

SUB23 Land Adjacent to Ski Centre

Site Historic Environment Assessments for Strategic
Assessment of Land Availability (SALA)

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

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SUB23 Land Adjacent to Ski Centre

1. Background

1.1 Location

This site historic environment assessment consists of a plot of land located within the parish of Matson, in the Ward of Matson and Robinswood within the wider boundary of Gloucester City (Fig 1). SUB23 is to the north of the Gloucester Ski Centre and south of St Katharine's Church, Matson. The east boundary runs along Matson Lane with the west boundary is on the lower slopes of Robinswood Hill.

1.2 Site Visits

Site visits were undertaken on 7th September 2015. At this time photographs were taken and have been reproduced in this document as Plates 1-5. Archaeological information, historic maps and plans have also been reproduced as Figs 2-4.

1.3 Topography, Geology and Land Use

The SUB23 site encompasses an area of 2.21 hectares (Fig 1) and is centred on NGR SO 8476 1534. It is located on a steeply rising slope running east to west and lies at a height of between 72m and 87.25m AOD.

The underlying bedrock of the site is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are claystone/mudstone with a clayey loam to silty loam texture (UKSO 2015).

The SUB23 site has recently been used as a golf course but is now an area of vacant green field land containing two small ponds with an area of brush land to the south surrounding the largest pond and bounding an area of hard standing that was a former car park.

1.4 Site Constraints

A table detailing all the designated and undesignated assets in the area of the site is included in Appendix 1.

The Red Well (Chalybeate) sits within the SUB23 and is a locally important heritage asset. There are no scheduled monuments or listed buildings contained within the SUB23 site. The site is not part of a registered park or garden or a battlefield. It sits within the Landscape Conservation Area of Robinswood Hill (GCC 2013, p38-9) and is within an 'Area of Principal Archaeological Interest' that is based upon Robinswood Hill.

There has been only one determined planning application within the SUB23 site. This application, I4/00467/FUL, proposed constructing three, five bedroom terraced houses on the area of hard

standing at the south of the SUB23 site. The application was refused. There were no undetermined planning applications on either site.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the area around the site. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are shown on Figure 2 and discussed below.

2.1.1 Previous Assessments

The whole of Robinswood Hill, including the SUB23 site, was subject to a desk-based assessment (GUAD1992) in 2000 which drew together the known archaeological information of the area and identified further potential areas of research. East of the site, an area covering the former Selwyn School and gardens was subject to desk-based assessment (GUAD1952). This assessed the distribution and importance of archaeological remains within the area in order to inform a conservation plan of the school site. To the south of the school is a large area where three desk-based assessments (GUAD1711, GUAD1712, GUAD2120) have been carried out, all to identify the nature and extent of heritage assets in advance of a re-development of the area.

2.1.2 Prehistoric, Roman and Saxon

There are no prehistoric, Roman or Saxon sites within the immediate vicinity of either of the two sites. The closest prehistoric sites are over 700m to the west at the summit and on the lower slopes of Robinswood Hill. Roman remains have been discovered to the east when the rectory was being constructed in 1878 (GUAD1155) and Saxon loom weights were discovered during an excavation (GUAD1150) at Matson Moat (NHLE1016870).

2.1.3 Medieval

Archaeology

Documentary evidence (GUAD1194) shows that St Katharine's Church, to the north of the SUB23 site was first founded in the 11th century with a stone church being built in the 13th century. This was later rebuilt with only a very small amount of medieval stonework being incorporated into the later church. To the north of the church two archaeological investigations have taken place; an area of geophysical survey (GUAD1932) revealed evidence of ridge and furrow which was confirmed by an evaluation (GUAD1907).

To the north east of the SUB23 site a watching brief was carried out (GUAD1204), close to St Katharine's Church, during road widening and revealed a medieval cobbled surface and medieval pottery.

Built Heritage

Within the SUB23 site is GUAD1151, the recorded observation of a medieval well. The Red Well, or Chalybeate, is a natural spring that feeds into a square limestone trough with a smaller semi-circular basin used as an overflow. It is called 'red' due to the large amount of iron in the water which has left behind red deposits on the trough and surrounding ground. The Red Well is also recorded on the

NMR as monument number 115297. It was used by Llanthony Priory and is believed to date back to the 11th century.

2.1.4 Post-medieval

Archaeology

Adjacent to the road, a watching brief was carried out on the foundations of two new houses (GUAD1276), Robinswood Lodge and Redwell House, which revealed only post-medieval land drains. An evaluation was also carried out (GUAD2217) on land to the south east of the site which revealed an undated ditch and pit, medieval and post-medieval ridge and furrow and a track.

At St Katharine's Church, a watching brief on the construction of a disabled toilet (GUAD2285) attached to the north east elevation of the church revealed that the foundations of the church had been completely replaced by the 18th and 19th century rebuilding of the structure. Within the trench for the wall of the toilet an articulated skeleton was revealed which pre-dated the late 19th century rebuilding and therefore may belong to the medieval or earlier post-medieval period of the churchyard.

