

SUB44 Land south of Grange Road, Tuffley

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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SUB44 Land south of Grange Road, Tuffley

1. Background

1.1 Location

This site historic environment assessment consists of SUB44 Land south of Grange Road located within the parish of Tuffley, in the Ward of Tuffley within the wider boundary of Gloucester City (Fig 1). It consists of open fields in the southern most corner of Tuffley Ward. The site is bounded in the north by Grange Road and the housing estate to its north. The west of the site is bounded by the railway line. To the south are open fields and to the east is the open land at the base of Robinswood Hill. The southern and eastern boundaries of the site are also boundaries of Gloucester City.

1.2 Site Visits

Site visits were undertaken in February 2016. At this time photographs were taken and have been reproduced in this document as Plates 1-10. Archaeological information and historic maps and plans have also been reproduced as Figs 2-4.

1.3 Topography, Geology and Land Use

The site encompasses an area of 16.52 hectares (Fig 1), is centred on NGR SO 8262 1398 and is located on slopes running from the centre of the site to the north and the south. It lies at a height of between 24.8m and 35m AOD with the highest point centred on a hill in the centre of the site.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2016) 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 a 'Cambisol' type of lime-rich loamy and clayey soils (UKSO 2016).

The last use of the site was as pasture and arable fields with some derelict brick built farm buildings in the north of the site adjacent to Grange Road. The site is divided in two by a hedgerow field boundary running roughly west to east across the site.

1.4 Site Constraints

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

There are no scheduled monuments or listed buildings contained within the SUB44 site. It is not part of a registered park or garden or a battlefield. The southern part of the site, to the south of the hedgerow, is part of the Land South of Grange Road and Daniels Brook Landscape Conservation Area.

There have been no historic planning applications on the site but there is one current application that has not been decided at this time. Application number 16/00165/OUT is an outline application for

the ‘demolition of existing agricultural building and residential development of up to 250 dwellings with associated access, landscaping and open space’.

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 SUB44 site area. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). Because the site lies on the boundary of Gloucester City, a search of Gloucestershire County Council HER (GHER numbers) was also carried out. The relevant records are shown on Figure 2 and discussed below.

2.1.1 Previous Assessments

Three previous assessments have been carried out within the SUB44 site and only three have been carried out within the area around the site. Part of the SUB44 site has been the subject of a desk-based assessment (GHER1110). The assessment was produced for submission with the planning application for development of the site (16/00165/OUT). The assessment showed that there was moderate potential for prehistoric and Roman remains. A geophysical survey of the same area has also been carried out (GHER1111) and has revealed a number of enclosures in the southern part of the area that are most likely to be of Iron Age or Romano-British date. A large amount of ridge and furrow was also identified within the survey area. A building assessment (GHER1146) was carried out on the barns in the northern part of the SUB44 site revealing them likely to be 18th century in origin.

To the west and south west of the SUB44 site, two desk-based assessments have been carried out. GUAD1683 was an assessment of the RAF Quedgeley main site and covered an extensive area from the railway eastwards to the A38 and identified significant potential for archaeological deposits, particularly of the Romano-British and Medieval periods. The other assessment (GUAD2176) was a study of the National Filling Factory No 5. This World War I ammunition filling factory covered much of the area that was later used as the RAF Quedgeley main site. To the north east of the SUB44 site, Whaddon School has been the subject of a desk-based assessment (GHER825).

2.1.2 Prehistoric, Roman and Saxon

Prehistoric Archaeology

Enclosures of probable late Iron Age to early Roman date (GHER1134) have been recorded in the central eastern area of the SUB44 site. Evaluation of this area (GHER1133) revealed some settlement and agricultural activity of this date along with later evidence. The only other prehistoric evidence recorded in the area has been to the south west of the SUB44 site on the former RAF Quedgeley main site. A large evaluation (GUAD1681) revealed, in the trench closest to the SUB44 site, a linear ditch and pit containing middle and late Iron Age pot. During an excavation within the same area as this trench (GUAD1708) a number of phases of Bronze Age to Iron Age occupation were revealed in the form of three enclosures and associated features. The enclosures were not defensive and were interpreted as being used for stock control, an unusual type of enclosure for the Severn Valley in Gloucestershire.

Roman Archaeology

Roman archaeology is a lot more prevalent in the area of the SUB44 site. On the RAF Quedgeley main site the large evaluation (GUAD1681) also revealed a Romano-British farmstead but further

away from the SUB44 site than the already mentioned prehistoric archaeology found on the site. To the east of the SUB44 site a number of stray finds of Roman date have been found. East of Court Farm a scatter of 3rd century pottery and a whetstone (GHER3853) were recovered and at Court Farm itself a sestertius of Marcus Aurelius (2nd century; GHER3854) was found. Another coin (GHER26518) was uncovered in the garden of 2 Church Cottages. This was a very worn copper coin dated to the mid 4th century and had an inscription of 'fel. temp. repatio'.

South of Brook Farm, an excavation (GHER3852) carried out during construction of the M5 motorway, revealed a Romano-British villa and settlement of 2nd to 3rd century date. Remains of buildings with associated areas of loose tesserae and opus signinum were recorded along with hypocaust tiles and more opus signinum. Tegula, pilae, brick and tile, Samian and coarse wares and painted plaster were also found.

