



**Symmetry Park,
Gloucester East**

Heritage Assessment

Prepared by:
**The Environmental
Dimension Partnership
Ltd**

On behalf of:
Tritax Symmetry

October 2020
Report Reference
edp5060_r007c

Contents

Non-technical Summary

Section 1	Introduction	1
Section 2	Planning Guidance	3
Section 3	Methodology	9
Section 4	Relevant Heritage Assets.....	15
Section 5	Assessment	41
Section 6	Conclusions	47
Section 7	References	51

Images

Images EDP 1-21

Plans

- Plan EDP 1** Designated Heritage Assets
(edp5060_d011 04 May 2020 GY/JV)
- Plan EDP 2** Designated Heritage Assets within 5km Relevant to this Assessment.
(edp5060_d034a 01 October 2020 RB/JV)

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Non-technical Summary

- S1 This Heritage Assessment has been prepared by the Environmental Dimension Partnership Limited (EDP) on behalf of Tritax Symmetry to inform the preparation of a masterplan for the development of Symmetry Park, Gloucester East (the 'site') for warehousing.
- S2 It considers the 'significance' of the identified designated heritage assets, which is defined as special interest for listed buildings and national importance for scheduled monuments. The assessment identifies the key aspects which contribute to the significance of these assets, including their setting. Further to this it assesses any contribution that the site makes to these assets and if, and to what extent, any changes within it will have an effect on that significance.
- S3 The assessment was undertaken with regard to best practice guidance and included the preparation of a Zone of Theoretical Visibility (ZTV), a review of historic mapping and satellite imagery, in addition to a site visit and visits to the heritage assets in the wider area surrounding the site.
- S4 The proposed development site contains no designated heritage assets. However, within 1km of the site boundary there are 74 designated heritage assets and beyond this, the ZTV created to help scope the assessment identified a further 101 assets with the potential to receive an effect from the form of development proposed.
- S5 Following on from an extensive site visit, 12 were identified for detailed assessment in terms of the potential for the site to form part of their setting or for the site to have another form of relationship to them.
- S6 As a result of this detailed study, five assets (the monuments within the churchyard have been grouped with the church) were identified as having the potential to receive an effect:
- The Mount Scheduled Monument (**SM1020655**);
 - The Church of St Peter, Grade II* (**LB1090521**) and Listed Monuments within the Churchyard;
 - Haresfield Court listed at Grade II (**LB1091320**);
 - Mount Farmhouse listed at Grade II (**LB1340342**) and
 - The Grade II listed Thatched Cottage (**LB1155404**).
- S7 However, as the result of careful masterplanning in terms of the location, height, orientation, scale and massing of the proposals, including landscape design, the potential for the identified assets to be affected by the development of the site has been very much reduced or mitigated by design.

- S8 However, a level of harm, which when the provision of mitigation inherent within the design is taken into account, has been assessed at the very low end of less than substantial, has been identified in respect of the Grade II* listed Church of St Peter and the Grade II listed Mount Farmhouse.
- S9 Section 66 (1) of the *Planning (Listed Buildings and Conservation Areas) Act of 1990* requires that in respect of the treatment of listed buildings regard is given to '*...the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'. In terms of the National Planning Policy Framework (NPPF) the low levels of harm identified require this, as set out in Paragraph 196, to be balanced against the public benefits of the proposal.

Section 1

Introduction

- 1.1 This report has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of Tritax Symmetry and presents the results of a Heritage Assessment of land at Symmetry Park, Gloucester East ('the site').
- 1.2 It has been prepared to inform the masterplanning of the site which comprises three fields to the east of the B4008 measuring c.21 hectares (ha), the extent of which is shown on **Plan EDP 1**.
- 1.3 In order to address the requirements of current legislation and planning policy, this Heritage Assessment has been prepared (employing appropriate expertise) to determine if and to what extent the significance of any designated heritage assets that are located within its wider zone of influence, may be affected by its development. A separate Archaeological Assessment considers the potential for effects on below-ground archaeological deposits from the proposal (report ref: edp5060_r005a).
- 1.4 There are no designated heritage assets within the site, as defined in Annex 2 of the National Planning Policy Framework (NPPF). The potential for effects on designated heritage assets addressed within this report comprise those within the site's wider sphere of influence as determined in the first instance by the production of a ZTV, which extends to 5km from the site boundary. It has also been informed by reference to the National Heritage List for England curated by Historic England and site visits undertaken in June 2020, in accordance with professional best practice. This information has been used to assess the site and any contribution that it makes to the significance of the assets.

Location, Boundaries and Topography

- 1.5 The site is located c.1.3km to the south of the southern suburbs of Gloucester, and c.800m to the north-west of the main settlement area of the village of Haresfield. The M5 and junction 12 are located c.200m to the north-east of the site boundary.
- 1.6 The site is centred on National Grid Reference (NGR) 380456 210645 (**Plan EDP 1**). The north of the site is at c.23m above Ordnance Datum (aOD), falling to c.22m aOD in the south of the site. The levels, however, rise to the east with the north-east corner of the site at approximately 28m aOD.
- 1.7 The boundaries of the site are defined by the B4008/Gloucester Road and its roadside verges and hedges to the west. A lane forms the northern boundary which prior to the M5, was the continuation of Hiltmead Lane. This too is separated from the site by its roadside verge and hedgerow. To the south, the site is bounded by a farm track and a property that sits at the junction of the track and the B4008 but is within the site boundary. The track is open for the most part with the site, but the remains of an avenue of trees marks the boundary. The eastern boundary is formed by existing hedged field boundaries and ditches.

Geology

- 1.8 With regard to the underlying solid geology of the site it is located on mudstones and sedimentary bedrock of the Blue Lias and Charmouth Mudstone Formation deposited approximately 183–210 million years ago (www.bgs.ac.uk).

Proposed Development

- 1.9 The proposed development comprises warehousing up to 18m in height to ridge with associated infrastructure, as set out on the illustrative masterplans, produced by aja architects, dwg nos 6440-31 and 6440-32), within the Landscape and Visual Appraisal (LVA) (report ref: edp5060_r004).

Section 2 Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to a proposed application on the site.

Current Legislation

- 2.2 The *Ancient Monuments and Archaeological Areas Act (1979)* addresses the designation and management of scheduled monuments.
- 2.3 Designation of archaeological and historic sites as scheduled monuments applies only to those which are deemed to be of national importance and is generally adopted only if it represents the best means of protection. The contents of the Act do not confer any protection on the ‘setting’ of scheduled monuments, just their physical remains. However, the setting of scheduled monuments is addressed within paragraph 194 of the NPPF.
- 2.4 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act of 1990* sets out the duties of Local Planning Authorities (LPA’s) in respect of the treatment of listed buildings and conservation areas through the planning process.
- 2.5 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It states that “...*in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.
- 2.6 The ‘*special regard*’ duty of the 1990 Act has been tested in the Courts and confirmed to require that ‘*considerable importance and weight*’ is afforded by the decision maker to the desirability of preserving a listed building along with its setting.
- 2.7 Section 72 (1) adds that “...*with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”.
- 2.8 As far as Section 72 is concerned, it has previously been established by the Courts that development that does not detract from the character or appearance of a Conservation Area (CA), is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively ‘enhance’.
- 2.9 Furthermore, Section 72 does not confer any statutory duty on the setting of CAs, however, the NPPF recognises that in this respect setting can contribute to significance.

- 2.10 Paragraph 194 of the NPPF (MHCLG, 2019) transposes s66(1) and s72(1) of the 1990 Act into national planning policy.
- 2.11 The balancing exercise to be performed, between any harm arising from a proposal and the benefits which would accrue from its implementation, is then subsequently presented in Paragraphs 195 and 196 of the NPPF.

National Planning Policy

- 2.12 The revised NPPF was published in 2019 and Section 16 sets out the government's approach to the conservation and management of the historic environment through the planning process.
- 2.13 The opening paragraph (Paragraph 184) recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.14 Paragraph 189 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 2.15 Paragraph 193 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.16 Paragraph 194 considers the level of harmful effects on designated heritage assets and states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b) *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

2.17 The footnote (63) to this paragraph states that:

“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

2.18 With regard to the decision-making process, Paragraphs 195 and 196 are of relevance. Paragraph 195 states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) *The nature of the heritage asset prevents all reasonable uses of the site;*
- b) *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *The harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.19 Paragraph 196 states that:

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

2.20 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 are of relevance here in the way they outline the assessment of ‘harm’ for heritage assets:

“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.”

2.21 In other words, for the ‘harm’ to be ‘substantial’, and therefore require consideration against the more stringent requirements of Paragraph 195 of the NPPF compared with Paragraph 196, the proposal would need to result in the asset’s significance either being “*vitiated altogether or very much reduced*”.

2.22 Paragraph 196 refers to non-designated heritage assets identifying that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly effect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

2.23 Paragraph 200 of the NPPF sets out that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

2.24 Finally, Paragraph 201 states that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

2.25 This paragraph of the NPPF clearly serves to highlight that, as far as any finding of harm to a conservation area is concerned, the scale of that harm must be assessed against the asset as a whole and not in respect of its component parts. The potential harm must be determined in terms of the proportion of the conservation area’s total significance which would be lost or damaged as a result of the development proposal’s implementation.

Local Planning Policy – Stroud District Council

- 2.26 The Stroud District Local Plan was adopted in November 2015 for the period up to 2031. Delivery Policy ES10 (Valuing our historic environment and assets) sets out the districts approach to archaeology and heritage matters and states:

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

1. *Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record;*
2. *Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District.*

These include:

- A. *the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interest;*
 - B. *the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villages;*
 - C. *the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizes; and*
 - D. *the District’s historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.*
3. *Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest;*
 4. *Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills; and*

5. *Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden. A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.*"

2.27 In the qualifying text that accompanies the above policy within the local plan the districts heritage assets are identified as including:

"i conservation areas; listed buildings and scheduled ancient monuments;

ii the character of the historic cores of the market towns and villages;

iii landscape features, including ancient woodlands and veteran trees; field patterns; watercourses; drainage ditches and hedgerows of visual, historic or nature conservation value;

iv archaeological remains; and

v historic parks and gardens.

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

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

2.28 Stroud District Council has produced a Supplementary Planning Advice (SPA) document relating to archaeology and heritage matters entitled 'A *Heritage Strategy for Stroud District. Valuing our Historic Environment and Assets*' dated February 2018. The purpose of this document is to:

"...set informed priorities for the conservation, management and monitoring of the District's heritage assets, including the effective and efficient discharge of the Council's statutory duties and obligations."

2.29 The second part of the strategy was to be an Action Plan; however, this is still at the consultation stage.

2.30 The plans and policies listed above have all been considered in the preparation of this assessment.

Section 3 Methodology

- 3.1 This Heritage Assessment has been researched and prepared by EDP, which is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA), to address the requirements of both legislation and current planning policy (MCHLG 2019).
- 3.2 This assessment has followed the guidance set out in '*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*' (GPA3).
- 3.3 The preparation of this Heritage Assessment first involved the production of a ZTV which was prepared by EDP's landscape architects using LiDAR data, for 5km radius from the site boundary. This was used as a guide to provide early identification of which assets may have visual connections with the site, such that it may form part of the assets' setting. Where there are other relationships beyond visual connections that may connect an asset with the site, these are discussed as relevant below (see **Setting Assessment**).
- 3.4 The production of the ZTV was followed up by a series of site visits (undertaken in June 2020), to ground truth the information. The purpose of these visits was to:
1. Identify those heritage assets within and surrounding the site, which could potentially be affected by the development of the site;
 2. Establish the heritage 'significance' of the identified heritage assets; and
 3. Identify those elements that contribute (or detract from) any heritage significance they possess.
- 3.5 In relation to establishing the significance of the assets, this is addressed in terms of the definitions provided in Annex 2 of the NPPF; i.e. architectural, archaeological, artistic and historic interest.

