

Stroud District Council

Strategic Assessment of Land Availability (SALA): 2018 Update

Heritage Impact Appraisal

October 2018



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Contents

1.	Introduction and key to assessment	page 1
2.	Site appraisals:	page 5
	Settlements:	
	Bisley	page 5
	Chalford	page 6
	Coaley	page 7
	Eastington	page 9
	Frampton on Severn	page 12
	Kings Stanley	page 14
	Kingswood	page 16
	Painswick	page 17
	Saul	page 19
	Stonehouse	page 21
	Stroud	page 23
	Whitminster	page 29

1. An introduction to the Heritage Impact Appraisal

To inform the Stroud District SALA 2018 Update

- 1.1 In 2016-17, Stroud District Council undertook a District-wide Strategic Assessment of Land Availability (SALA), a comprehensive assessment of land availability for future housing, employment, retail and community uses. The results were published in May 2017.
- 1.2 This **Heritage Impact Appraisal** has been prepared as part of the **2018 SALA Update**, which has assessed sites submitted since the previous assessment closed, and sites that have come forward through the Local Plan Review (Issues and Options consultation, Autumn 2017).
- 1.3 The aim of the SALA is to identify which sites are the most suitable and deliverable for particular uses, in order to:-
 - i) support the delivery of the adopted Stroud District Local Plan, by identifying suitable, available and achievable land, to meet currently identified needs; and
 - ii) to inform the review of the Local Plan, by identifying land with future potential for development, which can be further assessed through the review process.
- 1.4 The SALA involved an initial technical assessment of the suitability¹ of sites for development, using a variety of data sources. It was carried out in accordance with the Council's detailed [methodology statement](#), which was published in February 2016.
- 1.5 As part of the suitability assessment, each site was appraised to identify what potential impacts on the District's natural and historic environment might result from its development, in terms of landscape, heritage and biodiversity interests. This Heritage Impact Appraisal has been produced to inform the assessment of potential impacts – both positive and negative – on the historic environment and heritage assets. The findings of this study are summarised within the 'Suitability' section of each site assessment in the final SALA 2018 Report.
- 1.6 In addition to informing the Council's monitoring of housing and employment land availability/supply, the results of the SALA (including this study) will form an evidence base for the Stroud District Brownfield Register and for the Local Plan review.
- 1.7 It is also expected that this Heritage Impact Appraisal will provide a useful point of reference for those involved in drawing up or assessing future planning proposals for any of these sites. This will be relevant not only during the consideration of planning applications, should they arise, but may also be helpful to communities wishing to identify future growth and development potential or to define particular vulnerabilities and sensitivities through their Neighbourhood Development Plans.

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

Methodology

Identifying sites for heritage impact assessment

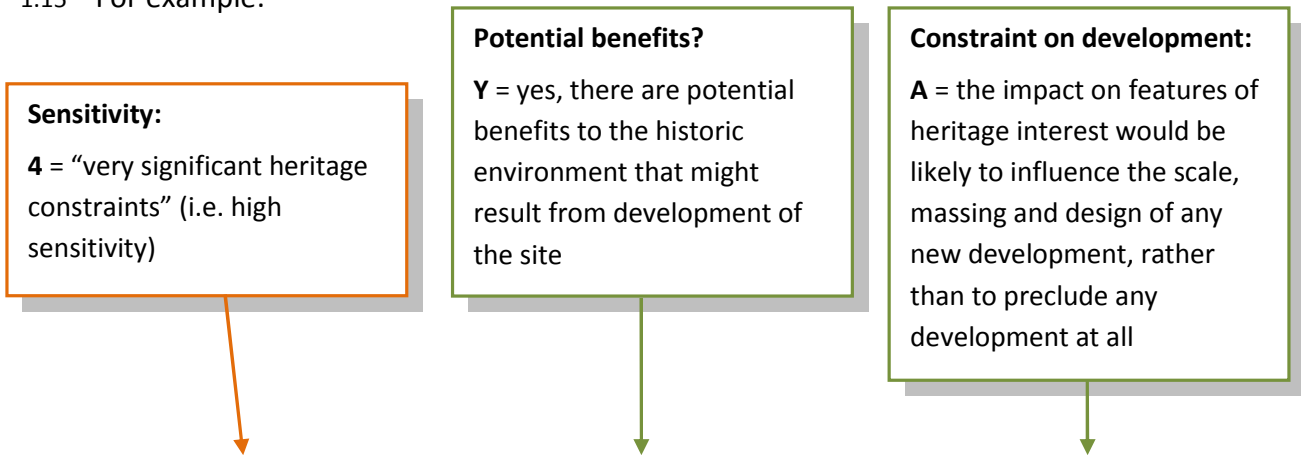
- 1.8 Some 48 sites were included within the 2018 SALA. Of these, 4 sites were excluded from the SALA assessment for various reasons (refer to Appendix 4 of the SALA New Sites Update Report, July 2018). The remaining 44 were subject to site assessment and were visited by Officers during March 2018.
- 1.9 Through an initial desktop screening process, principally involving GIS mapping, 8 of these sites were identified as likely to have some form of heritage sensitivity. These were sites where one or more of the following criteria applied:
- The site lies within or partially within a conservation area
 - The site directly adjoins a conservation area
 - The site contains one or more listed buildings
 - The site contains a scheduled monument
- 1.10 A secondary screening allowed the Officers who had visited the sites to flag up potential sensitivity and to identify sites where development might have heritage impacts. This led to a further 8 sites being added to the heritage impact assessment. These were typically sites where development might affect the setting of a heritage asset that didn't necessarily lie inside the site's boundary (or immediately adjoining it) and where the potential sensitivity could not easily be identified using mapping.
- 1.11 In total, **16** sites were identified as having some degree of heritage sensitivity, where the potential impacts of development required assessment.

Desktop assessment

- 1.12 The heritage impact assessment was a desktop study, carried out by Council Officers from the Planning Strategy team and Conservation / Development Management during March / April 2018. All 16 sites were subject to an initial round-table appraisal, where key sensitivities were identified and an initial view was taken about whether there was scope for development / re-development; broadly what kind; and whether development might offer any opportunity for positive benefits to the historic environment (for example to secure the future of a disused historic building, or to enhance the character and significance of an asset).
- 1.13 The round-table session was followed by further desktop appraisal (using historic maps, aerial photographs and GIS mapping of designated heritage assets) to confirm the initial view taken and to 'score' each site, based on the level of its sensitivity, the potential for heritage benefits, and the likely degree and type of constraint that the site's heritage interest might place on future development.
- 1.14 A key to this 'scoring' is included over the page. It should be noted that a 'high' score in terms of a site's sensitivity does not necessarily translate as a prohibitive level of development constraint. A site with considerable sensitivity in terms of its heritage interest

and significance may be extremely ‘developable’: the way in which this might place a ‘constraint’ on development might simply relate to matters of design and detail, or it might mean that a small part of the site should ideally be kept clear of development.

1.15 For example:



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

Assessment Key

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

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

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

Bisley

Site BIS 002 – Land off Calfway Lane (west of BIS 001)

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

Initial view on level of sensitivity

No significant heritage constraints, although this is quite a sensitive site in terms of the character of the village and its rural edge. The site abuts the Bisley conservation area, which extends to the settlement edge on Calfway Lane, at Cadogan Grange. Direct views into the conservation area from the north are quite limited along Calfway Lane itself. The settlement edge is visible across the fields, including across this site, but the visible buildings are predominantly C20th and outside the conservation area. From this approach, arrival into the conservation area (and exit from it) is quite abrupt: there is a very pronounced transition from rural setting to historic village. From Cheltenham Road, the site plays some role as a glimpsed backdrop to the distinctive farmhouse of Bisley Farm. The site therefore plays a role in the connection between the conservation area and its rural context; but its role in terms of visual setting (in both near and long-range views) is limited.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Perhaps some scope for new housing development, subject to sensitive design and landscaping, which would extend the village envelope slightly, whilst maintaining the distinctive sense of transition on Calfway Lane and the rural edge character, as seen from both Cheltenham Road and Calfway Lane.

