

Stroud District Council

Strategic Assessment of Land Availability (SALA)

Heritage Impact Appraisal

May 2017



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1. An introduction to the Heritage Impact Appraisal

To inform the Stroud District SALA 2017

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

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

Methodology

Identifying sites for heritage impact assessment

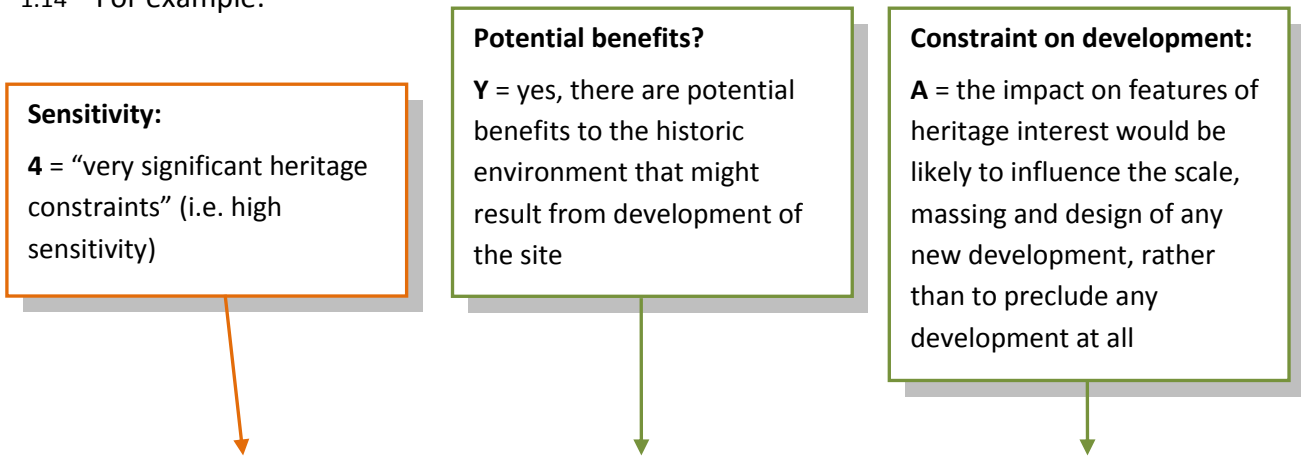
- 1.6 Some 302 sites were included within the 2017 SALA. Of these, 47 sites were excluded from the SALA assessment for various reasons (refer to Appendix 4 of the final SALA Report). The remaining 255 were subject to site assessment and were visited by Officers during August and September 2016.
- 1.7 Through an initial desktop screening process, principally involving GIS mapping, 90 of these sites were identified as likely to have some form of heritage sensitivity. These were sites where one or more of the following criteria applied:
 - The site lies within or partially within a conservation area
 - The site directly adjoins a conservation area
 - The site contains one or more listed buildings
 - The site contains a scheduled monument
- 1.8 A secondary screening allowed the Officers who had visited the sites to flag up potential sensitivity and to identify sites where development might have heritage impacts. This led to a further 19 sites being added to the heritage impact assessment. These were typically sites where development might affect the setting of a heritage asset that didn't necessarily lie inside the site's boundary (or immediately adjoining it) and where the potential sensitivity could not easily be identified using mapping.
- 1.9 Finally, three more sites were added to the heritage impact assessment because a degree of heritage sensitivity was identified through the Landscape Sensitivity Assessment that was commissioned to support the SALA.
- 1.10 In total, **112** sites were identified as having some degree of heritage sensitivity, where the potential impacts of development required assessment.

Desktop assessment

- 1.11 The heritage impact assessment was a desktop study, carried out by Council Officers from the Planning Strategy team and Conservation / Development Management. All 112 sites were subject to an initial round-table appraisal, where key sensitivities were identified and an initial view was taken about whether there was scope for development / re-development; broadly what kind; and whether development might offer any opportunity for positive benefits to the historic environment (for example to secure the future of a disused historic building, or to enhance the character and significance of an asset).
- 1.12 The round-table session was followed by further desktop appraisal (using historic maps, aerial photographs and GIS mapping of designated heritage assets) to confirm the initial view taken and to 'score' each site, based on the level of its sensitivity, the potential for heritage benefits, and the likely degree and type of constraint that the site's heritage interest might place on future development.

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

1.14 For example:



Assessment		
4	Y	A
<p>Summary [4YA] Very significant heritage constraints. A sensitive, conspicuous site within the Industrial Heritage Conservation Area (IHCA), visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character, significance and urban grain. Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus some additional infill on the southern half of the site. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Assessment Key

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

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

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

Brimscombe

Site BRI 001 – Griffin Mills Industrial Estate, London Road (Thrupp)

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Potential to affect the setting of neighbouring Ham Mill (Grade II)</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character, significance and urban grain. The northern half of the site (Griffin Mill) comprises a high proportion of historic buildings, including the landmark main mill ranges; the southern half (Eagle Works / Nu-Pro Ltd) consists of modern industrial and office buildings.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area and to secure the long term future of key historic buildings. Scope for redevelopment consisting principally of re-use of existing historic buildings at the northern end of the site; plus re-use or redevelopment on a similar footprint and some additional infill on the southern half of the site, subject to conserving the vegetated canal 'frontage' (i.e. avoid canal-fronting development).

Potential impacts and constraints on development

The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

4

Y

A

Summary

[4YA] Very significant heritage constraints. A sensitive, conspicuous site within the Industrial Heritage Conservation Area (IHCA), visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character, significance and urban grain. Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus some additional infill on the southern half of the site. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site BRI 002 – Ham Mill, London Road (Thrupp)

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Ham Mill and separately listed Gate (both Grade II) on site; nearby river and canal bridges and Ham Lock are Grade II.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character, significance and urban grain. The site is dominated by the main Ham Mill range, a landmark Grade II building. Most of the other structures on site can be considered curtilage listed. The southern half of the site is mostly vegetated (scrubby) open space, which contributes to the IHCA's distinctive "green corridor"; the rhythmic juxtaposition of open space and industry along the river corridor is part of the conservation area's character. Includes the site of "the blue tin tabernacle", demolished some years ago.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area and to secure the long term future of key historic buildings. Scope for redevelopment consisting principally of re-use of existing historic buildings plus some redevelopment on a similar footprint and some additional infill.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting of the listed buildings is likely to constrain built development principally to the northern 2/3 of the site, in order to avoid the loss of open and vegetated space at the south, which could result in visual and physical coalescence with adjacent Phoenix Works.

Assessment

4

Y

C

Summary

[4YC] Very significant heritage constraints. A sensitive, conspicuous site within the Industrial Heritage Conservation Area (IHCA), visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character, significance and urban grain. Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus some additional infill. The impact on the character and significance of the conservation area and on the setting of the listed buildings is likely to constrain built development principally to the northern 2/3 of the site, in order to avoid the loss of open and vegetated space at the south, which could result in visual and physical coalescence with adjacent Phoenix Works.

Site BRI 003 – Land at Hope Mill Lane, off London Road (Brimscombe)

Scheduled Ancient Monument	
Conservation Area	<i>Within IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although there are no historic buildings or structures on the site, it contributes to the IHCA's distinctive "green corridor" and to the rhythmic historic settlement pattern of industrial clusters interspersed along the Frome and separated by areas of green or tree-covered space. The site contributes to the setting of nearby historic buildings in long range views.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. But, in heritage terms, there might be scope for some development on the lower part of the site (closer to the river), allowing key views to be retained (from the main road, looking south and west particularly).

Potential impacts and constraints on development

The impact on the character of the conservation area and key views into and across it is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2		A
<p>Summary [2A] Some impact on heritage interest. Although there are no historic buildings or structures on the site, it contributes to the IHCA's distinctive "green corridor" and to the rhythmic historic settlement pattern of industrial clusters interspersed along the Frome, separated by areas of green or tree-covered space. No obvious scope for development that would have any positive heritage benefits. But, in heritage terms, there might be scope for some development on the lower part of the site (closer to the river), allowing key views to be retained (from the main road, looking south and west particularly). The impact on the character of the conservation area and key views into and across it is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site BRI 006 – Lower Brimscombe Mills, London Road

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and contains several remnant buildings relating to Brimscombe Mill, including those perched on the southern edge of the mill pond. Although the majority of buildings on the site are not of particular architectural or historic interest, the general industrial appearance, massing, materials palette, urban grain, and relationship of buildings to the canal and the mill pond is typical of the conservation area's character and significance. The site is visible in long range views, overlooked from the valley sides and commons – hence the roofscape and massing is sensitive.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design. Development along the canal 'frontage' should be avoided. It should be noted that this site has a strong visual connection with adjoining sites BRI 008 (Brimscombe Mills, south) and BRI 022. Any redevelopment here should ideally be approached holistically with the adjoining sites, in order to achieve the greatest possible heritage benefits.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

3

Y

A

Summary

[3YA] Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and contains several remnant buildings relating to Brimscombe Mill, although the majority of buildings on the site are not of particular architectural or historic interest. However, the general industrial appearance, massing, materials palette, urban grain, and relationship of buildings to the canal and the mill pond is typical of the conservation area's character and significance. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design. Development along the canal 'frontage' should be avoided. Any redevelopment here should ideally be approached holistically with the adjoining sites BRI 008 (Brimscombe Mills, south) and BRI 022, in order to achieve the greatest possible heritage benefits. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site BRI 007 – Land south of Bourne Lane (Brimscombe)

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the IHCA</i>
Listed Building	<i>Setting of Grade II Port Mill</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. There are no obvious historic buildings or structures on the site, and it lies just outside the Industrial Heritage Conservation Area (adjoining the conservation area boundary along the site's southern edge). It does contribute though to the landscape setting of the conservation area and, in some views, it forms part of a green backdrop to landmark Port Mill, a Grade II listed Building – for example, descending Brimscombe Hill, the vista of Port Mill is framed by Grade II Corner Cottage on one side and Grade II Cleeve House on the other, with the site clearly visible behind the mill. However, this role is likely to be impinged upon by future development of Brimscombe Port, which will transform the mill's surroundings and potentially block views out to the surrounding valley sides.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character of the conservation area and particularly the setting of Port Mill is likely to be minimal, subject to the scale and design of any new development and the retention of the site's trees and hedgerows.

Assessment

2

B

Summary

[2B] Some impact on heritage interest. There are no obvious historic buildings or structures on the site, and it lies just outside the Industrial Heritage Conservation Area (adjoining the conservation area boundary along the site's southern edge). It does contribute though to the landscape setting of the conservation area. In some views, it also forms part of a green backdrop to landmark Port Mill, a Grade II listed Building – although this role is likely to be impinged upon by future development of Brimscombe Port. No obvious scope for development that would have any positive heritage benefits. The impact on the character of the conservation area and particularly the setting of Port Mill is likely to be minimal, subject to the scale and design of any new development and the retention of the site's trees and hedgerows.

Site BRI 008 – Upper Brimscombe Mills and mill pond, London Road

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive site, within the Industrial Heritage Conservation Area. The site is largely hidden from view from the main road / Brimscombe Hill. There is strong, visually impermeable enclosure along much of the canal frontage, which is dominated by C19 warehouse and factory buildings. But the roofscape, massing, canal frontage, mill pond and surviving historic buildings contribute to the conservation area's character, significance and urban grain.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design. Canal-facing 'frontage' development should be avoided and the inward-looking character of the site should be conserved. It should be noted that this site has a strong visual connection with adjoining sites BRI 006 (Brimscombe Mills, north) and BRI 022. Any redevelopment here should ideally be approached holistically with the adjoining sites, in order to achieve the greatest possible heritage benefits.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

4

Y

A

Summary

[4YA] Very significant heritage constraints. A sensitive site, within the Industrial Heritage Conservation Area. The surviving historic buildings, their roofscape and massing, the visually impermeable canal frontage (dominated by C19 warehouse and factory buildings) and the 'inward-looking' orientation around the mill pond all contribute to the conservation area's character, significance and urban grain. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area and secure the future of vacant and underused historic buildings. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design. It should be noted that this site has a strong visual connection with adjoining sites BRI 006 (Brimscombe Mills, north) and BRI 022. Any redevelopment here should ideally be approached holistically with the adjoining sites, in order to achieve the greatest possible heritage benefits. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site BRI 009 – Brimscombe Port

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Grade II listed Port Mill and the Grade II salt warehouse at the heart of the site; Grade II port wall along the south eastern boundary of the site; adjacent to (and affecting the setting of) multiple listed buildings at Bourne Mill: Grade II Bourne Mill and separately listed Small Mill and Grade II canal bridge, plus some lesser impact on Grade II* Wool Stove; Adjacent to (and affecting the setting of) listed buildings on Port Lane and Brimscombe Hill: Grade II White House / Terrace House, Cleeve House, Corner Cottage / Brentwood / Clevedale and some lesser impact on the Wesleyan Methodist Chapel.</i>
Other heritage assets	<i>Aracheological potential associated with the former port, foundry and mill.</i>

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site, within the Industrial Heritage Conservation Area - the great historic significance of which is barely evident today. The landmark Port Mill is Grade II listed and dominates the site; while the diminutive salt warehouse (Grade II) is one of the few surviving visible buildings or structures on site that are associated with the large and highly unusual historic inland port. There is considerable archaeological potential relating to the former canal and port, as well as the old foundry and the Mill. The southern boundary of the site, at the far eastern end, is delineated by Grade II listed port wall, which has great significance in marking the gateway and extent of the old port area. This end of the site is particularly sensitive in terms of the setting it provides for Bourne Mill, a complex which includes several listed buildings: the sliver of land between the port wall and the former canal channel is an important open space / gap, which provides separation between the port and the adjacent mill. This is part of the IHCA's 'green corridor' and is important to the legibility of the conservation area, which is characterised by the rhythmic pattern of historic development along the valley bottom watercourses: intermittent mills, separated by green open or scrubby vegetated spaces.

Scope for development; potential heritage benefits?

Potentially very positive heritage benefits from redevelopment, including valuable opportunities to enhance the character and appearance of the conservation area and to better reveal and interpret this site's great historic significance – particularly through the reinstatement of the canal channel and the excavation of the former port area. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design. Best scope for new built form would be running lengthways along the northern edge of the site (between the London Road and the former Great Wharf edge) and to the west of Port Mill. Also scope for some new development on what was the foundry 'island', subject to sensitive design and 'tapering down' of scale, which would allow the listed Mill to maintain its landmark visual dominance and would provide a respectful setting for neighbouring listed buildings on Port Lane.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area, the listed Port Wall and the setting of Bourne Mill would be likely to preclude intensive development at the far eastern end of the site, in order to prevent the loss of a significant open space. The historic significance of the former port is also likely to preclude development on at least some of the land running lengthways through the heart of the site, in order to enhance (or at least maintain) a sense of open space (and ideally to reinstate an expanse of water), which is vital to the interpretation of the site's historic significance and special character, as well as the setting and context of the listed mill.

Assessment		
4	Y	C
<p>Summary</p> <p>[4YC] Very significant heritage constraints. A sensitive, conspicuous site, within the Industrial Heritage Conservation Area - the great historic significance of which is barely evident today. Surviving listed and unlisted historic buildings on site, including Grade II Port Mill, the salt warehouse and the port wall; plus the site provides an historic context and visual setting for groups of listed buildings at neighbouring Bourne Mill and on Port Lane/the foot of Brimscombe Hill. Potentially very positive heritage benefits from redevelopment, including valuable opportunities to enhance the character and appearance of the conservation area and to better reveal and interpret this site’s great historic significance – particularly through the reinstatement of the canal channel and the excavation of the former port area. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with an appropriately ‘industrial’ scale, massing and variety of design. Best scope for new built form would be running lengthways along the northern edge of the site (between the London Road and the former Great Wharf edge) and to the west of Port Mill. Also scope for some new development on what was the foundry ‘island’, subject to sensitive design and tapering-down the scale, to allow the listed Mill to maintain its landmark visual dominance and to provide a respectful setting for neighbouring listed buildings on Port Lane. The impact on the character and significance of the conservation area, the listed Port Wall and the setting of Bourne Mill would be likely to preclude intensive development at the far eastern end of the site, in order to prevent the loss of a significant open space which is part of the IHCA’s ‘green corridor’ and contributes to the legibility of the industrial valley bottom’s historic settlement pattern. The historic significance of the former port is also likely to preclude development on at least some of the land running lengthways through the heart of the site, in order to enhance (or at least maintain) a sense of open space (and ideally to reinstate an expanse of water), which is vital to the interpretation of the site’s historic significance and special character, as well as the setting and context of the listed Port Mill.</p>		

Site BRI 010 – Brimscombe Farm, off Brimscombe Hill (Minchinhampton)

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the Industrial Heritage Conservation Area</i>
Listed Building	<i>Adjoining The Nelson Inn (Grade II)</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The south/eastern part of the site contains no obvious features of historic interest and it lies just outside the Industrial Heritage Conservation Area (IHCA), to the rear of Brimscombe primary school (a modern building). The north/western part of the site lies within the IHCA and contains some historic farm buildings, which adjoin the Grade II listed Nelson Inn. The site's boundary to Brimscombe Hill is demarcated by a fine dressed and coursed dry stone wall, which is a distinctive feature of the street scene and which contributes to the character and appearance of the conservation area and the setting of nearby listed and unlisted buildings on Brimscombe Hill. The impressive dry stone walls on Brimscombe Hill are a notable feature of the conservation area here. Whilst the site itself is not especially conspicuous, if development required the creation of a new access point off Brimscombe Hill, this would leave a significant scar on the historic street scene.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact of developing this site on the character of the conservation area and on the setting of nearby listed buildings is likely to be minimal, subject to the scale and design of any new buildings and landscaping. However, the harm to the integrity and character of the Brimscombe Hill street scene, specifically the important contribution made by the dry stone wall, could prohibit the creation of a new vehicular access point.

Assessment		
2		B
<p>Summary</p> <p>[2B] Some impact on heritage interest. The south/eastern part of the site contains no obvious features of historic interest and it lies just outside the Industrial Heritage Conservation Area (IHCA). However, the north/western part of the site lies within the IHCA and contains some historic farm buildings, which adjoin the Grade II listed Nelson Inn. The site's boundary to Brimscombe Hill is demarcated by a fine dressed and coursed dry stone wall, which is highly characteristic of the conservation area here. There is no obvious scope for development that would have any positive heritage benefits, but the impact on the character of the conservation area and on the setting of nearby listed buildings is likely to be minimal, subject to the scale and design of any new buildings and landscaping. However, whilst the site itself is not especially conspicuous, any development requiring the creation of a new access point off Brimscombe Hill would leave a significant scar on the historic street scene: the harm to the integrity and character of the dry stone wall could prohibit the creation of a new vehicular access point here.</p>		

Site BRI 011 – Dockyard Works (Olympic Varnish), Knapp Lane, Brimscombe

Scheduled Ancient Monument	
Conservation Area	<i>Within the Industrial Heritage Conservation Area</i>
Listed Building	<i>To the west of the site lies Bourne Mill with a collection of listed buildings, including the Grade II* wool store.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, whose roofscape, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character and significance. Sandwiched between the canal and railway, key views of the site's rooftops and the distinctive "Olympic Varnish" Art Deco building are achieved from London Road, contrasted against the wooded slopes of the Minchinhampton valleyside. The site is bounded by the Thames & Severn canal along its southern edge, but this stretch of canal retains a fairly self-contained and isolated character, due to the vegetated site boundary and lack of direct 'frontage' onto the canal (the site lies on the "off side", i.e. not the tow-path side, which was traditionally characterised by soft gassy banks). The character of this part of the conservation area, especially when experienced from the perspective of the canal or the railway, is one of discrete, distinct pockets of industry, separated by stretches of green agricultural or scrubby space. Any redevelopment of this or neighbouring sites must take care to avoid producing an impression of amalgamation: each pocket has its own character and identity. Avoiding encroachment upon neighbouring Bourne Mill, which includes a cluster of listed buildings, is especially important.

Scope for development; potential heritage benefits?

Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting and context of nearby listed buildings is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

4

A

Summary

[4A] Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, whose roofscape, complex industrial spaces, landmark Art Deco building and collection of ancillary buildings contributes to the conservation area's character and significance. The character of this part of the conservation area, especially when experienced from the perspective of the canal or the railway, is one of discrete, distinct pockets of industry, separated by stretches of green agricultural or scrubby space. Any redevelopment of this or neighbouring sites must take care to avoid producing an impression of amalgamation, particularly through canal 'frontage' or 'wharf-style' development. Scope for redevelopment consisting of adapting and re-using surviving historic buildings and redeveloping / infilling with a similarly industrial scale, massing and design. The impact on the character and significance of the conservation area and on the setting and context of nearby listed buildings is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site BRI 012 – Val d’Or Works, Knapp Lane, Brimscombe

Scheduled Ancient Monument	
Conservation Area	<i>Within the Industrial Heritage Conservation Area</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. This site lies within the Industrial Heritage Conservation Area (IHCA), but it is not especially conspicuous at present and does not contain any features of obvious heritage interest. Sandwiched between the canal and railway, the site is bounded by the Thames & Severn canal along its southern edge, but it does not have any direct ‘frontage’ onto the canal (the site lies on the “off side”, i.e. not the tow-path side, which was traditionally characterised by soft gassy banks). The character of this part of the conservation area, especially when experienced from the perspective of the canal or the railway, is one of discrete, distinct pockets of industry, separated by stretches of green agricultural or scrubby space. Any redevelopment of this or neighbouring sites must take care to avoid producing an impression of amalgamation, particularly through canal ‘frontage’ or ‘wharf-style’ development: each pocket has its own character and identity.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using existing buildings or redeveloping with an appropriately ‘industrial’ scale, massing and design.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

2

Y

A

Summary

[2YA] Some impact on heritage interest. This site lies within the Industrial Heritage Conservation Area (IHCA), but it is not especially conspicuous at present and does not contain any features of obvious heritage interest. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using existing buildings or redeveloping with an appropriately ‘industrial’ scale, massing and design. The character of this part of the conservation area, especially when experienced from the perspective of the canal or the railway, is one of discrete, distinct pockets of industry, separated by stretches of green agricultural or scrubby space. Any redevelopment of this or neighbouring sites must take care to avoid producing an impression of amalgamation, particularly through canal ‘frontage’ or ‘wharf-style’ development: each pocket has its own character and identity. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site BRI 015 – Land east of Toadsmoor Road, Brimscombe

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the Industrial Heritage Conservation Area</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no structures of historic interest, it lies adjacent to the IHCA. Part of the site (the roadside verge) actually falls within the conservation area boundary. The site contributes to the conservation area's character and to the setting of nearby historic buildings, including Gussage Mill and neighbouring cottages (Fairview, Yew tree Cottage, Mead Cottage, Sunnymead). The roadside boundary is marked by mature hedgerow and towering, slightly overhanging trees, producing an almost tunnel-like effect in conjunction with the hedgerow of site BRI 016 on the opposite side of the road. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site (with site BRI 016) helps to punctuate the string of mills and clustered dwellings along the valley bottom. Most historic development has occurred on the west side of Toadsmoor Road (along the Toadsmoor Stream), with the east side remaining largely clear of built form and characterised by the steep grassy and tree-covered slopes of the valley side. Fairview, immediately south of this site, is the last building on the east side and this point marks a definite transition from settled Brimscombe into rural open countryside.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Subject to the retention of hedgerow and trees along the roadside, as a dense visual 'screen', there might be scope for some low-intensity development, reminiscent in character of the cottages immediately to the south. However, the steep topography is likely to necessitate extensive excavation, retaining and engineering works in order to provide vehicular access, which would make it very difficult to develop the site in a locally distinctive and sympathetic way and to retain the verdant and enclosed character of the roadside.

Potential impacts and constraints on development

The impact on the character and significance of this part of the conservation area, particularly the intermittent rhythm and balance between historic mill-related settlement and open green space along the valley bottom, could prohibit development on this site, due to the nature of the topography which would be likely to require extensive and visually incongruous excavation and engineering works.

Assessment

2

F

Summary

[2F] Some impact on heritage interest. Although the site itself contains no structures of historic interest, it lies adjacent to the IHCA. Part of the site (the roadside verge) actually falls within the conservation area boundary. The site contributes to the conservation area's character and to the setting of nearby historic buildings, including Gussage Mill and neighbouring cottages. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site (with site BRI 016) helps to punctuate the string of mills and clustered dwellings along the valley bottom. No obvious scope for development that would have any positive heritage benefits. Subject to the retention of hedgerow and trees along the roadside, as a dense visual 'screen', there might be scope for some low-intensity development, reminiscent in character of the cottages immediately to the south. However, the impact on the character and significance of this part of the conservation area could prohibit development on this site, due to the nature of the site's topography, which would be likely to require extensive and visually incongruous excavation and engineering works.

Site BRI 016 – Land east of Toadsmoor Road, Brimscombe

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the Industrial Heritage Conservation Area</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it contributes to the conservation area's character and to the setting of nearby historic buildings, including Gussage Mill and neighbouring cottages (Fairview, Yew tree Cottage, Mead Cottage, Sunnymead). The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site (with site BRI 015, over the road) helps to punctuate the string of mills and clustered dwellings along the valley bottom. This site, just past Gussage Mill, marks a definite transition from settled Brimscombe into rural open countryside.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of this part of the conservation area, particularly the intermittent rhythm and balance between historic mill-related settlement and open green space along the valley bottom, could prohibit development on this site, due to the loss of an important open space, part of the IHCA's "green corridor".

Assessment		
3		F
<p>Summary</p> <p>[3F] Significant heritage constraints. Although the site itself contains no structures of historic interest, it contributes to the conservation area's character and to the setting of nearby historic buildings, including Gussage Mill and neighbouring cottages (Fairview, Yew tree Cottage, Mead Cottage, Sunnymead). The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site (with site BRI 015, over the road) helps to punctuate the string of mills and clustered dwellings along the valley bottom. No obvious scope for development that would have any positive heritage benefits. The impact on the character and significance of this part of the conservation area, particularly the intermittent rhythm and balance between historic mill-related settlement and open green space along the valley bottom, could prohibit development on this site, due to the loss of an important open space which is part of the IHCA's "green corridor".</p>		

Site BRI 017 – Land at Bowbridge Lock (west of Stafford Mills) (Thrupp)

Scheduled Ancient Monument	
Conservation Area	<i>Within the Industrial Heritage Conservation Area</i>
Listed Building	<i>Affecting the setting of Stafford Mill (Grade II) and Stafford House (Grade II)</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it contributes to the conservation area's character and to the setting of nearby historic buildings, including Grade II listed Stafford Mill, with its landmark chimney. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and industry along the valley bottom. Travelling south along the London Road, this site is the first significant break (green open space) after leaving the built-up area of Stroud: it marks a transition from the town to the more intermittently developed peri-urban valley bottom, where there is increasing visual and physical connection with the rural surroundings.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of this part of the conservation area, particularly the intermittent rhythm and balance between historic mill-related settlement and open green space along the valley bottom, could prohibit development on this site, due to the loss of an important open space, part of the IHCA's "green corridor".

