

APPENDIX E
HERITAGE LISTED BUILDING SETTINGS ASSESSMENT



Land at Kingswood, Gloucestershire

*Historic Environment Desk-Based
Assessment*



Report prepared for:
Redrow Homes (South West)
(Bristol)

CA Project: CR0722

CA Report: CR0772_1

June 2021



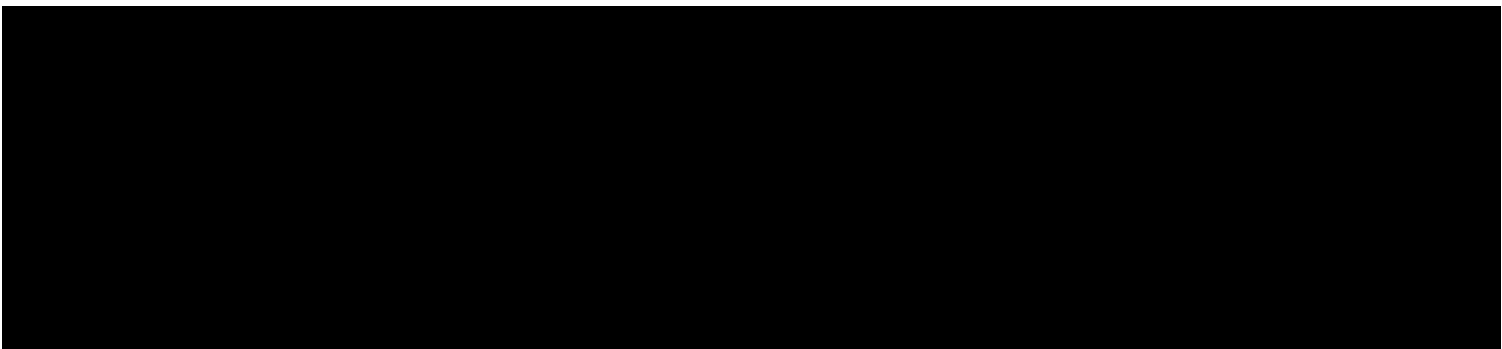
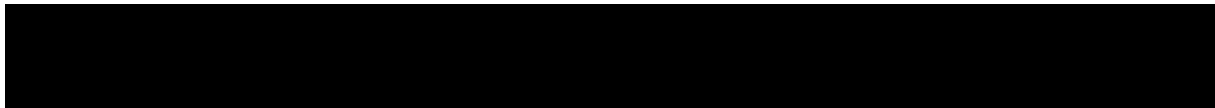
Land at Kingswood, Gloucestershire

Historic Environment Desk-Based Assessment

CA Project: CR0722

CA Report: CR0722_1

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SUMMARY

Project Name: Land at Kingswood

Location: Gloucestershire

NGR: 374071, 192533

In April 2021, Cotswold Archaeology was commissioned by Redrow Homes (South West) (Bristol) to undertake a Historic Environment Desk-Based Assessment in respect of land at Kingswood, Gloucestershire. This report comments on the evolution of the historic environment both within the Site and its wider surroundings. It identifies heritage assets within the Site or any heritage asset beyond its boundary that may potentially be affected by the development proposals. Both physical and non-physical effects, as a result to changes in setting of designated assets are then assessed.

Evidence considered for this assessment does not identify any known or potential below-ground archaeological remains or other heritage assets within the Site which would preclude development. The Site is likely to have been located within the field systems of the known nearby Roman settlement, and at least part of the Site is likely to have lain within one of the great arable open-fields of the medieval manorial system. Thus, there is a potential for agricultural features relating to the Romano-British and medieval period.

No tithe map of the Site and its environs was produced and therefore the evidence does not currently identify hedgerow boundaries within and bordering the Site as 'important', under the 1997 hedgerows Regulations. Nonetheless, an emphasis on broad retention would be desirable in development designs. Removal of sections where required for matters such as access would likely be suitable, particularly if the broad evolved enclosure pattern retains intelligibility.

It is recommended that a geophysical survey is carried out across the Site, as a next step in a staged approach to heritage assessment. This would provide further information on the below-ground potential for archaeological remains. Its method would need to be agreed within a Written Scheme of Investigation (WSI) approved by the archaeological officer at Gloucestershire County Council.

The Grade II listed Langford Mill is not highly sensitive to change within the Site. However, an element of heritage influence within design would be an appropriate response for the limited contribution that these fields make to the significance of the building. A particular measure would include the use of open space in that area of the Site in closest proximity to the mill, as illustrated on Fig. 9. Strengthening of established hedge boundaries would also be a suitable consideration.

1. INTRODUCTION

- 1.1. In April 2021, Cotswold Archaeology was commissioned by Redrow Homes South West (Bristol) to undertake a Historic Environment Desk-Based Assessment of land at Kingswood, Gloucestershire (henceforth termed 'the Site'). The Site is currently used as agricultural land and measures c. 26ha. The Site is located c. 340m north-west from the centre of the village of Kingswood, just to the north of Charfield Road, and c. 1.8km south-west of Wotton-under-Edge (NGR: 374071, 192533; Fig. 1).
- 1.2. Development considerations are for residential development and a primary school, and associated green open space, landscaping, and access. The masterplan for the Site is currently being developed and the conclusions of this assessment will inform the ongoing design proposals of the development. This is in accordance with the best-practice objective of 'maximising heritage enhancement and minimising harm' through heritage influence in design.
- 1.3. In order to best achieve this objective, the assessment report has been prepared in two key stages. The present report, the baseline information has been prepared, in order to inform the design team on heritage constraints and opportunities for enhancements (seen 'objectives and professional standards' below. Once design plans are finalised, the effects of the development (both physical and non-physical) will be completed.

Objectives and professional standards

- 1.4. The key objectives of this report are:
- To identify known heritage assets within the Site, and their significance
 - To identify the potential for currently unknown heritage assets (including archaeological remains) within the Site, and their potential significance
 - To identify the contribution of the Site to the 'setting' of heritage assets within or beyond the Site
 - To identify heritage constraints and/or opportunities for the development of the Site, and potential heritage influence in design which may contribute to the best-practice objective of 'maximising enhancement and minimising harm'
- 1.5. Following these stages (which comprise the present report) the remaining objective of the assessment is to:

- Assess the physical and non-physical effects of the development proposals (including any harm and any enhancements)

1.6. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA).

1.7. Considering current Government restrictions and Public Health guidance that has been enforced in response to the present COVID-19 pandemic, this report has been prepared in accordance with appropriate standards and guidance, including:

- Historic Environment Advice Note 12: Statements of Heritage Significance, Analysing Significance in Heritage Assets (Historic England 2019)
- ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ (CIfA 2020)
- ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015)

Statute, policy, and guidance context

1.8. The Site is in the local authority of Stroud District Council (SDC). The Stroud District Local Plan was adopted in November 2015. The relevant policy which relates to the historic environment is *Delivery Policy ES10: Valuing our historic environment and assets*, which is described in Section 6 of the Local Plan. Further details of the policy can be found in Appendix 1 of the present report.

1.9. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. More detail is provided in Appendix 1.

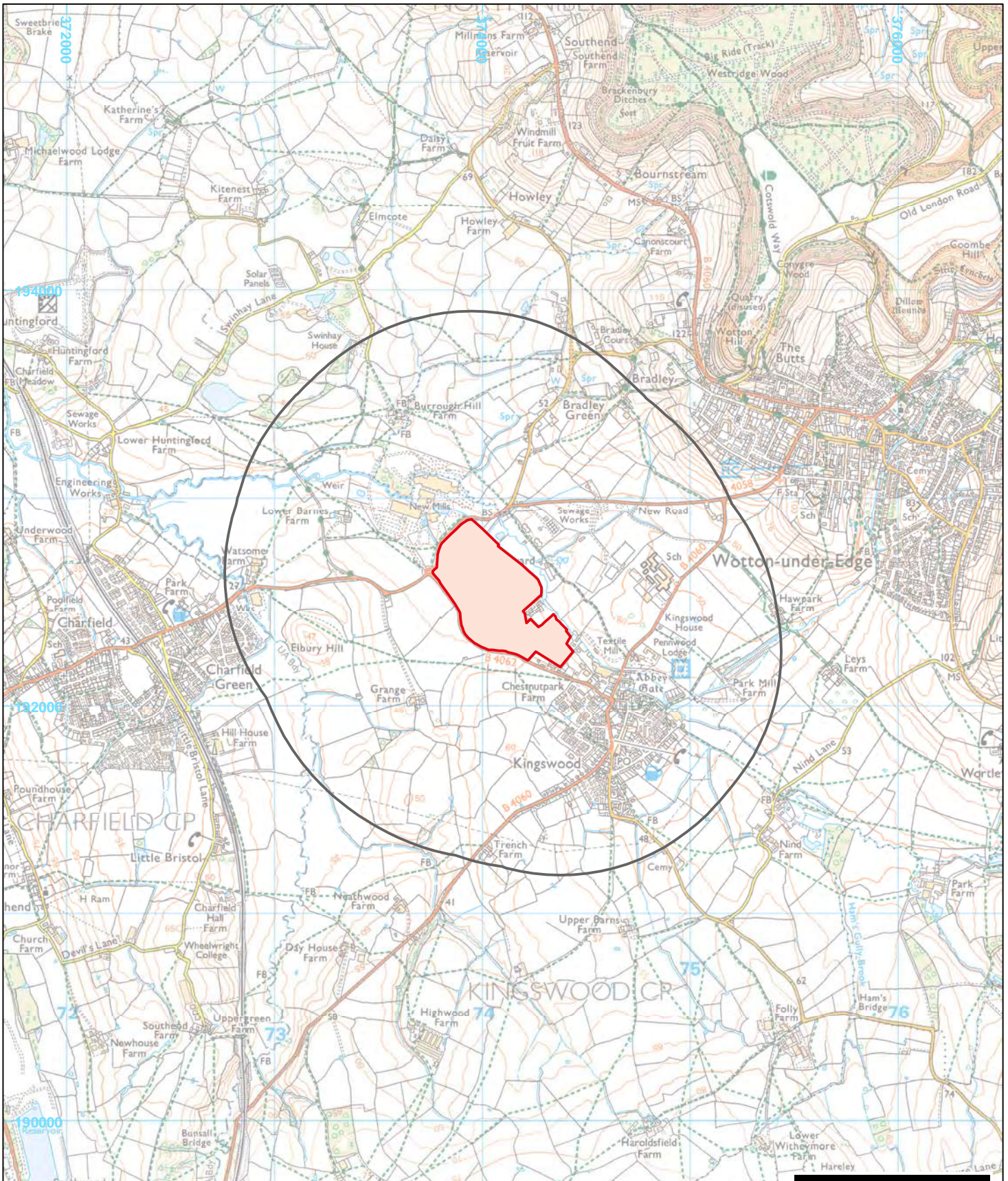
Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.

Statute	Description
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Historic England Advice Note 12 (HEAN12) Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)	This advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. The advice note explores the assessment of significance and describes the relationship with between archaeological desk-based assessments and field evaluations, as well as Design and Access Statements.
Stroud District Council Local Plan (2015)	Comprises the local development plan (local plan), as required to be compiled, published, and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy, and guidance

Consultation

- 1.10. Consultation regarding the scope and method of this Historic Environment Desk-Based Assessment was undertaken with the archaeology officer at Gloucestershire County Council. The scope and method were agreed through email correspondence dated 7 May 2021. It was agreed in this consultation that a Written Scheme of Investigation was not required.



Legend

- Site
- Study Area



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PROJECT TITLE
 Land at Kingswood, Gloucestershire

FIGURE TITLE
 Site location plan



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FIGURE NO.
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2. METHODOLOGY

Data collection, analysis, and presentation

- 2.1. This assessment has been informed by available historic environment information, subject to limitations due to health and safety constrictions imposed in response to the 2020/2021 coronavirus (COVID-19) pandemic. In this instance, this is considered to be sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach accords, where practicable under present restrictions, with the provisions of the NPPF (2019) and the guidance issued by the ClfA (2020). The data has been collected from a wide variety of sources and where this has not been possible to obtain this has been outlined in the summary set out in Table 2.1 below. Limitations to the study are specifically set out in 'limitations' below.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Gloucestershire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Not available due to COVID-19 closure requirements.
Gloucestershire Archives	Not available due to COVID-19 closure requirements.
Historic England's Aerial Photograph Research Unit	Not available due to COVID-19 closure requirements. A review of aerial photographs available on the Britain from Above website and other online repositories such as the National Collection of Aerial Photography (NCAP) and Cambridge Air Photos (CAP) (accessed March 2021) were utilised.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, Know your Place & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.
The Rural Settlement of Roman Britain online resource	A comprehensive resource detailing excavated evidence for Romano-British rural settlement and activity.
Grey Literature	Reports of relevant sites in and around the study area.

Table 2.1 Key data sources

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- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed, or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was also undertaken as part of this assessment on Wednesday 12th May 2021. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The Site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance, and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Aerial photographs held at Historic England Archives

- 2.5. Due to the closure of Historic England Archives as a result of COVID-19 government restrictions, it was not possible to consult aerial photographs held in this repository. However, the website 'Britain from Above', as well as the National Collection of Aerial Photography (NCAP) and Cambridge Air Photos (CAP), were consulted in April 2021. No aerial photographs of the Site were available to view online. The National Mapping Programme within the Cotswold Hills (English Heritage 2011) has also been consulted throughout this assessment which uses historic aerial photography of the region.

LiDAR imagery

- 2.6. Existing Environment Agency (EA) Lidar data was analysed with the specific aim of clarifying the extent any potential archaeological remains.

-
- 2.7. EA Lidar DTM and DSM tiles were obtained from the Defra Data Services Platform (environment.data.gov.uk), under the Open Government Licence v3.0. The data was available at 1m resolution, surveyed in 2018. DTM and DSM tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100x100m-square. EA state that their specifications for Lidar data require absolute height error to be less than +/-15cm, and relative error to be less than +/-5cm (EA, 2016). The planar accuracy of the data is guaranteed to +/- 40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +/-20cm (ibid.).
- 2.8. The Lidar .asc files contain British National Grid as the “native” coordinate reference system.
- 2.9. Where necessary, the DTM tiles were combined into a mosaic raster dataset using Esri ArcGIS 10.5.1 and exported as a .TIFF
- 2.10. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj et al 2019 and Zakšek et al 2011) to create a number of visualisations including a multi-direction hillshade and local relief model following Historic England guidelines (HE 2010) and guidance in Airborne Laser Scanning Raster Visualisation: A guide to good practice (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.11. The output images from the RVT software were then imported into the ArcMap 10.5.1 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.
- 2.12. DTM tile formed the basis within the desk-based assessment and is illustrated on Figure 6.

Assessment of heritage significance

- 2.13. The significance of known and potential heritage assets within the Site, and any beyond these areas which may be affected by the proposed development, has been assessed and described, as required by paragraph 189 of the NPPF (2019), and described further in Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). This describes heritage significance as being archaeological, architectural, artistic or historic: or a combination of these values. The Historic England publication ‘Conservation Principles’ describes heritage significance slightly differently, as composed of

evidential, historical, aesthetic or communal values, or a combination of these values.

Assessment of potential development effects (benefit and harm)

2.14. As described in Chapter 1, the present report provides baseline information on heritage constraints and opportunities, in order to suitably inform evolving design proposals. The assessment of physical and non-physical effects will be carried out on finalisation of design.

2.15. However, comment is provided on potential considerations of design, which include consideration of potential development effects (particularly with regard to non-physical effects and the ‘setting’ of heritage assets). Table 2.2 below sets out the broad parameters of development effects utilised in heritage assessment, which informs these initial considerations; and which will be used in order to assess development effects.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	

Level of effect	Description	Applicable statute & policy
		<p><i>not apply to the setting of Conservation Areas.</i></p> <p>Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p> <p>With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	<p>Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.</p> <p>In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.</p>

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.16. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

2.17. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been available for examination for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER are not a record of all surviving heritage assets,

but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within this repository is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.18. A review of records and historic aerial photographs of the Site and study area held at the Historic England Archives could not be conducted due to closure as a result of Government health guidance in relation to the Covid-19 outbreak. No aerial images held by the Britain From Above or NCAP were available to view online for the Site (accessed May 2021). Similarly, no archive material held by the Gloucestershire Archives could be accessed because of archive closures. Nonetheless, it is considered that sufficient information was available to assess the Site.
- 2.19. The best resolution of digital terrain model lidar imagery of the Site, available from the Environment Agency, is 1m. Whilst this is sufficient to show earthworks, such as ridge and furrow, it is possible that other earthworks of lesser prominence would not be as readily discernible.
- 2.20. A site visit was conducted within the Site on Wednesday 12th May 2021, which was undertaken in dry conditions, with occasional cloud cover, and good visibility. It should be noted that the Site was covered by either long grass, c. 0.5m in height, or crops which restricted observation of any earthworks in the Site. There was sufficient access from public rights of way to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is made up of c. 26ha of agricultural land c. 340m north-west of the village of Kingswood, Gloucestershire. The landscape to the south and south-east of the Site is comprised of a mixture of commercial and industrial units and residential development on the fringes of Kingswood village. Further agricultural fields are located to the south-west and north-east of the Site. A software and engineering complex is located to the north-west of the Site. The land within the Site is comprised of gentle rolling hills at c. 38m Above Ordnance Datum (AOD) in the north, rising slightly to c. 44m AOD in the central area of the Site, before falling to c. 42m AOD in the south-east. The Site is bounded to the south and south-west by Charfield Road (B4062), and to the north-west by New Road (B4058).
- 3.2. There are several mills in the vicinity of the Site and some are associated with the former abbey (discussed in detail below), but it is worth noting that in the medieval period the monks associated with the abbeys sometimes altered and created new watercourses. Therefore, the landscape surrounding former abbeys are heavily modified by the presence of that abbey.



Photo 1. Southern area of the Site looking south-east towards Kingswood



Photo 2. Southern area of the Site looking southwards to rear of properties that front Charfield Road (B4062)



Photo 3. Southern area of the Site looking west towards Charfield Road (B4062)



Photo 4. Eastern area of the Site looking north-east



Photo 5. North-eastern area of the Site looking north-west



Photo 6. Water course forming eastern boundary of the Site looking north



Photo 7. Northern boundary of the Site looking south-east



Photo 8. Western area of the Site looking south



Photo 9. Central area of the Site looking north-west

Geology

3.3. The underlying geology of the Site consists of mudstone belonging to the Blue Lias Formation and Charmouth Mudstone Formation. This sedimentary bedrock formed c. 183 to 210 million years ago in the Jurassic and Triassic Periods. No superficial deposits are recorded within the Site (BGS 2021).

