveys of the site undertaken in 2018 and 2020 (HER 50112). Extensive tracts of ridge and furrow still remain extant within the northernmost portion of the proposal site. Although the majority of the site lies within Whaddon parish, discrete blocks of strip fields within the site also lay within the adjacent parishes of Quedgeley (to the NW) Tuffley (to the N) and (towards the S end of the site) in Brookthorpe parish, as depicted on tithe and inclosure maps for these various parishes. This reflects a complex pattern of land tenure characterised by individual tenants farming several scattered strips of land across the open fields, which appears to have continued from the medieval period through to the 19th century although there was a gradual, piecemeal process of amalgamation of strips into larger enclosures during the post-medieval period.

There is little definite evidence for medieval occupation beyond the core settlement at St Margaret's Church and Whaddon Green; the nearby farmsteads of Yew Tree Farm and Court Farm could possibly be of medieval origin although the extant fabric of both farmhouses appears to date no earlier than the 17th century. However, there is a water mill site of possible medieval/early post-medieval date recorded on Daniel's Brook at NGR SO 8291 1304 (HER 6554). A series of low, slight earthworks are visible on either side of the brook in this location (originally interpreted as two possible long barrows) which appears to represent the site of the mill. The water mill evidently disappeared before the early 19th century as it is not shown on the 1811 OS surveyor's drawing or the 1842 tithe map of Whaddon which marks the field to the S of the brook as 'Mill Banks' (Plot No. 146), which suggests that it could well be of medieval or early post-medieval origin.

Conclusion: The potential for encountering evidence of medieval occupation deposits, features and finds has been assessed as **Moderate to High**. There is significant potential for buried features associated with medieval agricultural activity in terms of relict field boundaries and ridge and furrow to be encountered across the proposal site, as evidenced by aerial photographs and the results of recent geophysical surveys. Previous investigations have demonstrated that there is some potential for evidence of medieval occupation to be encountered, particularly within the NE portion of the site, closest to the core settlement focused on the parish church; however based on the available evidence it appears unlikely to be intensive in character. However, there is a potential focus of medieval activity within the central part of the site, focused on the site of a possible water mill on Daniel's Brook attested by documentary sources.

Evidence of medieval occupation features or structural remains associated with the water mill, if encountered, would probably be regarded as being of **Medium** importance as it could potentially shed valuable light on the nature, extent and chronology of medieval settlement and associated agricultural and industrial activity in this area. Evidence of ridge and furrow would probably be regarded as being of **Low to Medium** importance in archaeological terms although it is recommended that any extant ridge and furrow would certainly merit recording.

4.4 Post-Medieval

Cartographic and documentary evidence shows that the proposal site remained as agricultural land throughout the post-medieval period; however there appears to have been a gradual, piecemeal enclosure of the common fields extending across the parishes of Whaddon, Brookthorpe, Quedgeley and Tuffley during the 17th, 18th and 19th centuries. Parts of Tuffley parish were inclosed in 1799 as part of the Gloucester Inclosure Act, while the parish of Quedgeley was inclosed in 1841, finally culminating in the Brookthorpe with Whaddon inclosure award of 1863.

The earliest map to show the proposal site in appreciable topographical detail is an Ordnance Survey drawing of Cheltenham and district dated 1811 (*fig. 7*) which is somewhat schematic in its depiction of field boundaries but provides useful detail regarding the pattern of settlement, roads and trackways in the vicinity of the study area. The village of Whaddon is clearly depicted, consisting of a cluster of cottages and small farmsteads extending E-W along Church Lane with the parish church of St Margaret marking the W extent of the settlement, with some evidence of outlying settlement indicated further to the NE on the N and S fringes of Whaddon Green, an area of common extending along both sides of the Stroud Road.

The fieldscape pattern as depicted on the OS drawing is shown as consisting of a series of large irregularly shaped field enclosures, with the watercourse of Daniels Brook shown as running NW-SE across the site with a number of tributary streams branching off the SE and E which may have influenced the pattern of enclosure in this area. No evidence for a mill is indicated in the centre of the site, to the N of Daniel's Brook, the existence of which is attested by field-name evidence.

Apart from the village of Whaddon, there is no evidence for a significant focus of settlement in the vicinity of the proposal site, the pattern of settlement being characterised by a scattering of dispersed, isolated farmsteads on the periphery of the site including Toots Farm (now demolished) to the NW, Yew Tree Farm to the NE and two farmsteads along the E edge of the site adjacent to the Stroud Road, namely Court Farm (then known as Brickhouse Farm) and Brookhouse or Brook Farm further to the S. A roadway is shown extending SW from the village of Whaddon across the N portion of the proposal site, crossing Daniel's Brook and continuing W towards Quedgeley, the course of which is still represented by an extant public footpath. To the S this roadway, a linear trackway is shown running down towards a convergence of trackways and then continuing S towards Naas Lane, a long-established routeway running roughly SW-NE from Brookthorpe to Quedgeley.

The tithe maps for the parishes of Tuffley (1839), Whaddon (1842) and Brookthorpe (1843) show that, in broad terms, the pattern of settlement within the site, characterised by a pattern of dispersed farmsteads on the periphery with a focus of occupation to the NE represented by the small village of Whaddon, had remained largely unchanged since 1811 (*figs. 8-10*). The most significant change is represented by the appearance of the complex of agricultural outbuildings at Field Buildings (marked as Plot No. 108 'Barn Fold and Yard', on the Whaddon tithe map) to the S of Daniel's Brook. It is noticeable that, although most of the fields N of Daniel's Brook (originally known as 'Hasbrook', based on field name evidence) were under pasture, the majority of the fields to the S of this watercourse and extending to the S within Brookthorpe parish were under arable cultivation in the late 1830s-early 1840s. Moreover, significant traces of the former open fields are visible on all three tithe maps, which were being gradually amalgamated to form contiguous blocks of strips. Several curvilinear strips are indicated at the N

extremity of the site (Fields 157 and 158 in Tuffley parish), with considerable evidence of extant blocks of strip fields visible to the S of Daniel's Brook (within the parishes of Whaddon and Brookthorpe) and to the W (with strips marked as lying in both Whaddon and Quedgeley parishes).

Towards the N end of the site and along its E boundary adjoining the Stroud Road, several large farmsteads are depicted, including Toots Farm (on the NW edge of Whaddon parish), Webb's Farm, a substantial complex to the N of St Margaret's Church at Whaddon (now occupied by Whaddon Manor/Wynstones School), and further to the S along the Stroud Road at Brickhouse Farm (identifiable with present-day Court Farm) and Brook Farm, both of which appear to have separate blacksmith's shops situated in close proximity to the farmsteads.

The OS 1st edition map of 1884 (*fig. 11*) shows that there had been a significant change to the pattern of field enclosure within the site, with the disappearance of the large blocs of strip fields marked on the tithe maps within the southern and western portions of the proposal site, which had amalgamated into large enclosures (probably under pasture) as a result of the Brookthorpe with Whaddon inclosure award of 1863. The construction of the Cheltenham and Great Western Union Railway (HER 11189) opened in 1845 resulted in further landscape changes along the W boundary of the site. The fieldscape to the N, E and SE appears to have remained relatively unchanged, with discrete pockets of orcharding indicated in the vicinity of Toots Farm and to the W of Brickhouse Farm and Brook Farms. Alterations appear to have been made to the cluster of farm outbuildings at Field Buildings, while the buildings at Webb Farm had been superseded by a substantial new house (marked as Court Farm).

Relatively little change to the pattern of enclosure and settlement in the vicinity of the study area is marked on the OS 2nd and 3rd edition maps dated 1903 and 1924 respectively (*figs. 12 & 13*), except that Court Farm had been renamed as Whaddon Manor; it was subsequently converted from residential use to a school in 1937. By the early 1940s, the pattern of land use within the majority of the study area was dominated by pastoral farming as shown on the Land Utilisation Survey map of 1942 (*fig. 14*) with small pockets of arable land and orchards depicted to the E and SE of the site. An RAF vertical aerial photograph of the site taken in 1947 (*fig. 15*) and the OS provisional edition 6-inch map of 1954 (*fig. 16*) show that the pattern of land use and fieldscape had remained largely unchanged since the 1920s, however, comparison of two Ordnance Survey maps dated 1968 and 1974 (not reproduced for copyright reasons) shows that there had been a significant removal of field boundaries across the entirety of the site during the late 1960s/early 1970s and the M5 motorway had been constructed along its S boundary, while Toots Farm, within the NW corner of the site had also been demolished.

Conclusion: The potential for encountering archaeological remains of post-medieval date has been assessed as **Moderate to High**. Documentary and cartographic sources show that the proposal site has largely remained as agricultural land through to the present day although there was a gradual process of enclosure of the former open common fields which originally extended across the entirety of the study area (in Whaddon, Tuffley and Brookthorpe parishes) during the late 18th/early 19th century and further removal of field boundaries to create large pasture enclosures occurred throughout the late 19th/20th centuries.

There is potential for evidence of relict field boundaries of post-medieval date to be encountered across the site. It is possible that the construction of the Great Western Railway along the W boundary of the site in the mid-1840s and the M5 motorway at its S extremity in the late 1960s may have caused some disturbance to sub-surface

remains in these specific areas. Within the NW portion of the site, there is potential to encounter buried remains associated with the site of a post-medieval farmstead known as Toots Farm which was demolished in the 1960s.

4.5 Archaeological Assessment - Conclusions

Prehistoric: The potential for archaeological remains of a prehistoric (Palaeolithic to Bronze Age) date has been assessed as **Moderate**. This reflects the results of previous archaeological work in the surrounding locality which has yielded some limited evidence of Neolithic/Bronze Age activity, although the presence of the historic tributary of Daniel's Brook and the underlying superficial geology suggests a potential focus for prehistoric habitation, particularly within the southern portion of the site. There is also potential to encounter waterlogged deposits in the vicinity of Daniel's Brook which could possibly contain organic remains of palaeo-environmental significance.

Iron Age/Romano-British: The potential for archaeological remains of an Iron Age/Romano-British date has been assessed as **Moderate to High**. The results of a geophysical survey undertaken across the central and southern portions of the proposal site in 2018 revealed evidence of three distinct clusters of features which may represent evidence of agricultural or settlement enclosures of Iron Age or Romano-British date. Archaeological investigations within the site and on its immediate periphery have also revealed evidence of Iron Age and Romano-British occupation and associated field systems. A significant focus of Romano-British rural settlement has been recorded at the SE extremity of the proposal site, represented by the remains of a probable villa site occupied from the 2nd to early 4th centuries AD which was revealed during groundworks for the M5 motorway in 1969. The full extent of the villa site remains undetermined and consequently there is significant potential for evidence of structural remains and associated occupation features and field systems to be encountered in this specific area.

Medieval: The potential for encountering evidence of medieval occupation deposits, features and finds has been assessed as **Moderate to High**. There is significant potential for buried features associated with medieval agricultural activity in terms of relict field boundaries and ridge and furrow to be encountered across the proposal site, as evidenced by aerial photographs and the results of recent geophysical surveys. Previous investigations have demonstrated that there is some potential for evidence of medieval occupation to be encountered, particularly within the NE portion of the site, closest to the core settlement focused on the parish church; although it appears unlikely to be intensive in character based on the available evidence. However, there is a potential focus of medieval activity within the central part of the site, focused on the site of a possible water mill on Daniel's Brook attested by field name evidence.

Post-Medieval: The potential for encountering archaeological remains of post-medieval date has been assessed as **Moderate to High**. Documentary and cartographic sources show that the proposal site has largely remained as agricultural land through to the present day; it is possible that the construction of the Great Western Railway along the W boundary of the site in the mid-1840s and the M5 motorway at its S extremity in the late 1960s may have caused some disturbance to sub-surface remains in these specific areas. Within the NW portion of the site, there is potential to encounter buried remains associated with the site of a post-medieval farmstead known as Toots Farm which was demolished in the 1960s.

4.6 Potential Impacts

At the present time, there are no detailed plans or engineering specifications for the proposed development on the strategic allocation site although there is an outline masterplan (*figs. 5 & 6*) which has been used for the purposes of this assessment. The currently proposed development will involve the construction of at least 3000 homes, with provision of facilities including a community centre, a primary and secondary school, several local shops, a sports ground and a bus interchange facility at the NE corner of the site, along with the provision of associated vehicular and pedestrian access roads, attenuation ponds, drainage and other associated services as well as public open spaces and managed habitat areas.

Potential Impacts from the proposed development on buried archaeological remains could include the following:

- *Topsoil removal*

It is assumed for the purposes of this report that topsoil would be removed across the entire site as part of the preliminary site works. Removal of topsoil is a potential impact as (in the addition to loss of any residual evidence it contains) it would expose any archaeological remains that may be present immediately below the surface of the topsoil. These may then be affected by movement of vehicles and plant involved in construction activities.

- *Standard strip foundations*

Standard strip foundations would entail the removal of any archaeological remains within the footprint of each excavated strip to a typical depth of 1.0–1.5m below existing ground level as assumed for the purposes of this assessment. It is possible that the bases of archaeological features such as pits or ditches would remain intact beneath these impact levels but their context could be lost.

- *Landscaping and other groundworks*

The excavation of new service trenches, drains and other landscaping features, including attenuation ponds, may extend to a depth of at least 1.0–1.5m below existing ground level as assumed for the purposes of this assessment. This would entirely remove or truncate any archaeological remains within the footprint of the works.

Overall Conclusion: The overall potential of the site in archaeological terms has been assessed as **Moderate to High**, with particular reference to encountering multi-period archaeological remains of Iron Age/Romano-British, medieval and post-medieval date, primarily based on the findings of the 2018 geophysical survey and the results of previous archaeological investigations both within the site itself and the immediate surrounding locality. The potential for evidence of prehistoric (Palaeolithic to Bronze Age) remains has been assessed as **Moderate**.