Setting Assessment

- 3.6 Setting is defined in Annex 2 of the NPPF as "*the surroundings in which a heritage asset is experienced*". It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution that an asset's setting makes to the significance of the designated heritage asset.
- 3.7 As identified above 'significance' is defined in Annex 2 of the NPPF as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic*".

- 3.8 In relation to change and significance, Historic England's '*Historic Environment Good Practice Advice in Planning Note 2 (GPA 2)*' identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE 2015).
- 3.9 When assessing the impact of proposals on designated heritage assets through change within their setting, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.10 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss, and therefore harm.
- 3.11 Considering the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in GPA 3 which observes that:
- "The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve.*
- Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral."*
- 3.12 The guidance states that the importance of setting "*lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*".
- 3.13 It goes on to note:
- "All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.14 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that: "*Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.*" It continues by adding that: "*Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive*".
- 3.15 On a practical level, GPA 3 identifies an approach to assessing setting in relation to development management which is based on a five-step procedure i.e.:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.
- 3.16 In relation to Step 1, GPA 3 advocates the use of a ZTV to identify those assets that could potentially be affected by the development of the site. A ZTV was produced by EDP using LiDAR data which takes into account, to a degree, the existing built form and trees, providing a guide to the possibility of being able to see elements of the proposed development from a given position, although visibility is not necessarily a determining factor when assessing setting, it provides a sensible starting point.
- 3.17 All designated heritage assets within 1km of the site were identified for assessment irrespective of their potential for visual connections with the site, as it is considered more likely that at this distance there is the potential for other relationships beyond purely visual ones. These comprise one scheduled monument; 16 Grade II* listed buildings and 57 listed at Grade II.
- 3.18 Within the sites wider zone of influence, the ZTV indicated which assets have the potential for a visual relationship for a distance up to 5km, beyond this it has been assessed that any visual connection with the site is highly unlikely to affect significance, in addition to which any other form of relationship is highly unlikely. On this basis, it was considered reasonable to exclude all those assets not identified as having any visual connections with the site beyond 1km and up to 5km.
- 3.19 Of those assets with the potential for a visual connection, according to the ZTV, these comprised: five scheduled monuments, one conservation area; one Grade I listed building; six Grade II* listed buildings and a further 89 listed at Grade II.
- 3.20 Beyond simply assessing visual relationships, it is the purpose of this assessment to assess *if and to what extent* the site forms any part of the setting of the assets identified above, and further to this, to what degree that setting contributes to their significance as set out within GPA3. Following on from an extensive site visit in June 2020 the assets taken forward for assessment are listed in Section 4.
- 3.21 Having scoped the assets that have the potential to be affected, as far as Step 2 is concerned, the guidance makes the following observations:
- “The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*
- *The physical surroundings of the asset, including its relationship with other heritage assets;*

- *The asset’s intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noises, smells, etc to significance; and*
- *The way views allow the significance of the asset to be appreciated.”*

3.22 Thereafter, the guidance notes that *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below”.*

3.23 Having established the baseline, the following guidance is provided in respect of an assessment of the potential effect upon ‘setting’ (Step 3); i.e.:

“In general...the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.24 Step 4 requires the identification of any mitigation measures which would be required to reduce or minimise the effects and are set out within **Section 5**.

3.25 Step 5 relates to documenting the decision and monitoring of outcomes, which is beyond the scope of this assessment.

3.26 GPA 3 (HE 2017) also provides guidance on views, superseding previous guidance entitled *Seeing History in the View* (HE 2011). It notes that:

“Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets.”

3.27 In other words, consideration of views covers a broad spectrum other than in relation to the significance of a heritage asset. However, only those views which contribute to the significance of a heritage asset should be considered in heritage terms.

3.28 It goes on to note that:

“Views which contribute more to understanding the significance of a heritage asset include:

- *Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;*
- *Those where town - or village-scape reveals views with unplanned or unintended beauty;*
- *Those with historical associations, including viewing points and the topography of battlefields;*
- *Those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected; and*
- *Those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.”*

3.29 In other words, the ability to see a heritage asset does not necessarily mean that it makes a contribution to heritage significance, and consequently, the loss of such views does not necessarily result in an impact on significance.

3.30 In light of the above, the heritage assessment at **Section 5** of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

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Section 4 Relevant Heritage Assets

Introduction

- 4.1 In accordance with Paragraph 189 of the NPPF, this section identifies the heritage assets that could potentially be affected by development within the site (GPA 3 Step 1).
- 4.2 A ZTV was produced by EDP using LiDAR data which takes into account, to a degree, the existing built form and trees, providing a guide to the possibility of being able to see elements of the proposed development from a given position, although visibility is not necessarily a determining factor when assessing setting, it provides a sensible starting point.
- 4.3 All designated heritage assets within 1km of the site were identified for initial assessment irrespective of their potential for visual connections with the site as identified by the ZTV, as it is considered more likely that at this distance there is the potential for other relationships beyond purely visual ones to be present. These comprise:
- The Mount scheduled monument (**SM1020655**);
 - The Church of St Peter, listed at Grade II* (**LB1090521**);
 - 15 monuments within the churchyard of St Peter listed at Grade II*: **LB1091319** (3 monuments); **LB1090525** (7 monuments); **LB1155236** (2 monuments) and **LB1303492** (3 monuments);
 - 35 monuments within the churchyard of St Peter listed at Grade II: **LB1090522**; **LB1090523** (13 monuments); **LB1090524** (8 monuments); **LB1090526** (2 monuments); **LB1091318** (2 monuments); **LB1155173**; **LB1155193** (5 monuments) and **LB1340340** (3 monuments);
 - Haresfield Court (**LB1091320**);
 - Lower Green Farmhouse (**LB1091321**);
 - The Old Vicarage (**LB1091322**);
 - Former stables and coach house to the old Vicarage (**LB1340343**);
 - Round House Farmhouse (**LB1091323**);
 - Barn immediately north-east of Round House farmhouse (**LB1155347**);

- Small stone building immediately south east of Round House Farmhouse (**LB1340344**);
- Teekles Court (**LB1091324**);
- The Vales (**LB1091325**);
- Pool Cottage (**LB1090517**);
- Broadfield Farmhouse (**LB1090518**);
- College Farmhouse (**LB1155067**);
- Chestnut Farmhouse (**LB1155111**);
- Pool Farmhouse (**LB1154771**);
- Starmead Farmhouse and Cottage 2m to NE (**LB1155364**);
- The Thatched Cottage (**LB1155404**);
- Hiltmead (**LB1155413**);
- A milestone (**LB1154307**);
- Lodge to Hardwicke Court (**LB1154072**);
- Haresfield church of England Primary school (**LB1340341**);
- Mount Farmhouse (**LB1340342**); and
- Road Farmhouse (**LB1340588**).

4.4 For the following assets, the ZTV indicated that there is the potential for a visual relationship with the site, up to 5km distant from it. Unless otherwise stated these are all Grade II listed buildings. It was considered reasonable to exclude all those assets not identified as having any visual connections with the site beyond 1km, as there is no reason to believe that they have any other form of relationship with the site that would contribute to their significance:

- The Old Vicarage Brookthorpe (**LB1090833**);
- Brookthorpe Court, listed at Grade II* (**LB1304418**);
- Church of St Swithin Brookthorpe, listed at Grade II* (**LB1090834**);

- Five monuments within the churchyard of St Swithin all of which are listed at Grade II (**LB1090834; LB1090835; LB1153173; LB1153177 and LB1340598**);
- Church of St John the Baptist Harescombe, Listed at Grade II* (**LB1154223**);
- Cross base in the churchyard of St John the Baptist, designated as a scheduled monument (**SM1015136**);
- 17 monuments within the churchyard of St John the Baptist Harescombe all of which are listed at Grade II (**LB1090783; LB1090784; LB1090785; LB1090786; LB1090787; LB1090788; LB1090789; LB1090790; LB1090824; LB1154307; LB1154316; LB1263890; LB1340612; LB1340613; LB1340614; LB1340615; LB1340616**);
- Teekles Court (**LB1091324**);
- Brides Cottage (**LB1155043**);
- Barn at Hill House Farm (**LB1090791**);
- Hill House Farmhouse (**LB1154323**);
- Grant House (**LB1154351**);
- Haresfield beacon, Hill Camp and Ring Hill, designated as a scheduled monument (**SM1004861**);
- The Hill Cottage (**LB1303509**);
- Cromwell House (**LB1340759**);
- Road bridge over railway (**LB1091331**);
- Barn at Haresfield Farm (**LB1091332**);
- Working Horse Stables (**LB1253739**);
- The Old Vicarage (**LB1303257**);
- Haresfield farmhouse (**LB1387231**);
- Little Haresfield farmhouse (**LB1380378**);
- Church of St Nicholas, Standish, listed at Grade I (**LB1303221**);
- One monument within the churchyard of St Nicholas Listed at Grade II* (**LB1340370**);

- 39 monuments within the churchyard of St Nicholas Listed at Grade II (some listings refer to more than one monument) (**LB1091298; LB1091299; LB1091300; LB1091301; LB1091302; LB1091337; LB1091338; LB1155828; LB1155857; LB1155869; LB1155880; LB1155746; LB1155786; LB1261615; LB1340349; LB1340350; LB1340368; LB1340369**);
- Almonry Gateway, designated as a scheduled monument (**SM1002097**) and Listed at Grade II* (**LB1303211**);
- Two Bowl barrows on Court Hill designated as scheduled monuments (**SM1017081**);
- Barn at Standish Court Farm (**LB1091303**);
- Church House (**LB1091336**);
- Standish Court (**LB1303108**);
- Standish War Memorial (**LB1452256**);
- Thatched Cottage (**LB1387171**);
- Sheepwash west of Thatch Cottage (**LB1387172**);
- Stocks Farmhouse (**LB1155930**);
- Barn at Stocks Farm (**LB1340371**);
- Manor Farmhouse (**LB1091335**);
- Quintons (**LB1155700**);
- Kings Orchard (**LB1303065**);
- Jaxons Farmhouse (**LB1340372**);
- Stroud Industrial Heritage Conservation Area;
- Doris's Cottage Listed at Grade II* (**LB1155549**);
- Velt Farmhouse (**LB1154018**);
- Hardwicke Farmhouse (**LB1340590**);
- Hardwicke Farmhouse outbuilding to SW (**LB1247879**); and
- Hardwicke Farmhouse outbuilding to SE (**LB1303992**).

4.5 Following on from an extensive site visit in June 2020, to ground truth the ZTV and to make individual assessments regarding the nature of the contribution made by setting to significance, the assets identified below have been taken forward for further assessment:

- The Mount scheduled monument (**SM1020655**);
- The Church of St Peter, listed at Grade II*(**LB1090521**);
- 15 monuments within the churchyard of St Peter listed at Grade II*: **LB1091319** (3 monuments); **LB1090525** (7 monuments); **LB1155236** (2 monuments) and **LB1303492** (3 monuments);
- 35 monuments within the churchyard of St Peter listed at Grade II: **LB1090522**; **LB1090523** (13 monuments); **LB1090524** (8 monuments); **LB1090526** (2 monuments); **LB1091318** (2 monuments); **LB1155173**; **LB1155193** (5 monuments) and **LB1340340** (3 monuments);
- Haresfield Court (**LB1091320**);
- Mount Farmhouse (**LB1340342**);
- The Thatched Cottage (**LB1155404**);
- Haresfield beacon, Hill Camp and Ring Hill, designated as a scheduled monument (**SM1004861**);
- Lower Green Farmhouse (**LB1091321**);
- The Hill Cottage (**LB1303509**);
- Cromwell House (**LB1340759**);
- Haresfield farmhouse (**LB1387231**);
- Barn at Haresfield Farm (**LB1091332**); and
- The Old Vicarage (**LB1303257**).

4.6 These assets will be described in the following section and an assessment of their significance provided. This assessment will include any contribution made by their setting to that significance as appropriate (HE 2017 Step 2).