3.4. There is no borehole data available within the area surrounding the Site.

Designated heritage assets

3.5. There are no designated heritage assets within the Site. Within the study area there is one Conservation Area, one Scheduled Monument, and one Registered Park and Garden, as follows:

- Kingswood Conservation Area (Fig. 2, **CA1**), c. 150m south-east of the Site;
- Kingswood Abbey Gate (Fig. 2, **SM1**), c. 340m south-east of the Site; and
- Bradley Court, Registered Park and Garden (Fig. 2, **PG1**), c. 990m north of the Site.

3.6. There are 39 Listed Buildings located within the study area. These include two Grade I Listed Buildings, two Grade II* Listed Buildings, and the remaining 35 are Grade II Listed Buildings. Many of these buildings are located within Kingswood Conservation Area (Fig. 2, **CA1**), as illustrated on Figure 2, and not all the buildings are individually numbered.

3.7. Some of the Listed Buildings within the Conservation Area have been identified as potentially sensitive to development within the Site, and have therefore been individually numbered for ease of discussion. These buildings are listed below and are further discussed in Section 5:

- Grade I Listed Building, 5 and 7 Abbey Street (Fig. 2, **LB1**), c. 345m south-east of the Site
- Grade I Listed Building, Abbey Gatehouse and Adjoining Wall to East (Fig. 2, **LB2**), c. 355m south-east of the Site
- Grade II* Listed Building, New Inn House and Railings (Fig. 2, **LB3**), c. 280m south-east of the Site
- Grade II Listed Building, Church of St Mary (Fig. 2, **LB5**), c. 360m south-east of the Site

3.8. Several Listed Buildings located outside of the Conservation Area have also been individually numbered, where they are in close proximity to the Site, and include:

-
- Grade II* Listed Building, Former Mill Building at New Mills, West of Bushford Bridge (Fig. 2, **LB4**), c. 180m north-west of the Site
 - Grade II Listed Building, Langford Mill (Fig. 2, **LB6**), c. 45m south-east of the Site
 - Grade II Listed Building, Penn House and Gate Piers to West (Fig. 2, **LB7**), c. 295m south-east of the Site
 - Grade II Listed Building, Kingswood House (Fig. 2, **LB8**), c. 445m north-east of the Site
 - Grade II Listed Building, The Round House (Fig. 2, **LB9**), c. 200m north of the Site
 - Grade II Listed Building, Lower Barnes Farmhouse (Fig. 2, **LB10**), c. 518m north-west of the Site

3.9. These heritage assets are discussed in further detail below, where necessary, and within Section 5.

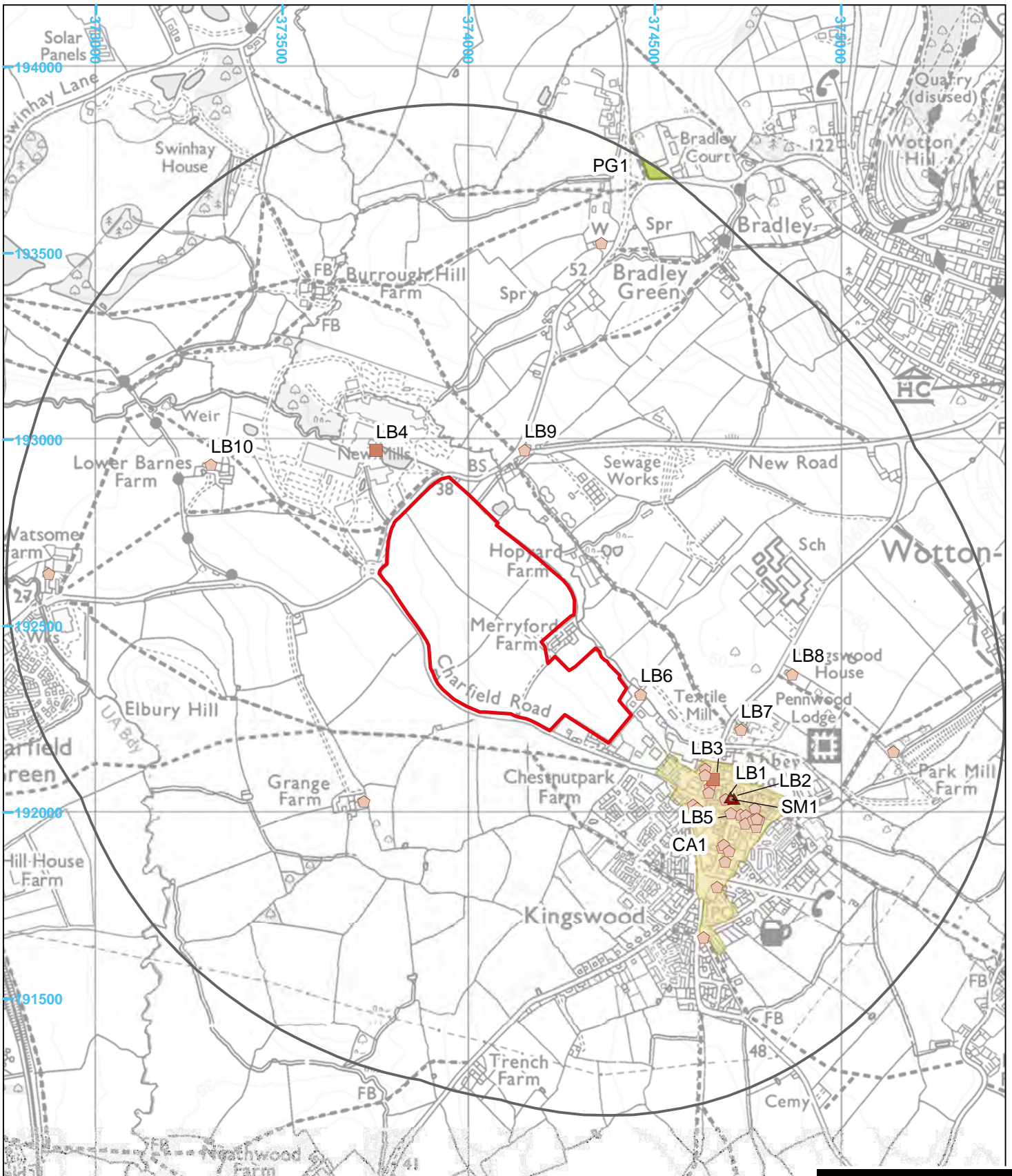
Previous archaeological investigations

3.10. There are some 58 previous archaeological investigations recorded on the HER within the study area. Relevant investigations are discussed below and illustrated in Figure 3.

3.11. A geophysical survey (Fig. 3, **A**) was undertaken, c. 115m north-east of the Site, in 2008. The survey revealed little archaeological features, and these included, some inconclusive pit-like features, a short ditch-like feature, and a possible former field boundary (Bartlett-Clark Consultancy 2008).

3.12. To the south of the Site, c. 15m, a geophysical survey was carried out in 2015 followed by a field evaluation/trial trenching in 2018 (Fig. 3, **B**). The survey revealed a series of weakly positive linear anomalies, some of which appeared to form a rectilinear feature, along with clusters of pit-like features (Archaeological Surveys 2015). The resulting field evaluation recorded late medieval or post-medieval ridge and furrow earthworks. No other archaeological features were encountered (CA 2018).

3.13. Immediately to the south of the investigations discussed above, and c. 100m south-east of the Site, a geophysical survey, field evaluation, and an excavation (Fig. 3, **C**) have been conducted. The geophysical survey was undertaken in 2006 and the data suggested the presence of former field boundaries and other agricultural features. A large pit-like depression or in-filled pond was also identified



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Legend

- Site
- Study Area
- Conservation Area
- Scheduled Monument
- Registered Park & Garden
- ▲ Grade I Listed Building
- Grade II* Listed Building
- ◆ Grade II Listed Building



PROJECT TITLE

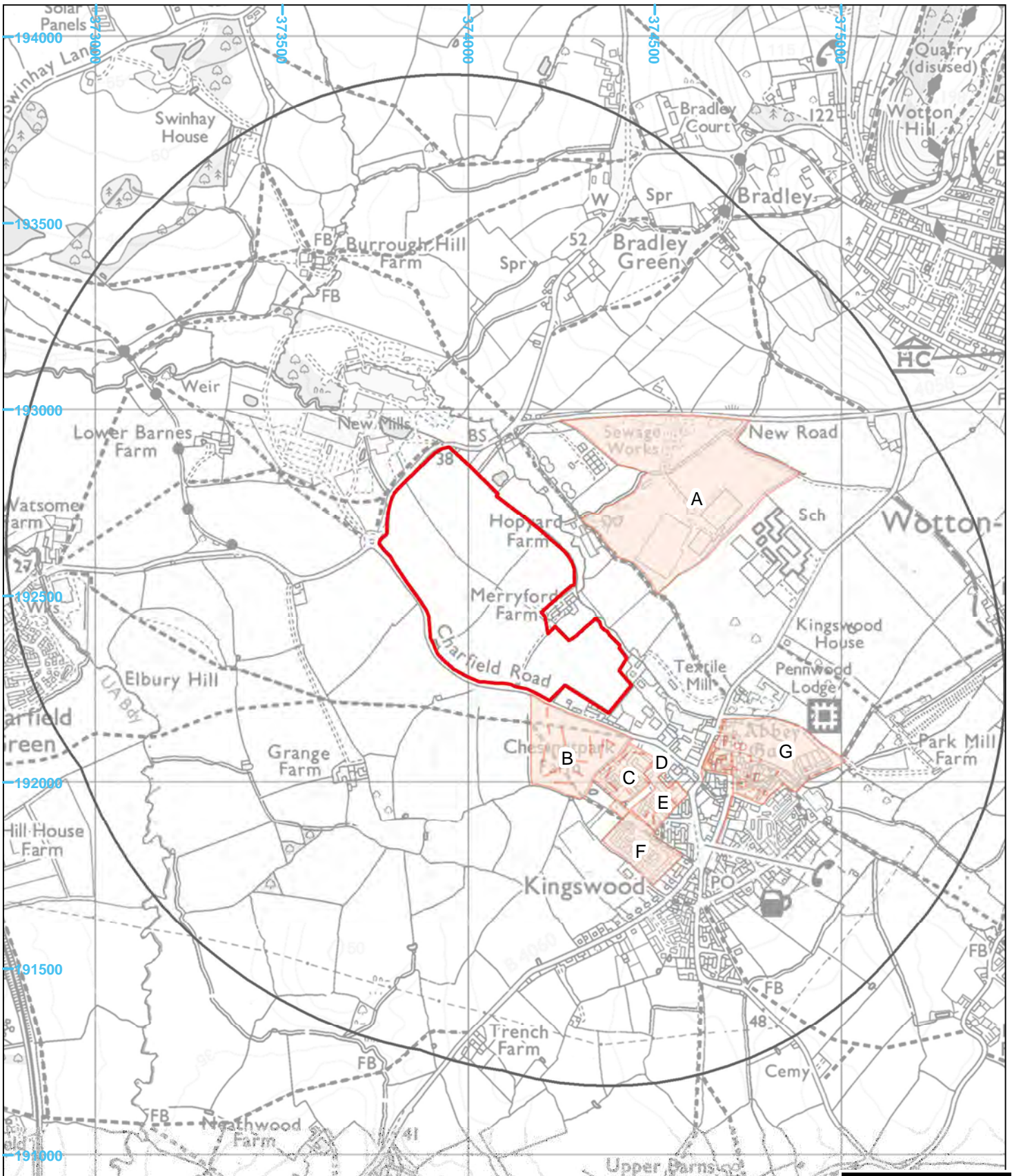
Land at Kingswood, Gloucestershire

FIGURE TITLE

Designated heritage assets

(Archaeological Surveys 2006). A 13-trench field evaluation was undertaken in 2007 and it recorded the remains of a possible Romano-British field system, an undated pit and a post medieval/modern pond (Foundations Archaeology 2007). An excavation of the area was undertaken in 2008 and two Romano-British ditches, two undated pits and a small number of post-medieval/modern features were identified (CA 2008).

- 3.14.** A field evaluation (Fig. 3, **D**) was undertaken in 2014 c. 185m south-east of the Site. The evaluation consisted of four trenches and revealed a single Romano-British pit and post-medieval/modern land drains (Bristol & West Archaeology 2014).
- 3.15.** An excavation (Fig. 3, **E**) carried out c. 255m south-east of the Site revealed numerous archaeological features predominantly dating to the Romano-British period. These features suggest a Romano-British settlement and comprised of post-built structures mostly circular in nature, with distinct areas of stone spreads, representing well-defined areas of former industrial or agricultural processing activities, enclosed by large ditches with phases of re-use. Evidence for medieval and post-medieval agricultural use of the site was also recorded in the form of extensive linear furrows with a small number of isolated pits (AC Archaeology 2019).
- 3.16.** To the south-east of the Site, c. 280m, a geophysical survey and an excavation (Fig. 3, **F**) were carried out. Two areas of ridge and furrow cultivation were identified during the survey (Stratascan 2014). Excavations of the area in 2017 identified an area of late Iron-Age to Romano-British activity including evidence for roundhouses and the ditches of a field system and a series of enclosures. Two phases of occupation were also identified; pottery dating to the mid-1st to 2nd centuries AD was present in the earlier ditches, whilst a second phase contained pottery largely dating to the 3rd to 4th centuries. During excavations four inhumations were identified. The burials were interpreted as dating to the 3rd, or possibly 2nd, century AD (Worcestershire Archaeology 2020).
- 3.17.** Over the last three decades there have been numerous small-scale archaeological investigations within the vicinity of the former Kingswood Abbey. However, between 1998 and 1999 an archaeological watching brief was undertaken over a large area within Kingswood (Fig. 3, **G**). The watching brief recorded four stone walls in the High Street where medieval artefacts were also recovered. These features were interpreted as the possible remains of an outer gatehouse and an adjoining



Legend

- Site
- Study Area
- Previous investigations



PROJECT TITLE

Land at Kingswood, Gloucestershire

FIGURE TITLE

Designated heritage assets

building, belonging to the Kingswood Abbey complex. Medieval artefacts were also recovered from The Walk. A post-medieval stone surface was observed in the High Street, probably the remains of the stable yard. Post-medieval culverts were observed in The Walk and Abbey Street. A stone culvert was reported in Wotton Road (upper). Undated wall foundations were observed in Wotton Road and The Walk. Robber trenches were also reported in Vineyard Lane (Gloucestershire County Council Archaeology Service 2000).

Prehistoric

- 3.18. There are no known prehistoric sites within the Site, and activity within the study area is relatively limited to occasional findspots and some occupational evidence.
- 3.19. A Neolithic axe head was discovered c. 850m north-east of the Site (Fig. 4, **1**). The axe is reported as being a group IX type (Evens, Smith, & Wallis 1972). Unfortunately, no further information for the axe is available, and the location of its discovery is also not clear.
- 3.20. Elbury Hill (Fig. 4, **2**) is located c. 555m west of the Site and is a natural hill in the shape of a long barrow. It is said to have been slightly excavated without success. There are two interpretations for its name, either; derived from "camp amongst the elders", or it may originate from the Old English "aelan" meaning "to kindle, burn". The latter would be suggestive of a beacon hill (Smith 1964).
- 3.21. More indicative evidence of prehistoric occupation within the study area comes from prehistoric worked flint and pottery (Fig. 4, **3**) located c. 295m south-east of the Site. This evidence was recorded during excavations in 2017 (Fig. 3, **F**). These finds were residual and dated from the Neolithic period to the Iron Age (Worcestershire Archaeology 2020).
- 3.22. There is therefore, on the whole, little evidence of prehistoric activity within the environs of the Site, and all the certain evidence from this period comes from one small site dating from the early prehistoric to the late Iron Age periods. Therefore, there is a low potential for remains belonging to the prehistoric period to be present within the Site.

Romano-British

- 3.23. There is no known Romano-British archaeological evidence within the Site, but there is some Romano-British occupation within the study area.

-
- 3.24. This evidence predominantly comes from excavations (Fig. 3, **F** and **G**) in the area known as at Chestnut Park. The excavations revealed a Romano-British settlement (Fig. 4, **4**), c. 255m south-east of the Site, of multiple phases that spanned from the 1st to 3rd centuries AD. A field system was also recorded and associated with the settlement site (Worcestershire Archaeology 2020). Within the settlement site pottery including Iron Age wares, Roman regional wares (particularly Severn valley pottery), pottery from the southeast and midlands, and imports including Samian ware were recorded. As mentioned above, four inhumations dating to the 3rd, or possibly 2nd, century AD were also discovered (Worcestershire Archaeology 2020). Within the wider context of the area, there is a Roman road c. 2km west of the Site (not illustrated) that emphasises the Romano-British presence in this region.
- 3.25. The only other Romano-British discovery outside the Chestnut Park area, but still within the study area, was c. 960m north-east of the Site. This discovery relates to a Romano-British brooch (Fig. 4, **5**). The brooch was found in the area in 1883 and is now located in the Sir John Evan's collection in the Ashmolean Museum (RCHME 1976). Although it is believed that the brooch was found within this area, the exact location cannot be ascertained.
- 3.26. The Romano-British settlement site located c. 255m south-east of the Site suggests some Roman presence within the study area. It is known that the occupation of the settlement site spanned from the 1st to potentially the 3rd centuries AD, and during this time agricultural field systems associated with the settlement site were established. This suggests that the Site would have been located within the attached field system of the settlement and therefore, there is a potential for features such as field/stock enclosures but the potential for further domestic settlement is more limited.

Early medieval and medieval

- 3.27. There is no known archaeological evidence relating to the early medieval or medieval periods within the Site, although there are several medieval sites located within the study area.
- 3.28. The Site is located in Kingswood, which derives its name from an extensive forest which formerly covered the south-western part of Gloucestershire (Foundations Archaeology 2007) during in the early medieval and medieval period (SDC 2014). Kingswood is listed as a settlement located within the hundred of Chippenham and the county of Gloucestershire in the 1086 Domesday Book. However, it had no

recorded population at this time, but this is sometimes the case for large towns as well as abandoned settlements (Open Domesday, accessed May 2021).