However, it is BA's considered opinion that, *prima facie*, based on the available archaeological, documentary and cartographic sources, the archaeological potential of the site does **not** present an impediment to development. Based on the above assessment, it is respectfully suggested that an appropriately comprehensive programme of site investigation and recording, the details of which to be agreed with Gloucestershire County Council, will be necessary to determine the extent, depth and significance of archaeological features and deposits within the site. It appears likely that an extensive programme of evaluation trial trenching will be required, informed by the results

of the geophysical surveys undertaken in 2018 and 2020, which may be followed by targeted excavations dependent on discovery.

#	Ref.	Name	Date	NGR
1	30568	BA Enclosure	Bronze Age	SO 8219 1346
2	30569	Two Prehistoric Pits	BA/IA	SO 8219 1346
3	30565	Two IA Enclosures & Pit	Iron Age	SO 8219 1346
4	13227	Possible IA Pit & Undated/PM Features, N of Chambers Farm	Prehist. – PM	SO 8286 1174
5	20712	Mid-Late IA/RB Farmstead & Undated Field System, Hunts Grove	IA/RB	SO 8115 1200
6	3852	RB Settlement	Romano-British	SO 8330 1250
7	3853	RB Pottery Scatter	Romano-British	SO 8380 1360
8	3854	Findspot: Sestertius of Marcus Aurelius	Romano-British	SO 8340 1340
9	24266	RB Ditch, Waterwells Farm	Romano-British	SO 8178 1277
10	26518	Findspot: CU Alloy Coin, 2 Church Cottage	Romano-British	SO 8330 1365
11	3856	Findspot: C13 Village Cross Socket	Medieval	SO 8350 1220
12	8314	Parish Church of St Swithin	Medieval	SO 8350 1226
13	8404	Parish Church of St Margaret	Medieval	SO 8332 1367
14	45352	Remains of a Late Med. Church House (Now a Barn), Brookthorpe Court Farmhouse	Medieval	SO 8350 1227
15	47672	Med./PM Field System at Brook Farm	Med./PM	SO 8255 1270
16	50112	Med. Pit & Extensive Area of Med./PM Ridge & Furrow Between Quedgeley and Brockworth	Med./PM	SO 8452 1338
17	50559	Med./PM Ridge & Furrow	Med./PM	SO 8520 1602
18	51293	Med./PM Ridge & Furrow	Med./PM	SO 8128 1366
19	826	Site of Whaddon School	Post-med.	SO 8312 1425
20	1145	Barn, S of Grange Road	Post-med.	SO 8270 1419
21	6554	Earthworks Linked to Mill Site, Earlier Recorded as Two Long Barrows, Brook Farm	Post-med.	SO 8291 1304
22	6556	Possible Settlement Site	Post-med.	SO 8300 1222
23	11189	The Cheltenham & Great Western Union Railway (Later Part of the GWR)	Post-med.	SO 9440 2250
24	11269	The Bristol & Gloucester Railway, Later Absorbed by the Midland Railway.	Post-med.	SO 7163 9378
25	16787	Brookthorpe Court	Post-med.	SO 8352 1229
26	27499	National Shell Filling Factory No 5, Later RAF Quedgeley	Post-med.	SO 8150 1340
27	27500	RAF Station, No.7 Maintenance Unit	Post-med.	SO 8150 1340
28	28418	Site of a Civil War Skirmish	Post-med.	SO 8368 1217
29	39481	Gilberts	Post-med.	SO 8364 1284
30	39485	C19 Boundary Post	Post-med.	SO 8374 1290
31	39502	Old Vicarage	Post-med.	SO 8354 1223
32	39504	Weyman Monument	Post-med.	SO 8351 1226
33	39505	Smith Monument	Post-med.	SO 8351 1225
34	39506	Unidentified Monument	Post-med.	SO 8351 1225
35	39509	Browning Monument	Post-med.	SO 8351 1225

#	Ref.	Name	Date	NGR
36	39510	Browning Monument	Post-med.	SO 8351 1225
37	39512	C16 Barn, W of Brookthorpe Court	Post-med.	SO 8347 1227
38	39526	Early C17 Yew Tree Farmhouse	Post-med.	SO 8328 1408
39	41303	Site of Milestone outside of the Four Mile House	Post-med.	SO 8370 1220
40	41581	1818 Stroud-Pitchcombe-Gloucester Turnpike Road.	Post-med.	SO 8294 1741
41	48398	Site of WWII Military Depot	Post-med.	SO 8312 1477
42	48404	Crash Site of WWII RAF Blenheim Bomber	Post-med.	SO 8331 1399
43	48922	General HER Number for Milestones Recorded in Stroud District	Post-med.	SO 7800 0400
44	1134	Group of Sub-rectangular Enclosures	Undated	SO 8270 1392
45	6555	Rectilinear Enclosure	Undated	SO 8240 1190
46	13225	Undated Ditch, N of Brook Farm	Undated	SO 8337 1307
47	13226	Undated Ditch, SW of Brook Farm	Undated	SO 8288 1240
48	51173	Areas of Geophysical Anomalies	Undated	SO 8286 1299

Table 1: Gazetteer of Archaeological Monuments within a 500m buffer zone around the site, based on consultation of the Gloucestershire Historic Environment Record

#	Ref.	Name	Date	NGR
E1	6558	Observations: Field adj. to Whaddon Green	1979	SO 8336 1407
E2	33391	DBA & Walkover Survey: Hunts Grove	1999-2002	SO 8115 1200
E3	15917	DBA: Waterwells Farm	1994	SO 8150 1280
E4	16614	WB: St Peters High School, Stroud Road	1993	SO 8325 1430
E5	1183	Geophys.: Waterwells Farm	1996	SO 8116 1293
E6	1184	Eval.: Waterwells Farm	1996	SO 8118 1292
E7	1307	WB: St Peter's High School, Stroud Road	1998	SO 8325 1440
E8	19837	DBA: RAF Quedgeley	1998	SO 8150 1340
E9	51034	WB: Church Walls of St Swithun, Brookthorpe.	1998	SO 8350 1226
E10	1239	DBA: Robinswood Hill	2000	SO 8403 1513
E11	1243	Geophys.: Eastchurch (Formerly RAF Quedgeley)	2001	SO 8163 1356
E12	1244	Eval.: Land at Quedgeley (Former RAF Quedgeley)	2001	SO 8159 1373
E13	21942	WB: Court House, Brookthorpe	2002	SO 8347 1226
E14	22484	WB: Sunnybank, Church Lane	2004	SO 8320 1360
E15	27138	DBA: Brookthorpe Court Farmhouse	2004	SO 8351 1227
E16	27608	Eval.: Brookthorpe Court Farmhouse	2004	SO 8351 1227
E17	27571	WB: Wynstones School, Church Lane	2005	SO 8330 1373
E18	27957	Geophys.: Hunts Grove	2005	SO 8090 1170
E19	32877	Eval.: Church of St Margaret of Scotland	2005	SO 8336 1368
E20	33396	Eval.: Hunts Grove	2005	SO 8115 1200
E21	28363	Excavation: Quedgeley Enterprise Park, Identified Features of a BA/IA Date	2006	SO 8219 1346
E22	48802	DBA: GDIS Phase II, Gloucestershire Driver information System, M5	2009	SO 8018 1109
E23	825	DBA: Tuffley Resources Centre, Grange Road	2014	SO 8313 1425
E24	1110	DBA: Land at Tuffley Farm, Grange Road	2016	SO 8266 1409

#	Ref.	Name	Date	NGR
E25	1120	Geophys.: Land at Tuffley Farm	2016	SO 8266 1405
E26	1133	Eval.: Land at Tuffley Farm	2016	SO 8268 1411
E27	1146	Built Heritage Assessment: Barn, S of Grange Road	2016	SO 8270 1419
E28	1194	Eval.: Tuffley Resource Centre, Grange Road	2016	SO 8313 1422
E29	1359	WB: SMH Fleet Solutions, Naas Lane	2017	SO 8197 1256
E30	49160	DBA: Land at Waterwells	2017	SO 8162 1243
E31	49161	Geophys.: Land at Waterwells	2017	SO 8162 1243
E32	49258	Eval.: Land at Waterwells	2017	SO 8162 1243
E33	49654	Geophys.: Land at Chambers Farm, Nass Lane	2018	SO 8202 1179
E34	49686	Eval.: Land at Chambers Farm, Nass Lane	2018	SO 8202 1179
E35	49710	Geophys.: Stroud Resilience Scheme	2018	SO 8339 1313
E36	10006	Geophys: Naas Lane	2018	SO 8186 1233
E37	10009	Eval.: Naas Lane	2018	SO 8186 1233
E38	10025	DBA: Naas Lane	2018	SO 8186 1233
E39	10162	HBR: Barns at Tuffley Farm, Grange Road	2018	SO 8269 1419
E40	13224	Eval.: Stroud Resilience Scheme	2018	SO 8339 1313
E41	51171	Geophys.: Land at Whaddon	2018	SO 8286 1299
E42	51083	Eval.: Church of St Margaret of Scotland	2019	SO 8332 1367
E43	52571	Dendrochronology Survey: Church of St Margaret	2020	SO: 8332 1367
E44	24736	Excavation: RB Settlement	2021	SO 8333 1239
E45	24737	Geophys. : RB Settlement	2021	SO 8332 1237

Table 2: Gazetteer of Archaeological Events within a 500m buffer zone around the site, based on consultation of the Gloucestershire Historic Environment Record

#	List Entry	Name	Grade	NGR
B1	1304418	Brookthorpe Court	II*	SO 8352 1229
B2	1340595	Church of St Margaret	II*	SO 8332 1367
B3	1340597	Church of St Swithin	II*	SO 8350 1226
B4	1090831	Gilbert's	II	SO 8364 1284
B5	1090832	Boundary Post	II	SO 8374 1290
B6	1090833	Old Vicarage	II	SO 8354 1223
B7	1090834	Smith Monument in Churchyard approx 5m S of Church of St Swithin	II	SO 8351 1225
B8	1090835	Browning Monument in Churchyard c. 3m S of Porch to St Swithin's Church	II	SO 8351 1225
B9	1153173	Weyman Monument in Churchyard c. 2m S of Church of St Swithin	II	SO 8351 1226
B10	1153177	Unidentified Monument in the Churchyard approx 1m S of Smith Monument to the S of Church of St Swithin	II	SO 8351 1225
B11	1304395	Yew Tree Farmhouse	II	SO 8328 1408
B12	1340598	Browning (Sic) Monument in the Churchyard approx 4m S of Porch to Church of St Swithin	II	SO 8351 1225

Table 3: Gazetteer of Designated Heritage Assets within a 500m radius of the site, based on consultation of the Gloucestershire Historic Environment Record

5 Heritage Assessment - Methodology

This Heritage Assessment identifies and describes those designated and undesignated heritage assets that may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

5.1 Legislative Framework

BA are cognisant of the following national and local planning policy guidance and legislative information relating to the status of designated and non-designated built heritage assets and the preparation of Heritage Impact Assessments. Listed Buildings are referred to as 'designated heritage assets' at national planning policy level and under the current National Planning Policy Framework (NPPF) published in July 2021, the following policies are of specific relevance to the assessment of these assets.

Chapter 16 para. 194 states that: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

Chapter 16 para. 195-196 state that: *'(195) Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

(196) Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'

With regard to non-designated heritage assets, the following sections in the NPPF are of relevance. Chapter 16 para. 203 states that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.

Chapter 16 para. 204 states that *'local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'*.

BA is also fully cognisant of local planning policies regarding the assessment and conservation of heritage assets (including locally listed buildings) as detailed in the Stroud District Local Plan, with particular reference to Delivery Policy ES10 (Valuing our historic environment and assets) which reads as follows:

Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:

1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk-based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.

2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the District's heritage assets, especially those elements which contribute to the distinct identity of the District

These include: A. the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest

B. the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages

C. the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes

D. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.

3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.

4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills.

5. Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden.

A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.

5.2 Criteria

This Heritage Impact Assessment is informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *Advice Note 3: The Historic Environment and Site Allocations in Local Plans* (Historic England 2016), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

‘Setting’ is herein defined as “the surroundings in which [the asset] is experienced”. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2017a).

In more detail, the assessment process can be described as comprising the following elements:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Gloucestershire Historic Environment Record and the National Heritage List for England.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

The significance of the heritage assets was assessed with reference to criteria in Section 2.6 of *Understanding Place: Historic Area Assessments: Principles and Practice* (HE 2017b) which are briefly outlined below:

Rarity: Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.

Representativeness: Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.

Aesthetic appeal: Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?

Integrity: Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often

used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.

Associations: Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- 1/ Topography
- 2/ Presence of other heritage assets
- 3/ Formal design
- 4/ Historic materials and surfaces
- 5/ Land use
- 6/ Trees and vegetation
- 7/ Openness, enclosure and boundaries
- 8/ History and degree of change over time
- 9/ Integrity
- 10/ Surrounding townscape character
- 11/ Views from, towards and across the asset (to including the asset itself)
- 12/ Visual prominence & role as focal point
- 13/ Intentional inter-visibility with other historic and natural features
- 14/ Sense of enclosure, seclusion, intimacy or privacy
- 15/ Accessibility, permeability and patterns of movement
- 16/ The rarity of comparable survivals of setting
- 17/ Associative relationships between heritage assets
- 18/ Cultural associations

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the heritage assets was then assessed, supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- 1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views
 - 2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials, architectural style or design
 - 3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
 - 4/ Permanence
-

The assessment of magnitude of impact was based on the following criteria:

High: The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

Moderate: The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

Minor: The development will result in changes to key historic building elements, such that the asset is slightly different. The development will result in changes to the setting of an historic building, such that it is noticeably changed.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposals to produce an overall assessment of the implications of the development proposals.

<u>Magnitude of impact.</u>	<u>Importance of heritage asset.</u>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

5.3 Consultation of Records Relating to Designated & Non-Designated Heritage Assets

In order to fully appreciate the significance of the heritage assets and their respective settings that may be affected by the proposed development, information was collected on designated and undesignated built heritage assets within a 500m radius around the area of the proposed development.