Built Heritage

A cluster of records around the former Selwyn School, to the east of the SUB23 site, relate to the buildings themselves. Against the road, Matson Lane, a boundary wall is listed grade II (NHLE 1245731). It dates to the late 18th century and was the garden wall of Matson House. To the east of this is the grade II* listed (NHLE 1245730) Matson House (known as Selwyn School). This former manor house was built around 1575 of stone and has slate roofs and brick chimney stacks. The current Pevsner describes the house as 'typical late 16th century Cotswold style' (Verey and Brooks 2002, p592). The south wall has a large painted sundial dated 1596. It was altered in the early and late 18th centuries and restored in the 1970s. It is believed to have been built on or close to the site of a medieval manor house held by Llanthony Secunda Priory. In 1643 it was requisitioned as the lodging for King Charles I and his sons and was the headquarters for the Royalist forces during the Siege of Gloucester. Included as part of this listing, is an attached garden wall of the 18th century. The garden to the east and south of the house includes further walls which are historically associated with Matson House and therefore are designated by association and curtilage listed. To the east of the house is the grade II listed (NHLE 1245732) former stable block of Matson House. It was built of stone and brick in the late 18th century and is L-shaped with the long range being stables and the short range servant's cottages. It was later converted for use as a school building. The current Pevsner states that the stone for the stables came from an earlier manor house, to the north east, and describes the building as 'L-plan, ashlar-faced, with mullioned windows with hoodmoulds, and carriageways with heraldry' (Verey and Brooks 2002, p593).

South east of the SUB23 site is the grade II listed (NHLE1245729) Gloucester Country Club. This building was formerly the farmhouse of Larkham Farm and was built in around 1600 but has additions of the 19th century. It was used as the billet of the Duke of Birmingham in the siege of Gloucester in 1643 while King Charles I was at Matson House, now Selwyn School.

Although St Katharine's Church (GHER8368) was founded in the 11th century, the church was completely rebuilt in 1739 with further rebuilding in the 1850s, 1870s and 1890s (GUAD1194). Only a few pieces of medieval stonework survive. St Katharine's Church (GHER8368) was turned down for listing in 2014. The reasons for the rejection were that '*for its late date it displays a lack of stylistic innovation*', '*despite some quality of design and craftsmanship of some internal features, much of the*

detailing is unexceptional' and 'late Victorian churches survive in considerable quantities and the Church of St Katharine lacks the architectural distinction of listed examples from this period'.

2.1.5 Modern or Undated

Archaeology

In the southern part of the SUB23 site, a small evaluation (GUAD2193) was carried out in 2013 consisting of two trenches. This revealed that the area had been heavily truncated and that any archaeological deposits had been removed along with the topsoils.

To the west of St Katharine's Church a watching brief on the laying of a new pathway (GUAD1414) revealed no features of archaeological interest.

Built Heritage

The War Memorial within St Katharine's churchyard is listed (NHLE 1419823). This memorial was designed by the architect F S Waller and was dedicated in 1920. It takes the form of a medieval lantern cross and has carvings, designed by A Maud Parsons, within the cross-head of traceried niches containing figures.

2.1.6 Settings and Key Views

'The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve' (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

The area of the SUB23 site has already had its original landscape setting altered by its use as a golf course. This use required a large amount of earth moving and landscape to create an area suitable to be used for golfing. The evaluation in the south of the area shows that truncation of the original contours of the area has taken place. Despite this, the current landscape of the SUB23 site is an open landscape that still reflects the rural nature of the slopes of Robinswood Hill and provides the heritage asset of the Red Well with an attractive open setting. Due to the contours of the site, the views within the SUB23 site all face east towards Matson Lane and Matson House.

2.2 History and Map Regression Analysis

Matson is not included within the Domesday survey because it was part of King's Barton, the ancient demesne lands of Mercia. It is however mentioned within the 12th century charters of St Peter's Abbey, Gloucester. In around 1135, Ernulfus, son of Ralph, gave to *'the convent of Gloucester, the church of Mattresdone, the cemetery, and the tithes that belong to it'* (Hart 1865, p259). *Mattresdone* means 'Matters Hill' and has been shortened and absorbed into Matson (Baddeley 1913, p107). There were no independent manors within Matson that were recorded before the 14th century. At that time there were three manors which were held by numerous people including Ernulfus, who gave Matson church to Gloucester Abbey, including at some point Llanthony Secunda Priory. In the 16th century, at the time of the Dissolution, the manor held by Llanthony Secunda was sold off along with its Hempsted estate. The Crown granted this manor, and a house, to the burgesses of Gloucester who sold it to Thomas Lane, the City's Recorder. His widow married Richard Pate, MP for Gloucester, and proceeded to build the present Matson House (Selwyn School) between 1575 and 1576. The manor passed through the family until it was sold to Jasper Selwyn in 1600. He gained more land in Matson by marrying into the Robins family, including the adjoining manor at Matson, probably the scheduled moat to the north east (NHLE10168710). The Selwyn family retained the old manor house and land throughout the 17th and 18th centuries, even demolishing the old moated

house to build stables and servants cottages in the late 18th century (Herbert 1988, p440-2) at Matson House. The Matson House gardens were developed in the 18th century, including a canal shaped fishpond. At the end of the 18th century, after the death of George Selwyn, the house was occupied by tenants. This state lasted for over a century and saw changes being made to the house and the land. The house was converted into a school for girls in the 1950s, Selwyn School, and continued until 1999.