- 3.29.** In 1139 William of Berkeley founded the Cistercian Abbey at Kingswood. However, during The Anarchy (the Civil War between King Stephen and the Empress Matilda) the monks moved to Hazleton. The monks eventually returned to Kingswood and were granted 40 acres of land to establish a new abbey in 1149/1150 (Page 1907). The new abbey was built in around 1170 and survived until the Dissolution of the Monasteries in 1538 (Foundations Archaeology 2007).
- 3.30.** Langford Mill lies a short distance to the east of the Site (Fig. 2, **LB6**). The listing description notes that carvings on the ground floor are apparently medieval and may have come from the ruins of Kingswood Abbey, and there is a possibility that the mill had medieval origins, although this is not known for sure. In her history of *Gloucestershire Woollen Mills* (Tann 1967, 90) Jennifer Tann notes that nothing is known of the mill until the late 18th century. There is the potential that Langford Mill is situated on the location of a former medieval mill, but this is difficult to clarify with a lack of sources available on the matter. The mill is discussed further regarding its 'setting' in Chapter 4, below.
- 3.31.** Immediately adjacent to the south-eastern boundary of the Site is the location of Abbey Mill, which belonged to Kingswood Abbey (Fig. 4, **6**). The figure shows the overall complex of the medieval mill next to the Site, with the mill itself located further to the south-east. The post-medieval buildings in this location are likely to be the successors of the former medieval mill complex. The mill is believed to have origins pre-dating 1189 and was used as a fulling mill until it was sold in 1693 and used as a corn mill until 1801. After this date it was used as a cloth mill until its destruction by fire in 1898 (Tann 2012).
- 3.32.** The site of the original Kingswood Abbey is unknown (Foundations Archaeology 2007), however, its 12th century successor is believed to be located c. 310m south-east of the Site (Fig. 4, **7**). All that survives of the abbey is the 16th century Scheduled Monument and Grade I Listed gate (Fig. 2, **SM1** and **LB2**). A fragment of carved stone (Fig. 4, **8**) was discovered c. 300m south-east of the Site during demolition works in the mid-1990s. The fragment was c. 0.6m high and on one side displayed a crucifixion and on the other a Madonna and child. The fragment was dated to the 15th century and it was possibly from an altar screen, therefore it was

presumably from a building within Kingswood Abbey (Gloucestershire County Council Archaeology Service 1996).

- 3.33.** Walk Mill (Fig. 4, **9**), located c. 430m south-east of the Site, was another fulling mill believed to have belonged to Kingswood Abbey. The mill was first noted in 1537 and by 1687 a new fulling and gig mill is recorded on the site (Tann 2012).
- 3.34.** The remains of possible medieval ridge and furrow (Fig. 4, **10**) are located c. 710m south-east of the Site. The ridge and furrow is visible as an earthwork on aerial photographs and was mapped as part of National Mapping Programme within the Cotswold Hills (English Heritage 2011).
- 3.35.** The medieval settlement within Kingswood has been further evidenced by several findspots over the decades. One such example is of a medieval spoon (Fig. 4, **11**), located c. 540m south-east of the Site, and is of interest due to the proximity of the abbey site (Gloucestershire County Council Archaeology Service 1995a).
- 3.36.** To the north-east of the Site, c. 870m, is an area of possible medieval depopulation (Fig. 4, **12**). However, the National Mapping Programme was unable to determine the existence of the depopulated area, but it did successfully map field boundaries, drainage ditches, ridge and furrow, and a possible trackway (English Heritage 2011). Further field boundaries of possible medieval origin are located within the study area, for example, c. 955m south of the Site (Fig. 4, **13**) (English Heritage 2011).
- 3.37.** A roughly conical mound called 'Dinniwick' or 'Dinorwic' (Fig. 4, **14**) is situated in a field of the same name, c. 995m south-east of the Site. The mound appears to stand on a platform and is c. 2.7m high and 20m wide. It is believed to be a barrow though its large size suggests a medieval origin, but it may also be the result of digging for strontium, which is known to have occurred in the area (Grinsell 1960).
- 3.38.** An earthwork hollow (Fig. 4, **15**) is located c. 555m north-west of the Site. The earthwork takes a sinuous course between the site of Ithell's Mill to the north towards Lower Barnes Farm to the south (CA 2013). However, there is little evidence to date this to the medieval period and this could be a feature of later origin.
- 3.39.** There is a high presence of medieval archaeological remains located within the environs of the Site. The settlement at Kingswood appears to have evolved from

Kingswood Abbey and developed southwards. The medieval remains outside of Kingswood appear to be predominantly of an agricultural nature, e.g. remains of field boundaries and ridge and furrow earthworks.

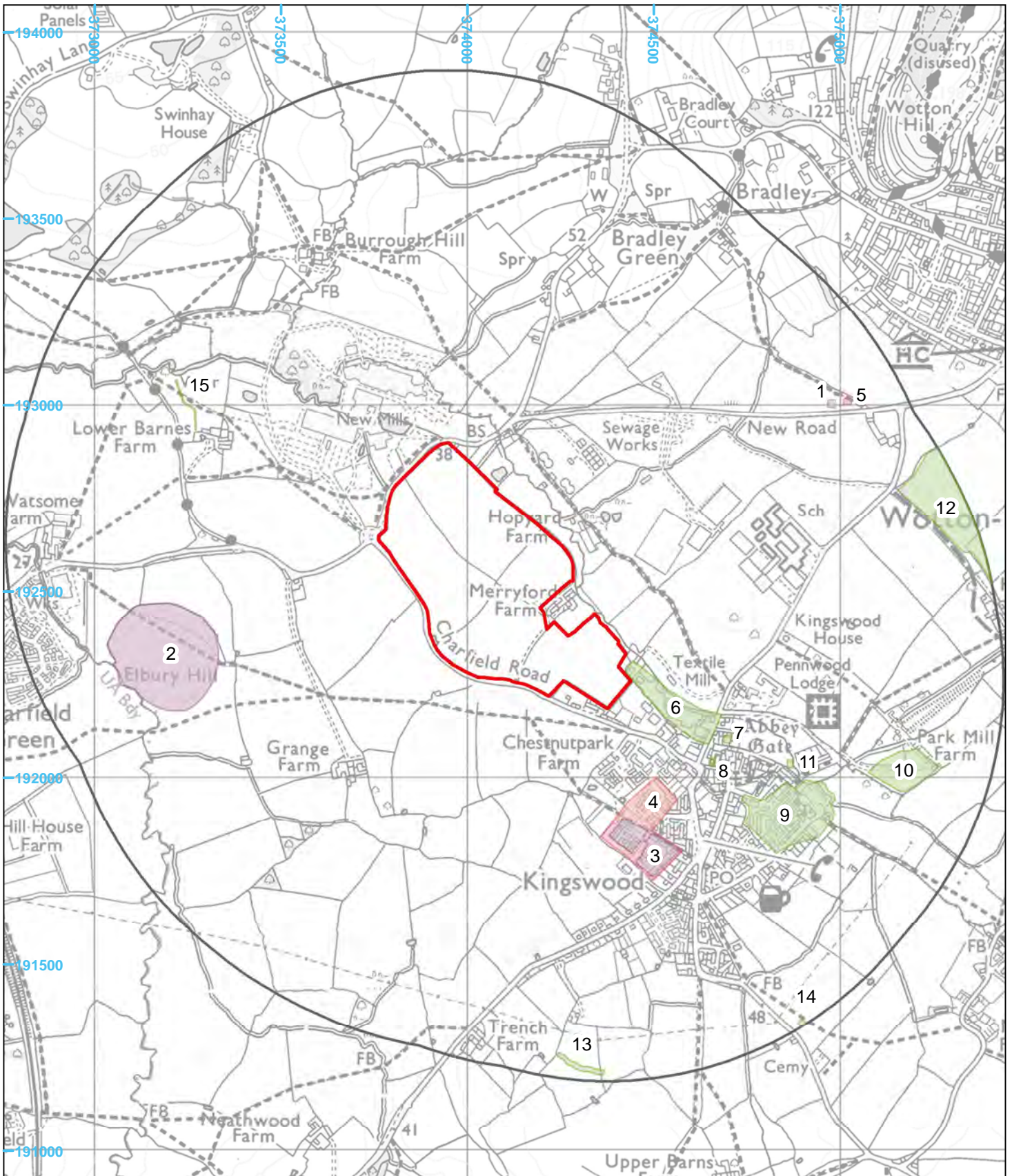
LiDAR analysis

- 3.40. LiDAR data of 1m DTM and DSM resolution, captured in 2018, was analysed as part of this assessment (Fig. 6). There are a series of anomalies in the north-western area of the Site (Fig. 6, **A**). These anomalies appear to show the remains of ridge and furrow earthworks. Ridge and furrow earthworks can be of various dates, from the medieval manorial period to the Second World War. Medieval ridge and furrow often take the form of a reversed 'S' when viewed in plan, a form which was dictated by the movement of the ox-teams drawing the plough (Historic England 2018b), whereas post-medieval ridge and furrow tend to run in a relatively straight and narrowly-spaced line. The remnant earthworks visible on the LiDAR data within the Site appears to be a result of modern ploughing, as the intervals between the plough lines are very narrow. These earthworks do not have heritage value, and do not comprise 'heritage assets'.
- 3.41. The LiDAR data displays a further anomaly (Fig. 6, **B**) just to the south-east of the ploughing earthworks described above. The Site visit confirmed that this is an area used to store manure (Photo 9) and is not related to archaeological remains.
- 3.42. No other anomalies of archaeological significance were identified during analysis of the LiDAR data.

Historic Landscape Characterisation

- 3.43. The Historic Landscape Characterisation (HLC) project for Gloucestershire was conducted between 1997 and 2002. The project formed a part of English Heritage's (now Historic England) national initiative (Gloucestershire County Council 2006).
- 3.44. Gloucestershire's HLC records the Site as being located within an A2 type enclosure pattern. This type of enclosure may be of medieval or early post-medieval date. The type is characterised by an irregular pattern of boundaries and a generally smaller enclosure size. These areas were enclosed from the later medieval period onwards, sometimes to create pasture fields held in severalty (i.e. not in communal ownership). The type can contain earthworks (such as ridge and furrow) as evidence of the previous pre-enclosure open field system (Gloucestershire County Council 2006).

3.45. As described above under the 'medieval' period, there are no visible ridge and furrow earthworks of characteristically medieval form within the Site. The broad landscape character type of the Site (A2) is well-represented in the region and does not comprise of a heritage asset in and of itself.



Legend

- Site
- Study Area
- Archaeological finds & features
- Neolithic
- Prehistoric
- Romano-British
- Medieval



PROJECT TITLE
Land at Kingswood, Gloucestershire

FIGURE TITLE
**Archaeological finds & features:
Prehistoric, Romano-British,
and medieval**

Medieval period: conclusions

- 3.46. The evidence suggest that the Site continued to be a part of the agricultural hinterland during the medieval period, and at least part of the Site is likely to have lain within one of the great arable open-fields of the manorial system, and there is little potential for settlement remains.
- 3.47. There is no evidence from LiDAR or other sources for surviving medieval ridge and furrow earthworks within the Site. Very narrow remnant earthworks in the north-western part of the Site are likely to be a result of modern ploughing techniques. Any below-ground remains of plough furrows or former field boundaries of the period within the Site would be of very limited archaeological interest, and likely of insufficient heritage significance to comprise 'heritage assets'.
- 3.48. The present buildings of Langford Mill and Abbey Mill are of post-medieval date (see below), and as discussed above, there is little documentary evidence relating to these mills in the medieval period. Also, there has been a lack of archaeological investigations to accurately locate the medieval mills along with their associated features, e.g. leat and ponds.
- 3.49. The historic landscape character type of the Site is well-represented in the region and does not form a 'heritage asset' in and of itself.

Post-medieval and modern

- 3.50. Further ridge and furrow earthworks of broad 'post-medieval' date are recorded by the National Mapping Programme (NMP) across the study area, including parts of the Site (as defined on Fig. 5). Several areas within the Site include recorded NMP ridge and furrow earthworks of post-medieval date. These earthworks were recorded by that project using aerial photographs from the 1940s and 1950s, and there has been widespread loss of earthworks since that time, largely due to modern deep-ploughing methods.
- 3.51. As described in the 'lidar' section of the medieval period analysis above (and also informed by the Site inspection), there are no extant earthworks in these locations observable from these sources. Any below-ground remnants of either medieval or post-medieval/modern furrows would be of insufficient heritage interest to comprise 'heritage assets'.

- 3.52. Merryford Farm (Fig. 5, 16) is located immediately to the east of the Site. The farm is recorded on the First Edition Ordnance Survey map and is appears to be well established at this time. This suggests that the farm is of at least early/mid-19th century date, but it is likely to predate this. The farm is not recorded on the HER but nonetheless it comprises of a 'heritage asset'.
- 3.53. As described in the 'medieval' section above, the complex of medieval Abbey Mill was located next to the Site, with the mill itself located further to the south-east. The post-medieval the mill buildings, warehousing, and workers' housing of Abbey Mill (Fig. 5, 17) were located c. 160m south-east of the Site. There are the remains of the sluice mechanism and structures possibly relating to an earlier mill on the site. To the south is a separate row of mid-19th century 3 storeyed housing, with possible workshop windows and nearby is a 2 storeyed, 6 bay warehouses of mid to late 19th century date (Tann 1967).



Photo 10. Anomaly recorded on LiDAR (Fig. 6, B) – manure spoil heap – looking east

- 3.54. A disused graveyard (Fig. 5, 18) is located c. 440m south-east of the Site. The origins of the small rectangular graveyard are unknown, but it has been suggested by local people that it was a Huguenot (French Protestants) graveyard. The oldest known tombstone dates to 1751 and therefore is of probable 18th century date (Gloucestershire County Council Archaeology Service 1995b).

-
- 3.55. The former mill of Park Mill Farm (Fig. 5, **19**) is located c. 700m east of the Site. The mill is believed to have been a cloth mill, but it is now destroyed (English Heritage 2011). New Mills (Fig. 2, **LB4**; Fig. 5, **20**) is located c. 180m north-west of the Site and is also a Grade II* Listed Building. The present mill building dates to the early 19th century. It was originally a woollen mill but was purchased in 1870 and used to produce braid and elastic. In the 20th century the site was purchased by Renishaw, an engineering and scientific technology company, who still occupy the site.
- 3.56. Immediately to the north of the Site and crossing the entire study area, on an east-west axis, is the route of the 1779 Berkeley, Dursley, Wotton, Frocester and Cainscross Turnpike road (Fig. 5, **21**). The route of the road extends from the banks of the River Severn to the foothills of the Cotswolds, one connecting Arlingham and Frocester by way of Frampton on Severn and Alkerton. The other connects Framilode with Stroud by way of Whitminster, Stonehouse, Cainscross and Paganhill (Cox 1967).
- 3.57. The site of the former Ithell's Mill (Fig. 5, **22**) is located c. 670m north-west of the Site. It was a 17th century mill, but it is believed to have had earlier medieval origins. The mill was demolished in or shortly before 1920 (CA 2013).
- 3.58. To the north of the Site, c. 990m, is the Registered Park and Garden of Bradley Court (Fig. 2, **PG1**; Fig. 5, **23**). However, only the southernmost edge of the registered park is located within the study area. Bradley Court was purchased by Thomas Dawes in 1692 and in 1702 oversaw the construction of the gazebo, it is also believed that it was around this time that the gardens were laid out (Kingsley 1989).
- 3.59. There are no known modern archaeological finds or features within the Site. There is a single modern site recorded within the study area. To the north-east of the Site, c. 735m, there is a record for a pit dug during the Foot and Mouth outbreak in 2001 (Fig. 5, **24**). Pits such as these were dug throughout the county and the United Kingdom during the outbreak of the disease that affected livestock such as cows and sheep.

Historic map regression

- 3.60. No tithe, parish enclosure, or other early map of the Site was published. A search of Gloucestershire Archives' online catalogue and general research produced no

results of early maps of the Site. Thus, it appears that no such maps were produced of the Site and its environs.

- 3.61.** The earliest map available to study for this assessment was the First Edition Ordnance Survey map of 1884-86 (Fig. 7, **A**). The map shows that there had been little alterations within the Site since the late 19th century. Most of the field boundaries were the same as they are presently, however, there is one alteration in the north-western area of the Site. The map illustrates that there was once a smaller field occupying this corner of the Site, which has now been amalgamated into the larger field occupying the south-western area of the Site. Also, in the north-central area of the Site there appears to be a small enclosure with a possible building located within it. This could potentially have been a small paddock with associated buildings which was used to keep livestock. Also, in the southern area of the Site, there is a footpath that connects Merryford Farm with Kingswood village. The footpath appears to split into two separate paths as it enters the Site, but both paths head towards Merryford Farm. This suggests an historic link between Merryford Farm and Kingswood village.
- 3.62.** There is very little change between the 1884-86 Ordnance Survey map to that of the 1903 map (Fig. 7, **B**). The only discernible change within the Site is the removal/demolishment of the small enclosure and possible building located in the north-central area of the Site.
- 3.63.** The 1923-24 (not illustrated – see Appendix 3), 1955 (Fig. 7, **C**), 1976 (not illustrated – see Appendix 3) Ordnance Survey maps record no differences within the Site.
- 3.64.** The 1999-2000 Ordnance Survey map (Fig. 7, **D**) shows the removal of the small field boundary in the north-western area of the Site. This suggests that the field boundary was removed in the late 20th century. There are no other discernible changes within the Site.
- 3.65.** All maps mentioned in this section can be consulted in Appendix 3.