The research carried out for the Heritage Assessment consisted of the following elements:

- Consultation of the Gloucestershire Historic Environment Record (HER). The HER includes information on archaeological and built heritage assets, previous archaeological investigations and historic building surveys.
- Historic England – information on statutory designations including scheduled monuments, registered parks and gardens and Listed Buildings along with identified Heritage at Risk;
- Documentary records, historic maps and photographs of the study area were consulted using records held by the National Archives, the British Library and the Gloucestershire Archives.
- Photographs of the site were taken to assess the potential impact of the proposed development on designated and undesignated heritage assets and their respective settings in the vicinity of the proposed development, as well as long-distance views from specific heritage assets in the wider surrounding area.

5.4 Assessment of Designated and Non-Designated Heritage Assets

A total of 12 listed buildings and four non-designated heritage assets were identified within the 500m buffer zone around the outer site boundary defined for the purposes of this study (*Table 4; fig. 4*)

Following a number of site visits undertaken to assess potential impacts on the settings of these heritage assets, a total of three designated heritage assets within the search radius defined for this study were determined to have potential to be affected by the proposals, namely:

1/ St Margaret's Church Whaddon (Grade II* listed building)

2/ Yew Tree Farmhouse, Whaddon (Grade II listed building)

3/ St Swithun's Church, Brookthorpe (Grade II* listed building)

Three designated heritage assets within the 500m buffer zone were scoped out of the assessment at an initial stage, as it was determined following the site visit that, due to intervening landform, tree and hedge cover, the settings of these heritage assets would not be materially affected by the proposed development, these were:

- 1/ Brookthorpe Court (Grade II* listed building)
- 2/ Gilberts (Grade II listed building)
- 3/ A Grade II listed cast-iron boundary post on Gilbert's Lane

In addition, two designated heritage assets outside the search radius have been identified as having potential to be affected by the proposals, namely:

Haresfield Beacon, comprising the substantial earthworks of a hillfort and bowl barrow, designated as a Scheduled Ancient Monument, situated about 3km S of the site

Hilles House, a Grade II* listed early 20th century Arts and Crafts house and terraced gardens prominently situated on the Cotswold escarpment, about 1.8km SE of the site

Long distance views were also considered looking WNW towards the proposal site at Whaddon from the summit of the Scheduled hillfort of Painswick Beacon (Kimsbury Camp) about 3.6km SE of the proposal site, which affords wide-ranging panoramic views of the surrounding Gloucester and the Severn Vale. However, it was determined that elevated views looking towards the proposal site from this vantage point towards Whaddon were obscured by the intervening landform and topography and consequently there would be no discernible impact on specific views from this heritage asset.

In addition, four non-designated heritage assets have been identified as having potential to be affected by the proposals, namely:

- 1/ Field Buildings, an unlisted outfarm of early to mid-19th century date within the centre of the proposal site
 - 2/ Whaddon Manor (Wymores School), an unlisted, large High Victorian school building of 1865-70 incorporating an earlier brick wing of 17th-18th century date
 - 3/ Court Farm, an unlisted farmhouse of 17th-18th century date with adjoining 19th-20th century outbuildings
 - 4/ Brook Farm, an unlisted farmhouse of early to mid-19th century date
-

6 Heritage Assessment

6.1 Site Assessment

The proposal site covers approximately 140 hectares of agricultural land, located on the S edge of Gloucester, to the immediate S of the residential suburb of Tuffley (the boundary of which is currently defined by Grange Road). It is bounded to the E by the Stroud Road (A4173) running S towards Brookthorpe, to the W by the Great Western Railway line from Gloucester to Bristol, to the SE by the M5 motorway and to the SW by the unclassified road of Naas Lane leading from Brookthorpe to Quedgeley.

The proposal site is predominantly open, rural and pastoral in character, in spite of encroachment by modern housing development on its N and W fringes. In terms of topography, the proposal site is relatively flat, standing at about 30m AOD at the N end of the site, where evidence of relict ridge and furrow cultivation features was noted (*Plate 1*). The ground level extends gently downslope from N to S, affording expansive views across this landscape looking southwards towards the Cotswold escarpment and Haresfield Beacon. Modern residential development (currently under construction) was noted on a slight ridge towards the NW extremity of the site.



Plate 1: View looking SE across northern portion of site, showing ridge and furrow cultivation features

Located on a slight rise to the immediate NE of the site is the small village of Whaddon, with the tall tower of the Grade II* listed medieval parish church of St Margaret at the W end of the settlement forming an especially prominent landmark across this landscape, particularly in views looking N where it is framed by the backdrop of Robinswood Hill (*Plate 2*).



Plate 2: View looking N across central portion of site with tower of St Margaret's church visible in background to right of picture, beneath Robinswood Hill

Towards the central part of the site there is a slight dip (at about 25m AOD) where one reaches the historic meandering watercourse of Daniel's Brook, forming a valley which runs from NW to SE across the site. Evidence of slight earthworks relating to a possible mill site was noted to the N of Daniel's Brook (*Plate 3*). The ground then rises again gently to the S of the brook, reaching a height of about 30m AOD towards the SW extremity of the site (at Naas Lane) and rising to about 35m towards the SE corner close to the M5 motorway corridor (*Plates 4 & 5*).



Plate 3: View looking E along watercourse of Daniel's Brook within central portion of site



Plate 4: View S across central portion of site, with Cotswold escarpment and Haresfield Beacon visible in background

The proposal site is historically open, rural and agricultural in character although there has been a significant loss of integrity in terms of the historic fieldscape pattern, partially due to the inclosure of the open common fields in this area during the middle of the 19th century and further amalgamation of fields and removal of field boundaries in this area during the late 20th century. The 19th century outfarm at Field Buildings forms a distinct focal point within the southern central portion of the site (*Plates 6 & 7*).



Plate 5: View looking WNW across from SE corner of site, close to M5 motorway corridor



Plate 6: View looking NNE across field to NE of Naas Lane, with Field Buildings visible in centre, with Robinswood Hill and St Margaret's Church distantly visible in background

In overall terms, the proposal site may be regarded as an historic landscape of **Medium** sensitivity in heritage terms, it has retained its long-established rural and agricultural character essentially intact in spite of encroachment on its northern, western fringes and the construction of the M5 motorway to the SE. Although the integrity of the landscape has diminished as a result of the removal of historic field boundaries during the 19th/20th centuries, it retains some features of interest, in particular the historic watercourse of Daniel's Brook, a long-established feature in the landscape, and the 19th century outfarm at Field Buildings situated within the southern central portion of the site. It also forms the backdrop to a number of listed heritage assets, most notably St Marg



Plate 7: View looking NNW from field at SE tip of site adjoining Naas Lane

6.2 Assessment of Designated Heritage Assets

The following section will describe the specific heritage assets which may be affected by the proposed development and their settings and assess their significance, followed by an assessment of the magnitude of impact resulting from the proposed development on the heritage assets and their respective settings.

6.2.1 St Margaret's Church Whaddon

- *Identification of Heritage Asset and its Associated Setting*

The parish church of St Margaret's at Whaddon is a Grade II* listed building of medieval date situated within a secluded, tree-lined churchyard at the SW end of Church Lane. The tall Perpendicular west tower, in particular, forms a commanding and highly visible landmark across the surrounding, broadly level landscape.



Plate 8: View looking NW across churchyard towards St Margaret's Church

First documented in the mid-12th century, when it was granted by Roger Parvus, lord of the manor of Whaddon to Hereford Cathedral (Capes 1908., 68), the church of St Margaret comprises a large aisleless nave and chancel of 13th century date, constructed of coursed, squared limestone masonry with a slate roof. The tall, embattled three-stage W tower and north porch were added in the 15th century (*Plates 8 & 9*). The church was restored in 1854-5 by Henry Woodyer and the chancel further renewed in 1880; however, it retains a significant amount of medieval fabric including an octagonal font of early 14th century date and some notable internal furnishings including an organ of 1768 and several memorials of 18th century date (Verey & Brooks 2002, 803-4).



Plate 9: View SW towards St Margaret's Church showing N porch



Plate 10: View looking S from southern edge of churchyard across the proposal site, with the Cotswold escarpment in the distant background

The church was designated as a Grade II* listed building on 10th January 1955 (List Entry No. 1340595), the listed building description extracted from the National Heritage List for England reads as follows:

'Parish church. C13 with C15 tower; restored generally in 1855, chancel in 1880. Very large coursed and squared limestone to nave and chancel with ashlar tower; random rubble to north side of nave and upper part of east end; stone slate roof. Nave without aisles; chancel, west tower and north porch. Moulded and pointed arched north doorway with carved head labels to hoodmould; C19 plank door; porch has moulded 4-centred archway in parapet gable with diagonal corner buttresses; small chamfered square-headed side windows above C19 restored internal stone seats; C19 replacement porch roof with cusping to rafter collars. 2 plain chamfered Early English nave lancets to left of porch. 3 lancets to south nave wall as on north, above a deep plinth; 3 C18 wall memorials mounted between windows; square stair-turret to tower with raking coped top projects flush with nave wall, having shouldered-arched doorway and stone steps. Parapet east end gable to nave; also to chancel with Early English triplet east window; 2 chancel windows in north and south walls, the eastern being single Early English lancet; pointed arched priest's doorway with plank door central to south wall with 2-light to left having quatrefoil tracery head in square opening; small ogee-headed lancet to right in north chancel wall. Diagonal offset buttresses to 3 stage tower with heavy plinth moulding broken by pointed-arched west doorway; C19 restored 2-light west window; small chamfered square-headed opening to middle stage on north and south sides; 2-light belfry openings with rectilinear tracery and stone slate louvres; buttresses at belfry level are clasping and the east pair are terminated above the nave roof with carved corbels; string course above with single remaining carved animal gargoyle in east and west tower faces; crenellated parapet. Interior has been scraped and partially replastered in C19 restorations; nave has continuous rounded string course at sill level and timber ribbed barrel roof with brattished wall-plate; round-headed tower arch with C19 timber vestry screen below and Royal Arms of George III mounted above; blocked square-headed doorway to left of tower arch gave internal access to tower stairs. Wide pointed chancel arch has chamfered archivolt supported on plain corbels with recessed undersides; chancel floor has been raised in C19 with step at arch and before altar; timber panelled barrel chancel roof. Restored shouldered-arched piscina in south chancel wall; plain black marble memorial over priest's door, inscribed to 'William Mathews', died 1720, and to his wife Mary; C19 box pews in nave and octagonal stone C19 pulpit with arcaded top and base; early C14 stone octagonal font with round-headed panelling to bowl and heavy mouldings below above a panelled pedestal. Some C19 stained glass in nave; east chancel triplet glazed by Sir Ninian Comper, dated 1920. Dominant tower in the flat landscape.'

In terms of its immediate setting, the church stands within a large rectangular churchyard, raised slightly above the level of Church Lane and partially screened by trees on its N side which lend it a distinct sense of seclusion and separation from the adjoining properties along Church Lane and the buildings of Wynstone School (Whaddon Manor). There are extensive views looking S and SW from the southern-boundary of the churchyard across the agricultural fields which comprise the proposal site and beyond towards the Cotswold escarpment and Haresfield Beacon (*Plate 10*). As noted in the listed building description, the tall embattled W tower represents an especially dominant landmark, featuring noticeably in short, medium and long-distance views looking E, N and NE across the largely flat, open pasture fields that may be said to constitute its wider landscape setting (*Plates 11-13*). Although there has been some limited encroachment by late 20th century housing along Church Lane to the immediate W of the church and more substantial suburban development further to N along the northern side of Grange Road, the church still overlooks an agricultural landscape of medieval/post-medieval origin.



Plate 11: View looking N towards St Margaret's Church from field to S of churchyard



Plate 12: View looking E from proposal site towards St Margaret's Church, with modern dwellings and the Victorian buildings of Wynstones School (Whaddon Manor) to left of picture



Plate 13: View looking NNE from centre of proposal site, showing the tower of St Margaret's Church to the right of picture, with Robinswood Hill in the background

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

St Margaret's Church may be regarded as a heritage asset of **High** significance, reflecting its Grade II* listed status as a sizeable, well-preserved parish church of 13th-15th century date which has retained significant evidence of medieval fabric in spite of restoration work undertaken during the mid-late 19th century. The significance of the church is further enhanced by its leafy, secluded rural setting at the SW end of the village, overlooking open countryside and the tall W tower features prominently in views looking N and E from various vantage points across a long-established historic landscape which has remained agricultural in terms of its character in spite of encroachment from residential development on its northern fringes.

6.2.2 Yew Tree Farmhouse (Grade II)

- *Identification of Heritage Asset and its Associated Setting*

Yew Tree Farmhouse is a small Grade II listed farmhouse of early 17th century date situated just beyond the NE boundary of the proposal site, on the SW side of Whaddon Green to the W of the Stroud Road. The farmhouse is first shown on the OS surveyor's drawing of 1811 and is recorded in the 1842 tithe award for Whaddon as a 'House Garden and Yard, then owned by Jane Smith and occupied by William Rea.

The farmhouse is a gabled building comprising a single storey with attic, of timber-framed construction resting on a limestone plinth with a tiled roof. The fenestration consists of a variety of timber and metal casements of 18th-20th century date although the actual window openings appear to be original (*Plate 14*). The N gable of the house

is of limestone rubble construction with an end chimneystack and central ridge stack. The farmhouse occupies a sheltered curtilage set back from the Stroud Road and surrounded by a substantial tree-lined hedge which, together with the relatively low height of the building, restricts views of the asset from Whaddon Green and the adjacent fields to the immediate N and W although the distinctive, steeply roofline of the farmhouse is partially visible from these vantage points (*Plates 15 & 16*).



Plate 14: View looking ESE across interior of courtyard towards Grade II listed Yew Tree Farmhouse

The tithe map and later 19th/20th century mapping show a number of outbuildings situated to the immediate W and NW of the farmhouse. These appear to have been extensively rebuilt during the 20th century with one of the outbuildings converted into a detached dwelling. The wider setting of the farmhouse is defined by remnants of orcharding to the N and open pasture fields extending to the W and SW.