During the 17th century, Matson was used as the base for King Charles I during the siege of Gloucester in 1643. The King himself was billeted along with his sons in Matson House, with marks on a second floor windowsill reportedly made by the young boys; whilst the Duke of Buckingham was at Larkham Farm to the immediate south. Even the church was used as a magazine for the storage of ammunition at this time. In the late 17th century the estate owned by the Selwyns included seven small tenant farms and by the late 18th century there were 12 tenants on the leasehold of George Selwyns land. By the 1790s this included 47 acres of plantations and arable land in hand, tenant holdings of 102 acres, 34 acres, 18 acres and another five holdings of six acres or less. The lands held by the Selwyns included open fields on Robinswood Hill. These had begun to be inclosed as early as the 1580s although the upper slopes retained open-field. The east side of the hill also appears to have been left as open-fields with it being cultivated in strips and used a common pasture until the late 19th century.

Historic mapping (Figs 3 and 4) shows the uses and changes in the land the SUB23 site. The earlier maps, such as the 16th century Saxton maps, merely show that there was a church at Matson; they do not even show roads. Likewise, the 1794 Cary map shows no detail but does at least show that there was a large house at Matson. The 1811 Dawson mapping was the first survey of what became the Ordnance Survey. For Matson this shows the church and Matson House and also a plot of land that looks like a plantation (Fig 3). These features can also be seen on the 1828 Ordnance Survey (Fig 3). The first detailed mapping of 1884 (Fig 4) shows that the plot of land forming the SUB23 site included a reservoir, the Red Well and a large number of deciduous trees. The 1903 Ordnance Survey (Fig 4) still shows the reservoir and Red Well although the number of trees has decreased. The shading of the SUB23 site matches that surrounding Matson House to the east and suggests that the site was used as park land for Matson House. Nothing changes within the SUB23 plot of land on the 1924 and 1946 maps (Fig 4). Despite the different scale of the 1952 map (Fig 4) the plot of land is still the same. The SUB23 site still contains a reservoir and the Red Well.

2.3 Potential for Further Assets

The SUB23 site sits within a wider landscape that includes Neolithic and Iron Age finds at the summit of Robinswood Hill. Roman coins have been recovered from areas around the base of the Hill along with pottery found during the building of the rectory (GUADI 155) to the east along Matson Lane. Along with the medieval remains discovered within the close vicinity of the sites, as detailed above, there is also the medieval moated manor site at Moat School and further evidence of medieval ridge and furrow on the slopes of Robinswood Hill. As well as the medieval Red Well, a number of other wells and water supply systems for Saint Peter's and Llanthony Secunda Priors have been found on Robinswood Hill. The post-medieval development of Matson House (Selwyn School) and the later St Katharine's Church were accompanied by Robins Farm and Larkham Farm. It wasn't until much later, in the mid 20th century, that the major phase of house building began in the area.

Given the surviving evidence of all periods, the likelihood of further evidence surviving in the area of the SUB23 site is quite high. The site has not been subjected to archaeological investigation but the

surrounding area shows evidence of medieval and post-medieval archaeology surviving, in some cases close to the surface. The evidence suggests that the medieval centre of Matson was to be found to the immediate north and north east of the site and may have spread into the site itself. Robinswood Hill and Matson House are both areas of importance historically and archaeologically.

3. Significance

3.1 Intrinsic interest of the sites

The area of the SUB23 site is of interest, not only because of its location within the Landscape Conservation Area and Area of Principal Archaeological Interest of Robinswood Hill but also because of its surviving medieval well, the only medieval well in the area without any form of designated protection. It is possible that at least part of the land was farmed in the medieval period and may have surviving ridge and furrow.

The site is also within the area of Matson that was part of the medieval settlement and the Royalist headquarters during the siege of Gloucester in 1643.

3.2 Relative importance of the sites

The importance of the SUB23 site at a national level has not been recognised as there are no designated assets within the site itself, however locally it has a more tangible importance. Being part of the Landscape Conservation Area of Robinswood Hill it forms a part of the intrinsic landscape of the Matson Area. The Red Well holds importance as part of the medieval water supply for the two priories of Gloucester. The potential for unknown archaeological remains within the SUB23 site has also been shown to be possible.