4.7 The excluded assets, which are by far the vast majority, have not been assessed further for a number of reasons. The majority were excluded due to the combination of distance and the effects of the intervening topography, be that built or natural, with there being no possibility that the site could form any part of their setting. In addition, the distance from

the site also precluded any other form of relationship that might contribute to their significance, especially considering the site comprises agricultural field which realistically would only have a relationship to any immediately adjacent farms. Also considered was the potential for effects from any increases in noise, light and traffic as a result of the sites developments, but here also the distance of the majority of the assets from the site would preclude any potential for effects in this regard.

The Mount (SM1020655)

- 4.8 The Mount is located c.375m to the east of the site boundary, and as a Scheduled Monument is of national importance (**Plan EDP 1**).

Significance

- 4.9 The schedule describes the monument as follows:

“The monument includes a moated site, known as The Mount, set on low-lying ground in the Severn Vale. It is visible as a square moat enclosing an island measuring 50m by 48m and orientated north east-south west. The moat varies from approximately 10m to 16m wide and 3m to 4m deep to the surface of the water. The surface of the island is raised about 1.5m above the level of the ground outside the moat and a building platform, about 36m square and 0.5m high, is visible on the island. Between the platform and the inside edge of the moat on all four sides is a slight ditch and bank which is included in the scheduling. The moat narrows slightly in the north west corner. The south west corner of the moated site is abutted by the gateway into the churchyard and may have been the original access to the moat island. The Mount is believed to have been the site of the manor house of the manor of Haresfield, held after the Norman Conquest by Durand, sheriff of Gloucester, and later by the de Bohun family. Although it is not known precisely when The Mount was constructed, a house called ‘The Mount’ was assessed at eight hearths in 1672 and in 1680 was described as ‘adjoining the great old stone house and shooting towards the moat’.”

- 4.10 The Mount is privately owned therefore a visit was not made to the entire monument, although the southern edge could be accessed via the adjacent churchyard.
- 4.11 It is the monuments archaeological interest that makes the greatest contribution to its significance, as set out with the scheduling description buried deposits are likely to contain the remains of medieval structures and finds and features relating to its occupation. The moat will have preserved within its waterlogged deposits as evidence for the sites use and environment. Whilst a former building is speculated on the site, the remains of this will be buried as all visible structures are modern, as such it has no architectural interest.
- 4.12 It is the monuments archaeological interest that makes the greatest contribution to its significance. As set out within the scheduling description, buried deposits are likely to contain the remains of medieval structures and finds and features relating to its occupation. The moat will have preserved waterlogged deposits which will contain evidence

for the sites use and environment. Whilst a former building is speculated on the site, the remains of this will be buried as all visible structures are modern, as such it has no architectural interest.

- 4.13 The monument has considerable historic interest in that it is the postulated site of a medieval manor house and is historically linked to the church the other manor at Haresfield, on the site of Haresfield Court, and more widely the development of the village, which makes a positive contribution to the historic interest of the monument. The monument has no known artistic interest.
- 4.14 The significance of the scheduled monument known as The Mount, which comprises a moat and island thought to date to the medieval period, is primarily represented by its buried archaeological remains. There is historic interest in terms its association with the medieval form of Mount Farm to the north and the church to the south and with regard to the medieval economy of Haresfield. Together these sites form the historic core of the medieval village and as such its historic interest and these relationships makes a positive contribution to the monument's significance. The monument has no known artistic or architectural interest.

Setting

- 4.15 In terms of its setting, this is primarily defined by the gardens of Mount Farm, to its north, within which it is located. Whilst the modern form of the gardens makes no contribution to the significance of the monument, it is the ability to appreciate its form from this location, i.e. a mound and moat, that makes a positive but limited contribution to that significance. The monument as part of Mount Farm, which is also believed to date to the medieval period is historically and economically linked to the monument, this relationship also makes a positive contribution to its significance.
- 4.16 To the east of the monument are modern paddocks and the edge of the built form of Haresfield, neither of which contribute to the significance of the medieval Mount. To the south its setting is defined by the churchyard of St Peter (**Images EDP 1 and 2**) and this historic relationship and the ability to experience it makes positive contribution to the significance of the monument.
- 4.17 The wider context of the monument to the west emphasises its rural location on the edge of the village. However, the monument is heavily treed, as are the boundaries beyond the moat, with the fields to the west and those that form the edge of the grounds to Moat Farm. Such that the monument is enclosed from the wider landscape to the west and it is not possible to experience it from beyond the boundaries of Moat Farm, such that the experience of these wooded boundaries make no contribution to its significance
- 4.18 From the monument itself, it is possible to experience elements of the wider landscape to the west through breaches in the hedge line, possibly caused by fallen trees (**Image EDP 3**). These views allow an experience of its rural context, but as this is of the 19th century landscape unrelated to the date and form of the monument, they are incidental in nature and do not contribute to its significance. Planting in these gaps has

been recently undertaken and will remove the current limited experience of the landscape to the west.

- 4.19 In summary, its setting is defined by its modern position within a garden from which the significance of the monument is primarily experienced. The historic relationships to the adjacent historic buildings, particularly the church, and the ability to experience this makes a contribution to the significance of the monument. However, beyond this due to the enclosure of the monument and the 19th and 20th century date of the features within the wider landscape these make no contribution to its significance.
- 4.20 Due to the proximity of the site to the scheduled monument an assessment of the potential for an effect on the significance of the monument from the form of development proposed is set out in **Section 5**.

The Church of St Peter (LB1090521) and its Associated Monuments

- 4.21 The Church of St Peter is located c.420m to the east of the eastern site boundary (**Plan EDP 1**). The church is listed at Grade II* and is of more than special interest. Only 5.8% of all buildings are listed at Grade II*.
- 4.22 In addition to the church itself, it sits within its historic graveyard which surrounds the church and this contains 15 monuments, listed at Grade II* and therefore of more than special interest (**LB1091319** (3 monuments); **LB10190525** (7 monuments); **LB1155236** (2 monuments) and **LB1303492** (3 monuments)), and a further 35 listed at Grade II (**LB1090522**; **LB10190523** (13 monuments); **LB1090524** (8 monuments); **LB1090526** (2 monuments); **LB1091318** (2 monuments); **LB1155173**; **LB1155193** (5 monuments) and **LB1340340** (3 monuments)), which are of special interest but are the most numerous class of listed building, representing 91.7% of all listings.

Significance

- 4.23 The listing description describes the church as follows:

“Anglican parish church. C12 core with restored north tympanum in porch and small lancet on west chancel north wall; C14 tower and porches, restored c1841-2 by Daniel Niblett. Ashlar on chamfered plinth, stone slate roof with coped verges, saddlestones and finials. West tower, nave with opposed north and south porches, chancel built in 2 stages. Tower of 3 stages on moulded plinth with stringcourses and clasped buttresses up to top of second stage, gargoyles on top stringcourse, embattled parapet and octagonal spire. Square stair tower on north wall; 2-light stone belfry louvres to top stage and small rectangular vents to second stage, with clock on south face. Large 2-light on west side. Nave has 2-light Decorated windows flanking each gabled porch with small diagonal buttresses. South porch has been blocked off, north porch has geometric patterned Norman tympanum over medieval oak door with strap hinges across whole width. C19 Perpendicular windows and priest's door to chancel. Ogee headed true Perpendicular lancet to north wall of east chancel. Interior: 5-bay nave with trussed collar-beams and

open Gothic arcading above. Elaborate screen to tower, with C14 lierne vault. Lead font possibly C14. Fittings mostly of C19. On north side of chancel, C14 recumbent effigy of lady in ogee tomb recess, additional effigy of similar date placed in front in C19 restoration. Several very fine stone and marble wall monuments of C16 and C17, including several to Rogers and Niblett families.”

- 4.24 In terms of its architectural interest and the contribution that this makes to its significance, this is set out in the listing citation and it was on this basis that the church was listed at Grade II* (**Image EDP 4**) and which makes the greatest contribution to its significance. The architectural interest of the church is closely linked to that of the monuments both within the church and those within its churchyard.
- 4.25 In terms of any archaeological interest, there is a close relationship with the interments within its churchyard and, there may be some archaeological interest in terms of the potential to investigate and record the numerous phases of the evolution of its fabric. Evaluation prior to a churchyard extension recorded evidence of medieval activity and this in conjunction with the proximity of the scheduled 'Mount' (**SM1020655**) to the immediate north, also believed to be medieval in date, indicates that this area is potentially a focus of the medieval settlement activity. The archaeological interest in relation to the church makes a positive contribution to its significance.
- 4.26 The church has no known artistic interest over and above that within its architectural form, however, its historic interest is closely linked with that of the wider village in terms of its social, economic and ecumenical role in the community which makes a positive contribution to its significance.

Setting

- 4.27 In terms of its setting this is primarily defined by its churchyard and the numerous tombs within it, a great majority of which are listed (**Images EDP 4 and 5**), this immediate setting makes the greatest contribution to the significance of the church due to its historic and functional relationship.
- 4.28 The church is approached via a lane adjacent to the Grade II listed Vicarage, with The Mount scheduled monument to the north. This setting is both intimate and little changed historically and with little experience of the landscape beyond or indeed the wider village and makes a positive contribution to the significance of the church and the listed tombs within its churchyard.
- 4.29 This intimacy continues throughout the churchyard and it is tree lined to the north and west but with a more open aspect to the south (**Images EDP 6 and 7**) where wide views are possible to the south and south west and towards the southern extent of the site. There is some permeability through the western boundary (**Image EDP 5**) into the surrounding agricultural land of which the site forms part and towards the Gloucestershire Energy from Waste Facility and the M5.

- 4.30 It was noted during the site visit that extensive planting has been recently introduced into the gaps between the trees on the western boundary and indeed across the wider landscape to the west. Such that in a few years there will be little possibility of any views from within the churchyard into the landscape to the west.
- 4.31 The churchyard is separated from its modern extension to the west by the large trees and a small brook. From within the extension views to the west are possible and include the Gloucestershire Energy from Waste Facility and the site (**Image EDP 8**). The modern churchyard extension creates a buffer between the 19th century landscape and the historic churchyard. This wider landscape, beyond the churchyard extension and landscaping, of which the site forms part, was in 1840 in the ownership of Daniel John Niblett and not part of any church landholdings. As such, the church has no known historic relationship with the land to the west.
- 4.32 Once in the extension, there are no historic elements present and any visual connections with the church are limited. Immediately west of this is landscaping, which includes ponds and planting, which will eventually grow to a significant landscape buffer removing any experience of the wider landscape to the west. These views from the churchyard extension are from beyond the historic boundary and make no contribution to the significance of the church.
- 4.33 To the south, the wider countryside can be experienced over the churchyard wall and railings into the meadow beyond. The openness of this view also allows for the church to be experienced in its landscape context, which includes both the site and the Gloucestershire Energy from Waste Facility, when approaching from the direction of Haresfield Court on the public footpath and makes a positive contribution to the significance of the church.
- 4.34 Except for the southern approach, it is not possible to experience the bulk of the church, other than its spire, or any of the monuments within the churchyard from any other direction. Views of the spire are widely available across the landscape, but provide a limited experience of the church, such that it is difficult to understand or interpret its architectural significance and do not specifically contribute to its architectural interest or the ability to understand its significance.
- 4.35 The church was no doubt a focus of the medieval and post-medieval settlements of Haresfield and has close historic relationships to Mount Farm, The Vicarage, The Mount and Haresfield Court which together form the focus of the medieval settlement. These interrelationships make a positive contribution to the significance of the church.
- 4.36 In summary, it is the graveyard and its tombs and their interrelationships that make the greatest contribution to the significance of the Grade II* listed church and the ability to experience these as a group is key. The enclosure of the churchyard by its tree lined boundaries creates an intimate experience, sharply contrasted by the open aspect of the south boundary, all of which make a positive contribution to its significance. The historic relationships with the adjacent listed buildings and monuments are also key relationships that contribute to its significance.