Yew Tree Farmhouse was designated as a Grade II listed building on 30th September 1985, the listing description extracted from the National Heritage List for England reads as follows:

'Detached farmhouse. Early C17. Timber framing on limestone plinth; one end in limestone, other in brick and stone; random rubble chimney; interlocking tile roof. Single-storey with attic; lobby entry three-room plan; attached partially enclosed outshut at rear.

Front: small framing with straight bracing on limestone plinth; brick infill to panels; scattered fenestration all C20 metal casements but in original framed-up openings; central doorway with cambered lintel and original plank door; two attic roof dormers with timber framed gables; axial chimney with moulded cap and skirt. Blank north gable end in limestone with partially dismantled brick chimney.

Back: mixed small framing of various sizes on stone plinth; off centre doorway with cambered lintel and scattered fenestration, mainly C18 and C19 small timber casements; large open outshut with lean-to roof supported on timber posts; part constructed in brick on right with plain tile roof. South gable is stone, rebuilt in brick at apex, and has single-window fenestration, all C20 metal casements; continuous drip mould above ground floor window.

Interior is remarkably unaltered especially in attic which has open collar truss roof, timber-framed partitions: some in small framing, but one in close studding, and cambered lintels to all internal doorways, mostly with original plank doors. Most panels have surviving wattle and daub. Timber staircase to side of central chimney stack. Second staircase added in north end was possibly for the use of servants. Floor beams are chamfered with stepped stops.'

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

Yew Tree Farmhouse may be regarded as a heritage asset of **High** significance, reflecting its status as a Grade II listed timber-framed yeoman farmhouse of early 17th century date which has retained a significant amount of original fabric and a particularly well-preserved interior, in spite of alterations made in the 18th-19th century and more extensive restoration work carried out in the 20th century. Although the adjoining ancillary buildings are, in their present form, largely 20th century in date, they nevertheless respect the historic character and layout of the farmstead. Its wider landscape setting, defined by remnants of orcharding and agricultural fields to the N and W which form the backdrop to the farmhouse, has remained largely intact; however, the asset itself does not feature prominently in views of the surrounding locality due to the substantial tree-lined hedge defining its curtilage.



Plate 15: View S from field to N of Yew Tree Farmhouse, showing the substantial tree-lined hedge boundary defining the curtilage of the property



Plate 16: View looking SE from proposal site towards Yew Tree Farmhouse and its curtilage

6.2.3 St Swithun's Church Brookthorpe (Grade II*)

- *Identification of Heritage Asset and its Associated Setting*

The present Church of St Swithun's at Brookthorpe, now in the care of the Churches Conservation Trust, is a Grade II* Listed Building (List Entry Number: 1340597) of mainly 13th -14th century date with a N aisle added in 1891-2 during an extensive programme of restoration carried out under the direction Gloucestershire architect Sidney Gambier Parry. The origins of the church can be traced back to the early 12th century, it was granted by Adeliza wife of Roger de Ivry to the monastery of St Peter's Gloucester in about 1100 and it subsequently came into the possession of the Dean and Chapter of Gloucester Cathedral.

The church is noted for its two-stage parapet gabled saddleback W tower which is a distinctive feature in the surrounding landscape and for a coded inscribed wall plate in the porch which is in the form of a carved chronogram relating to the date of the execution of Charles I in 1649. The tower has a trefoil-headed W lancet window and, except on the S face, ogee-headed single light louvred belfry openings. Internally, the stairs to the rood-loft survives and the pulpit and chalice-shaped font are both of 17th century date. On the splay of a on the N chancel side window is a notable memorial by the sculptor Eric Gill to the noted early 20th century arts and crafts architect Detmar Blow, who resided nearby at Hilles Court.

The church occupies a secluded setting set back from the A4173 road within a large churchyard mostly defined by trees and hedges which contains a number of Grade II listed chest tombs and other funerary monuments of 17th -

early 18th century date; it forms a tight-knit group with the adjacent Grade II* listed 16th-17th century manor house of Brookthorpe Court and the Grade II listed Old Vicarage.



Plate 17: View NW from churchyard towards St Swithun's Church Brookthorpe

The listing description, extracted from the National Heritage List for England reads as follows:

Parish church. C13; north aisle added in 1892 restoration. Random rubble limestone and ashlar; stone slate roof. Nave with north aisle; west tower, south porch, north vestry and chancel. Moulded pointed-arched central south doorway with C19 plank door; pointed and slightly shouldered archway in parapet gabled porch with offset diagonal buttresses and C19 restored trefoil-headed side windows; C19 timber porch gates. Single 2-light C15 nave window either side of south doorway, each with cinquefoil-headed lights, small quatrefoil, and hood-mould, both restored; chamfered plinth stops short of west end. North nave wall has gabled buttress at east end with restored cinquefoil-headed lancet to right; right of this buttressed north aisle with lean-to roof; 2 triplet windows with relieving arch over each in north facing gable; cinquefoiled head to east-facing aisle lancet and C19 chimney at junction with nave; vestry continuous with aisle at west end with reused west facing pointed-arched doorway. Parapet east nave gable, and parapet gabled east chancel wall with small Early English lancet; narrow pointed arched priest's doorway with plank door in south chancel wall; ogee-headed C14 lancet to left and 2-light to right in square-headed opening; 2-light Early English in north wall. Tower of 2 stages with parapet gabled saddleback roof; C19 restored west lancet; ogee-headed belfry openings except south-facing which has shouldered arch; all with stone louvres; below belfry openings a narrow slit. Interior has been scraped, but partly replastered; 2-bay C19 pointed arched arcade to north aisle with central circular pier having undercut moulded capital; stiff leaf carved labels to arcade hoodmould; pointed tower arch; rood loft stairs to north of chancel arch have round-headed narrow doorways; 3-bay C19 tie-beam truss nave roof, each supported off restored stone corbels and having cusped strutting; very thick cusped wind-braces; Early English chancel arch, with small pointed recess to south. Chancel has

C19 raised floor with altar step; limewashed walls, C19 arcaded reredos, and C19 restored piscina in north wall; C19 wagon roof. C18 hexagonal fielded-panelled timber pulpit; carving around north nave window by Eric Gill is memorial to Detmar Blow, died 1939; C17 chalice-shaped octagonal stone font; Baroque wall memorial in tower to George Venn, died 1694; some late C18 and C19 marble memorials. C19 stained glass to some windows. On wall plate of south porch a carved chronogram commemorating the death of Charles I. Forms part of tight visual group with Brookthorpe Court and Old Vicarage.

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

The Church of St Swithun may be regarded as being of **High** significance in archaeological and historical terms, reflecting its status as a Grade II* Listed Building. The building retains architectural elements of 13th-14th century date and occupies a focal position within the village but in visual terms is largely screened from view behind dense hedges and tree-cover, with only the distinctive saddleback roof of the two-stage parapet gabled W tower visible from viewpoints looking SE from the fields at the southern end of the proposal site.

Its setting contributes substantially to its character as being a rural parish church set within an extensive. Secluded churchyard, which contains a cluster of Grade II Listed 17th and 18th century limestone chest tombs on the S side commemorating prominent local families. However, despite the generally flat topography of the surrounding farmland, the prevailing landscape character is such that there is only minimal intervisibility between the church and the proposed allocation site, as all but the distinctive saddleback roof of the tower is concealed from view by dense hedgerows and tree cover.



Plate 18: View ESE from field at SW end of site (adjacent to Naas Lane) with tower of Brookthorpe church just visible beyond the M5 motorway corridor above tree-hedge cover

6.2.4 Hilles House, Harescombe (Grade II*)

- *Identification of the Heritage Asset and its Setting*

Prominently situated on the Cotswold escarpment about 1.8m SE of the SE corner of the proposal site, Hilles House is a substantial country house built in 1914-39 by the noted, pioneering Arts and Crafts architect Detmar Blow (d.1939), a pupil and close associate of William Morris, as his own residence (and is still occupied by the Blow family although the house is now used as a wedding venue).

The house has long-established artistic and literary associations; it was frequently visited by Gerald Finzi, the noted 20th century English composer and friend of the Blow family and was also the residence of the leading fashion magazine editor Isabella Blow. The house is built of coursed and squared Cotswold limestone in a picturesque, chiefly in a-Jacobean vernacular style but also including some Classical motifs, with terraced, lawned gardens to the E and W of the house (*Plate 19*).

Its significance is enhanced by its elevated setting, with panoramic, wide-ranging views across the Vale of Gloucester stretching towards (and beyond) the River Severn, including extensive views looking northwest across the central and southern portions of the proposal site (*Plate 20*). Due to its elevated location set into the hillside, the house is also discernible in distant views looking SE from the southern portion of the site, overlooking the M5 motorway (*Plate 21*).



Plate 19: View looking W across lawned garden towards the front of Hilles House

The house was designated on 10th January 1955 as a Grade II* listed building, the listing description extracted from the National Heritage List for England (List Entry No. 1090823) reads as follows:

'Large country house. Built from 1914 to 1939; by Detmar Blow for himself. Coursed and squared rubble limestone; ashlar dressings; ashlar chimneys with moulded caps; stone slate roof (formerly thatched). Single long-range projecting from hill side; 2-storey with attic; attached outbuildings at east end. South front: almost symmetrical but incomplete at east end; 3 parapet gables, those to centre and left with gable chimney, to right with stone cross; between gables boldly projecting octagonal 2-storey bay windows with parapet roofs; at centre projecting single-storey porch with curved pediment; round-arched doorway with imposts and keystone within panelled and moulded front; pair of small-paned glazed round arched porch doors. Fenestration consists entirely of mullioned small-paned metal casements with 4-centred arched heads; pair of 2-light casements under separate flat hoodmould to upper floor of gables, 2 gables having oval attic window, third with single arched casement; two 3-light windows under continuous hood moulding to ground floor at each end of elevation; 4 gabled roof dormers; large circular arched carriage doorway with imposts and keystone in single-storey continuation of south front to east; pair of niches with shell hoods form end of high level terrace. West end: parapet-gabled with ridge chimney; large central octagonal bay windows to ground floor, standing on tall base resulting from falling slope; three 2-light casements above with separate moulded hoods; 2 attic ovals. Very high buttressed terrace retaining wall projects at angle from south west corner; 2 buttresses hollowed out to form look-outs; drainage openings in face of retaining wall have appearance of cannon-ports. North side: asymmetrical with large central projecting gabled staircase wing; to left in angle rectangular bay window with angled corners building up to form low 3-storey tower; continuous mullioned windows to lower storeys; 5-light mullioned window to tower room; full gable to right of staircase wing; all fenestration 4-centred arched except in tower. Terrace in west angle of wing, with retaining wall extended to north to large terraced lawn; gateway breaks wall adjacent to house. Interior restored after fire destroyed original thatched roof in 1940. Classically inspired stone fireplaces; panelled timber screen with detached Doric columns; plain board and flagstone floors; and plain boarded ceilings all illustrate Blow's curious stylistic combination of Jacobean classical and traditional vernacular sources (see Country Life). Orientation of house is to achieve maximum dramatic effect, reinforced by restless composition of C16 motifs. Siting results in distant views across Vale of Gloucester; house has considerable landscape impact when viewed from the vale. (C. Aslet, The Last Country Houses, 1982; articles in Country Life, 7th and 14th September 1940; and D. Verey, Gloucestershire: The Cotswolds, 1979.)'

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

Hilles House may be regarded as a heritage asset of **High** importance as an outstanding example of an early 20th century Arts and Crafts country house designed by the noted architect Detmar Blow; its intrinsic significance in heritage terms is enhanced not only by its important artistic and literary associations but also by its prominent position on the Cotswold escarpment with panoramic, distant views across the Vale of Gloucester (including much of the proposal site).



Plate 20: View looking from the eastern garden terrace of Hilles House across the Vale of Gloucester, with the central and southern portions of the proposal site distantly visible from this vantage point



Plate 21: View looking SE from the southern portion of the proposal site towards the Cotswold escarpment with Hilles House distantly visible

6.2.5 Haresfield Hill Camp and Ring Hill Earthworks (Scheduled Monument)

- *Identification of Heritage Asset and its Associated Setting*

Haresfield Hill Camp is a multi-period Scheduled Monument (List Entry Number: 1004861) situated in a prominent location on the summit of the Ring and Haresfield Hills c. 3km to S of the proposal site (NGR SO 82344 09046), which have been subject to periodic quarrying (*Plate 22*). The monument includes a slight univallate hillfort of Late Bronze Age or Early Iron Age date which appears to have been reused as a settlement in the Romano-British period based on a recent survey of the earthworks. The single rampart bank measures up to 9.1m in width and stands to a height of c. 1.2m. The earthwork to the E known as 'The Bulwarks' is thought to represent a cross-dyke forming a probable boundary marker which survives as a single bank of up to 13.7m wide and 2.1m high with a ditch measuring up to 12m in width and 2.1m depth.

Two circular mounds of 18m in diameter and up to 2m high are located within the enclosed area. One of these features comprises a bowl barrow representing a funerary monument of Late Neolithic Late Bronze Age date while the second known as Haresfield Beacon represents a signalling point of probable medieval date which has commanding views over the surrounding countryside, including extensive views looking northwards towards the proposal site (*Plates 23 & 24*).



Plate 22: View looking S across earthworks at Haresfield Beacon towards trig point



Plate 23: View looking N from north east boundary of Haresfield Hill Camp, with SW corner of proposal site distantly visible, bordered by railway line to W

Haresfield Hill Camp was designated as a Scheduled Ancient Monument in 1927, the Scheduling description reads as follows (List Entry No. 1004861) *'This monument, which falls into two separate areas of protection, includes a slight univallate hillfort, Romano-British settlement, cross dyke, bowl barrow and beacon all situated on the prominent summits of the Ring and Haresfield Hills which together form the watershed to a large number of tributaries to Daniel's Brook and the River Frome.*

Originally viewed as a single large hillfort bisected by a road, subsequent survey work in 1995 and re-evaluation now means a slightly different interpretation has been reached. On the western Ring Hill section is a slight univallate hillfort defined by a single rampart bank measuring up to 9.1m wide and 1.2m high with no clearly discernible outer ditch but evidence of artificially enhanced natural scarps. Within this enclosed area chance finds of Roman remains were made in 1837 and included a rotary quern, pottery and animal bones, whilst a possible building was identified. The more recent survey confirmed occupation of this date which suggested an Iron Age hillfort had been re-used as a settlement in the Romano-British period.