Potential impacts and constraints on development

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

Assessment		
1		A
<p>Summary</p> <p>[2A] No significant heritage constraints, although this is quite a sensitive site in terms of the character of the village and its rural edge. The site abuts the Bisley conservation area, which extends to the settlement edge on Calfway Lane, at Cadogan Grange. Direct views into the conservation area from the north are quite limited along Calfway Lane itself. The settlement edge is visible across the fields, including across this site, but the visible buildings are predominantly C20th and outside the conservation area. From this approach, arrival into the conservation area (and exit from it) is quite abrupt: there is a very pronounced transition from rural setting to historic village. From Cheltenham Road, the site plays some role as a glimpsed backdrop to the distinctive farmhouse of Bisley Farm. The site therefore plays a role in the connection between the conservation area and its rural context; but its role in terms of visual setting (in both near and long-range views) is limited. No obvious scope for development that would have any positive heritage benefits. Perhaps some scope for new housing development, subject to sensitive design and landscaping, which would extend the village envelope slightly, whilst maintaining the distinctive sense of transition on Calfway Lane and the rural edge character. The impact on the character, setting and significance of the conservation area is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

Chalford

Site CHA 002 – Land to the west side of Middle Hill

Scheduled Ancient Monument	
Conservation Area	<i>Affecting the setting of Chalford Hill conservation area</i>
Listed Building	<i>Effect on the setting of Grade II Abnash House and Grade II Byways</i>
Other heritage assets	

Initial view on level of sensitivity

No significant heritage constraints (although this is quite a sensitive site in terms of the setting of both the Chalford settlement and Manor Village, and the visual separation of the two). The site is visible on the near horizon, when looking north from Abnash on the boundary of the Chalford Hill conservation area. This part of the conservation area is sparsely populated (the road is flanked by Grade II listed buildings Abnash House and Byways) and has a strong rural character. The northward views, up through an attractive coombe, contribute to this character. The site sits at the top of this coombe, beyond a hedgerow field boundary. Looking southwards from within the site (or across it from Old Neighbourhood or Middle Hill), there is little or no visual connection with the conservation area, which is mostly tucked below / behind the undulating horizon. The site is part of the listed buildings' and the conservation area's rural context, but its role in terms of visual setting (in both near and long-range views) is limited.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

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

Assessment		
1		B
<p>Summary</p> <p>[1B] No significant heritage constraints, although the site is visible on the near horizon, when looking north from Abnash on the boundary of the Chalford Hill conservation area. This part of the conservation area is sparsely populated (the road is flanked by Grade II listed buildings Abnash House and Byways) and has a strong rural character. The site is part of the listed buildings' and the conservation area's rural context, but its role in terms of visual setting (in both near and long-range views) is limited. No obvious scope for development which would have any positive heritage benefits. The impact on the setting and significance of the conservation area or the listed buildings on Abnash is likely to be minimal, subject to the scale and design of any new development.</p>		

Coaley

Site COA 003 – Land at Coaley

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Adjoining and affecting the setting of multiple listed buildings. Most notably the group around Grade II St Bartholomew's Church, which includes the Grade II Vicarage and Grade II Church Farm farmhouse, plus 12 Grade II listings of tombs and memorials (several of the 12 list entries cover multiple structures); and potentially affecting the setting of Grade II Rose Cottage, Silver Street House and Trenley House on Trenley Road / Silver Street, southeast of the village.</i>
Other heritage assets	<i>The distinctive linear settlement pattern of Coaley is a feature of local heritage interest. The unlisted war memorial and the village school are also assets of local heritage significance.</i>

Initial view on level of sensitivity

Significant heritage constraints. The site adjoins and wraps around the historic 'core' of Coaley, centred upon the landmark Grade II listed Church of St Bartholomew, as well as the village school and playing field. There is a notably high concentration of heritage assets within this core, many of which are linked with the church, including multiple Grade II grave monuments and tombs. Coaley village (both within and beyond the defined "settlement development limit"), from Westend to Far Green, has a very distinctive and highly legible settlement pattern: bursts of linear development along The Street, separated by stretches of open rural space; plus a handful of short lateral spurs leading off The Street to clustered farmsteads. The Close is the only significant lateral 'diversion' from this pattern (Cider Orchard is another, on a more discreet scale). The sensitivity of this site relates partly to its scale: it has an important role as backdrop and rural context for the historic village core along The Street. It also plays a role in punctuating this linear settlement pattern: providing a visual and physical 'buffer' between the Coaley settlement and the surrounding farmsteads and outlying hamlets of Hamshill and Silver Street; helping these distinct clusters (including several listed buildings) to remain legibly separate from the linear development along The Street.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. In terms of minimising impact on the historic settlement pattern, there may be scope for some limited frontage development to the north east, where the site abuts The Street. However, this too is a sensitive location at the mouth of the village, where the transition from open countryside to the heart of the village is distinctively abrupt. There might also be scope for small scale development, clustered at Silver Street, where the linear pattern is less distinct. This is, however, remote from the settlement.

Potential impacts and constraints on development

The impact on the setting of the listed group around the church, and on the character and context of the settlement, would be likely to preclude development on this site, or at best constrain it very significantly.

Assessment

3

D

Summary

[4D] Significant heritage constraints. The site adjoins and wraps around the historic 'core' of Coaley, centred upon the landmark Grade II listed Church of St Bartholomew, as well as the village school and playing field. There is a notable concentration of heritage assets within this core, many of which are linked

with the church. The sensitivity of this site relates to its role as backdrop and rural context for the historic village core along The Street, and how it punctuates Coaley's very distinctive linear settlement pattern by providing a visual and physical 'buffer' between the Coaley settlement and the surrounding farmsteads and outlying hamlets of Hamshill and Silver Street (thereby contributing also to the character and significance of the listed buildings they contain). The sensitivity of this site relates partly to its scale. No obvious scope for development that would have any positive heritage benefits. The impact on the setting of the listed group around the church and on the character and context of the settlement would be likely to preclude development on this site, or at best constrain it very significantly. There might be scope for some limited frontage development to the north east, where the site abuts The Street. However, this too is a sensitive location at the mouth of the village, where the transition from open countryside to the heart of the village is distinctively abrupt.