- 4.37 Views of the church spire in the landscape are widely possible (**Image EDP 9**), however, as GPA 3 sets out churches are unlikely to be affected unless a development competes with them, and even in these circumstances ‘...such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values’.
- 4.38 Any views outwards from within the churchyard through gaps in its tree lined boundary are neither designed nor specific in their focus. Recent landscaping will screen any changes in the landscape to the west including the site. An assessment of the potential for an effect from the form of development proposed regarding the significance of the church and its associated monuments is set out in **Section 5**.

Haresfield Court (LB1091320)

- 4.39 Haresfield Court is a Grade II building and is a nationally important structure of special interest, which is located c.675m to the south east of the site boundary.

Significance

- 4.40 In terms of its architectural interest the listing citation states that it is a:

“Former country house divided into flats. Core of c1676 built by John Rogers, refronted and enlarged to east by Francis Niblett in 1869 and enlarged to west in 1893 by Waller & Son. Mostly ashlar with stone slate roof, and small brick and tile section to south. North range has original C17 ashlar stacks, external to left, with grouped square ashlar flues and moulded cornice, and similar on west range of C19. East range has brick ridge stacks. Two storeys and attic with 2 long parallel ranges and original, now cross, wing to north, and projecting gabled wing to west. Entrance front to north has large projecting gable to left and recessed gable placed centrally to right, both coped with finials and kneelers. Single storey porch with similar gable in angle with small stepped trefoil head 3-light over Tudor arch doorway with square hoodmould. Fenestration generally stone mullion or mullion and transom casements, some with square hoodmoulds, with five 2-light windows across recessed section and continuous drip mould between ground and first floors. C19 west wing in similar style to C17 work, with large single storey canted bay to projecting gabled section. East elevation of 1860s has five large 12-pane sashes with keystone and voussoirs, 6 gabled 2-light dormers, and large gable to south end with curved 5-light stone 1mullion and transom oriel on first floor. Interior not accessible but reputed to have been much altered during recent conversion to flats.”

- 4.41 Its architectural interest and the contribution that this makes to its significance is set out in the listing citation and it is this that makes the greatest contribution to its significance. As a private dwelling/s the house could not be accessed to inform this assessment or to add to the architectural description.
- 4.42 Research undertaken to inform a desk-based assessment for this project (edp5060_r005a) suggests that the location of Haresfield Court was formerly the site of a manor house belonging to Llanthony Priory. The HER identifies that “Old massive

foundations were found in 1890, stretching beneath the present lawn towards the church". Both the fabric of the building and its immediate surroundings have archaeological interest, which contributes to the buildings significance.

- 4.43 In terms of its historic interest, the house is closely linked to the fortunes of the village. The house was rebuilt in the 17th century and improved in the 19th by local landowner Francis Niblett who is now buried at St Peters Church. The building is annotated on historic mapping dating to 1840 sitting within its own grounds, but with limited detail provided. It is in the ownership of Daniel John Nibblett who owned extensive tracts of land at this time to the east and west.
- 4.44 Mapping dating to 1888, shows the house within a formal garden extending to the north east and west with landscape features and trees annotated. The main access is from the south and here kennels are located. A track extends to the north from the garden boundary leading to the Gloucester Road to the west. Where it adjoins the Gloucester Road an avenue of trees is depicted. The land to the south and north of the track, while still apparently in use for agriculture, is shown as planted with parkland tree, bounded to the north and south by small brooks. The planting appears to include orchards and a copse. A footpath leads from the house directly to the southern gate of the churchyard.
- 4.45 Mapping dating to 1903 suggests that by this time the house has been extended as had its immediate gardens to the east and west. A lodge had been constructed at the Gloucester Road access. Fewer trees are annotated across the parkland area with an area of orchard having been removed.
- 4.46 Later mapping shows similar information, however what is not mapped is the use of the parkland nearest the Gloucester road for military use in the 20th century as recorded by the HER (edp5060_r005a). The house has no known artistic interest.

Setting

- 4.47 In terms of its setting the house still sits within its own grounds, but given its subdivision onto smaller living units, this is unlikely to still be under a single ownership or as extensive as suggested by the historic mapping. However, it is its immediate grounds that make the greatest contribution to the setting of the listed building as it is from here that it can best be experienced.
- 4.48 Aerial photography suggests that the boundaries of the grounds associated with the listed building are treed, and the track that extend from the north of the garden to the west is no longer apparent as a landscape feature, until the Gloucester Road is approached where the remnants of the track, the tree lined avenue and the lodge survive (**Image EDP 10**). These features have a historic association with the house and contribute to its significance.
- 4.49 The house appears to have wide ranging views from the rear elevation to the west, which potentially includes the site as part of the wider landscape. The west facing elevation can be seen from within the landscape to the north and west (**Image EDP 11**). These views

make a negligible contribution to its significance given their scale and generalised nature which includes many 19th and 20th century features.

- 4.50 In terms of the relationship of the site to the listed building, its forms a part of the wider landscape to the north west, so is on the periphery of the westwards views from the rear of the listed building. The site bounds the north side of the track that provided access to the house from the Gloucester Road and the remains of the tree avenue and a former lodge are also located in close proximity to the site boundary and have been established as contributing to the significance of the listed building.
- 4.51 In summary it is its immediate grounds that provide the greatest contribution to its significance. The evidence suggests that it was originally associated with an area of parkland to the west serviced by a track and overseen by a lodge on the Gloucester Road. The parkland was removed, in part, by its military use in the mid-20th century and is now agricultural land, neither of which make any contribution to the significance of the listed building. However, those parts of the parkland that do survive and the remains of the tree lined avenue and the lodge, in addition to the westward views from the house make a positive contribution to its significance. An assessment of the potential for an effect from the form of development proposed regarding the significance of the Grade II listed building is set out in **Section 5**.

Mount Farmhouse (LB1340342)

- 4.52 Mount Farmhouse is a Grade II listed building of national importance and of special interest, located c.375m to the east of the eastern site boundary.

Significance

- 4.53 In terms of its architectural interest the listing citation states that it was built in:

“1861 by Francis Niblett, incorporating part of C17 Haresfield Manor. Brick on chamfered stone plinth with flush stone quoins, with coursed and dressed stone elevation to south west. Tile roof, C17 section having been originally thatched, very large brick ridge stack on main C19 range with 4 diagonally set square flues above stone offset, each with dentil course, and lateral, part external brick stack with moulded stone cap to C17 wing. Single main range of 2 storeys and attic with projecting C17 south east wing and 2 small single storey wings to north probably of C20. Core wing refenestrated in 1861 to match south front, all with 2 and 3-light stone mullion windows, with two 4-lights with king mullions to projecting gable, and 3-brick string between floors. Stone elevation has canted bay on ground floor with 1/3/1-light stone mullion and transom. Entrance front has 2-storey projecting porch slightly left of centre with 2-light stone mullion and square hoodmould over Tudor archway with ovolo-moulded datestone between. Inner door of 6 fielded panels, top 2 glazed. Cambered head 3- light casements to ground and first floor on each side.”

- 4.54 The contribution made by its architectural interest to its significance is set out within the listing citation and it is this that makes the greatest contribution. As a private dwelling the house could not be inspected.
- 4.55 The house has some archaeological interest, both within its fabric but also within its grounds where works to install a water pipe recorded pottery dating to the 12th-13th century, associated with stone and occupational debris.
- 4.56 In terms of its historical interest, both the house and the land to the west, which includes the site, were in the ownership of the Niblett family during the 19th century according to historic mapping. The house has no known artistic interest.

Setting

- 4.57 The house is located within its own grounds, which include 'The Mount' scheduled monument and agricultural buildings, from which the house is primarily experienced and makes the greatest contribution to its significance. The immediate grounds of the house are entirely enclosed and it is not possible to experience any part of the house other than the tops of the chimneys from anywhere beyond these.
- 4.58 Beyond this, to the west the agricultural land, of which the site forms part, is historically and functionally associated with the listed farm and contributes to its significance, despite the inability to experience the building from it. An assessment of the potential for an effect from the form of development proposed with regard to the significance of the listed building is set out in **Section 5**.

The Thatched Cottage (LB1155404)

- 4.59 The Thatched Cottage is a Grade II listed building of national importance and of special interest, located c.350m to the east of the eastern site boundary.

Significance

- 4.60 In terms of its architectural interest the listing citation states that it is a:

"Small detached cottage, possibly formerly 2 cottages. Probably C17. Square panel timber-framing with painted brick infill on stone plinth, thatched roof with decorative ridge, half-hipped to right, stone end stack with rebuilt blue brick flue to left, and possibly originally with stone ridge stack in centre, above one section of walling which is painted rubble stone. Single small range, single storey and attic. Small 2-light eyebrow dormer with 2 small 2-light C20 casements below. One blocked 2-light to right. Half-glazed later door on left hand return behind stack."

- 4.61 The contribution made by its architectural interest to its significance is set within the listing citation and it is this that makes the greatest contribution. As a private dwelling the cottage could not be closely inspected.

- 4.62 The cottage has no known archaeological interest other than that within its architectural fabric. The cottage has no known historic or artistic interest.

Setting

- 4.63 The cottage is located within its own gardens from which it is primarily experienced, and which makes the greatest contribution to its significance. Beyond this its setting is defined by its location on the junction of Stonehouse Lane and Haresfield Lane, and it has an open aspect to the north-west with the rear elevation orientated towards the wider countryside and the newly constructed warehousing at St Modwen Park Gloucester. To the north are fields and the southern extent of the former RAF Quedgeley site.
- 4.64 The surrounding agricultural landscape and its isolated position on the northern edge of the village make a small contribution to its significance. However, its wider setting has changed very recently due to the newly constructed warehouses c.370m to its north-west. Any experience of these in combination with the listed building is limited due to their position in the landscape behind a slight rise in the topography to the north-west. This is also the case with regard to the remains of the former RAF base to the north, such that they have no effect with regard to the ability to appreciate the listed building such that its significance is not affected.
- 4.65 There is no experience of the current form of the site from the listed building, which is located c.350m to the east of the eastern site boundary due to topography and a number of hedgerows and tree brakes and there are no known historic or other relationships. However, due to the proximity of the site the potential for an effect as a result of the form of development proposed is set out in **Section 5**.

Haresfield Beacon Hill Camp and Ring Hill (SM1004861)

- 4.66 Haresfield Beacon Hill Camp and Ring Hill are designated as a Scheduled Monument and as such are of national importance. The monument is in an elevated position occupying the northern extent of Haresfield Beacon and The Ring, c.2.2km to the south-east of the site boundary (**Plan EDP 1**).

Significance

- 4.67 The significance of the monument is inherent in its buried and upstanding archaeological remains which are described within the National Heritage List (NHL) curated by Historic England as follows (edited):

“This monument, which falls into two separate areas of protection, includes a slight univallate hillfort, Romano-British settlement, cross dyke, bowl barrow and beacon all situated on the prominent summits of the Ring and Haresfield Hills.

On the western Ring Hill section is a slight univallate hillfort defined by a single rampart bank measuring up to 9.1m wide and 1.2m high with no clearly discernible outer ditch but

evidence of artificially enhanced natural scarps. Within this enclosed area chance finds of Roman remains were made in 1837 and included a rotary quern, pottery and animal bones, whilst a possible building was identified. The more recent survey confirmed occupation of this date which suggested an Iron Age hillfort had been re-used as a settlement in the Romano-British period.