Also in the centre of the enclosed area are two circular mounds of similar size being 18m in diameter and up to 2m high. One has a buried quarry ditch and is a bowl barrow and the other which supports a concrete triangulation pillar is actually 'Haresfield Beacon' and has commanding views over the surrounding countryside.

To the east the outer limits of the area are defined by 'The Bulwarks' originally seen as the outer defences of a much larger hillfort but now thought to represent a cross dyke. These earthworks survive as a single bank of up to 13.7m wide and 2.1m high with a ditch of up to 12m wide and 2.1m deep. The upper area of the hill tops has also been subject to periodic quarrying.

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

Haresfield Hill Camp may be regarded as being of **High** significance in archaeological and historical terms, reflecting its status as a Scheduled Monument. The site has evidence of multi-period activity including occupation, defensive and funerary features of Neolithic, Bronze Age, Iron Age and Romano-British date. Its elevated setting is an essential part of its character as a prominent multi-period hilltop monument of probable Late Neolithic or Early Iron Age origin which is clearly visible as an archaeological feature from the surrounding countryside and which has extensive, wide-ranging views across the surrounding countryside including the Vale of Gloucester (and the proposal site). These views contribute significantly to an understanding of the historic function and usage of the monument and its wider landscape setting.



Plate 24: View looking NNE from footpath on southern side of Haresfield Beacon, with central and northern portion of site distantly visible

6.3 Assessment of Non-Designated Heritage Assets

Currently there is no published list of locally listed buildings maintained by Stroud District Council; however the following buildings have been identified as being potential non-designated heritage assets based on an assessment of their intrinsic historical and architectural significance.

6.3.1 Field Buildings

- *Identification of Heritage Asset and its Associated Setting*

Field Buildings is a complex of traditional farm outbuildings (commonly known as an outfarm) of early to mid-19th century origin with some later 19th/20th century additions, situated roughly within the central-portion of the proposal site, to the S of Daniel's Brook and standing at the convergence of several trackways running NE, W and SW across the site (*Plate 25*). The complex of outbuildings is not depicted on the OS surveyor's drawing of 1811 but it is shown on the Whaddon tithe map of 1842 (marked as a Barn Fold and Yard) which pertained to the landholding of Court Farm, then occupied by a tenant farmer named John Long and in the ownership of trustees acting on behalf of Henry Keighley-Peach (then a minor).



Plate 25: View looking N towards Field Buildings

The earliest portion of the building appears to be the tall, gabled cruciform barn, of red brick construction with a steeply pitched tiled roof, which is first shown on the 1842 tithe map (*Plate 26*). This was originally built as a threshing barn as indicated by the flanking wings and large cross-axial double doors, the lozenge-shaped ventilation slots in the gables and the long, narrow ventilation slots in the side walls. A separate, single-storey gabled barn to the NW of the cruciform barn may also be of early 19th century date. Extensions were added at the N and S end of

the threshing barn in the late 19th century, probably reflecting a change in regime from arable to dairy farming, and a large covered shelter shed for livestock was erected to the immediate SE of the complex in the mid-late 20th century. In terms of its wider setting, the outbuildings form a distinctive grouping of traditional farm buildings visible in short, medium and long-distance views from various vantage points within the proposal site (*Plate 27*).



Plate 26: View looking WSW towards threshing barn and adjoining single-storey barn to right of picture



Plate 27: View looking S along trackway from Daniel's Brook towards Field Buildings

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

Field Buildings may be regarded as a non-designated heritage asset of **Low to Medium** importance as a complex of traditional farm buildings of early to mid-19th century date with later 19th and 20th century additions. In spite of later additions and conversion to livestock accommodation, its original function as a threshing barn associated with an historic arable farming regime, remains highly legible. The later 19th/20th century alterations to the building reflect its conversion to use as its significance is enhanced by its central location within the proposal site, the complex of outbuildings is clearly visible from various locations, underlining its importance as a focal point in this agricultural landscape, standing at the meeting point of several trackways running from different directions across the site.

6.3.2 Wynstones School (Whaddon Manor)

- *Identification of Heritage Asset and its Associated Setting*

Prominently situated on the N side of Church Lane, Wynstones School, formerly known as the Court House or Whaddon Manor is a substantial three-storey mansion in High Victorian Gothic style, built c.1865-70 for Daniel Long, a wealthy landowner who was then the owner of Court Farm, the largest landholding in Whaddon. The new house was built on the site of a farmstead recorded on the 1842 tithe map as Webbs Farm and appears to have retained at least one building from the earlier farm, represented by a gabled brick wing to the rear of the house dated to the 17th-18th century (Verey & Brooks 2002, 804). The house was subsequently occupied in the late 19th/early 20th century by the Jeune family (who renamed it as Whaddon Manor) and it was subsequently converted into a Steiner school in 1937 by Margaret Bennell and Cora Nokes, which closed in 2020 and has not been reopened to date.



Plate 28: View looking SW towards front NE-facing elevation of house

The main house, which is marked as Court House on the OS 1st edition map of 1884, is of red brick construction with stone dressings and a banded, hipped tiled roof with brick patterning on the eaves. The principal NE facing elevation is three storeys high, with a symmetrical façade with rounded bow windows extending to the full height of the building and surmounted by conical turrets, flanking either side of a low central entrance porch supported on four granite columns with elaborate foliate capitals (*Plate 28*). The NW and SE facing elevations also have elaborate Gothic detailing including projecting bays and oriel windows, again with stone dressings (*Plate 29*). There is a later 19th century range to the rear, with several former ancillary buildings and estate cottages of late 19th century date to the W. It has been suggested that the house was built to designs by A.W. Maberly, a prominent Gloucester architect of the mid-late 19th century who was particularly noted for his ecclesiastical buildings, serving as Diocesan Surveyor from 1871 to 1875 (Verey & Brooks 2002, 804).



Plate 29: Oblique view W along Church Lane showing SE facing elevation of house

In terms of its setting, Wynstones School is set within extensive private grounds lying to the NE and NW of the house, which along with the grand scale and lavish architectural detailing of the building emphasize its importance as the most important residence in the area during the late 19th/early 20th century. There are views looking E from the fields within the N portion of the proposal site, in which the upper storey and distinctive roofline of the main house are visible alongside the W tower of St Margaret's Church.

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

Wynstones School may be assessed as a non-designated heritage asset of **Low to Medium** importance, representing a substantial example of an unlisted mid to late 19th century Victorian Gothic mansion, its ambitious scale and architectural detailing reflecting the fact that it was originally the manor house and principal residence

within the village of Whaddon prior to being converted into a Steiner school in 1937, possibly designed by the noted late Victorian architect A.W. Maberley. Its significance is enhanced by its prominent setting within extensive grounds to the N of Church Lane and it represents the most notable secular building in the village in architectural terms.

6.3.3 Court Farmhouse

- *Identification of the Heritage Asset and its Setting*

Court Farmhouse is a large, two storey detached farmhouse situated on the W side of the A4173; it is not a listed building but may be regarded as a non-designated heritage asset. The building appears to have been constructed in the 18th century; it is a two-storey building of brick construction with a whitewashed exterior with a tiled roof with dormer windows, surmounted by a ridge stack with a projecting end chimneystack to the S. The farmhouse is four bays long (aligned N-S) with a two-storey rear extension (Plate 30). To the immediate N and W of the farmhouse are several brick and steel-framed agricultural buildings of 19th/20th century date.

The origins of the farmhouse date back at least to the 18th century; it is first documented as 'Brickhouse Farm' in the late 18th/early 19th century and is shown on the OS surveyors drawing of 1811. Historically, it appears to have been the largest agricultural landholding in the village of Whaddon, including a substantial portion of the lands forming the proposal site. The Whaddon tithe map of 1842 records the site as Plot No. 84, comprising a Farmhouse, Garden, Yards and Outbuildings, then occupied by John Long and owned by Trustees on behalf of James Keighley Peach. The farmhouse features prominently in views looking along the Stroud Road towards the village of Whaddon and the agricultural fields comprising the proposal site, which lies immediately to the W of Court Farm, forms the backdrop to views of the farmhouse, particularly looking westwards.



Plate 30: View looking NW from Stroud Road towards Court Farmhouse

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

Court Farmhouse may be regarded as a heritage asset of **Low to Medium** significance in heritage terms, representing an historic traditional farmhouse of probable 18th century date, situated in a prominent position on the Stroud Road on the eastern periphery of the proposed allocation site. Documentary and cartographic evidence shows that the farmstead (originally known as Brickhouse Farm) has been present on the site at least since the 18th century and was historically the largest single farm estate in Whaddon. Court Farmhouse itself clearly retains some historic fabric although the complex of 19th/20th century farm outbuildings to the N is of limited significance in architectural terms.



Plate 31: View looking WSW from Stroud Road towards Court Farmhouse

6.3.4 Brook Farm

- *Identification of the Heritage Asset and its Setting*

Brook Farm is a substantial early to mid-19th century farmhouse situated along the W side of the Stroud Road (to the S of Court Farmhouse). The farmhouse is a double-pile building, three storeys high with a rendered exterior and a hipped slate roof (*Plate 32*). Historically, the present farmhouse may occupy the site of an earlier farmhouse which is marked as Brookhouse Farm on the OS surveyor's drawing of 1811. The farmhouse appears to have been

rebuilt and enlarged at some point between 1811 and 1842 and is shown as Brook Farm on the tithe map and later Ordnance Survey mapping. It occupies a prominent position on the Stroud Road and features noticeably in views looking along the road and in views looking SE from the fields within the proposal site. Adjoining the farmhouse to the S is an outbuilding which appears to have been converted into a modern dwelling and is of limited interest in architectural terms.



Plate 32: View looking NW from Stroud Road towards Brook Farmhouse

- *Assessment of the Significance of the Heritage Asset and the extent to which its Setting contributes to its Significance*

Brook Farmhouse is a heritage asset of **Low to Medium** significance in architectural and historical terms, it represents a substantial double-pile farmhouse of mid-19th century date with earlier origins, possibly dating back to the late 18th century, occupying a prominent position on the Stroud Road and featuring noticeably in views looking SE from within the proposal site.

7 Description of Proposals & Magnitude of Impact

7.1 Summary Description of Proposals

At the present time, there are no detailed plans, elevations or perspective views for the proposed allocation site, showing the nature of the proposed development, although there is an outline masterplan contained in the Draft Stroud District Local Plan (figs. 5 & 6) which has been used for the purposes of this assessment.

The currently proposed development will involve the construction of at least 3000 homes, with provision of facilities including a community centre, a primary and secondary school, several local shops, a sports ground and a bus interchange facility at the NE corner of the site, along with the provision of associated vehicular and pedestrian access roads, attenuation ponds, drainage and other associated services as well as public open spaces and managed habitat areas.



Fig. 5: Extract from the Stroud District Submission Draft Local Plan (page 160) showing Site Allocation G2 (Reproduced by courtesy of the client)

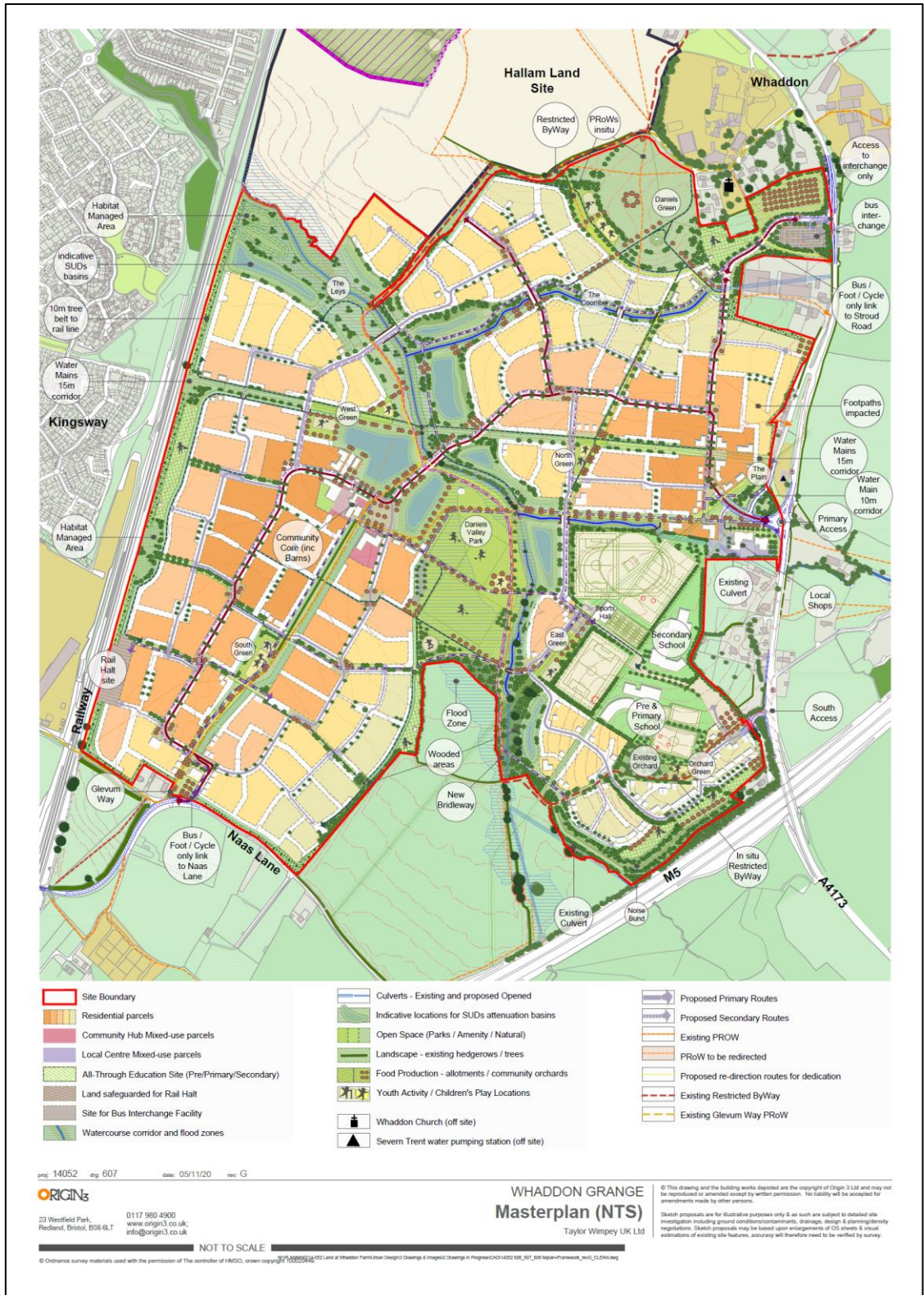


Fig. 6: Draft landscape masterplan
(Reproduced by courtesy of the client)

7.2 Assessment of Magnitude of Impact

- *St Margaret's Church Whaddon (Grade II*)*

The impact of the proposals on the setting of St Margaret's Church has been assessed as **Moderate**. It is recognized that, without an appropriate landscaping strategy, while the fabric of the church would not be directly impacted by the proposed development, there would be a substantial adverse impact on its immediate and wider setting, particularly in terms of the expansive views looking from the churchyard itself and views looking towards St Margaret's from the wider surrounding locality, in which the church tower features as a prominent landmark and, in broad terms, the loss of the open, rural landscape which has formed part of the essential setting of the church since the medieval period.