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no structures of historic interest, it contributes to the conservation area's character and to the setting of nearby historic buildings, including Grade II listed Stafford Mill, with its landmark chimney. No obvious scope for development that would have any positive heritage benefits. The impact on the character and significance of this part of the conservation area, particularly the intermittent rhythm and balance between historic mill-related settlement and open green space along the valley bottom, could prohibit development on this site, due to the loss of an important open space, part of the IHCA's "green corridor".

Site BRI 018 – Stafford Mills Industrial Estate (Thrupp)

Scheduled Ancient Monument	
Conservation Area	<i>Within the Industrial Heritage Conservation Area</i>
Listed Building	<i>Stafford Mill (Grade II) and Stafford House (Grade II)</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with listed and unlisted buildings that contribute to the character and significance of the conservation area. Visible in long range views, the roofscape, enclosed road frontage, complex industrial spaces and collection of ancillary buildings all contribute to the conservation area's character, significance and urban grain. The site is dominated by the main Stafford Mill range, a landmark Grade II building, while Stafford House (Grade II) is a distinctive feature of the road frontage – its domestic character contrasting with the predominantly industrial scale and palette of materials.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area, and to secure the long term future of key historic buildings. Scope for redevelopment consisting principally of re-use of existing historic buildings and/or redevelopment on a similar footprint. Best scope for comprehensive redevelopment at the northern end of the site, where the large portal frame shed is not of special architectural or historic interest.

Potential impacts and constraints on development

The impact on the setting and fabric of the listed buildings, curtilage ancillary buildings, and the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

4

Y

A

Summary

[4YA] Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with listed and unlisted buildings that contribute to the character and significance of the conservation area. Visible in long range views, the roofscape, enclosed road frontage, complex industrial spaces and collection of ancillary buildings all contribute to the conservation area's character, significance and urban grain. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area, and to secure the long term future of key historic buildings. Scope for redevelopment consisting principally of re-use of existing historic buildings and/or redevelopment on a similar footprint. Best scope for comprehensive redevelopment at the northern end of the site, where the large portal frame shed is not of special architectural or historic interest. The impact on the setting and fabric of the listed buildings, curtilage ancillary buildings, and the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site BRI 021 – Bourne Mills, London Road, Brimscombe

Scheduled Ancient Monument	
Conservation Area	<i>Within the Industrial Heritage Conservation Area</i>
Listed Building	<i>Multiple listed buildings on site: Grade II Bourne Mill and separately listed Small Mill, Grade II* Wool Stove, and Grade II canal bridge; adjacent to Grade II Port Wall at Brimscombe Port, immediately west of the site.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with multiple listed buildings visible in long range views. All the surviving buildings have historic or architectural interest. The canal frontage, relationship to the rural surroundings, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character and significance.

Scope for development; potential heritage benefits?

Some scope for positive heritage gains through the adaptation and re-use of any underused or disused buildings. However, very limited scope for additional development/infill.

Potential impacts and constraints on development

The impact on the listed buildings, the integrity of the industrial complex and the visual dominance of the rail viaduct which bisects the site would be likely to preclude any re-development here, other than adaptive-re-use of the existing historic buildings.

Assessment

4

Y

E

Summary

[4YE] Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with multiple listed buildings visible in long range views. All the surviving buildings have historic or architectural interest. The canal frontage, relationship to the rural surroundings, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character and significance. Some scope for positive heritage gains through the adaptation and re-use of any underused or disused buildings. However, very limited scope for additional development/infill. The impact on the listed buildings, the integrity of the industrial complex and the visual dominance of the rail viaduct which bisects the site would be likely to preclude any re-development here, other than adaptive-re-use of the existing historic buildings.

Site BRI 022 – Lakeside Depot, Upper Brimscombe Mills, London Road

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and is dominated by a distinctive ‘crinkly tin’ shed – a type of building that is at risk within the conservation area, as they have tended to be viewed as ‘impermanent’ or disposable. This building is turn of the century and part is pre-1880. Historically part of the Brimscombe Mill complex, this site has a close relationship with neighbouring sites BRI 006 and BRI 008.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using the surviving historic buildings and infilling with a similarly industrial scale, massing and design. It should be noted that this site has a strong visual connection with adjoining sites BRI 006 and BRI 008. Any redevelopment here should ideally be approached holistically with the adjoining sites, in order to achieve the greatest possible heritage benefits.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

3

Y

A

Summary

[3YA] Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and is dominated by a distinctive turn-of-the-century ‘crinkly tin’ shed. Historically part of the Brimscombe Mill complex, this site has a close relationship with neighbouring sites BRI 006 and BRI 008: any redevelopment here should ideally be approached holistically with the adjoining sites, in order to achieve the greatest possible heritage benefits. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area. Scope for redevelopment consisting of adapting and re-using the surviving historic buildings on the southern half of the site and infilling to the north. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Brookthorpe

Site BRO 002 – Land at Whaddon (incorporating BRO 003 and BRO 004)

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining Grade II Yew Tree farmhouse and Grade II* St Margaret's Church and churchyard</i>
Other heritage assets	<i>The "historic landscape" of Gloucester's rural fringe</i>

NOTE:

This site overlaps with and incorporates two other distinct SALA sites: BRO 003 and BRO 004. The former has been assessed separately in its own right (over page), although its sensitivity as *part of* this much larger site is rather different (and hence the scope and extent of potential harm / developable area is rather different in this context). Site BRO 004 has not been subject to a separate heritage impact assessment: if developed in isolation, that site would have minimal impact on the area's heritage interest; however, as a small segment of a much more extensive area of development, the parcel of land covered by BRO 004 becomes much more significant and much more sensitive.

Initial view on level of sensitivity

Overall, this site has some impact on heritage interest (level 2), although the level of sensitivity can be seen to vary across the site. Although there are no obvious assets of heritage interest on the site itself, it contributes to the setting of two nearby listed buildings and to the character of Gloucester's rural edge: the transition from urban to rural happens abruptly at Grange Road, which forms the northern boundary of this site. Whaddon, a small hamlet grouped around Grade II* St Margaret's Church, Wynstone's school campus and Pound Farm, reads as a distinct entity of clearly rural character. The surrounding landscape is dotted with dispersed farmsteads, including those around the perimeter of this site: Yew Tree Farm (with its Grade II farmhouse), Court Farm and Brook Farm located at intervals along Stroud road; plus Naas Farm to the south and Tuffley Farm buildings to the north of the site. The site provides a landscape setting for Yew Tree Farm, particularly in key views from Stroud Road and Grange Road: the listed building derives part of its character and significance from its rural context and open surroundings – regardless of whether or not the land itself is or ever was part of the Yew Tree farmstead. St Margaret's church is a landmark feature, clearly visible in medium and long range views, including looking north across this site from Stroud Road and from Naas Lane (where it is seen against the impressive backdrop of Robinswood Hill). Again, the site contributes to the church's setting and rural context. The site's sensitivity relates to the sense of Whaddon's place in the landscape, its character and its historic settlement pattern: as a fragmented collection of farmsteads and clustered cottages, including these two listed buildings.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. However, there may be scope for development that would have moderate or low impact on the setting of Yew Tree Farmhouse and St Margaret's Church, subject to appropriate scale and design and the retention of an extensive landscape buffer to the west of Whaddon's 'core', to ensure a meaningful landscape context at least when viewed from Stroud Road.

Potential impacts and constraints on development

If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. Extensive development would cause significant cumulative harm to the area's local distinctiveness, historic character and dispersed rural settlement pattern. Overall, the impact on the setting of the listed buildings and the character of the settlement would be likely to preclude

development on a significant ‘buffer’ to the west of Whaddon, and to constrain new built form principally to the west and south of the site, where the impact on features of heritage interest is likely to be insignificant, subject to the scale, massing and design of any new development. An adequate buffer would incorporate what is effectively site BRO 004 (off Grange Road), and up to half of site BRO 003 (ideally keeping the line of development to the west of the existing field boundary /hedgerow); plus a substantial swathe of land running the length of the Stroud Road, southwards from Church Lane/site BRO 003, down to Brook Farm, following existing field boundaries. Massing and layout of the developable area could further protect the heritage interest and landscape context of St Margaret’s by preserving some kind of vista towards the landmark tower from Naas Lane – perhaps by incorporating some elements of open space / green infrastructure, which would enable the tower to peek above or between built form.

Assessment		
2		C
<p>Summary</p> <p>[2C] Overall, this site has some impact on heritage interest, although the degree of sensitivity varies across this large site. Although there are no obvious assets of heritage interest on the site itself, it contributes to the setting of two nearby listed buildings and to the character of Gloucester’s rural edge. The site provides a landscape setting for Grade II Yew Tree Farmhouse, particularly in key views from Stroud Road and Grange Road: the listed building derives part of its character and significance from its rural context and open surroundings. St Margaret’s church (Grade II*) is a landmark feature, clearly visible in medium and long range views, including looking north across this site from Stroud Road and from Naas Lane (where it is seen against the impressive backdrop of Robinswood Hill). Again, the site contributes to the church’s setting and rural context. The site’s sensitivity relates to the sense of Whaddon’s place in the landscape, its character and its historic settlement pattern: as a fragmented collection of farmsteads and clustered cottages, including these two listed buildings. No obvious scope for development that would have any positive heritage benefits. If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. However, there may be scope for development that would have moderate or low impact on the setting of Yew Tree Farmhouse and St Margaret’s Church: the impact on the setting of the listed buildings and the character of the settlement would be likely to preclude development on a significant ‘buffer’ to the west of Whaddon, to ensure a meaningful landscape context at least when viewed from Stroud Road, and to constrain new built form principally to the west and south of the site, where the impact on features of heritage interest is likely to be insignificant, subject to the scale, massing and design of any new development.</p>		

Site BRO 003 – Tuffley Farm, Whaddon

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining Grade II Yew Tree farmhouse; affecting the setting of Grade II* St Margaret’s Church</i>
Other heritage assets	<i>The “historic landscape” of Gloucester’s rural fringe</i>

Initial view on level of sensitivity

Significant heritage constraints. Although there are no obvious assets of heritage interest on the site itself, it contributes to the setting of two nearby listed buildings and the character of Gloucester’s rural edge: the transition from urban to rural happens abruptly at Grange Road, just south of Tuffley primary school and St Peter’s High School. Whaddon, a small hamlet grouped around Grade II* St Margaret’s Church, Wynstone’s school campus and Pound Farm, reads as a distinct entity of clearly rural character. The surrounding landscape is dotted with dispersed farmsteads, including Yew Tree Farm with its Grade II farmhouse, Court Farm and Brook Farm located at intervals along Stroud road; plus Naas Farm to the south and Tuffley Farm buildings to the north of the site. The site provides a landscape setting for Yew Tree Farm, particularly in key views from Stroud Road and Grange Road: the listed building derives part of its character and significance from its rural context and open surroundings – regardless of whether or not the land itself is or ever was part of the Yew Tree farmstead. St Margaret’s church is a landmark feature, clearly visible in medium and long range views, including across site BRO 002 from Stroud Road and Naas Lane (where it is seen against the impressive backdrop of Robinswood Hill). Again, the site contributes to the church’s setting and rural context (although less directly than it does to Yew Tree Farmhouse). The site’s sensitivity relates to the sense of Whaddon’s place in the landscape, its character and its historic settlement pattern: as a fragmented collection of farmsteads and clustered cottages, including these two listed buildings. If developed in conjunction with (or in addition to) adjacent sites BRO 002 or BRO 004, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. This site is therefore more sensitive in the context of a larger scheme, posing cumulative harm: see assessment for BRO 002.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. However, there may be scope for development that would have moderate or low impact on the setting of Yew Tree Farmhouse, subject to appropriate scale and design, if kept west of the footpath that runs from Church Lane to Grange Road. If BRO 002 were to be developed, a more extensive buffer might be needed, to ensure a meaningful landscape context when viewed from Stroud Road, at least.

Potential impacts and constraints on development

The impact on the setting of listed buildings and the character of the settlement would be likely to preclude development on a significant ‘buffer’ to the east of the site, closest to Yew tree farmhouse and the Stroud Road, and to constrain new built form to the centre/south-west of the site.

Assessment		
3		C
<p>Summary [3C] Significant heritage constraints. Although there are no obvious assets of heritage interest on the site itself, it contributes to the character of Gloucester’s rural edge and to the landscape setting of two nearby listed buildings: particularly key views of Grade II Yew Tree Farmhouse from Stroud Road and Grange Road, which derives part of its character and significance from its rural context and open surroundings. Grade II* St Margaret’s church is a landmark feature, clearly visible in medium and long range views, including across site BRO 002 from Stroud Road and Naas Lane (where it is seen against the impressive backdrop of Robinswood Hill). Again, the site contributes to the church’s setting and rural context (although less directly than it does to Yew Tree Farmhouse). The site’s sensitivity relates to the sense of</p>		

Whaddon's place in the landscape, its character and its historic settlement pattern: as a fragmented collection of farmsteads and clustered cottages, including these two listed buildings. No obvious scope for development that would have any positive heritage benefits. However, there may be scope for development that would have moderate or low impact on the setting of Yew Tree Farmhouse, subject to appropriate scale and design. The impact on the setting of listed buildings and the character of the settlement would be likely to preclude development on a significant 'buffer' at the eastern end of the site, closest to Yew tree farmhouse and the Stroud Road, and to constrain new built form to the centre/south-west of the site.

Cam

Site CAM 008 – Land adjacent to Tilsdown House

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II Tilsdown House.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. This site falls within the historic curtilage of Grade II Tilsdown House. Although the site has the character of a paddock or meadow and does not appear to have formed part of any formal 'grounds', it does contribute to the setting of the listed house and to the sense of it as a high status building surrounded by its own land and ancillary buildings. The house sits on a gentle plateau, elevated a little above the road; its sweeping driveway curves up off the Tilsdown road, and approaches the house across the rising meadow land immediately to the south/east of this site. Although site CAM008 is today fenced off from the land to its south/east, this was historically a single parcel of land with the house perched at the top. The eastern half (outside this site boundary) has greater sensitivity and plays a more direct role in views of the listed house; however, the southern part of site CAM008 rises towards the house's plateau and is of greater visual sensitivity than the lower ground closer to the road, which is relatively concealed. Although modern development has come very close to the listed house (Meadow Vale etc, to the west), this sits on and beyond a near horizon when viewed from Tilsdown and the driveway. From here, the meadow land (comprising CAM008 and adjoining field) still provides an open and extensive foreground in this important surviving key view of the building and its main approach.

Scope for development; potential heritage benefits?

No obvious scope for development which would have any positive heritage benefits. Perhaps some scope for new housing development in the far northern corner of the site, closest to the Tilsdown road and/or some kind of community use / green infrastructure project which would retain the site's open character.

Potential impacts and constraints on development

The impact on the setting of Tilsdown House and on our ability to interpret its historic significance as a large, architectural, high status house in extensive grounds could preclude development on this site, or at best constrain it to the far northern corner, below the 85 contour line.

Assessment		
4		F
<p>Summary</p> <p>[4F] Very significant heritage constraints. This site falls within the historic curtilage of Grade II Tilsdown House and contributes to its setting and approach. The house sits on a gentle plateau, elevated a little above the road, overlooking the site and its sweeping driveway. The rising meadow land (comprising CAM008 and the adjoining field with driveway), still provides an open and extensive foreground in what is an important surviving key view of the building and its main approach, despite encroaching development to the west and south. The southern part of site CAM008 rises towards the house's plateau and is of greater visual sensitivity than the lower ground in the north, which is relatively concealed. There is no obvious scope for development that would have any positive heritage benefits. The impact on the setting of Tilsdown House and on our ability to interpret its historic significance as a large, architectural, high status house, surrounded by its own land and ancillary buildings, could preclude development on this site, or at best constrain it to the far northern corner (below the 85 contour line), where there is perhaps some scope for new development.</p>		

Site CAM 014 – Coaley Junction

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting setting of Grade II Goods Shed at Coaley Junction</i>
Other heritage assets	<i>Potential archaeology relating to historic land use as rail station and goods yard</i>

Initial view on level of sensitivity

Some impact on heritage interest. Today, the site contains few obvious features of historic interest, although there may be archaeological potential relating to its historic use as a rail station and goods yard. The main sensitivity relates to the Grade II listed former goods shed, which is excluded from the site but encircled by it. The site currently does not provide a high quality setting for the listed building and provides little to help interpret or reveal the building's historic significance and context.

Scope for development; potential heritage benefits?

Some scope for development which would have some positive heritage benefits: if designed to reflect the historically industrial, rail-related character of the site, new development might be an opportunity to enhance the listed building's setting and better reveal its historic significance. However, the exclusion of the listed building from the site itself limits any opportunity to integrate it into a development scheme and to secure a long term future for the building through adaptive re-use; and there is a risk that re-development may fail to take a cohesive and constructive approach to the site's heritage significance.

Potential impacts and constraints on development

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

Assessment		
2	Y	A
<p>Summary</p> <p>[2YA] Some impact on heritage interest. Today, the site contains few obvious features of historic interest, although there may be archaeological potential relating to its historic use as a rail station and goods yard. The main sensitivity relates to the Grade II listed former goods shed, which is excluded from the site but encircled by it. The site currently does not provide a high quality setting or context for the listed building. There is therefore some scope for re-development to have some positive heritage benefits: if designed to reflect the historically industrial, rail-related character of the site, new development might be an opportunity to enhance the listed building's setting and better reveal its historic significance and context. However, the exclusion of the listed building from the site itself limits any opportunity to integrate it into a development scheme and to secure a long term future through adaptive re-use; and there is a risk that re-development may fail to take a cohesive and constructive approach to the site's heritage significance. The impact on the setting of the neighbouring listed building is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Coaley

Site COA 001 – Betworthy Farm

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Betworthy Farmhouse is Grade II listed. Several other buildings on site can be considered curtilage listed.</i>
Other heritage assets	<i>The distinctive linear settlement pattern of Coaley is a feature of local heritage interest</i>

Initial view on level of sensitivity

Very significant heritage constraints. Betworthy Farmhouse is a Grade II listed building. Several other buildings on the site can be considered curtilage listed and the group around the farmhouse and farmyard is a generally pleasing and contextual collection of agricultural buildings, which contributes greatly to the setting and significance of the listed building. Coaley village (both within and beyond the defined “settlement development limit”), from Westend to Far Green, has a very distinctive and highly legible settlement pattern: bursts of linear development along The Street, separated by stretches of open rural space; plus a handful of short lateral spurs leading off The Street to clustered farmsteads. The Close is the only significant lateral ‘diversion’ from this pattern (Cider Orchard is another, on a more discreet scale). The sensitivity of this site relates to the role it plays in punctuating this settlement pattern and in providing a visual and physical ‘buffer’ around Betworthy Farm (and to a lesser extent Field Farm, which also has a Grade II farmhouse), helping the farmsteads to remain legibly separate from the linear domestic development along The Street and, particularly, preventing their coalescence with the modern development of The Close.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. There may be some scope for development on part of the land between The Close and Betworthy Farm: perhaps the western half of it, allowing meaningful open space to be retained along The Street and protecting a key view of the farm group. In terms of heritage impact, there might be scope for some small scale development on the parcel of land to the rear of the Farm (off Field Lane), allowing the tree / hedgerow screening to be retained – although this land does appear to be in use as domestic curtilage for the farmhouse.

Potential impacts and constraints on development

(Other than the adaptive re-use of the existing historic buildings) the impact on the setting of Betworthy Farm and on the character and context of the settlement would be likely to preclude development on this site, or at best constrain it significantly to exclude at least half, if not all of the land between The Close and Betworthy Farm.

Assessment		
4		D
<p>Summary</p> <p>[4D] Very significant heritage constraints. Betworthy Farmhouse is a Grade II listed building, surrounded by a collection of agricultural buildings (some curtilage listed) which contribute greatly to its setting and significance. The sensitivity of this site relates to the role it plays in punctuating Coaley’s distinctive linear settlement pattern and providing a visual and physical ‘buffer’ around Betworthy Farm (and to a lesser extent Field Farm, which also has a Grade II farmhouse). No obvious scope for development that would have any positive heritage benefits. The impact on the setting of Betworthy Farm and on the character and context of the settlement would be likely to preclude development on this site, or at best constrain it significantly. Maybe some scope for development on the western half of the land south of The Close, allowing meaningful open space to be retained along The Street and protecting a key view of the farm group. Perhaps also scope for some development on the parcel of land behind the Farm (off Field Lane).</p>		

Dursley

Site DUR 001 – Land behind Kingshill House

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Within the historic curtilage of Grade II* Kingshill House</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. This site falls within the historic curtilage of Grade II* Kingshill House. This walled garden, now used as a play area and public space, is the only really extensive remnant of Kingshill House's former gardens and grounds (apart from its driveway forecourt, a small lawn and the stable/service yard at the rear). This surviving open space is extremely important to the setting of the listed building and it has a pleasing relationship to the workaday coach house/cottage/ancillary range at the rear of the house. This was probably a kitchen garden and fruit orchard serving the big house – historic maps show extensive glass houses along the south-easterly facing garden wall.

Scope for development; potential heritage benefits?

Little scope for any development which would have positive heritage benefits. However, there may be scope to enhance the space as part of a community use / green infrastructure project which would retain the site's open character.

Potential impacts and constraints on development

The impact on the setting of the neighbouring listed building and on our ability to interpret its historic significance as a big, architecturally important, high status house in extensive grounds could prohibit development on this site.

Assessment

4

F

Summary

[4F] Very significant heritage constraints. This site falls within the historic curtilage of Grade II* Kingshill House. This walled garden, now used as a play area and public space, is the only really extensive remnant of Kingshill House's former gardens and grounds (apart from its driveway forecourt, a small lawn and the stable/service yard at the rear). This surviving open space is extremely important to the setting of the listed building. There is little scope for any development which would have positive heritage benefits. However, there may be scope to enhance the space as part of a community use / green infrastructure project which would retain the site's open character. The impact on the setting of the neighbouring listed building and on our ability to interpret its historic significance as a big, architecturally important, high status house in extensive grounds could prohibit development on this site.

Site DUR 003 – Land to the rear of 1-25 Long Street

Scheduled Ancient Monument	
Conservation Area	<i>Within the Dursley conservation area</i>
Listed Building	<i>Affecting setting and adjoining the curtilages of multiple Grade II listed buildings: 29, 31, 33 Long Street; 15-17 Long Street; The Old Bell Hotel (13); Bank House (11); Waterloo House (7); 5 Long Street; Jacob's House (the Dursley Heritage Centre) and the Methodist Church on Castle St.</i>
Other heritage assets	<i>Maybe some archaeological potential relating to historic burgage plot settlement pattern; the distinctive urban grain and burgage plot development is part of the conservation area's special interest and is characteristic of the market town's historic core.</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious features of historic interest, it does lie within the Dursley conservation area and adjoins the curtilages of several listed buildings (n.b. the site outline appears to have been drawn loosely, particularly the eastern end, where the outline crosses through Grade II listed 29 Long Street – presumably in error?; also it should be noted that the western half of the site has already been developed for a single dwelling: The Treehouse, Castle Street). The site may have some archaeological potential related to early settlement and/or former industry on the adjacent site, once known as Reliance Works. The legibility of the ancient market town's historic Burgage plot pattern is a key feature of the conservation area's special interest, and this remains clear along Long Street, with its distinctive long narrow plots and tight-knit linear backland development.

Scope for development; potential heritage benefits?

Scope for development which would have some positive heritage benefits. If designed to reflect the town's historic urban grain, new infill could enhance the character and appearance of the conservation area.

Potential impacts and constraints on development

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

Assessment		
2	Y	A
<p>Summary</p> <p>[2YA] Some impact on heritage interest. Although the site itself contains no obvious features of historic interest, it does lie within the Dursley conservation area and adjoins the curtilages of several listed buildings. The site may have some archaeological potential related to early settlement and/or former industry on the adjacent site to the east. The legibility of the ancient market town's historic Burgage plot pattern is a key feature of the conservation area's special interest, and this remains clear along Long Street, with its distinctive long narrow plots and tight-knit linear backland development. Scope for development which would have some positive heritage benefits. If designed to reflect the town's historic urban grain, new infill could enhance the character and appearance of the conservation area. The impact on the setting of the neighbouring listed buildings and on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site DUR 004 – Reliance House, Long Street

Scheduled Ancient Monument	
Conservation Area	<i>Within the Dursley conservation area</i>
Listed Building	<i>Affecting setting of multiple listed buildings on Long Street and adjoining the curtilages of Grade II numbers 41 and 63.</i>
Other heritage assets	<i>Maybe some archaeological potential relating to the market town's historic burgage plot settlement pattern; the distinctive urban grain is part of the conservation area's special interest.</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious features of historic interest, it does lie within the Dursley conservation area and adjoins the curtilages of two listed buildings: numbers 41 and 63 Long Street. (The site has a particularly direct relationship with number 41, as it affords a view of the building's timber frame structure, which would otherwise be concealed from public vantage points on the street). The site may have some archaeological potential related to early settlement and/or former industry on the site, which lies at the 'mouth' of what was a more extensive industrial complex to the rear of Long Street, once known as Reliance Works (now cleared and part of the Littlecombe site). The legibility of the ancient market town's historic Burgage plot pattern is a key feature of the conservation area's special interest, and this remains clear along Long Street, with its distinctive long narrow plots and tight-knit linear backland development. However, this site represents an incongruous break in that pattern: Long Street's continuous street frontage remained intact until the end of the C19th. But Reliance Works expanded through to Long Street around the turn of the century, with a new street-fronting industrial building. The current building and car park in turn replaced this and other street-fronting buildings.

Scope for development; potential heritage benefits?

Considerable scope for development which would have some positive heritage benefits. If designed to reflect the town's historic urban grain, new infill could enhance the character and appearance of the conservation area.