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

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

- 4.68 The schedule describes the monument as a 'slight univallate hillfort' indicating it is defined by one ditch and is one of only 150 nationally identified. The date of construction of the monument is not known but they are generally attributed to the Late Bronze Age or Early Iron Age periods. As the schedule description sets out, the use of the monument during the Roman period has been confirmed.
- 4.69 It is thought that hillforts such as this were used as stock enclosures, distribution centres, places of refuge and permanent settlements. The enclosed areas and indeed areas beyond these earthworks may contain the remains of former structures, pits and internal boundary divisions of several phases of activity. The activities associated with the hillfort will have formed part of the wider landscape use, such as farming in the valley below, potentially utilised by the same groups of people.
- 4.70 The cross-dyke element of the monument comprises a linear earthwork enclosing an elevated area of the hilltop. It is thought to have the same broad range as the univallate hillfort although the schedule identifies that some were created up to and including the medieval period. They were variously boundary markers, trackways, cattle drove ways, or defensive earthworks. The schedule identifies that they are of considerable importance due to their poor survival rate.
- 4.71 Two bowl barrows are identified within the scheduled area, which range in date from the Late Neolithic to the Late Bronze Age and may contain single or multiple burials these are of national importance.
- 4.72 The use of the site as a 'beacon' or a place where a fire was deliberately lit by way of communication is thought to have been one of the monuments functions during the medieval period. The schedule notes that in terms of a network of beacons that:

"Their use was formalised by 1325 and although some were used later, for example at the time of Monmouth's Rebellion in 1685 or during the Napoleonic wars, the system was in

decay by the mid-17th century. Beacons were initially bonfires of wood or furze, but later barrels of pitch or iron fire baskets mounted on poles were used. The poles were occasionally set on earthen mounds. Access to the fire basket was by way of rungs set in the pole, or by a stone ladder set against the beacon.”

- 4.73 Based on the above the key contribution to the significance of the monument is its archaeological interest, the nature and interrelationships of those elements that comprise the monument is for the most part unexplored. As such, the monument has very high potential to provide evidence relating multiple periods and activities, despite having been extensively quarried in the post- medieval period.
- 4.74 In terms of the other interests that the NPPF defines as contributing to heritage significance, the monument has no architectural interest or any known artistic interest, although given its position, it seems unlikely that it has never formed the backdrop for paintings, sketches etc. In terms of any historic interest, its role during the medieval period as beacon site is attested by the naming of the hill after its function and will have a historic relationship with other beacon sites in the area as part of that chain of communication and contributes to the monuments significance. The use of the site for quarrying connects it historically to the economy and construction of the local towns and villages and also contributes in a minor way to its significance.
- 4.75 The significance of Haresfield Beacon Hill Camp and Ring Hill is embedded in its archaeological interest for which it is scheduled as a nationally important heritage asset. The historic context of its use as a communication beacon and for quarrying make a small but important contribution to that significance. The monument has no known architectural or artistic interest.

Setting

- 4.76 The setting of the monument is defined by its hilltop position which makes a positive contribution to its significance, and no doubt selected on the basis of its defensible position and long ranging views across the Severn Valley and to other promontories in the landscape, also potentially containing defended areas..
- 4.77 The content of the landscape immediately surrounding the monument and more distantly have changed considerably since the site was first selected for human use. The most obvious of these is the wooded slopes of the scarps below the monument. If visibility was a key attribute in the site selection, then any woodland would have been cleared to allow for observation more distantly but also of the slopes below the defences.
- 4.78 Currently the experience of being within the monument is dominated by its enclosure by the trees on its northern edge (**Image EDP 12**) which make no contribution to its significance, as they are unlikely to have been present when the site was in use. But it is considerably more open to the south and west (**Images EDP 13 and 14**) and here its setting is closer to its original landscape form and makes a positive contribution to its significance, as it allows the features within the monument to be read in their topographic context. The individual earthworks and features within the enclosed area are discernible and for the

most part, are experienced against the backdrop of the enclosing woodland to the north. Unless you are at the highest points of the monument it is difficult to appreciate any of its key features in the context of the wider landscape to the north.

- 4.79 There are however specific points at which extensive views north and westwards are possible, particularly from the location of the trigonometry point (**Images EDP 15 and 16**), but also from the eastern extent of the monument (**Image EDP 17**).
- 4.80 These views comprise extensive areas of 19th century enclosed field patterns that typify the wider topography at the base of the Cotswold escarpment and the Severn Valley and which include the site. It is possible to observe the Gloucestershire Energy from Waste Facility and recently consented warehousing at St Modwen Park Gloucester bordering the site to the north, set in the wider context of the M5 corridor, itself on the former alignment of the RAF Haresfield main runway and indeed the palimpsest of other landscape features and built form, some historic and which continue to evolve.
- 4.81 As such, whilst visibility across the Severn Valley from within the monument was a key reason for its siting, the effects of the everchanging nature of this landscape and the features within it have had a negligible effect on the significance of the monument over time. Even as these changes have accelerated in the 20th and 21st centuries the effect continues to be negligible and does not compromise the monuments archaeological integrity or is historic interest and has had no effect on the significance of the monument.
- 4.82 In terms of the ability to experience the monument from the wider landscape including from the site, it is only possible to appreciate the earthworks from the south and here this experience makes a positive contribution to its significance. Elsewhere, the experience is of a treeline on the top of the Beacon, such that the form, nature and significance of the earthworks that comprise the monument are not apparent. This experience makes no contribution to the significance of the monument.
- 4.83 In summary, the position on a promontory and elevation of the monument were key contributors to its siting allowing for the wide visibility required for security, communication and defence of the enclosure and primary reason for the selection of the site. To the north views are now curtailed by woodland on the slopes beneath the monument. However, to the west and south the landscape is open such that it is possible to experience the monument in something close to its historic landscape context as in this direction the landscape and makes a positive contribution to its significance.
- 4.84 As set out above, the content of the limited views to the north has changed significantly over the centuries and whilst the topography remains constant in its form these views now contains many modern landscape features. This ever-changing content in views from the monument does not affect its significance.
- 4.85 The proposed warehousing within the site will be visible from those areas of the scheduled monument that allow for views to the north and north west. This change is assessed as negligible in terms or the experience of the views across the Severn Valley from the monument due their distance and being located within the context of the existing

20th century landscape which includes the Gloucestershire Energy from Waste Facility and the M5 corridor. There will be no effects from any additional light or noise due to the distance from the site. This negligible change will have no effect on the identified significance of the monument which will not be harmed by the proposals and as such, the scheduled Haresfield Beacon Hill Camp and Ring Hill will not be considered further within this report.

Lower Green Farmhouse (LB1091321)

- 4.86 Lower Green Farmhouse is a Grade II building and is a nationally important structure of special interest, located c.885m to the south-east of the site boundary.

Significance

- 4.87 In terms of its architectural interest the listing citation states that it is:

“Probably C18 core, enlarged to front in C19. Coursed and dressed stone with flush quoins, sprocketed stone slate roof to front, remainder in tile with external stacks to rear range with brick flues, small lateral brick stack to rear of front range, almost in valley. Double range of 2 storeys and attic with large single-storey wing to front left. Scattered fenestration, with 3/2/3-light below eaves, leaded wood casements to left and centre, stone mullions to right. Large 3-light stone mullion and transom to right of centre at slightly higher floor level than door of 4 fielded panels to left of centre, with small leaded 2-light with timber lintel above.”

- 4.88 In terms of its architectural interest and the contribution that this makes to its significance, this is set out in the listing citation and makes the greatest contribution to its significance. As a private dwelling the house could not be closely inspected.
- 4.89 The house has no known archaeological interest other than that within its architectural fabric, as to date there have been no recorded archaeological finds or features relating to it, although it is possible that the remains of earlier structures may survive as below ground features. However, if present these will not be affected by the development proposals. The house has no known historic or artistic interest.

Setting

- 4.90 The farmhouse sits on a ridge to the east of Haresfield Lane and is in close proximity to its associated farm buildings separated by areas of paddocks and yards which extend to the east and border a railway line. It is these structures and spaces that define its immediate setting and make the greatest contribution to its significance, as they are directly related to its use as a farmhouse.
- 4.91 The main façade of the house is orientated to the north east and has views across farmland which extend across the Severn Valley (**Image EDP 18**). These views comprise 19th century enclosed field patterns that typify the wider landscape at the base of the Cotswold

escarpment as well as the Gloucestershire Energy from Waste Facility. It is not known if these views were designed or coincidental as the farm for practical reasons is aligned with Harefield Lane to its west.

- 4.92 In summary, it is its immediate farmyard and buildings that provide the greatest contribution to its significance. But given its function and that it can be still experienced with an agricultural landscape which contributes to its significance. There are views from the building across the landscape to the west, which include the site, although these are likely to be coincidental with the practical arrangement of the building on the lane, rather than as part of the design of the house and make no specific contribution to the significance of the listed building.
- 4.93 It is possible that the proposed warehousing within the site will be visible from Lower Green Farmhouse. However, this will not affect those elements of its setting that contribute to its significance and any views of the development will be both distant and in the context of the existing 20th and 21st century landscape which includes the Gloucestershire Energy from Waste Facility and the M5 corridor. There will be no effects from any additional light or noise due to the distance from the site. This change is assessed as negligible and will have no effect on the identified significance of the listed building. Therefore, the building will not be harmed by the proposals and will not be considered further within this report

Hill Cottage (LB1303509)

- 4.94 Hill Cottage is a Grade II listed building of national importance and of special interest, located c.2km to the south-east of the site boundary.

Significance

- 4.95 In terms of its architectural interest the listing citation states that it is a:

“Small detached cottage, formerly probably a pair. Early C18. Coursed and dressed stone with large flush quoins, stone slate roof, central ashlar ridge stack with paired flues and moulded cornice. Single range of 2 storeys with large single-storey lean- to to rear not of special interest. Two windows, widely spaced 2- light stone mullions with later glazing. Ground floor has 2 small projecting porches linked by single raking roof, with plank doors, all of C20. Left hand gable end has 3-light stone mullion with square hoodmould on ground floor and 2-light similar over.”

- 4.96 The contribution made by its architectural interest to its significance is set out within the listing citation and it is this that makes the greatest contribution. As a private dwelling the house could not be inspected as it is beyond the public highway.
- 4.97 The cottage has no known archaeological, historic or artistic interest that might contribute to its significance.

Setting

- 4.98 The cottage is located within its own grounds entirely enclosed to the south and the west, but with apparently open views across the Severn Valley to the north and east. It is its immediate grounds and its elevated position on the Cotswold scarp that defines its setting and makes the greatest contribution to its significance. Its position and orientation were probably influenced by the views to the north and east over which the main façade is orientated.
- 4.99 These views comprise extensive areas of 19th century enclosed field patterns that typify the wider landscape at the base of the Cotswold escarpment within which it is possible to observe the Gloucestershire Energy from Waste Facility and recently consented warehousing at St Modwen Park Gloucester, set in the wider context of the M5 motorway. As discussed with regard to Haresfield Beacon, these views are ever changing and it is their topography and scale that contribute to the significance of the listed building by way of their influence on its siting as opposed to the content, the nature of which has changes significantly over time but does not compromise the architectural interest of the listed building or indeed its significance.
- 4.100 It is possible that the proposed warehousing within the site will be visible from Hill Cottage. However, this will not affect those elements of its setting that contribute to its significance and any views of the development will be both distant (at c. 2km) and in the context of the existing 20th century landscape which includes the Gloucestershire Energy from Waste Facility and the M5 corridor. There will be no effects from any additional light or noise due to the distance from the site. This change is assessed as negligible and will have no effect on the identified significance of the listed building. Therefore, the building will not be harmed by the proposals and will not be considered further within this report

Cromwell House (LB1340759)

- 4.101 Cromwell House is a Grade II listed building of national importance and of special interest, located c.2km to the south-east of the site boundary.

Significance

- 4.102 In terms of its architectural interest the listing citation states that it is a:

“Detached house. Late C17/early C18, altered and enlarged to east in C20. Coursed stone front, remainder faced in roughcast with quoins, tile roof, 2 rendered stacks on original range, ridge and formerly left end, with moulded cornice. Single main range of basement, single storey and attic with small 2-storey rear wing, and large C20 wing to left not of special interest. Ground floor has recessed C20 vertical battened door to far left with timber lintel and small 2-light immediately to right also with timber lintel, and two 2-light stone mullions to far right, inner one in former doorway. Three small 4-pane single casement gabled dormers, tile hung. Right hand return has 2-light stone mullion to each floor, with square hoodmould on ground floor.”