Eastington

Site EAS 013 – Land at Westend Farm, Nupend

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II Grove Farm farmhouse and Grade II Westend Farm farmhouse and their curtilage buildings. Potential cumulative impact on the setting of Grade II Mulgrove, too.</i>
Other heritage assets	<i>The ancient settlement pattern of Eastington's distinct hamlets (including Westend and Nupend) is a feature of local heritage significance. There is archaeological potential relating to ancient settlement and historic agriculture.</i>

Initial view on level of sensitivity

Significant heritage constraints. Although the site itself contains no structures of historic interest, it adjoins and wraps around the farmhouse at Westend Farm (grade II listed) and its historic agricultural curtilage, which includes converted barns, stables and other ancillary buildings and spaces (now mostly in commercial use). A recently constructed L-shaped range of office buildings has been built immediately north of the historic farm buildings – but they appear visually cohesive with the rest of the farm group. Westend Farmhouse and Grove Farmhouse (also Grade II listed) are archetypal Gloucester Vale farmhouses and they form a distinctive pair, flanking Grove Lane, and surrounded by gently undulating fields. Part of the character and special interest of both the listed farmhouses derives from their rural setting. Additionally, the ancient settlement pattern of Eastington's distinct hamlets, including Westend and Nupend, is a feature of local heritage significance. The cumulative impact of developing all or part of this site as well as EAS014 (immediately adjoining this site) and/or the 2017 SALA sites EAS007, EAS009 and/or the West of Stonehouse strategic site allocation (SA2) should also be borne in mind when assessing the site's sensitivity and potential impacts: extensive new development risks the coalescence of the parish's distinct hamlets or at least erosion of the settlement pattern's legibility. In particular, the intermittent and linear distribution of houses and buildings along Grove Lane is a distinctive feature, with the self-contained Westend Farm group being particularly noteworthy.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Perhaps scope for some development in the south-east 1/3 of the site, in conjunction with site EAS009, should that site ever be developed - subject to scale, massing and design and an effective landscape buffer between it and the remainder of the site. There is not much scope to further extend the 'farm-style' commercial development at Westend Farm: increasing the scale and extent of this group risks it becoming visually incongruous and ceasing to read as visually subservient to the listed farmhouse.

Potential impacts and constraints on development

The impact on the character and significance of the listed buildings, particularly the highly distinctive Westend Farm grouping, would be likely to preclude development on the northern part of the site and to constrain the developable area to the southeastern corner of the site as part of a more extensive development together with EAS009, should this be considered appropriate.

Assessment		
3		C
<p>Summary</p> <p>[3C] Significant heritage constraints. Although the site itself contains no structures of historic interest, it adjoins and wraps around the farmhouse at Westend Farm (grade II listed) and its historic agricultural curtilage (now mostly in commercial use). A recently constructed L-shaped range of office buildings appears visually cohesive with the rest of the farm group. As archetypal Gloucester Vale farmhouses, part of the character and special interest of both Westend Farmhouse and Grove Farmhouse (also Grade II listed) derives from their rural setting. Additionally, the ancient settlement pattern of Eastington’s distinct hamlets, including Westend and Nupend, is a feature of local heritage significance. Extensive new development in this area risks the coalescence of the parish’s distinct hamlets or at least the erosion of the settlement pattern’s legibility. In particular, the intermittent and linear distribution of houses and buildings along Grove Lane is a distinctive feature, with the self-contained Westend Farm group being particularly noteworthy. No obvious scope for development that would have any positive heritage benefits. The impact on the character and significance of the listed buildings, particularly the highly distinctive Westend Farm grouping, would be likely to preclude development on the northern part of the site and to constrain the developable area to the southeastern corner of the site, as part of a more extensive development together with EAS009 (should this be considered appropriate), subject to scale, massing and design and an effective landscape buffer between it and the remainder of the site.</p>		

Site EAS 015 – Land at Claypits

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of Grade II Claypits Farmhouse and curtilage buildings.</i>
Other heritage assets	<i>The intermittent and linear distribution of houses and buildings along the road at Claypits is a distinctive feature of Eastington’s hamlet-based settlement pattern.</i>

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself contains no structures of historic interest, it contributes to the setting of the nearby Grade II listed farmhouse at Claypits Farm, an archetypal Gloucester Vale farmhouse. The house and garden, together with its historic agricultural curtilage of traditional brick and tile barns, yards and other ancillary buildings (plus more recent sheet metal Dutch- and portal-frame barns towards the rear of the farm group, away from the road) appears as a visually cohesive group. Both the open agricultural surroundings and the slight separation between the farm group and its nearest neighbours add to the impression of self-contained cohesiveness. The setting contributes to the listed building’s significance and character. Furthermore, the site punctuates the intermittent and linear distribution of houses and buildings along the road – which is a distinctive feature of Eastington’s hamlet-based settlement pattern.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Perhaps some scope for limited and predominantly road-fronting development on the west of the site, subject to scale, massing and design.

Potential impacts and constraints on development

The impact on the setting and significance of the listed building is likely to influence the scale, massing and design of any development, rather than to preclude any development at all. However, built form might be best avoided on the south eastern half of the site; and the ‘depth’ to which development extends back into the site might also be constrained, in order to reflect the distinctively linear and intermittent settlement pattern at Claypits and to preserve some sense of connection between the listed building and the landscape.

Assessment		
2		A
<p>Summary</p> <p>[2A] Some impact on heritage interest. Although the site itself contains no structures of historic interest, it contributes to the setting and significance of the nearby Grade II listed farmhouse at Claypits Farm, an archetypal Gloucester Vale farmhouse. The house and garden, together with its historic agricultural curtilage appears as a visually cohesive and self-contained group – an impression that is reinforced by the open agricultural surroundings and the slight separation between the farm group and its nearest neighbours. Furthermore, the site punctuates the intermittent and linear distribution of houses and buildings along the road – which is a distinctive feature of Eastington’s hamlet-based settlement pattern. No obvious scope for development that would have any positive heritage benefits. Perhaps some scope for limited and predominantly road-fronting development on the west of the site, subject to scale, massing and design. The specific impact on the setting and significance of the listed building is likely to influence the scale, massing and design of any development, rather than to preclude any development at all. However, built form might best be avoided on the south eastern half of the site, and the ‘depth’ to which development extends back into the site might also be constrained, in order to reflect the distinctively linear and intermittent settlement pattern at Claypits and to preserve some sense of connection between the listed building and the landscape.</p>		

Frampton on Severn

Site FRA 004 – Fields northwest of Whitminster Lane

Scheduled Ancient Monument	
Conservation Area	<i>Affecting the setting of the Industrial Heritage Conservation Area (IHCA), Frampton on Severn Conservation Area and Saul Conservation Area.</i>
Listed Building	
Other heritage assets	<i>The Gloucester-Sharpness canal is a heritage asset of local significance.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The sensitivity of this site derives from the contribution it makes to the distinctive character of the Gloucester-Sharpness canal, and the role it plays in providing physical separation and visual distinction between Sandfield Mill, the hamlet of Oatfield, and the edge of Frampton-on-Severn. The site’s north-western boundary lies some 50m south of the Gloucester-Sharpness Canal, which is a non-designated heritage asset of considerable local significance. East of Sandfield Bridge, the canal falls within the Industrial Heritage Conservation Area (IHCA); and to the west it falls within Frampton-on-Severn Conservation Area. A short, anomalous stretch of the canal here is not covered by conservation area status, but it nevertheless has significant heritage interest and forms part of the setting for not only the IHCA and Frampton CA, but for Saul Conservation Area too (which lies to the immediate north of the canal). This site FRA 004 contributes to the setting of the canal and also to the setting and the historic and landscape context of both the IHCA and Frampton CA. Both the Gloucester-Sharpness canal and the Stroudwater Navigation, which meet at Saul Junction (a little to the east of this site), are characterised by their rural character and the predominant lack of built form along their banks. Between Hardwicke (6 km north along the Gloucester-Sharpness canal) and Slimbridge (5km south), there are just two significant instances of canal-side built form - these are at Sandfield Mill and at Frampton’s industrial estate / a short spur off Lake Lane, lying either side of this site. Development here risks the coalescence of the Frampton settlement with the distinct hamlet of Oatfield and the loss of a significant gap, which contributes towards the character and context of the canal network.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. There may be some scope for residential development or community use on part of the site, subject to maintaining a meaningful and expansive swathe of open space along the north-eastern boundary (i.e. not simply ‘screening’ development by planting trees along the canal boundary), to maintain the distinction between the settlement edge and Sandfield Mill; and a similar buffer along Oatfield Lane.