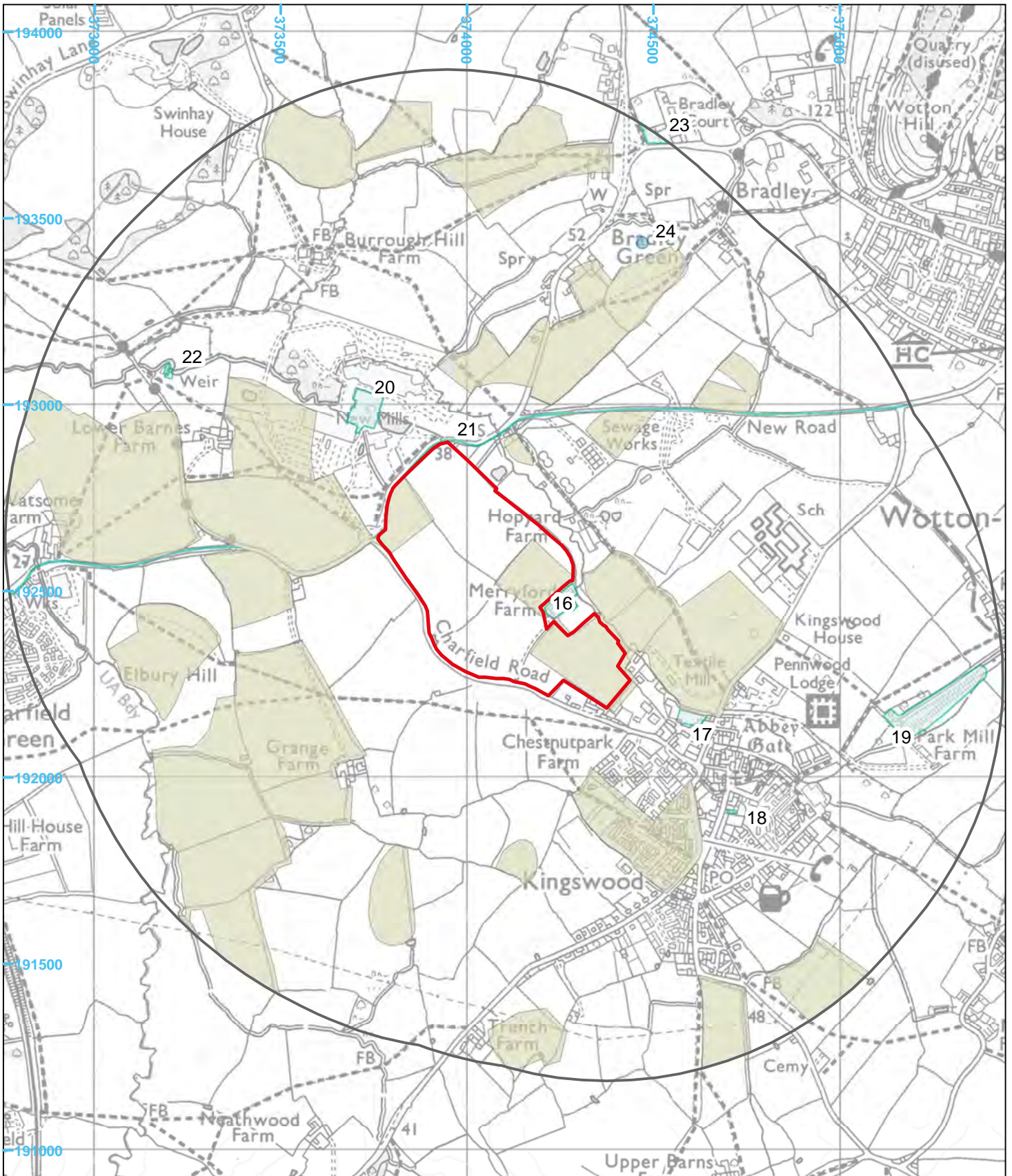
Important hedgerows

- 3.66.** The field boundaries which border and lie within the Site are illustrated on the Ordnance Survey sequence of maps from 1884-6. No tithe or enclosure maps of the Site were published, but the field boundaries are likely to have been established prior to the mid-19th century.

-
- 3.67. The 1997 Regulations state several different criteria for important hedgerows. Criterion 5 of 'archaeology and history' states that a hedgerow will be considered important if it is 'recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts'. The criteria then reference the 1896 Short Titles Act, implying that the Inclosure Act in question is the Act of 1845. This is pertinent, as it sets a date of 1845 as a benchmark test. Accordingly, tithe maps, which often pre-date 1845, are a reliable indicator for the status of a hedgerow was 'important'.
- 3.68. As no Tithe map is available of the Site, the earliest known cartographic depiction of the Site is from 1884-6. Accordingly, for the scope of this assessment, there is no evidence to indicate that the field boundaries within and bordering the Site comprise 'important' hedgerows as per the criteria for archaeology and history of The Hedgerows Regulations 1997. However, the field boundaries are none the less likely to have originated from the medieval period onwards, as a part of the enclosure of former medieval communal and demesne land. In such cases an emphasis on retention is desirable, whilst removal of areas where required for matters such as access to be appropriate.

Post-medieval and modern periods conclusions

- 3.69. The National Mapping Programme records three areas of post-medieval ridge and furrow within the Site. The evidence indicates that these do not survive, and any below-ground furrows remaining would not comprise 'heritage assets'.
- 3.70. The field boundaries within and bounding the Site likely to have originated from the medieval period onwards. Current evidence does not indicate that these hedgerows are 'important' under the 1997 Hedgerows Regulations. However, in such cases an emphasis on retention is desirable, whilst removal of areas where required for matters such as access to be appropriate.



Legend

- Site
- Study Area
- Archaeological finds & features
 - Post-medieval
 - Modern
 - National Mapping Programme

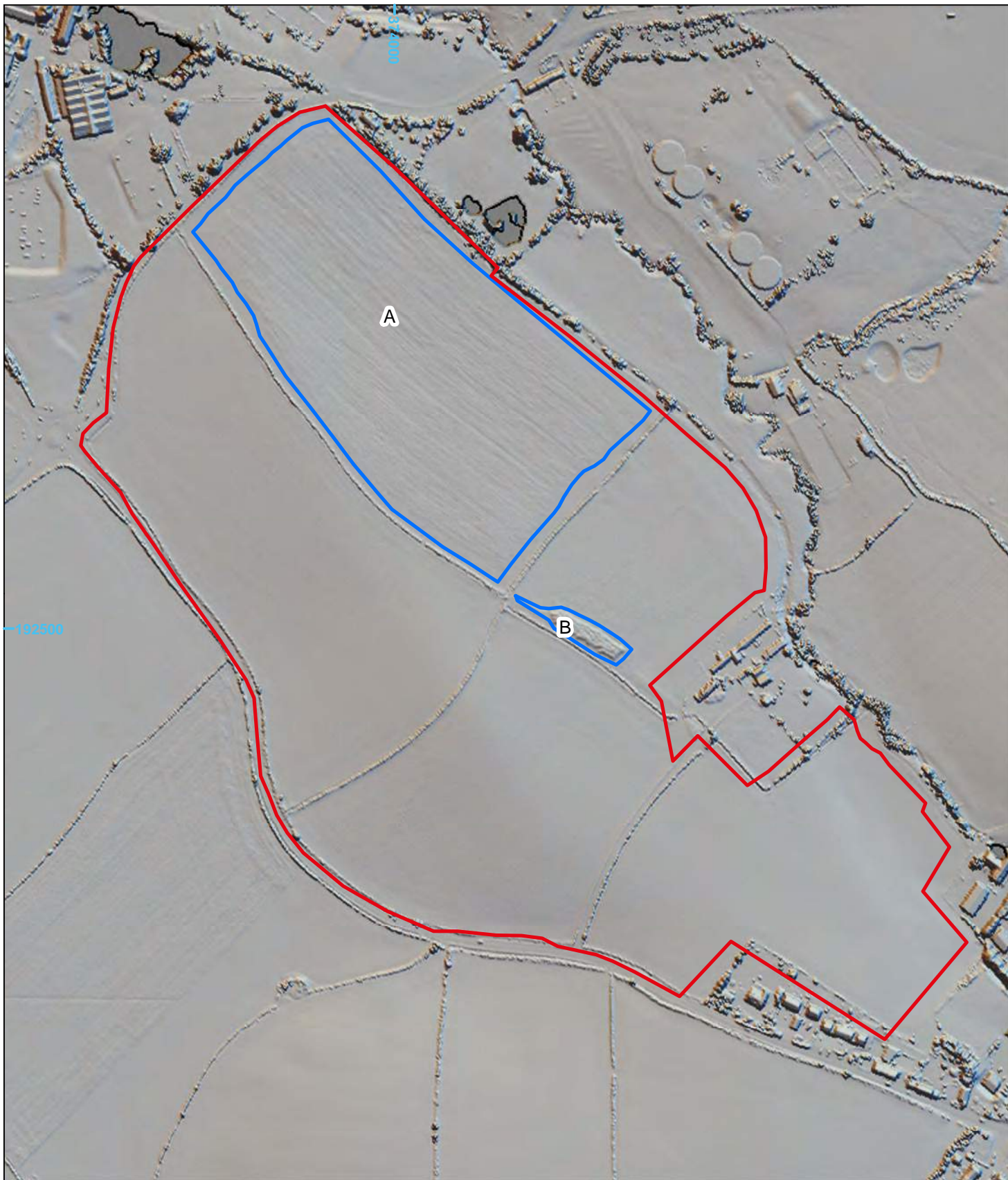


PROJECT TITLE



Land at Kingswood, Gloucestershire

FIGURE TITLE

**Archaeological finds & features:
Post-medieval and modern**



Legend

-  Site
-  LiDAR anomalies

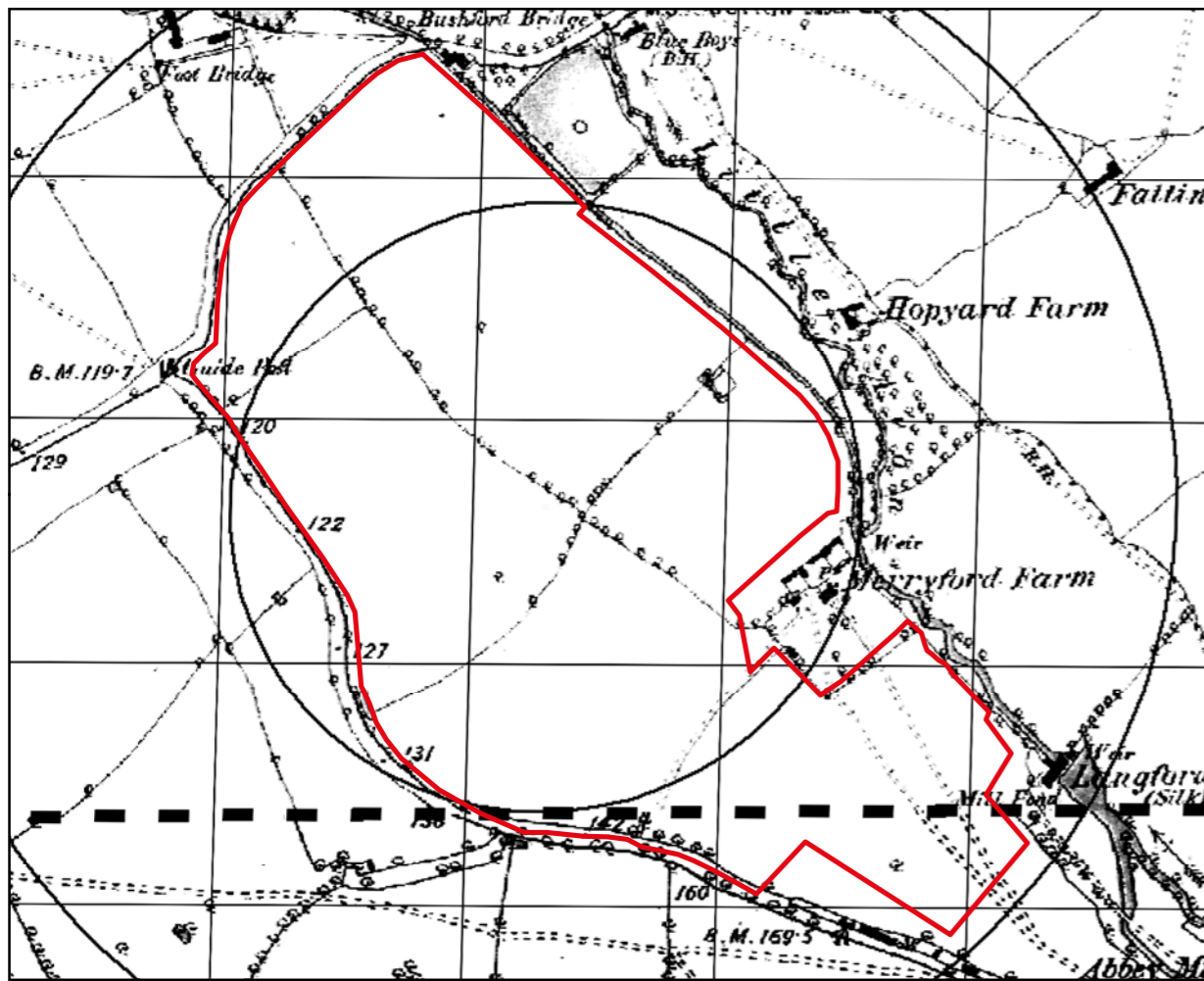


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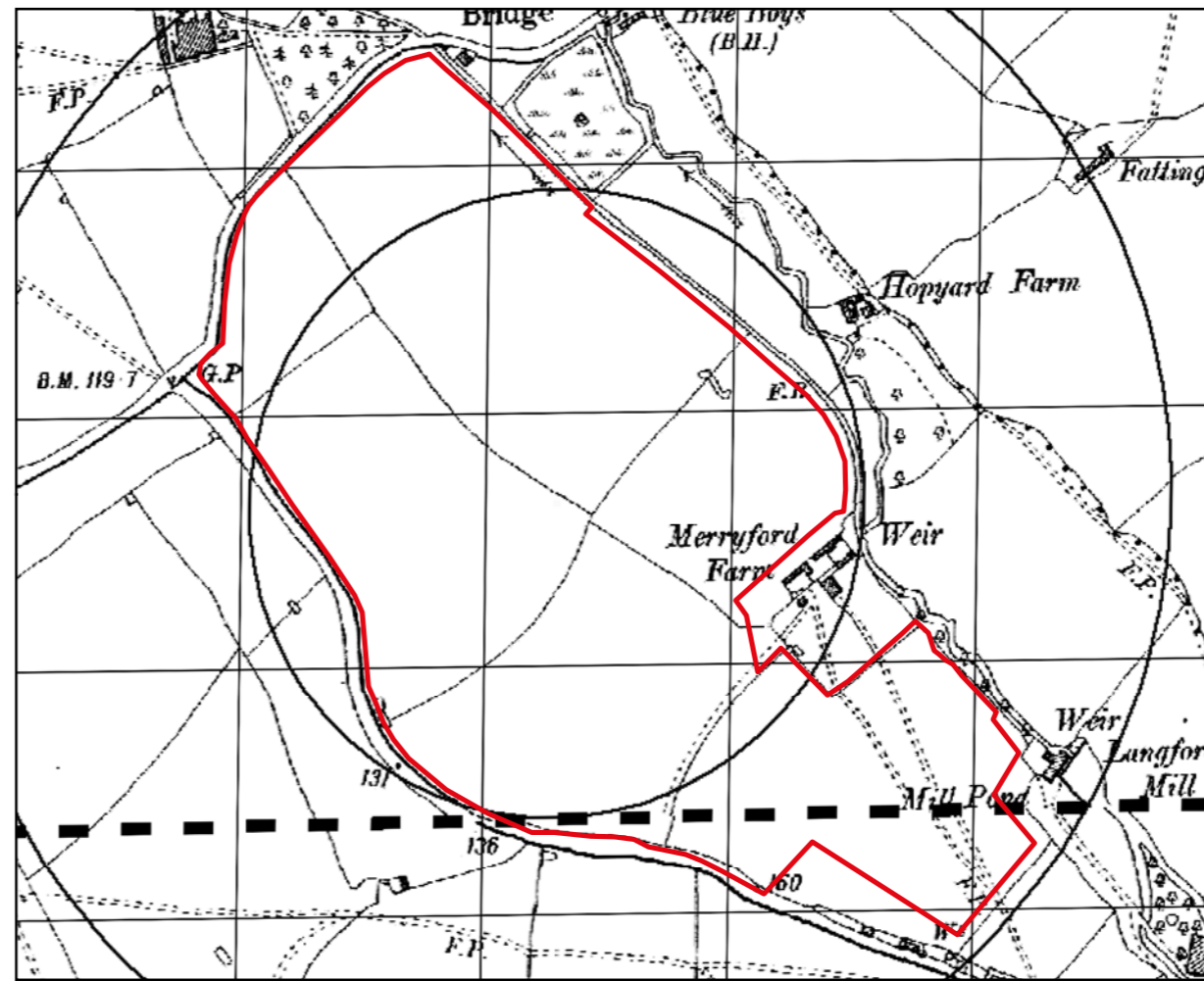
Land at Kingswood, Gloucestershire