2.1.3 Medieval

Archaeology

An evaluation (GHER1133) in the northern part of the SUB44 site revealed evidence of medieval settlement and agricultural use. Medieval archaeology has also been recorded in the vicinity of the SUB44 site. To the east of the SUB44 site, at Whaddon Green, 13th and 14th century pottery was found in the ploughsoil after mechanical levelling of the area took place (GHER6558). A pit was also uncovered here that contained 14th century pottery and animal bones. Earthworks associated with a mill (GHER6554) have been noted to the south of the SUB44 site, east of Field Buildings. The tithe map shows the field containing the earthworks as 'Mill Banks'. The earthworks were originally thought to be two long barrows. Crop marks (GHER47672) adjacent to these earthworks, west of Brook Farm, are believed to be medieval ridge and furrow and a field system however it is also possible that they may relate to the Romano-British site south of Brook Farm (GHER3852). Medieval ridge and furrow still survives as earthworks on the north part of the SUB44 site and can be seen on aerial photographs of the site from the 1940s to the present day. The ridge and furrow corresponds with the field boundaries shown on 18th and 19th century maps of the area.

Built Heritage

The only medieval building recorded in the area is St Margaret's Church at Whaddon (GHER8404, NHLE1340595). This parish church is grade II* listed and was constructed in the 13th century. A tower was added in the 15th century and it was restored in 1854-5 and 1880.

2.1.4 Post-medieval

Archaeology

There have been no archaeological sites of post-medieval date recorded in the SUB44 site or in the area surrounding it. This does not mean that none exist, just that none have been found as yet.

Built Heritage

For the post-medieval period, only two structures can be found around the SUB44 site. The small buildings (GHER1145) on the north boundary of the SUB44 site, marked as Tuffley Farm on the Ordnance Survey, actually consist of an L-shaped brick structure adjoined by modern sheds. The brick structures can be seen on the 1799 parishes of Gloucester map and on the 1842 tithe map and therefore must date to at least the late 18th century. These buildings were probably animal shelters and formed part of Lower Tuffley Farm which was located on the opposite of Grange Road until it was demolished and replaced by housing in the 1990s. To the east of the SUB44 site is Yew Tree Farmhouse (GHER39526, NHLE1304395). This grade II listed, early 17th century building is of a single storey and attic and is constructed of timber frame on a limestone plinth. In Whaddon village, the

Wynstones School, previously Whaddon Manor, was constructed around 1865-70. It is described in Pevsner as 'mostly High Victorian of c1865-70, possibly by A W Maberley; of brick with stone dressings and brick patterning beneath the banded hipped roof' (Verey and Brooks 2002, p804).

2.1.5 Modern or Undated

Archaeology

There has been no modern archaeological evidence recovered within the SUB44 site and there are only two known sites within the area. The large evaluation that took place on the RAF Quedgeley main site (GUADI681) uncovered, in a trench close to the SUB44 site, structures related to the earlier World War I use of the site as an ammunition filling factory. To the east of the SUB44 site, adjacent to Yew Tree Farm is the site of a World War II aircraft crash (NHRE1583192). An RAF Bristol Blenheim crashed in September 1940 after suffering from serious engine trouble following a training exercise off the Welsh coast. The pilot died in the crash but the crew was rescued from the burning aeroplane.

A number of archaeological investigations within the area around the SUB44 site have revealed no archaeological evidence or only plough soil and natural geology. These watching briefs are GUADI292, GUADI321, GUADI335, GUADI385, GUADI402, GUADI595, GHER22484 and GHER27571.

Built Heritage

Modern buildings in the area of the SUB44 site can be seen to the north and west and consist of housing constructed at various times throughout the 20th century. The only building of this date of note recorded in the area is the Whaddon School (GHER826). The school was begun in a tin hut in 1905 with a permanent structure being built on the same site in 1907. The building is constructed of red brick and has cream coloured string bands and tall multi-light windows. Extensions were added to the original building in the 1950s and 1960s. Pevsner describes the school as 'standard brick by R S Phillips, 1907' (Verey and Brooks 2002, p804).

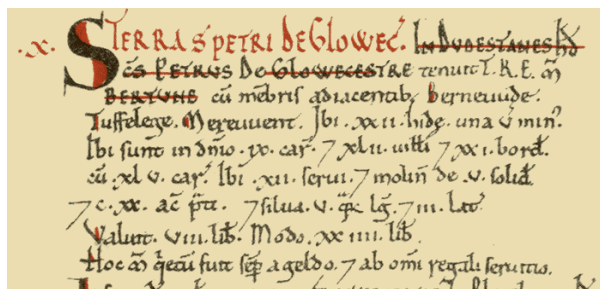
2.1.6 Settings and Key Views

'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 SUB44 site has no evidence of ever been occupied and appears to have been used for farming since at least the medieval period. The site allows unrestricted views across farmland into the Cotswolds AONB and towards Whaddon village. The whole of the area to the south of the site is rural and until the 20th century the site lie within a completely rural area dotted with scattered farms and settlements on the south west side of Robinswood Hill.

2.2 History and Map Regression Analysis

Tuffley lies in the southern part of the City of Gloucester. The settlement can be dated back to at least the Anglo-Saxon period. The name Tuffley is derived from Anglo-Saxon and Old English meaning 'Tuffa's wood or clearing' (Ekwall 1960, p481). The Old English part of the name, ' Leah', originally meant wood or clearing but later became known as pasture. In 1086 the name was *Tuffelege* (Moore 1982, p10,1) by 1190 it had become *Tuffele* and in 1342 it is recorded as being *Tuffeeye* (Baddeley 1913, p157).



