



**GLADMAN DEVELOPMENTS LTD**

**LAND AT HEMPSTED LANE, GLOUCESTER**

**HISTORIC ENVIRONMENT STATEMENT**

**JANUARY 2020**

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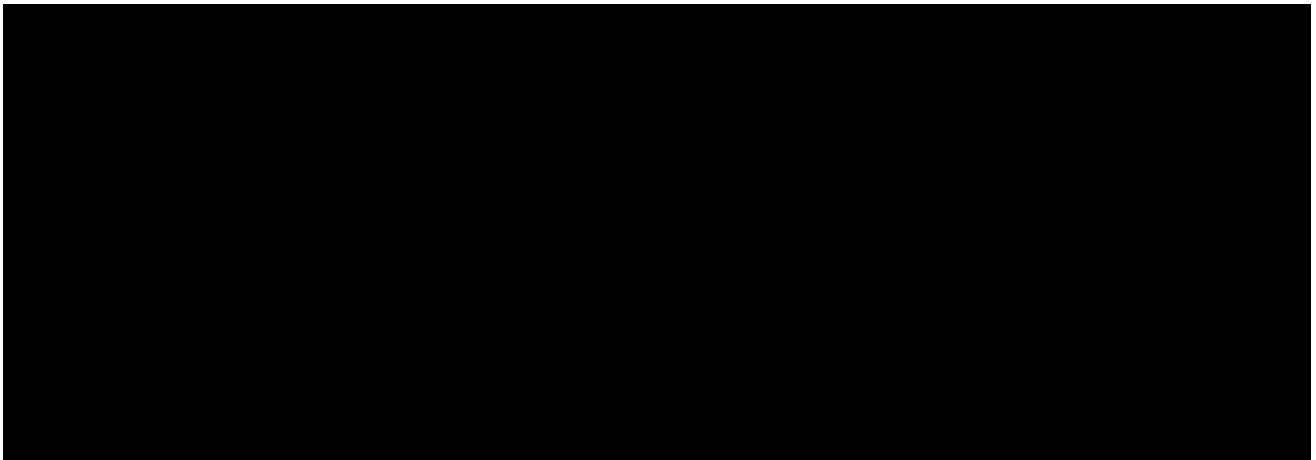
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**PREPARED BY:**



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ENERGY AND CLIMATE CHANGE  
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## **EXECUTIVE SUMMARY**

A Historic Environment Statement was undertaken on land at Hempsted Lane, Gloucester, NGR SO 81500 16549. It was commissioned by Gladman Developments Limited, who intend to submit a planning application for residential development. This report identifies potential direct and indirect impacts through the proposed development to the historic environment.

The Study Area does not contain any designated heritage assets and therefore the proposed development would not result in any direct impact to their significance. It is considered that changes to the Study Area would not impact upon elements of setting which contribute to their significance.

With regards to buried archaeological remains, a geophysical survey undertaken to inform the planning application indicated that there is no evidence to indicate the presence of archaeological remains within the boundary of the Study Area which would be of greater than low importance. As such there is no evidence to reasonably indicate the potential for the presence of archaeological remains which would preclude development.

## 1 INTRODUCTION

- 1.1 This report sets out the archaeological and historical background of land at Hempsted Lane, Gloucester, NGR SO 81500 16549, hereafter referred to as 'the Study Area'. Proposals are for a residential led development.
- 1.2 The proposed development has the potential to impact upon the significance of any known or potential heritage assets within the Study Area and its vicinity. Potential direct and indirect impacts through proposed development to identified and potential heritage assets are established, and their significance assessed. Appropriate mitigation measures for reducing/ offsetting these potential impacts are proposed where relevant.
- 1.3 This report provides a detailed assessment of the significance of the designated assets potentially affected, including, where relevant, the contribution that their setting makes to their significance, in order to determine the level of harm which may be experienced, if any, to their significance.
- 1.4 The assessment was undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2014) and in accordance with terminology expressed within the National Planning Policy Framework. Historic England guidance good practice guidance presented in the *Setting of Heritage Assets* (Historic England GPA 3 2017) has been adhered to as appropriate.
- 1.5 In order to inform this assessment baseline data was obtained from the following:
- Gloucestershire Historic Environment Record (HER) consulted March 2018;
  - Gloucestershire County Archives;
  - GIS datasets (Historic England 2019):
    - Scheduled Monuments
    - Listed Buildings
    - Registered Parks and Gardens
    - Registered Battlefields
  - The National Heritage List for England (Historic England website).
- 1.6 In addition, a walkover survey of the Study Area was undertaken in July 2019.

## Definitions of Terms

- 1.7 A heritage asset is defined in the National Planning Policy Framework (NPPF) as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'* (Ministry of Housing, Communities and Local Government 2019, Annex 2 page:67).
- 1.8 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as *'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'* (MHCLG 2019, Annex 2 page:71).
- 1.9 The setting of a heritage asset is defined as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* (MHCLG 2019, Annex 2 page:71).
- 1.10 Where heritage assets are to be affected by development, *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'* (MHCLG 2019, para:189).

## National Heritage Legislation and Planning Policy

- 1.11 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas; nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 1.12 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* (section 66).

- 1.13 Non-statutory designated heritage assets, comprising Registered Parks and Gardens and Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 1.14 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves *'protecting and enhancing our natural, built and historic environment'* (MHCLG 2019, para:8).
- 1.15 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications *'great weight'* should be given to the asset's conservation and that *'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional'* whilst *'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* Registered Parks And Gardens, and World Heritage Sites, should be wholly exceptional'* (MHCLG 2019, para:194).
- 1.16 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019, para:196).
- 1.17 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2019, para:197), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2019, page:56). Where heritage assets of an archaeological nature may be impacted upon by development *'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'* (MHCLG 2019, para:189).