Potential impacts and constraints on development

The impact on the character of the Gloucester-Sharpness canal and on the setting and historic context of neighbouring conservation areas would be likely to limit the scale and extent of development on this site: precluding built form on up to half of it (on the north western and south eastern boundaries), in order to preserve the rural character and intermittent nature of development along the canal corridor.

Assessment		
2		C
Summary [2C] Some impact on heritage interest. The sensitivity of this site derives from the contribution it makes to the distinctive character of the Gloucester-Sharpness canal, and the role it plays in providing physical separation and visual distinction between Sandfield Mill, the hamlet of Oatfield, and the edge of		

Frampton-on-Severn. This site contributes to the setting of the canal, which is a non-designated heritage asset of considerable local significance. The canal forms part of the setting and the historic and landscape context of both the Industrial Heritage Conservation Area and Frampton Conservation Area (and to a lesser extent Saul Conservation Area, which lies to the immediate north of the canal). Both the Gloucester-Sharpness canal and the Stroudwater Navigation, which meet at Saul Junction (a little to the east of this site), are characterised by their rural character and the predominant lack of built form along their banks. Development here risks the coalescence of the Frampton settlement with the distinct hamlet of Oatfield and the loss of a significant gap, which contributes towards the character and context of the canal network. There is no obvious scope for development that would have any positive heritage benefits. But there may be some scope for residential development or community use on part of the site, subject to maintaining a meaningful and expansive swathe of open space along the north-eastern boundary (i.e. not simply 'screening' development by planting trees along the canal-facing boundary), to maintain the distinction between the settlement edge and Sandfield Mill; and a similar buffer along Oatfield Lane. The impact on the character of the Gloucester-Sharpness canal and on the setting and historic context of neighbouring conservation areas would be likely to limit the scale and extent of development on this site: precluding built form on up to half of it (on the north western and south eastern boundaries), in order to preserve the rural character and intermittent nature of development along the canal corridor.

Kings Stanley

Site KST 007 – Land parcel northwest of Stanley Mills

Scheduled Ancient Monument	
Conservation Area	<i>Partly within the IHCA. Partly within, abutting and affecting the setting of the Stanley Mills CA.</i>
Listed Building	<i>Adjoining and affecting the setting of Grade I Stanley Mills, its curtilage and ancillary buildings, three of which are separately listed Grade II – most significantly, the Loom Shed. Adjoining and affecting the setting of Grade II Upper Mills.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. Almost half the site lies within (and is surrounded by) the Industrial Heritage Conservation Area; the southeastern corner abuts the Stanley Mills conservation area and a small sliver also falls within that conservation area. To the north, the site adjoins the Grade II listed Upper Mills at Bridgend (Stonehouse); while to the immediate southeast lies Grade I Stanley Mills. The site is part of the string of designated industrial heritage land along the Frome valley and it is a very significant contributor to the setting of Stanley Mills - a major landmark building with an extensive curtilage that includes several other separately listed ancillary buildings, including the Grade II power loom shed, which straddles the Frome river and faces out across this neighbouring site. Stanley Mills sits at the rural edge of Kings Stanley and, as a significant landmark, it shapes the character of this part of the settlement and is conspicuous in long range views. Part of the character and significance of the Stroud valleys' industrial heritage, including both the Stanley Mills CA and the IHCA, is the historic juxtaposition of industry and agriculture, with mills and settlements dotted at intervals along the watercourses, separated by open space, fields and woodland. There is often a visual dialogue between mills, across the rural landscape.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

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

Assessment

4

F

Summary

[4F] Very significant heritage constraints. Almost half the site lies within (and is surrounded by) the Industrial Heritage Conservation Area; the southeastern corner abuts and partly falls within the Stanley Mills conservation area. To the north, the site adjoins the Grade II listed Upper Mills at Bridgend; while to the immediate southeast lies Grade I Stanley Mills. The site is part of the string of designated industrial heritage land along the Frome valley and it is a very significant contributor to the setting of Stanley Mills - a major landmark building with an extensive curtilage, which sits at the rural edge of Kings Stanley and is conspicuous in long range views. Part of the character and significance of the Stroud valleys' industrial heritage, including both the Stanley Mills CA and the IHCA, is the historic juxtaposition of industry and agriculture, with mills and settlements dotted at intervals along the watercourses, separated by open space, fields and woodland. There is often a visual dialogue between mills, across the rural landscape. The

impact on the setting of these landmark listed buildings, the character of the settlement's rural edge and the character and setting of both the IHCA and Stanley Mills conservation area could prohibit development on this site. There is no obvious scope for development that would have any positive heritage benefits.

Kingswood

Site KIN 010 – Land and yard at Walk Mill Lane

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

Initial view on level of sensitivity

Some impact on heritage interest. Although the site itself lies outside the Kingswood conservation area and contains no obvious features of heritage interest, this is quite a sensitive site in terms of the character of the village and its rural edge. The site adjoins the south eastern tip of the conservation area, to the rear of Crow Meadow, and performs a role in providing a setting for the village, particularly on approach along Hillesley Road and from footpaths crossing the fields to the east. However, direct views into the conservation area itself from the south and east are limited. And because the site slopes away from the village, it plays no significant role in views out of the conservation area, nor as a 'backdrop' to key listed or unlisted historic buildings within the village core.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. Scope for some residential development, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location.

Potential impacts and constraints on development

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

Assessment

2

B

Summary

[2B] Some impact on heritage interest. Although the site itself lies outside the Kingswood conservation area and contains no obvious features of heritage interest, this is quite a sensitive site in terms of the character of the village and its rural edge. The site adjoins the south eastern tip of the conservation area, to the rear of Crow Meadow, and performs a role in providing a setting for the village, particularly on approach along Hillesley Road and from footpaths crossing the fields to the east. However, direct views into the conservation area itself from the south and east are limited. And because the site slopes away from the village, it plays no significant role in views out of the conservation area, nor as a 'backdrop' to key listed or unlisted historic buildings within the village core. No obvious scope for development that would have any positive heritage benefits. Scope for some residential development, subject to scale, design and massing to reflect the nature of this site's conspicuous rural edge location. The impact on the setting and significance of the conservation area is likely to be minimal, subject to the scale and design of any new development.

Painswick

Site PAI 012 – Land to the east of Stamages Lane

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

Initial view on level of sensitivity

Some impact on heritage interest. The site lies outside the Painswick conservation area and contains no obvious features of heritage significance itself. Although its high hedgerows contribute to the character of its immediate surroundings on Stamages Lane, the main area of sensitivity relates to the particular role played by this site in long range views. This land contributes to the setting of the conservation area and to the character of the Painswick settlement. The dense urban grain of the 'core' contrasts with the more dispersed, sporadic development that has occurred along the various lanes and routes out of the village. In long range views particularly, open green spaces and tree groups are evident in the gaps between clustered buildings. The transition from core to open countryside is distinctive and remains highly legible. Together with adjacent 2017 SALA sites PAI 008 and PAI 007, this site contributes to the layering of gaps and the impression of wooded breaks in development, which is characteristic of Painswick's settlement edge on its southern and south-eastern slopes. By contrast, the roofscape of any new development could be conspicuous in views into the settlement (e.g. from Yokehouse Lane and Longridge).