The Domesday Survey of 1086 includes Tuffley as part of the Abbots Barton: ‘St Peter’s of Gloucester held the manor of (Abbots) Barton with the attached members Barnwood, Tuffley and Morwents (End) before 1066. 22 hides, less 1 virgate. In lordship 9 ploughs; 42 villagers and 21 smallholders with 45 ploughs. 12 slaves; a mill at 5s; meadow, 120 acres; woodland 5 furlongs long and 3

wide. The value was £8; now £24. This manor was always exempt from tax and from all royal service’ (Moore 1982, p10,1). This gives a medium sized settlement area of around 19 households, although only part of this was Tuffley. In 1672 the area of Tuffley included 17 houses that were assessed for hearth tax (Herbert 1988, p390). By 1710 it had 26 houses and a population of around 110 (ibid) which by 1801 had changed to 18 houses with a population of 112 (ibid). The area of woodland included within the Survey, five furlongs by three furlongs, was probably within Tuffley, as its name suggests and historic documents show that Tuffley was still heavily wooded in the 18th century (Herbert 1988, p384). Gloucester Abbey held Tuffley, and the rest of the Abbot’s Barton, until the Dissolution in 1541 when it passed into the hands of the Dean and Chapter. The land was farmed and passed through a number of hands but stayed predominantly rural until the 20th century.

The earliest historic maps of the area of the SUB44 site are not very detailed. The Saxton map (Fig 3) of the late 16th century shows only settlements with churches and the River Severn. It does show Robinswood Hill on whose lower western slopes Tuffley is situated. The settlement of Tuffley is not shown on this map or on the Cary map of 1794 (Fig 3) which does at least show the roads. A 1799 map of the parishes of Gloucester shows Tuffley and each individual field. This map shows that there is a building in the north part of the SUB44 site which corresponds with the structure in the same place at the present time. The 1811 Dawson map (Fig 3) shows the roads and fields of the SUB44 site and the 1831 Ordnance Survey (Fig 3) which followed this shows the slope of the land within the site. The 1842 tithe map, like the 1799 map, shows the individual fields and the same building can be seen within the northern part of the site. The field which this building lies within is called ‘The Laines’ which means ‘from the long meadows’ and interestingly the field to the south is shown with long strips in it and therefore could be the ‘long meadows’ meant in the field name.

The first of the historic maps to have good surveying and to show a large amount of detail is the Ordnance Survey of 1882 (Fig 4). This map very clearly shows the buildings in the north of the SUB44 site and the farm to which they are associated, Tuffley Farm. The field boundaries can be seen delineated with deciduous trees. This is also the first map that shows the railway line running along the western edge of the SUB44 site. The 1902 Ordnance Survey (Fig 4) shows little change within the site and the surrounding area. The buildings are still visible in the north of the site with Tuffley Farm over the road from them. The field boundaries appear to have lost the trees that can be seen on the previous map. A small field within the east of the site appears to contain orchard trees with a footpath running through them and across the centre of the SUB44 site. To the south east, outside the site, Toots Farm can also be seen. The 1923 Ordnance Survey (Fig 4) shows little or no change. The area of the SUB44 site is marked as ‘meadowland and permanent grass’ on the 1942 Land Utilisation map (Fig 4) with the buildings in the north of the site also visible. The area to the north of the SUB44 site on the 1952 Ordnance Survey (Fig 4) is shown as being developed for housing. The subsequent map, of 1955 (Fig 4), shows that this development has continued to the northern boundary of Tuffley Farm. This map also shows that the field boundaries within the SUB44 site have been removed and Toots Farm, to the south east of the site, has been completely demolished.

2.3 Potential for Further Assets

Geophysical survey of the northern part of the SUB44 site has revealed a number of enclosures and other features typical of Iron Age to Roman date examples found elsewhere. It is therefore highly likely that other features could be found in the southern part of the SUB44 site as well. Especially given the proximity of Bronze Age, Iron Age and Roman remains found on the RAF Quedgeley site close to the southern boundary of the SUB44 site. Other remains recorded in the area also give a high potential for further archaeology of a similar date being found on the SUB44 site. The large amount of ridge and furrow on the site, some still surviving as earthworks, is possibly masking other archaeological features on the site.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB44 site is of interest because of the archaeological features revealed during the geophysical survey and because of the potential for further features to exist on the southern part of the site.

The SUB44 site also holds interest because it contains the historic buildings now known as Tuffley Farm which are late 18th century in date. The earthwork ridge and furrow in the northern part of the site, particularly around the historic buildings, is also important as a relict example of medieval farming techniques.

3.2 Relative importance of the site

There are no designated heritage assets within the SUB44 site and it therefore holds little national importance. Although there are a number of designated assets within the area of the site, none of them are associated with the site itself. The southern part of the site is within the Land South of Grange Road and Daniel's Brook LCA and therefore it holds importance in relation to the setting of this LCA.

3.3 Physical extent of important elements

The physical extent of the important elements of the SUB44 site cannot be easily identified. The historic farm buildings, although altered, are of importance due to their age and as undesignated heritage assets. The archaeological elements of the site have yet to be investigated and the extent is therefore unknown. The earthwork ridge and furrow extends across the northern part of the SUB44 site, from its north boundary to the hedge line running across the middle of the site, and mirrors a previous field system.

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 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 archaeological remains known and suspected to survive within the SUB44 site cannot be quantified in detail as there are no detailed 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 SUB44 site would involve the demolition of the historic farm buildings within the northern part of the site, as the planning application I6/00165/OUT has made clear. These buildings are the last surviving structures of Tuffley Farm and development would cause **Major Harm** to this heritage asset.

4.2.3 Settings

The SUB44 site lies within the Land South of Grange Road and Daniel's Brook LCA. Therefore any development within the site would comprise this Landscape Character Area. This would cause **Minor Harm** to the setting of the LCA. Views of the site, which includes Whaddon Hill, can be seen from some distance including from the listed structures at Whaddon to the south east. The setting of these structures would be compromised by development on the site and would cause **Minor Harm** to the heritage assets.