## Local Policy

- 1.18 The Gloucester City Council adopted Local Plan comprises the Joint Core Strategy (2017) and Gloucester Local Plan (1983) – saved policies. Relevant policy relating to the historic environment comprises Policy SD8 from the Joint Core Strategy. This is quoted in full below with relevant sections highlighted in bold:

### Policy SD8: Historic Environment

1. The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy;
2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment;
3. **Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance**, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate;
4. Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged;
5. **Development proposals at Strategic Allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision) demonstrating that the potential impacts on heritage assets and appropriate mitigation measures have been addressed.**

This policy contributes towards achieving Objectives 1, 2, 4 and 5.



## 2 BASELINE INFORMATION

### **Geology and Topography of the Study Area**

- 2.1 The Study Area lies to the south of the settlement of Hempsted which is located to the south-west of Gloucester. Its highest point is at the northern end of the north-eastern boundary at a height of 24.25m AOD. The Study Area then slopes to 8.45m AOD in the south-west.
- 2.2 The River Severn lies 400m west of the Study Area boundary. The southern boundary of the Study Area is aligned along an unnamed watercourse, which is most likely a minor tributary to the Severn.
- 2.3 The bedrock of the Study Area comprises Blue Lias Formation and Charmouth Mudstone Formation (undifferentiated), formed during the Jurassic and Triassic Periods. Whilst the overlying superficial deposits across the majority of the Study Area have not been recorded, the far south of the Study Area, adjacent to the north of the unnamed watercourse, is recorded as Tidal Flat Deposits comprising clay, silt and sand.
- 2.4 To the north of the Study Area along High View and Hempsted Lane, the overlying superficial deposits are recorded as Kidderminster Station Member comprising sand and gravel. Both deposits were formed during the Quaternary Period.

### **Archaeological Background**

- 2.5 The Gloucestershire Historic Environment Record (HER) was consulted for entries within the search area (taken as an area of approximately 500m radius from the Study Area boundary). Besides identifying heritage assets that may be directly or indirectly affected by the proposed development this search boundary was expected to provide sufficient data to represent the archaeological character of the area.
- 2.6 Information on designated heritage assets was complimented by GIS information downloaded from Historic England (Historic England 2019).

### ***Designated Heritage Assets***

- 2.7 All designated heritage assets within the 500m search area are shown on Figure 1.
- 2.8 There are no designated heritage assets located within the boundary of the Study Area.
- 2.9 Within the search area the following designated heritage assets are present:
- One Scheduled Monument;

- Two Grade II\* Listed Buildings;
- Seven Grade II Listed Buildings; and
- One Conservation Area.

***Non-Designated Heritage Assets***

- 2.10 All relevant non-designated heritage assets within the 500m search area are shown on Figure 2 and specified where relevant within the following text.
- 2.11 The Gloucestershire HER records the following non-designated heritage assets within the boundary of the Study Area:
- Medieval and post-medieval ridge and furrow (HER Ref: 50563); and
  - Route of the Government Pipelines and Storage System (GPSS) pipeline (HER Ref: 43288).
- 2.12 In addition, adjacent to the eastern boundary of the Study area, there is a HER record of a post medieval ditch (HER Ref: 29777) which may extend into the Study Area and adjacent to the north-west boundary, there is the non-designated Oak Cottage.

***Previous Archaeological Work***

- 2.13 Whilst the Study Area has not been subject to any previous archaeological fieldwork, it has been subject to two desk based assessments (Cotswold Archaeology 2014a & Gloucester City Council 2016).
- 2.14 Cotswold Archaeology undertook an archaeological assessment on behalf of the Environment Agency at land at Rea Bank which included the land within the Study Area as part of a larger redline boundary (2014a). The land within the Study Area was established to be located on higher superficial sands and gravels, beyond the area of the Severn Levels, which would have historically been subject to flooding. As higher ground it may have been attractive for prehistoric occupation activity. Based on a number of test pits excavated by Cotswold Archaeology (2014b), it was established that any archaeological remains associated with Romano-British or prehistoric seasonal wetland exploitation, if present, would likely be found at depths of greater than around 0.85m below present ground level.
- 2.15 In 2016, Gloucester City Council undertook a review of the Study Area as part of the Site Historic Environment Assessments for Strategic Assessment of Land Availability

- (SALA) (Gloucester City Council 2016). The assessment established the Study Area could be brought forward for development subject to mitigation measures.
- 2.16 An archaeological watching brief during the construction of the A430 Secunda Way adjacent to the east of the Study Area was undertaken between 2005 and 2007 (Gloucestershire County Council Archaeology Service 2007). This monitoring recorded six archaeological features, all of post medieval date or later.
- 2.17 Of relevance to the Study Area is a Y-shaped ditch recorded to the east of the Study Area boundary, which may extend into the eastern area of the Study Area (HER Ref: 29777). It was found to be a continuation of a ditch which had been originally recorded in a previous evaluation (Atkin & Greatorex 1993). Whilst the 1993 evaluation provided a possible Roman date for the ditch, due to the presence of Roman pottery found within it, the 2007 report revised this interpretation suggesting that the Roman pottery identified was residual as the ditch was found to truncate a spread of post-medieval debris (HER Ref: 29778). The ditch was interpreted as the remains of 19<sup>th</sup> century field systems.
- 2.18 A geophysical survey followed by an evaluation was undertaken 320m south of the Study Area (Geophysical Surveys of Bradford 1994 & Gloucester Archaeology 1994a). The findings of the geophysical survey was limited; a possible linear ditch located in the area of previously identified cropmarks, and a number of possible pits were identified and subsequently targeted by the evaluation. The possible pits were recorded as concentrations of ironpan directly beneath the topsoil which indicated that the area had been subject to recent landscaping activity; usually such deposits are associated with deeper (2m +) geology. The linear ditch was also subject to trenching and was interpreted as a possible Roman field boundary, although there were no datable finds.
- 2.19 A geophysical survey followed by an evaluation was undertaken 20m north-west of the Study Area (Magnitude Surveys Ltd 2017 & Rubicon Heritage Services UK Ltd 2017). The geophysical survey identified agricultural activity across the site. This activity was confirmed during the evaluation process which recorded cultivation furrows, with several containing small abraded medieval pottery sherds. A single sherd of Roman pottery was recovered from a tree throw pit, and small fragments of Roman tile were also recovered. None of the finds indicated settlement or other focused activity on or within the vicinity of the site.