3.3 Physical extent of important elements

The important elements of the site have already been discussed. The Red Well within the SUB23 site is easily identified, however given the possibility of buried archaeological remains the physical extent can be widened to cover the whole of the site (Fig 5) especially when taking into consideration the detrimental affect any development would have upon the Landscape Conservation Area.

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on ‘Conserving and Enhancing the Historic Environment’. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or
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	documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. This would cause **Major Harm** to the heritage assets.

4.2.2 Built Heritage

Development of the SUB23 site would have an impact on the Red Well most likely causing its loss. This would cause **Substantial Harm** to the heritage asset. Even if the Well would be retained

within the development, there would be impact on its setting within the landscape of fields and the slopes of Robinswood Hill. This would cause **Minor Harm** to the heritage asset.

4.2.3 Settings

Any development within the SUB23 site would have an impact on the setting and the nature of the Robinswood Hill Landscape Conservation Area (LCA). The views to and from the summit of the Hill would be affected along with the character within the LCA. This would cause **Minor Harm** to the setting.

Any development within the SUB23 site would also have the potential to impact upon the setting of the adjacent sites of Matson House and gardens, the listed War Memorial and St Katharine's Church. This would cause **Minor Harm** to the setting of the heritage assets.

4.3 Improvements and Enhancements

Interpretation panels of the Red Well and the water system on Robinswood Hill would be an **enhancement** to the Robinswood Hill LCA and facilitate public knowledge of the local area.

Provision of public access to the Red Well would be an **enhancement** of the heritage asset and would also facilitate public knowledge and of the local area.

Listing of the Red Well would be an **enhancement** of the heritage asset as it will provide protection for the structure.

5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site.

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site. The built heritage assessment should review the setting impacts upon the Red Well, Matson House and gardens, the listed war memorial and St Katharine's Church and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance *The Setting of Heritage Assets* (HE 2015d).

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64

and 131 of the NPPF (DCLG 2012) and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- Full recording of the Red Well, a heritage asset of high local importance, in line with relevant guidance produced by Historic England (EH 2006) and the ClfA (ClfA 2014e). This should be carried out whether the Red Well is at risk from proposals or not, in order to further understand this heritage asset and its setting.
- Recommendation for listing of the Red Well.
- Interpretation panels of the Red Well and the water system on Robinswood Hill.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Walkover survey of the SUB23 site to identify possible earthworks, in line with relevant guidance produced by Historic England (EH 2007).
- Geophysical survey of the extent of the development, in line with relevant guidance produced by the ClfA (ClfA 2014d).
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Full reporting and publication of all results.
- Setting of the Red Well and Matson House to be appraised.
- Provision of green open space around the Red Well to help further conserve its setting.
- Any development should preserve, and where possible, enhance, the character and setting of Matson House and gardens, the listed war memorial and St Katharine’s Church.
- The scale of any development should be in keeping with the rural Matson settlement.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the SUB23 site and describes it as ‘Site not suitable or achievable’ (ibid, Appendix 2). Despite this, should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

The Red Well should be avoided by all development, in order to retain the locally significant and historically important heritage asset. This has been marked **red** on Figure 5. A radius of 25m surrounding the Red Well should also be left intact, in order to retain the setting of the heritage asset. This area has been marked **red** on Figure 5. This could be achieved by including the Red Well and its surroundings as an area of open space within a development.

The rest of the area of SUB23 would need a staged sequence of mitigation, as detailed below. This would be required in order to identify any unknown archaeological deposits within the site and to assess the impact of a known development upon the setting of heritage assets and the LCA. This has been marked **orange** on Figure 5.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB23 and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the SUB23 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the above recommendations, of the 2.21 hectares of the site, a total area of 0.19 hectares would be unavailable leaving an area of **1.91 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

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9. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

HER or NHLE number	Name	Period	Type	Details
GUAD1150	Matson Moat	Saxon, Medieval	Excavation	Medieval pottery and Saxon loom weights
GUAD1151	Red Well (Chalybeate)	Medieval	Recorded observation	Medieval well. Square trough of limestone c2' square and 1' deep on inside, 3' square on outside. Called red because of iron contained in the water.
GUAD1155	Maston Rectory	Roman	Finds	Roman pottery discovered in ditch during construction of rectory in 1878
GUAD1194	St Katharine's Church	Medieval	Documentary evidence	First church at Matson was founded in 11 th century
GUAD1204	Matson Lane	Medieval	Watching brief	Road widening revealed medieval cobbled surface and pottery
GUAD1276	Robinswood Lodge, Redwell House	Post-medieval	Watching brief	Construction of two houses, land drains filled with stone rubble
GUAD1414	St Katharine's Church	Undated	Watching brief	Extension of path. Negative evidence.
GUAD1711	Hallmark Hotel	Medieval	Desk-based assessment	Assessment in advance of hotel. Formerly field of Larkham Farm. Ridge and furrow identified.
GUAD1712	Hallmark Hotel	Modern	Desk-based assessment	Assessment in advance of hotel
GUAD1907	North of Robins Farm	Medieval	Evaluation	Ridge and furrow
GUAD1932	North of Robins Farm	Medieval	Geophysics	Ridge and furrow
GUAD1952	Matson House	Post-medieval	Desk-based assessment	House has been developed since the late 16 th century with associated formal and walled gardens.
GUAD1992	Robinswood Hill	All periods	Desk-based assessment	Synthesis of information of Robinswood Hill
GUAD2193	Adj to Ski Centre	Undated	Evaluation	Negative evidence. Land truncated.
GUAD2120	Hallmark Hotel	Medieval	Desk-based assessment	Assessment in advance of hotel. Formerly field of Larkham Farm. Ridge and furrow identified.
GUAD2217	Hallmark Hotel	Post-medieval	Evaluation	Ridge and furrow, ditch, pit, trackway.
GUAD2285	St Katharine's Church	Med/Post-med	Watching brief	Extension for disabled toilet. Revealed foundations of current and earlier burial
NHLE1016870	Matson Moat	Medieval	SAM	Oval moat, north and west survive as earthworks. 12m wide and 1.2m deep. Has external bank.
NHLE1245729	Gloucester Country Club	Post-medieval	Listed building	Grade II listed. Larkham Farmhouse. 17 th century with 19 th and late 20 th century alterations.