In order to minimise these potential impacts, as shown on the draft masterplan, it is thus proposed to include a buffer zone of approximately 150m radius within the NE portion of the site located closest to the Grade II* listed church, to preserve its immediate setting and it is further proposed to provide a 'green corridor' extending roughly NW-SE across the site (roughly following the line of the historic watercourse Daniel's Brook) to maintain long distance views looking towards the parish church from the central and southern portions of the site, thereby preserving its importance as a prominent historic landmark and focal point within the wider landscape.

It is respectfully suggested that it may be advisable to further increase the buffer zone around the immediate setting of the church and widen the 'green corridor' framing the broad expansive views looking N and NE towards the parish church and Robinswood Hill. Particular attention should be given to historic routeways extending across this landscape, including the Glevum Way and the footpaths extending N-S across the site, most of which appear to date at least to the early 19th century (and probably earlier). The creation of a heritage trail extending 'along the corridor', with information boards and/or toposcopes identifying the key heritage landmarks present in these expansive views could further limit potential heritage impacts.

With the implementation of an appropriately robust landscape mitigation strategy as suggested above and with particular attention given to the scale, massing and rooflines of the proposed residential development, to limit (as far as possible) the impacts on the immediate and wider setting of the church, it is considered that the impact can be considerably softened.

- *Yew Tree Farmhouse (Grade II):*

The impact of the proposals on the setting of Yew Tree Farmhouse has been assessed as **Minor to Moderate**. Due to the secluded setting of the farmhouse, set within a curtilage defined by a tall tree-lined hedge, and in view of the proposed landscaping buffer zone proposed around the NE corner of the site, it is considered that the impact on the immediate setting of the Grade II listed farmhouse would be limited although there would clearly be an appreciable loss in terms of its wider agricultural landscape setting.

- *St Swithun's Church Brookthorpe (Grade II*)*

The impact of the proposals on the setting of St Swithun's Church Brookthorpe has been assessed as **Negligible**. Due to its secluded setting, the immediate setting of the church would not be affected. In terms of its wider landscape setting, there would be an impact on distant views of the uppermost part of the church tower as experienced looking from the southern extremity of the site; beyond the M5 motorway however it is considered that this impact would be slight in nature and will be further reduced by the proposed establishment of a 'green corridor' extending NW-SE across the proposal site.

- *Hilles House, Harescombe (Grade II*)*

The impact of the proposals on the setting of Hilles House has been assessed as **Minor to Moderate**. Due to its elevated position, there are extensive, panoramic views looking NW from the terraced gardens of the Grade II* listed house across the Vale of Gloucester, which form part of the essential wider setting of the house and gardens. The central and southern portions of the proposal site are clearly, albeit distantly visible from this vantage point and it is evident that the proposed residential scheme will have a significant impact on the open, rural character of the landscape which is experienced from this vantage point; however it is considered that the impact can be lessened by the creation of an appropriately substantial landscape corridor extending NW-SE across the site and with particular attention given to the scale and massing of the proposed development.

- *Haresfield Hill Camp (Scheduled Ancient Monument)*

The impact of the proposals on the setting of Haresfield Hill Camp has been assessed as **Minor**. Due to its elevated position, there are several long-distance views looking N and NNE from specific locations within the Scheduled Monument towards the northern, central and SW portions of the site; however it is considered that the impact of the proposed development on these views, which are considered to be of high sensitivity as they would be experienced by visitors to the hillfort, can be reduced by implementation of an appropriately wide landscape corridor extending NW-SE across the site.

- *Field Buildings:*

The impact of the proposals on the setting of Field Buildings has been assessed as **Moderate**. It is evident that the immediate and wider setting of the complex of traditional farm buildings will be substantially changed as a result of the construction of the proposed residential development; however it is considered that this impact will be limited by the establishment of a landscape corridor extending across the proposal site and moreover it is proposed to retain and convert the extant farm outbuildings into a community hub, which can be strongly supported in heritage terms.

- Wynstones School (Whaddon Manor)

The impact of the proposals on the setting of Field Buildings has been assessed as **Minor**. Due to the secluded setting of the house, set within extensive tree-lined gardens, it is considered that the impact of the proposals on the immediate setting of the Victorian Gothic mansion will be limited; however there will be a degree of impact on its wider landscape setting, particularly in terms of views looking towards the site from the open fields to the N and W in which the roofline of the school building is partially visible.

- *Court Farmhouse*

The impact of the proposals on the setting of Court Farmhouse has been assessed as **Moderate**. It is evident that while the fabric of the farmhouse will not be altered, the immediate and wider setting of the unlisted 18th century farmhouse will be significantly changed as a result of the proposed development. In particular, the wide-ranging views across fields which form the essential setting of the farmhouse will be altered by the construction of the proposed new primary and secondary schools and adjacent residential housing. It is considered that these impacts can be reduced by robust landscaping measures and sensitive design of the school and residential buildings adjacent to the site.

- *Brook Farm*

The impact of the proposals on the setting of Court Farmhouse has been assessed as **Moderate**. While the fabric of the farmhouse will not be altered, the immediate and wider setting of the unlisted 19th century farmhouse will be significantly changed as a result of the proposed development. In particular, the extensive views across fields which form the backdrop to views of the farmhouse will be altered by the construction of the proposed new primary and secondary schools and adjacent residential housing within the proposal site. It is suggested that these impacts can be reduced by robust landscaping measures and sensitive design of the school and residential buildings adjacent to the site.

8 Heritage Assessment – Overall Conclusions

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an informed overall appraisal of the implications of the proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

The overall impact of the proposed development on nearby designated and undesignated heritage assets in the immediate and wider vicinity of the proposed development can be assessed as **Moderate**. In more detail, the assessment of the potential heritage impacts can be summarised thus:

St Margaret's Church (Grade II)*: The overall significance impact of the proposals on the setting of St Margaret's Church has been assessed as **Moderate to Large**, based on a cross-referencing of the importance of the heritage asset, assessed as being of **High** significance as a large Grade II* listed medieval church with a prominent west tower which features as a prominent landmark in the surrounding rural landscape, against the magnitude of impact, assessed as **Moderate**. It is acknowledged that there will be an adverse impact on its immediate and wider setting, particularly in terms of the loss of the open, rural landscape which has formed part of the essential setting of the church since the medieval period. However, it is considered that these adverse impacts can be significantly reduced by the implementation of a substantial buffer zone within the northeast portion of the site around the church and the provision of a 'green corridor' extending roughly northwest-southeast across the site to maintain long distance views looking towards the parish church from the central and southern portions of the site, thus preserving its importance as a prominent historic landmark and focal point within the wider landscape.

Yew Tree Farmhouse (Grade II): The overall impact of the proposals on the setting of Yew Tree Farmhouse has been assessed as **Moderate**. This assessment is based on a cross-referencing of the **High** importance of the heritage asset as a well-preserved Grade II listed 17th century farmhouse against the magnitude of impact assessed as **Minor to Moderate**. Due to the secluded setting of the farmhouse, set within a curtilage defined by a tall tree-lined hedge, and in view of the proposed landscaping buffer zone proposed around the northeast corner of the site, it is considered that the impact on the immediate setting of the farmhouse would be limited although there would clearly be a noticeable loss in terms of its wider agricultural landscape setting.

St Swithun's Church Brookthorpe (Grade II)*: The impact of the proposals on the setting of St Swithun's Church Brookthorpe has been assessed as **Slight**, which reflects the High importance of the heritage asset as a Grade II* listed 13th-14th century church with some notable memorials both within the church and churchyard, considered against the magnitude of impact assessed as **Negligible**. Due to its secluded setting, the immediate setting of the church would not be affected. In terms of its wider landscape setting, there would be an impact on distant views of the uppermost part of the church tower as experienced looking from the southern extremity of the site; beyond the M5 motorway however it is considered that this impact would be slight in nature and will be further offset by the proposed establishment of a 'green corridor' extending NW-SE across the proposal site.

- *Hilles House, Harescombe (Grade II*)*

The overall impact of the proposals on the setting of Hilles House has been assessed as **Moderate**, an assessment which reflects the **High** importance of the heritage asset as a Grade II* listed country house of early 20th century date designed by the pioneering Arts and Crafts architect Detmar Blow, considered against the magnitude of impact, assessed as **Minor to Moderate**.

Due to its elevated position on the Cotswold escarpment, there are extensive, panoramic views looking NW from the terraced gardens of the Grade II* listed house across the Vale of Gloucester, including the central and southern portions of the proposal site. The proposed residential scheme will have a significant impact on the open, rural character of the landscape which is experienced from this vantage point; however, it is considered that the impact can be lessened by the creation of an appropriately substantial landscape corridor extending NW-SE across the site and with particular attention given to the scale and massing of the proposed development.

- *Haresfield Hill Camp (Scheduled Ancient Monument)*

The overall impact of the proposals on the setting of Haresfield Hill Camp has been assessed as **Slight to Moderate**, an assessment which is based on a cross-referencing of the High importance of the h Due to its elevated position, there are several long-distance views looking N and NNE from specific locations within the Scheduled Monument towards the northern, central and SW portions of the site; however it is considered that the impact of the proposed development can be reduced by implementation of a suitably wide landscape corridor extending NW-SE across the site.

The impact on four non-designated heritage assets within the site, namely Field Buildings (a complex of 19th century traditional farm outbuildings situated within the central portion of the site), Wynstones School (a former mansion of mid-late 19th century date), Court Farmhouse (an unlisted 18th century farmhouse) and Brook Farm (an unlisted farmhouse of early to mid-19th century date) has been assessed as **Slight to Moderate**.

While the settings of these non-designated heritage assets (assessed as being of **Low to Medium** importance in heritage terms) will be impacted to varying degrees by the proposed development, it is considered that is suggested that these impacts can be reduced by robust landscaping measures and with particular attention given to the scale and massing of the proposed development.

Summary Conclusion: It is BA's considered opinion that, *prima facie*, based on the available archaeological, documentary and cartographic sources, the archaeological potential of the site, while significant, does not present an impediment to development and the proposed residential development can also be supported in heritage terms, subject to the implementation of an appropriately robust programme of landscape mitigation measures to reduce potential heritage impacts, particularly with regards to the setting of St Margaret's Church and long distance views from Hilles House and Haresfield Hill Camp.