- 2.20 An archaeological watching brief undertaken 75m north of the Study Area recorded a pit containing bones and 14<sup>th</sup> century pottery sherd (Rawes 1994).
- 2.21 A geophysical survey and evaluation trenches revealed evidence of ridge and furrow cultivation and a post medieval driveway located 135m north of the Study Area (Cotswold Archaeology Trust 1997).
- 2.22 A geophysical survey in 2013 followed by an evaluation in 2014 was undertaken 320m north of the Study Area (GSB Prospection 2013 & Cotswold Archaeology 2014c). It was suggested that archaeological remains could be masked by the ridge and furrow and field boundaries which were identified during the geophysical survey. The evaluation recorded two undated ditches, a posthole, a post-medieval post pad and a former field boundary ditch, as well as with extant ridge and furrow and a possible pond.
- 2.23 Trial trenching located 350m north-east of the Study Area did not record significant archaeological remains; medieval ridge and furrow and early land boundaries indicating that the site was historically subject to agrarian practices (Gloucester City Archaeological Unit. 2000).
- 2.24 Land located 510m north of the Study Area has been subject to a geophysical survey, evaluation and watching brief (Stratascan 2014, Cotswold Archaeology 2014c & 2016). The geophysical survey identified a number of anomalies of possible archaeological origin in association with known earthworks, a former pond, former field boundaries and an area of ridge and furrow cultivation. A possible archaeological pit was also identified. Fourteen trenches were subsequently excavated. The earliest dateable features encountered were a series of ditches containing 2<sup>nd</sup> to 4<sup>th</sup> century AD pottery. One ditch that had been recut contained an intact pottery vessel of 3<sup>rd</sup> to 4<sup>th</sup> century date which appeared to have been deliberately deposited at its base. A medieval boundary ditch containing 10<sup>th</sup> to 14<sup>th</sup> century AD pottery, and east/west aligned plough furrows associated with extant remains of ridge and furrow cultivation were also identified. One trench was excavated across an extant earthwork, thought to be a medieval pillow mound, within the southern part of the site. This was followed by an archaeological watching brief of fifteen geotechnical trial pits and three associated soakaways. No features or deposits of archaeological interest were observed.
- 2.25 Negative watching briefs have occurred 20m north (Gloucester City Archaeological Unit 1994b), and 190m north-west of the Study Area (Bristol & West Archaeology 2017).

### ***General Historical Background***

2.26 The previous fieldwork discussed above is presented below by period, in the context of other Historic Environment Records and documentary sources where relevant.

#### *Prehistoric (up to 800BC)*

2.27 The HER does not record any prehistoric heritage assets within the search area.

2.28 The Study Area is located on the eastern edge of the alluvial plain of the River Severn, which during the prehistoric period would have existed as inter-tidal marshland subject to regular tidal inundations. The Study Area, and the settlement of Hempsted to the north, is located on a sand and gravel eyot of land, which is located higher than the alluvial plain (Cotswold Archaeology 2014a). This landscape would have been attractive throughout the prehistoric period, with human groups occupying the higher, drier areas, including possibly that of the Study Area, and the lower wetland areas providing hunting and gathering opportunities, as well as being used for ritual activities.

2.29 Within the alluvial plain, which includes the southern part of the Study Area, preserved alluvial and peat deposits (if present) below ground have the potential to hold palaeoenvironmental evidence in the form of fauna and flora which could provide important information on the prehistoric landscape and the changing river levels. The accumulated alluvial and peat deposits represent a dynamic landscape of high energy fluvial gravel deposition interspersed with periods of sedimentation.

2.30 The Neolithic period in Britain (4,000 – 2,500BC) saw the change from highly mobile hunter-gatherer groups, to settled, farming communities. This period is generally characterised by large ceremonial and funerary monuments in the landscape, with settlement evidence fairly elusive and mainly interpreted from pits, middens, postholes and surface scatters.

2.31 The Bronze Age period (2,500 – 700BC) is characterised by a wetter, cooler climate and the introduction of metal working and new types of pottery and funerary traditions, the most common of which are forms of the round barrow.

2.32 There would have been seasonal exploitation of the marshland in the form of grazing, salt extraction and fishing, with the intensification of salt production occurring from the later prehistoric period into the Iron Age period (English Heritage 2009).

*Iron Age and Romano-British (800BC to 410AD)*

- 2.33 Whilst the HER does not record any Iron Age heritage assets within the search area, it is likely that the Severn Valley was occupied by many small farms and settlements during this period.
- 2.34 During the Roman occupation of Britain, a Roman fort was established in about 40 AD at Kingsholm, 3.16km north-east of the Study Area. The location of the fort lay at the first point where the River Severn can be easily crossed. Within twenty years of its construction, this fort was dismantled and a new one constructed slightly further south, on what would become Gloucester town centre. This new military centre became known as *Glevum*, and a town established around it; it is thought that the area of the Study Area remained on its periphery.
- 2.35 The HER records a Roman road between Gloucester and Sea Mills (located 48km south-west of the Study Area) 160m east of the Study Area, located beyond the marshland (HER Ref: 7365). The line of the A38 partially follows the route.
- 2.36 A small Romano-British settlement, dated between the 2<sup>nd</sup> and 4<sup>th</sup> century, has been recorded 415m north of the Study Area, on a gravel plateau beyond the marsh (HER Ref: 4227). Two Roman burials were found in close proximity to the settlement which was subject to archaeological excavation. Archaeological evaluations nearby in 2013 and 2014 revealed Romano-British ditches (see paragraph 2.20).
- 2.37 General Roman activity at Hempsted is attested to by Roman glass and pottery sherds recorded 305m north of the Study Area (HER Refs: 1069 & 1070).
- 2.38 By the end of the Romano-British period, over half of the tidal wetlands of the inner Severn Estuary between Gloucester and Awre had been embanked and drained, although it is thought that this did not include the marshland to the west of the Study Area.