FIGURE TITLE

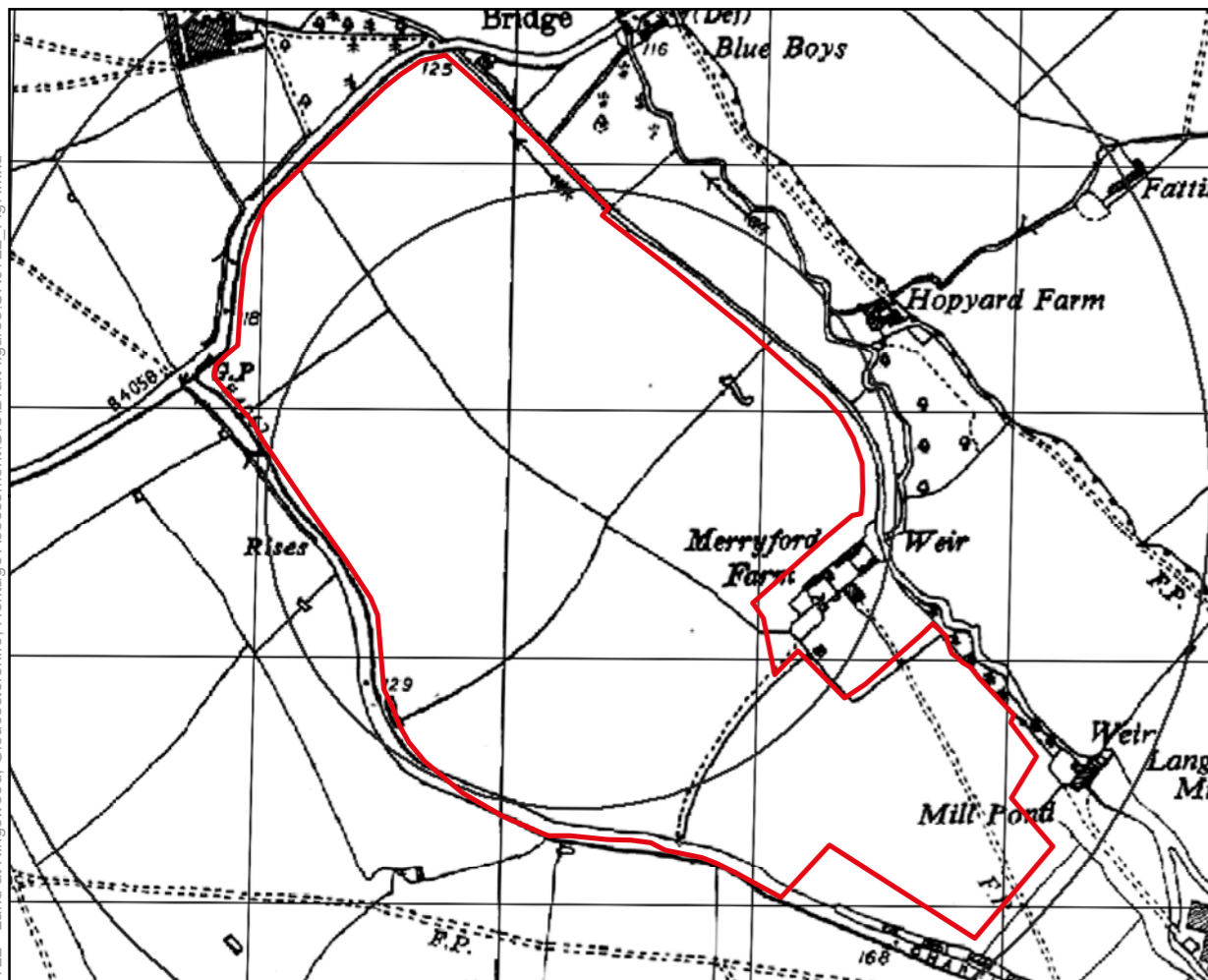
LiDAR data: 1m DTM and DSM



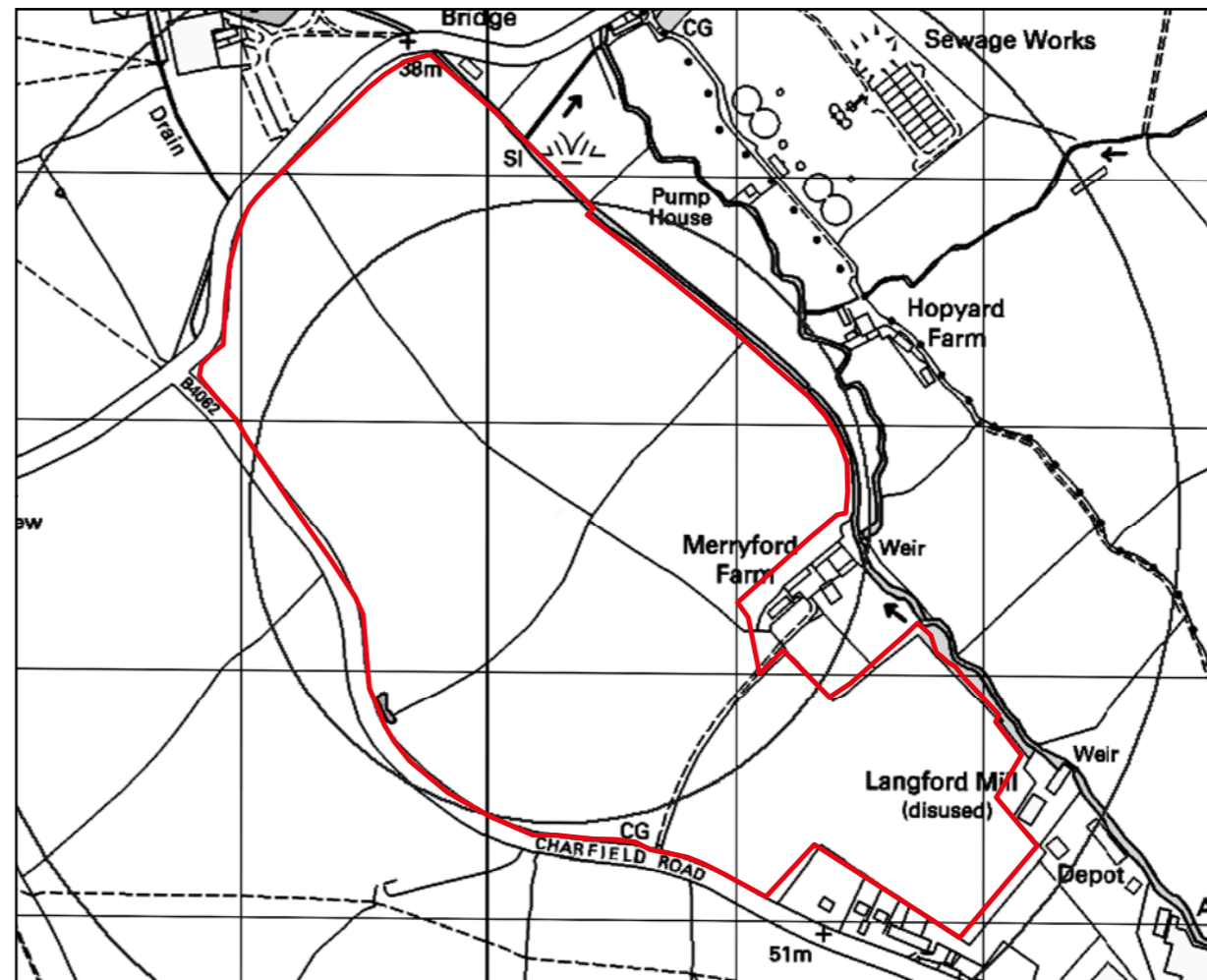
A) Ordnance Survey Map of 1884-86



B) Ordnance Survey Map of 1903



C) Ordnance Survey Map of 1955



D) Ordnance Survey Map of 1999-2000

Legend

Site



Reproduced from the 1884-86, 1903, 1955 and 1999-2000 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office
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PROJECT TITLE
Land at Kingswood, Gloucestershire

FIGURE TITLE
Historic mapping

PROJECT NO. CR0722
DATE 13/05/2021
SCALE@A3 1:6,000
FIGURE NO. 7

4. THE SETTING OF HERITAGE ASSETS

4.1. This section considers the contribution of the Site to the ‘setting’ of heritage assets within its wider environs. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 2. Those heritage assets identified as potentially susceptible to change in the Site, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section. The locations of photos used within the assessment are shown on Figure 10.

Step 1: Identification of heritage assets sensitive to change in the Site

4.2. Step 1 of the Second Edition of Historic England’s 2017 ‘Good Practice Advice in Planning: Note 3’ (GPA3) is to ‘identify which heritage assets and their settings are affected’ (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

4.3. Historic research, GIS analysis and field examination have considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets’ heritage significance.

4.4. Several heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These include the following:

- Grade II Listed Building, Church of St Mary (Fig. 2, **LB5**); and
- Grade II Listed Building, Langford Mill (Fig. 2, **LB6**).

4.5. The Site visit, and study area walkover, identified that the following heritage assets were not sensitive to change within the Site:

- Kingswood Conservation Area (Fig. 2, **CA1**);
- Kingswood Abbey Gate (Fig. 2, **SM1**); and
- Bradley Court, Registered Park and Garden (Fig. 2, **PG1**).

4.6. The same sources indicate that the following Listed Buildings in Kingswood Conservation Area are not sensitive to change within the Site:

- Grade I Listed Building, 5 and 7 Abbey Street (Fig. 2, **LB1**);

-
- Grade I Listed Building, Abbey Gatehouse and Adjoining Wall to East (Fig. 2, **LB2**); and
 - Grade II* Listed Building, New Inn House and Railings (Fig. 2, **LB3**).

4.7. Further Listed Buildings outside of the Conservation Area identified as not sensitive to change in the Site comprise:

- Grade II* Listed Building, Former Mill Building at New Mills, West of Bushford Bridge (Fig. 2, **LB4**);
- Grade II Listed Building, Penn House and Gate Piers to West (Fig. 2, **LB7**);
- Grade II Listed Building, Kingswood House (Fig. 2, **LB8**);
- Grade II Listed Building, The Round House (Fig. 2, **LB9**); and
- Grade II Listed Building, Lower Barnes Farmhouse (Fig. 2, **LB10**).

4.8. The available evidence and Site inspection indicate that views of the surrounding landscape (including the Site) from these assets are blocked by modern built form, vegetation screening and topography. In particular, the Kingswood Conservation Area is screened and separated from the Site as a result of intervening post-war residential and industrial buildings (Photos 11 and 12).



Photo 11. Western edge of Kingswood Conservation Area looking north-east towards Site



Photo 12. Modern industrial area to south-east of the Site looking north-west towards Site



Photo 13. View towards Kingswood Conservation Area's historic core looking south-east



Photo 14. Historic core of Kingswood Conservation Area north-west looking towards Site

-
- 4.9. The majority of the Listed Buildings located within the study area lie within Kingswood Conservation Area (as discussed in paragraph 5.6). The Listed Buildings derive their significance almost exclusively from the evidential, historical and aesthetic values of their built form and fabric; with only elements of their immediate physical surroundings (namely their position within the settlement of Kingswood) making a (lesser) contribution to that significance. The modern development on the western edges of Kingswood results in no visibility between these Listed Buildings and the Site. However, this does not include the Church of St Mary (Fig. 2, **LB5**) which is discussed further below.
- 4.10. The Site is not identified to form a part of, or make any meaningful contribution to, the setting of these assets, or contribute to the special architectural or historic interest from which their significance derives.
- 4.11. All heritage assets assessed as part of Step 1, but which were not progressed to Steps 2 – 3, are included in the gazetteer in Appendix 2 of this report.

Step 2: Assessment of setting

- 4.12. This section presents the results of Step 2 of the settings assessment, which have been undertaken regarding those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets.
- 4.13. Step 3 of the settings guidance considers how, if at all, and to what extent any anticipated changes to the setting of those assets, because of development within the Site, might affect their significance. As set out in Chapter 1, the current report provides information and advice on the contribution of the Site to the setting of heritage assets, in order to inform evolving design plans, with the objective of 'maximising enhancement and minimising harm'. However, in order to fully comment on constraints and opportunities, initial reference is made to the potential effects of change within the Site on such heritage assets. For this purpose, broad parameters of 2-3 storey residential development across the Site are considered. This enables specific heritage recommendations on design influence to be made in conclusion.

Grade II Listed Building, Church of St Mary (Fig. 2, LB5)

- 4.14. The Church of St Mary is located c. 360m south-east of the Site. The church was designated in 1961 and dates to the early 18th century; it was subsequently restored in the early 20th century. The church's bell tower, which is a prominent feature that makes it visible from the Site, is situated at the top of the west gable and is tile hung with a hipped tile roof. The tower has a weathervane and one or 2- light louvred belfry openings on each side (Historic England, accessed May 2021).
- 4.15. The Church of St Mary predominantly derives its significance from its historical, architectural, evidential, and communal values embodied by its physical form (fabric and architectural style).

Physical Surrounds – 'What Matters and Why'

- 4.16. The church (Photo 15) is located just to the east of High Street and to the south of The Walk and is surrounded by a graveyard to the south and east. The church is in the centre of Kingswood, and the main road through the settlement is c. 90m to the west. The church is in the historic core of the village of Kingswood. To the east several houses, which are contemporary with the church, line High Street (Photo 16). To the north-west, c. 40m, are several designated heritage assets, including Kingswood Abbey Gate/ Abbey Gatehouse and Adjoining Wall to East, and 5 and 7 Abbey Street. This further adds to the setting of the church.

4.17. There have been little in terms of modern developments in the immediate environs of the Church of St Mary. The streetscape, as seen in Photo 16, reflects the 19th century architecture of the historic core of the village that has altered little in the 20th and 21st centuries. This setting adds to the significance of the church.



Photo 15. Church of St Mary looking south-east



Photo 16. View of historic core of Kingswood from the Church of St Mary looking north-west towards the Site

Experience – ‘What Matters and Why’

- 4.18. The historic experience of the Church of St Mary would have been defined by its prominent location within the core of Kingswood. The church would have been visible upon approaching the village from the north, south and west. This experience has somewhat been retained, although there have been modern developments on the southern and western fringes of the village. The church is still highly visible within the village itself. Modern developments on the edges of Kingswood along with the natural topography limit the visibility and prominence of the church from outside the village (Photo 13).

Contribution of the Site to significance

- 4.19. The Site forms a part of the wider setting in the agricultural fields around Kingswood. However, the Site makes no specific contribution to its significance. It is largely screened from the church itself (Photo 16), due to the local topography and the built landscape. The bell tower is marginally visible from the Site (Photo 17), but these views are very limited and incidental, again due to the distance and the intervening built landscape and natural topography. There are no designed or otherwise historically relevant views which specifically contribute to the significance of the Church, as one experiences it from the Site or its surrounds.



Photo 17. View of Church of St Mary from southern area of the Site looking south-east

4.20. The relevance of views to tall structures, such as churches, from the wider landscape is addressed in the Historic England guidance GPA3 (page 7). The guidance notes that:

‘Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.’

4.21. As noted, there are not any designed or associative views of the church tower from within the Site, restricted views being from agricultural fields surrounding the settlement. As noted above in the historic map regression, there was a former footpath in the southern area of the Site. The footpath connected the Kingswood to Merryford Farm, and it was shown in existence up to the mid-20th century. There are no footpaths currently within the Site, but the former footpath may have provided established views of the tower over time. Whilst ‘public access’ to land is not in and

of itself fundamental to heritage setting, it is very relevant in as far as it relates to one's experience of heritage assets over time.

Grade II Listed Building, Langford Mill (Fig. 2, LB6)

- 4.22. Langford Mill lies some 45m south-east of the Site.
- 4.23. The listing description notes that carvings on the ground floor are apparently medieval and may have come from the ruins of Kingswood Abbey. As discussed in Chapter 3 above, there is a possibility that the mill had medieval origins, but this is not known for sure. In her history of *Gloucestershire Woollen Mills* (Tann 1967) Jennifer Tann notes that nothing is known of the mill until the late 18th century, when Joseph Jones of Newnham leased the fulling mill to Thomas Mercer of Kingswood. By 1801, documentary records show the owner as Humphrey Austin (although Mercer remained the lessee). It is noteworthy that at this same date, Mercer agreed not to dam the waters of the stream at Langford Mill, which would have interrupted the flow to Austin's mill downstream at New Mills (to the north of the Site). By 1839 the mill was occupied by J. Dancer, and in 1851 by Llewellyn Perrin. The mill later became a silk mill, and was bought by Tubbs and Lewis.
- 4.24. This mill has a date plaque of 1822 on its south-east façade, and is built of coursed rubblestone, with a Cotswold stone slate roof, segmental brick arches, and a brick end stack to its north. The mill is of five storeys, and the long range has three main storeys and attic. Each floor has a loading door in the south wall.
- 4.25. Langford Mill predominantly derives its significance from its historical, architectural, and evidential values embodied by its physical form (fabric and architectural style). The mill has now been converted into a series of residential and commercial properties.

Physical Surrounds – 'What Matters and Why'

- 4.26. Langford Mill (Photos 18 and 19) is located immediately to the south-east of the Site and is situated within the environs of the modern Abbey Mill industrial estate. The former mill has agricultural land to its north-west (the Site) and north-east whereas the south is dominated by the modern industrial estate.
- 4.27. The agricultural land to the north of Langford Mill reflects the early 19th century landscape in which the present building was constructed and thus contributes positively to the significance by making the asset legible within its landscape. However, the development of the modern Abbey Mills industrial estate, which

appears to date to the 20th century, compromises the setting of Langford Mill, with the construction of modern industrial buildings that are unsympathetic to physical form (fabric and architectural style) of Langford Mill. Therefore, this makes a negative contribution to its significance.

Experience – ‘What Matters and Why’

4.28. The historic experience of Langford Mill would have been defined by its more rural location, emphasised by surrounding agricultural fields. This experience has been retained to the north, but to the south there has been substantial modern developments and thus, this experience has not been retained here.

4.29. Langford Mill is best experienced from the its driveway and in proximity of the building where the architectural details can be best observed. It is only accessible via a private road to the west of Wotton Road, just to the north of Kingswood. There are no views of the mill from Charfield Road (Photo 20) nor are there views from the Conservation Area. The views of Langford Mill from the Site and agricultural land to the north of the Site could be of historic value, and therefore contribute to the significance of Langford Mill.



Photo 18. Langford Mill from southern area of the Site looking south-east



Photo 19. Langford Mill from southern area of the Site looking south-east with industrial estate in background



Photo 20. View from Charfield Road, in the direction of Langford Mill, with the Site beyond the hedgerow facing south-east



Fig. 8 Langford Mill

- 4.30. Views from Langford Mill are limited to the immediate surroundings of the agricultural land to the north and the industrial estate to the south. These views are not of a specifically designed nature, or otherwise of specific historic relevance.

Contribution of the Site to significance

- 4.31. The Site forms a part of the wider setting in the agricultural fields around Kingswood. It is possible that the mill, along with the Site, were both a part of the medieval abbey's landholdings, and therefore there would be historic association between the mill and the Site. However, this contribution essentially comprises historic 'context' rather than significance.
- 4.32. The former mill pond on the east side of the mill (see Figs 7A and 7B) has been infilled as part of the trading estate development. There are no specific designed views of the mill from within the Site, or any other views which have specific historical relevance (including any viewpoints of known artistic representations). No public footpaths cross the Site, and thus development would not interrupt any particular established viewpoints in commonly-experienced routes.
- 4.33. The mill buildings will have been glimpsed from the agricultural fields of the Site, as they are today, since the construction of the present buildings in the early 19th century. The large shed constructed on the south-west side of the mill has altered

one's experience of it from the Site, lying directly in front of it from the south, and seen immediately adjacent to it from the west (Fig. 8).

- 4.34. On this basis, it is concluded that the listed mill building is not highly sensitive to change within the Site. However, given the proximity to the Site heritage influence in design would be appropriate, as recommended in Chapter 5, below.

5. CONCLUSIONS: HERITAGE CONSTRAINTS AND OPPORTUNITIES

Archaeological remains

Previous impacts

- 5.1. It is likely that modern ploughing has impacted upon any below-ground remains to a degree. However, there have not been any significant previous impacts upon the ground levels in the Site.

Romano-British field systems

- 5.2. The evidence indicates that the Site is likely to have been located within the field systems of the known nearby Roman settlement, and thus there is a potential for features such as field/stock enclosures. Such remains are of some archaeological interest, but not of a value which requires preservation in situ. The potential for domestic settlement of the period, remains of which are normally of more archaeological value, is more limited.

Medieval remains

- 5.3. The evidence suggest that the Site continued to be a part of the agricultural hinterland during the medieval period, and at least part of the Site is likely to have lain within one of the great arable open-fields of the manorial system, and there is little potential for settlement remains.
- 5.4. There is no evidence from LiDAR or other sources for surviving medieval ridge and furrow earthworks within the Site. Very narrow remnant earthworks in the north-western part of the Site are likely to be a result of modern ploughing techniques. Any below-ground remains of plough furrows or former field boundaries of the period within the Site would be of very limited archaeological interest, and likely of insufficient heritage significance to comprise 'heritage assets'.
- 5.5. The present buildings of Abbey Mill are of post-medieval date (see below), and there is little documentary evidence relating to the mills from the medieval period. Also, there has been a lack of archaeological investigations to accurately locate the medieval mills along with their associated features, e.g. leat and ponds.
- 5.6. The historic landscape character type of the Site is well-represented in the region and does not form a 'heritage asset' in and of itself.