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

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

Assessment		
2		D
<p>Summary</p> <p>[2D] Some impact on heritage interest. Although its high hedgerows contribute to the character of its immediate surroundings on Stamages Lane, the main area of sensitivity relates to the particular role played by this site in long range views. Together with adjacent 2017 SALA sites PAI 008 and PAI 007, the open grassy surface of this site contributes to the layering of gaps and the impression of wooded breaks in development, which is characteristic of Painswick's settlement edge on its southern and south-eastern slopes. By contrast, the roofscape of any new development could be conspicuous in views into the settlement (particularly from Yokehouse Lane). There is no obvious scope for development that would have any positive heritage benefits. Perhaps some scope to develop a single dwelling, positioned so as to</p>		

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

Saul

Site SAU 002 – Fretherne Nurseries, Saul

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<p><i>Site includes a section of the 600m+ long Grade II listed walls and gatepiers that front Fretherne Lane, which formerly enclosed the grounds of Fretherne Court (demolished).</i></p> <p><i>Affecting the setting of landmark Grade II* St Mary's Church and Grade II listed walled garden of Fretherne Lodge, nearby on Arlingham Rd.</i></p>
Other heritage assets	<p><i>Formerly the site of Fretherne Court (demolished 1924 and 1966), an Italianate mansion (c.1853), set within extensive pleasure grounds and kitchen gardens (which extended beyond the site boundary SAU 002), and surrounded by more than 600 acres of deer park. The site boundary includes the former carriageway (drive).</i></p> <p><i>Nursery Cottage, at the centre of the site, incorporates remnants of the Court's ancillary wing; the current offices may have been adapted from a former outbuilding. A notably architectural stone wall, arched gateway and iron railings survive on site, marking the southern extent of the former walled kitchen gardens. Current buildings and spaces (including glasshouses and polytunnels) appear to align with the orientation and footprint of the former gardens and structures – there may be other surviving structures on site and there is archaeological potential.</i></p> <p><i>Adjoining the site, other historic ancillary buildings survive, including the quadrangled Court Cottages and Court Lodge at the gateway. (Eventide, a residential property just south of the driveway, postdates the early C20th demolition of the Court and does not have local heritage significance).</i></p> <p><i>The non-listed brick boundary wall to Fretherne Lane (on the eastern edge of the site) is also a feature of local heritage interest.</i></p>

Initial view on level of sensitivity

Significant heritage constraints. The site consists of the former kitchen gardens and parts of the pleasure grounds of Fretherne Court, a Victorian mansion, which was demolished in two phases in 1924 and 1966. The site also includes the historic avened driveway to the Court and a section of the impressive Grade II listed stone boundary wall (on the site's southern edge), which extends more than 600m down Fretherne Lane. The site contributes to the setting of neighbouring Grade II* St Mary's Church, which has landmark quality and, together with the boundary wall, dominates the character of this corner of Fretherne. The site is now occupied by Fretherne Nurseries and is extensively developed with horticultural buildings (glasshouses and polytunnels), as well as areas of hardstanding for vehicles and storage. Although lacking any architectural or historic interest, these are generally benign in terms of their impact on the interpretation of the site's historic significance and on the area's character. There are remnants of the Court's ancillary buildings and some garden structures on the site and immediately adjacent to it (as detailed above). The site is important in providing visual and historic context for the listed wall and contributing to the setting of the neighbouring church and other listed and unlisted historic buildings and structures both on site and nearby on the Fretherne Lane / Arlingham Road junction. The site's sensitivity relates to the sense of Fretherne's place in the landscape, its character and the dominance of the church – visually and historically.

Scope for development; potential heritage benefits?

There could conceivably be scope for development that would have some positive heritage benefits to parts of the site. If a suitable use can be identified, which would retain the height-restricted and open character of the former kitchen gardens, there might be potential to enhance the spaces and structures and to better reveal their historic character and significance. Subject to appropriate scale, massing and detailing, there may be scope for more substantial redevelopment across the central portion of the site (running north to south across the site, constrained by the bank of trees on the western site boundary and the walled/kitchen garden area in the north east of the site), encompassing the current area of hardstanding, the offices and the glasshouses west of Eventide. In simple terms, the southernmost and westernmost part of the site should be kept clear of any new built form, in order to retain the vegetated and open 'parkland' character of this part of the site, and to protect the visual dominance of the listed and unlisted boundary walls, as seen from Fretherne Lane. However it is conceivable that a use might be found which would require only very minimal, sparse, temporary or visually 'transparent' structures. In design terms, overtly "domestic" colonisation of substantial parts of this site would be at odds with its historic character and significance.

Potential impacts and constraints on development

The impact on the setting of multiple designated and non-designated heritage assets and on the character and context of the settlement – particularly the pleasing visual relationship between the listed boundary wall and the landmark Grade II* listed Church – would be likely to preclude development on significant portions of the site, and to limit the siting, scale, height and design of any new built form.

Assessment		
3	Y	C
<p>Summary</p> <p>[3YC] Significant heritage constraints. The site consists of the former kitchen gardens and parts of the pleasure grounds of demolished Fretherne Court, a Victorian mansion. It includes the historic avened driveway to the Court and a section of the impressive Grade II listed stone boundary wall (on the site's southern edge), which extends more than 600m down Fretherne Lane. The site contributes to the setting of neighbouring Grade II* St Mary's Church, which has landmark quality and contributes to the visual and historic context for the listed wall. The church and wall dominate the character of this corner of Fretherne, contributing to the setting of the neighbouring listed and unlisted historic buildings and structures both on site and nearby on the Fretherne Lane / Arlingham Road junction. The horticultural buildings (glasshouses and polytunnels) and areas of hardstanding on the site today lack any architectural or historic interest, but they are generally benign in terms of their impact on the interpretation of the site's historic significance and on the area's character. There are remnants of the Court's ancillary buildings and some garden structures on the site and immediately adjacent to it (as detailed in the full heritage impact assessment for this SALA site). The site's sensitivity relates to the sense of Fretherne's place in the landscape, its character and the dominance of the church – visually and historically.</p> <p>The impact on the setting of multiple designated and non-designated heritage assets and on the character and context of the settlement – particularly the pleasing visual relationship between the listed boundary wall and the landmark Grade II* listed Church – would be likely to preclude development on significant portions of the site, and to limit the siting, scale, height and design of any new built form. There could conceivably be scope for development that would have some positive heritage benefits to parts of the site. If a suitable use can be identified, which would retain the height-restricted and open character of the former kitchen gardens, there might be potential to enhance the spaces and structures and to better reveal their historic character and significance. Subject to appropriate scale, massing and detailing, there may be scope for more substantial redevelopment across the central portion of the site (running north to south across the site, constrained by the bank of trees on the western site boundary and the walled/kitchen garden area in the north east of the site), encompassing the current area of hardstanding, the offices and the glasshouses west of Eventide. In simple terms, the southernmost and westernmost part of the site should be kept clear of any new built form, in order to retain the vegetated and open 'parkland' character of this part of the site, and to protect the visual dominance of the listed and unlisted boundary walls, as seen from Fretherne Lane. However it is conceivable that a use might be found which would require only very minimal, sparse, temporary or visually 'transparent' structures. In design terms, overtly "domestic" colonisation of substantial parts of this site would be at odds with its historic character and significance.</p>		

Stonehouse

Site STO 020 – Land at Stroud Green

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Site includes (and contributes to the setting of) two listed buildings: Grade II listed farmhouse and barn at Stocks Farm</i>
Other heritage assets	

Initial view on level of sensitivity

Significant heritage constraints. The site includes two Grade II listed buildings (a Grade II listed farmhouse and a Grade II listed barn) and a small collection of ancillary buildings and structures, which comprise the historic farm curtilage. The tall, gabled house is an archetypal Gloucester Vale farmhouse and it has a distinctive presence on the roadside. Part of the character and special interest of both the listed buildings derives from their rural setting of gently undulating fields, as well as the farm group's distinct identity in relation to the other roadside development to the south. Stroud Green is a small hamlet of a few cottages and farm groups (several of which have some local heritage value), clustered intermittently along the sweeping curve of the B4008.