*Early Medieval (c.410 to 1066AD)*

- 2.39 Archaeological evidence for the early medieval period within Britain has historically been sparse, with more reliance on documentary sources and place name evidence. This is reflected in the HER, which does not record any early medieval heritage assets within the search area.
- 2.40 During this period and into the medieval period, little reclamation occurred along the inner Severn Estuary (Allen and Fulford 1990).

*Medieval (c.1066 to 1540AD)*

- 2.41 Hempsted is recorded in the Domesday Book of 1086 containing 20 households. It was granted after 1086 to Henry de Beaumont, earl of Warwick, and later held in demesne by Walter of Gloucester, who gave the chapel and tithes there to St. Owen's church, Gloucester. In 1411, his son, the earl of Hereford, gave the manor to his foundation, Llanthony Priory, which was founded in 1136-37. Llanthony Priory, located some 53km west of the Study Area, held the manor until the Dissolution in the mid-16<sup>th</sup> century. Under Llanthony Priory, the manor was administered from the grange of Podsmead, located 620m south-east of the Study Area (HER Ref: 9475).
- 2.42 The name of Hempsted means 'high homestead' (Mills 2003). The parish Church of St Swithun (Grade II listed NHLE: 1271743) is located on the western edge of the village, located 286m north-west of the Study Area and dates from the 14<sup>th</sup> century. The Scheduled Hempsted village cross, located 220m north of the Study Area, dates from the early 15<sup>th</sup> century (NHLE: 1271745 & 1002072). Within Hempsted, the HER records evidence of possible medieval road metaling along Hempsted Lane, located 250m north of the Study Area (HER Ref: 14505), a single sherd of medieval pottery dated 11<sup>th</sup> to 12<sup>th</sup> century recorded 285m north of the Study Area (HER Ref: 10182) and a pit containing bones and 14<sup>th</sup> century pottery sherds located 75m north of the Study Area (paragraph 2.19).
- 2.43 At Newark Farm 410m north of the Study Area, medieval linear earthwork banks (HER Ref: 4226) overlie the small Romano-British settlement discussed above. These are likely pillow mounds<sup>1</sup>. Newark was part of a manor of Llanthony Priory from 1141 in which the Prior had rights of warren. Newark House Camp was shown to have been built in 1400. A ditch of late medieval or early post medieval date has also been recorded during an evaluation at Newark Farm (HER Ref: 704).
- 2.44 Medieval to post medieval ridge and furrow has been recorded by the National Mapping Programme (NMP) surrounding Hempsted (HER Ref: 50563) (see Figure 3). In addition, a number of the archaeological investigations (discussed above) recorded evidence for the remains of cultivation ridge and furrow. This illustrates the agrarian use of the landscape during this period. The area of cultivation extends across the area of the Study Area, and it is likely that the Study Area was part of the surrounding field

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<sup>1</sup> flat topped rectangular mound often surrounded by a shallow ditch used to farm rabbits ([http://thesaurus.historicengland.org.uk/thesaurus.asp?thes\\_no=1](http://thesaurus.historicengland.org.uk/thesaurus.asp?thes_no=1))

system to Hempsted during the medieval period and into the post medieval period due to it being located on the higher ground.

- 2.45 During the medieval period, the low-lying land to the west of the Study Area remained inter-tidal marshland; the ridge and furrow recorded by the NMP within these areas are likely modern drainage furrows.
- 2.46 Medieval to post medieval earthwork banks have been mapped from aerial photographs 260m south-east of the Study Area (HER Refs: 38510 & 48294), which were probably associated with the moated site of Podsmead (HER Ref: 9475). If constructed for flood defence, they illustrate efforts to defend areas (likely the settlement of Podsmead), before reclamation took place in the post medieval period. However, they may also represent remains of ridge and furrow associated with the grange.

*Post Medieval (c.1540AD to present)*

- 2.47 In 1551, the population of Hempsted parish was recorded at 100. In 1710, the population had slightly increased to 140 and by 1801 there were 159 people recorded. By 1811, the population had fallen to 128, however by 1851, it had risen again to 251. In 1861, there was a large increase to 424, which was likely due to the presence of the Gloucester and Sharpness Canal (HER Ref: 11157) and the Southgate Turnpike road (later known as the Bristol Road) (HER Ref: 41848), located 340m to the east of the Study Area, which brought growth to Gloucester (VCH 1988).
- 2.48 Extensive land reclamation occurred during the post medieval period, which has been recorded by the NMP. Within the field located directly to the south of the Study Area there are drainage ditches forming a herringbone pattern angled to the field boundaries, along which two unnamed water courses run and converge to empty into the River Severn (HER Ref: 38509) (see Figure 3). In addition, evidence of land reclamation has been identified in an area of alluvium 100m to the west of the Study Area which formerly occupied the inter-tidal marshland (HER Ref: 36410).
- 2.49 The HER records two post medieval assets within the Study Area boundary. A post medieval linear ditch is recorded to extend into the eastern part of the Study Area, which was recorded during a watching brief (HER Ref: 29777) (paragraph 2.13). In addition, the route of the Government Pipelines and Storage System (GPSS) pipeline is recorded aligned north-east to south-west through the eastern part of the Study Area (HER Ref: 43288). The GPSS comprised underground pipelines and storage tanks



designed to transport and store fuel from the ports to RAF bases to keep the planes fuelled, during World War II. The remains of six WWII underground petrol storage containers, an air raid shelter and a series of linking tunnels have been recorded 60m north of the Study Area, adjacent to the recorded pipeline (HER Ref: 30232).