Post-medieval agriculture

- 5.7. The National Mapping Programme records three areas of post-medieval ridge and furrow within the Site. The evidence indicates that these do not survive, and any below-ground furrows remaining would not comprise 'heritage assets'.
- 5.8. The field boundaries within and bounding the Site likely to have originated from the medieval period onwards. Current evidence does not indicate that these hedgerows are 'important' under the 1997 Hedgerows Regulations.

Archaeological constraints and opportunities

- 5.9. Evidence considered for this assessment does not identify and known or potential below-ground archaeological remains or other heritage assets within the Site which would preclude development.
- 5.10. Whilst available documentary evidence does not currently identify hedgerow boundaries within and bordering the Site as 'important', under the 1997 hedgerows Regulations, as no tithe map of the Site was produced, an emphasis on broad retention would be desirable in development designs. Removal of sections where required for matters such as access would likely be suitable, particularly if the broad evolved enclosure pattern retains intelligibility.

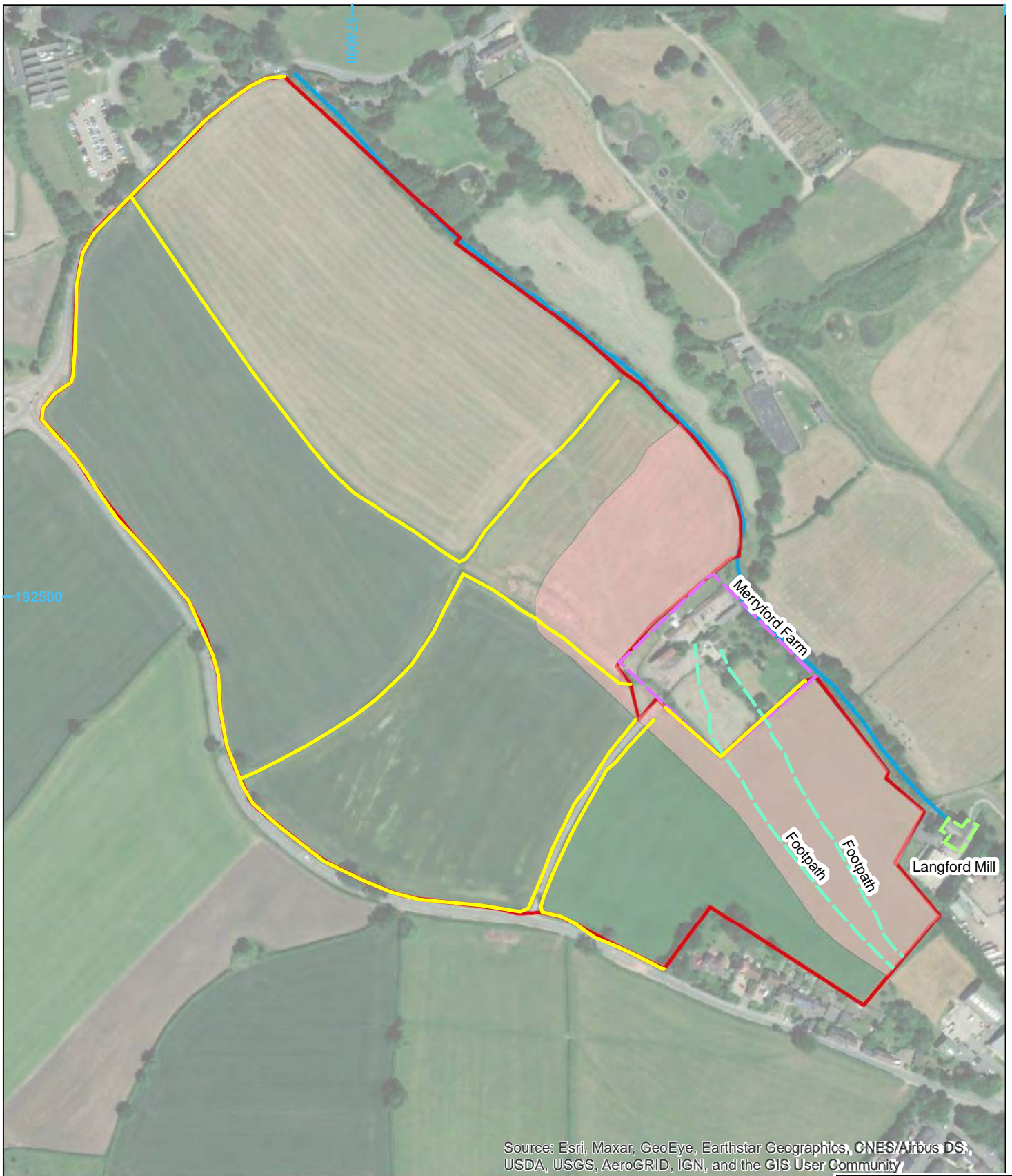
Levels of information and recommendations

- 5.11. It is recommended that a geophysical survey is carried out across the Site, as a next step in a staged approach to heritage assessment. This would provide further information on the below-ground potential for archaeological remains. Its method would need to be agreed within a Written Scheme of Investigation (WSI) approved by the archaeological officer at Gloucestershire County Council.

The setting of heritage assets

- 5.12. Assessment has concluded that the Site does not significantly contribute to the heritage values of any heritage assets beyond it. In particular, recent development lies between the Site and the older historic core of Kingswood and its Conservation Area.
- 5.13. The Grade II listed Langford Mill lies in close proximity to the Site, on its eastern side. Assessment has concluded that the mill building is not highly sensitive to change within the Site. However, an element of heritage influence within design would be an appropriate response for the limited contribution that these fields make to the significance of the building. A particular measure would include the use of

open space in that area of the Site in closest proximity to the mill, as illustrated on Fig. 9. Strengthening of established hedge boundaries would also be a suitable consideration.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

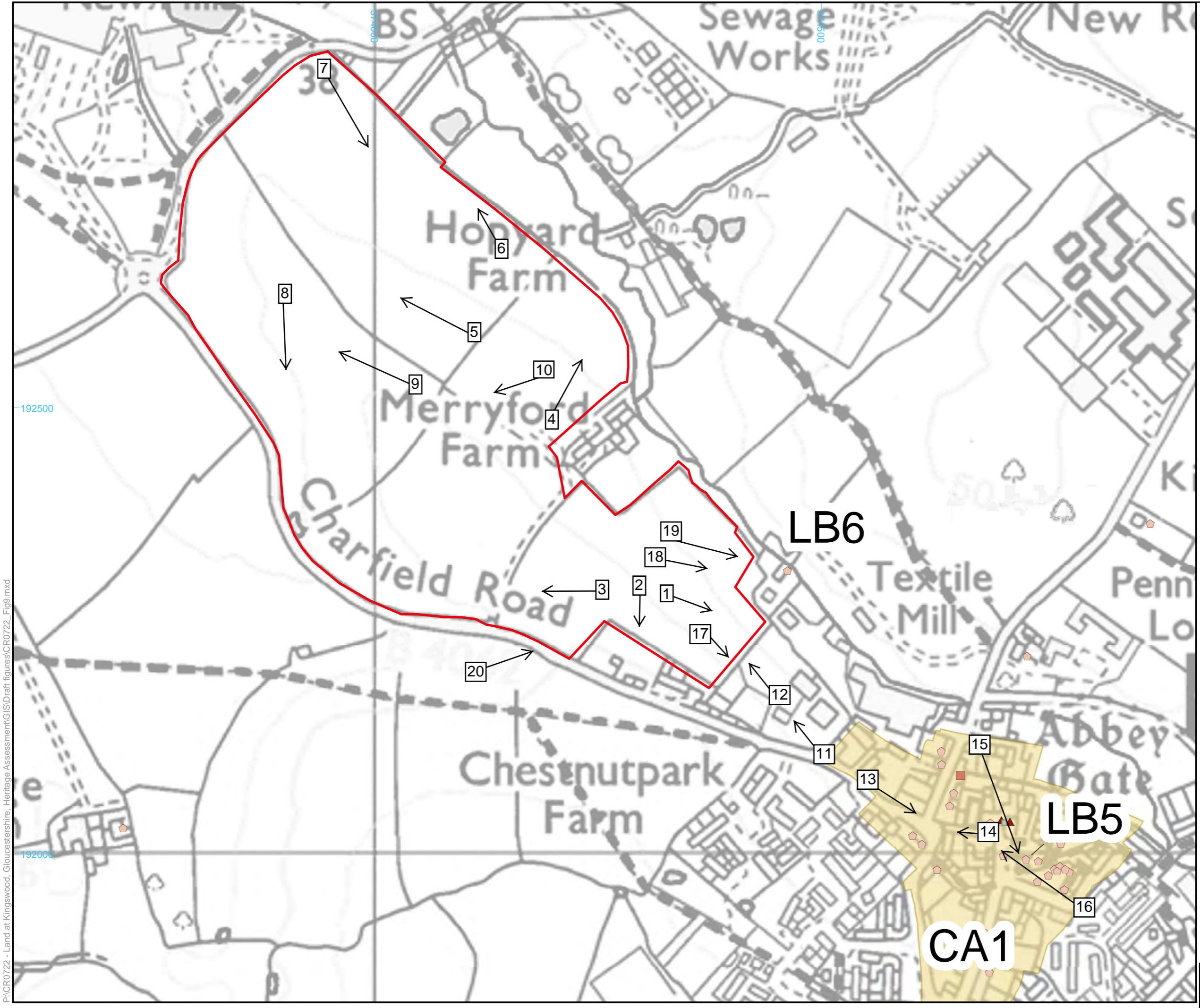
Legend

- Site
- Langford Mill
- Merryford Farm
- 19th century hedgerows
- Former footpaths
- Possible area of open space
- Stream



PROJECT TITLE
Land at Kingswood, Gloucestershire

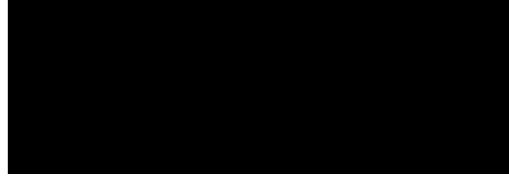
FIGURE TITLE
Conclusions: constraints and opportunities plan



- Legend**
- Site
 - Conservation Area
 - Scheduled Monument
 - ▲ Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building



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Ordnance Survey 0100031673



Land at Kingswood, Gloucestershire

FIGURE TITLE
Photograph locations and directions

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6. ASSESSMENT OF DEVELOPMENT EFFECTS

6.1. To be completed on design finalisation

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| 1999-2000 | Ordnance Survey Map (Envirocheck) |

2021

Ordnance Survey Map (Envirocheck)

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2019) also clarifies in [Paragraph 201](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies*

as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’ It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’,* with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’.*

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2019), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies 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’.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 196 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

Stroud District Council Local Plan (November 2015)

Delivery Policy ES10: Valuing our historic environment and assets

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 Districts 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; and
 - 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.

6.53 The historic environment is important for its own sake. It is also central to the character and identity of the District. It is a source of immense local pride, as well as being a valuable educational and economic resource. The historic environment should also act as a stimulus and inspiration to place making in all parts of the District so that it can reinforce local identity and play a part in increasing the appeal of the area as a place to live, work, visit and invest in.

6.54 National planning policy provides guidance on the identification, significance, and protection of heritage assets. These assets include listed buildings, conservation areas, historic parks and gardens and archaeological remains. National policy expects that the contribution of such heritage assets to local character and sense of place is recognised and valued and the policy will reinforce this.

6.55 Stroud District has an important legacy of heritage and cultural assets, including over 4,500 listed buildings, 42 conservation areas, 14 registered historic parks and gardens and 68 scheduled monuments. There are a wide range of undesignated historic buildings, archaeological sites and remains, and historic parks and gardens, as well as places, areas and landscapes of historic interest. Information about heritage assets can be found in the Gloucestershire Historic Environment Register (HER). These assets make a significant contribution to the identity of the locality in which they are set, helping to create a sense of place. The Council is committed to protecting and enhancing the District's historic environment and will produce a heritage strategy to supplement the Local Plan. The strategy will positively address the issues and pressures that are facing our heritage assets, including those identified in Chapter 1 of this Plan, and it will set out a programme for the appraisal and management of our conservation areas and the monitoring of any heritage assets "at risk".

6.56 Applications for development which affect heritage assets and their settings directly or indirectly will need to describe the nature of the significance of the assets affected, and set out how development will maintain and enhance heritage assets and their settings in a manner appropriate to that significance. New development should seek opportunities to draw on the historic environment in order to maintain and enhance local character and distinctiveness.

6.57 A development proposal which may affect the District's heritage assets (both designated and undesignated), or their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:

- I. conservation areas; listed buildings and scheduled ancient monuments;
- II. the character of the historic cores of the market towns and villages;
- III. landscape features, including ancient woodlands and veteran trees; field patterns; watercourses; drainage ditches and hedgerows of visual, historic or nature conservation value;
- IV. archaeological remains; and
- V. historic parks and gardens.

A Heritage Statement will be required for development proposals which will have a potential impact on any of the assets listed in (i)- (v) or for any major development proposal.

6.58 Development proposals that involve any harm to or loss of a heritage asset would require clear and convincing justification, in accordance with the NPPF. A development proposal will not be permitted where substantial harm to an existing or potential heritage asset is likely to occur, unless there are substantial public benefits.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the

significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records.

This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.

Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.

Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.

Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.

Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a

serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides 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 affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

CA Ref	Description	Grade/Period	NGR	HE ref. HER ref.
CA1	Kingswood Conservation Area	Multiperiod	ST 74658 91825	-
SM1	Kingswood Abbey Gate	Scheduled Monument/Medieval	ST 74705 92035	1004872 462
PG1	Bradley Court	Grade II Registered Park & Garden/Post-medieval	ST 74550 93755	1000756 13695
LB1	5 and 7 Abbey Street	Grade I Listed Building/Post-medieval	ST 74702 92038	1238029 34513
LB2	Abbey Gatehouse and Adjoining Wall to East	Grade I Listed Building/Medieval	ST 74711 92036	1238022 462
LB3	New Inn House and Railings	Grade II* Listed Building/Medieval	ST 74656 92088	1238215 37609
LB4	Former Mill Building at New Mills, West of Bushford Bridge	Grade II* Listed Building/Post-medieval	ST 73752 92971	1238004 37586
LB5	Church of St Mary	Grade II Listed Building/Post-medieval	ST 74729 91994	1238007
LB6	Langford Mill	Grade II Listed Building/Post-medieval	ST 74462 92317	1238001 2923
LB7	Penn House and Gate Piers to West	Grade II Listed Building/Post-medieval	ST 74730 92222	1238216 27575
LB8	Kingswood House	Grade II Listed Building/Post-medieval	ST 74868 92371	1088853 41268
LB9	The Round House	Grade II Listed Building/Post-medieval	ST 74150 92972	1367457 2919
LB10	Lower Barnes Farmhouse	Grade II Listed Building/Post-medieval	ST 73308 92932	1238002 37582
1	Group IX axe find, Wotton-Under-Edge.	Neolithic	ST 75000 93000	16926
2	Possible Beacon Hill: Elbury Hill	Prehistoric (?)	ST 73188 92343	2920
3	Residual prehistoric worked flint and pottery	Prehistoric	ST 74479 91811	51966
4	Romano-British settlement, field system and trackway at Middleyard Farm and Chestnut Park	Romano-British	ST 74450 91980	29607
5	Romano-British Brooch Find	Romano-British	ST 75000 93000	2830
6	Site of the Medieval Abbey mill	Medieval	ST 74524 92200	7065

CA Ref	Description	Grade/Period	NGR	HE ref. HER ref.
7	Site of Kingswood Abbey	Medieval	ST 74711 92107	14956
8	Carved architectural fragment from Kingswood	Medieval	ST 74650 92040	17947
9	Walk Mill	Medieval	ST 74980 91950	6990
10	Ridge and furrow located south of Park Mill Farm	Medieval	ST 75172 92018	51782
11	Spoon found in Vineyard Lane	Medieval	ST 74900 92000	17073
12	An area of possible depopulation located north of Hawpark Farm	Medieval	ST 75450 92780	4040
13	Field boundary bank	Medieval	ST 74300 91220	38271
14	Possible Round Barrow	Medieval	ST 74890 91320	2921
15	Possibly earthwork hollow way	Medieval	ST 73244 93000	40035
-	Ridge and furrow cultivation	Post-medieval	ST 73386 92975	51618
16	Site of Dudley Mill	Post-medieval	ST 74500 92400	6506
17	Abbey Mill, consisting of mill buildings, warehousing, and workers' housing	Post-medieval	ST 74601 92158	51760
18	Graveyard (disused) at High Street	Post-medieval	ST 74700 91900	17027
19	Mill of Park Mill Farm	Post-medieval	ST 75150 92100	6516
20	New Mills or Sury Mill	Post-medieval	ST 73730 93000	2925
21	Berkeley, Dursley, Wotton, Frocester and Cainscross Turnpike road	Post-medieval	SO 69631 11260	41619
22	Remains of Ithell's Mill	Post-medieval	ST 73198 93090	40039
23	Bradley Court	Grade II Registered Park & Garden/Post-medieval	ST 74550 93755	1000756 13695
24	Foot and Mouth Pits	Modern	ST 74300 89485	15495

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

- Gravel Pit
- Sand Pit
- Other Pits
- Quarry
- Shingle
- Orchard
- Osiers
- Reeds
- Marsh
- Mixed Wood
- Deciduous
- Brushwood
- Fir
- Furze
- Rough Pasture
- Arrow denotes flow of water
- Trigonometrical Station
- Site of Antiquities
- Bench Mark
- Pump, Guide Post, Signal Post
- Well, Spring, Boundary Post
- 285 Surface Level
- Sketched Contour
- Instrumental Contour
- Main Roads (Fenced, Un-Fenced)
- Minor Roads (Fenced, Un-Fenced)
- Sunken Road
- Raised Road
- Road over Railway
- Railway over River
- Railway over Road
- Level Crossing
- Road over River or Canal
- Road over Stream
- Road over Stream
- County Boundary (Geographical)
- County & Civil Parish Boundary
- Administrative County & Civil Parish Boundary
- County Borough Boundary (England)
- County Burgh Boundary (Scotland)
- Rural District Boundary
- Civil Parish Boundary