The northernmost field is the most sensitive part of the site, in terms of the listed buildings' visual setting. Located at the northern tip of the site, this field is bounded on the west by the railway line and on the north by the B4008. It adjoins the farm group and it provides a rural foreground in key views of the listed buildings (the gabled farmhouse in particular), when approaching from the north on the B4008. Beyond the southern boundary of this field (an established hedgerow, which has strong landscape presence), lies another large field, also bounded by the railway line. This field is perhaps less sensitive in terms of visual setting from the B4008 perspective. However, whilst the field itself is not conspicuous, it sits on the crest of a gentle undulation so that the rooflines of any new buildings would be very visible on the horizon and would certainly create an impression of encroaching urbanisation. In terms of heritage impact, the three fields at the southern tip of the site are least sensitive – these are comparatively remote from the listed farm group and the other road frontage buildings east of the site, and intervisibility is more restricted due to roadside trees and hedgerows. By contrast, the three smaller fields to the rear (west) and south of The Malthouse (the Arboricultural Association premises) and Highfield House are conspicuous and contribute to the settlement character of the Stroud Green hamlet.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. There may be scope for some adaptive re-use of the listed buildings and the curtilage ancillary buildings as part of a wholesale re-purposing of the farm group or farm diversification. Perhaps connected with such redevelopment, there is also scope for some modest expansion into the discreet 'square' of land, immediately south of the farm group (west of Stocks Barn, which occupies the road frontage and provides some screening), perhaps with some additional buffer planting. In terms of larger scale scope, the three fields at the southern tip of the site offer best potential, but perhaps only as part of a comprehensive scheme with STO015 and other nearby sites, to ensure a holistic approach to layout landscaping and design in this rural context.

Potential impacts and constraints on development

The impact on the setting and significance of the listed buildings would be likely to preclude development on conspicuous parts of the site and to constrain the developable area significantly. In particular, the northern tip should be kept clear of development, as should those smaller fields with road-frontage that lie to the immediate south and west of The Malthouse and Highfield House.

Assessment		
3		C
<p>Summary</p> <p>[3C] Significant heritage constraints. The site includes two Grade II listed buildings (a Grade II listed farmhouse and a Grade II listed barn) and a small collection of ancillary buildings and structures, which comprise the historic farm curtilage. The tall, gabled house is an archetypal Gloucester Vale farmhouse and it has a distinctive presence on the roadside. Part of the character and special interest of both the listed buildings derives from their rural setting of gently undulating fields, as well as the farm group's distinct identity in relation to the other roadside development to the south. Stroud Green is a small hamlet of a few cottages and farm groups (several of which have some local heritage value), clustered intermittently along the sweeping curve of the B4008. The northernmost field is the most sensitive part of the site, in terms of the listed buildings' visual setting. Located at the northern tip of the site, this field is bounded on the west by the railway line and on the north by the B4008. It adjoins the farm group and it provides a rural foreground in key views of the listed buildings, when approaching from the north on the B4008. The impact on the setting and significance of the listed buildings would be likely to preclude development on conspicuous parts of the site (particularly this northern tip) and to constrain the developable area significantly. Development should be avoided on the two smaller fields with road-frontage that lie to the immediate south and west of The Malthouse and Highfield House, in order to conserve the settlement character of the Stroud Green hamlet and the listed farm's position within it. There is no obvious scope for development that would have any positive heritage benefits, although there may be scope for some adaptive re-use of the listed buildings and the curtilage ancillary buildings as part of a wholesale re-purposing of the farm group or farm diversification. There is also scope for some modest expansion into the discreet 'square' of land immediately south of the farm group (west of Stocks Barn, which occupies the road frontage and provides some screening), perhaps with some additional buffer planting. In terms of larger scale scope, the three fields at the southern tip of the site offer best potential, but perhaps only as part of a comprehensive scheme with STO015 and other nearby sites, to ensure a holistic approach to layout, landscaping and design in this rural context.</p>		

Stroud

Site STR 053 – Land at Rose Cottage

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of two neighbouring Grade II listed buildings: Humphrey's End House and Barn; and two further listed buildings that form part of the settlement edge along More Hall Lane and Ruscombe Road: More Hall Convent (Grade II*) and The Mill House at Park End (Grade II).</i>
Other heritage assets	<i>The settlement edge between Park End and Townsend, including Humphrey's End, has significant local heritage value and a strong character – as distinct from the predominantly C20th Cashes Green expansion behind it.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site contains no designated heritage assets, although Rose Cottage forms part of an historic and highly characterful group of domestic and farm buildings, clustered at the Ruscombe Road junction. The group includes (and forms a setting and context for) Grade II Humphreys End House and Grade II Humphreys End Barn. The site's heritage value derives from the role that the cottage, the garden and the open, grassy, sloping land play in marking a transition from settlement edge to open, rolling countryside. This is part of the setting and significance of the listed buildings and, moreover, the settlement edge has a very distinctive character which is of significant local heritage value: the settlement edge between Park End and Townsend is firmly delineated by More Hall Lane and Park End Lane and is populated by (predominantly unlisted) historic cottages, houses, farm and mill buildings. The buildings cling closely to this meandering lane, almost as a frontier to the open countryside. 1 and 2 Humphreys End, a pair of Victorian cottages a little north of the site on Ruscombe Road, are the only 'outliers' – and their self-contained isolation is, in itself, distinctive. The historic character of the tiny (closely interrelated) mini-neighbourhoods of Townsend, Moorhall, Humphrey's End, Puckshole and Park End remains legible and there is a sense of timelessness and connection with the rural landscape, as distinct from the predominantly C20th Cashes Green expansion behind this historic 'frontage'.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. There might be scope to site a single dwelling or a pair within the westernmost portion of the site (the extended garden area to the north of Rose Cottage), subject to sympathetic scale, design and positioning to ensure that any new built form appears as a cohesive part of the little group at Humphreys End, rather than a detached entity, remote from the settlement edge.

Potential impacts and constraints on development

The impact on the setting of the listed buildings and on the character of the settlement edge would be likely to preclude development on the majority of this site and to constrain it to the extreme west of the site, close to Rose Cottage.

Assessment		
2		C
Summary [2C] Some impact on heritage interest. The site contains no designated heritage assets, although Rose Cottage forms part of an historic and highly characterful group of domestic and farm buildings, clustered at the Ruscombe Road junction. The group includes (and forms a setting and context for) Grade II		

Humphreys End House and Grade II Humphreys End Barn. The site's heritage value derives from the role that the cottage, the garden and the open, grassy, sloping land play in marking a transition from settlement edge to open, rolling countryside. This is part of the setting and significance of the listed buildings and, moreover, the settlement edge has a very distinctive character which is of significant local heritage value: the settlement edge between Park End and Townsend is firmly delineated by More Hall Lane and Park End Lane and is populated by (predominantly unlisted) historic cottages, houses, farm and mill buildings. The buildings cling closely to this meandering lane, almost as a frontier to the open countryside, as distinct from the predominantly C20th Cashes Green expansion behind this historic 'frontage'. No obvious scope for development that would have any positive heritage benefits. The impact on the setting of the listed buildings and on the character of the settlement edge would be likely to preclude development on the majority of this site and to constrain it to the extreme west of the site (the extended garden area to the north of Rose Cottage), where there might be scope to site a single dwelling or a pair, subject to sympathetic scale, design and positioning to ensure that any new built form appears as a cohesive part of the little group at Humphreys End, rather than a detached entity, remote from the settlement edge.