#### *Historic Maps Regression*

- 2.50 Saxton's map of 1583 does not show the Study Area in detail however it does annotate Hempsted on the map as *Hemsted* (see Appendix 3). This spelling had evolved to *Hempsted* by the time of publication of Cary's map of 1794 (not reproduced) and to *Hempstead* by the time of Dawson's map of 1811 (see Appendix 3). Dawson's map shows some level of detail in the area including roads and field boundaries.
- 2.51 The Hempsted Parish Tithe map (1839) shows the Study Area over seven parcels of land (see Appendix 3). The field boundaries are irregular, and likely date to pre-enclosure (1800s). The parcels are recorded to be owned by the Rev Samuel Lysons and occupied by William Bayley. The parcels formed part of the landholding to a house to the north of the Study Area (plot 267), which was named as Fern Cottage on the 1886 25" Ordnance Survey (OS) map.
- 2.52 The field name of plot 267, *Garlicks ground*, indicates that wild garlic was grown within the field or nearby (Mills 2003, 86). Garlic is found as a wild plant in Britain, but it was also formerly cultivated for both its culinary and pharmaceutical uses (*ibid*). Plot 301 was shown as a small semi-rectangular enclosure named *The nursery* which translates as 'lands on which young trees were planted'; trees were annotated within the parcel (*ibid*). Other field names include *The park* (plot 300) which could indicate a previous or contemporary use for hunting or for pleasure, and *Little hill ground on Tyning* (plot 302); *tyning* translates as 'an enclosure' (*ibid*). A pond is marked within plot 303.
- 2.53 The field boundaries remain unchanged on the subsequent OS maps up to the 1974-94 OS map. This map (not reproduced) showed the field boundaries had been removed and replaced by two field boundaries orientated north to south, dividing the Study Area into three rectangular fields.

#### *Undated*

- 2.54 An undated ditch and bank earthwork forming a field boundary is recorded 415m north of the Study Area (HER Ref: 10181).

### **Aerial Photographs**

- 2.55 Aerial photographs were available to view as part of the assessment. The earliest image was a black and white aerial photograph dated to 1945. This showed the Study Area as shown on the historic maps, divided into seven fields.
- 2.56 By the 1999 colour aerial photograph, the Study Area was shown as three rectangular fields, as first shown on the 1974-94 OS map.
- 2.57 The subsequent aerial photographs showed no changes to the Study Area, reflecting what is shown on the contemporary historic maps.

### **Hedgerows**

- 2.58 In assigning a hedgerow as historic, paragraph 5 (a) of the Hedgerow Regulations 1997 reads “The hedgerow is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts”. The ‘relevant date’ is 1997 (the date of the Regulations). The latest Inclosure Act mentioned in the Short Titles Act 1896 was made in 1845. Therefore the phrase ‘pre-dating the Inclosure Acts’ should be taken to mean before 1845 (Defra 2002). Furthermore, any hedgerow present along the historic line of a parish or township boundary predating 1846 is considered to be of historic importance as is any hedgerow associated with an archaeological feature recorded on the HER.
- 2.59 The maps showing detail of the area assessed as part of this report date from 1811 and therefore depict boundaries which, if extant today, would be classified as historic. A review of hedgerows known to be extant and the maps listed indicates the presence of historic hedgerows in the Study Area.

### **Study Area Visit**

- 2.60 A walkover survey of the Study Area was undertaken in July 2019. Plates taken as part of this survey are included within Appendix 1 and referenced within the discussion below.
- 2.61 The Study Area was inspected to:
- review the presence of historic hedgerows;
  - establish the presence of above ground indicators of the presence of archaeology, whether or not previously recorded;
  - assess and validate data collected as part of the desk-based assessment;

- assess the topography of the Study Area; and
  - to assess inter-visibility with heritage designations.
- 2.62 The Study Area was observed to comprise three semi-rectangular fields of crop, orientated north-east to south-west on a fairly steep south-south-west facing slope (see plates 1-3). The most western field contained barley with the central and most eastern fields containing wheat. The central field contained a large shallow pond in the southern end.
- 2.63 The Study Area boundary was defined by hedgerow to the south, west and north, some of which is identified as historic by the mapping. The inner field boundaries comprised hedgerow between the central and eastern fields, and concrete posts between the western and central fields. The southern section of hedgerow between the central and eastern fields is considered to be historic.
- 2.64 Due to the presence of crop in the Study Area, no other features which may be indicative of archaeological remains, or visible remains of built heritage, were observed in the Study Area. This includes the evidence for medieval ridge and furrow cultivation mapped by the NMP within the Study Area (HER Ref: 50563).
- 2.65 In respect to designated heritage assets, inter-visibility between the assets and the Study Area were considered (see plate 4). The field observations confirmed that there would be no inter-visibility with the following assets:
- the village cross (Scheduled Monument and Grade II\* listed);
  - Church Farmhouse (Grade II listed);
  - the war memorial and five chest tombs within the churchyard of the Church of St Swithun (Grade II listed); and
  - the boundary wall between the Church of St Swithun and Hempsted House (Grade II listed).
- 2.66 Due to the lack of views and the intervening distance, it is considered that the proposed development would cause no change within the setting of these designated heritage assets and their significance would be sustained. As such these assets will not be taken forward for further consideration within this report.

- 2.67 Inter-visibility with the grade II\* listed Church of St Swithun (NHLE ref: 1271743), grade II listed Hempsted House (NHLE ref: 1245659) and Hempsted Conservation Area are discussed in Section 3.
- 2.68 In addition, inter-visibility with the non-designated Oak Cottage located to the west of the Study Area is discussed in Section 3.

### **Geophysical Survey**

- 2.69 A geophysical survey of the Study Area was undertaken between the 30<sup>th</sup> September and the 4<sup>th</sup> October 2019 to provide information to support the planning application (WA 2019). For full details, please refer to the report.
- 2.70 The majority of the geophysical responses detected were indicative of drainage features and services. Evidence for past agricultural activity was identified including remains of former field boundaries corresponding with those shown on the 1839 Tithe map and agricultural ploughing which respect former field boundaries and align with NMP data.
- 2.71 It was concluded that any unknown surviving archaeological remains may have potentially been affected by the ploughing activity that had occurred within the Study Area.
- 2.72 Overall, evidence for archaeology activity was sparse. As such, it is considered that the archaeological potential for the Study Area is low.