NHLE1245730	Matson House (now Selwyn School)	Post-medieval	Listed building	Grade II*. Late 16 th century manor house with early 18 th , 19 th and 20 th century alterations/additions
NHLE1245731	Boundary wall, Matson House	Post-medieval	Listed building	Grade II listed. Late 18 th century garden wall of Matson House
NHLE1245732	Stables, Matson House	Post-medieval	Listed building	Grade II listed. Late 18 th century stables and servants cottages. Built using fabric demolished 16 th century house.
NHLE1419823	War memorial, St Katharine's Churchyard	Modern	Listed building	Grade II listed. War memorial of 1920. Designed by F S Waller. Decoration on cross head designed by A Maud Parsons.

10. Plates



Plate 1: View into the SUB23 site from the south east



Plate 2: View from the south east corner of the SUB23 site looking south east



Plate 3: The Red Well

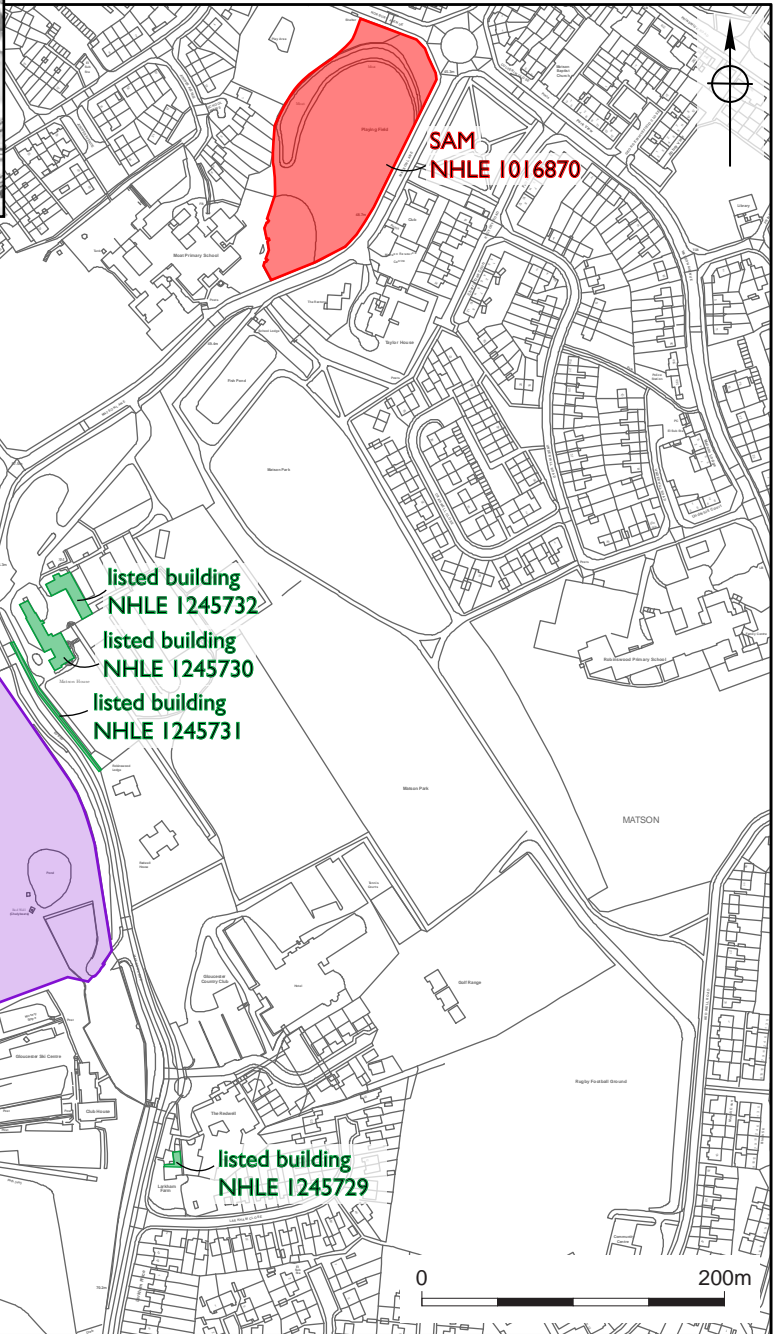
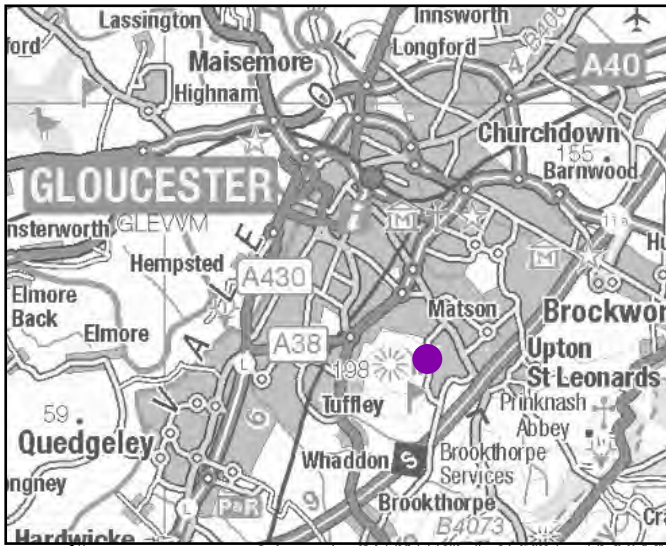