Site STR 054 – Land off Meadow Lane, Dudbridge

Scheduled Ancient Monument	
Conservation Area	<i>Within the Ebley Mills conservation area and surrounded by the adjoining Industrial Heritage conservation area (IHCA).</i>
Listed Building	<i>Affecting the setting of Grade II* Ebley Mill, Grade II Kimmins Mill and Grade II Meadow End. Some impact on the setting of the terrace of Grade II cottages called Blue Row.</i>
Other heritage assets	

Initial view on level of sensitivity

Very significant heritage constraints. A sensitive, conspicuous site within the Ebley Mills conservation area and surrounded by the adjoining Industrial Heritage conservation area (IHCA). The site lies at the eastern end of a meadow, which is visible in long range views and from the canal (a key public vantage point from which the linear IHCA is experienced), as well as the public footpaths that cross it. As a whole, the meadow represents a key open space in the conservation area, part of the industrial Stroud valleys’ “green spine”. Part of the character and significance of Ebley Mills CA and the IHCA derives from the juxtaposition of historic industry with agriculture, and the rhythmic pattern of mills located at intervals along the watercourses, punctuated by stretches of open or wooded green space. There is often a visual dialogue between the mills – as there is here between the Grade II* Ebley Mill, Grade II Kimmins Mill and the landmark water tower of unlisted Dudbridge Mill. The meadow, including this site, contributes to the setting and significance of Ebley Mill, in particular. The historic buildings on Meadow Lane retain a sense of Dudbridge as an industrial hamlet, and Grade II Meadow End has a particularly pleasing settlement-edge location, marking the transition from urban to rural at the end of Meadow Lane.

Scope for development; potential heritage benefits?

Viewed from the canal/towpath and footpaths to the south/west of the site, the modern red brick houses of Meadow Way sit quite comfortably on the settlement edge, backing onto this site and enclosed by hedgerow and trees. There is no obvious need for development here, to bring about any heritage benefits. However, there might be scope for a single dwelling or a pair, tucked at the far east of the site and addressing Meadow Lane, subject to appropriate scale, roofline and materials. While Meadow Lane has a distinctive character, generally highway alterations and intensive redevelopment for (particularly red brick) housing have altered the scale and the historic materials mix, character and cohesion of Dudbridge. Some minor enhancement gain might be achieved by using natural stone and ‘cottage’-scale here, to slightly redress the balance on this sensitive settlement edge.

Potential impacts and constraints on development

The impact on the character and significance of the conservation area, the setting of Grade II* Ebley Mill and the rural-edge character of Grade II Meadow End would be likely to preclude development on the site, or at best constrain any built form to the very eastern extreme.

Assessment		
4	Y	D
<p>Summary</p> <p>[4YD] Very significant heritage constraints A sensitive, conspicuous site within the Ebley Mills conservation area, surrounded by the adjoining Industrial Heritage conservation area (IHCA). The site lies at the eastern end of a meadow, which is visible in long range views and from the canal (a key public vantage point from which the linear IHCA is experienced), as well as the public footpaths that cross it. As a whole, the meadow represents a key open space in the conservation area, part of the industrial Stroud valleys’ “green spine”. Part of the character and significance of Ebley Mills CA and the IHCA is the juxtaposition of historic industry with agriculture, and the rhythmic pattern of mills located at intervals along the watercourses, punctuated by stretches of open or wooded green space. There is often a visual</p>		

dialogue between the mills – as there is here between the Grade II* Ebley Mill, Grade II Kimmins Mill and the landmark water tower of unlisted Dudbridge Mill. The meadow, including this site, contributes to the setting and significance of Ebley Mill, in particular. The historic buildings on Meadow Lane retain a sense of Dudbridge as an industrial hamlet. Grade II Meadow End, which backs onto this site, acts as a pleasing ‘full stop’ at the end of Meadow Lane, marking the transition from urban to rural. The impact on the character and significance of the conservation area, the setting of Grade II* Ebley Mill, and the rural-edge character of Grade II Meadow End, would be likely to preclude development on the site - or at best constrain any built form to its eastern extreme, where there may be scope for a single dwelling or a pair, addressing Meadow Lane. Development here might offer some limited enhancement potential for the conservation area, but very much subject to appropriate scale, roofline, materials and boundary treatments: although the modern red brick houses of Meadow Way sit quite comfortably on the settlement edge (backing onto this site), the use of natural stone and ‘cottage’-scale here might slightly alleviate (at least from this vantage point) the visual dominance of red brick housing development that has altered the historic character of Dudbridge as a whole in recent decades.

Site STR 057 – Land at Woodhouse Farm, Rodborough

Scheduled Ancient Monument	
Conservation Area	<i>Includes a small sliver of the Industrial Heritage Conservation Area (IHCA); Contributes to the setting of the IHCA, the Stroud Station CA, the Stroud Town Centre CA and Stroud Top of the Town CA; has a role in key views towards and out of each of these conservation areas.</i>
Listed Building	<i>Important to the setting of the group of landmark Grade II listed buildings at Rodborough Fort and of Grade II Mount Vernon on Butterow Hill in key southward views from Stroud. Some impact on the setting of other listed buildings on this hillside (on Dark Lane / Butterow West). Multiple listed buildings within the Town Centre, Station and Top of the Town conservation areas benefit from the site's landscape value in key views of and from them.</i>
Other heritage assets	<i>The Woodhouse on Rodborough Lane has some landmark quality in key views and (together with the linear cluster of other non-designated cottages and farm buildings along the lane) it contributes to the landscape 'backdrop' to Stroud and the 'foreground' to Rodborough Fort. The site contributes to the setting of the non-listed landmark Hill Paul Building within the Station CA.</i>

Initial view on level of sensitivity

Significant heritage constraints. A small portion of the site, along its northern boundary, falls within the Industrial Heritage Conservation Area (IHCA). Whilst there are no other designated heritage assets on the site itself, the land makes a significant contribution to the visual setting and the context of multiple designated assets, including listed buildings and conservation areas, as well as several non-designated assets (features of local heritage significance). This very substantial site is highly conspicuous and in fact contributes a great deal to the distinctive 'green horizons' of Stroud's town centre. It contributes, similarly, to Stroud's early historic 'suburbs', which extend eastwards between Bisley Old Road (on the ridge) and the London Road (in the valley bottom), and which look out across the valley towards this site. The site contributes to the setting of the IHCA, the Stroud Station CA, the Stroud Town Centre CA and Stroud Top of the Town CA; it has a role in key views towards and out of each of these conservation areas, and towards and from multiple listed buildings within them. The site (particularly its upper slopes) is of great importance to the setting of the landmark Grade II listed buildings at Rodborough Fort – the Fort's position within the landscape is crucial to its heritage significance. In key southward views from Stroud, Grade II Mount Vernon on Butterow Hill also has landmark status within this hillside landscape. So, too, does (unlisted) The Woodhouse on Rodborough Lane: together with the linear cluster of other non-designated cottages and farm buildings along the lane) it contributes to the landscape 'backdrop' to Stroud and the 'foreground' to Rodborough Fort. The site contributes to the setting of the non-listed landmark Hill Paul Building within the Station CA.

Scope for development; potential heritage benefits?