### **Summary of Baseline**

- 2.73 In respect to archaeology, it would appear that the majority of the Study Area lay just beyond the inter-tidal marshland forming part of a higher, drier eyelet of land with the far southern part of the Study Area located within the alluvial floodplain. Such eyelets, particularly those south-facing as the Study Area is, were attractive for settlement during the prehistoric to Iron Age periods, however, the geophysical survey has not identified any evidence for such activity within the Study Area. The far southern part of the Study Area may have potential for palaeoenvironmental deposits, although any remains, if present, may have become desiccated resulting in truncation and/ or removal through the de-watering of the 19<sup>th</sup> century, when the marshland was subject to reclamation.
- 2.74 Whilst it is probable that the Study Area remained on the periphery of the foci of settlement at Hempsted during the medieval/ post medieval period, evidence in the

form of medieval/ post medieval ridge and furrow cultivation recorded in the Study Area illustrate that it was utilised as part of the surrounding field systems to the village during these periods (HER Ref: 50563). Certainly, by the post medieval period, the Study Area was used for agrarian purposes. Below ground evidence for agricultural activity including former field boundaries and ploughing activity has been identified by the geophysical survey. These are not considered to be significant. Such activity such as ploughing, may have truncated and/ or removed buried remains of earlier periods, if present in the Study Area.

- 2.75 Observations in respect to designated heritage assets indicate that development within the Study Area may impact the significance of the Church of St Swithun, Hempsted House and Hempsted Conservation Area only as a result of introducing change within their settings.

### 3 IDENTIFICATION AND ASSESSMENT OF IMPACTS

3.1 Proposed development within the boundary of the Study Area has the potential to cause direct and indirect impacts to heritage assets. Direct impacts would be caused by ground disturbance. Indirect impacts would be caused by changes in the setting of a given heritage asset which may affect the overall importance of the given heritage asset. It should be noted that change within the setting of a heritage asset may not impact upon its overall significance.

3.2 The heritage interests of potential receptors are described below. Interests are described in accordance with NPPF terminology; archaeological, architectural, historic or artistic. Where appropriate the contribution made by setting to the importance of a given asset will also be described.

#### Construction (Direct) Impacts

3.3 In respect to potential buried archaeological remains, the importance of given interests will also be cited in accordance with the methodology presented in Appendix 2. Appendix 2 also describes the methodology for assessing the magnitude of impact and the overall significance of impact to buried archaeological remains.

3.4 Ground disturbance would have the potential to disturb buried archaeological remains. The significance of this impact is presented below.

**Table 1: Potential Construction Impacts**

Physical impact to heritage assets			
Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Impact
Ridge and furrow earthworks (NMP data & geophysical survey) (HER Ref: 50563)	These are of <b>low</b> historic importance providing evidence of the medieval/post medieval exploitation of the landscape.	The proposals would remove the ridge and furrow. Magnitude of impact = <b>major</b>	<b>Slight adverse</b>
Former field boundaries (geophysical survey)	These are of <b>low</b> historic importance providing evidence of the post medieval development of the landscape.	The proposals would remove the former field boundaries. Magnitude of impact = <b>major</b>	<b>Slight adverse</b>
Unknown buried remains	No evidence for activity dating prior to post medieval agricultural practices have been identified in the Study Area. Unknown buried remains, if present, may have been desiccated, truncated and/	The proposals have the potential to remove buried remains (if they are present). Magnitude of impact = <b>major</b>	<b>Slight - moderate adverse</b>

Physical impact to heritage assets			
Receptor	Interest and Significance of Interest	Magnitude of Impact	Significance of Impact
	or removed by these later agricultural practices. It is anticipated that remains, if present, would be no more than <b>low</b> significance.		
Historic Hedgerows	These are of historic importance, referencing the historic enclosure of the landscape. They are of <b>medium</b> importance.	The masterplan indicates that the internal historic hedgerows would be mostly removed. Magnitude of impact = <b>minor</b>	<b>Slight adverse</b>

### Operational (Indirect) Impacts

3.5 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in the *Setting of Heritage Assets (2017)* will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset’s significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
- Step 5 – Make and document the decision and monitor outcomes.

3.6 A non-exhaustive list provided within the document (2017:11) identifies themes such as:

- Physical Surroundings;
  - Topography;
  - aspect;
  - functional relationships and communications;
  - history and degree of change over time; and
  - sense of enclosure, seclusion, intimacy or privacy.
- Experience

- views from, towards, through, across and including the asset;
- intentional inter-visibility with other historic assets and natural features;  
and
- sense of enclosure, seclusion, intimacy or privacy.

### ***Assessment of Impact***

- 3.7 The NPPF stipulates two levels of potential impact to designated heritage assets. The NPPF references these as:
- Substantial harm; and
  - Less than substantial harm.
- 3.8 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states *'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'* (Para 19).
- 3.9 The application of these terms is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.
- 3.10 The Study Area visit confirmed that change may occur within the setting of the designated Church of St Swithun, Hempsted House and Hempsted Conservation Area. Oak Cottage whilst a non-designated heritage asset, has been included for assessment due to its proximity to the Study Area.

### ***Church of St Swithun (NHLE Ref: 1271743)***

- 3.11 The value of the Church of St Swithun is derived from its 'historic' and 'architectural' interests. The contribution of setting to understanding and appreciating these interests is described below.



### *Historic Interest*

- 3.12 The historic interest presented by the church are both associative and illustrative. The origins of the present of Church of St Swithun date from the 14<sup>th</sup> century and its fabric and form are illustrative of medieval ecclesiastical architecture.
- 3.13 The present church superseded an earlier church built soon after the Norman Conquest of 1066 and the continued occupation and function of the Church for religious purpose illustrates the continued importance and value of religion at the time.
- 3.14 Historic interest also arises from the association of the church with Llanthony Priory. In 1467-77, the church was partly rebuilt for Henry Dene, Prior of Llanthony, who later became Archbishop of Canterbury. The tower displays the characteristic workmanship of the masons employed by the priory, which is noted within its listing entry as one of the principle reasons for the church's designation.
- 3.15 Llanthony Priory was dissolved in 1539 and the following year its estate was granted by the crown to Arthur Porter of Quedgeley, of Holme Lacy, Herefordshire. In 1721, the Manor of Hempsted passed to the Lysons family, important benefactors of the church.
- 3.16 The church subsequently underwent further phase of restoration in the 19<sup>th</sup> century.