Plate 4: The Red Well



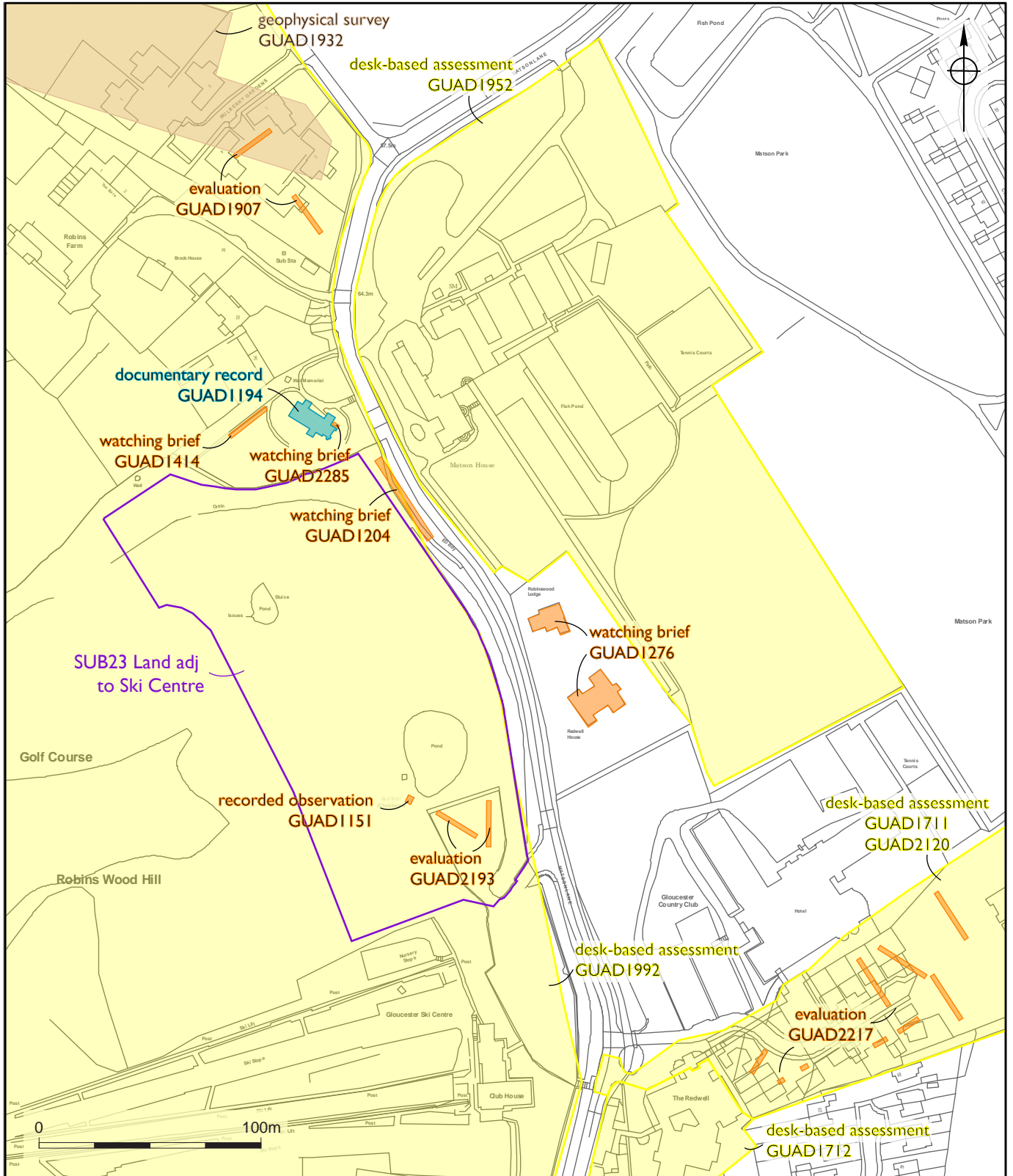
Plate 5: The Red Well

II. Figures



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Figure I - Site Location



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Figure 2 - Archaeological Information