Potential impacts and constraints on development

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

Assessment

2

Y

A

Summary

[2YA] Some impact on heritage interest. Although the site itself contains no obvious features of historic interest, it does lie within the Dursley conservation area and adjoins the curtilages of two listed buildings: numbers 41 and 63 Long Street. The site may have some archaeological potential related to early settlement and/or former industry at what was known as Reliance Works. The legibility of the ancient market town's historic Burgage plot pattern is a key feature of the conservation area's special interest, and this remains clear along Long Street, with its distinctive long narrow plots and tight-knit linear backland development. However, this site represents an incongruous break in that pattern. There is considerable scope for development which would have some positive heritage benefits. If designed to reflect the town's historic urban grain, new infill could enhance the character and appearance of the conservation area. The impact on the setting of the neighbouring listed buildings and on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site DUR 006 – 13 and 23 Bull Pitch

Scheduled Ancient Monument	
Conservation Area	<i>Within the Dursley conservation area</i>
Listed Building	<i>Adjoining two Grade II listed buildings (19 and 21 Bull Pitch) and encompassing the historic curtilage of a third: Ormond House (13 Bull Pitch).</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. This site lies within the Dursley conservation area and adjoins three Grade II listed buildings. Part of the site in fact comprises the historic curtilage (garden) of one of these buildings: Ormond House (13 Bull Pitch). Although the site is inconspicuous and difficult to see from public vantage points, this part of it is significant to the setting, character and historic interest of the listed building. Elsewhere, the site has less heritage sensitivity.

Scope for development; potential heritage benefits?

Little scope for any development which would have positive heritage benefits. But there may be some scope for infill development, providing this does not erode the historic curtilage of Ormond House, subject to appropriate scale, design and massing.

Potential impacts and constraints on development

The impact on the setting of the neighbouring listed building (Ormond House) would be likely to preclude any significant development on its garden curtilage and constrain it to the remainder of the site. The impact on the character of the conservation area and setting of the other listed buildings is likely to be minimal, subject to the scale and design of any new development.

Assessment

3

C

Summary

[3C] Significant heritage constraints. This site lies within the Dursley conservation area and adjoins three Grade II listed buildings. Part of the site in fact comprises the historic curtilage (garden) of one of these buildings: Ormond House (13 Bull Pitch). Although the site is inconspicuous and difficult to see from public vantage points, this part of it is significant to the setting, character and historic interest of the listed building. Elsewhere, the site has less heritage sensitivity. Little scope for any development which would have positive heritage benefits. But there may be some scope for infill development. The impact on the setting of the neighbouring listed building (Ormond House) would be likely to preclude any significant development on its garden curtilage and constrain it to the remainder of the site. The impact on the character of the conservation area and setting of the other listed buildings is likely to be minimal, subject to the scale and design of any new development.

Site DUR 007 – Henlow House and 54-60 Silver Street

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the Dursley conservation area</i>
Listed Building	<i>Includes Grade II listed buildings 56 and 60A Silver Street</i>
Other heritage assets	<i>Maybe some archaeological potential relating to the market town's historic development; part of the grounds of Henlow House occupy the site of a C19 brewery</i>

Initial view on level of sensitivity

Very significant heritage constraints. The site includes two Grade II listed buildings (56 and 60A Silver Street) and lies at the edge of the Dursley Conservation area: Henlow House is within the conservation area but its drive/forecourt and garden are outside the boundary. As a prominent corner plot, at the junction of Bull Pitch / Silver Street and Henlow Drive, Henlow House acts as a partial 'gateway' to the conservation area and plays a conspicuous role in views on this key approach to the town's historic core. The corner garden plot was created when Henlow Drive punched through the frontage of Bull Pitch and Champion's Court and Henlow Court were developed; so the garden itself and boundary features are not of special interest. There may, however, be archaeological potential. The plot boundaries to the rear of numbers 54-60 have more historic integrity and the street-fronting buildings and backland plots are characteristic of the conservation area.

Scope for development; potential heritage benefits?

Scope for development which would have some positive heritage benefits, consisting principally of adaptive re-use of the existing historic buildings, which could effect repairs and secure their long term future. If designed to reflect the town's historic urban grain, there is scope for some new infill to the south of the site, which could enhance the character and appearance of the conservation area.

Potential impacts and constraints on development

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

Assessment		
4	Y	A
<p>Summary</p> <p>[4YA] Very significant heritage constraints. The site includes two Grade II listed buildings (56 and 60A Silver Street) and lies at the edge of the Dursley Conservation area: Henlow House is within the conservation area but its drive/forecourt and garden are outside the boundary. As a prominent corner plot, at the junction of Bull Pitch / Silver Street and Henlow Drive, Henlow House acts as a partial 'gateway' to the conservation area and plays a conspicuous role in views on this key approach to the town's historic core. Scope for development which would have some positive heritage benefits, consisting principally of adaptive re-use of the existing historic buildings, which could effect repairs and secure their long term future. If designed to reflect the town's historic urban grain, there is scope for some new infill to the south of the site, which could enhance the character and appearance of the conservation area. The impact on the listed buildings and the character and setting of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site DUR 008 – Garage on Woodmancote Road

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Dursley conservation area</i>
Listed Building	<i>Affecting the setting of multiple Grade II listed buildings: 8, 10, 12, 14, 16 and 30 on the west side of Woodmancote; plus Stanthill House and numbers 1-5 and 11-19 and 27-35 and 47 on the east side of Woodmancote.</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site is outside the conservation area, but surrounded on three sides by it. The buildings and structures on site are not of special architectural or historic interest in themselves, indeed this is the only 'gap' in a more-or-less continuous street scene of historic and listed buildings on both sides of Woodmancote, between Uley Road and St Mark's church. There is a very dense concentration of listed buildings here, along both sides of the road.

Scope for development; potential heritage benefits?

Considerable scope for development which would have some positive heritage benefits. If designed to reflect the town's historic urban grain and vernacular character, new infill could enhance the character and appearance of the conservation area.

Potential impacts and constraints on development

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

Assessment		
2	Y	A
<p>Summary [2YA] Some impact on heritage interest. The site is outside the conservation area, but surrounded on three sides by it. The buildings and structures on site are not of special architectural or historic interest in themselves, indeed this is the only 'gap' in a more-or-less continuous street scene of historic and listed buildings on both sides of Woodmancote, between Uley Road and St Mark's church. There is a very dense concentration of listed buildings here, along both sides of the road. There is considerable scope for development which would have some positive heritage benefits. If designed to reflect the town's historic urban grain and vernacular character, new infill could enhance the character and appearance of the conservation area. The impact on the setting of multiple listed buildings and the character of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site DUR 016 – Rear of Parsonage Street (land behind Prospect Place)

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Dursley conservation area</i>
Listed Building	<i>Affecting the setting of multiple Grade II listed buildings: 1-9 Prospect Place</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site is almost entirely outside the conservation area (a small part protrudes into the conservation area, spanning the road behind Prospect Place) and contains few features of obvious heritage interest, although the dry stone wall along Slade Lane is notable. However, it adjoins the designated conservation area boundary and the curtilages of several listed buildings – a terrace comprising numbers 1-9 Prospect Place. There may be some archaeological potential.

Scope for development; potential heritage benefits?

Limited scope for any development that would have any positive heritage benefits. But, if designed to reflect the town's historic urban grain and vernacular character there is scope for some new infill.

Potential impacts and constraints on development

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

Assessment

2

A

Summary

[2A] Some impact on heritage interest. The site is almost entirely outside the conservation area (a small part protrudes into the conservation area, spanning the road behind Prospect Place) and contains few features of obvious heritage interest. However, it adjoins the designated conservation area boundary and the curtilages of several listed buildings – a terrace comprising numbers 1-9 Prospect Place. Limited scope for any development that would have any positive heritage benefits. But, if designed to reflect the town's historic urban grain and vernacular character there is scope for some new infill. The impact on the setting of multiple listed buildings and the character and setting of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site DUR 017 – The Old Dairy / land off Prospect Place

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the Dursley conservation area</i>
Listed Building	<i>Affecting the setting of multiple Grade II listed buildings: 1-9 Prospect Place; 62, 64 and 70-72 Parsonage Street</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Just over half the site falls within the Dursley Conservation Area (the eastern half), while the western half is surrounded on three sides by the designated area. The site adjoins the historic curtilages (gardens) of Grade II listed buildings on Parsonage Street and lies immediately behind the listed terrace 1-9 Prospect Place. This is the site of an historic dairy, although none of the surviving buildings or structures has obvious heritage interest, aside from the small outbuilding and a short stretch of boundary wall to the rear of 2/3/4 Prospect Place. There may be some archaeological potential relating to the historic core of the settlement. The tight-knit urban grain of the town centre, with distinctive long narrow plots and linear backland development, is characteristic of the conservation area.

Scope for development; potential heritage benefits?

Limited scope for any development that would have any positive heritage benefits. But, if designed to reflect the town's historic urban grain and vernacular character, there is scope for some new infill, linked through to Dursley's main street.

Potential impacts and constraints on development

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

Assessment

2

A

Summary

[2A] Some impact on heritage interest. Just over half the site falls within the Dursley Conservation Area, while the rest is surrounded on three sides by it. The site adjoins the historic curtilages of Grade II listed buildings on Parsonage Street and lies immediately behind the listed terrace 1-9 Prospect Place. Whilst there are few surviving structures of heritage interest, there may be some archaeological potential relating to the historic core of the settlement. The tight-knit urban grain of the town centre, with distinctive long narrow plots and linear backland development, is characteristic of the conservation area. There is limited scope for any development that would have any positive heritage benefits. But, if designed to reflect the town's historic urban grain and vernacular character, there is scope for some new infill, linked through to Dursley's main street. The impact on the setting of multiple listed buildings and the character and setting of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site DUR 018 – Land behind Legion Close (rear of 12 Parsonage Street)

Scheduled Ancient Monument	
Conservation Area	<i>Within the Dursley conservation area</i>
Listed Building	<i>Grade II listed building at number 12 Parsonage street; adjoining Grade II 14, 16 and 10 Parsonage Street; affecting the setting of numbers 2-8 Parsonage Street.</i>
Other heritage assets	<i>Maybe some archaeological potential relating to historic settlement pattern; the distinctive urban grain is part of the conservation area's special interest and is characteristic of the market town's historic core.</i>

Initial view on level of sensitivity

Very significant heritage constraints. The site lies within the Dursley conservation area. It includes and extends to the rear of Grade II listed 12 Parsonage Street (The Courtyard Cafe) and is accessed off the street via a gated covered 'archway', which is spanned over by the first floor of the listed building. On both sides of this access, the site's neighbours are all listed buildings. The continuous street frontage is a distinctive and high quality part of the conservation area. To the rear of listed number 12, the other existing buildings on the site are not of heritage interest. Nor are the buildings which border the site to the west (Harding's Drive) or south (Legion Close). However, the way in which the site has been developed behind number 12, extending back along the plot from the street frontage, is typical of the town centre's tight-knit urban grain: with its distinctive long, narrow plots and linear backland development. The southern half of the site (rear of number 14) is open and has never historically been developed; it is not an open space which makes significant contribution to the character or appearance of the conservation area; but its development would affect the setting of listed number 14. There may be some archaeological potential relating to the historic core of the settlement.

Scope for development; potential heritage benefits?

There is scope for redevelopment consisting of adaptive re-use of the listed building and adaptive re-use of the existing Courtyard Gym buildings, or re-development (of the latter) on a similar footprint. There is marginal scope for development that would have any heritage benefits: if designed to reflect the town's historic urban grain and vernacular character, there is scope for some additional infill at the far west of the site, which could enhance the conservation area's character in a minor way (although the site is not publicly conspicuous). However, scope for development to the rear of Grade II listed number 14 is very limited without causing harm to the building's setting.

Potential impacts and constraints on development

The impact on the setting of multiple listed buildings and the character of the conservation area is likely to preclude development on the plot to the rear of number 14 and constrain it to the land and buildings to the rear of number 12, with some additional infill potential in the vegetated plot at the south-western corner of the site.

Assessment

4

C

Summary

[4C] Significant heritage constraints. The site lies within the Dursley conservation area. It includes and extends to the rear of Grade II listed 12 Parsonage Street (The Courtyard Cafe), which provides access off the street. The site also adjoins or affects the setting of several other listed buildings on Parsonage Street. Apart from the listed building, the other existing buildings on the site are not of heritage interest. Nor are the buildings which border the site to the west (Harding's Drive) or south (Legion Close). The southern half of the site (rear/garden of number 14) is open and has never historically been developed; whilst it is

not publicly conspicuous, it provides a setting and historic curtilage for listed number 14. Redevelopment of this site could enhance the conservation area's character in a minor way, although any heritage benefits are marginal. There is scope for redevelopment consisting of adaptive re-use of the listed building (no.12) and adaptive re-use of the existing Courtyard Gym buildings, or re-development (of the latter) on a similar footprint. The impact on the setting of listed number 14 in particular and on the character of the conservation area is likely to preclude development on the plot to the rear of number 14 and to constrain it to the land and buildings to the rear of number 12. There is some additional infill potential in the vegetated plot at the south-western corner of the site.

Site DUR 022 – 11 / 11a May Lane

Scheduled Ancient Monument	
Conservation Area	<i>Within the Dursley conservation area</i>
Listed Building	<i>Affecting the setting of Grade II listed terrace 1-9 Prospect Place</i>
Other heritage assets	<i>Maybe some archaeological potential relating to historic settlement</i>

Initial view on level of sensitivity

Very significant heritage constraints. The site lies within the Dursley conservation area and the site backs onto the frontages of 1-9 Prospect Place, a terrace of listed buildings. The existing buildings on site are historic and number 11 in particular makes an important contribution to the conservation area's character and appearance, despite its disrepair. Number 11 has a strong architectural presence on May Lane; while 11a adds character to the lane which accesses Prospect Place and plays a role in framing views of listed number 1 Prospect Place. This site currently provides a break in the street frontage between number 11 and number 13. This gap has existed for a considerable time – certainly since the late 19th century.

Scope for development; potential heritage benefits?

There is considerable scope for redevelopment which could bring very positive heritage benefits. Redevelopment consisting principally of adaptive re-use of the existing historic buildings would provide an opportunity to carry out much-needed repairs to their fabric and to secure their long term future. There is scope to adapt the range at the back of the site or redevelop it on a similar footprint; and there is some limited scope for additional extension and/or infill on the site, subject to scale and design.

Potential impacts and constraints on development

The impact on the character and special architectural and historic interest of the conservation area, and on the setting of neighbouring listed buildings, is likely to influence the scale, massing and design of any new development and to involve the adaptive re-use of the existing buildings, rather than to preclude any new development at all.

Assessment

4

Y

A

Summary

[4YA] Very significant heritage constraints. The site lies within the Dursley conservation area and the site backs onto the frontages of 1-9 Prospect Place, a terrace of listed buildings. The existing buildings on site are historic and number 11 in particular makes an important contribution to the conservation area's character and appearance, despite its disrepair. Number 11 has a strong architectural presence on May Lane; while 11a adds character to the lane which accesses Prospect Place and plays a role in framing views of listed number 1 Prospect Place. This site currently provides a break in the street frontage between number 11 and number 13. This gap has existed for a considerable time – certainly since the late 19th century. There is considerable scope for redevelopment which could bring very positive heritage benefits. Redevelopment consisting principally of adaptive re-use of the existing historic buildings would provide an opportunity to carry out much-needed repairs to their fabric and to secure their long term future. There is scope to adapt the range at the back of the site or redevelop it on a similar footprint; and there is some limited scope for additional extension and/or infill on the site, subject to scale and design. The impact on the character and special architectural and historic interest of the conservation area, and on the setting of neighbouring listed buildings, is likely to influence the scale, massing and design of any new development and to involve the adaptive re-use of the existing buildings, rather than to preclude any new development at all.

Eastington

Site EAS 001 – Broadfield Road / Alkerton (rear of Alkerton Grange)

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjacent to and affecting setting of Grade II Alkerton Grange and separately listed gate and Grade II* summer house; some impact on setting of Grade II Alkerton Court.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. Although the site itself contains no structures of historic interest, it provides a setting for the Grade II* listed summer house at the end of Grade II Alkerton Grange’s garden: part of the summer house’s character and special interest derives from its siting on the settlement’s edge, against the rural landscape backdrop. While the western half of the site contributes to the setting of multiple listed buildings, the eastern half (rear of Budding Road / Bush Close) is less sensitive. NOTE: application and appeal history relating to impact on setting of II*listed building.

Scope for development; potential heritage benefits?

Scope for some development on the eastern half of the site, which is separated by hedgerow from the more sensitive west, subject to scale, massing and design and an effective landscape buffer between the two halves of the site.

Potential impacts and constraints on development

The impact on the character and significance of multiple listed buildings, and particularly the Grade II* building at Alkerton Grange, would be likely to preclude development on the western half of the site and constrain it to the east, behind Budding Road / Bush Close.

Assessment

4

C

Summary

[4C] Very significant heritage constraints. Although the site itself contains no structures of historic interest, it provides a setting for multiple listed buildings. In particular, the Grade II* listed summer house at Alkerton Grange, part of whose character and special interest derives from its siting on the settlement’s edge, against the rural landscape backdrop. The eastern half of the site (rear of Budding Road / Bush Close) is less sensitive and is separated by hedgerow from the more sensitive west. The impact on the character and significance of multiple listed buildings, and particularly the Grade II* building at Alkerton Grange, would be likely to preclude development on the western half of the site and constrain it to the east, where there is scope for some development, subject to scale, massing and design and an effective landscape buffer between the two halves of the site.

Site EAS 002 – Land rear of Alkerton Court

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Site includes Grade II farm buildings at Alkerton Court; and adjoins Grade II Alkerton Court.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. The site includes a Grade II listed range of farm buildings, historically associated with Alkerton Court (itself Grade II listed and immediately adjoining the site). The farmyard area between these listed buildings retains something of its historic character and there is a pleasing relationship between the big house and its former farm buildings. But the majority of the rest of the site is currently used as a depot, with large expanses of hardstanding, which provides a poor setting for both the farm buildings and the architecturally imposing Court house.

Scope for development; potential heritage benefits?

There is scope for some development to bring about some positive heritage benefits, in terms of securing the long term future of the listed buildings and enhancing the setting and context of the farm and the neighbouring big house. Care must be taken to protect the historic character of Alkerton Court as an edge-of-settlement 'outlier' by avoiding visually conspicuous development on the road frontage to the east of the farm buildings – ideally an open space or landscaped 'buffer' at the site's entrance, between the listed farm buildings and the M5, would help to repair something of the Court's historic character and context. Further back into the site, the heritage interest is less sensitive to the impact of any new development.

Potential impacts and constraints on development

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

Assessment

4

Y

A

Summary

[4A] Very significant heritage constraints. The site includes a Grade II listed range of farm buildings, historically associated with Alkerton Court (itself Grade II listed and immediately adjoining the site). Whilst there remains a pleasingly legible relationship between the big house and its former farm buildings, the majority of the rest of the site is currently used as a depot, with large expanses of hardstanding, which provides a poor setting for both the farm buildings and the architecturally imposing Court house. There is scope for some development to bring about some positive heritage benefits, in terms of securing the long term future of the listed farm buildings and enhancing their setting and context. The impact on the setting and significance of both the listed buildings on site and the neighbouring Court is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site EAS 004 – Land off Bath Road

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the IHCA</i>
Listed Building	<i>Impact on setting of Grade II Millend Mill</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself does not contain any features of obvious heritage interest, it adjoins the Industrial Heritage Conservation Area at its northern end, on Millend Lane. This site, together with neighbouring site EAS005, performs an important role in providing visual and physical separation between the historically distinct hamlets of Alkerton and Millend (both part of the wider Eastington village), which modern development has begun to coalesce. Millend, loosely clustered around Eastington House (Grade II) and Millend Mill (Grade II) lies within the IHCA. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The northern half of this site in particular is important to the setting of the conservation area and to the historic context and significance of the listed Mill. The southern part of the site is less sensitive in this respect. NOTE: appeal history relating to neighbouring site EAS005 impact on setting of IHCA and Millend Mill.

Scope for development; potential heritage benefits?

Some scope for new development on the southern half of the site.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting and significance of Millend Mill would be likely to preclude development on the northern half of this site and to constrain it to the far south of the site, which is less sensitive, subject to appropriate scale, massing and design. The cumulative impact of developing all or part of this site as well as any part of site EAS005 should be borne in mind when assessing the sites' sensitivity and potential impacts.

Assessment		
2		C
<p>Summary</p> <p>[2C] Some impact on heritage interest. Although the site itself does not contain any features of obvious heritage interest, it adjoins the Industrial Heritage Conservation Area at its northern end, on Millend Lane. This site, together with neighbouring site EAS005, performs an important role in providing visual and physical separation between the historically distinct hamlets of Alkerton and Millend, thus contributing to the setting and context of both the IHCA and Grade II Millend Mill. The impact on the character and significance of the conservation area and on the setting and significance of Millend Mill would be likely to preclude development on the northern half of this site and to constrain it to the southern half - which is less sensitive, subject to appropriate scale, massing and design. The cumulative impact of developing all or part of this site as well as any part of site EAS005 should be borne in mind when assessing the sites' sensitivity and potential impacts.</p>		

Site EAS 005 – Land to the north of Millend Lane

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Impact on setting of Grade II Millend Mill and Grade II Eastington House.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself does not contain any features of obvious heritage interest, it lies entirely within the Industrial Heritage Conservation Area. This site, together with neighbouring site EAS004, performs an important role in providing visual and physical separation between the historically distinct hamlets of Alkerton and Millend (both part of the wider Eastington village), which modern development has begun to coalesce. Millend, loosely clustered around Eastington House (Grade II) and Millend Mill (Grade II) lies within the IHCA. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The site is important to the character of the conservation area and to the historic context and significance of the listed Mill and big house. NOTE: appeal history relating to this site: impact on character of IHCA and setting of Millend Mill.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting and significance of Millend Mill and, to a lesser extent, Eastington House, could prohibit development on this site. The cumulative impact of developing all or part of this site as well as any part of site EAS004 should be borne in mind when assessing the sites' sensitivity and potential impacts.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself does not contain any features of obvious heritage interest, it lies entirely within the Industrial Heritage Conservation Area and performs an important role in providing visual and physical separation between the historically distinct hamlets of Alkerton and Millend. Millend, loosely clustered around Eastington House (Grade II) and Millend Mill (Grade II) lies within the IHCA - part of the special interest of which is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The impact on the character and significance of the conservation area and on the setting and significance of Millend Mill and, to a lesser extent, Eastington House, could prohibit development on this site. The cumulative impact of developing all or part of this site as well as any part of site EAS004 should be borne in mind when assessing the sites' sensitivity and potential impacts.

Site EAS 006 – Meadow Mill, Churchend, Eastington

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site lies outside the Industrial Heritage Conservation Area (IHCA), it abuts the boundary and forms a setting for Meadow Mill in a key view from Spring Hill and another from the canal. From these vantage points, it is possible to appreciate the Mill’s historic place in the landscape and the group of buildings has a landmark quality. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The open nature of the site is important to the character of the conservation area and to the historic context and significance of the Mill.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting and significance of Meadow Mill could prohibit development on this site. The cumulative impact of developing all or part of this site as well as any part of site EAS007 should be borne in mind when assessing the sites’ sensitivity and potential impacts.

Assessment		
3		F
<p>Summary [3F] Significant heritage constraints. Although the site lies outside the Industrial Heritage Conservation Area (IHCA), it abuts the boundary and forms a setting for Meadow Mill in a key view from Spring Hill and another from the Stroudwater Canal. From these vantage points, it is possible to appreciate the Mill’s historic place in the landscape and the group of buildings has a landmark quality. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The impact on the character and significance of the conservation area and on the setting and significance of Meadow Mill could prohibit development on this site. The cumulative impact of developing all or part of this site as well as any part of site EAS007 should be borne in mind when assessing the sites’ sensitivity and potential impacts.</p>		

Site EAS 007 – Land at Junction 13 of the M5, Eastington

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the IHCA</i>
Listed Building	<i>Adjacent to Grade II Mulgrove on Grove Lane, Westend</i>
Other heritage assets	<i>The Stroudwater Navigation, part of the Cotswold Canals, is a heritage asset of local significance. There appear to be traces of ridge and furrow agriculture in the fields abutting Grove Lane. The ancient settlement pattern of Eastington’s distinct hamlets (including Westend and Nupend) is a feature of local heritage significance. There is likely to be archaeology relating to the Stroudwater navigation, ancient settlement and historic agriculture.</i>

Initial view on level of sensitivity

Significant heritage constraints. The site is split into two parcels by the A419. The land to the north of the A419 has no significant heritage constraints, although the Grade II listed house known as Mulgrove lies immediately over the road from the site’s northern boundary on Grove Lane. Part of the listed building’s character derives from its rural setting; however, development south of Grove Lane would not materially harm its significance, subject to scale and design. The land to the south of the A419 has much greater heritage sensitivity. More than half of this land parcel falls within the Industrial Heritage Conservation Area (IHCA), which here follows the Frome watercourse and the historic route of the Stroudwater Canal. The visible canal channel stops just short of the site’s southern edge, at Meadow Mill, and the 18th century Westfield Bridge is left stranded in the field. The site forms a setting for Meadow Mill in a key view from the west (from the A419 / M5 and public footpath south of the Frome). From these vantage points, it is possible to appreciate the Mill’s historic place in the landscape and the group of buildings has a landmark quality. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The open nature of the site is important to the character of the conservation area and to the historic context and significance of the Mill.

Scope for development; potential heritage benefits?

Development might enable the reinstatement or re-routing of the historic canal and the restoration of Westfield Bridge’s context. However, the heritage benefits of this may not outweigh the harm caused to the conservation area’s character (and the setting and significance of Meadow Mill in particular) of developing land to the south of the A419. In terms of heritage impact, there is scope for development to the north of the A419.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting and significance of Meadow Mill could preclude development on the majority or entirety of the land south of the A419 and could constrain it to the parcel of land to the north. The cumulative impact of developing all or part of this site as well as any part of sites EAS006 or EAS009 should be borne in mind when assessing the sites’ sensitivity and potential impacts.