### *Architectural Interest*

- 3.17 For further detail on the architectural interest of the building, please refer to the NHLE listing description.
- 3.18 The architectural interest of the church principally derives from the good survival of its medieval fabric, complimented by the late 19<sup>th</sup> century restoration, and its internal fittings which comprise a large collection of historic memorials, stained glass mostly of 19<sup>th</sup> century date and a late 12<sup>th</sup> to early 13<sup>th</sup> century font (NHLE listing description).
- 3.19 The church is constructed mostly of ashlar under slate roofs with coped gables. Originally a three-bay nave, in 1885, the building was extended to the west and the north vestry linked to the east end of the nave by a short cloister or passage. A new perpendicular-style west window was also put in.

### *Setting*

- 3.20 The church lies in the western part of Hempsted village, within the historic core. It is sited at the head of the main street, St Swithuns Road named after the church. Properties run back from this street on either side, which is typical of a late-Saxon village. This historic part of the village, which is included within the Hempsted Conservation Area boundary, has been described as ‘especially attractive, with its village cross, Church Farm, St Swithun’s Church and Hempsted House forming a ‘classic’ English village scene’ (Gloucester City Council n.d).
- 3.21 The church has a typical east-west orientation and is located at the southern end of its churchyard, which itself is accessed from its south-eastern corner via a gateway (see plates 5 & 6). The churchyard is enclosed by a boundary wall; the southern boundary wall between the churchyard and Hempsted House (the former rectory) is listed at Grade II and is an example of early brickwork in the Gloucester Vale. Of particular significance is the contribution that the wall makes to the setting of the churchyard (NHLE listing description).
- 3.22 Along the boundaries of, and within the churchyard, there are a number of large mature trees. Whilst the church contains a tower, the nature of the mature trees within its vicinity means that the church moves in and out of views as one approaches along St Swithuns Road from the south-east, and as one walks around the churchyard. It also means that from beyond the historic core, there are either no or extremely limited views of the tower, due to the vegetation as well as intervening buildings. The trees in the churchyard contribute to a collection of mature trees at this end of the village. The trees provide a ‘leafy ambience’ and offer seclusion to the church and its churchyard which adds to the tranquil experience of the area and the village generally plays an important role in the visual character of the settlement as a whole (Gloucester City Council n.d).
- 3.23 Whilst the historic core of the village is enclosed by trees and boundary walls, from the western edge of the churchyard there are uninterrupted views west/south west over the Severn floodplain to the western bank and the Forest of Dean beyond. These views have been incorporated into three key views within the Hempsted Conservation Area Appraisal & Management Proposals (Gloucester City Council n.d).
- 3.24 Beyond the historic core of the village, there has been extensive modern residential development to the south and east, with some development to the north. Between

the church and the Study Area, there are two 1970s residential developments along Chartwell Close and High View, as well as mature vegetation, which does not allow inter-visibility between the Study Area and the churchyard. Due to the distance and lack of visibility, it is considered that the Study Area does not contribute either positively or negatively to the setting of the church and is not a feature of its wider setting that aids an understanding or appreciation of its significance.

#### *Impact*

3.25 Having considered the special architectural and historic interest of the grade II\* listed church and the contribution that setting makes towards an understanding and appreciation of this, it is anticipated that there would be no harm as a consequence of the proposals. This is based on the following grounds:

- The Study Area does not provide any contribution or interpretation to the understanding of the special architectural and historic interest of the church due to the distance and lack of inter-visibility from the intervening mature vegetation and modern residential developments;
- The proposed development would not physically impact upon the special architectural and historic interest of the church;
- No key views towards the church or from its churchyard, as identified in the Hempsted Conservation Area Appraisal & Management Proposals, would be altered or interfered with by the proposed development;
- The Study Area is not considered to either positively or negatively contribute to the setting of the church; and
- The proposed development would not impact on any elements of the church setting which positively contribute to its significance as a medieval church, which occupies the site of an earlier church, and which has historic association and architectural similarities with Llanthony Priory.

#### ***Hempsted House (NHLE Ref: 1245659)***

3.26 The value of the Hempsted House is derived from its 'historic' and 'architectural' interests. The contribution of setting to understanding and appreciating these interests is described below.

### *Historic Interest*

- 3.27 Hempsted House has historic interest through its late 17<sup>th</sup> century origins when it was constructed in 1671 for Sir John Scudamore, Viscount Scudamore, as the rectory to the Church of St Swithun's.
- 3.28 The fabric of the building provides a narrative of historic development with later 18<sup>th</sup> century alterations and remodelling and extension in the early 19<sup>th</sup> century.
- 3.29 The association of the building with the church of St Swithun's is of historic interest, their former shared association now best experienced through their close proximity.
- 3.30 In 1954, it was sold and became a private house. A new rectory was built on part of its former garden.

### *Architectural Interest*

- 3.31 For further detail on the architectural interest of the building, please refer to the NHLE listing description.
- 3.32 Originally constructed in cruciform plan, the central projection at the rear (west) of the house was extended as a long wing in the early 19<sup>th</sup> century. The two storey and attic building is constructed of brick and partly roughcast and stucco rendered, with dressed stone details and features. It has a gabled slate roof and prominent brick end stacks. The principle elevation to the east comprises a five-bay front, with a full-height central gabled entrance projection (Verrey and Brooks 2002).
- 3.33 The 18<sup>th</sup> century doorway is of particular interest to the exterior and features an attractive ogee shaped arch with continuous moulded architrave to the jambs which sweep into the ogee arch which is crowned with a large foliated finial. The moulded architrave is flanked by slender panelled pilasters. An ogee fanlight with gothic glazing bars sits above a six-panel door with fielded panels. The entrance is thought to be a copy of the original 17<sup>th</sup> century entrance and bears the date '1671' along with the couplet 'Who e're doth dwell within this door Thank God for Viscount Scudamore', this inscription providing physical evidence of the historic association with Viscount Scudamore.
- 3.34 Internally, it is thought that the house was largely refitted in the early 19<sup>th</sup> century (NHLE listing description).