1583 Saxton map



1811 Dawson map

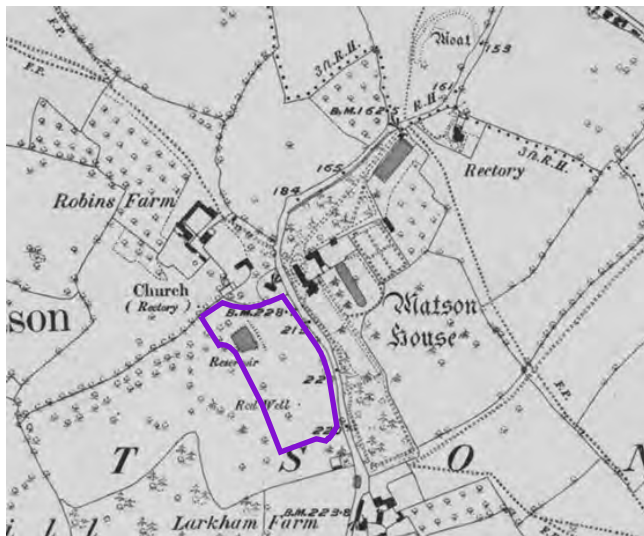


1794 Cary map

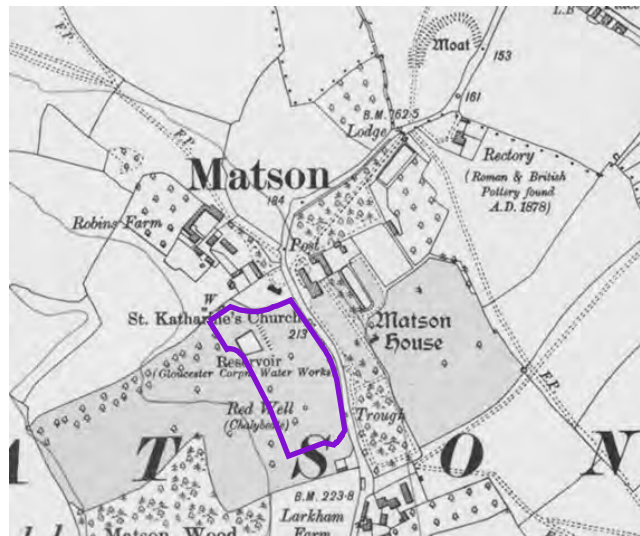


1828 Ordnance Survey

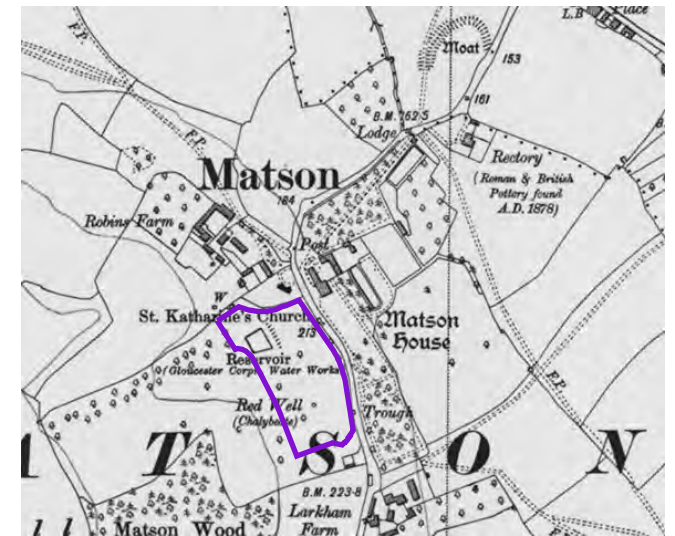
Figure 3 - Historical mapping



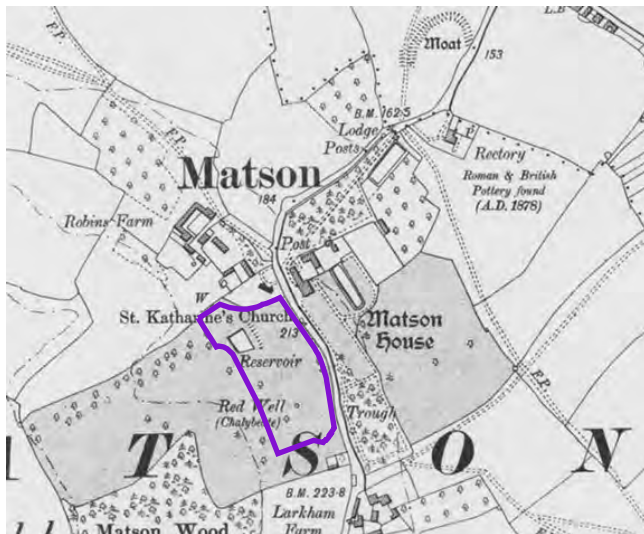