Ordnance Survey Plan 1:10,000

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Dunes
- Boulders
- Coniferous Trees
- Non-Coniferous Trees
- Orchard
- Scrub
- Coppice
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Direction of Flow of Water
- Shingle
- Sand
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Road Under
- Road Over
- Level Crossing
- Foot Bridge
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency (Shown only when not coincident with other boundaries)
- Civil Parish (Shown alternately when coincidence of boundaries occurs)
- BP, BS Boundary Post or Stone
- Ch Church
- CH Club House
- F E Sta Fire Engine Station
- FB Foot Bridge
- Fn Fountain
- GP Guide Post
- MP Mile Post
- MS Mile Stone
- Pol Sta Police Station
- PO Post Office
- PC Public Convenience
- PH Public House
- SB Signal Box
- Spr Spring
- TCB Telephone Call Box
- TCP Telephone Call Post
- W Well

1:10,000 Raster Mapping

- Gravel Pit
- Refuse tip or slag heap
- Rock
- Rock (scattered)
- Boulders
- Boulders (scattered)
- Shingle
- Mud
- Mud
- Sand Pit
- Sand
- Sand Pit
- Slopes
- Top of cliff
- General detail
- Underground detail
- Overhead detail
- Narrow gauge railway
- Multi-track railway
- Single track railway
- County boundary (England only)
- Civil, parish or community boundary
- District, Unitary, Metropolitan, London Borough boundary
- Constituency boundary
- Area of wooded vegetation
- Non-coniferous trees
- Non-coniferous trees (scattered)
- Coniferous trees
- Coniferous trees (scattered)
- Positioned tree
- Orchard
- Coppice or Osiers
- Rough Grassland
- Heath
- Scrub
- Marsh, Salt Marsh or Reeds
- Water feature
- Flow arrows
- MHW(S) Mean high water (springs)
- MLW(S) Mean low water (springs)
- Telephone line (where shown)
- Electricity transmission line (with poles)
- Bench mark (where shown)
- Triangulation station
- Point feature (e.g. Guide Post or Mile Stone)
- Pylon, flare stack or lighting tower
- Site of (antiquity)
- Glasshouse
- General Building
- Important Building

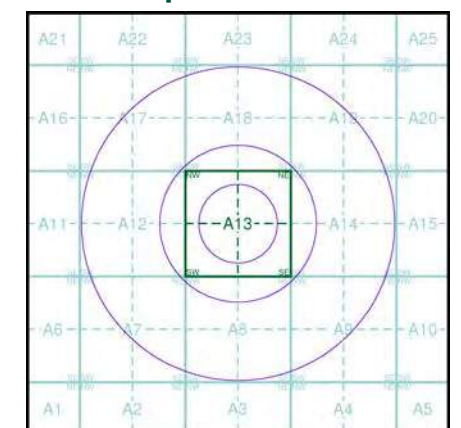
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Historical Mapping & Photography included:

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Gloucestershire	1:10,560	1903	3
Gloucestershire	1:10,560	1923 - 1924	4
Ordnance Survey Plan	1:10,000	1955	5
Ordnance Survey Plan	1:10,000	1976	6
10K Raster Mapping	1:10,000	1999 - 2000	7
Street View	Variable		8

Historical Map - Slice A



Order Details

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 Customer Ref: CR0722
 National Grid Reference: 374060, 192530
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 374070, 192530

Landmark
 INFORMATION GROUP

Gloucestershire

Published 1884 - 1886

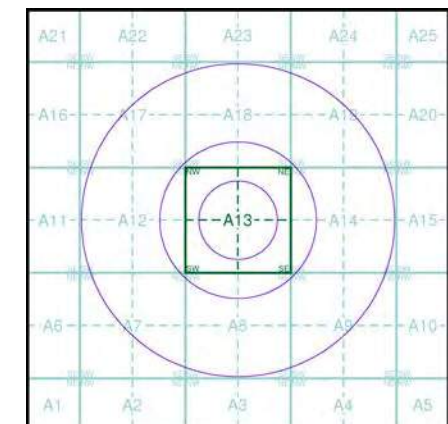
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

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064NW 1886 1:10,560	064NE 1886 1:10,560

Historical Map - Slice A

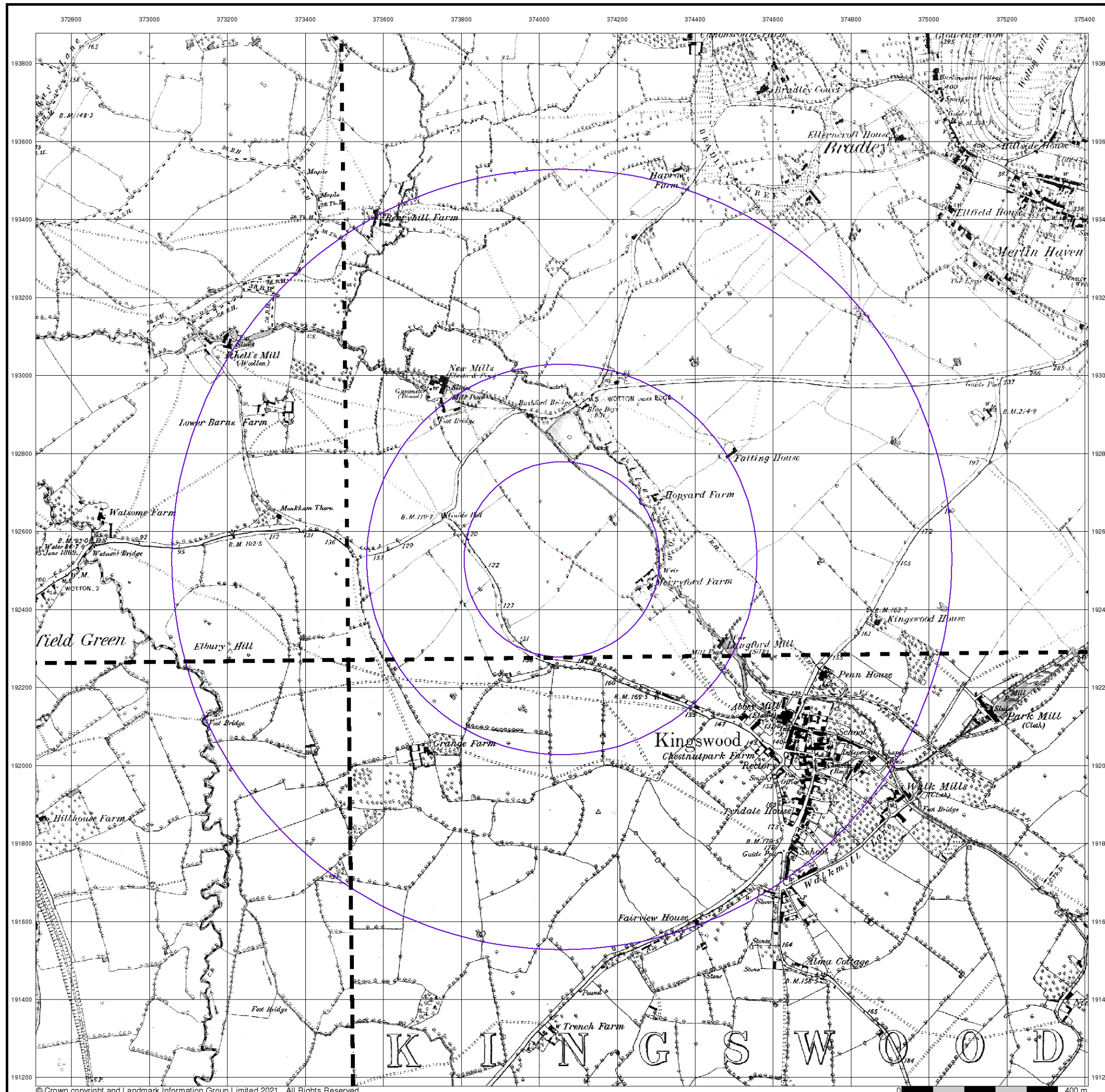


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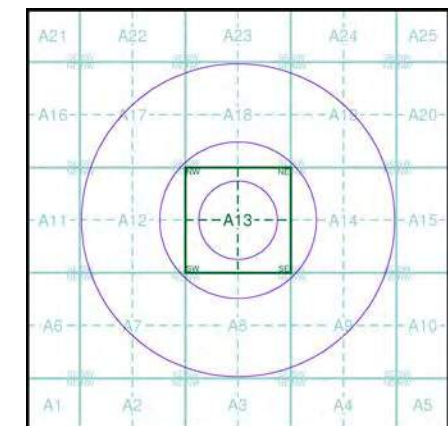


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Map Name(s) and Date(s)

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064NW 1903 1:10,560	064NE 1903 1:10,560

Historical Map - Slice A

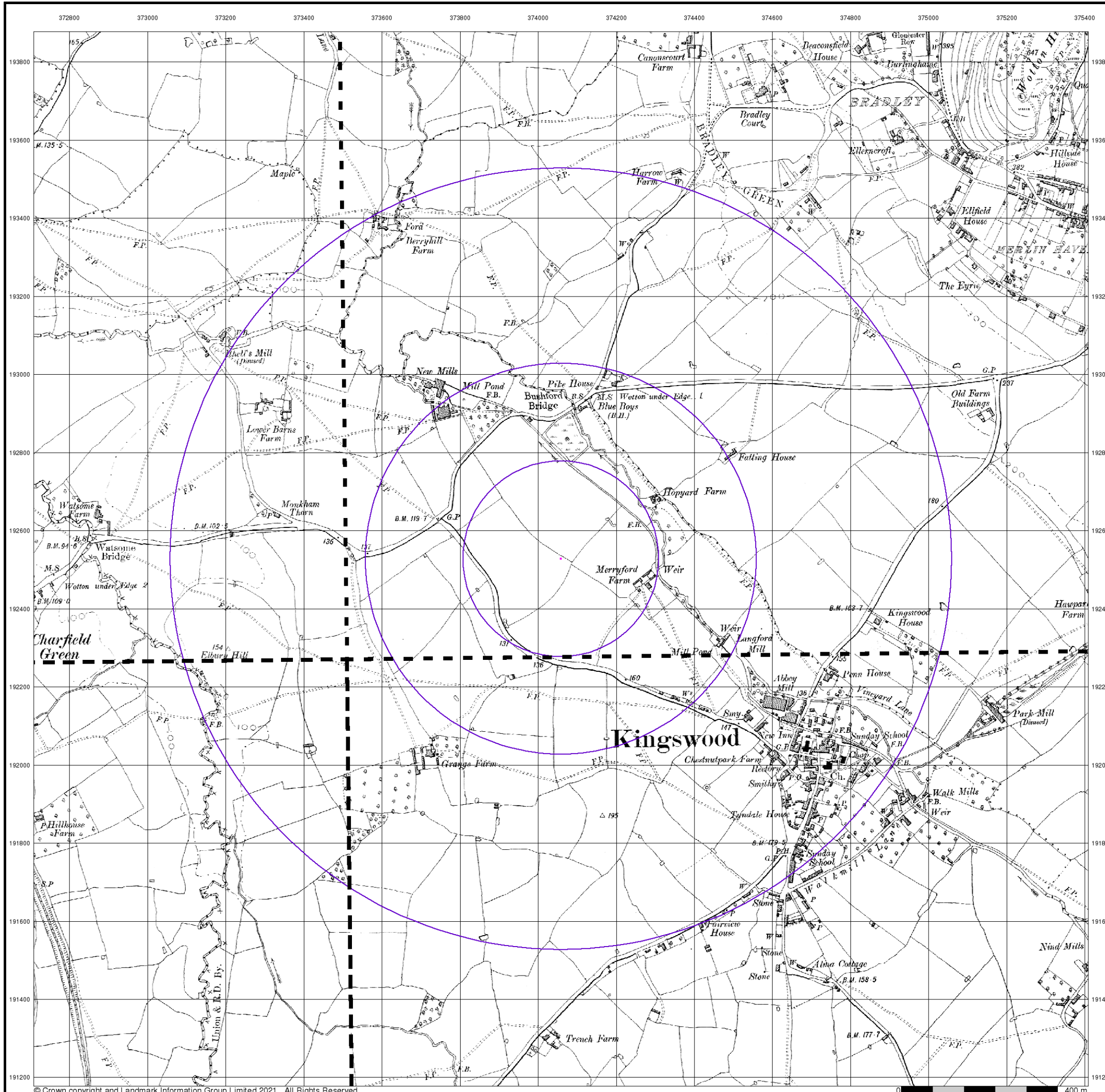


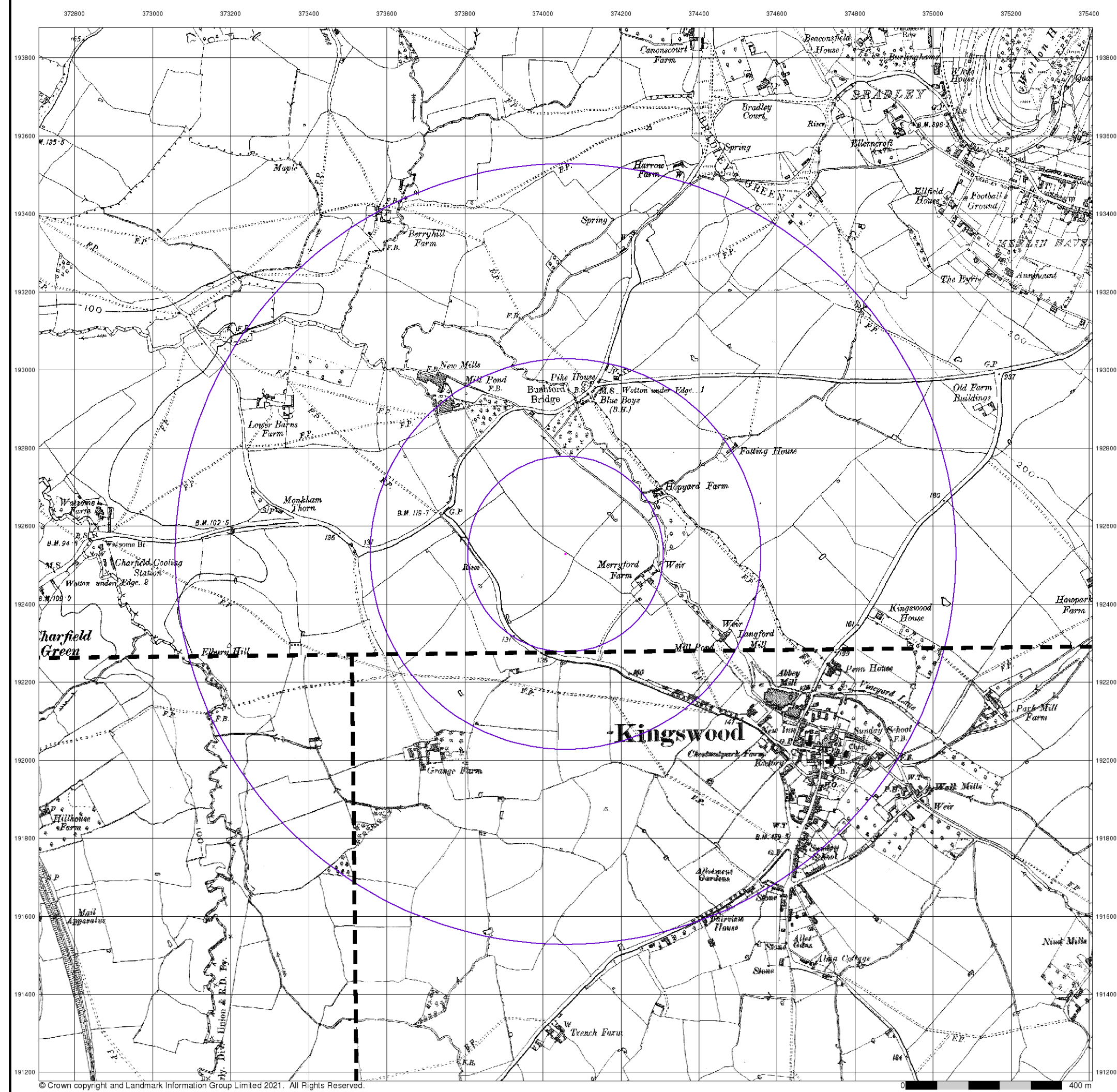
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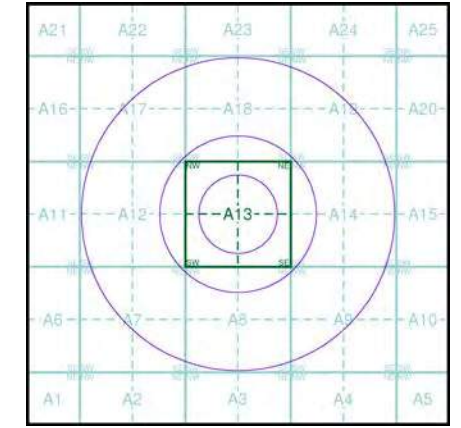
Gloucestershire
Published 1923 - 1924
Source map scale - 1:10,560

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Map Name(s) and Date(s)