No obvious scope for development that would have any positive heritage benefits. The best scope for any built development, in heritage terms, would be on the lowest slopes (the most northerly part of the site, most of which comprises 2017 SALA site STR011). There might be scope for one or two individual or paired new buildings, fronting Rodborough Lane. However, care would need to be taken to avoid disrupting the distinctively intermittent linear settlement pattern along this lane, and the isolated status of The Woodhouse.

Potential impacts and constraints on development

The impact on the character and setting of multiple heritage assets, particularly Stroud's conservation areas, and on the setting and significance of listed buildings, including Rodborough Fort, would be likely to preclude development on the majority of this site (the upper slopes) and to constrain the developable area by 2/3 or more.

Assessment		
3		C
<p>Summary</p> <p>[3C] Significant heritage constraints. A small portion of the site, along its northern boundary, falls within the Industrial Heritage Conservation Area (IHCA). Whilst there are no other designated heritage assets on the site itself, the land makes a significant contribution to the visual setting and the context of multiple designated assets, including listed buildings and conservation areas, as well as several non-designated assets (features of local heritage significance). This very substantial site is highly conspicuous and in fact contributes a great deal to the distinctive ‘green horizons’ of Stroud’s town centre. It contributes, similarly, to Stroud’s early historic ‘suburbs’, which extend eastwards between Bisley Old Road (on the ridge) and the London Road (in the valley bottom), and which look out across the valley towards this site. The site (particularly its upper slopes) is of great importance to the setting of the landmark Grade II listed buildings at Rodborough Fort – the Fort’s position within the landscape is crucial to its heritage significance. No obvious scope for development that would have any positive heritage benefits. The impact on the character and setting of multiple heritage assets would be likely to preclude development on the majority of this site (the upper slopes) and to constrain the developable area by 2/3 or more. The best scope for any built development, in heritage terms, would be on the lowest slopes (the most northerly part of the site, most of which comprises 2017 SALA site STR011). There might be scope for one or two individual or paired new buildings, fronting Rodborough Lane. However, care would need to be taken to avoid disrupting the distinctively intermittent linear settlement pattern along this lane, and the isolated status of The Woodhouse (a non-designated building which has local landmark value).</p>		

Whitminster

Site WHI 007 – Grove End Farm

Scheduled Ancient Monument	
Conservation Area	<i>Bordering the Industrial Heritage Conservation Area (IHCA)</i>
Listed Building	
Other heritage assets	<i>The Stroudwater Navigation, part of the Cotswold Canals, is a heritage asset of local significance. Archaeological potential relating to the Stroudwater navigation, agriculture and ancient settlement.</i>

Initial view on level of sensitivity

Some impact on heritage interest. This extensive site borders the Industrial Heritage Conservation Area (IHCA), separated from it by the A419. This road follows the historic route of the infilled Stroudwater Navigation between the M5 junction and the A38 Whitminster roundabout (i.e. the southern boundary of this site). The ongoing canal restoration will involve a new channel being dug to compensate for this infilled stretch. There is archaeological potential, relating to the Stroudwater Navigation, historic agriculture and ancient settlement, despite probable disruption during the creation of the A419 and M5. The wooded grove at the centre of the site is an historic feature of the landscape; whilst the footpaths that traverse it are part of a wider historic network of tracks and greenways, some of which are ancient. The site contributes to the open rural landscape setting of the conservation area and to the historic context and significance of the canal: part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space.

Scope for development; potential heritage benefits?

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

Potential impacts and constraints on development

The impact on the setting and significance of the conservation area and on the setting of the future canal channel here could preclude development on the land closest to the A419. The landscape sensitivity of the site may be a more pressing constraint elsewhere on the site. The cumulative impact of developing all or part of this site as well as any part of 2017 SALA sites EAS010 or EAS007 should be borne in mind when assessing the sites' sensitivity and potential impacts.

Assessment

2

C

Summary

[2C] Some impact on heritage interest. This extensive site borders the Industrial Heritage Conservation Area (IHCA), separated from it by the A419. There is archaeological potential, relating to the Stroudwater Navigation, historic agriculture and ancient settlement, despite probable disruption during the creation of the A419 and M5. The wooded grove at the centre of the site is an historic feature of the landscape; whilst the footpaths that traverse it are part of a wider historic network of tracks and greenways, some of which are ancient. The site contributes to the open rural landscape setting of the conservation area and to the historic context and significance of the canal: part of the special interest of the conservation area is the historic juxtaposition of agriculture and industry and the rhythmic pattern of mills and settlement, sited along the watercourses and separated by open space. No obvious scope for development that would have any positive heritage benefits. The impact on the setting and significance of the conservation area and on the setting of the future canal channel here could preclude development on the land closest to the A419. The landscape sensitivity of the site may be a more pressing constraint elsewhere on the site.

Site WHI 008 – Land to west of Paynes Meadow

Scheduled Ancient Monument	
Conservation Area	
Listed Building	<i>Affecting the setting of 2 Oak Cottages, a Grade II listed building.</i>
Other heritage assets	<i>The sporadically populated character of Hyde Lane and the scrubby remnant orchard to the north of the site are distinctive features of the settlement edge.</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site adjoins 2 Oak Cottages, a Grade II listed building on Hyde Lane. Although the cottage is quite tucked away at present and is not a conspicuous presence on Hyde Lane, the listed building is in a sensitive location, lying at what could potentially be the mouth of the site (where access could be provided off Hyde Lane). The site does contribute to its setting and historic context. The comparatively sparse and predominantly historic built form along Hyde Lane gives this edge of the settlement a very distinctive character: the lane between Oak Cottages (adjoining the eastern corner of the site) and Wheatenhurst Cottage (adjoining the western corner) continues to read as 'rural' and visually distinct from the modern housing of Paynes Meadow, which lies adjacent to the site and immediately east of the listed building. Whitminster's historic settlement pattern was quite dispersed, with sporadic and clustered development along its few lanes, and orchards and paddocks at its heart. Hyde Lane, which encloses this site and the scrubby remnant orchard to its north, are amongst relatively few places where the settlement's historic character can still be discerned.

Scope for development; potential heritage benefits?

Heritage issues are unlikely to impact significantly on scope for development. No obvious scope for development that would have any positive heritage benefits. Scope for some sensitively designed residential development or community use, preserving existing hedgerows and perhaps with reinforced planting to provide the listed cottage with a small 'buffer' – particularly if site access is to be achieved across the front of the listed building's curtilage.

Potential impacts and constraints on development

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

Assessment		
2		A
<p>Summary</p> <p>[2A] Some impact on heritage interest. The site adjoins 2 Oak Cottages, a Grade II listed building on Hyde Lane. Although the cottage is quite tucked away at present and is not a conspicuous presence on Hyde Lane, the listed building is in a sensitive location, lying at what could potentially be the mouth of the site (where access could be provided off Hyde Lane). The site does contribute to the listed building's setting and historic context, and it continues to read as distinct from the modern housing at Payne's Meadow, immediately east. Hyde Lane, which encloses this site and the scrubby remnant orchard to its north, are amongst relatively few places where Whitminster's historic character and distinctively dispersed settlement pattern, with sporadic and clustered development along its few lanes and orchards and paddocks at its heart, can still be discerned. Heritage issues are unlikely to impact significantly on scope for development. No obvious scope for development that would have any positive heritage benefits. Scope for some sensitively designed residential development or community use, preserving existing hedgerows and perhaps with reinforced planting to provide the listed cottage with a small 'buffer' – particularly if site access is to be achieved across the front of the listed building's domestic curtilage. The impact on the setting of the listed building and the historic character of Hyde Lane is likely to influence the scale, massing and design of any new development, rather than to preclude any development at all.</p>		

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