4.3 Improvements and Enhancements

Retention of the historic farm buildings, in recognition of their historic interest, would be an **enhancement** to the site. These buildings would be best incorporated into a development scheme and could be converted to provide housing or communal space.

To add recognition of its historic interest, the hedgerow across the middle of the site should be retained within any development. This hedgerow is following the line of a footpath visible on the 1st edition Ordnance Survey and possibly on the 1799 map. This would be an **enhancement** to the area.

5. Planning Requirements

Although a planning application has already been made (I6/00165/OUT) for the SUB44 site, this only covered the northern area of the site. A desk-based assessment and geophysical survey have been carried out for this area but any application including the southern part of the site would need to 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 for the whole of the SUB44 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 a 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.

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 (DCLG 2012) 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. Desk-based assessment, geophysical survey and evaluation of the northern part of the site have already been completed along with a built heritage assessment of the historic farm buildings. However the southern part of the site still needs to be assessed as detailed below.

- Retention and conversion of the historic farm buildings as part of any scheme of development.
- Retention of the existing hedgerow crossing the centre of the site.
- Desk-based assessment of the whole site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010).
- Geophysical survey of the whole site, in line with relevant guidance produced by the ClfA (ClfA 2014d).
- Built heritage assessment of the farm buildings, in order to decide if the buildings should be added to the local list, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Recording of the historic farm buildings on the site, to assess the impact of the development upon the structures, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Evaluation trenches across the whole site 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).
- Excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b), for the northern part of the site.
- Key views should be retained within any development.
- Additional screening to be added where needed to reduce the visual impact of development.
- The design of any development should take into account the setting of the Landscape Character Area and the proposed development should be of a high quality reflecting the local character of this semi-rural area.
- Full reporting, publication and dissemination of all results.

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 SUB44 site and describes it as ‘Green field site not well located to strategic arterial highway network’ and ‘City Plan Landscape report 2013 reduces developable area owing to landscape constraints’. (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB44 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 SUB44 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 impacts discussed and the recommendations to avoid harm to the heritage assets, of the 16.55 hectares of the site, a total area of 0.052 hectares would be unavailable leaving an area of **16.498 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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10. Appendix I: Table of designated and undesignated assets

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

HER	Name	Period	Type	Details
GUAD1292	St Peter's School	-	Watching Brief	No archaeological evidence found
GUAD1321	13 Denham Close	-	Watching Brief	Only ploughsoils and natural geology recorded
GUAD1335	21 Sulgrave Close	-	Watching Brief	No archaeological evidence found
GUAD1385	Thoresby Avenue	-	Watching Brief	Gravel and make-up layers over
GUAD1402	St Peter's High School	-	Watching Brief	No archaeological evidence found
GUAD1595	16 Enborne Close	-	Watching Brief	No archaeological evidence found
GUAD1681	RAF Quedgeley Main Site	Prehistoric Roman Modern	Evaluation	Middle and late Iron Age pot in ditch and pit; Romano-British farmstead revealed; modern structures related to WWI filling factory
GUAD1683	RAF Quedgeley Main Site	-	Desk-based Assessment	Showed significant potential for archaeological deposits of Roman and medieval date
GUAD1708	RAF Quedgeley Main Site	Prehistoric	Excavation	Bronze Age and Iron Age enclosures, remains of number of phases of occupation. Enclosures used for stock control
GUAD2176	National Filling Factory No 5	Modern	Assessment	History of WWI ammunition filling factory
GHER825	Whaddon School	-	Desk-based assessment	Assessment of school
GHER826	Whaddon School	Modern	School	School opened in tin hut in 1905. Building constructed in 1907 with extensions added in 1950s and 1960s. Red brick with pale bands and tall multi-light windows.
GHER1110	Tuffley Farm	-	Desk-based Assessment	Shown moderate potential for prehistoric and Roman remains.
GHER1111	Tuffley Farm	-	Geophysical Survey	Number of enclosures recorded including some of probable Iron Age-Early Roman date. Ridge and furrow covered whole area
GHER1133	Tuffley Farm	Iron Age Roman Medieval	Evaluation	Trenches uncovered evidence of Iron Age to early Roman activity along with medieval enclosures
GHER1134	Tuffley Farm	Iron Age Roman	Enclosures	Probable late Iron Age to early Roman enclosure group
GHER1145	Tuffley Farm	Post-medieval	Barns	Barns of late 18th century date with later alterations and additions
GHER1146	Tuffley Farm	-	Assessment	Building assessment of barns at Tuffley Farm