- 4.103 The contribution made by its architectural interest to its significance is set out within the listing citation and it is this that makes the greatest contribution. As a private dwelling the house could not be closely inspected and cannot be seen from the road.
- 4.104 The house has no known archaeological, historic or artistic interest that might contribute to its significance.

Setting

- 4.105 The house, like Hill Cottage, which is located beneath it on the scarp, is located within its own grounds enclosed by hedges and trees, but with apparently open views across the Severn Valley to the north and east. Here it is its immediate grounds and its elevated position on the Cotswold scarp that defines its setting and makes the greatest contribution to its significance. Its position and orientation were no doubt influenced by views to the north and east.
- 4.106 These views comprise extensive areas of 19th century enclosed field patterns that typify the wider landscape at the base of the Cotswold escarpment within which it is possible to observe much 20th and 21st century development. As noted with regard to Haresfield Beacon, these views are ever changing and it is their topography and scale that contribute to the to the significance of the listed building by way of their influence on its siting as opposed to the content, the nature of which has changes significantly over time but does not compromise the architectural interest of the listed building or indeed its significance.
- 4.107 In summary, in terms of the contribution made to its significance by its setting the greatest contribution comes from its immediate grounds from which the house can be readily experienced. Whilst visibility across the wider landscape from the listed building was possibly a factor in its siting, the everchanging nature of this landscape and the features within it are neutral and do not compromise the listed buildings architectural interest.
- 4.108 It is possible that the proposed warehousing within the site will be visible from Cromwell House. However, this will not affect those elements of its setting that contribute to its significance and any views of the development will be both distant (at c. 2km) and in the context of the existing 20th and 21st century landscape which includes the Gloucestershire Energy from Waste Facility and the M5 corridor. There will be no effects from any additional light or noise due to the distance from the site. This change is assessed as negligible and will have no effect on the identified significance of the listed building. Therefore, the building will not be harmed by the proposals and will not be considered further within this report.

Haresfield Farmhouse (LB1387231) and Barn at Haresfield Farm (LB1091332)

- 4.109 Haresfield Farmhouse and the Barn at Haresfield Farm are both listed at Grade II and are building of national importance and of special interest. They are located c.1.3 km to the south of the site boundary.

Significance

4.110 In terms of the architectural interest of the farmhouse the listing citation describes this as:

“Farmhouse. Circa late C17. English/random bond red brick with brick platband and stone window frames. Clay plain tile roof with gabled ends. Brick gable-end stacks. PLAN: L-shaped on plan; main range comprises a parlour at the south end over a cellar, an entrance hall at the centre with a stair tower behind; to the north of the stair hall is another heated room, and at the north end there is an integral outshut, from which rises the back stairs to chambers over the kitchen in the service wing on the west front of the house. EXTERIOR: 2 storeys, attic and cellar. Asymmetrical 2-window west front with 2-light chamfered stone mullion windows with iron casements; doorway on left with rectangular overlight and plank door. Brick platband at first floor level. Lower gable-ended wing on left with late C19 single-storey outshut on inner south side. Rear [E] also has stone mullion windows, and has tall 3-storey gabled stair tower to right of centre with similar 2-light stone mullion window on each floor; C20 brick extension on right [N] side of stair tower; single-storey integral outshut on right-hand [N] end. INTERIOR: Parlour has compartmented ceiling with deeply chamfered intersecting beams. The stair tower contains a good late C17 dog-leg staircase with splat balusters. Chamfered ceiling beams. C18 and C19 joinery. Original tenoned-purlin roof structures.”

4.111 With regard to the adjacent barn, the architectural interest of this structure is described as follows:

“Barn. Circa late C17/early C18, extended later C18. Brick, English/random bond. Clay plain tile roof with gabled ends; pantiled lean-to to south west. PLAN: 6-bay barn with midstrey on south side of central threshing bay; extended later C18 by addition of stables at east end with loft; late C19 lean-to cattle shed on south side of west end. EXTERIOR: Central hipped midstrey on south side with part corrugated, part timber doors; lean-to on left. Stables added on right-hand end with flight of steps to loft doorway on east gable-end. Cart entrance at rear (N) to right of centre. INTERIOR: Six bays with four tie-beam and collar trusses with two tiers of tenoned-purlins; the small collars are morticed to the principals; similar truss to midstrey common-rafters and ridgeboard; C19 loft inserted into the west three bays. Ventilation slits at east end.”

4.112 The contribution made by the buildings architectural interest to their significance is set out within the listing citations and it is this that makes the greatest contribution. As private dwellings the houses could not be closely inspected. Historically they and the retained ancillary building, which are potentially curtilage listed, were part of the same farm complex the barn is now converted for residential use and the two buildings are located within their own grounds and gardens. The house and barn have no known archaeological or artistic interest.

Setting

4.113 The buildings are located on the north side of Haresfield Lane within the linear settlement of Little Haresfield, which comprises several farms, former farms and the former

Standish Vicarage (see below). Historically both buildings and their retained ancillary buildings, which are potentially curtilage listed, were part of the same farm complex. The barn is now converted for residential use and the two buildings are located within their own grounds and gardens. It is from here and the road that the listed buildings can be best experienced such that it is these elements of their setting that make the greatest contribution to their significance.

- 4.114 Beyond the buildings to the north are paddocks and agricultural fields divided by trees and hedgerows. The agricultural setting of the listed buildings makes a positive contribution to their significance (**Image EDP 19**) in terms of their historic associations and use. It is possible to experience the listed buildings as a group from within the wider countryside (**Image EDP 20**) although planting surrounding them suggests that the potential for any views out across the wider landscape, of which the site forms part, are limited. Indeed, any such views are likely to be incidental, and therefore not contributing to significance, especially given the neither building has its main facade orientated to the north.
- 4.115 The landscape to the north, which includes the site, is relatively flat and it is not possible to experience the site or indeed the M5 from the listed buildings. The taller elements of the Gloucestershire Energy from Waste Facility form a small part of the wider landscape and its presence has no effect on the significance of the listed buildings.
- 4.116 In summary, the above assessment of Haresfield Farmhouse and the Barn at Haresfield Farm has established that they will receive no effect to their significance from the form of development proposed within the site due to its distance and screening from the intervening landscape form. Their distance precludes any additional effects in terms of light or noise. Therefore, the significance of the buildings will not be harmed by the form of development proposed and they are not discussed further within this report.

The Old Vicarage (LB1303257)

- 4.117 The Old Vicarage is listed at Grade II and is a building of national importance and of special interest and is located c.1.3 km to the south of the site boundary.

Significance

- 4.118 In terms of its architectural interest the listing citation set out that:

“The Old Vicarage (formerly listed as Standish Vicarage) 20.6.75 II Former vicarage, detached. Core to north probably C15, enlarged to south-west to form L-shape in. C16, angle infilled c1839-40 by William James, further extension to west in later C19. North wing in random coursed stone with diagonal stepped buttresses on chamfered plinth, slate roof to front, artificial stone slates to rear. Central ashlar ridge stack with 3 renewed flues joined by moulded cornice, part external stack to west end with 2 original flues. C16 and C19 angle wings in coursed and dressed stone with ashlar stacks with triple diagonally set flues (one flue renewed), later wing in brick with stone dressings, artificial stone slate roof. Two storeys and attic. Rear range has 2 projections on north side, one with former

garderobe, between 3 windows, 3/2/2- light arched light stone mullions with square hoodmoulds, 3/2/4- light on ground floor with enriched stops, and king mullion to 4- light. Fenestration on C16 and angle C19 wing in similar style. Entrance in C19 section with long 2-light stone mullion and transom, all lights arched, to far left lighting stair and Tudor arch doorway adjacent with C19 vertical battened door. Interior partly inspected - ground floor rooms of oldest section have original stone ogee arch doorway on west side and moulded compartmented ceilings. Ridge stack has large moulded Tudor arch fireplace at base with adjacent chamfered pointed archway to former newel stair. Stack at west end has large timber bressumer fireplace at base. South east buttress of this wing has stone sundial with arms of the See of Gloucester, dating from restoration in C17 by Bishop Frampton."

- 4.119 Its architectural interest and the contribution that this makes to its significance is set out in the listing citation and it is this that makes the greatest contribution to its significance. As a private dwelling/s the house could not be accessed to inform this assessment or to add to the architectural description.
- 4.120 In terms of its historic interest, it has links to Standish Church which is located c.780m to the south, this relationship makes an important contribution to its significance. Given the age of the house and the number of adaptations to its fabric, this and the potential for buried remains of earlier layouts, the building will have some archaeological interest which will contribute to its significance. The house has no know artistic interest.

Setting

- 4.121 The building is located on the north side of Harefield Lane within the linear settlement of Little Haresfield, which comprises several farms and former farms. It is located within its enclosed grounds and it is not possible to experience the building from the road or from the public footpath than runs to its west.
- 4.122 The main experience of the house will be from within its grounds which are well treed and walled and it is this experience that will make the greatest contribution to its significance, as it is from here its architectural and historic fabric can be primarily experienced. To the north of the walled gardens are paddocks, there is a view of the rear or north facing elevation, which as this is not its primary façade are unlikely to be designed (**Image EDP 21**) such that they will contribute to its significance. Several trees have been recently planted within the paddocks to the rear of the listed building which will further restrict any views to or from the rear elevation of the house enclosing it further from the surrounding 19th century landscape.
- 4.123 The surrounding 19th century landscape makes a very limited contribution to the significance of the 15th century building due to its form and the fact that the building has a religious context as opposed to a farming one. The taller elements of the Gloucestershire Energy from Waste Facility may form part on views from the rear elevation of the house, but the flat topography and screening from existing hedgerows and trees will mean that the presence of this building forms only a small part of the wider landscape, the presence of which has no effect on the significance of the listed building.

4.124 In summary, The Old Vicarage will receive no effect on its significance from the form of development proposed within the site due to its distance and screening from the intervening landscape form and as such it is not discussed further within this report.

Section 5 Assessment

- 5.1 The assessment of significance and the contributions made to that significance by the setting of the identified assets as set out in **Section 4**, forms the heritage baseline for Symmetry Park, Gloucester East.
- 5.2 The purpose of this assessment has to date been to inform the initial masterplanning of the site to inform site development proposals for local plan consultation, to ensure heritage matters are fully considered.
- 5.3 Only those assets where the potential for an effect to their significance as a result of the development of the site are discussed below. The assessment of effects has been based on the development description as detailed in Section 1. There are two illustrative masterplans for the site (aja architects, dwg nos 6440-31 and 6440-32). The size number and orientation of the proposed buildings are the same for each, the difference being the access routes, both into and around the site. Where appropriate these differences and the potential for effects from both are discussed below.
- 5.4 In addition to the masterplans wireframes of the proposed development have been created on the basis of the information within the masterplans to inform the preparation of both this heritage assessment and the LVA (report ref: edp5060_r004), the illustrative masterplans and wire frames are presented within that report.

The Mount (SM1020655)

- 5.5 It is proposed that buildings up to 18m in height are constructed within the site, the eastern boundary of which is located c. 300m, to the west of the scheduled monument. However, both masterplans identify that the buildings will not be located on the western boundary but will be located c.100m further to the west separated by landscaping and parking (6440-32) or an internal road and landscaping (6440-31).
- 5.6 The assessment in **Section 4** has determined that the land to the west of the monument makes no contribution to its significance and there are no visual connections such that the physical construction of the buildings and the loss of the agricultural land will not have an effect on significance.
- 5.7 However, the scale and proximity of the site has the potential to introduce light spill and noise into a relatively dark environment changing the experience of the monument during winter particularly, due to the loss of leaf cover and shorter daylight hours, potentially affecting the enjoyment of its significance.
- 5.8 In developing the masterplans, it is intended that the landscaping on the eastern side of the site includes a bund such that the light spill from headlights using the roads and parking will not extend across the fields and towards the monument. The bund and the proposed

planting, in addition to the dense planting that already exists on this boundary, some of which was recently planted, will also screen light spill and muffle any operational noise. If lighting is required on the buildings to light the yards or within the car parking areas then the design of these could be such that they focus the light downwards. In this regard, in terms of the amount of lighting required, masterplan 6440-31 would potentially have lesser effect in terms of light spill.