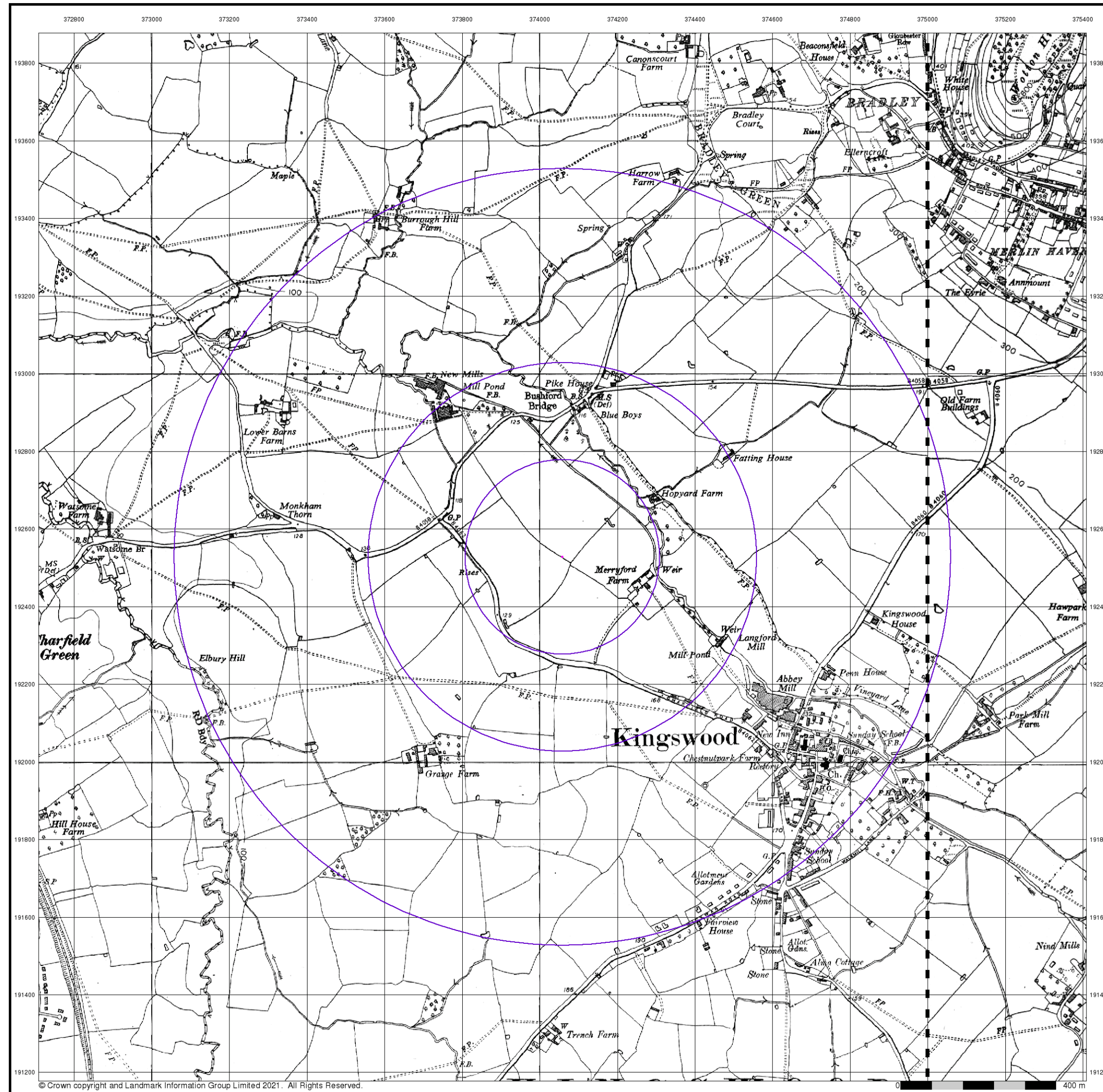
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064NW	1923	1:10,560
064NE	1923	1:10,560

Historical Map - Slice A



Order Details
 Order Number: 278081794_1_1
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Site Details
 Site at 374070, 192530

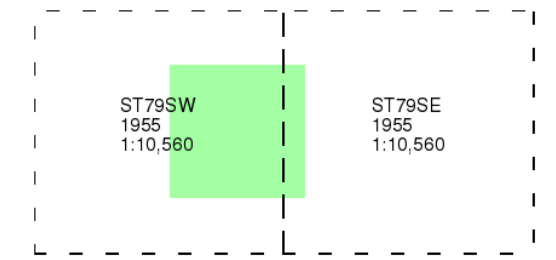


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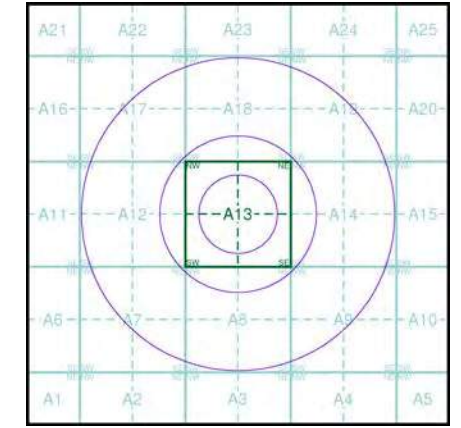
Ordnance Survey Plan Published 1955 Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details
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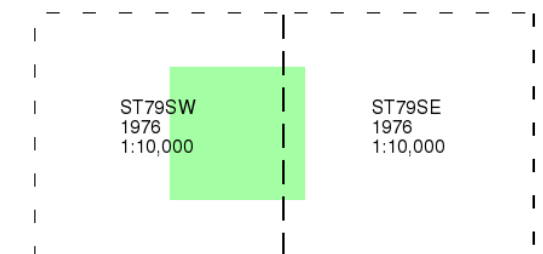
Ordnance Survey Plan

Published 1976

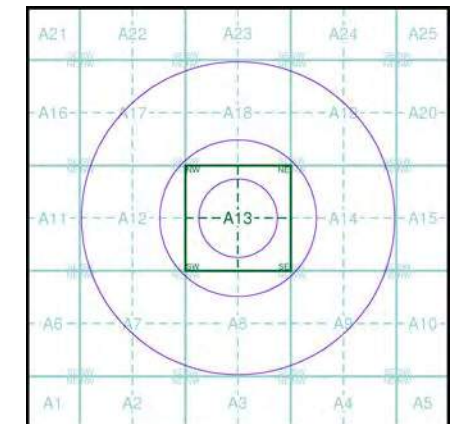
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Map Name(s) and Date(s)



Historical Map - Slice A

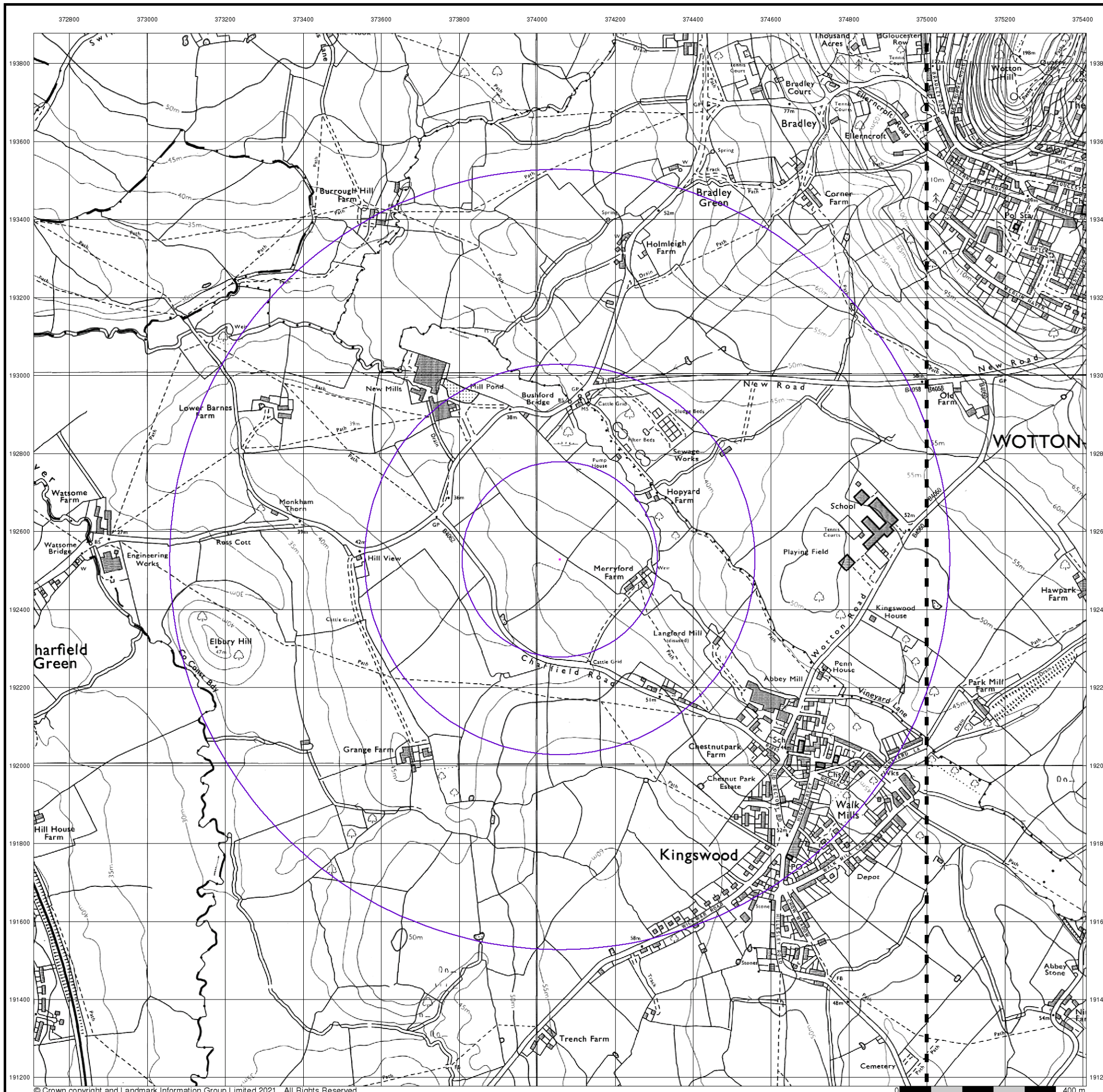


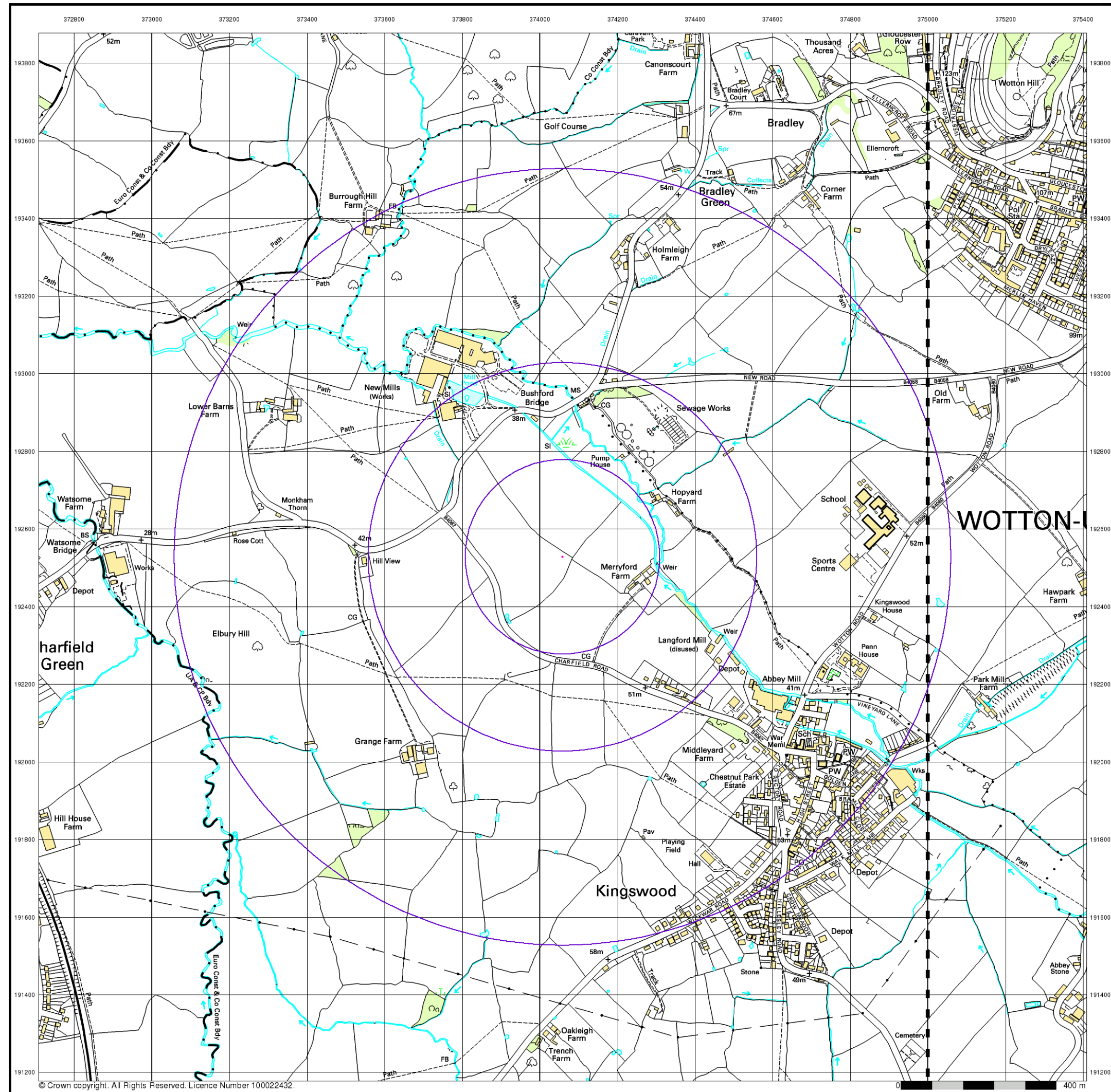
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Site Details

Site at 374070, 192530

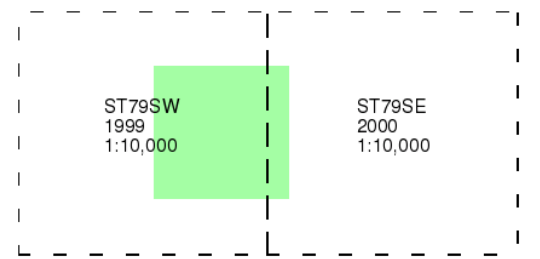




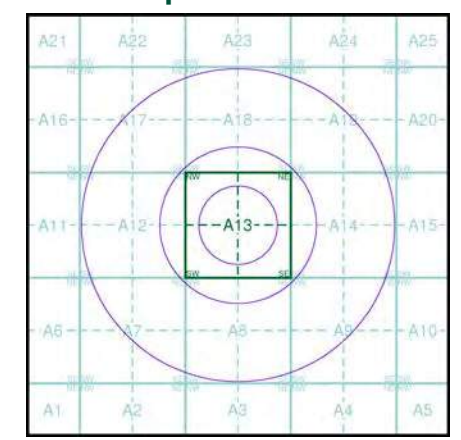
10k Raster Mapping
Published 1999 - 2000
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

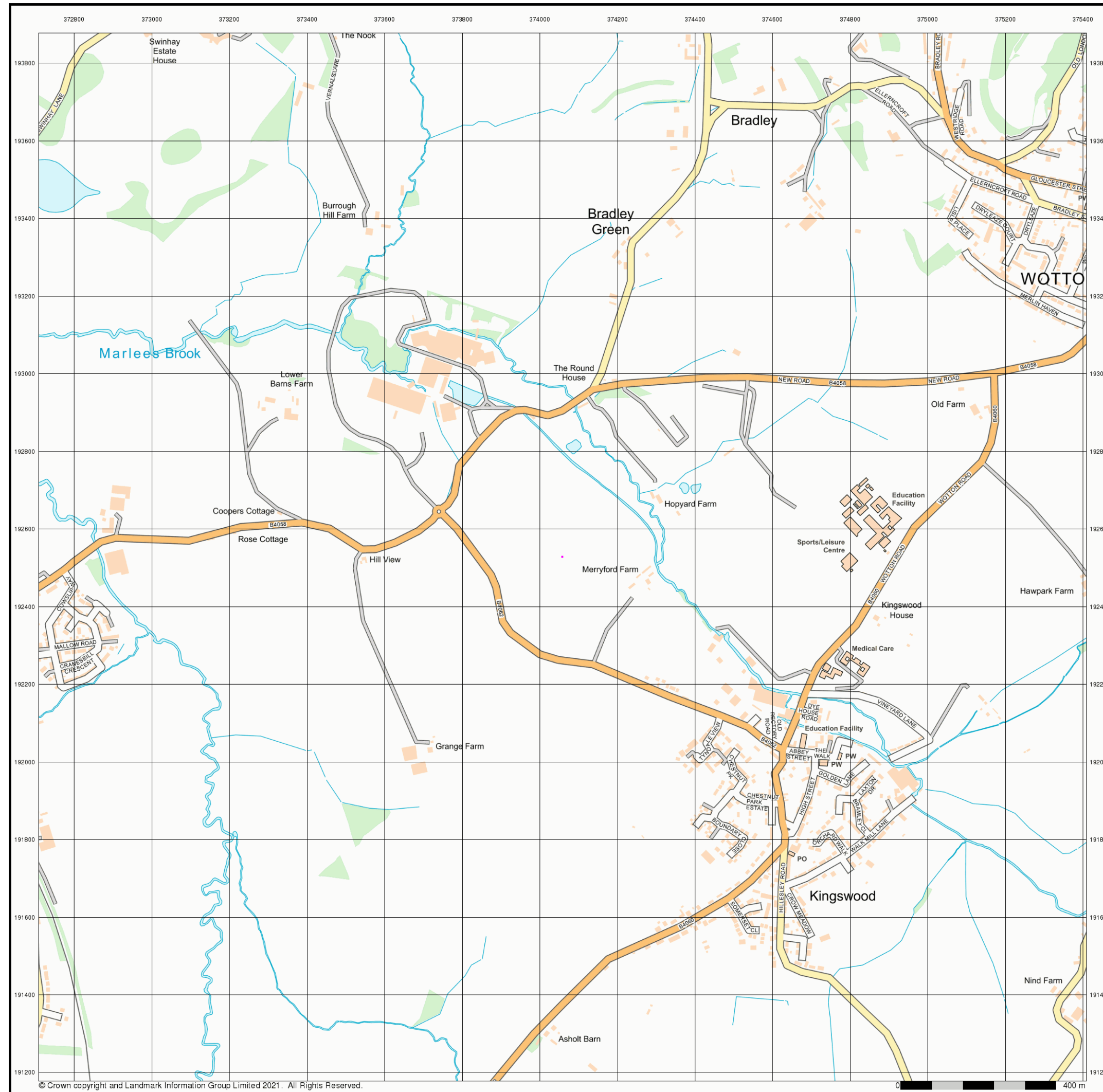


Historical Map - Slice A



Order Details
 Order Number: 278081794_1_1
 Customer Ref: CR0722
 National Grid Reference: 374060, 192530
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details
 Site at 374070, 192530



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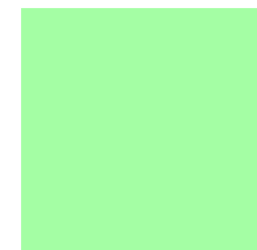
Street View

Published 2021

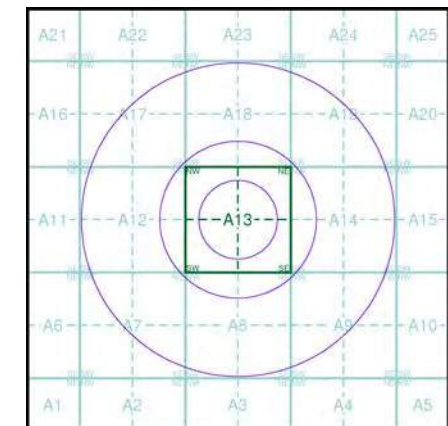
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

Order Number: 278081794_1_1
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Site Details

Site at 374070, 192530