GHER3852	South of Brook Farm	Roman	Excavation	2 nd to 3 rd century Romano-British villa and settlement revealed during construction of M5 motorway.
GHER3853	East of Court Farm	Roman	Pottery scatter	Stray find of scatter of 3 rd century pottery and a whetstone
GHER3854	Court Farm	Roman	Coin	Stray find of sesteritus of Marcus Aurelius (2 nd century)
GHER6554	Brook Farm, east of Field Buildings	Medieval	Earthworks	Earthworks associated with a mill. Field named 'Mill Banks' on tithe. Originally recorded as two long barrows
GHER6558	Whaddon Green	Medieval	Pottery	After mechanical levelling of field, 14 th century pottery and food bones found in pit. Concentration of 13 th -14 th century pottery in ploughsoil across area.
GHER8404	St Margaret's Church, Whaddon	Medieval	Church	Church dates from 13 th century with 15 th century tower. Restored in 1854-5 and 1880. Listed building.
GHER22484	Sunny Bank, Whaddon	-	Watching Brief	No archaeological evidence found
GHER26518	2 Church Cottages, Whaddon	Roman	Coin	Very worn coin dated to mid 4 th century found in garden. Inscription of 'fel. temp. repatio'.
GHER27571	Church Lane, Whaddon	-	Watching Brief	No archaeological evidence found
GHER39526	Yew Tree Farmhouse	Post-medieval	Farmhouse	Early 17 th century detached timber-framed farmhouse. Listed building.
GHER47672	West of Brook Farm	Medieval	Cropmarks	Believed to be medieval ridge and furrow and field system. Could be associated with Romano-British site south of Brook Farm (GHER3852)
NHLEI304395	Yew Tree Farmhouse	Post-medieval	Listed building	Grade II listed. Detached farmhouse. Early 17 th century. Timber framing on limestone plinth; I end in limestone, other in brick and stone; random rubble chimney; interlocking tile roof. Single-storey with attic.
NHLEI340595	St Margaret's Church, Whaddon	Medieval	Listed building	Grade II* listed. Parish church. 13 th century with 15 th century tower; restored generally in 1855, chancel in 1880. Very large coursed and squared limestone to nave and chancel with ashlar tower; random rubble to north side of nave and upper part of east end.
NHREI583192	Adj to Yew Tree Farm	Modern	Aircraft crash	Site of a Second World War RAF Blenheim bomber. Crashed in Sept 1940 following training exercise off Welsh Coast after serious engine problems. Pilot died, crew rescued. Wreckage

				still visible on aerial photos of 1946.
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II. Plates



Plate 1 View of farm buildings from north west



Plate 2 View of farm buildings from the north east



Plate 3 View of ridge and furrow in north part of site



Plate 4 View of east boundary



Plate 5 View of site along Grange Road



Plate 6 View across site towards Whaddon with Whaddon church tower clearly visible



Plate 7 Panorama of site facing south east



Plate 8 Panorama of site facing south west

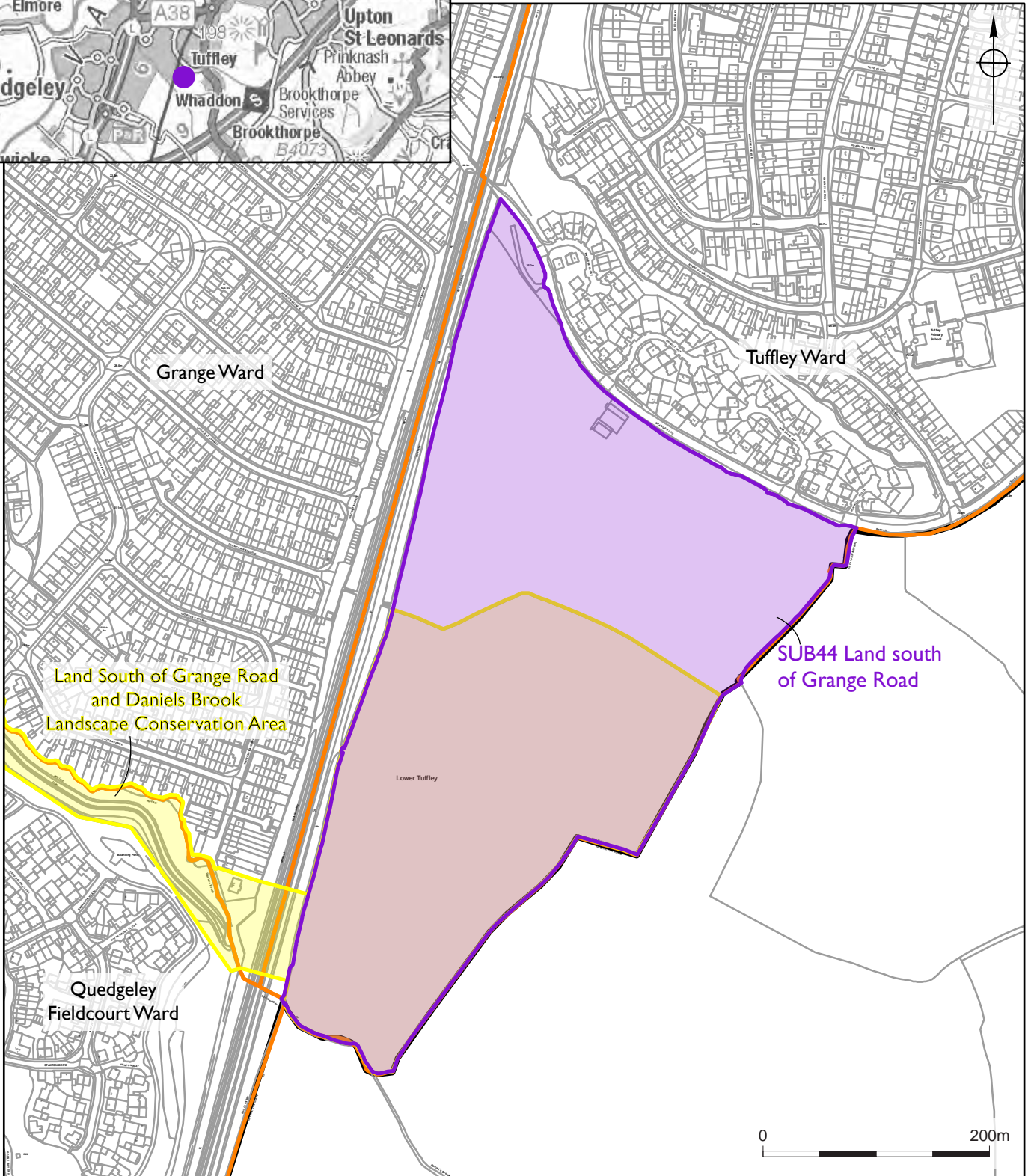
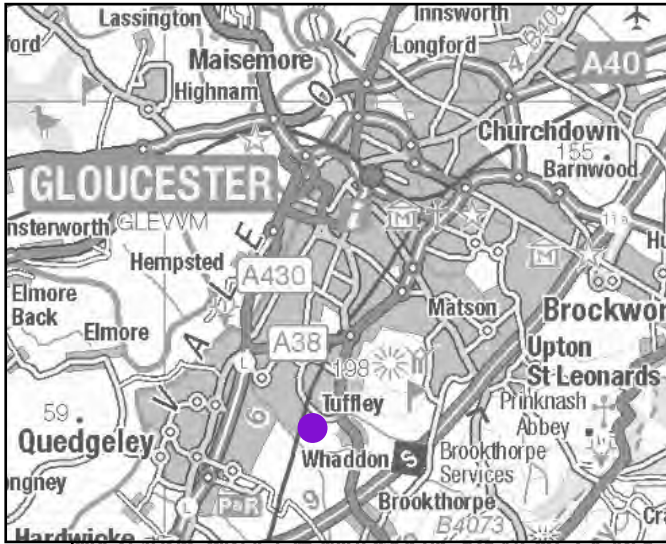