- 5.9 There will be no physical effect from the proposed development, there will be no impact on the key relationships that contribute to the significance of the scheduled monument or indeed those elements of its surroundings that make a positive contribution to its significance i.e. its setting, which excludes the site. However, the proximity of the site and the nature of its use will increase noise and light levels in the proximity of the monument.
- 5.10 However, this change needs to be considered against the background noise in the area already created by the M5 and light from the industrial park within which the Gloucestershire Energy from Waste Facility is located. Such that the baseline is not one of tranquillity or dark skies. On this basis and with the mitigation as proposed the proposed development of Symmetry Park Gloucester East will have no effect on the significance of the Mount Scheduled Monument.

The Church of St Peter, Grade II* (LB1090521) and Listed Monuments within the Churchyard

- 5.11 It is proposed that buildings up to 18m in height are constructed within the site the eastern boundary of which is located c. 420m to the west of the Grade II* listed church. However, both masterplans identify that the buildings will not be located on the western boundary but will be located c.100m further to the west separated by landscaping and parking (6440-32) or an internal road and landscaping (6440-31).
- 5.12 The assessment in **Section 4** has determined that in terms of its setting that it is the immediate surroundings of the church, comprising its graveyard and the approach via the Vicarage and the adjacent scheduled monument that make the greatest contribution to the significance of the church. These relationships will not be affected by the proposals.
- 5.13 The buffering effect of the recent (relatively) churchyard extension and newly created landscaping to the west, will ensure that over time the existing permeability thorough the trees on the western boundary will eventually be lost.
- 5.14 Whilst this assessment has identified that from the west there is no experience of the church and historically this land, of which the site forms part, was not historically associated with it, from the south due to the openness of the churchyard boundary it is possible to experience the church in its landscape context from the adjacent meadow and fields which include the site. This experience has been assessed as making a positive contribution to the significance of the Grade II* listed church.

- 5.15 The wirelines demonstrate (edp5060_r004) that the roof of Unit 1 will be visible above the existing hedge line as will the upper part of the eastern facing elevation. Far from being dominant in the landscape, from the footpath where the church can be fully appreciated in the context of the proposed development, as shown on **Photoviewpoint EDP 7**, the proposed warehouses are barely perceptible. As such the careful masterplanning of the site has established that warehousing warehouse of the form and scale proposed can be accommodated within the setting of the church without competing with it.
- 5.16 However, the proposed development does represent a change to the wider landscape within which the church is experienced and whilst largely screened by the existing hedgerows in summer, it will become more prominent in winter conditions especially when lit. As such this assessment has determined that the change will harm the significance of the Grade II* listed Church of St Peter, as views to it from the south will include both the Gloucestershire Energy from Waste Facility and the proposed warehousing eroding its historic village edge context.
- 5.17 As there will be no physical effect from the proposed development, the level of harm as a result of the proposed development is assessed as less than substantial under the terms of the NPPF. Within that, such that any form of scale exists, this harm will be at lower end, as the key elements of the church's setting which make the greatest contribution to its setting will remain unaffected.
- 5.18 In addition to the mitigation inherent within the masterplan, in terms of the scale and massing of the warehouse units, it is anticipated that the landscaping within the site would further reduce the impact though the use of evergreen trees in the planting mix and colouring the south and east facing elevations green, such that they blend with the natural environment. Evergreen planting would help to prevent light spill in winter conditions and maintain the screening effect. It may also be possible to reduce any light spill further by using specifically designed lights than focus downwards. These measures, as appropriate could further reduce the level of harm to the very low end of less than substantial.

Haresfield Court (LB1091320)

- 5.19 It is proposed that buildings up to 18m in height are constructed within the site the eastern boundary of which is located c. 675m to the north-west of the Grade II listed building. However, both masterplans identify that the buildings will not be located on the western boundary but will be located c.100m further to the west separated by landscaping and parking (6440-32) or an internal road and landscaping (6440-31).
- 5.20 The assessment in **Section 4** has determined that in terms of its setting that the listed building appears from its location, elevation and orientation to have been positioned to take in long views across the Severn Valley. These views are considered to contribute positively to the significance of the listed building, but nevertheless are also recognised as having changed over time as a result of modern development, including the M5 corridor and the Gloucestershire Energy from Waste Facility, which introduces elements of industry and modernity into the views.

- 5.21 The site in its current form is unlikely to be visible, but with the form of development proposed in place, the proposed warehousing may form a very small part of this much wider vista. This is considered to represent a negligible change to the existing landscape when viewed from the house, as the proposed development will form part of the existing modern landscape adjacent to the M5, such that whilst the change may be noticeable it is unlikely to represent anything more than a negligible change, which will not affect the contribution made by this view to the significance of the listed building.
- 5.22 Adjacent to the southern boundary of the site are the remains of a former track and an avenue of trees. These historically connected the former lodge, which is now a private house on Gloucester Road, to Haresfield Court. None of these features will be affected by the proposed development as they sit outside of the site boundary and will remain as they are currently experienced.

Mount Farmhouse (LB1340342)

- 5.23 It is proposed that buildings up to 18m in height are constructed within the site the eastern boundary of which is located c. 375m to the north-west of the Grade II listed building. However, both masterplans identify that the buildings will not be located on the western boundary but will be located c.100m further to the west separated by landscaping and parking (6440-32) or an internal road and landscaping (6440-31).
- 5.24 The assessment in **Section 4** has determined that the land to the west of the of the farmhouse, which includes the site, is historically associated with the farm such that development in the form proposed will affect this historic relationship, but only to a minor degree as the relationship is both historic and only a very small part of what was a much wider landholding. This harm is assessed as being at the very low end of less than substantial.
- 5.25 The site has no visual relationship with the listed building due to it enclosed boundaries. However, the scale and proximity of the site has the potential to introduce light spill and noise changing the experience of the house from within its immediate gardens particularly during winter, due to the loss of leaf cover and shorter daylight hours, potentially affecting the enjoyment of its significance.
- 5.26 In developing the masterplans, it is intended that the landscaping on the eastern side of the site includes a bund such that the light spill from headlights using the roads and parking will not extend across the fields and towards the listed building. The bund and the proposed planting, in addition to the planting that already exists on the boundary of the listed building will also screen light spill and muffle any operational noise. If lighting is required on the buildings to light the yards or within the car parking areas then the design of these could be such that they focus the light downwards. In this regard, in terms of the amount of lighting required, masterplan 6440-31 would potentially have lesser effect in terms of light spill.

- 5.27 As a result of the effects of this mitigation the level of harm identified will be reduced to the very low end of the less than substantial spectrum.

The Thatched Cottage (LB1155404)

- 5.28 It is proposed that buildings up to 18m in height are constructed within the site the eastern boundary of which is located c. 350m to the west of the Grade II listed building. Both masterplans identify that there will be an area of landscaping on the north eastern boundary to the east and north of unit 2. Both masterplans (6440-32) and (6440-31) show an area of parking on the northern edge of the site adjacent to Stonehouse Lane setting the building back by c. 100m.
- 5.29 The assessment in **Section 4** has determined that the site in its current form makes no contribution to the significance of the Thatched Cottage and does not form part of its setting as there is no experience of it from the location of the cottage due to topography and tree brakes in the landscape. Due to the set back of the Unit 2 from Stonehouse Lane it will not be possible to experience the proposed development from the location of the Thatched Cottage. It should be noted that the buildings within the recently developed St Modwen Park Gloucester are much closer to the listed building than Unit 2.
- 5.30 On this basis it is considered highly unlikely that there will be any effect in respect of the significance of the listed building from the development of the site of the form proposed or that it will receive any negative effects from light or noise within the site.

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Section 6 Conclusions

- 6.1 This Heritage Assessment has been prepared by the Environmental Dimension Partnership Limited (EDP) on behalf of Tritax Symmetry, in order to establish the nature and significance of any effects within the settings of designated heritage assets in the sites wider zone of influence, whereby their significance may be affected as a result of its development.
- 6.2 The proposed development comprises warehousing up to 18m in height to ridge with associated infrastructure, as set out on the illustrative masterplans (aja architects, dwg nos 6440-31 and 6440-32).
- 6.3 The site contains no designated heritage assets, but 74 are present within 1km of the site boundary and a further 101 were identified as having the potential for a visual connection with the site up to 5km from its boundary, as the result of the production of a ZTV.
- 6.4 Following on from this initial scoping exercise and in conjunction with an extensive site visit, this assessment looked in detail at 12 designated heritage assets, a further 50 were graveyard monuments associated with the Grade II* Church of St Peter, with which they have been grouped. Of these five were assessed in detail due in part to their proximity to the site and the scale of change that the development would pose:
- The Mount Scheduled Monument (**SM1020655**);
 - The Church of St Peter, Grade II* (**LB1090521**) and Listed Monuments within the Churchyard;
 - Haresfield Court listed at Grade II (**LB1091320**);
 - Mount Farmhouse listed at Grade II (**LB1340342**) and
 - The Grade II listed Thatched Cottage (**LB1155404**).
- 6.5 In terms of the Mount Scheduled Monument, in its current form, the site does not form part of the setting of the monument and will have no physical effect upon it. However, as the scale and proximity of the proposed development has the potential to introduce light spill and noise into a relatively dark environment, changing the experience of the monument during winter particularly.
- 6.6 This assessment has identified that as the result of careful masterplanning and the proposed placement of landscaping on the eastern side of the development that will potentially include a bund, any light spill from headlights using the roads and parking will not extend across the fields and towards the monument maintaining the current experience of it in darker conditions. Additionally, lighting needed for the function of the

site could be specifically designed to focus light downwards, further reducing the potential for light spill into the wider environment. Any increase in noise is not anticipated to exceed those already present from the adjacent M5. On this basis this assessment concludes that the proposed development of Symmetry Park Gloucester East will have no effect on the significance of the Mount Scheduled Monument.

- 6.7 With regard to the Grade II* listed Church of St Peter and its associated churchyard monuments, the assessment has established that the proposed development will have no effect on those key relationships that make the greatest contribution to its setting comprising the tombs within the churchyard, the scheduled monument and the listed vicarage.
- 6.8 Incidental and partial views are currently possible out towards the site from the church yard, whilst reinforcing its rural context these are not designed and make no contribution to the significance of the church and new planting and landscaping will remove these in due course. Views of the church spire are widely available across the landscape and do not contribute to its significance.
- 6.9 There is however a key experience of the church on the approach to it from the south in the direction of Haresfield Court. This historic route and the experience it provides, in terms of framing the church in the context of its surrounding meadows to the south, makes a positive contribution to its significance.
- 6.10 The assessment has determined that elements of the proposed development will be apparent within the landscape to the west of the church, limited to the roofline of unit 1 and the upper part of its elevation. As such in the key view of the church the development will be barely perceptible, but this does however represent a change in the setting of the Grade II* listed building which it has been assessed will affect its significance due to the erosion of the rural context to the west of the village within which it is experienced.
- 6.11 The level of harm in terms of the NPPF is assessed at the low end of less than substantial harm as none of the key relationships that contribute to the church's significance in terms of its setting will be affected.
- 6.12 In terms of Haresfield Court (**LB1091320**) which is listed at Grade II, it is the elevation of the building and its orientation to provide views over the Severn Valley that has potentially made it sensitive to change with regard to the form of development proposed. In addition to this the site bounds the remains of a former track and an avenue of trees, historically associated with the former lodge to Haresfield Court.
- 6.13 The proposed warehousing may form a very small part of the views across the valley representing a negligible change to the existing landscape in the context of the existing modern landscape adjacent to the M5. This change will have no effect on the significance of the listed building as part of that wide vista and the features associated with historic use of the house and their relationship with each other will remain unaffected, such that the proposed development of Symmetry Park Gloucester East will have no effect on the significance of the Grade II listed building.