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11 Cartography

(All maps were obtained from Gloucestershire Archives unless otherwise stated)

1799: Inclosure map for Gloucester parish

1811: Ordnance Survey Drawing of Cheltenham and District (British Library)

1839: Tithe Map of Tuffley parish

1842: Tithe map of Whaddon parish

1843: Tithe map of Brookthorpe parish

1884: Ordnance Survey 1st edition 6-inch Map

1903: Ordnance Survey 2nd edition 25-inch Map

1924: Ordnance Survey 3rd edition 25-inch Map

1942: Land Utilisation Map

1954: Ordnance Survey provisional edition 6-inch Map

1968: Ordnance Survey 1:10000 map

1974: Ordnance Survey 1:2500 map

(Aerial photographs of the study area dating back to 1947 were consulted using online sources and records held at the Gloucestershire Archives and the Historic England Archive)

12 Appendix 1: Historic Maps



Fig. 7: Extract from the OS Surveyor's Drawing of Cheltenham and district (1811)
(Reproduced by courtesy of the British Library)

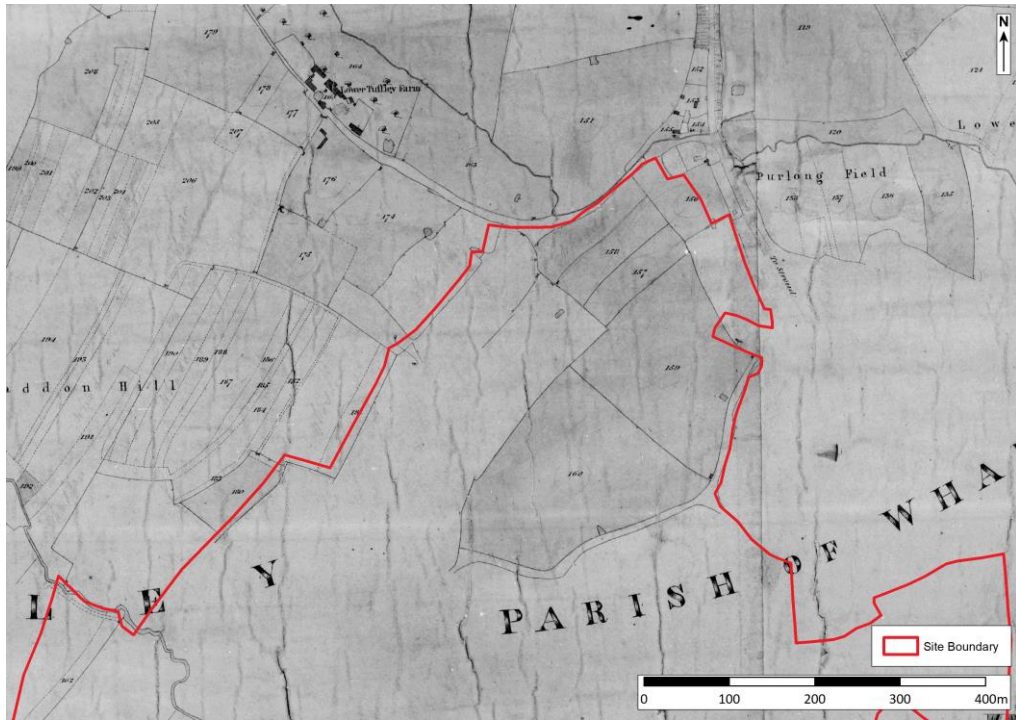


Fig. 9: Extract from the Tuffley tithe map of 1839
(Reproduced by courtesy of the National Archives)

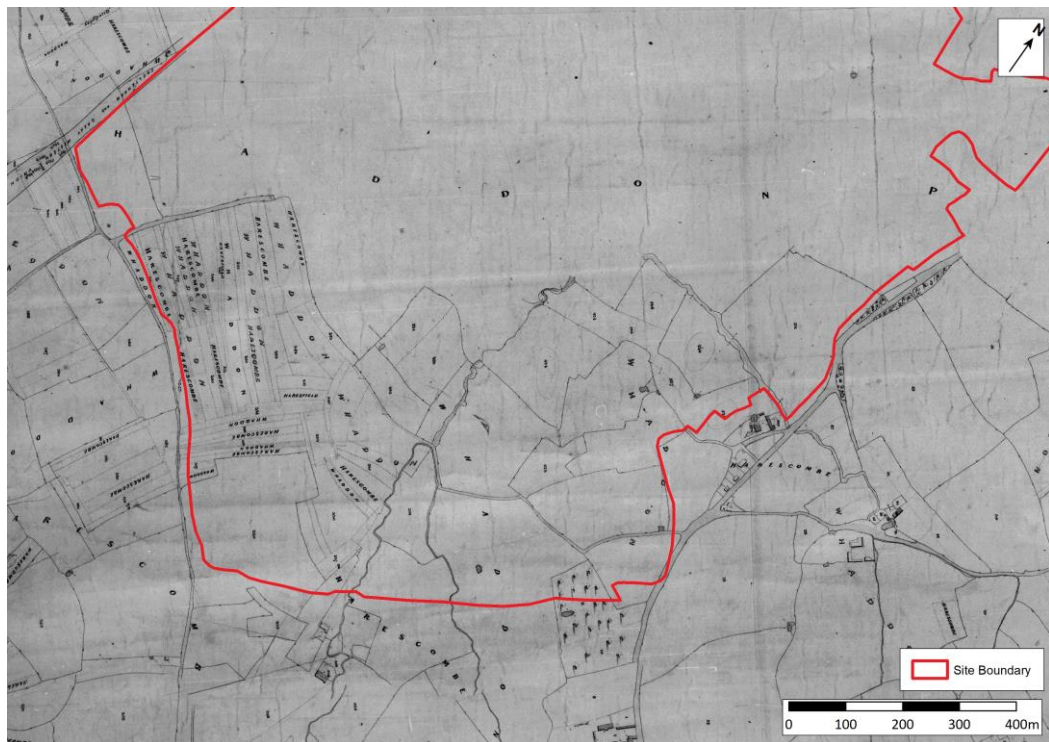


Fig. 10: Extract from the Brookthorpe tithe map of 1843
(Reproduced by courtesy of the National Archives)

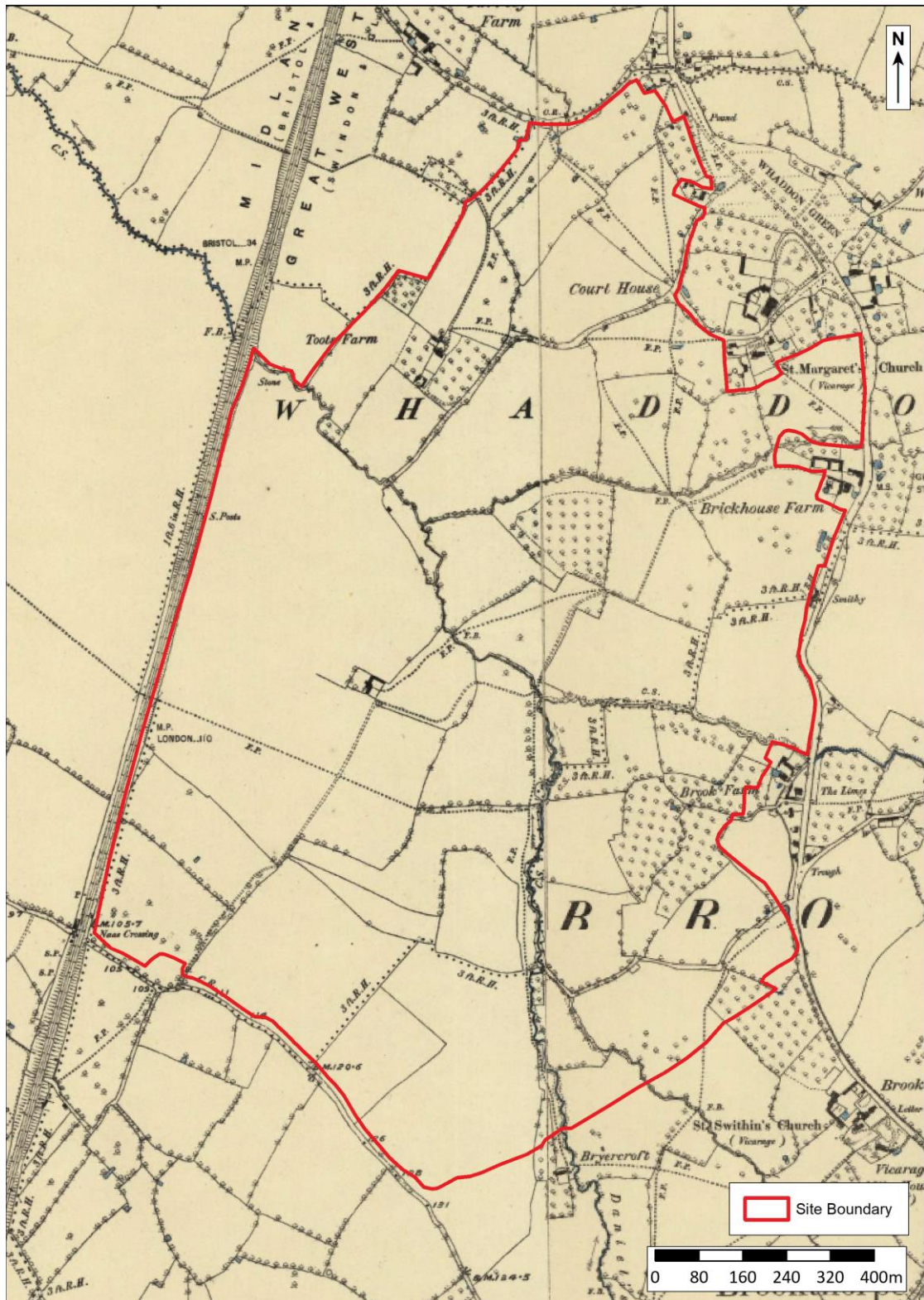


Fig. 11: Extract from the OS 1st edition 6-inch map (1884)
(Reproduced courtesy of the National Archives)

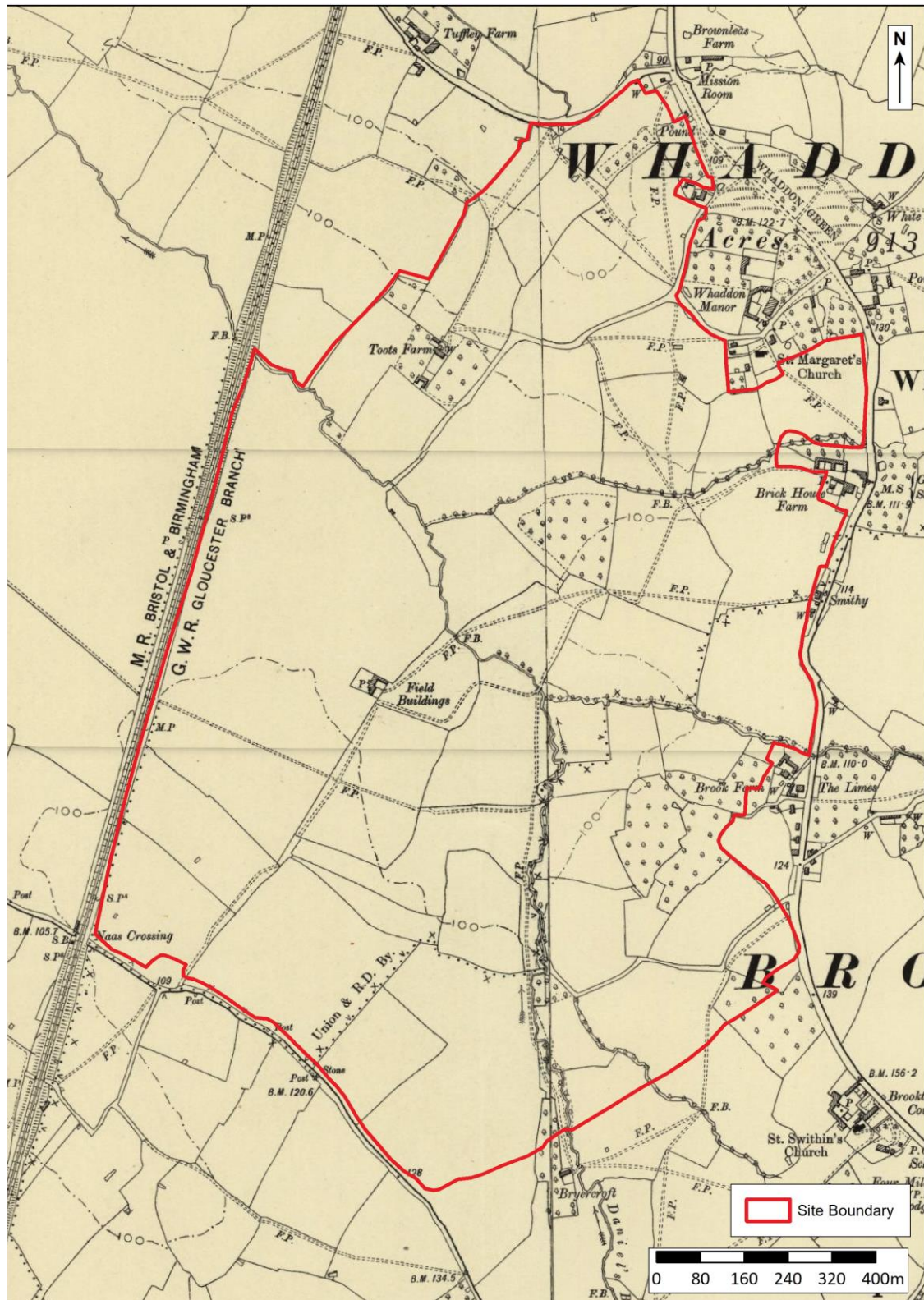


Fig. 12: Extract from the OS 2nd edition 6-inch map (1903)
(Reproduced courtesy of the National Archives)