Plate 9 Panorama of centre of the site



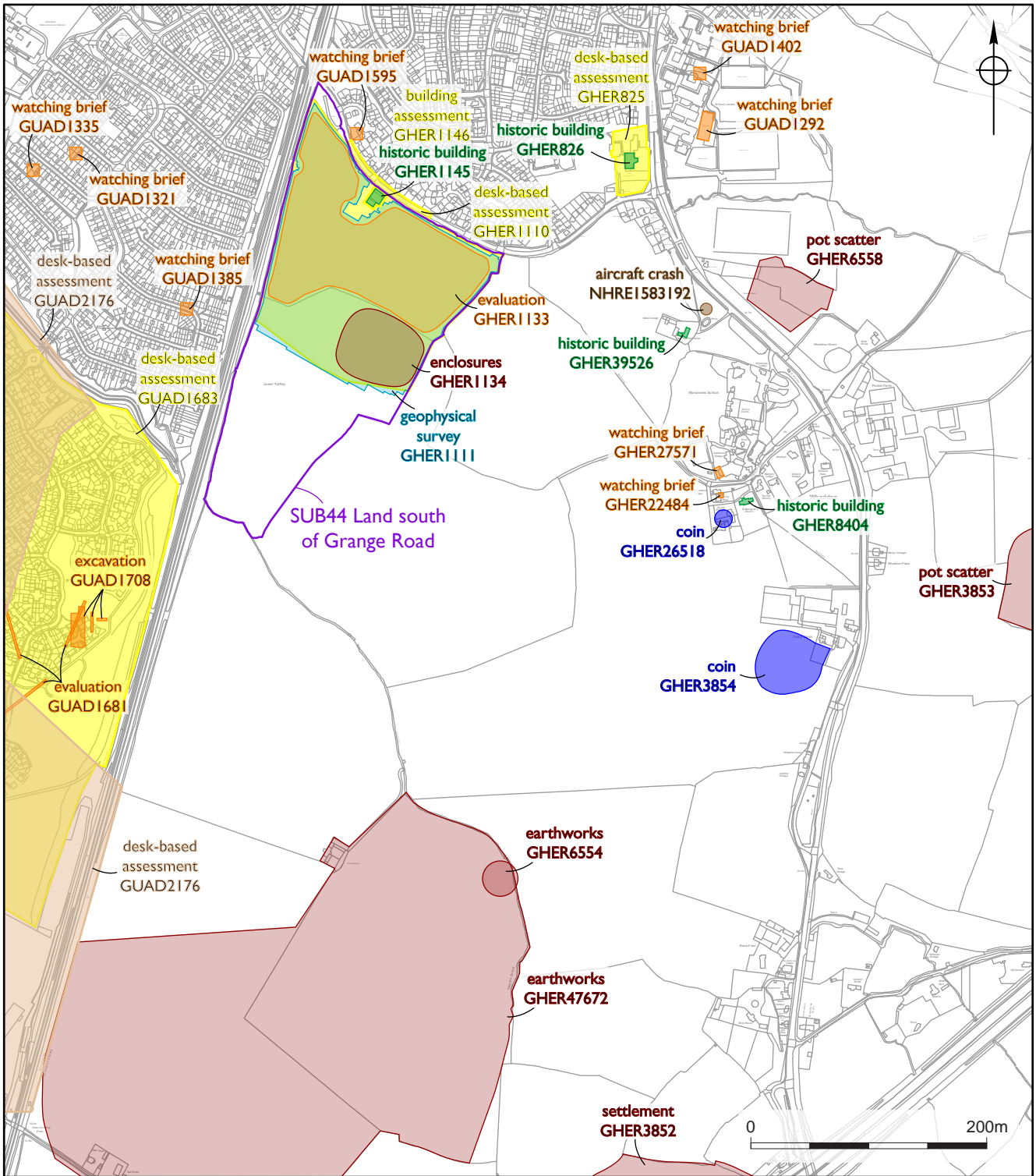
Plate 10 Aerial photograph of site and surrounding area showing surviving ridge and furrow