Assessment		
3		C
<p>Summary</p> <p>[3C] Significant heritage constraints. The site is split into two parcels by the A419. The land to the north of the A419 has no significant heritage constraints, although the Grade II listed house known as Mulgrove lies immediately over the road from the site’s northern boundary on Grove Lane. Part of the listed building’s character derives from its rural setting; however, development south of Grove Lane would not materially harm its significance, subject to scale and design. The land to the south of the A419 has much</p>		

greater heritage sensitivity. More than half of this land parcel falls within the Industrial Heritage Conservation Area (IHCA), which here follows the Frome watercourse and the historic route of the Stroudwater Canal. The visible canal channel stops just short of the site's southern edge, at Meadow Mill, and the 18th century Westfield Bridge is left stranded in the field. The site forms a setting for Meadow Mill in a key view from the west (from the A419 / M5 and public footpath south of the Frome). From these vantage points, it is possible to appreciate the Mill's historic place in the landscape and the group of buildings has a landmark quality. Part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. The open nature of the site is important to the character of the conservation area and to the historic context and significance of the Mill. Development might enable the reinstatement or re-routing of the historic canal and the restoration of Westfield Bridge's context. However, the heritage benefits of this may not outweigh the harm caused to the conservation area's character and the setting and significance of Meadow Mill in particular. In terms of heritage impact, there is scope for development to the north of the A419; but the likely impacts could preclude development on the majority or entirety of the land south of the A419. The cumulative impact of developing all or part of this site as well as any part of sites EAS006 or EAS009 should be borne in mind when assessing the sites' sensitivity and potential impacts.

Site EAS 009 – West of Nupend, Stonehouse

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining the domestic curtilages of several listed buildings: Sundial Cottage, The Nestings and Rose Tree Cottage in Nupend; and Mulgrove on Grove Lane, Westend. All Grade II. Some lesser impact on settings of Grade II Nupend Court and Nupend House.</i>
Other heritage assets	<i>The ancient settlement pattern of Eastington’s distinct hamlets (including Westend and Nupend) is a feature of local heritage significance. There is archaeological potential relating to ancient settlement and historic agriculture.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site adjoins the garden boundaries of three Grade II listed buildings within the hamlet of Nupend (Sundial Cottage, The Nestings and Rose Tree Cottage) as well as Mulgrove on Grove Lane in Westend. Part of the character and special interest of the listed buildings derives from their rural setting. The ancient settlement pattern of Eastington’s distinct hamlets, including Westend and Nupend, is a feature of local heritage significance. The cumulative impact of developing all or part of this site as well as the northern part of site EAS007 and/or the West of Stonehouse strategic site allocation (SA2) should also be borne in mind when assessing the sites’ sensitivity and potential impacts: extensive new development risks the coalescence of the parish’s distinct hamlets or at least erosion of the settlement pattern’s legibility. In particular, the intermittent distribution of houses and buildings on approach and entry to the hamlet from Grove Lane is a distinctive feature. The fields to the north/east of this site are less sensitive in this respect, as the ‘street’ frontage is rather more continuous beyond Sundial Cottage / The Nestings / Rose Tree Cottage.

Scope for development; potential heritage benefits?

Little scope for any development which would have any positive heritage benefits. There may be some scope for new development in the two fields at the north-eastern end of the site, subject to scale and design; and possibly some scope within the large field that meets Grove Lane at the site’s western end, where a mature hedgerow would provide a basis for screening development in views from the lane.

Potential impacts and constraints on development

The impact on the character and setting of the listed buildings in Nupend, and on the character and legibility of the hamlets’ ancient settlement pattern, would be likely to preclude development within the three fields to the rear of Rose Cottage, Yew Tree Villa and Sundial Cottage / The Nestings / Rose Tree Cottage and to constrain it to the northern and eastern parts of the site, in order to preserve a substantial buffer around Nupend and protect the settlement’s character.

Assessment

3

C

Summary

[3C] Some impact on heritage interest. The site adjoins the garden boundaries of (and provides a setting for) three Grade II listed buildings within the hamlet of Nupend as well as Mulgrove on Grove Lane in Westend. The ancient settlement pattern of Eastington’s distinct hamlets, including Westend and Nupend, is a feature of local heritage significance. The fields to the north/east of this site are least sensitive and there may be some scope for new development here, subject to scale and design, although there is little scope for any development which would have any positive heritage benefits. The impact on the character and setting of the listed buildings in Nupend, and on the character and legibility of the hamlets’ ancient settlement pattern, would be likely to preclude development within the three fields to

the rear of Rose Cottage, Yew Tree Villa and Grade II listed Sundial Cottage / The Nestings / Rose Tree Cottage and to constrain it to the northern and eastern parts of the site, in order to preserve a substantial buffer around Nupend and protect the settlement's intermittent 'urban grain'. The cumulative impact of developing all or part of this site as well as the northern part of site EAS007 and/or the West of Stonehouse strategic site allocation (SA2) should also be borne in mind when assessing the sites' sensitivity and potential impacts.

Site EAS 010 – Motorway depot at Junction 13, Eastington

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints. The site lies outside but adjoins the Industrial Heritage Conservation Area. The existing buildings and structures are not of special interest.

Scope for development; potential heritage benefits?

Some scope for development, subject to scale and design. No obvious scope for development that would have any positive heritage benefits.

Potential impacts and constraints on development

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

Assessment

1

B

Summary

[1B] No significant heritage constraints. The site lies outside but adjoins the Industrial Heritage Conservation Area. The existing buildings and structures are not of special interest. Some scope for development, subject to scale and design. The impact on the character and setting of the conservation area is likely to be minimal, subject to the scale and design of any new development.

Frampton on Severn

Site FRA 002 – Marina / Walk Farm, Church Lane / Whitminster Lane

Scheduled Ancient Monument	
Conservation Area	<i>Partially within the IHCA</i>
Listed Building	
Other heritage assets	<i>The Gloucester-Sharpness canal is a heritage asset of local significance</i>

Initial view on level of sensitivity

Some impact on heritage interest. Part of the site (parcel C, north-east of Church Lane) lies within the Industrial Heritage Conservation Area and adjacent to the Gloucester-Sharpness canal (a feature of local heritage interest). Parcel C lies next to Saul Junction marina, a recent creation, which has transformed the character and appearance of this part of the conservation area. Formerly, the land surrounding Walk Farm, between the Stroudwater Navigation and the Gloucester-Sharpness canal, was open agricultural land. Saul Junction was a relatively isolated feature in the landscape – its nearest significant neighbour along the Gloucester-Sharpness canal being Sandford Mill (immediately north of parcel B). The canals derive part of their character here from their rural landscape setting and the predominant lack of built form along their banks. Development of parcel C would potentially further erode this character. Parcels B and A are less sensitive in terms of their impact on the historic environment.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character of the IHCA and the character and setting of the Gloucester-Sharpness canal would be likely to limit the scale and extent of development on Parcel C and/or constrain it to Parcels A and B, in order to preserve the rural character and intermittent nature of development along the canal corridor.

Assessment

2

C

Summary

[2C] Some impact on heritage interest. Part of the site (parcel C, north-east of Church Lane) lies within the Industrial Heritage Conservation Area and adjacent to the Gloucester-Sharpness canal (a feature of local heritage interest). Parcel C lies next to Saul Junction marina, a recent creation, which has transformed the character and appearance of this part of the conservation area. Parcels B and A are less sensitive in terms of their impact on the historic environment. No obvious scope for development which would have any positive heritage benefits. The impact on the character of the IHCA and the character and setting of the Gloucester-Sharpness canal would be likely to limit the scale and extent of development on Parcel C and/or constrain it to Parcels A and B, in order to preserve the rural character and historically intermittent nature of development along the canal corridor.

Hardwicke

Site HAR 001 – Land at Hardwicke

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of multiple listed buildings, including the cluster around Grade I St Nicholas Church on Church Lane in the village 'core'; plus Grade II buildings elsewhere: Old Hall further up on Church Lane, Tudor Cottage on Green Lane and The Green on Sticky Lane.</i>
Other heritage assets	<i>The character of the historic village core and Hardwicke's distinctive linear settlement pattern is of local heritage significance. The Gloucester-Sharpness Canal is a local (non-designated) heritage asset.</i>

Initial view on level of sensitivity

Parcel 1 (in the west, between canal and Church Lane)

Parcel 2 (in the centre, bounded by Church Lane, Pound Lane, Sticky Lane and Green Lane)

Parcel 3 (in the east, between Green Lane and Sticky Lane)

Overall, this site has significant heritage constraints (level 3), although the level of sensitivity can be seen to vary across the site and this assessment has given each distinct 'parcel' of land its own rating. If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. The sensitivity relates to the sense of Hardwicke's place in the landscape, its antiquity and its character as a fragmented collection of farmsteads and clustered cottages - which risks being harmed or destroyed by advancing phases of Gloucester fringe expansion.

PARCEL 1: This part of the site has significant heritage constraints. The eastern half forms a setting for Grade II Old Hall which, with its couple of well spaced neighbours, sits in isolation a little distance from the 'core' of the hamlet: the site contributes open space to historic Hardwicke's distinctively sporadic, linear settlement pattern. The western half, with its bank of trees, contributes to the character of the Gloucester-Sharpness canal corridor. Although it has no statutory designation, the canal is a feature of local heritage significance.

PARCEL 2: This is the most sensitive part of the site, with very significant heritage constraints. The land currently forms a setting for Hardwicke's historic 'core', based around Grade I St Nicholas church. The church is a landmark feature, visible in medium and long range views. The collection of listed and unlisted buildings along Church Lane and on the corner of Pound Lane is distinctively linear. Its ancient character as a rural hamlet remains legible today in spite of encroaching development on Gloucester's urban fringe. The eastern half of this parcel (roughly east of Pound House on Pound lane and Tudor Cottage/ the TPO area on Green Lane) has less sensitivity in this respect, although the land does contribute to the rural settings of Grade II Tudor Cottage and, to a lesser extent, The Green on Sticky Lane.

PARCEL 3: As an individual site, this parcel has some impact on heritage interest. It contributes to the rural setting of The Green and other locally distinctive unlisted buildings on Sticky Lane, including Green farm. But development here would have less direct impact on the character and significance of Hardwicke's 'core' than parcels 2 or 1. However, the sensitivity of this parcel is significantly greater, if development of the whole site (all three parcels) were to occur: the cumulative impact would be extremely harmful to the heritage interest of this area.

Scope for development; potential heritage benefits?

Little scope for development which would have any positive heritage benefits. However, there is scope for new development which would have moderate or low impact on heritage interest on the eastern half of the site (Parcel 3 and half of Parcel 2), subject to appropriate scale and design. Very limited scope for infill development on Parcel 1 without harming the setting of Old Hall or the character of the historic settlement. Additionally, there may be scope in the more sensitive parts of the site for some kind of green infrastructure or community use which would conserve the site's open character.

Potential impacts and constraints on development

Parcel 1 (in the west, between canal and Church Lane)

Parcel 2 (in the centre, bounded by Church Lane, Pound Lane, Sticky Lane and Green Lane)

Parcel 3 (in the east, between Green Lane and Sticky Lane)

If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. Extensive development would cause significant cumulative harm to the area’s local distinctiveness, historic character and dispersed rural settlement pattern, which are already slightly eroded by advancing phases of Gloucester fringe expansion. Overall, the impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on a significant ‘buffer’ along Church Lane / Pound Lane and Green Lane (to the west of the junction with Sticky Lane) and to constrain new built form principally to the eastern half of the site: to Parcel 3 and the east of Parcel 2, where the impact on features of heritage interest is likely to be minimal, subject to the scale, massing and design of any new development.

Assessment		
3		C
<p>Summary</p> <p>[3C] Overall, this site has significant heritage constraints, although the level of sensitivity can be seen to vary across the site – the most sensitive part being Parcel 2 (in the centre, bounded by Church Lane, Pound Lane, Sticky Lane and Green Lane), which has very significant heritage constraints; and the least sensitive being Parcel 3 (in the east, between Green Lane and Sticky Lane), which has some impact on heritage interest. The sensitivity relates to the sense of Hardwicke’s place in the landscape, its antiquity and its character as a fragmented collection of farmsteads and clustered cottages. Hardwicke’s historic ‘core’ is based around Grade I St Nicholas church, a landmark feature which is visible in medium and long range views. The collection of listed and unlisted buildings along Church Lane and on the corner of Pound Lane is distinctively linear. Its ancient character as a rural hamlet remains legible today inspite of encroaching development on Gloucester’s urban fringe. If the whole site were to be developed, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. In a whole site scenario, the sensitivity of Parcel 3 would be significantly greater, due to cumulative impact. There is little scope for development which would have any positive heritage benefits. However, there is scope for new development which would have moderate or low impact on heritage interest on the eastern half of the site (Parcel 3 and half of Parcel 2), subject to appropriate scale and design. Very limited scope for infill development on Parcel 1 without harming the setting of Old Hall or the character of the historic settlement. Additionally, there may be scope in the more sensitive parts of the site for some kind of green infrastructure or community use which would conserve the site’s open character. Overall, the impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on a significant ‘buffer’ along Church Lane / Pound Lane and Green Lane (to the west of the junction with Sticky Lane) and to constrain new built form principally to the eastern half of the site: to Parcel 3 and the east of Parcel 2, where the impact on features of heritage interest is likely to be minimal, subject to the scale, massing and design of any new development.</p>		

Site HAR 002 – Land at Church Lane, Hardwicke

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II Old Hall and The Old Thatch (and cumulatively some impact on the setting of other LBs on Church Lane, including Grade I St Nicholas Church; and Tudor Cottage on Green Lane)</i>
Other heritage assets	<i>The character of the historic village core and Hardwicke's distinctive linear settlement pattern is of local heritage significance. The Gloucester-Sharpness Canal is a local (non-designated) heritage asset.</i>

Initial view on level of sensitivity

Significant heritage constraints. Although there are no assets of heritage interest on the site itself, it contributes to the setting of several nearby listed buildings and the character of the Gloucester-Sharpness canal corridor. The sensitivity relates to the sense of Hardwicke's place in the landscape, its antiquity and its character as a fragmented collection of farmsteads and clustered cottages. Hardwicke's historic 'core' is based around Grade I St Nicholas church, a landmark feature which is visible in medium and long range views. The collection of listed and unlisted buildings along Church Lane and on the corner of Pound Lane is distinctively linear. Its ancient character as a rural hamlet remains legible today in spite of encroaching development on Gloucester's urban fringe. If developed in conjunction with (or in addition to) adjacent site HAR 001, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. This site is therefore more sensitive in the context of a larger scheme, posing cumulative harm.

Scope for development; potential heritage benefits?

Very limited scope for development which would have any positive heritage benefits. However, there may be scope for some small scale infill, which would have moderate or low impact on neighbouring features of heritage interest, subject to appropriate scale and design. Additionally, there is perhaps some scope for some kind of green infrastructure or community use which would preserve the open character of this site.

Potential impacts and constraints on development

The impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on a significant 'buffer' along Church Lane and adjacent to the canal, and to constrain new built form to the centre/south of the site, subject to the scale, massing and design of any new development.

Assessment

3

C

Summary

[4F] Significant heritage constraints, although there are no assets of heritage interest on the site itself. The sensitivity relates to the sense of Hardwicke's place in the landscape, its antiquity and its character as a fragmented collection of farmsteads and clustered cottages. Hardwicke's historic 'core' is based around Grade I St Nicholas church, a landmark feature which is visible in medium and long range views. The collection of listed and unlisted buildings along Church Lane and on the corner of Pound Lane is distinctively linear. Its ancient character as a rural hamlet remains legible today in spite of encroaching development on Gloucester's urban fringe. If developed in conjunction with (or in addition to) adjacent site HAR 001, the impact on the heritage assets in the area, on their collective setting and their individual significances, would be very damaging. This site is therefore *more* sensitive in the context of a larger

scheme, posing cumulative harm. Very limited scope for development which would have any positive heritage benefits. However, there may be scope for some small scale infill and there is perhaps some scope for some kind of green infrastructure or community use which would preserve the open character of this site. The impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development on a significant 'buffer' along Church Lane and adjacent to the canal, and to constrain new built form to the centre/south of the site, subject to the scale, massing and design of any new development.

Kings Stanley

Site KST 002 – Land opposite Kings Stanley infant school (north of Broad Street)

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

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious assets of heritage interest, it plays a significant role in the historic landscape, providing a setting and context for the Kings Stanley settlement, and notably for the farm groups that define the rural edge of the village on this its eastern side. There is a distinct gap between the 'core' of Kings Stanley, centred on Church Street, High Street and Broad Street, and the outlying dispersed hamlet of Middleyard. Court Farm on Broad Street marks what feels like the transition from settlement to open countryside, and the site plays an important role in this transition – and in providing a setting for the farm group, which includes Grade II* and Grade II listed buildings. The role played by Manor Farm (including Grade II buildings) in this rural edge/transition is most significant in long range views, especially from the Escarpment; but, again, this site is a contributor to the visual and contextual setting of the farm.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

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

Assessment		
2		E
<p>Summary</p> <p>[2E] Some impact on heritage interest. Although the site itself contains no obvious assets of heritage interest, it plays a significant role in the historic landscape, providing a setting and context for the Kings Stanley settlement, and notably for the farm groups that define the rural edge of the village on this its eastern side. There is a distinct gap between the 'core' of Kings Stanley, centred on Church Street, High Street and Broad Street, and the outlying dispersed hamlet of Middleyard. Court Farm on Broad Street marks what feels like the transition from settlement to open countryside, and the site plays an important role in this transition – and in providing a setting for the farm group, which includes Grade II* and Grade II listed buildings. The role played by Manor Farm (including Grade II buildings) in this rural edge/transition is most significant in long range views, especially from the Escarpment; but, again, this site is a contributor to the visual and contextual setting of the farm. No obvious scope for development that would have any positive heritage benefits. The impact on the setting of these listed buildings and the character of the settlement's rural edge could prohibit development on this site.</p>		

Site KST 005 – Rear of Selwyn Close

Scheduled Ancient Monument	
Conservation Area	<i>Abutting and affecting the setting of the Stanley Mills CA</i>
Listed Building	<i>Adjoining and affecting the setting of Grade I listed St George's Church (and several separately listed monuments and tombs); and Grade I Stanley Mills, its curtilage and ancillary buildings, three of which are separately listed Grade II – most significantly, the Loom Shed.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no obvious assets of heritage interest, it abuts the Stanley Mills conservation area (part of the string of designated industrial heritage land along the Frome valley) and it is a very significant contributor to the setting of both Grade I listed St George's Church and Grade I listed Stanley Mills. The mill has several separately listed ancillary buildings, including the Grade II power loom shed, which straddles the Frome river and faces out across this neighbouring site. Both the church and the mill sit at the rural edge of Kings Stanley and both are significant landmarks, which shape the character of this part of the settlement and are conspicuous in long range views. Part of the character and significance of the Stroud valleys' industrial heritage, including both the Stanley Mills CA and the IHCA (which adjoins this conservation area and runs to the north of the site), is the historic juxtaposition of industry and agriculture, with mills and settlements dotted at intervals along the watercourses, separated by open space, fields and woodland. This juxtaposition remains legible here, despite the modern development of Selwyn Close.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the setting of these landmark listed buildings, the character of the settlement's rural edge and the character and setting of both the IHCA and Stanley Mills conservation area could prohibit development on this site.

Assessment

3

E

Summary

[3E] Significant heritage constraints. Although the site itself contains no obvious assets of heritage interest, it abuts the Stanley Mills conservation area (part of the string of designated industrial heritage land along the Frome valley) and it is a very significant contributor to the setting of both Grade I listed St George's Church and Grade I listed Stanley Mills, plus its separately listed ancillary buildings. Both the church and the mill sit at the rural edge of Kings Stanley and both are significant landmarks, which shape the character of this part of the settlement and are conspicuous in long range views, juxtaposed against the surrounding fields. There is no obvious scope for development that would have any positive heritage benefits and the impact on the setting of these landmark listed buildings, the character of the settlement's rural edge and the character and setting of both the IHCA and Stanley Mills conservation area could prohibit development on this site.

Kingswood

Site KIN 001 – Land north of Pennwood Lodge

Scheduled Ancient Monument	
Conservation Area	<i>Affecting the setting of Kingswood conservation area</i>
Listed Building	<i>Affecting the setting of Kingswood House (Grade II) and, to a lesser extent, Penn House (Grade II).</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest, particularly the setting of Kingswood House and the Kingswood conservation area. The site itself lies outside the Kingswood conservation area and contains no obvious features of heritage interest. It is flanked by two Grade II listed buildings: Kingswood House to the north and Penn House to the south. Kingswood House derives much of its character from its rural setting and stand-alone situation on Wotton Road. The site plays a significant role in this setting, particularly the western half, closest to Wotton Road. Penn House has been extended and its grounds developed into a nursing home (Pennwood Lodge) – between the listed building and the site lies a large modern nursing home building, so the site does not make an immediate, obvious visual contribution to the setting of Penn House. However, the Pennwood Lodge complex and, particularly, Kingswood House have the character of outliers: these buildings do not feel part of the settlement, they lie on the rural edge of Kingswood. These buildings, and the gap provided by the site, are important in the transition from open countryside to village envelope: the bridge south of Vineyard Lane really marks the entrance to the village, and this is also a gateway to the conservation area.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. There may be some scope for development on the eastern half of the site, well behind Kingswood House, where the visual impact on the setting of the conservation area and the listed house would be less acute.

Potential impacts and constraints on development

The impact on the character and setting of the Kingswood conservation area and the setting and significance of Kingswood House would be likely to preclude any development on the western half of the site (closest to Wotton Road) and constrain it to the east, in order to protect key views of these heritage assets and to conserve the fairly abrupt and distinctive transition from open countryside to village ‘core’, which happens at the bridge south of Vineyard Lane, marking a ‘gateway’ to the conservation area.

Assessment		
2		C
<p>Summary</p> <p>[2C] Some impact on heritage interest. Although the site itself lies outside the Kingswood conservation area and contains no obvious features of heritage interest, it is flanked by two Grade II listed buildings (Kingswood House to the north and Penn House to the south). The site contributes to the setting of Kingswood House in particular, which derives much of its character from its rural setting and stand-alone situation on Wotton Road. The impact on the character and setting of the Kingswood conservation area and the setting and significance of Kingswood House would be likely to preclude any development on the western half of the site (closest to Wotton Road) and constrain it to the east, in order to protect key views of these heritage assets and to conserve the fairly abrupt and distinctive transition from open countryside to village ‘core’, which happens at the bridge south of Vineyard Lane and which marks a ‘gateway’ to the conservation area.</p>		

Site KIN 002 – Vineyard Lane

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Kingswood conservation area</i>
Listed Building	
Other heritage assets	<i>Very significant archaeological potential: possible location of former Abbey and site of ancient settlement</i>

Initial view on level of sensitivity

This site has significant heritage constraints. Although there are no visible heritage assets on the site, there is very significant archaeological potential: this is one possible location of the former Abbey (of which no visible trace remains and whose precise location is a mystery). If pre-development archaeological investigation confirmed traces of the Abbey and /or ancient settlement, the level of constraint / sensitivity might increase. Conversely, if no trace were to be found, the level of sensitivity could be reduced to level 1 (no significant heritage constraints). Although the site abuts the Kingswood conservation area, it plays a limited role in key views or providing a setting and it is not significant as a setting for nearby listed buildings, including Kingswood Lodge.

Scope for development; potential heritage benefits?

Little scope for development which would have any positive heritage benefits. However, there is scope for new development which would have moderate or low impact on heritage interest, subject to scale, massing and design. In addition, there is scope for some form of community / green infrastructure use which would retain the open character of the site.

Potential impacts and constraints on development

The impact on the adjacent conservation area and, more significantly, any archaeology is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

3

A

Summary

[3A] This site has significant heritage constraints. Although there are no visible heritage assets on the site, there is very significant archaeological potential: this is one possible location of the former Abbey. If pre-development archaeological investigation confirmed traces of the Abbey and /or ancient settlement, the level of constraint / sensitivity might increase. Conversely, if no trace were to be found, the level of sensitivity could be reduced to level 1 (no significant heritage constraints). Although the site abuts the Kingswood conservation area, it plays a limited role in key views or providing a setting and it is not significant as a setting for nearby listed buildings, including Kingswood Lodge. Little scope for development which would have any positive heritage benefits. However, there is scope for new development which, subject to design, would have moderate or low impact on heritage interest; and additional scope for some form of community / green infrastructure use which would retain the open character of the site. The impact on the adjacent conservation area and, more significantly, any archaeology is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Leonard Stanley

Site LEO 003 – Rear of Chapel House

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of several listed buildings on The Street: Grade II Chapel House and the Old Methodist Chapel; Grade II* Vine Cottage, Weavers Cottage and Mercers House.</i>
Other heritage assets	<i>Likely to be significant archaeological potential.</i>

Initial view on level of sensitivity

Very significant heritage constraints. More than half this site (the northern portion) consists of the current domestic curtilage (garden) of Grade II listed Chapel House. This land parcel has historically been associated with both the C16-C17 Chapel House and the neighbouring Grade II listed former Wesleyan Methodist Chapel (1880 OS map). It is unclear without further research whether it has always been domestically used by the house. However, it is certainly the case that the land makes a significant contribution to the setting of both listed buildings. Chapel House is amongst the most impressive historic buildings within Leonard Stanley's ancient village core. The Street has a notable concentration of listed buildings, including the Grade II* listed "Tudor House" (subdivided into Vine Cottage, Weavers Cottage and Mercers House), whose rear gardens back onto the southern half of site. Depending on scale and design, development on this part of the site could impinge upon the setting of the II* group, although the southern half (rear of Kingston House) is less sensitive than the northern half, in heritage terms.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Perhaps some scope for a single dwelling at the far rear of Kingston House's garden, accessed off Wesley Road, subject to scale and design.

Potential impacts and constraints on development

The impact on the setting and curtilage of listed buildings on The Street would be likely to preclude development on this site, or at best constrain it to the northernmost part of Kingston House's garden, to minimise the impact on the Grade II* group.