- 6.14 Mount Farmhouse is historically linked to the land within which the proposed site is located. There are however no experiential possibilities which the house being entirely screen from the site. It is possible that due to the scale and proximity of the proposed development has the potential to introduce light spill and noise into a relatively dark environment, changing the experience of the listed building from within its grounds in winter particularly.
- 6.15 This assessment has identified that as the result of careful masterplanning and the proposed placement of landscaping on the eastern side of the development that will potentially include a bund, any light spill from headlights using the roads and parking will not extend across the fields and towards the building, maintaining the current experience in darker conditions. Additionally, lighting needed for the function of the site could be specifically designed to focus light downwards, further reducing the potential for light spill into the wider environment. Any increase in noise is not anticipated to exceed those already present from the adjacent M5. As such these changes can be fully mitigated and will have no effect on the significance of Mount Farmhouse.
- 6.16 However, the change of use of the historically associated farmland from the proposed development of Symmetry Park Gloucester East will have a small but negative effect on the significance of the farmhouse, assessed at the very low end of less than substantial.
- 6.17 Whilst the current form of the site does not form any part of the setting of the Thatched Cottage, an assessment was undertaken of the form of development proposed to understand the potential for change. Due to the set back of the Unit 2 from Stonehouse Lane it will not be possible to experience the proposed development from the location of the Thatched Cottage from the form of the development proposed or that it will receive any negative effects from light or noise within the site.

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Section 7

References

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Images



Image EDP 1: The Mount scheduled monument, view to the south.



Image EDP 2: The Mount scheduled monument, view to the east.



Image EDP 3: The Mount scheduled monument, view to the west, the tubes beyond the fence are new woodland planting.



Image EDP 4: The Grade II* Church of St Peter view to the west.



Image EDP 5: The Grade II* Church of St Peter view to the west from within the historic church yard. The tubes beyond the fence line are new woodland planting.



Image EDP 6: The Grade II* Church of St Peter view to the across the meadow towards Haresfield Court.



Image EDP 7: The Grade II* Church of St Peter view to the west from the southern church yard gate.



Image EDP 8: The Grade II* Church of St Peter view to the west from within the church yard extension. Beyond the fence is a newly installed landscape pond and extensive woodland planting.



Image EDP 9: View to the site towards the Church of St Peter from within the site.



Image EDP 10: View to the south west from within the site towards the former access and remains of tree avenue to the south of the site boundary. The former lodge is obscured by trees.



Image EDP 11: Haresfield Court from the west.



Image EDP 12: The interior of Haresfield Beacon scheduled monument view to the north.



Image EDP 13: The interior of Haresfield Beacon scheduled monument view to the west.



Image EDP 14: The interior of Haresfield Beacon scheduled monument view to the south.



Image EDP 15: Haresfield Beacon scheduled monument from the location of the trigonometry point view to the north-west.



Image EDP 16: Haresfield Beacon scheduled monument from the location of the trigonometry point view to the west.



Image EDP 17: Haresfield Beacon scheduled monument from its eastern extent view to the west.



Image EDP 18: Views from the location of Lower Green Farmhouse to the west.



Image EDP 19: Views from the rear of Little Haresfield farmhouse to the north-east.



Image EDP 20: Views to the rear of Little Haresfield farmhouse to the south-west.



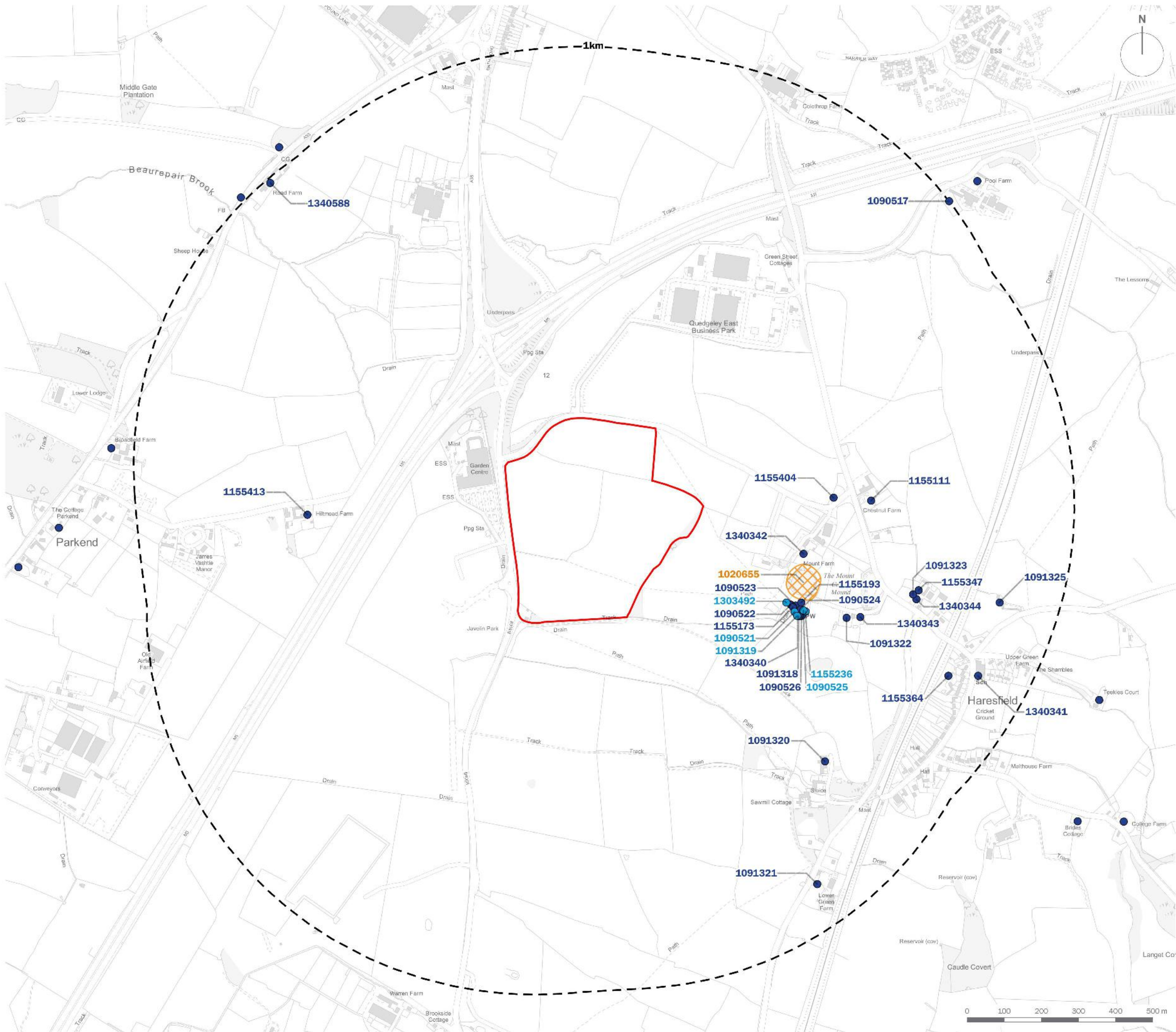
Image EDP 21: View to the south of the rear of the Old Vicarage.

Plans

Plan EDP 1 Designated Heritage Assets
(edp5060_d011 04 May 2020 GY/JV)

Plan EDP 2 Designated Heritage Assets within 5km Relevant to this Assessment.
(edp5060_d034a 01 October 2020 RB/JV)

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- Site Boundary
- 1km Study Area
- Scheduled Monument
- Grade II* Listed Building
- Grade II Listed Building

client
Tritax Symmetry

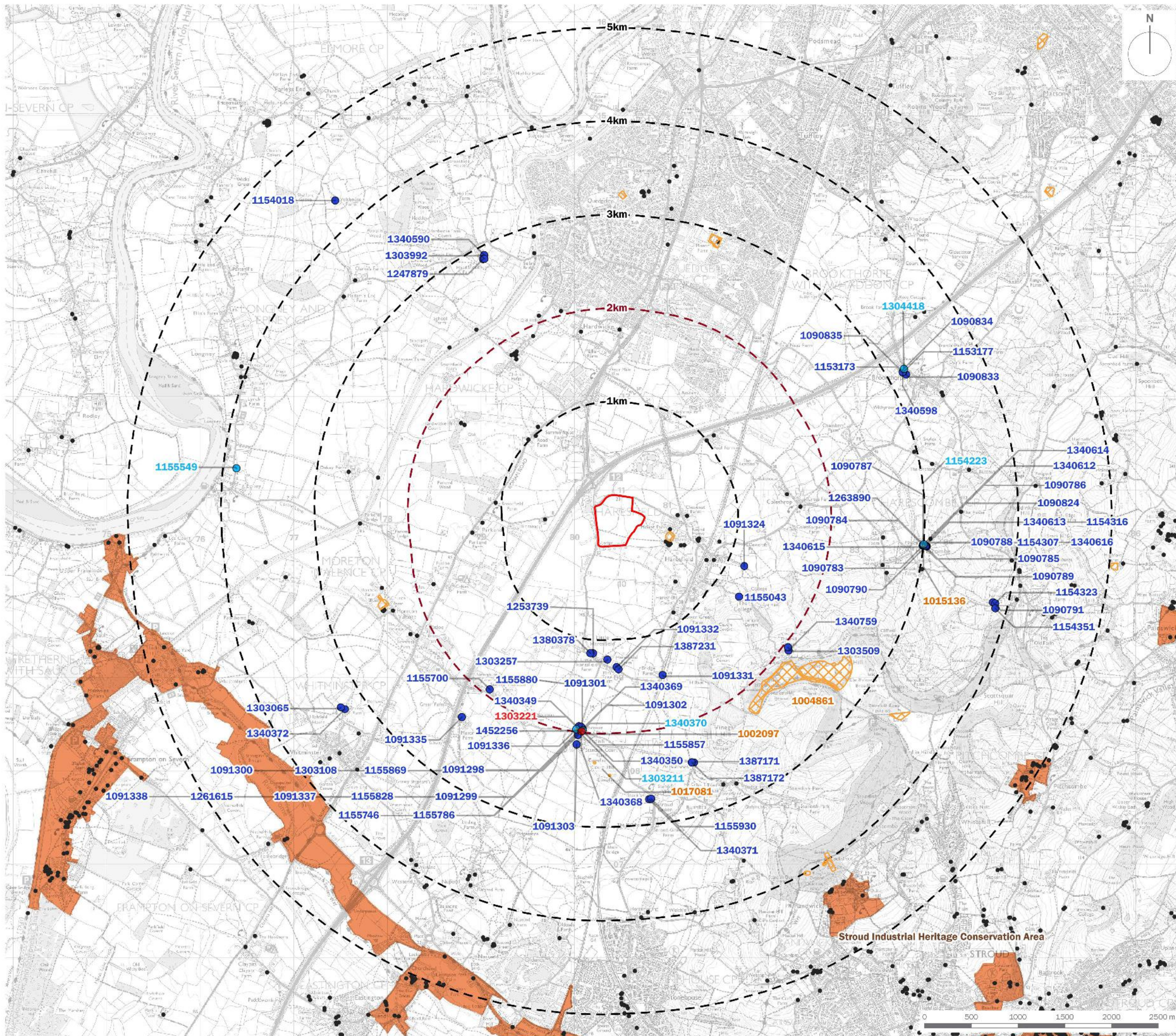
project title
Symmetry Park Gloucester East










drawing title
Plan EDP 1: Designated Heritage Assets

date	04 MAY 2020	drawn by	
drawing number	edp5060_d011	checked	
scale	1:10,000 @ A3	QA	



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-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area
- Listed Buildings within 5km of Interest**
-  Grade I
-  Grade II*
-  Grade II
-  Other Listed Buildings
-  Scheduled Monuments
-  Conservation Areas

client
Tritax Symmetry

project title
Symmetry Park Gloucester East

drawing title
Plan EDP 2: Designated Heritage Assets within 5km Relevant to this Assessment

date	02 OCTOBER 2020	drawn by	
drawing number	edp5060_d034a	checked	
scale	1:40,000 @ A3	QA	



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