12. Figures



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Figure I - Site Location

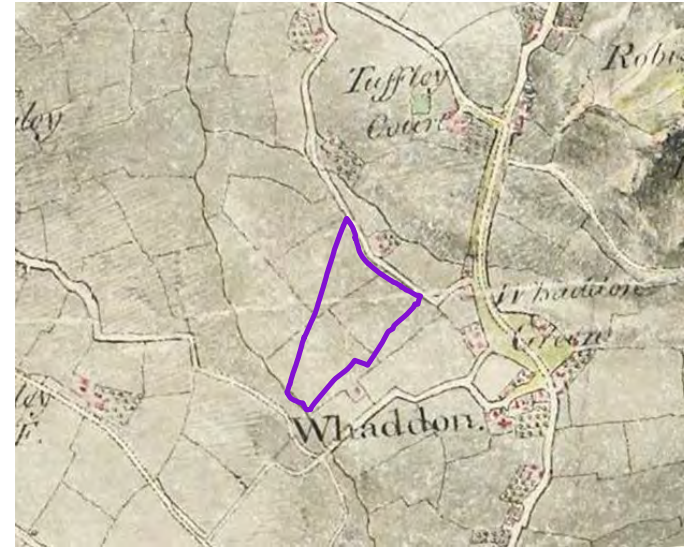


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Figure 2 - Archaeological Information