Assessment		
4		D
<p>Summary</p> <p>[4D] Very significant heritage constraints. The site lies within Leonard Stanley's ancient village core and is likely to have archaeological potential. The northern portion of the site consists of the current domestic curtilage (garden) of Grade II listed Chapel House: land that has historically been associated with both the C16-C17 Chapel House and the neighbouring Grade II listed former Wesleyan Methodist Chapel (1880 OS map) and which makes a significant contribution to the setting of both listed buildings. The southern half of the site (rear of Kingston House) is less sensitive in heritage terms and there is perhaps some scope for a single dwelling at the far rear of this plot, accessed off Wesley Road. Although, subject to scale and design, development here could also affect the setting of Grade II* "Tudor House" (subdivided into Vine Cottage, Weavers Cottage and Mercers House). No obvious scope for development that would have any positive heritage benefits. The impact on the setting and curtilage of listed buildings on The Street would be likely to preclude development on this site, or at best constrain it to the northernmost part of Kingston House's garden, to minimise the impact on the Grade II* group.</p>		

Site LEO 004 – Land to the north of Bath Road (east of Seven Waters)

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

Initial view on level of sensitivity

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

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

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

Assessment		
2		C
<p>Summary</p> <p>[2C] Some impact on heritage interest. While the site itself contains no obvious features of heritage interest, its 'frontage' onto Bath Road is flanked by Grade II listed buildings: The Grange/Clutterbuck House (a large house in large garden, now subdivided) to the east, and numbers 2 and 4 Seven Waters to the west. Development along Bath Road has historically been sporadic, with small clusters and individual buildings separated by open (agricultural) land; the historic village 'core' (with its notable concentration of listed buildings) consists of The Street and Church Road, branching off Bath Road to the south of the site. The impact on the setting of nearby listed buildings (particularly Grade II listed The Grange/Clutterbuck House), on the character and legibility of the Leonard Stanley settlement and the distinct 'outlier' nature of Seven Waters, could preclude development on the land closest to Bath Road (between The Grange and 2 Seven Waters), to avoid the loss of an important gap in the increasingly linear development along this road. No obvious scope for development which would have any positive heritage benefits.</p>		

Manor Village

Site MAN 001 – Manor Farm, Vatch Lane, Bussage

Scheduled Ancient Monument	
Conservation Area	<i>Affecting the setting of Eastcombe conservation area</i>
Listed Building	
Other heritage assets	<i>The farmhouse and farm buildings of Manor Farm are features of local heritage interest</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site contains no designated heritage assets. It comprises Manor Farmhouse (a locally distinctive and attractive stone house) and its domestic curtilage; plus an area of open grassy space (a small remnant of a once much larger agricultural field), which also appears to be used domestically by Manor Farmhouse now; and a small patch of woodland, which is subject to TPO. The site borders the Eastcombe conservation area (which lies to the north of the site, across Vatch Lane). Vatch Lane effectively marks the distinction between old Eastcombe and the modern settlement of “Manor Village” (Bussage). At this point, between the junction of The Ridgeway/Dr Crouch’s Road and the junction of Bracelands, there is also a transition from the rural Toadsmoor valley to built-up Bussage. The site, particularly the tunnel-like tree-lined northern boundary and dry stone wall, performs an important role in both this rural-urban transition and the distinction/separation between the two settlements. The site’s green, partly wooded and partly open character contributes to the setting, historic context and significance of the Eastcombe conservation area. The existing house on site is of some local heritage interest: together with the barns and outbuildings lying immediately south of the site, this is the last surviving trace of the farm upon which the modern “Manor Village” settlement was built.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits (unless the site were to be expanded to include the historic farm buildings to the immediate south of the site – and any new development could incorporate and enable their conservation and adaptive re-use). Perhaps scope for some small scale development on the south west corner of the site, to the rear of the Farmhouse and its garden, with access of Sezincote Close, allowing a meaningful area of open space to be retained along the Vatch Lane boundary.

Potential impacts and constraints on development

The impact on the setting of Eastcombe conservation area and on the significance and historically distinct character of Manor Farm would be likely to preclude development on this site, or at best constrain it significantly to exclude the wooded TPO area, the farmhouse and its garden and a meaningful ‘buffer’ of open space along Vatch Lane.

Assessment		
2		D
<p>Summary [2D] Some impact on heritage interest. The site contains no designated heritage assets, but the farmhouse is of some local heritage interest: together with the barns and outbuildings lying immediately south of the site, this is the last surviving trace of the farm upon which the modern “Manor Village” settlement was built. No obvious scope for development that would have any positive heritage benefits. Perhaps scope for some small scale development on the south west corner of the site, to the rear of the Farmhouse and its garden, with access of Sezincote Close. The impact on the setting of Eastcombe conservation area and on the significance and historically distinct character of Manor Farm would be likely to preclude development on this site, or at best constrain it significantly to exclude the wooded TPO area, the farmhouse and its garden, and to retain a meaningful area of open space along the Vatch Lane boundary.</p>		

Minchinhampton

Site MIN 001 – Land off Butt Street

Scheduled Ancient Monument	<i>100m from extensive SAM which covers most of the Common land immediately west of the site</i>
Conservation Area	<i>Partly within the Minchinhampton conservation area</i>
Listed Building	<i>Affecting setting of Grade I Holy Trinity Church and multiple listed tombs and monuments</i>
Other heritage assets	<i>Maybe some archaeological potential: proximity to cemetery and scheduled monument</i>

Initial view on level of sensitivity

Significant heritage constraints. The western part of the site lies within the Minchinhampton conservation area and forms part of the setting of landmark Grade I listed Holy Trinity church in views south from Cirencester Road, across the Common (which is also a key view of the conservation area and wider settlement). The majority of the Common in this area is designated as a Scheduled Ancient Monument, consisting of a variety of earthworks. The site may have some archaeological potential related to the SAM and/or the church and early settlement. The eastern half of the site is less sensitive and less visually conspicuous.

Scope for development; potential heritage benefits?

Little scope for development which would have any positive heritage benefit. But some scope for new development (infill) on the east half of the site, accessed off the private road from Butt Street which serves Mullion, Four Winds and April Cottage, subject to the scale and design which ensures any new structures are not visually prominent in key views of the church and conservation area.

Potential impacts and constraints on development

The impact on the setting of the Grade I church, its churchyard curtilage, multiple individually listed monuments and tombs and a key view of the conservation area would be likely to preclude development on the western half of the site and to constrain it to the eastern half.

Assessment

3

C

Summary

[3C] Significant heritage constraints. The western part of the site lies within the Minchinhampton conservation area and forms part of the setting of landmark Grade I listed Holy Trinity church in views south from Cirencester Road, across the Common (which is also a key view of the conservation area and wider settlement). The majority of the Common in this area is designated as a Scheduled Ancient Monument, consisting of a variety of earthworks. The site may have some archaeological potential related to the SAM and/or the church and early settlement. The eastern half of the site is less sensitive and less visually conspicuous. The impact on the setting of multiple heritage assets would be likely to preclude development on the western half of the site and to constrain it to the eastern half, where there is some scope for new development (infill), subject to appropriate scale and design which ensures any new structures are not visually prominent in key views.

Site MIN 005 – Land at Glebe Farm

Scheduled Ancient Monument	<i>Directly abutting a the Bulwarks SAM</i>
Conservation Area	
Listed Building	
Other heritage assets	<i>Maybe archaeological potential: proximity to SAM</i>

Initial view on level of sensitivity

Very significant heritage constraints. A highly sensitive site, which directly adjoins an area which is designated as a Scheduled Ancient Monument: “The Bulwarks” is a fragment of a much more extensive ancient earthwork, which is evident at various points on the Common, surrounding the settlement to the north and west. The site may have archaeological interest.

Scope for development; potential heritage benefits?

Little scope for development which would have any positive heritage benefits. Scope for some built development. Additionally, some kind of green infrastructure or community use which would conserve the site’s open character could mitigate any impact on the setting of the SAM or any subsequently discovered archaeology.

Potential impacts and constraints on development

Subject to archaeological investigation, the impact on the setting of the SAM is likely to influence the scale and massing of any new development, rather than to preclude any development at all.

Assessment

4

A

Summary

[4A] Very significant heritage constraints. A highly sensitive site, which directly adjoins an area which is designated as a Scheduled Ancient Monument: “The Bulwarks” is a fragment of a much more extensive ancient earthwork, which is evident at various points on the Common, surrounding the settlement to the north and west. The site may have archaeological interest. Little scope for development which would have any positive heritage benefits. But, subject to archaeological investigation, the impact on the setting of the SAM is likely to influence the scale and massing of any new development, rather than to preclude any development at all and there may be scope to incorporate some kind of green infrastructure or community use (which would conserve the site’s open character) to mitigate any impacts on known or unknown archaeology.

Site MIN 006 – Land to the rear of Friday Street and Tetbury Street (the Lemon Field)

Scheduled Ancient Monument	
Conservation Area	<i>Within the Minchinhampton conservation area</i>
Listed Building	<i>Affecting the setting of multiple listed buildings</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. This is a key historic open space within the conservation area, which, despite being at the heart of the settlement, has remained undeveloped. The “Lemon Field” contributes to the setting of multiple listed buildings that back onto it, as well as the numerous unlisted buildings which comprise the distinctive continuous frontages of Friday Street and Tetbury Street. Proposals to develop this land have been dismissed at appeal, on the basis of the harm it would cause to the character and significance of the conservation area.

Scope for development; potential heritage benefits?

Very limited scope: perhaps some scope for some kind of green infrastructure or community use which would preserve the open character of this key space.

Potential impacts and constraints on development

The potential impact on the character of the conservation area and the settings of listed buildings that surround the site could prohibit development on this site.

Assessment		
4		F
<p>Summary</p> <p>[4F] Very significant heritage constraints. This is a key historic open space within the conservation area which, despite being at the heart of the settlement, has remained undeveloped. The “Lemon Field” contributes to the setting of multiple listed buildings that back onto it, as well as the numerous unlisted buildings which comprise the distinctive continuous frontages of Friday Street and Tetbury Street. Proposals to develop this land have been dismissed at appeal, on the basis of the harm it would cause to the character and significance of the conservation area. Very limited scope: perhaps some scope for some kind of green infrastructure or community use which would preserve the open character of this key space. The potential impact on the character of the conservation area and the settings of listed buildings that surround the site could prohibit development on this site.</p>		

Nailsworth

Site NAI 001 – Rear of 1-7 Park Road, Enderley and Hazelwood

Scheduled Ancient Monument	
Conservation Area	<i>Abutting the Nailsworth conservation area</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site adjoins the Nailsworth conservation area and comprises the gardens (or parts of gardens) of several houses which lie within the conservation area – it is not obvious why the gardens are in fact excluded from the conservation area. Development here would affect the setting of several unlisted buildings which are positive contributors to the character and appearance of the conservation area - most notably Hazelwood, an impressively scaled house with a long front garden.

Scope for development; potential heritage benefits?

Very limited scope for any new development.

Potential impacts and constraints on development

Some impact on heritage interest. The site adjoins the Nailsworth conservation area and comprises the gardens (or parts of gardens) of several houses which lie within the conservation area. There is very limited scope for any new development. The impact on the character and appearance of the adjacent conservation area would be likely to preclude development on some or all of Hazelwood's garden and the gardens of 1-7 Park Road.

Assessment

2

C

Summary

[2C] Some impact on heritage interest. The site adjoins the Nailsworth conservation area and comprises the gardens (or parts of gardens) of several houses which lie within the conservation area. The impact on the character and appearance of the adjacent conservation area would be likely to preclude development on some or all of Hazelwood's garden and the gardens of 1-7 Park Road.

Site NAI 002 – Nailsworth Garden Centre, Avening Road

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Potentially affecting the setting of Grade II LBs at Pensile House and Spring Mill.</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no buildings of architectural or historic interest, its sparsely developed character, open spaces and trees contribute to the rhythmic settlement pattern and significance of the IHCA, where industry is typically juxtaposed with agricultural land and historic settlements along the valley bottoms. Redevelopment would potentially affect the setting of neighbouring Spring Mill to the east, which includes listed buildings, as well as Grade II Pensile House to the west of the site. The vegetation and tree cover, particularly along the watercourse, is important in defining and separating the distinct historic building clusters on Avening Road.

Scope for development; potential heritage benefits?

Some potentially positive heritage benefits from redevelopment on a similar footprint to enhance the conservation area. Scope for redevelopment and some infill, reflecting the conservation area's industrial urban grain and locally distinctive architectural characteristics. Scope for some kind of green infrastructure or community use which would conserve the site's open character and the contribution it makes in terms of punctuating the settlement pattern along the valley floor.

Potential impacts and constraints on development

The impact on the character and significance of the IHCA and the setting of Spring Mill and Pensile House would be likely to influence the scale, massing and design of any new development and to constrain it principally to the previously developed areas.

Assessment

2

Y

C

Summary

[3YC] Some impact on heritage interest. Although the site itself contains no buildings of architectural or historic interest, its sparsely developed character, open spaces and trees contribute to the rhythmic settlement pattern and significance of the IHCA. Some potentially positive heritage benefits from redevelopment to enhance the local distinctiveness of the site. Scope for redevelopment on a similar footprint and some infill, reflecting the conservation area's industrial urban grain. Scope for some kind of green infrastructure or community use which would conserve the site's open character and the contribution it makes in terms of punctuating the settlement pattern along the valley floor. The impact on the character and significance of the IHCA and the setting of Spring Mill and Pensile House would be likely to influence the scale, massing and design of any new build and to constrain it principally to the previously developed areas.

Site NAI 004 – Land between Old Bristol Road and Bath Road, Nailsworth

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Nailsworth conservation area</i>
Listed Building	<i>Adjoining Grade II LBs Quoin Cottage and Ashlar House</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although there are no features of significant heritage interest on site, development here would impact upon the setting of the Nailsworth conservation area, which adjoins the site. Depending on the scale and design of any new development, it might also impact upon the setting of Grade II Ashlar House and Quoin Cottage, which lie immediately south.

Scope for development; potential heritage benefits?

Some scope for infill development.

Potential impacts and constraints on development

The potential impact on the character of the adjacent conservation area or the setting of neighbouring listed buildings is likely to be minimal, subject to the scale and design of any new development. However, the topography may make vehicular access difficult to achieve without extensive excavation and engineering works, and this may prove a challenge to achieving a locally distinctive design which sits comfortably in its context.

Assessment

2

B

Summary

[2B] Some impact on heritage interest. Although there are no features of significant heritage interest on site, development here could impact upon the setting of the Nailsworth conservation area, which adjoins the site. Some scope for infill development. However, the topography may make vehicular access difficult to achieve without extensive excavation and engineering works, and this may prove a challenge to achieving a locally distinctive design which sits comfortably in its context. The potential impact on the character of the adjacent conservation area or the setting of neighbouring listed buildings is likely to be minimal, subject to the scale and design of any new development.

Site NAI 005 – Land Gigg Mill, between Old Bristol Road and Old Horsley Road, Nailsworth

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Nailsworth conservation area</i>
Listed Building	
Other heritage assets	<i>Site of former Gigg Mill: surviving buildings may include non-designated heritage assets of local significance; archaeological potential</i>

Initial view on level of sensitivity

Some impact on heritage interest. This is the site of a former gig mill and there are remnant buildings which may be assets of local heritage interest, although there are no formally designated assets on site. In addition, the site adjoins the Nailsworth conservation area to the north and lies immediately upstream of the millpond and various listed buildings at Locks Mill. Depending on the scale and design of any new development, it might impact upon the character of the conservation area. However, due to the topography, a modest development on a similar scale and footprint to the existing would be relatively inconspicuous and unlikely to have a significant impact.

Scope for development; potential heritage benefits?

Scope for redevelopment consisting of adaptive re-use of surviving historic buildings and/or redevelopment on a similar footprint, to retain the industrial character of the site and conserve the legibility of the relationship between historic industrial sites in the valley bottom. Some scope for additional infill development.

Potential impacts and constraints on development

The potential impact on the character of the adjacent conservation area or the setting and context of nearby listed buildings is likely to be minimal, subject to the scale and design of any new development.

Assessment

2

B

Summary

[2B] Some impact on heritage interest. This is the site of a former gig mill and there are remnant buildings which may be assets of local heritage interest, although there are no formally designated assets on site. In addition, the site adjoins the Nailsworth conservation area to the north and lies immediately upstream of the millpond and various listed buildings at Locks Mill. Scope for redevelopment consisting of adaptive re-use of surviving historic buildings and/or redevelopment on a similar footprint, to retain the industrial character of the site and conserve the legibility of the relationship between historic industrial sites in the valley bottom. Some scope for additional infill development. The potential impact on the character of the adjacent conservation area or the setting and context of nearby listed buildings is likely to be minimal, subject to the scale and design of any new development.

Site NAI 010 – Land between Northfields Road (Windsoredge) and A46 (Dunkirk)

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the Dunkirk & Watledge conservation area</i>
Listed Building	<i>Affecting the setting of multiple listed buildings in and around Dunkirk Mill, including Grade II* mill building</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although only part of this site falls within the conservation area boundary, it is land which plays a very important role in providing a setting for the listed complex at Dunkirk Mill and a context for the wider Dunkirk & Watledge conservation area. The view east from Northfields Road across the northern portion of this site (and across neighbouring site NAI 011) is probably the most spectacular view of Dunkirk Mill in its landscape setting. It is one of the key views into and across the conservation area. This land is also important to the setting of the mill and its surrounding cottages from the perspective of the A46. The historic juxtaposition of industry, agriculture and clustered residential settlement is a key characteristic of the conservation area and the Stroud valleys' industrial heritage: this gap site helps to punctuate this distinctive historic settlement pattern.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the Dunkirk & Watledge conservation area or the setting and context of listed buildings at Dunkirk Mill would be likely to preclude development on this site, or at best constrain it to the southern portion, which has less direct visual impact on the Mill, but which is nevertheless important to the rural valleyside setting of the conservation area.

Assessment

3

D

Summary

[3D] Significant heritage constraints. Although only part of this site falls within the conservation area boundary, it is land which plays a very important role in providing a setting for the listed complex at Dunkirk Mill and a context for the wider Dunkirk & Watledge conservation area. The view east from Northfields Road across the northern portion of this site (and across neighbouring site NAI 011) is probably the most spectacular view of Dunkirk Mill in its landscape setting. It is one of the key views into and across the conservation area, typifying the historic juxtaposition of industry, agriculture and clustered residential settlement which is a key characteristic of the conservation area and the Stroud valleys' industrial heritage. The impact on the character and significance of the Dunkirk & Watledge conservation area and the setting and context of listed buildings at Dunkirk Mill would be likely to preclude development on this site, or at best constrain it to the southern portion, which has less direct visual impact on the Mill, but which is nevertheless important to the rural valleyside setting of the conservation area.

Site NAI 011 – Land between Northfields Road (Windsoredge) and A46 (Dunkirk)

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Dunkirk & Watledge conservation area</i>
Listed Building	<i>Affecting the setting of multiple listed buildings in and around Dunkirk Mill, including Grade II* mill building</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although this site falls outside the conservation area boundary, it is land which plays a very important role in providing a setting for the listed complex at Dunkirk Mill and a context for the wider Dunkirk & Watledge conservation area. The view east from Northfields Road across the northern portion of this site (and across neighbouring site NAI 011) is probably the most spectacular view of Dunkirk Mill in its landscape setting. It is one of the key views into and across the conservation area. This land is also important to the setting of the mill and its surrounding cottages from the perspective of the A46. The historic juxtaposition of industry, agriculture and clustered residential settlement is a key characteristic of the conservation area and the Stroud valleys' industrial heritage: this gap site helps to punctuate this distinctive historic settlement pattern.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the Dunkirk & Watledge conservation area and the setting and context of listed buildings at Dunkirk Mill could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site falls outside the conservation area boundary, it is land which plays a very important role in providing a setting for the listed complex at Dunkirk Mill and a context for the wider Dunkirk & Watledge conservation area. The view east from Northfields Road across this site (and across neighbouring site NAI 010) is probably the most spectacular view of Dunkirk Mill in its landscape setting. It is one of the key views into and across the conservation area, typifying the historic juxtaposition of industry, agriculture and clustered residential settlement which is a key characteristic of the conservation area and the Stroud valleys' industrial heritage. This gap site helps to punctuate this distinctive historic settlement pattern. The impact on the character and significance of the Dunkirk & Watledge conservation area and the setting and context of listed buildings at Dunkirk Mill could prohibit development on this site.

Newtown and Sharpness

Site NEW 001 – Sharpness Docks

Scheduled Ancient Monument	
Conservation Area	<i>Partly within Sharpness Old Dock conservation area</i>
Listed Building	<i>Listed buildings on site: North Warehouse on eastern quay of New Dock (Grade II); former harbourmaster's house on Old Dock (Grade II);</i>
Other heritage assets	<i>The site has a rich maritime history, with many assets of local heritage interest, both inside and outside the conservation area. Including: the shape and structure of both the Old Dock and the New Dock, including tidal basin and dry dock; the Dockers' Club; the Vindicatrix monument; the C19 cottages of Dock Road; the Gloucester-Sharpness Canal; the former freight railway; the former Vindicatrix/ Mariners camp</i>

Initial view on level of sensitivity

Overall, this site has very significant heritage constraints, although the level of sensitivity can be seen to vary across the site. The northern tip of the site is covered by the Sharpness Old Dock conservation area, which has an unusual and highly distinctive character, dominated by open spaces, with relatively few buildings and structures, and with sweeping, atmospheric views across the River Severn. The wider site area has a rich maritime history, with many assets of local heritage interest, both inside and outside the conservation area. Including: the shape and structure of both the Old Dock and the New Dock, including tidal basin and dry dock; the Dockers' Club; the Vindicatrix monument; the C19 cottages of Dock Road; the Gloucester-Sharpness Canal; the former freight railway; the former Vindicatrix/ Mariners camp and traces of the former rail bridge across the Severn. The character of this site, and particularly the role of key buildings and structures and their visual and historic relationship to key open spaces, is highly sensitive and vulnerable to insensitive redevelopment.

Scope for development; potential heritage benefits?

Considerable scope for development that would have positive heritage benefits, including an opportunity to enhance the character and appearance of the conservation area and to better reveal its historic significance, and the significance of the surrounding Sharpness dock area. Much more detailed assessment of the area's heritage significance and special architectural and historic interest is essential, to help determine the scope, nature and extent of major redevelopment here.

Potential impacts and constraints on development

Overall, the impact on the character of the conservation area, the fabric and setting of the listed buildings, and the setting and significance of the many non-designated heritage assets of local significance is likely to influence the scale, massing and design of any development, rather than to preclude any development at all.

Assessment

4

Y

A

Summary

[4YA] Overall, this site has very significant heritage constraints, although the degree of sensitivity varies across this large and diverse site. There are two Grade II listed buildings. The northern tip of the site is covered by the Sharpness Old Dock conservation area, which has an unusual and highly distinctive character, dominated by open spaces, with relatively few buildings and structures, and with sweeping, atmospheric views across the River Severn (both into and out of the site). The wider site area has a rich

maritime history, with many assets of local heritage interest, both inside and outside the conservation area. The character of this site, and particularly the role of key buildings and structures and their visual and historic relationship to key open spaces, is highly sensitive and vulnerable to insensitive redevelopment. There is, though, considerable scope for development that would have positive heritage benefits, including an opportunity to enhance the character and appearance of the conservation area and to better reveal its historic significance, and the significance of the surrounding Sharpness Dock area. Much more detailed assessment of the area's heritage significance and special architectural and historic interest is essential, to help determine the scope, nature and extent of major redevelopment here. Overall, the impact on the character of the conservation area, the fabric and setting of the listed buildings, and the setting and significance of the many non-designated heritage assets of local significance is likely to influence the scale, massing and design of any development, rather than to preclude any development at all.

Site NEW 002 – Land at Sharpness

Scheduled Ancient Monument	<i>Some potential impact on the setting of /approach to the scheduled fish pond and moated site at Wanswell Court, although substantially screened by Penny Grove/Tintock Wood</i>
Conservation Area	<i>Affecting the setting of Sharpness Old Dock conservation area.</i>
Listed Building	<i>Grade II farmhouse at Rookery Farm (Rookery Lane, Wanswell) on site. Adjoining (surrounding) and affecting the setting of Grade II Bucketts Hill Farmhouse (off Gloucester Road); and Grade II Abwell Farmhouse (Abwell); and Grade II Sanigar Farmhouse (Sanigar Lane); and Grade II Oakhunger Farmhouse and separately listed Grade II barn (Sanigar Lane). Potentially affecting setting of two Grade II buildings at the Vines, Wanswell; some potential impact on the setting of / driveway approach to Grade I Wanswell Court and separately listed Grade II barn.</i>
Other heritage assets	<i>The “historic landscape” of Berkeley; the former freight railway and former Berkeley rail station are heritage assets of local significance</i>

Initial view on level of sensitivity

Overall, this site has some impact on heritage interest, although the degree of sensitivity varies across this very large site. Although there is only one listed building within the site area itself (Grade II Rookery Farmhouse), the site adjoins and surrounds several others – most of which are farmhouses or farm buildings, whose special interest and significance is derived in part from their rural setting and context. This is the rural hinterland of historic Berkeley – an agricultural landscape, populated by scattered farmsteads and small hamlets. The site effectively spans the entire gap between Berkeley and the separate maritime settlement of Newtown/Sharpness. The site’s sensitivity relates not only to the numerous designated and undesignated assets within and directly adjoining it, but also to the sense of Berkeley’s place in the landscape, as well as to that of Sharpness, and to the sense that they are different and distinct from each other.

Scope for development; potential heritage benefits?

There is very limited scope for development that would have any positive heritage benefits. Development might potentially enable the local ‘heritage railway’ project - however, it is debatable that any such benefit would outweigh or offset the more likely harm to the area’s varied features of heritage interest. If developed in its entirety, even with significant ‘buffers’ and retained open space, the impact of such extensive development on the heritage assets in the area, on their collective setting and their individual significances, could be very damaging. There will, however, be parts of the site where new development would pose little or no threat to heritage interest. Much more detailed assessment of the area’s heritage significance and special architectural and historic interest is essential, to help determine the scope, nature and extent of any major development here.

Potential impacts and constraints on development

The impact on the setting of multiple heritage assets, including several farm-related listed buildings within and adjoining the site, would be likely to constrain the developable area and to preclude development on some parts of it, in order to conserve key views, to preserve the legibility and significance of this landscape, and to avoid the visual, physical or sentimental coalescence of the locality’s distinct settlements and farmsteads.

Assessment		
2		C
Summary [2C] Overall, this site has some impact on heritage interest, although the degree of sensitivity varies across this very large site. Although there is only one listed building within the site area itself (Grade II		

Rookery Farmhouse), the site adjoins and surrounds several others – most of which are farmhouses or farm buildings, whose special interest and significance is derived in part from their rural setting and context. The site effectively spans the entire gap between ancient Berkeley and the separate maritime settlement of Newtown/Sharpness. The site's sensitivity relates not only to the numerous designated and undesignated assets within and directly adjoining it, but also to the sense of Berkeley's place in the landscape, as well as to that of Sharpness, and to the sense that they are different and distinct from each other. There is very limited scope for development that would have any positive heritage benefits. If developed in its entirety, even with significant 'buffers' and retained open space, the impact of such extensive development on the heritage assets in the area, on their collective setting and their individual significances, could be very damaging. There will, however, be parts of the site where new development would pose little or no threat to heritage interest. Much more detailed assessment of the area's heritage significance and special architectural and historic interest is essential, to help determine the scope, nature and extent of any major development here. The impact on the setting of multiple heritage assets, including several farm-related listed buildings within and adjoining the site, would be likely to constrain the developable area and to preclude development on some parts of it, in order to conserve key views, to preserve the legibility and significance of this landscape, and to avoid the visual, physical or sentimental coalescence of the locality's distinct settlements and farmsteads.