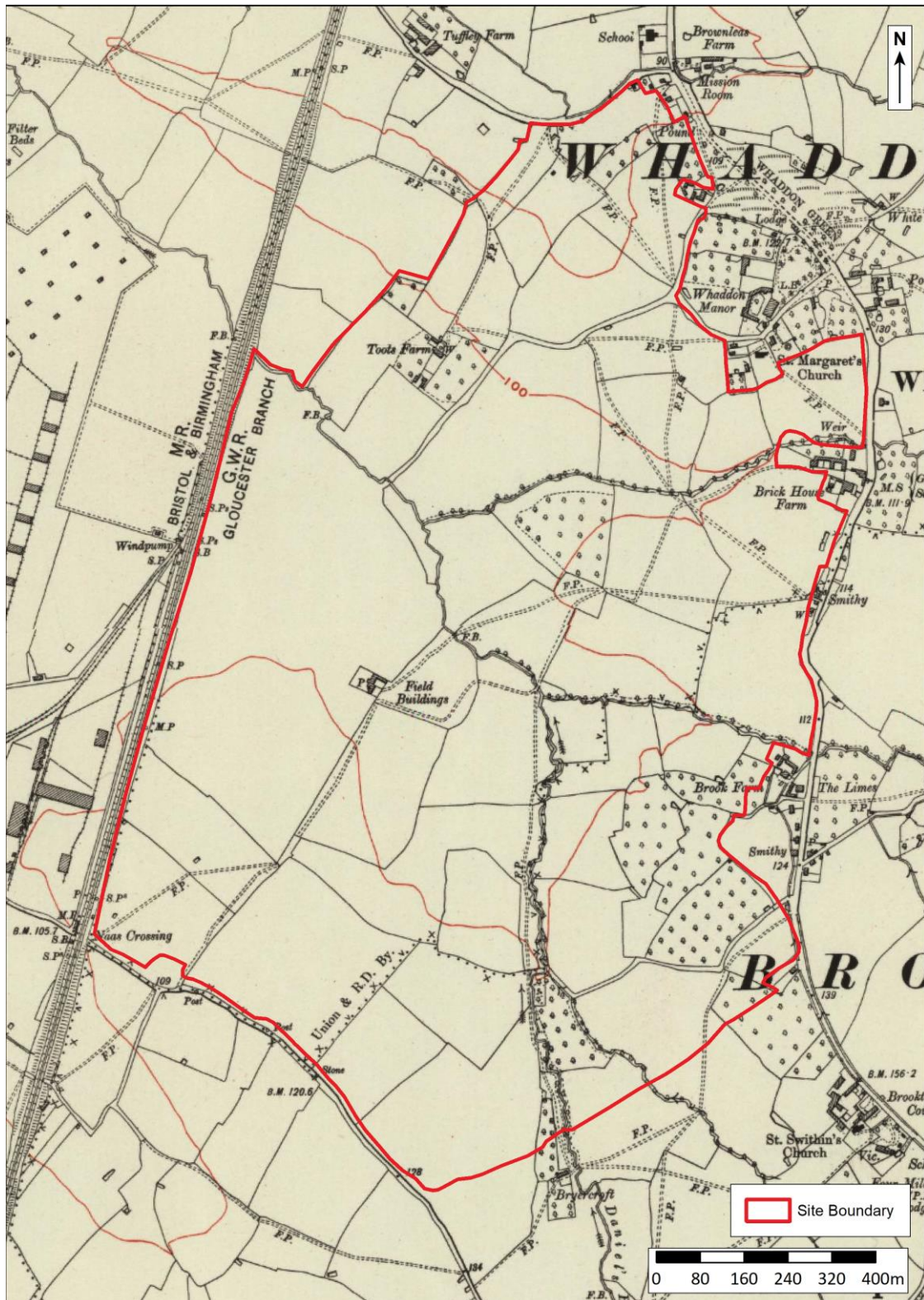


Fig. 13: Extract from the OS 3rd edition 6-inch map (1924)
(Reproduced courtesy of the National Archives)

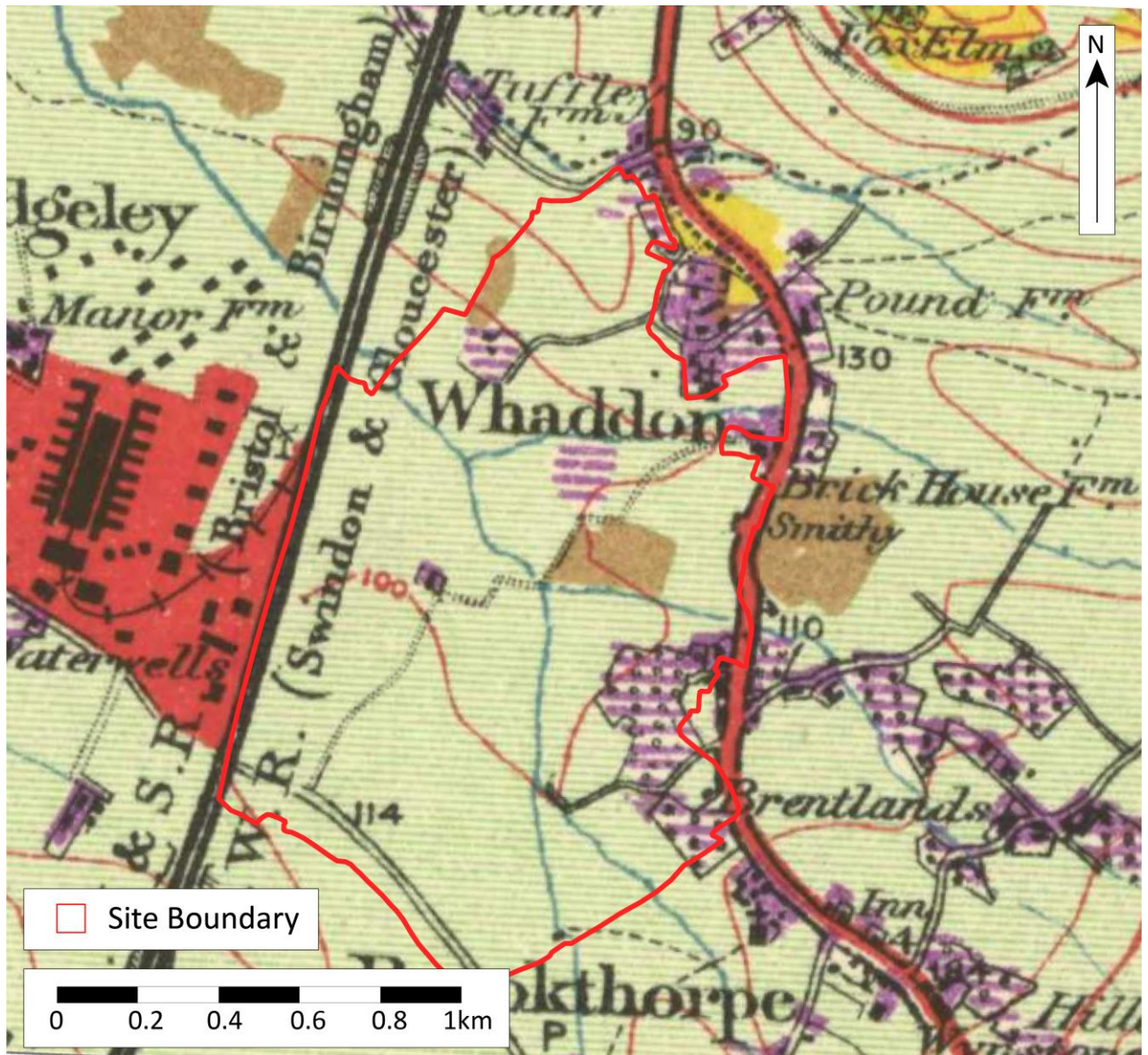
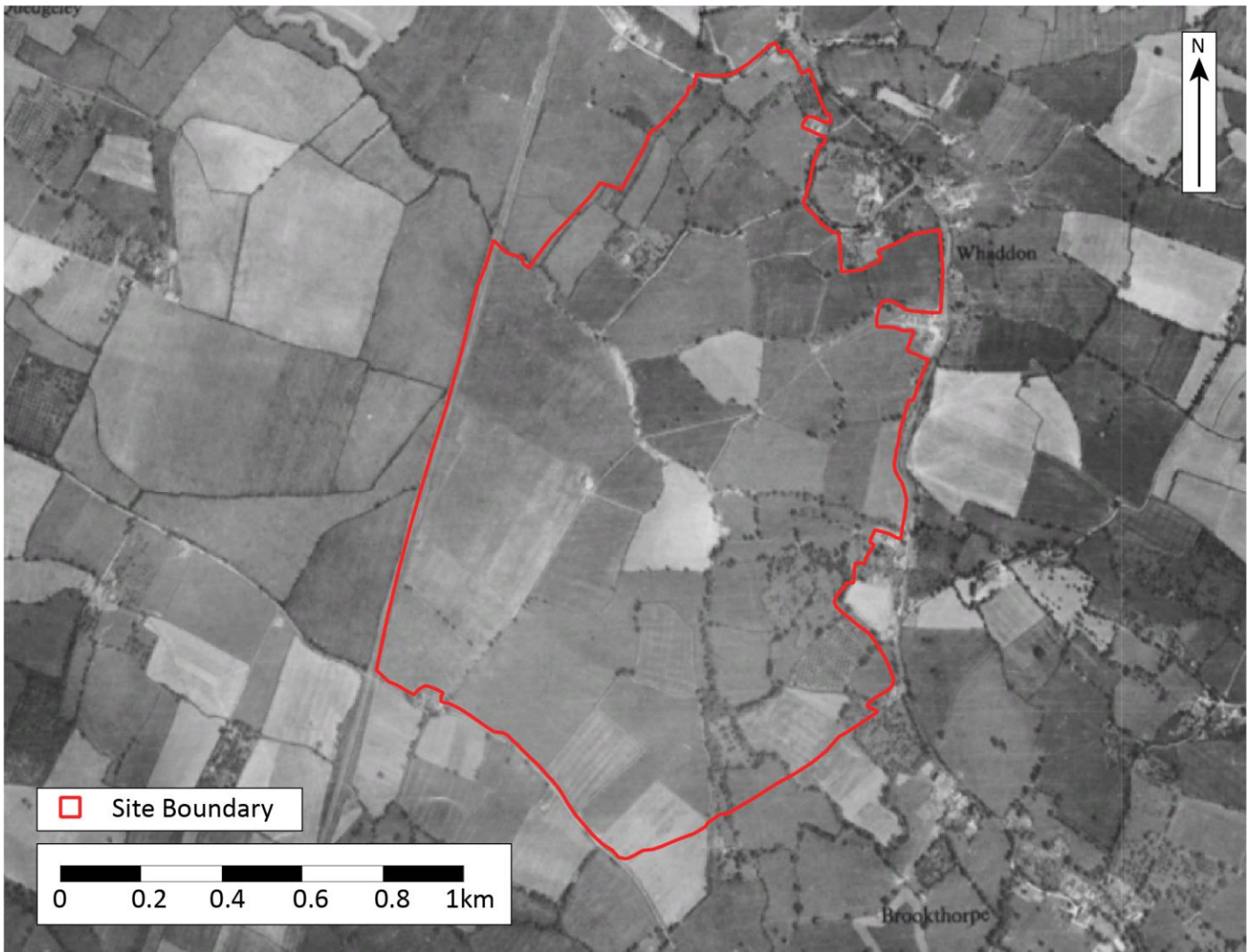


Fig. 14: Extract from the Land Utilisation Map for Gloucester and district (1942)
(Reproduced courtesy of the National Archives)



*Fig. 15: Extract from aerial photograph of Whaddon and Brookthorpe (1946)
(Reproduced courtesy of the Gloucestershire Archives)*

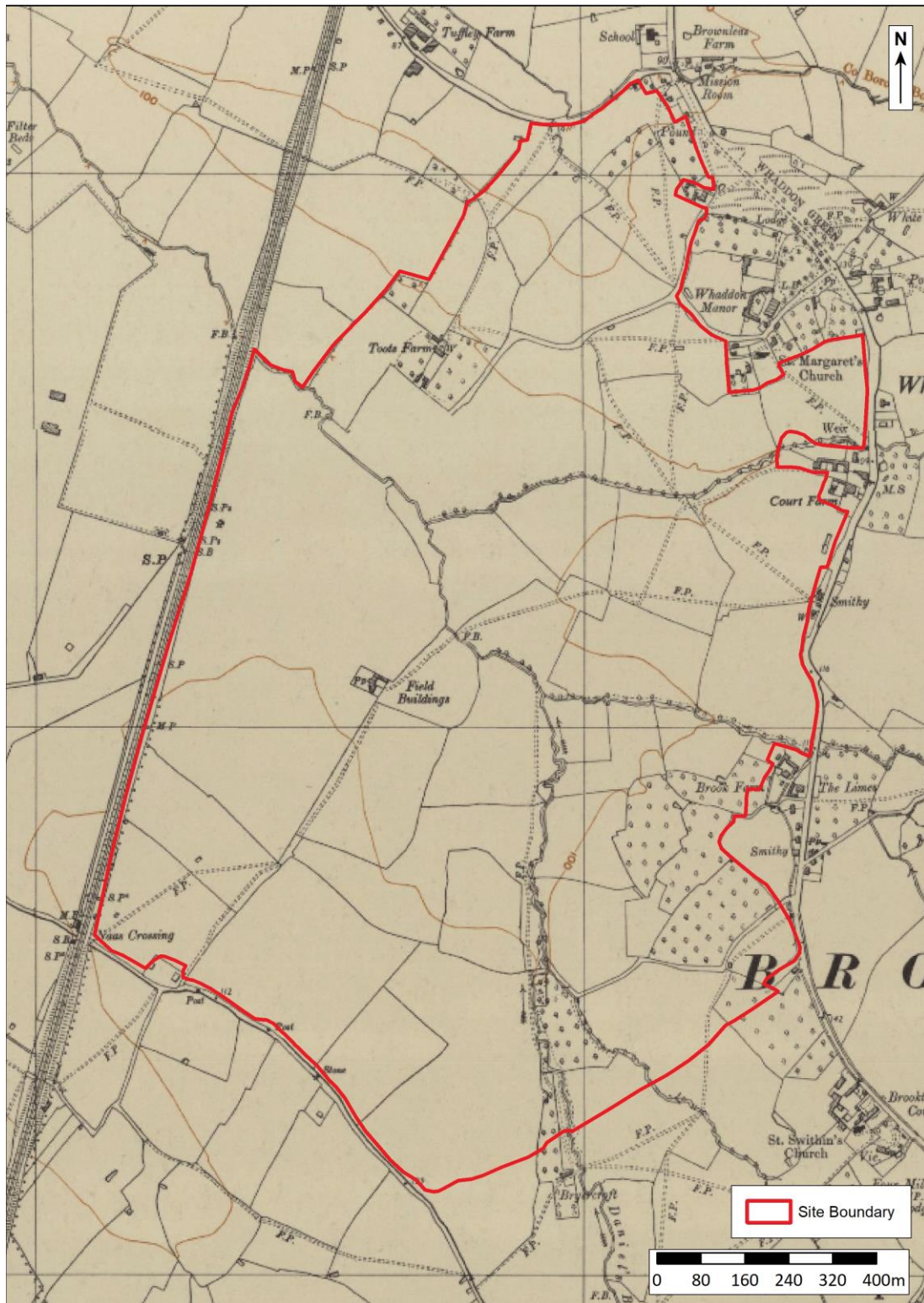


Fig. 16: Extract from the OS provisional edition 6-inch map (1954)
(Reproduced courtesy of the National Archives)



Fig. 17: Extract from current LiDAR imagery (1m DTM) of the site
(Reproduced courtesy of the Environment Agency)

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