1884 Ordnance Survey



1924 Ordnance Survey



1946 Ordnance Survey



1903 Ordnance Survey

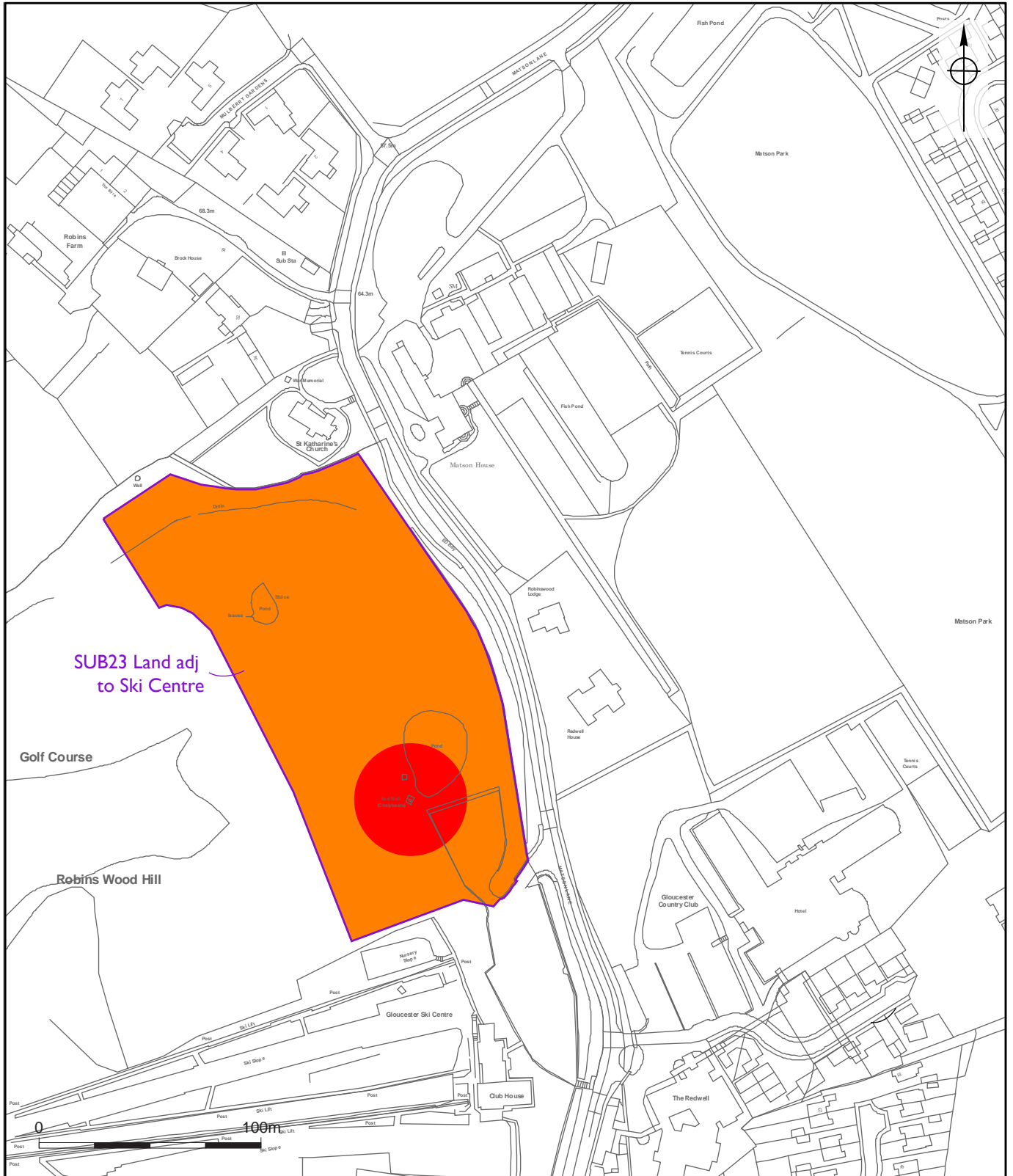


1942 Land Utilisation Survey



1952 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 - Recommendations