North Nibley

Site NIB 001 – Land at Barrs Lane

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining the Old White Hart (Grade II). Grade II milestone borders the site on New Road. Affecting the setting of Grade II Black Horse Inn and key views of Grade II* Tyndale Monument.</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it adjoins and/or affects the setting of several listed buildings at the historic core of North Nibley, where Barr's Lane, The Street, Wotton Road and New Road meet. The green, steeply sloping site contributes to the character of this part of the settlement, providing a backdrop for both the Black Horse Inn and the Old White Hart (both Grade II) and a visual connection with the rural surroundings. In particular, the site plays a valuable foreground role in glimpsed views of the landmark Tyndale Monument (Grade II*), which peeks above the wooded horizon behind the site when viewed from Barrs Lane and when approached along The Street and New Road. These are key views of the monument from the heart of the village.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Very limited development potential. Perhaps scope for one or two dwellings sited on the lower, less steep slope, either at the far northern corner of the site (closest to 14 Barrs Lane) or the far south west corner, where the roadside boundary is well screened by hedgerow vegetation.

Potential impacts and constraints on development

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

Assessment		
2		D
<p>Summary</p> <p>[2D] Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it adjoins and/or affects the setting of several listed buildings at the historic core of North Nibley. In particular, the site plays a valuable foreground role in key views of the landmark Tyndale Monument (Grade II*), which peeks above the wooded horizon behind the site when viewed from the heart of the village. No obvious scope for development that would have any positive heritage benefits. Very limited development potential. Perhaps scope for one or two dwellings sited on the lower, less steep slope, either at the far northern corner of the site (closest to 14 Barrs Lane) or the far south west corner, where the roadside boundary is well screened by hedgerow vegetation. The impact on the setting of multiple heritage assets and on the character and context of the settlement – particularly key views of the landmark Monument – would be likely to preclude development on this site, or at best constrain it significantly.</p>		

Painswick

Site PAI 001 – Land at Gyde Road / Marling House

Scheduled Ancient Monument	
Conservation Area	<i>Within the Gyde House Conservation Area</i>
Listed Building	<i>Within the curtilage and historic grounds of Grade II listed Gyde House; affecting the setting of Grade II listed Gyde House Lodge and the row of Grade II Almshouses opposite on Gyde Road.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. This is a sensitive site, within the Gyde House conservation area and affecting the setting of multiple listed buildings – principally the main Gyde House (the site sits within the garden grounds and historic curtilage of this grand building), but also the row of listed Almshouses on the opposite side of Gyde Road, which have a distinctive character and strong visual and historic relationship with the former big house. Similarly, the Grade II separately listed Lodge house, to the north of the site, is a part of this group; the relationship between all these buildings and the House's extensive grounds is a part of their historic and architectural significance. Part of the site is occupied by Marling House, an early C20th building, not of special architectural or historic interest, but not of detriment to the character or appearance of the conservation area either.

Scope for development; potential heritage benefits?

No obvious scope for development which would have any heritage benefits. Perhaps some limited scope for a replacement dwelling or a pair on the site of Marling House, subject to scale and design.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and Grade II Gyde House, as well as the setting of neighbouring listed buildings on Gyde Road, would be likely to preclude development on this site, or at best constrain it to the previously developed land comprising Marling House.

Assessment

4

D

Summary

[4D] Very significant heritage constraints. This is a sensitive site, within the Gyde House conservation area and affecting the setting of multiple listed buildings – principally the main Gyde House, but also the row of listed Almshouses on the opposite side of Gyde Road, which have a distinctive character and strong visual and historic relationship with the former big house. Similarly, the Grade II separately listed Lodge house, to the north of the site, is a part of this group; the relationship between all these buildings and the House's extensive grounds is a part of their historic and architectural significance. No obvious scope for development which would have any heritage benefits. Perhaps some limited scope for a replacement dwelling or a pair on the site of Marling House, subject to scale and design. The impact on the character and significance of the conservation area and Grade II Gyde House, as well as the setting of neighbouring listed buildings on Gyde Road, would be likely to preclude development on this site, or at best constrain it to the previously developed land comprising Marling House.

Site PAI 002 – Gyde House

Scheduled Ancient Monument	
Conservation Area	<i>Within the Gyde House Conservation Area</i>
Listed Building	<i>Within the curtilage and historic grounds of Grade II listed Gyde House; to a lesser extent, affecting the setting of Grade II listed Gyde House Lodge and the row of Grade II Almshouses opposite on Gyde Road.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. This is a sensitive site, within the Gyde House conservation area and affecting the setting of multiple listed buildings – principally the main Gyde House (the site sits within the garden grounds and historic curtilage of this grand building), but also the row of listed Almshouses on the opposite side of Gyde Road, which have a distinctive character and strong visual and historic relationship with the former big house. Similarly, the Grade II separately listed Lodge house, to the north of the site, is a part of this group; the relationship between all these buildings and the House's extensive grounds is a part of their historic and architectural significance. Part of the site is occupied by Marling House, an early C20th building, not of special architectural or historic interest, but not of detriment to the character or appearance of the conservation area either.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and Grade II Gyde House, as well as the setting of neighbouring listed buildings on Gyde Road, could prohibit development on this site, due to the potential effect on key views of the house (from the A46 particularly).

Assessment

4

F

Summary

[4F] Very significant heritage constraints. This is a sensitive site, within the Gyde House conservation area and affecting the setting of multiple listed buildings – principally the main Gyde House (the site sits within the garden grounds and historic curtilage of this grand building), but also the row of listed Almshouses on the opposite side of Gyde Road, which have a distinctive character and strong visual and historic relationship with the former big house. Similarly, the Grade II separately listed Lodge house, to the north of the site, is a part of this group; the relationship between all these buildings and the House's extensive grounds is a part of their historic and architectural significance. No obvious scope for development which would have any heritage benefits. The impact on the character and significance of the conservation area and Grade II Gyde House, as well as the setting of neighbouring listed buildings on Gyde Road, could prohibit development on this site, due to the potential effect on key views of the house (from the A46 particularly).

Site PAI 004 – Washwell Fields, off Cheltenham Road

Scheduled Ancient Monument	
Conservation Area	<i>Adjacent to Gyde House conservation area (across the Cheltenham Road)</i>
Listed Building	<i>Adjacent to Grade II Washwell House, Cheltenham Road.</i>
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints. Although the site adjoins the garden grounds of Grade II listed Washwell House, development would be unlikely to affect the setting of the listed building to the extent that it would harm its character or alter its historic or architectural interest significantly. Similarly, the site is physically and visually separated from the conservation area and Grade II listed Gyde Barn by the A46 Cheltenham Road, and it is shielded by Washwell Farm and Washwell House, such that there is relatively little relationship between this land and the Gyde House grounds.

Scope for development; potential heritage benefits?

There is scope for development that would have minimal impact on heritage interest, subject to appropriate scale and design; but no obvious scope for development that would have any positive heritage benefits.

Potential impacts and constraints on development

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

Assessment		
1		B
<p>Summary</p> <p>[1B] No significant heritage constraints. Although the site adjoins the garden grounds of Grade II listed Washwell House, development would be unlikely to affect the setting of the listed building to the extent that it would harm its character or alter its historic or architectural interest significantly. Similarly, the physical and visual separation provided by the A46 and the enclosure provided by the buildings of Washwell Farm and Washwell House mean that there is relatively little relationship between this land and the Gyde House conservation area. The impact on the character and significance of the listed buildings and the conservation area is likely to be minimal, subject to the scale and design of any new development.</p>		

Site PAI 005 – Land east of Lower Washwell Lane

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Painswick conservation area.</i>
Listed Building	<i>Affecting the setting of Grade II Lovedays Mill, Beech Lane.</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it abuts the Painswick conservation area, which extends along Vicarage Street to Lower Washwell Lane, just west of the site. To the south of the site lies Loveday's Mill, a Grade II listed building, which derives part of its character and significance from its isolated setting on the Painswick Stream, within the rural landscape: it is distinctly separate from the village, sited well beyond the last buildings and structures of Vicarage Street. The site contributes to this rural setting, both in long-range views and on approach both ways along Vicarage Street/Beech Lane, where the site's slopes form a green backdrop to the listed mill. The transition from dense built form to open countryside happens abruptly at the bottom of Vicarage Street, where the road forks down to the mill, or up to Lower Washwell Lane. There is a very clear edge to the historic settlement and a very clear edge to the conservation area. This site is definite open countryside and it contributes to the highly legible settlement edge in long range views, particularly from Longridge. The role played by this site in contributing to the setting of the conservation area is very important to the conservation area's character and significance.

Scope for development; potential heritage benefits?

There is no obvious scope for development that would have any positive heritage benefits. There may be some very limited scope for new development in the extreme western corner, where there is some possibility of designing a small cluster, integrated with Lower Washwell Lane.

Potential impacts and constraints on development

The impact on the setting and significance of the listed building (Loveday's Mill) and on the setting and significance of the Painswick conservation area would be likely to preclude development of this site, or at best constrain it to a small corner adjoining Washwell Lane, due to the role this rural, sloping site plays in key views, particularly from Longridge.

Assessment		
2		D
<p>Summary</p> <p>[2D] Some impact on heritage interest. Although the site itself contains no obvious features of heritage interest, it makes a significant contribution to the rural setting of the Painswick conservation area (which abuts the site to the west) and of Grade II listed Loveday's Mill, which lies to the south. The transition from dense built form to open countryside happens abruptly at the bottom of Vicarage Street: there is a very clear edge to the historic settlement and a very clear edge to the conservation area. Loveday's Mill, sited well beyond the last buildings and structures of Vicarage Street, derives part of its character and significance from its isolated setting on the Painswick Stream, within the rural landscape. There is no obvious scope for development that would have any positive heritage benefits. The impact on the setting and significance of the listed building (Loveday's Mill) and on the setting and significance of the Painswick conservation area would be likely to preclude development of this site, or at best constrain it to a small corner adjoining Washwell Lane, due to the role that this rural, sloping site plays in key views, particularly from Longridge.</p>		

Site PAI 006 – Painswick Mill, Kings Mill Lane

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Site consists of Grade II Painswick Mill and domestic curtilage; affecting the setting of neighbouring Grade II Painswick Mill Cottage and Spring Cottage</i>
Other heritage assets	<i>Mill pond opposite is a heritage asset of local significance, connected historically to the listed mill.</i>

Initial view on level of sensitivity

Very significant heritage constraints. The site consists of Grade II listed Painswick Mill and its domestic curtilage. The mill sits in a very picturesque group on Ticklestone Lane (off Kingsmill Lane) with Painswick Mill Cottage and Spring Cottage (both Grade II) and its former mill pond – itself an asset of local heritage interest. The site (behind the listed building) is well enclosed from Kings Mill Lane by boundary wall and trees/hedgerow and there is a significant drop in level between the garden and the lane. The principal view of the listed building is achieved from Ticklestone Lane; this is a very sensitive view, which could easily be damaged by conspicuously sited development.

Scope for development; potential heritage benefits?

There is no obvious scope for development that would have any positive heritage benefits. There may be some very limited scope for new development (a single dwelling or pair, at most) tucked away on the tennis court or in the western half of the lawn, as far-removed from the listed building as possible and utilising the same access off Ticklestone Lane, to avoid having to breach the curtilage boundary walls or tree screening.

Potential impacts and constraints on development

The impact on the setting and significance of the listed mill and on the group value of it together with the neighbouring cottages would be likely to preclude development on this site, or at best constrain it to the tennis court or the western part of the site, well away from the mill and the stream, in order to protect the cohesive group character on Ticklestone Lane.

Assessment

4

D

Summary

[4D] Very significant heritage constraints. The site consists of Grade II listed Painswick Mill and its domestic curtilage. The mill sits in a very picturesque group on Ticklestone Lane (off Kingsmill Lane) with Painswick Mill Cottage and Spring Cottage (both Grade II) and its former mill pond – itself an asset of local heritage interest. The principal view of the listed building is achieved from Ticklestone Lane. There is no obvious scope for development that would have any positive heritage benefits. The impact on the setting and significance of the listed mill and on the group value of it together with the neighbouring cottages would be likely to preclude development on this site, or at best constrain it to the tennis court or the western part of the site, well away from the mill and the stream, in order to protect key views and the cohesive group character on Ticklestone Lane.

Site PAI 007 – Land at Stamages

Scheduled Ancient Monument	
Conservation Area	<i>Some impact on setting of Painswick conservation area in both long range views from the south (e.g. from Stepping Stone Lane and Yokehouse Lane) and on approach to the village centre (A46).</i>
Listed Building	<i>Some impact on setting of Grade II Lullingworth (opposite side of A46) and the landmark spire of Grade I St Mary's church</i>
Other heritage assets	<i>The urban grain and character of Painswick, an historic market town (with its tight-knit core and more dispersed 'outliers' transitioning into open countryside), is a feature of local heritage significance</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site lies outside the Painswick conservation area. Stamages, a predominantly C19 accumulation of cottage extensions is unlisted, but it is an attractive building which contributes greatly to the character of Stamages Lane. The land west of Stamages' driveway, historically a separate paddock or meadow, has become part of its domestic curtilage. The main area of sensitivity relates to the role played by this site in long range views particularly: together with adjacent site PAI 008, this land contributes to the setting of the conservation area and to the character of the Painswick settlement. The dense urban grain of the 'core' contrasts with the more dispersed, sporadic development that has occurred along the various lanes and routes out of the village. In long range views particularly, open green spaces and tree groups are evident in the gaps between clustered buildings. The transition from core to open countryside is distinctive and remains highly legible. This site contributes to the layering of gaps and the impression of wooded breaks in development, which is characteristic of Painswick's settlement edge on its southern and south-eastern slopes. By contrast, the roofscape of any new development could be conspicuous in views into the settlement (e.g. from Stepping Stone Lane and Yokehouse Lane) and outwards to open countryside from the A46.

Scope for development; potential heritage benefits?

There is no obvious scope for development that would have any positive heritage benefits. In terms specifically of likely impact on any heritage interests, there might be some scope to develop a single dwelling or small group of houses, providing the built form could be positioned so as to maintain as much space and openness as possible, to protect the role played by this land in long range views, particularly.

Potential impacts and constraints on development

The impact on the setting and significance of the Painswick conservation area and landmark listed buildings, including St Mary's Church, would be likely to preclude development on this site, or at best constrain it significantly, in order to protect the role played by this land, particularly in long range views.

Assessment

2

D

Summary

[2D] Some impact on heritage interest. The main area of sensitivity relates to the role played by this site in long range views: together with adjacent site PAI 008, this land contributes to the setting of the conservation area and to the character of the Painswick settlement. On its southern and south-eastern slopes, the settlement edge is characterised by the layering of gaps and the impression of wooded breaks in development. Although the open grassy surface of this site is not conspicuously visible, either in views towards the settlement (from e.g. Stepping Stone Lane and Yorkhouse Lane) or in views outwards across the site from the A46, the roofscape of any new development might well be. Perhaps some scope to develop a single dwelling or a small group, positioned so as to maintain space and openness. The impact on the setting and significance of the Painswick conservation area and landmark listed buildings, including St Mary's Church, would be likely to preclude development on this site, or at best constrain it significantly.

Site PAI 008 – Richmond Care Village

Scheduled Ancient Monument	
Conservation Area	<i>Some impact on setting of Painswick conservation area in both long range views from the south (e.g. from Stepping Stone Lane and Yokehouse Lane) and on approach to the village centre (A46).</i>
Listed Building	<i>Some impact on setting of Grade II Lullingworth (opposite side of A46) and the landmark spire of Grade I St Mary's church</i>
Other heritage assets	<i>The urban grain and character of Painswick, an historic market town (with its tight-knit core and more dispersed 'outliers' transitioning into open countryside), is a feature of local heritage significance</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site contains no obvious features of heritage interest and lies outside the Painswick conservation area, it is a conspicuous feature on approach to it from the south: the conservation area boundary runs along the north side of the A46 (taking in Lullingworth, a Grade II listed building) and is entered properly a short way further up the A46, beyond the modern development at St Mary's Mead and the car park. This site represents a significant break in development between Richmond Care Village and St Mary's Mead. It allows views outwards (southwards) to Painswick's rural setting and contributes to the sense that one has not yet 'arrived' within the historic core. It plays an important role in defining the character of the settlement's periphery. In long range views, too, this land (together with adjacent site PAI 007) contributes to the setting of the conservation area: the dense urban grain of the 'core' contrasts with the more dispersed, sporadic development that has occurred along the various lanes and routes out of the village; open green spaces and tree groups are evident in the gaps between clustered buildings. The transition from core to open countryside is distinctive and remains highly legible. Despite modern development either side of it, this site contributes to the layering of gaps and the impression of wooded breaks in development, which is characteristic of Painswick's settlement edge on its southern and south-eastern slopes. By contrast, the roofscape of any new development here would be conspicuous in views into the settlement (e.g. from Stepping Stone Lane and Yokehouse Lane) and could inhibit views outwards to open countryside from the A46.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the setting and significance of the Painswick conservation area, the wider historic settlement and landmark listed buildings, including Grade I St Mary's Church, could prohibit development on this site.

Assessment

2

F

Summary

[2F] Some impact on heritage interest. Although the site contains no obvious features of heritage interest and lies outside the Painswick conservation area, it is a conspicuous feature on approach to it from the south, representing a significant break in development between Richmond Care Village and St Mary's Mead and allowing views outwards (southwards) to Painswick's rural setting: the site contributes to the sense that one has not yet 'arrived' within the historic core. Together with adjacent site PAI 007, this land contributes to the setting of the conservation area and to the character of the Painswick settlement and it plays an important role in defining the character of the settlement's periphery. Although the open grassy surface of this site is not conspicuously visible in long range views towards the settlement (from e.g. Stepping Stone Lane and Yorkhouse Lane), the roofscape of any new development would be. The impact on the setting and significance of the Painswick conservation area, the wider historic settlement and landmark listed buildings, including St Mary's Church, could prohibit development on this site.

Slimbridge

Site SLI 001 – Land off St John’s Road

Scheduled Ancient Monument	<i>Adjoining “moated site” to the south of The Old Rectory</i>
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of multiple listed buildings. Most notably Grade I Church of St John The Evangelist and Grade II Old Rectory, plus the Church’s separately listed piers, gates, railings and dwarf wall (Grade II). There are 13 Grade I and Grade II* list entries relating to tombs and monuments in the churchyard, one of which is a ‘group’ listing for nine separate monuments. Some lesser impact on setting and context of other listed buildings on St John’s Road: Malthouse Farmhouse, The Old Malthouse</i>
Other heritage assets	<i>The “historic landscape” surrounding Slimbridge, including visible ridge and furrow or drainage channels on the site, which may be of medieval origin. Significant archaeological potential on the site.</i>

Initial view on level of sensitivity

Very significant heritage constraints. This is a very historic landscape. The site adjoins and wraps around the ancient core of Slimbridge, centred upon the landmark Grade I listed Church of St John the Evangelist. There is an extremely high concentration of heritage assets in the immediate vicinity, most of which are linked with the church, including multiple Grade II and Grade II* grave monuments and tombs. The site surrounds the Grade II Old Rectory and an extensive medieval “moated site”, which is a Scheduled Ancient Monument. The list description for the moated site states that it survives well and will contain archaeological information and environmental evidence relating to the monument and to the landscape in which it was constructed. Documentary and archaeological evidence relate to the use of this site from the 17th century onwards. The listing also notes that “traces of medieval ploughing lie close to the moated site on its north, south and east sides, giving an indication of its setting in the medieval period”, which seems to refer to (at least parts of) this site SLI 001. The legacy of historic land management on the site is clearly visible: pronounced ridge and furrow or drainage channels are easily discernible across an extensive area. The site is important in providing visual and historic context for this ancient settlement and its numerous heritage assets. The site’s sensitivity relates to the sense of Slimbridge’s place in the landscape, its character and its historic linear settlement pattern, and the dominance of the church – visually and historically.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the setting of multiple heritage assets and on the character and context of the settlement – particularly key views of the landmark Grade I listed Church and the surroundings of the scheduled moated site – would be likely to preclude development on this site.

Assessment

4

F

Summary

[4F] Very significant heritage constraints. This is a very historic landscape. The site adjoins and wraps around the ancient core of Slimbridge, centred upon the landmark Grade I listed Church of St John the Evangelist. There is an extremely high concentration of heritage assets in the immediate vicinity, most of

which are linked with the church. The legacy of historic land management on the site itself is clearly visible: pronounced ridge and furrow or drainage channels are easily discernible across an extensive area. The site is important in providing visual and historic context for this ancient settlement and its numerous heritage assets. The site's sensitivity relates to the sense of Slimbridge's place in the landscape, its character and its historic linear settlement pattern, and the dominance of the church – visually and historically. No obvious scope for development that would have any positive heritage benefits. The impact on the setting of multiple heritage assets and on the character and context of the settlement – particularly key views of the landmark Grade I listed Church and the surroundings of the scheduled moated site – would be likely to preclude development on this site.

Stonehouse

Site STO 006 – Land south of Bristol Road (opposite Avenue Terrace)

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character. The site is of significance as a key open space, of historically agricultural character. The unusual linear nature of the Industrial Heritage Conservation Area derives some of its special interest and significance from the juxtaposition of rural and agricultural land with historic industry. This site helps to punctuate the string of mills and hamlets along the canal and river corridor, providing visual and physical separation between Bonds Mill, Beards Mill and Stonehouse Court – this legibility is especially important from the perspective of the canal (where one experiences the conservation area in transit through/along it), and in long range views across the landscape.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character. The site is of significance as a key open space, of historically agricultural character. The unusual linear nature of the Industrial Heritage Conservation Area derives some of its special interest and significance from the juxtaposition of rural and agricultural land with historic industry. This site helps to punctuate the string of mills and hamlets along the canal and river corridor, providing visual and physical separation between Bonds Mill, Beards Mill and Stonehouse Court – this legibility is especially important from the perspective of the canal (where one experiences the conservation area in transit through/along it), and in long range views across the landscape. The impact on the character and significance of the conservation area could prohibit development on this site, due to the loss or erosion of this key space.

Site STO 007 – Land south of the canal, Nutshell Bridge, Bridgend

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Includes part of the historic curtilage of Grade II Nutshell House; affecting the setting of Grade II Nutshell House, Nutshell Bridge and Nutshell Cottage</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and comprises the historic curtilage of The Nutshell, a distinctive Grade II listed building. Although the site accommodates a number of fairly large ancillary buildings along its eastern boundary and canalside, it still affords views of and provides a domestic context for The Nutshell, including from the perspective of the canal / towpath and from Nutshell Bridge – itself a Grade II building. Nutshell Bridge, The Nutshell and Nutshell Cottage are a distinctive group on the Stroudwater Canal and together provide a focal point for some of the most picturesque views along this stretch of the canal corridor.

Scope for development; potential heritage benefits?

Little scope for any development which would have any positive heritage benefits. Perhaps some scope for low-key infill towards the south of the site, or redevelopment on a similar footprint to the existing ancillary buildings along the eastern boundary.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on key views of the listed buildings would be likely to preclude any development on this site, or at best constrain it to the far south of the site and/or redevelopment of the existing buildings / on a similar footprint. The cumulative impact of developing this site along with one or more of the other sites at Bridgend (STO 008 and 019) should be borne in mind when assessing the sites' sensitivity and potential impacts.

Assessment

4

D

Summary

[4D] Very significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and comprises the historic curtilage of The Nutshell, a distinctive Grade II listed building. As a group, Nutshell Bridge, The Nutshell and Nutshell Cottage provide a focal point for some of the most picturesque views along this stretch of the Stroudwater Canal. Little scope for any development which would have any positive heritage benefits. Perhaps some scope for low-key, low density infill towards the south of the site (e.g. a single dwelling), or redevelopment on a similar footprint to the existing ancillary buildings along the eastern boundary. The impact on the character and significance of the conservation area and on key views of these listed buildings would be likely to preclude any development on this site, or at best constrain it to the areas mentioned above, in order to retain the relatively isolated character and 'landmark' quality of The Nutshell and adjoining bridge. The cumulative impact of developing this site along with one or more of the other sites at Bridgend (STO 008 and 019) should be borne in mind when assessing the sites' sensitivity and potential impacts.

Site STO 008 – Land at Bridgend, Stonehouse

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Adjacent to Grade II Bridgend House; affecting the setting of Grade II Bridgend Farmhouse and Bridge over River Frome, all on Downton Road.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and helps to punctuate the string of mills and hamlets along the river corridor, providing visual and physical separation between Grade II Bridgend House and the small industrial complex of Lower Mills / Paper Mills / Button Mill to the north west. To an extent, the site also contributes to the setting of Grade II Bridgend Farmhouse (and the Grade II bridge over the River Frome), which are neighbours to Bridgend House, in the sense that it allows the group to be perceived as a separate domestic cluster, distinct from the mill and former workers' cottages (Albion Terrace). The unusual linear nature of the Industrial Heritage Conservation Area derives some of its special interest and significance from the juxtaposition of rural and agricultural land with historic industry.

Scope for development; potential heritage benefits?

Little scope for any development which would have any positive heritage benefits. Perhaps some scope for new development if kept north/west of Meadow Farmhouse. Any development close to Albion Terrace would need to be sensitive in scale, layout and design in order to avoid harming the distinctive 'frontier-like' character of this row, which acts as an edge to Button Mills.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting of Bridge House particularly would be likely to preclude any development on the southernmost part of the site (south of Meadow Farmhouse) and constrain it to the central part of the site. The cumulative impact of developing this site along with one or more of the other sites at Bridgend (STO 007 and 019) should be borne in mind when assessing the sites' sensitivity and potential impacts.

Assessment

3

C

Summary

[3C] Significant heritage constraints. The site lies within the Industrial Heritage Conservation Area and helps to punctuate the string of mills and hamlets along the river corridor, providing visual and physical separation between Grade II Bridgend House and the small industrial complex of Lower Mills / Button Mill to the north west. The unusual linear nature of the Industrial Heritage Conservation Area derives some of its special interest and significance from the juxtaposition of rural and agricultural land with historic industry. There is little scope for any development which would have any positive heritage benefits. Perhaps some scope for new development if kept north/west of Meadow Farmhouse. The impact on the character and significance of the conservation area and on the setting of Bridge House particularly would be likely to preclude any development on the southernmost part of the site (south of Meadow Farmhouse) and constrain it to the central part of the site. The cumulative impact of developing this site along with one or more of the other sites at Bridgend (STO 007 and 019) should be borne in mind when assessing the sites' sensitivity and potential impacts.