1583 Saxton map



1811 Dawson map

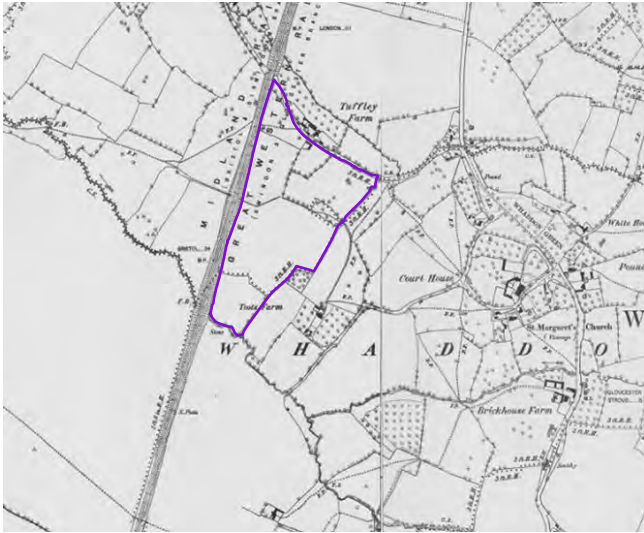


1794 Cary map

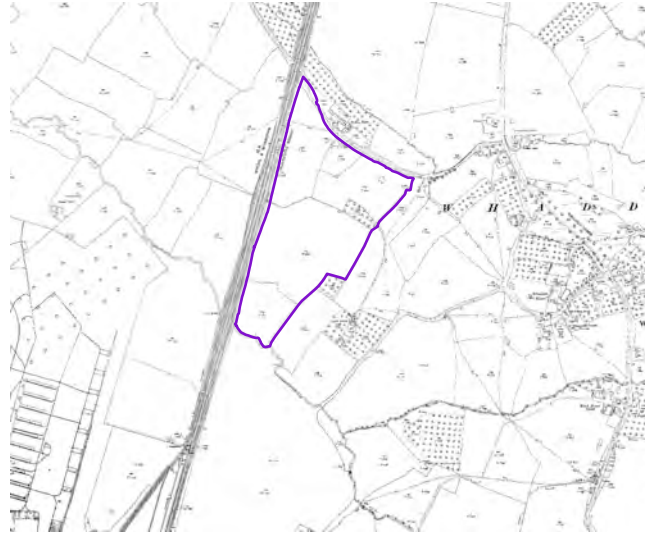


1831 Ordnance Survey

Figure 3 - Historical mapping



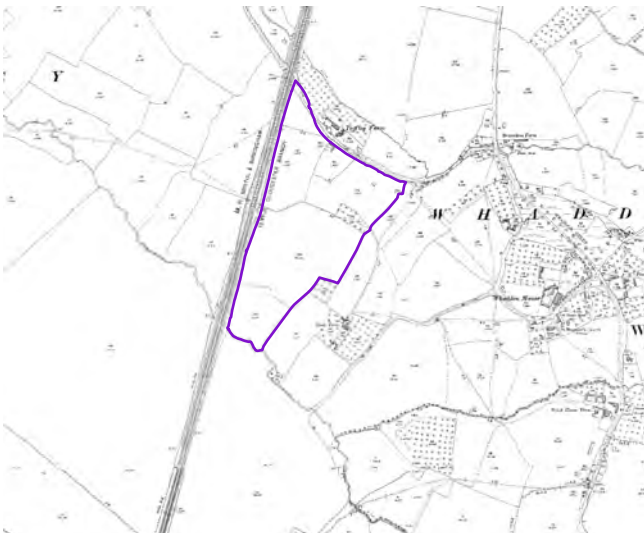
1882 Ordnance Survey



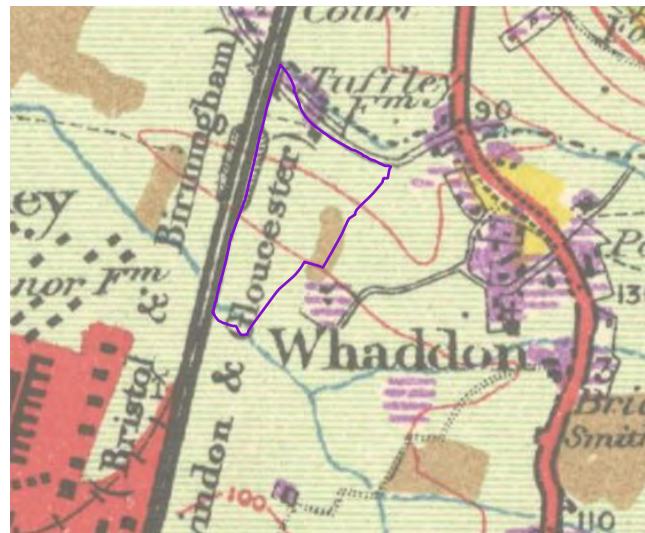
1923 Ordnance Survey



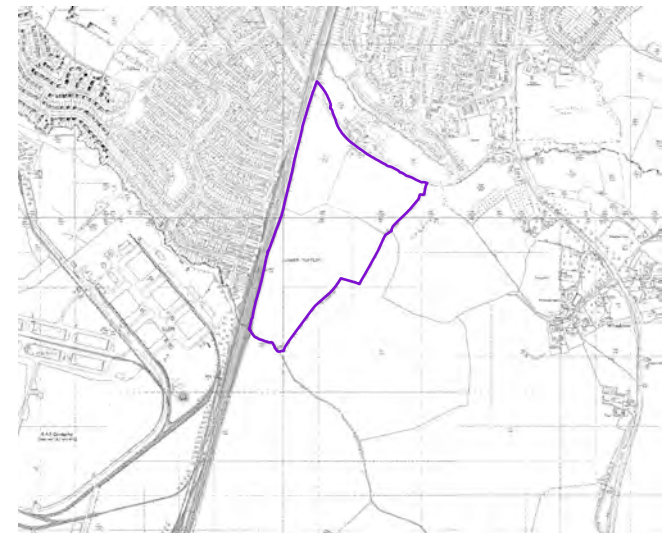
1952 Ordnance Survey



1902 Ordnance Survey

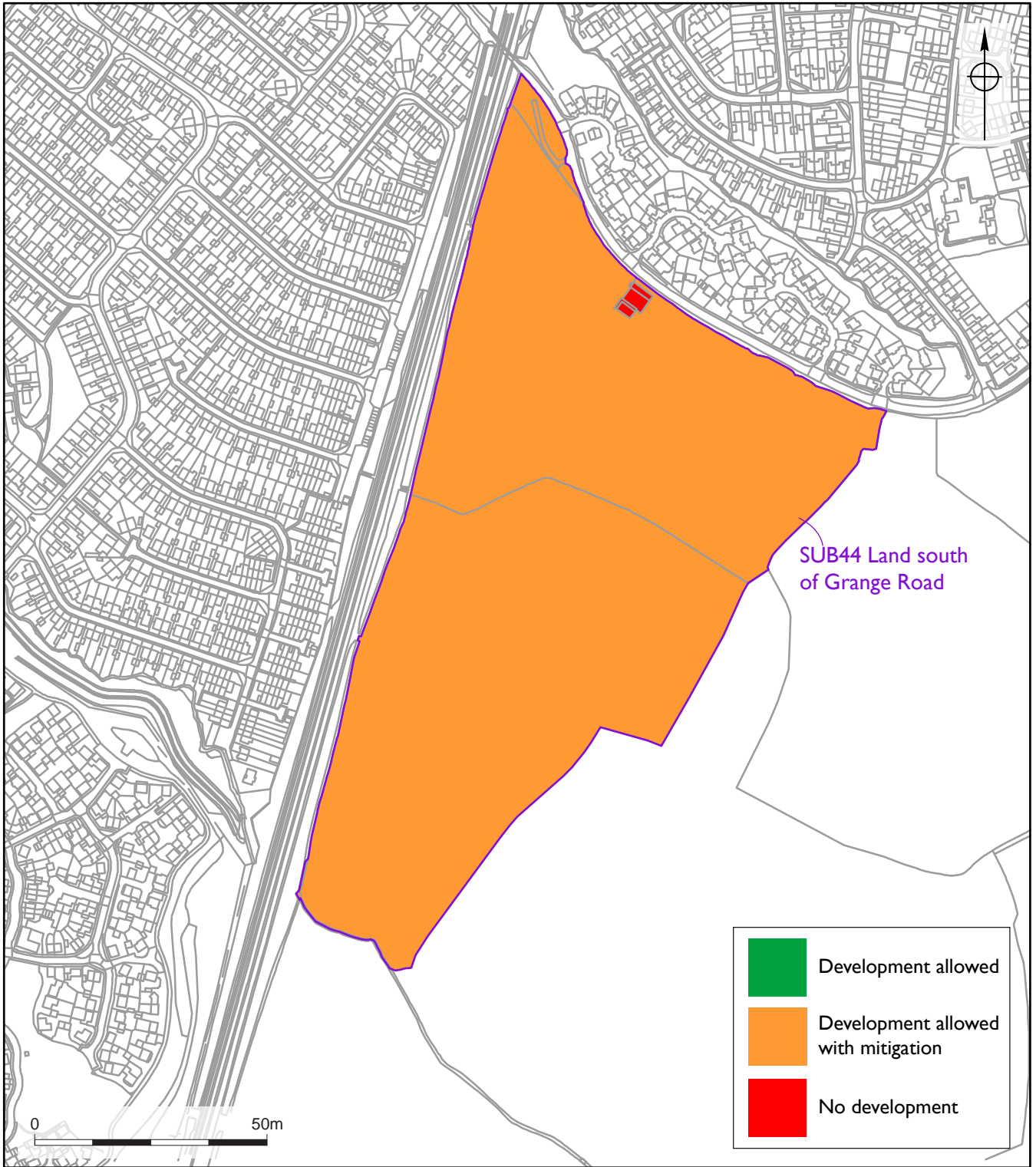


1942 Land Utilisation Survey



1955 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 - Recommendations