Site STO 014 – Former Standish Hospital site

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Two Grade II buildings on site: Standish House and stable block; Grade II Welch's Farm lies to the west of the Lodge cottage (Horsemarling Lane); Grade II Roadway Farm lies immediately north (Oxlynch Lane); and Grade II Moreton Hill Farm (care centre) lies a little to the east of the site, on higher ground (overlooking the southern part of the site: the Lodge, driveway and meadow).</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. The site includes Grade II listed "Standish Hospital" – a former country house, built c.1830 – plus its separately listed former stable range, of the same date. The house and its grounds have been used as a hospital and sanatorium since 1914, but the sense of architectural grandeur and the historic social status of the big house is still evident, despite alteration and phases of subsequent development within its extensive grounds. There are numerous curtilage listed buildings and structures, some of considerable size and some of significant heritage interest. There are also three listed farmhouses around the periphery of the site; the site contributes to their setting(s) to varying degrees.

Scope for development; potential heritage benefits?

Considerable scope for development that would have positive heritage benefits, particularly the opportunity to secure the long term future of the two principal listed buildings and to repair and enhance other buildings, structures and grounds features of architectural or historic interest – such as the Lodge cottage on Horsemarling Lane. Scope for development consisting principally of the re-use of historic buildings and / or redevelopment on a similar footprint. Limited scope for additional infill. The District Council adopted a Planning Concept Statement on 18 June 2015, which identifies buildings to be retained and converted, areas which should be kept free of development, and areas which may have development potential. The concept statement highlights the limited scope for new development, for the purposes of enabling the conservation and adaptation of the historic buildings.

Potential impacts and constraints on development

The impact on the character, significance, estate setting and main approach to the principal listed buildings on the site (as well as the landscape setting and key views of neighbouring listed buildings) would be likely to preclude development on the southernmost part of the site (the meadow / driveway off Horsemarling Lane) and the parkland landscaped gardens and pond at the centre of the site, and to constrain any new development to the areas identified pink on the Planning Concept Statement site map (Fig.14).

Assessment		
4	Y	C
<p>Summary [4YC] Very significant heritage constraints. The site includes Grade II listed "Standish Hospital" – a former country house, built c.1830 – plus its separately listed former stable range, of the same date. There are numerous curtilage listed buildings and structures, some of considerable size and some of significant heritage interest. There are also three listed farmhouses around the periphery of the site; the site contributes to their setting(s) to varying degrees. There is considerable scope for development that would have positive heritage benefits, particularly the opportunity to secure the long term future of the two principal listed buildings and to repair and enhance other buildings, structures and grounds features of architectural or historic interest. Scope for development consisting principally of the re-use of the historic buildings and / or redevelopment on a similar footprint. Limited scope for additional infill, for the</p>		

purposes of enabling the conservation and adaptation of the historic buildings (as highlighted in the Planning Concept Statement, which was adopted by the District Council as Supplementary Planning Advice on 18 June 2015). The impact on the character, significance, estate setting and main approach to the principal listed buildings on the site (as well as the landscape setting and key views of neighbouring listed buildings) would be likely to preclude development on the southernmost part of the site (the meadow / driveway off Horsemarling Lane) and the parkland landscaped gardens and pond at the centre of the site, and to constrain any new development to the areas identified pink on the Planning Concept Statement site map (Fig.14).

Site STO 019 – Paper Mill, Lower Mills, Bridgend

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Some impact on the setting of Grade II group Nutshell Bridge, The Nutshell and Nutshell Cottage</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The site contains few structures of obvious heritage interest: the existing buildings are modern and not of architectural significance. However, the site lies within the Industrial Heritage Conservation Area and helps to punctuate the string of mills and hamlets along the river corridor, providing visual and physical separation between the small industrial complex of Lower Mills / Paper Mills / Button Mill to the south, the distinctive Grade II listed group of Nutshell Bridge, Nutshell Cottage and The Nutshell to the north, and the modern development of Crescent Road / Crescent Close to the north and east. The unusual linear nature of the IHCA derives some of its special interest and significance from the juxtaposition of rural and agricultural land with historic industry. Although this is not an extensive swathe of land, it does play a role in helping to define these distinct areas/phases of development at Bridgend and to retain a sense of the mill's historic, self-contained place on the river.

Scope for development; potential heritage benefits?

Some scope for development which would have marginal heritage benefits: subject to scale and design, redevelopment of the far south eastern end might enhance the conservation area, perhaps providing better enclosure along the lane frontage and some visual separation from the modern development behind. Greystones is not of special interest and might provide scope for redevelopment.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and on the setting of the listed buildings at Nutshell Bridge would be likely to preclude any development on the majority of the site (the central portion) and constrain it to the previously developed land at the south eastern tip. The cumulative impact of developing this site along with one or more of the other sites at Bridgend (STO 007 and 008) should be borne in mind when assessing the sites' sensitivity and potential impacts.

Assessment		
3	Y	C
<p>Summary [3YC] Significant heritage constraints. The site contains few structures of obvious heritage interest but it lies within the Industrial Heritage Conservation Area and helps to punctuate the string of mills and hamlets along the river corridor: providing visual and physical separation between the mill to the south, the distinctive Grade II listed group of Nutshell Bridge, Nutshell Cottage and The Nutshell to the north, and the modern development of Crescent Road / Crescent Close to the north and east. The impact on the character and significance of the conservation area and on the setting of the listed buildings would be likely to preclude any development on the majority of the site (the central portion) and constrain it to the previously developed land at the south eastern tip which, subject to scale and design, might offer some marginal enhancement potential. Greystones is not of special interest and might provide scope for redevelopment. The cumulative impact of developing this site along with one or more of the other sites at Bridgend (STO 007 and 008) should be borne in mind when assessing the sites' sensitivity and potential impacts.</p>		

Stroud

Site STR 002 – Tricorn House

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the IHCA</i>
Listed Building	<i>Affecting the setting of multiple Grade II listed buildings on Westward Road and Paganhill Lane. Particularly The Toll House and 1 Bridge Street; Milestone on Westward Road; numbers 2-14 Westward Road; 1-2 Jasmine Villas, Henley House and Kingley Cottage on Paganhill Lane; and 1-4 Albert Terrace.</i>
Other heritage assets	<i>Tricorn House, as a rare example of brutalist architecture in Stroud, could be considered a locally significant heritage asset itself.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site contains no features of heritage interest itself, although the site boundary is drawn tightly around (excluding) the Grade II listed milestone on Westward Road. But this is a sensitive, conspicuous site, which has a profound impact on the character and significance of neighbouring heritage assets. Tricorn House occupies an island, surrounded on three sides by Westward Road, Bridge Street and Dudbridge Hill. The Industrial Heritage Conservation Area (IHCA) boundary runs along the other side of Bridge Road, which is characterised by brick terraces, closely relating to the 19th century road network. Cainscross Road was a turnpike road, opened in 1825; the milestone and Grade II Toll House relate to this. There is a notable concentration of listed buildings lining Westward Road, Paganhill Lane and Cainscross Road here – all are road-fronting, most set behind small front garden areas. Yet, despite this strong, legible historic pattern of development and the quality of the buildings, the area's character is dominated by 20th century interventions: the large roundabout and Tricorn House, both of which lack human scale. Tricorn House itself, whilst architecturally bold, is not locally distinctive and dwarfs this historic environment, providing a poor setting for the many listed buildings and negatively affecting the character of the adjacent conservation area.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area, and improve the setting of multiple listed buildings.

Potential impacts and constraints on development

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

Assessment		
2	Y	A
<p>Summary</p> <p>[2YA] Some impact on heritage interest. The site contains no features of heritage interest itself, although its boundary is drawn tightly around (excluding) the Grade II listed milestone on Westward Road. But this is a sensitive, conspicuous site, which has a profound impact on the character and significance of neighbouring heritage assets, including a notable concentration of listed buildings. Potentially positive heritage benefits from redevelopment. Opportunities to enhance the character and appearance of the conservation area, and improve the setting of multiple listed buildings. The impact on the character and significance of the conservation area and the setting of neighbouring listed buildings is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 003 – Avocet & Goldcrest Business Parks/ Stroud Metals (Dudbridge)

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character, significance and urban grain.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area, particularly the canal frontage, and to secure the long term future of key historic buildings. Scope for redevelopment consisting principally of re-use of existing historic buildings at the western end of the site; plus redevelopment on a similar footprint and additional infill on the eastern half of the site.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

4

Y

A

Summary

[4YA] Very significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character, significance and urban grain. Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and some redevelopment on a similar footprint, plus additional infill on the eastern half of the site. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site STR 004 – Fromehall Mill and land to the rear of Avocet Business Parks (Dudbridge)

Scheduled Ancient Monument	
Conservation Area	<i>Within IHCA and within Lodgemore & Fromehall CA</i>
Listed Building	<i>Multiple listed buildings, including Grade II* Lodgemore Mill Office</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with listed and unlisted buildings which contribute to the character and significance of the conservation area and spaces which form part of the IHCA's distinctive "green corridor".

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area, particularly the canal frontage, and to secure the long term future of key historic buildings. Scope for redevelopment consisting principally of re-use of existing historic buildings and/or redevelopment on a similar footprint. Scope for redevelopment and additional infill to the west of Chestnut Lane.

Potential impacts and constraints on development

The impact on the setting of the listed buildings and the character of the canal corridor would be likely to preclude development on substantial parts of the site (the former playing field at the east end, plus the open space between the canal and millpond) and to constrain it to the previously developed land, to avoid loss of two important open spaces in the conservation area. There might, however, be scope for some form of green infrastructure / community use which would retain the open character of these spaces.

Assessment

4

Y

C

Summary

[4YC] Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, with listed and unlisted buildings which contribute to the character and significance of the conservation area and spaces which form part of the IHCA's distinctive "green corridor". Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting principally of re-use of existing historic buildings and/or redevelopment on a similar footprint. Scope for redevelopment and additional infill to the west of Chestnut Lane. The impact on the setting of the listed buildings and the character of the canal corridor would be likely to preclude development on substantial parts of the site and to constrain it to the previously developed land. Specifically: the former playing field at the east end; and the open space between the canal and millpond: these are both important open spaces in the conservation area, which punctuate the pattern of historic mill sites along the valley floor. There might, however, be scope for some form of green infrastructure / community use which would retain the open character of these spaces.

Site STR 005 – Land adjacent to Frome Hall, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within IHCA and adjoining Lodgemore & Fromehall CA</i>
Listed Building	<i>Setting of LBs at Lodgemore Mills and Fromehall Mills</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although there are no historic buildings or structures on the site, it contributes to the setting of historic buildings as well as the character of the conservation area.

Scope for development; potential heritage benefits?

Heritage interest is unlikely to impact significantly on scope for development.

Potential impacts and constraints on development

The impact on the character of the conservation area and particularly the setting of Lodgemore Mill and Fromehall Mill is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

2

A

Summary

[2A] Some impact on heritage interest. The impact on the character of the conservation area and particularly the setting of Lodgemore Mill and Fromehall Mill is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site STR 006 – Lodgemore Mills, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within Lodgemore & Fromehall conservation area; adjoining IHCA</i>
Listed Building	<i>Listed mill and bridge on site; adjacent to others including II* Office</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, listed buildings visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character and significance.

Scope for development; potential heritage benefits?

Limited scope for redevelopment.

Potential impacts and constraints on development

The impact on the listed buildings and the integrity of the industrial complex would be likely to preclude any re-development of this site, other than adaptive-re-use of the existing historic buildings.

Assessment

4

E

Summary

[4E] Very significant heritage constraints. A sensitive, conspicuous site within the IHCA corridor, listed buildings visible in long range views, whose roofscape, road frontage, complex industrial spaces and collection of ancillary buildings contributes to the conservation area's character and significance. The impact on the listed buildings and the integrity of the industrial complex would be likely to preclude any re-development of this site, other than adaptive-re-use of the existing historic buildings.

Site STR 007 – Lower Wharf Industrial Estate, Bath Road, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Affecting the setting of Grade II “Bankfield House”</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although there are few historic buildings or structures on the site, there is archaeological potential and this is a significant site within the Industrial Heritage Conservation Area.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area and to better reveal the significance of the former Wallbridge Canal Basin and surviving warehouse. Scope for redevelopment consisting of re-use of existing historic warehouse and additional infill.

Potential impacts and constraints on development

The impact on the character of the conservation area would be likely to preclude development on some or all of the former Basin area, which is a key space in the conservation area (at the centre of the site) and to constrain it to the land surrounding.

Assessment

3

Y

C

Summary

[3YC] Significant heritage constraints. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character and appearance of the conservation area and to better reveal the significance of the former Wallbridge Canal Basin and surviving warehouse. Scope for redevelopment consisting of re-use of existing historic warehouse and additional infill. The impact on the character of the conservation area would be likely to preclude development on some or all of the former Basin area, which is a key historic space in the conservation area, and to constrain it to the land surrounding.

Site STR 008 – Wallbridge Fields, Rodborough

Scheduled Ancient Monument	
Conservation Area	<i>Bordering the IHCA</i>
Listed Building	<i>Affecting the setting of Wallbridge House</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although there are no historic buildings or structures on the site, it makes some contribution to the setting of historic buildings at Wallbridge Mill, as well as the setting of the conservation area.

Scope for development; potential heritage benefits?

Heritage unlikely to impact on scope for development. No obvious scope for development that would have any positive heritage benefits.

Potential impacts and constraints on development

The impact on the character of the conservation area and particularly the setting of Wallbridge Mill is likely to be minimal, subject to the scale, massing and design of any new development.

Assessment		
2		B
<p>Summary [2B] Some impact on heritage interest. The impact on the character of the conservation area and particularly the setting of Wallbridge Mill is likely to be minimal, subject to the scale, massing and design of any new development.</p>		

Site STR 009 – Capel’s Mill, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The site contributes to the IHCA's distinctive "green corridor" and, although there are few obvious historic structures on the site, there is archaeological potential relating to the former Capel's Mill.

Scope for development; potential heritage benefits?

Some potentially positive heritage benefits if development was specifically designed to enable the preservation and re-use of the remnant Capel's Mill building within the adjacent viaduct.

Potential impacts and constraints on development

The impact on the character of the conservation area would be likely to preclude any re-development of this site, other than to enable the adaptive-re-use of the existing historic mill building in the adjacent viaduct, due to the importance of this open space.

Assessment		
3	Y	E
<p>Summary [3YE] Significant heritage constraints. The site contributes to the IHCA's distinctive "green corridor" and, although there are few obvious historic structures on the site, there is archaeological potential relating to the former Capel's Mill. Some potentially positive heritage benefits. The impact on the character of the conservation area would be likely to preclude any re-development of this site, other than to enable the adaptive-re-use of the existing historic mill building in the adjacent viaduct, due to the importance of this open space.</p>		

Site STR 010 – Beeches Green area, Stroud

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Grade II building on site; potentially affecting the setting of others</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site includes (and forms a setting for) the listed building, whilst the southern half makes some contribution to the setting of listed The Hill, south of the railway line. Large scale development or tall buildings might impact the setting of other nearby listed buildings, including The Old Convent and The Old Nelson.

Scope for development; potential heritage benefits?

Some potentially positive benefits from redevelopment, to improve the setting of the listed building. Scope for redevelopment consisting of re-use of existing historic buildings, re-development of previously developed land and some infill development.

Potential impacts and constraints on development

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

Assessment

2

Y

A

Summary

[2YA] Some impact on heritage interest. The site includes (and forms a setting for) the listed building, whilst the southern half makes some contribution to the setting of listed The Hill, south of the railway line. Large scale development or tall buildings might impact the setting of other nearby listed buildings, including The Old Convent and The Old Nelson. Some potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting of re-use of existing historic buildings, re-development of previously developed land and some infill development. The impact on the listed building and its setting is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site STR 011 – Land to the south of Dr Newton’s Way, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the IHCA; affecting the setting of the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The site makes some contribution to the setting of the IHCA and the rural backdrop to the Station Conservation Area and Town Centre Conservation Area, particularly in key views of and from the landmark Hill Paul building.

Scope for development; potential heritage benefits?

Heritage unlikely to inhibit scope for development. No obvious scope for development that would have any positive heritage benefits.

Potential impacts and constraints on development

The impact on the setting of the IHCA, Stroud Station CA and Stroud Town Centre CA is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

2

A

Summary

[2A] Some impact on heritage interest. The impact on the setting of the IHCA, Stroud Station CA and Stroud Town Centre CA is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site STR 012 – Fromeside, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views and prominent in the canal corridor. Although there are few obvious historic structures surviving on the site, there is archaeological potential relating to the former rail station and yard.

Scope for development; potential heritage benefits?

Potentially positive benefits from redevelopment, including opportunities to enhance the character, appearance and urban grain of the conservation area. Scope for redevelopment consisting of re-use or redevelopment on a similar footprint, plus additional infill.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment

3

Y

A

Summary

[3YA] Significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views and prominent in the canal corridor. Potentially positive heritage benefits from redevelopment. Scope for redevelopment consisting of re-use or redevelopment on a similar footprint, plus additional infill. The impact on the character and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site STR 013 – Cheapside (Upper Wharf), Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA and adjoining Stroud Station CA</i>
Listed Building	<i>Affecting the setting of multiple LBs including the Station</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views and prominent in the canal corridor. Some surviving historic structures, including listed canal warehouse and there is archaeological potential relating to the former wharf. Forms part of the setting of landmark Hill Paul building and several other listed buildings, including the station.

Scope for development; potential heritage benefits?

Potentially positive benefits from redevelopment, including opportunities to enhance the character, appearance and urban grain of the conservation area. Scope for redevelopment, incorporating the re-use of this historic warehouse.

Potential impacts and constraints on development

The impact on the character of the conservation area would be likely to preclude development on some or all of the former wharf area, which is a key space in the conservation area (at the south of the site) and forms a setting for the listed building.

Assessment

3

Y

C

Summary

[3YC] Significant heritage constraints. A sensitive, conspicuous site within the IHCA, visible in long range views and prominent in the canal corridor. Potentially positive heritage benefits from redevelopment. Scope for redevelopment and infill, including re-use of the listed canalside warehouse. The impact on the character and significance of the conservation area would be likely to preclude development on some or all of the former wharf area, which is a key space in the conservation area and forms a setting for the listed building.

Site STR 014 – Railway land and car parks at Cheapside, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within IHCA and Stroud Station CA</i>
Listed Building	<i>Grade II* Goods Shed on site and multiple other LBs affected</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the Stroud Station CA and IHCA, visible in long range views and important to the setting of the Town Centre CA and several important listed and unlisted buildings, including the Grade II* listed railway Goods Shed and the landmark Hill Paul building.

Scope for development; potential heritage benefits?

Some potentially positive heritage benefits from redevelopment, including opportunities to secure the long term future of the listed Goods Shed and to enhance the character, appearance and significance of the conservation area(s). Within the Station CA, some scope for redevelopment consisting principally of re-use of existing historic buildings and limited opportunities for infill at the eastern extreme of the site, east of the Goods Shed and north of the railway line. Within the IHCA, scope for infill south of the railway line (former Bath Place).

Potential impacts and constraints on development

The impact on the character of the Stroud Station Conservation Area and the setting of listed buildings would be likely to preclude development on some or all of the land north of Cheapside road and to constrain it to land south of the railway line within the IHCA.

Assessment		
4	Y	C
<p>Summary [4YC] Very significant heritage constraints. Some potentially positive heritage benefits from redevelopment, including opportunities to secure the long term future of the listed Goods Shed. Within the Station CA, some scope for redevelopment consisting principally of re-use of existing historic buildings and limited opportunities for infill at the eastern extreme of the site, east of the Goods Shed and north of the railway line. The impact on the character of the Stroud Station Conservation Area and the setting of listed buildings would be likely to preclude new development on some or all of the land north of the Cheapside road and to constrain it to land south of the railway line within the IHCA.</p>		

Site STR 015 – Merrywalks Arches, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA, adjoining Stroud Station CA and Town Centre CA</i>
Listed Building	<i>Affecting the setting of listed buildings</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The existing building is a surviving remnant of the historic Stroud brewery, on a site which was once part of a much more densely developed complex. A conspicuous site on a key thoroughfare, where views are achieved into the IHCA, Stroud Station CA and Stroud Town Centre CA.

Scope for development; potential heritage benefits?

Potentially positive benefits from redevelopment, including opportunities to enhance the character, appearance and urban grain of the conservation area. Scope for redevelopment and infill, incorporating the re-use of the historic brewery building.

Potential impacts and constraints on development

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

Assessment

3

Y

A

Summary

[3YA] Significant heritage constraints. A conspicuous site on a key thoroughfare, where views are achieved into the IHCA, Stroud Station CA and Stroud Town Centre CA. Potentially positive heritage benefits from redevelopment to secure a future for the historic building and enhance the townscape. Scope for redevelopment consisting of re-use of the historic brewery building, plus additional infill. The impact on the character and significance of the conservation area and the setting of adjacent listed buildings (on Rowcroft) is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site STR 016 – Merrywalks area (Rowcroft Surgery, McDonalds, car park), Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Adjoining the Town Centre conservation area and the IHCA</i>
Listed Building	<i>Affecting the setting of listed buildings</i>
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints, although the site adjoins both the Town Centre CA and the IHCA, so development on this conspicuous site would have potential to impact upon the setting of these conservation areas, as well as the setting of listed buildings on Rowcroft and, potentially, the Old Convent.

Scope for development; potential heritage benefits?

Potentially positive benefits from redevelopment: an opportunity to enhance the character, appearance and urban grain of the townscape and improve the visual and physical setting of the conservation area. Scope for redevelopment and infill.

Potential impacts and constraints on development

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

Assessment		
1	Y	A
<p>Summary</p> <p>[1YA] No significant heritage constraints. Potentially positive heritage benefits from redevelopment to enhance the townscape and setting of the conservation area. Scope for redevelopment, including additional infill. The impact on the character and significance of the conservation area and the setting adjacent listed buildings (on Rowcroft) is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 017 – Market Tavern, Union Street, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Within Stroud Town Centre conservation area</i>
Listed Building	<i>Affecting the setting of listed buildings</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. A conspicuous 'gateway' site within the Town Centre CA. The Market Tavern makes a positive contribution to the frontage along London Road. Development here would also have potential to impact upon the setting of nearby listed buildings on Union Street and London Road.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character, appearance and urban grain of the conservation area, particularly along Cornhill. Scope for redevelopment and infill, incorporating the re-use of the historic Tavern building(s) fronting London Road and Union Street.

Potential impacts and constraints on development

The impact on the character of the conservation area and the setting of nearby listed buildings on Union Street and London Road is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
3	Y	A
<p>Summary [3YA] Significant heritage constraints. A conspicuous 'gateway' site within the Town Centre CA. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the character, appearance and urban grain of the conservation area, particularly along Cornhill. Scope for redevelopment and infill, incorporating the re-use of the historic Tavern building(s) fronting London Road and Union Street. The impact on the character of the conservation area and the setting of nearby listed buildings on Union Street and London Road is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 018 – Police Station and Magistrates’ Court, Parliament Street, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Bordering the Town Centre conservation area</i>
Listed Building	<i>Affecting the setting of St Lawrence Church and multiple other LBs</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site contains no historic buildings, it adjoins the Town Centre CA and the existing Police Station building is a prominent landmark, towering above the town's historic core in long range views. Development here would have potential to impact upon the setting of the conservation area as well as key buildings including the listed St Lawrence Church, the Old Vicarage, buildings on The Shambles and the top of the High Street.

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, including opportunities to enhance the setting of both the Town Centre CA and the Top of Town CA, as well as nearby listed buildings, and to enhance the townscape through appropriately scaled redevelopment and infill. In particular, new infill along the Parliament Street frontage could improve the streetscape and repair the character, urban grain, permeability and appearance of this 'gateway' to the town centre.

Potential impacts and constraints on development

The impact on the character of the conservation area and the setting of nearby listed buildings within Stroud's historic core is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2	Y	A
<p>Summary [2YA] Some impact on heritage interest. Although it contains no historic buildings, this prominent site adjoins the Town Centre CA and the existing Police Station building is a conspicuous landmark, towering above the town's historic core in long range views. Potentially positive heritage benefits from redevelopment, including opportunities to enhance the setting of both the Town Centre CA and the Top of Town CA, as well as nearby listed buildings, and to enhance the townscape and urban grain through appropriately scaled redevelopment and infill. The impact on the character and significance of nearby heritage assets is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 023 – Land at Grange Fields, Painswick Road / Beeches Green, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Bordering Stratford Park conservation area</i>
Listed Building	<i>Affecting the setting of Stratford Mansion House (Grade II); West Grange and Upper Grange (both Grade II) border the site on Lovedays Mead.</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no designated assets, it abuts the Stratford Park conservation area and contributes to its rural landscape setting and that of the Grade II listed Mansion House (museum). The southern part of the site, which adjoins Loveday’s Mead, makes some contribution to the setting of West Grange and Upper Grange, both Grade II substantial houses, which formerly sat in their own extensive grounds. However, their settings have been significantly altered by the surrounding modern development and they now have little direct relationship with the rural landscape over which they once looked.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the setting of Upper Grange and West Grange is likely to be minimal, subject to the scale and design of any new development. The impact on the setting of the adjacent conservation area (and the historic landscape context of the listed Mansion House) is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2		A
<p>Summary</p> <p>[2A] Some impact on heritage interest. Although the site itself contains no designated assets, it abuts the Stratford Park conservation area and contributes to its rural landscape setting and that of the Grade II listed Mansion House (museum). The southern part of the site, which adjoins Loveday’s Mead, makes some contribution to the setting of West Grange and Upper Grange, both Grade II substantial houses, which formerly sat in their own extensive grounds. However, their settings have been significantly altered by the surrounding modern development and they now have little direct relationship with the rural landscape over which they once looked. No obvious scope for development that would have any positive heritage benefits. The impact on the setting of Upper Grange and West Grange is likely to be minimal, subject to the scale and design of any new development. The impact on the setting of the adjacent conservation area (and the historic landscape context of the listed Mansion House) is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 029 – New Mills / Libby’s Drive, off Slad Road, Stroud

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>New Mills and New Mills Court on site</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. There are two Grade II listed buildings: Libbys Mill and New Mills Court and the wider site forms a setting for them, together with the adjacent cottages (2-4 Libbys Drive).

Scope for development; potential heritage benefits?

Potentially positive heritage benefits from redevelopment, with considerable opportunity to enhance the setting of the listed mill building in particular, and to better reveal its architectural and historic significance. Scope for redevelopment consisting of adaptive re-use of the historic buildings at the centre of the site, plus some additional infill and/or redevelopment on a similar footprint. Scope for more extensive redevelopment and infill on the western half, where existing buildings are not of heritage interest.

Potential impacts and constraints on development

The impact on the fabric and setting of the listed buildings is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all. However, the vegetated, 'rural edge' character of the far eastern end may limit or constrain new development beyond the listed buildings.

Assessment		
3	Y	A
<p>Summary [3YA] Significant heritage constraints. But potentially positive heritage benefits from redevelopment, with considerable opportunity to enhance the setting of the listed mill building in particular, and to better reveal its architectural and historic significance. Scope for adaptive re-use of the historic buildings at the centre of the site, plus some additional infill and/or redevelopment on a similar footprint. Scope for more extensive redevelopment and infill on the western half, where existing buildings are not of heritage interest. The vegetated, 'rural edge' character of the far eastern end may limit or constrain new development beyond the listed buildings. Overall, the impact on the fabric and setting of the listed buildings is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 032 – Daniels industrial area, Bath Road, Rodborough

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the IHCA</i>
Listed Building	
Other heritage assets	<i>Locally distinctive (un designated) heritage assets on site?</i>

Initial view on level of sensitivity

Some impact on heritage interest. Part of the site (the Kites Nest Inn at the extreme south) lies within the IHCA, but the wider site's industrial urban grain and roofscape contributes to the character and setting of the adjacent conservation area and is visible in long range views. Some of the individual buildings, particularly those of a more 'domestic scale' fronting the A46, are locally distinctive and have some local heritage interest.

Scope for development; potential heritage benefits?

Some potentially positive heritage and enhancement benefits from redevelopment which reflects the site's historic industrial character and the Stroud valleys' industrial urban grain. Considerable scope for re-development which incorporates the adaptive re-use of the locally-distinctive 'domestic' scaled buildings along the A46, plus adaptation and infill elsewhere.

Potential impacts and constraints on development

The impact on the character and setting of the conservation area and the character of local heritage assets on the site is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2	Y	A
<p>Summary [2YA] Some impact on heritage interest. The site's industrial urban grain and roofscape contributes to the character and setting of the adjacent conservation area and is visible in long range views. Some potentially positive heritage and enhancement benefits from redevelopment. Considerable scope for re-development which incorporates the adaptive re-use of the locally-distinctive and more 'domestic' scaled buildings along the A46, which have some local heritage interest, plus adaptation and infill elsewhere. The impact on the character and setting of the conservation area and the character of local heritage assets on the site is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 035 – Callowell Farm, Stroud

Scheduled Ancient Monument	
Conservation Area	<i>Bordering Stratford Park conservation area</i>
Listed Building	<i>Affecting the setting of Stratford Mansion House and Callowell Farm</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no designated assets, it abuts the Stratford Park conservation area and contributes to its rural landscape setting and that of the Grade II listed Mansion House (museum). The northern half of the site also forms a setting for the hilltop listed buildings at Callowell Farm.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the landscape setting of the listed buildings and the conservation area would be likely to preclude development on this site or at best constrain it to the far south western (bottom) end of the site.

Assessment

2

D

Summary

[2D] Some impact on heritage interest. Although the site itself contains no designated assets, it abuts the Stratford Park conservation area and contributes to its rural landscape setting and that of the Grade II listed Mansion House (museum). The northern half of the site also forms a setting for the hilltop listed buildings at Callowell Farm. The impact on the landscape setting of the listed buildings and the conservation area would be likely to preclude development on this site or at best constrain it to the far south western (bottom) end of the site.

Site STR 037 – Land at Hammond’s Farm, Painswick Road / Wick Street

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of multiple listed buildings: along the valley side (Wick Street / Old Painswick Road), Hawkwood College and its separately listed gate and lodge cottage (all Grade II) plus Grade II The Culls all adjoin the site; Grade II* Brownhill Court sits nearby to the north. (There is also a cluster of listed buildings further north at Wick Street Farm, which is more remote, but relates to the site in long range views across the valley). On the valley bottom Painswick Road (A46), the site adjoins Rockmill House , Grove Cottages (former malthouse) and Grove House (all Grade II); with 1-5 Windsor Place, Woodville and two listed buildings at Salmon Springs Mill (all Grade II) also affected. Listed buildings at Callowell and The Plain at Whiteshill, on the opposite side of the valley, may also be affected in long range views.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no designated assets, it contributes to the rural landscape setting of multiple listed buildings – both in terms of their immediate setting at close range, and their wider context in the Painswick Valley landscape. Due to the valley topography, the site is conspicuous in long range views. The buildings of Hammond’s Farm are clearly identifiable in a key view eastwards from The Plain at Whiteshill, where they sit amidst the green fields of the valley side, with woodland extending down to the site’s edges from the hilltop horizon. Nestled within woodland and treecover, Hawkwood College and The Culls, both large, high status houses (both Grade II) are discernible, isolated within their landscape setting. This is part of their character and their historic interest. From The Plain, the valley bottom is not visible – the view is a dialogue between hilltops and valley sides – indeed, Whiteshill, with its own listed buildings (including the landmark tower of St Paul’s Church), is clearly visible from Wick Street, both from within the site and looking across it. Concealed within the valley bottom (on the A46), a series of listed buildings is dotted along the Painswick Stream: small groups cluster at the sites of Rock Mill, Grove Mill and Salmon Springs Mill, separated by open or tree-covered countryside, as is typical of the historic settlement pattern along the valley bottom. Although there are few points where the full extent of the site is seen directly juxtaposed with any of these valley-bottom listed buildings (mostly due to mature trees around them), the sense of their place within the landscape is evident when transiting along the A46, and the emptiness of this rural site is a contributor to this impression. This is a highly legible historic landscape: the valley sides are populated by scattered farmsteads and small agricultural hamlets, plus occasional high status houses in large grounds; the valley bottoms are home to industry and workers’ cottages, sited at fairly regular intervals along the watercourse. The extensive development of this site would shatter that legibility.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the landscape setting of the listed buildings could be a factor which prevents development of this site.

Assessment		
3		F
<p>Summary</p> <p>[3F] Significant heritage constraints. Although the site itself contains no designated assets, it contributes to the rural landscape setting of multiple listed buildings – both in terms of their immediate setting viewed at close range, and their wider context in the Painswick Valley landscape. Due to the valley topography, the site is conspicuous in long range views. This is a highly legible historic landscape: the valley sides are populated by scattered farmsteads and small agricultural hamlets, plus occasional high status houses in large grounds; the valley bottoms are home to industry and workers’ cottages, sited at fairly regular intervals along the watercourse. The extensive development of this site would shatter that legibility. There is no obvious scope for development that would have any positive heritage benefits and the impact on the landscape setting of the listed buildings could be a factor which prevents development of this site.</p>		

Site STR 042 – Bath Road Trading Estate, Lightpill, Rodborough

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Affecting the setting of Lightpill Mill</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The site lies within the IHCA and is visible in long range views. Although the buildings themselves have relatively little historic or architectural interest, the site's industrial urban grain and roofscape contributes to the character of the conservation area and the setting of the nearby listed building, Lightpill Mill. Lightpill House has some architectural presence. The railed road frontage, with buildings set below road level, is characteristic of the conservation area.

Scope for development; potential heritage benefits?

Some potentially positive heritage and enhancement benefits from redevelopment which reflects the site's historic industrial character and the Stroud valleys' industrial urban grain. Considerable scope for re-development and infill, and adaptive re-use of existing buildings where appropriate.

Potential impacts and constraints on development

The impact on the character of the conservation area and the setting of Grade II listed neighbour, Lightpill Mill, is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
3	Y	A
<p>Summary</p> <p>[3YA] Significant heritage constraints. The site lies within the IHCA and is visible in long range views. Although the buildings themselves have relatively little historic or architectural interest, the site's industrial urban grain, roofscape and roadside boundary contributes to the character of the conservation area and the setting of the nearby listed building, Lightpill Mill. Lightpill House has some architectural presence. Some potentially positive heritage and enhancement benefits from redevelopment which reflects the site's historic industrial character. Considerable scope for re-development and infill. The impact on the character of the conservation area and the setting of Lightpill Mill is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Site STR 043 – land at Rooksmoor, Rodborough

Scheduled Ancient Monument	
Conservation Area	<i>Bordering the IHCA</i>
Listed Building	<i>Affecting the setting of Achards and LBs at Rooksmoor</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no designated assets, it abuts the IHCA and contributes to the conservation area's rural landscape setting, including the cluster of listed buildings at Rooksmoor - a distinctive and self-contained 'hamlet'. The site is important to the character of Grade II listed house, Achards (and its listed barn and gazebo), whose stand-alone position in the landscape is part of its special architectural and historic interest.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the setting of the IHCA and key views of neighbouring listed buildings could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no designated assets, it abuts the IHCA and contributes to the conservation area's rural landscape setting, including the cluster of listed buildings at Rooksmoor - a distinctive and self-contained 'hamlet'. The site is important to the character of Grade II listed house, Achards, whose stand-alone position in the landscape is part of its special architectural and historic interest. The impact on the setting of the IHCA and key views of neighbouring listed buildings could prohibit development on this site.

Site STR 044 – Land behind the Snow Mill, Ebley

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Affecting the setting of Grade II "Snow Mill"</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA (abutting Ebley Mills CA) and contributes to the conservation area's character and to the setting of Grade II listed "Snow Mill". The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the river corridor.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and the setting of the neighbouring listed building could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA (abutting the Ebley Mills CA) and contributes to the conservation area's character and to the setting of Grade II listed "Snow Mill". The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the river corridor. The impact on the character and significance of the conservation area and the setting of the neighbouring listed building could prohibit development on this site.

Site STR 045 – Jefferies Field, Ebley Road / Ryeford

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Affecting the setting of listed Ryeford Double Lock and cottage</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character and to the setting of the Grade II listed Ryeford Double Lock and lock keeper's cottage. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the canal and river corridor.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and the setting of the neighbouring listed buildings could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character and to the setting of the Grade II listed Ryeford Double Lock and lock keeper's cottage. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the canal and river corridor. The impact on the character and significance of the conservation area and the setting of the neighbouring listed buildings could prohibit development on this site.

Site STR 046 – Land at Ebley Road, Ryeford

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Affecting the setting of listed Ryeford Double Lock and cottage</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character and to the setting of the Grade II listed Ryeford Double Lock and lock keeper's cottage. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the canal and river corridor.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and the setting of the neighbouring listed buildings could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character and to the setting of the Grade II listed Ryeford Double Lock and lock keeper's cottage. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the canal and river corridor. The impact on the character and significance of the conservation area and the setting of the neighbouring listed buildings could prohibit development on this site.

Site STR 047 – Tily’s Field, Ebley Road

Scheduled Ancient Monument	
Conservation Area	<i>Bordering the IHCA</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints, although the site adjoins the IHCA at 12 Ebley Road - a former coaching inn which has been substantially redeveloped recently. The site is relatively inconspicuous and does not contribute to the conservation area's setting in any key views.

Scope for development; potential heritage benefits?

Scope for new development (infill)

Potential impacts and constraints on development

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

Assessment

1		B
<p>Summary [1B]No significant heritage constraints. Although the site adjoins the IHCA, the site is relatively inconspicuous and does not contribute to the conservation area's setting in any key views. The impact on the character and setting of the conservation area is likely to be minimal, subject to the scale and design of any new development.</p>		

Site STR 048 – Land at Ebley Road, Ryeford

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA</i>
Listed Building	<i>Affecting the setting of listed Ryeford Double Lock and cottage</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character and to the setting of the nearby Grade II listed Ryeford Double Lock and lock keeper's cottage. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the canal and river corridor.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the conservation area and the setting of the neighbouring listed buildings could prohibit development on this site.

Assessment

3

F

Summary

[3F] Significant heritage constraints. Although the site itself contains no structures of historic interest, it lies within the IHCA and contributes to the conservation area's character and to the setting of the nearby Grade II listed Ryeford Double Lock and lock keeper's cottage. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the canal and river corridor. The impact on the character and significance of the conservation area and the setting of the neighbouring listed buildings could prohibit development on this site.

Site STR 049 – Brunsdon’s Yard, Ryeford

Scheduled Ancient Monument	
Conservation Area	<i>Partly within IHCA and adjoining Stanley Mills conservation area</i>
Listed Building	<i>Adjacent to Grade I Stanley Mill</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. The western 1/3 of the site lies within the IHCA and the remainder of the site abuts either the IHCA or the Stanley Mills CA. Although the existing buildings and structures are not of special heritage interest and the site is enclosed by mature hedgerows, the sparse and low-lying nature of the existing built form means the site currently reads as open countryside and it allows some views south and west across it to the landmark Grade I listed Stanley Mill. The site also forms part of the mill's setting in long range views. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this site helps to punctuate the string of mills and hamlets along the canal and river corridor.

Scope for development; potential heritage benefits?

Some scope for redevelopment and infill.

Potential impacts and constraints on development

The impact on the character and significance of the IHCA and Stanley Mills CA, and on the setting of Grade I listed Stanley Mills and its historic mill pond would be likely to preclude development adjacent to the river (southern edge of the site) and to constrain it to the previously developed land on the northern part of the site.

Assessment

2

C

Summary

[2C] Some impact on heritage interest. The western 1/3 of the site lies within the IHCA and the remainder of the site abuts either the IHCA or the Stanley Mills CA. Although the existing buildings and structures are not of special heritage interest, the site forms part of the mill's setting in long range views. The juxtaposition of rural and agricultural land with historic industry is part of the conservation area's special interest and this sparsely developed and vegetated site helps to punctuate the string of mills and hamlets along the canal and river corridor. Some scope for redevelopment and infill but the impact on the character and significance of the IHCA and Stanley Mills CA, and on the setting of Grade I listed Stanley Mills and its historic mill pond would be likely to preclude development adjacent to the river (southern edge of the site) and to constrain it to the previously developed land on the northern part of the site.

Upton St Leonards

Site UPT 001 – Land at Nuthill

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Bowden Hall is a Grade II listed building</i>
Other heritage assets	<i>The walled garden is a feature of local heritage interest. There is archaeological potential.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site comprises an enclosed walled garden with some traces of the historic structures and buildings that once sat within it (glass houses etc). It seems very likely that the walled garden was historically part of the Bowden Hall estate, although it is visually remote from the main listed building and its grounds today, separated by sloping topography and a bank of trees. As such, the site has little visual effect on the setting of the listed building. And the former driveway and service yard (which provided secondary access to the big house from this corner of Nuthill) have been truncated and now simply serve Bowden Cottage and Garden Lodge (former ancillary buildings). However, the walled enclosure provides us with a clue to the extensiveness and grandeur of the Hall and its operational estate. It is a heritage asset of some local significance.

Scope for development; potential heritage benefits?

There is limited scope for development which would have some positive heritage benefits: development of the site might enable some enhancement and conservation of the former walled garden, and might offer an opportunity to better reveal its historic significance. However, the benefits would depend very much on the scale and design of any new development, to prevent the 'gain' being outweighed by the harmful impact of placing new development within the enclosure, the character of which is fundamentally open space.

Potential impacts and constraints on development

The impact on the character of the walled garden, an asset of local heritage interest, and on the significance of the neighbouring listed building would be likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Assessment		
2	Y	A
<p>Summary</p> <p>[2YA] Some impact on heritage interest. The site comprises an enclosed walled garden with some traces of the historic structures and buildings that once sat within it (glass houses etc). It seems very likely that the walled garden was historically part of the Bowden Hall (Grade II) estate. Although it has little visual effect on the setting of the listed building, the site does provide us with a clue to the extensiveness and grandeur of the Hall and its operational estate. It is a heritage asset of some local significance. There is limited scope for development that would have some positive heritage benefits: development of the site might enable some enhancement and conservation of the former walled garden, and might offer an opportunity to better reveal its historic significance. The impact on the character of the walled garden, an asset of local heritage interest, and on the significance of the neighbouring listed building would be likely to influence the scale, massing and design of any new development (to prevent the 'gain' being outweighed by the harmful impact of placing new development within the enclosure, the character of which is fundamentally open space), rather than to preclude any development at all.</p>		

Whitminster

Site WHI 004 – Upton’s Garden, Whitminster

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Parklands House is a Grade II listed building</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Parklands House is a grade II listed building lying immediately to the south of the site, whose farm and grounds have been re-developed wholesale for housing in recent years. The historic setting and curtilage of the grand listed house has been transformed by this development, although glimpsed views of it across the landscape (mostly long range views from the west and south) have been preserved, to an extent: the new built form has been constrained to the land behind the listed building, so that the listed building appears between trees (from some angles) to sit in isolation on a plateau, overlooking the Frome valley bottom. The site does not make a conspicuous contribution to the setting of the listed building, but it is a valuable one: if it were to be developed, the new buildings might intrude upon this illusion.

Scope for development; potential heritage benefits?

There is no obvious scope for development which would have any positive heritage benefits. There may be some scope for new development towards the rear of the site (the eastern half), which is less visually conspicuous and would have less impact on views of the listed building across the landscape.

Potential impacts and constraints on development

The impact on the character and setting of the listed building would be likely to preclude development on the western half of the site, forward of number 36 Upton’s Garden, and to constrain it to the rear of the site.

Assessment

2

C

Summary

[2C] Some impact on heritage interest. Parklands House is a grade II listed building lying immediately to the south of the site, whose farm and grounds have been re-developed wholesale for housing in recent years, which has transformed the historic setting and curtilage of the grand listed house. The site does not make a conspicuous contribution to the setting of the listed building, and there may be some scope for new development towards the rear of the site (the eastern half), which is less visually conspicuous and would have less impact on views of the listed building across the landscape (mostly from the west and south). There is no obvious scope for development which would have any positive heritage benefits. The impact on the character and setting of the listed building would be likely to preclude development on the western half of the site, forward of number 36 Upton’s Garden, and to constrain it to the rear of the site.

North Woodchester

Site NWO 003 – Land off Rooksmoor Lane

Scheduled Ancient Monument	<i>Potentially affecting setting of extensive SAM at the Old Priory, N. Woodchester?</i>
Conservation Area	<i>Abutting the IHCA</i>
Listed Building	<i>Affecting the setting of multiple listed buildings at Rooksmoor and Kingscourt</i>
Other heritage assets	<i>The differing settlement patterns of the Stroud Valleys' slopes and bottoms is a feature of local heritage interest</i>

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no designated assets, it abuts the IHCA and contributes to the conservation area's rural landscape setting, including the cluster of listed buildings at Rooksmoor (a distinctive and self-contained 'hamlet'). The site also provides a setting for several listed buildings on The Street within the separate hamlet of Kingscourt: it is conspicuous in views of the two settlements (especially looking down from Rodborough Common, which sits above it) and it plays an important role in distinguishing the hill-side and valley-bottom settlements, and illustrating the historic settlement pattern of the Stroud valleys.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the setting of the IHCA and key views of neighbouring listed buildings could prohibit development on this site, or at best constrain it to the lower slopes (south western corner) - although the tree cover here is also part of the distinctive backdrop to listed and unlisted buildings along the A46.

Assessment		
3		D
<p>Summary</p> <p>[3D] Significant heritage constraints. Although the site itself contains no designated assets, it abuts the IHCA and contributes to the conservation area's rural landscape setting and listed buildings in the two distinct hamlets of Rooksmoor and Kingscourt, above and below the site. The site is conspicuous in views of the two settlements (especially looking down from Rodborough Common, which sits above it) and it plays an important role in distinguishing the hill-side and valley-bottom settlements, and illustrating the historic settlement pattern of the Stroud valleys. The impact on the setting of the IHCA and key views of neighbouring listed buildings could prohibit development on this site, or at best constrain it to the lower slopes (south western corner) - although the tree cover here is also part of the distinctive backdrop to listed and unlisted buildings along the A46.</p>		

South Woodchester

Site SWO 001 – South Woodchester industrial area

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA and abutting the South Woodchester CA</i>
Listed Building	<i>Potentially affecting the setting of Grade II The Nook on Station Rd and, to lesser extent, Walking Stick Cottage and Little Britain Farm.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no buildings of particular architectural or historic interest, there are some minor remnants from early C20th industrial development on the land west of the cycle track (Station Rd Trading Estate) and part survivors of former saw mill have been adapted at Q Park. The industrial character of these sites contributes to the rhythmic settlement pattern and significance of the IHCA, where industry is typically juxtaposed with agricultural land and historic settlements along the valley bottoms. Redevelopment would potentially affect the setting of neighbouring Churches Mill, which includes listed buildings, as well as the entrance to South Woodchester village conservation area. The vegetation and tree cover at the northern end of the site is important in defining and separating the distinct historic building clusters on Station Road and contributes particularly to the self-contained character of Station House.

Scope for development; potential heritage benefits?

Some potentially positive heritage benefits from redevelopment which reflects the site's historic industrial character and the Stroud valleys' industrial urban grain. Considerable scope for re-development and infill, and adaptive re-use of existing buildings where appropriate.

Potential impacts and constraints on development

The impact on the character and significance of the IHCA, the setting of South Woodchester village conservation area the setting of listed buildings at Churches Mill and Little Britain Farm would be likely to influence the scale, massing and design of any new development and to constrain it to the previously developed areas (avoiding the wooded / vegetated north eastern corner of the site).

Assessment		
3	Y	C
<p>Summary [3YC] Significant heritage constraints. The site lies within the IHCA and adjoins the South Woodchester CA. It provides a setting for several listed and unlisted buildings. Redevelopment would potentially affect the setting of neighbouring Churches Mill and Station House, as well as the entrance to South Woodchester village conservation area. Although the site itself contains no buildings of particular architectural or historic interest, there are some minor remnants of former historic industry amongst the more modern buildings. Considerable scope for re-development and infill, and adaptive re-use of existing buildings where appropriate. Some potential to enhance the character or appearance of the conservation area. The impact on the character and significance of the IHCA, the setting of South Woodchester village conservation area the setting of listed buildings at Churches Mill and Little Britain Farm would be likely to influence the scale, massing and design of any new development and to constrain it to the previously developed areas (avoiding the wooded / vegetated north eastern corner of the site).</p>		

Site SWO 002 – Frogmarsh Meadows, South Woodchester

Scheduled Ancient Monument	
Conservation Area	<i>Within the IHCA and abutting the South Woodchester CA</i>
Listed Building	<i>Adjoining the historic curtilage of Frogmarsh Mill, including Grade II Mill and Frogmarsh Mill Cottage.</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. This site lies within the IHCA and adjoins the South Woodchester conservation area. It contributes to the setting of Frogmarsh Mill, which includes listed buildings, and it provides separation and punctuation between the hamlet of Frogmarsh and the larger neighbouring village, as well as the South Woodchester industrial area which lies immediately to the north.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the character and significance of the IHCA, the setting of South Woodchester CA and the setting of listed and unlisted buildings within Frogmarsh could prohibit development on this site due to the loss of an important gap, which punctuates the industrial settlement pattern along the valley floor and is typical of the IHCA's juxtaposition of industry and agricultural land.

Assessment

4

F

Summary

[4F] Significant heritage constraints. This site lies within the IHCA and adjoins the South Woodchester conservation area. It contributes to the setting of Frogmarsh Mill and it provides separation and punctuation between the hamlet of Frogmarsh and the larger neighbouring village of South Woodchester, as well as the South Woodchester industrial area which lies immediately to the north. The impact on the character and significance of the IHCA, the setting of South Woodchester CA and the setting of listed and unlisted buildings within Frogmarsh could prohibit development on this site due to the loss of an important gap, which punctuates the industrial settlement pattern along the valley floor and is typical of the IHCA's juxtaposition of industry and agricultural land.

Wotton Under Edge

Site WUE 006 – Land west of Water Lane

Scheduled Ancient Monument	
Conservation Area	<i>Abutting the Wotton Under Edge conservation area</i>
Listed Building	
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints, although the site abuts the Wotton conservation area to the rear of properties on Clarence Road, Ludgate Hill and Dyersbrook. The upper slopes of the site form a setting for the conservation area in some views from the southwest.

Scope for development; potential heritage benefits?

Scope for new development (infill), subject to the scale and design of any new buildings being sympathetic to the character of the settlement and the historic core of the town. The steep topography may prove a challenge to designing a scheme which sits comfortably in its context, as it will likely require extensive engineering, excavation and retaining structures.

Potential impacts and constraints on development

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

Assessment

1

A

Summary

[1A] No significant heritage constraints, although the site abuts the Wotton conservation area to the rear of properties on Clarence Road, Ludgate Hill and Dyersbrook and the upper slopes form a setting for the conservation area in some views from the southwest. Scope for new development (infill), although the steep topography may prove a challenge to designing a scheme which sits comfortably in its context, as it will likely require extensive engineering, excavation and retaining structures which might not be sympathetic to the character of the settlement and the historic core of the town. The impact on the setting of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

Site WUE 008 – Land off The Chipping

Scheduled Ancient Monument	
Conservation Area	<i>Within Wotton Under Edge conservation area</i>
Listed Building	<i>Adjoining no.s 2 and 4 The Chipping and the rear of several building on Haw Street. Some potential to impact the setting of Swan Inn on Market Street. All Grade II.</i>
Other heritage assets	

Initial view on level of sensitivity

Some impact on heritage interest. Although the existing buildings on the site have no special architectural or historic interest, the sparsely developed, partly vegetated site is an historic open space within the burgage-plot 'backlands' of the conservation area. The current builders' merchant's buildings and yard sits upon a former orchard. Development would affect the setting of several listed buildings, including numbers 2 and 4 The Chipping, which flank the site entrance. The site has archaeological potential.

Scope for development; potential heritage benefits?

Scope for new development (infill), subject to the scale and design of any new buildings being sympathetic to the character of the settlement and the urban grain of Wotton's historic core. Sensitive redevelopment has potential to enhance the character and appearance of the conservation area.

Potential impacts and constraints on development

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

Assessment

2

Y

A

Summary

[2YA] Some impact on heritage interest. Although the existing buildings on the site have no special architectural or historic interest, the site has archaeological potential and its sparsely developed, partly vegetated character contributes to the conservation area. Any re-development would affect the setting of several listed buildings, including numbers 2 and 4 The Chipping, which flank the site entrance. Scope for new development (infill), subject to the scale and design of any new buildings being sympathetic to the character of the settlement and the urban grain of Wotton's historic core. Sensitive redevelopment has potential to enhance the character and appearance of the conservation area. The impact on the setting of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.

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