### *Setting*

- 3.35 The house lies in the western part of Hempsted village, which comprises the historic core, to the south of the Church of St Swithun which it formerly served. The house, along with the village cross, Church Farm and St Swithun's Church have been described as 'forming a 'classic' English village scene' (Gloucester City Council n.d).
- 3.36 The house is orientated east-west with an east-facing principal entrance front (see plate 7). The house is located within the southern part of its plot, with a rear garden extending to the north-west. The house is accessed from St Swithuns Road by a driveway that swings in from St Swithuns Road to the north. Evidence of a blocked gateway in the property's boundary wall to the east of the house shows that it was originally accessed from Rectory Lane.
- 3.37 To the south of the house, there is a modern breeze block garage.
- 3.38 The property is enclosed by a wall to the east and north and fencing and vegetation to the south. The northern boundary wall which is between the house and the churchyard is listed at grade II and is an example of early brickwork in the Gloucester Vale. Of particular significance is the contribution that the wall makes to the setting of Hempsted House (NHLE listing description).
- 3.39 The present rectory built in the 1950s, is located to the south-west of the property.
- 3.40 Along its eastern and northern property boundaries, there are a number of large mature trees, such that the building is largely screened in views as one approaches along St Swithuns Road from the east, or as one walks around the churchyard. They contribute to a collection of mature trees at this end of the village, which contribute to the 'leafy ambience' of this end of the village and play an important role in the visual character of the settlement as a whole (Gloucester City Council n.d).
- 3.41 The gable end of the house is in view as one traverses north-east along Rectory Lane, although the presence of the breeze block garage to the south of the house detracts from its historic setting (see plate 8).
- 3.42 Beyond the historic core of the village, there has been extensive modern residential development to the south and east, with some development to the north. Between the house and the Study Area, there are two 1970s residential developments along Chartwell Close and High View, as well as mature vegetation, which does not allow inter-visibility between the two. Furthermore, the property does not contain any

elevations with windows which face towards or overlook the Study Area; if so, it would have indicated designed views; purposefully built to overlook to the south. Due to the distance and lack of visibility, it is considered that the Study Area does not contribute either positively or negatively to the setting of the house. No key views from or towards the house identified in the Hempsted Conservation Area Appraisal & Management Proposals include the Study Area (Gloucester City Council n.d).

- 3.43 The Church of St Swithun and its churchyard are important elements of the setting of the Hempsted House (see plate 9); the buildings have a collective aesthetic value and have a shared historic association through which their close proximity and visual relationship present an understanding of.

*Impact*

- 3.44 Having considered the special architectural and historic interest of the grade II listed Hempsted House and the contribution that its setting makes towards an understanding and appreciation of this significance, it is anticipated that there would be no harm as a consequence of the proposed development of the Study Area. This is based on the following grounds:

- The Study Area does not provide any contribution or interpretation to understanding the special architectural and historic interest of the asset due to the distance and lack of inter-visibility from the intervening mature vegetation and modern residential developments;
- The proposed development would not physically impact upon the special architectural and historic interest of the house;
- No key views towards the house or from the house, as identified in the Hempsted Conservation Area Appraisal & Management Proposals, would be altered or interfered with by the proposed development;
- There is no historic functional association between the house and the Study Area;
- The Study Area is not considered to either positively or negatively contribute to the setting of the house; and
- The proposed development would not impact on any elements of the house's setting which positively contribute to its significance as a late 17<sup>th</sup> century rectory, which occupies the site of an earlier church, and which has historic association and architectural similarities with the adjacent church.

### ***Hempsted Conservation Area***

3.45 The value of the Hempsted Conservation Area is derived from its ‘historic’, ‘architectural’ and ‘archaeological’ interests. The contribution of setting to understanding these interests is described below.

#### *Historic Interest*

3.46 The historic interest of the Conservation Area derives from the fabric of the surviving buildings which date from the medieval period onwards.

3.47 A manor at Hempsted is recorded in the Domesday Book of 1086, indicating that the settlement has its roots in the early medieval period. This likelihood of a late Saxon date is further attested to by the dedication of the church to St Swithun, a Saxon saint who died in AD 862; the Old English origins of the place name, *heah-hamsteade* meaning ‘high homestead’; and the layout of the village, with the church at the head of the main street and properties running back from the street on either side which is typical of a late-Saxon village.

3.48 In 1141, the manor was granted to Llanthony Priory, which held the lands until the Dissolution in 1545, when the Crown sold it to the Atkyns family, from whom it passed to the Lysons family in 1721.

3.49 Historically, the land around the village, including the floodplain, was common grazing land until the late 17<sup>th</sup> century, when the land was subject to enclosure and used for pasture and orchard. Until 1902, it was a village of farm workers’ cottages, set amidst extensive orchards, with larger houses for gentry, clergy and land-owning farming. The economy has historically been largely based on stock-rearing (cattle and sheep) and cider and cheese production.

3.50 From the 1960s, the village was subject to residential development to the south, north and east. Larger properties and orchards have been removed and their gardens built over.

3.51 However, the agricultural history of the village remains discernible in surviving buildings, such as the 17<sup>th</sup> century Church Farm, as well as smaller farms and farm workers’ cottages.

#### *Architectural Interest*

3.52 Architectural interest derives principally from the buildings within its boundary. The Conservation Area includes a number of listed buildings of grade II\* and grade II status,

all focussed within the historic core of the village which give the area historic integrity. These assets display obvious architectural qualities such that they have been included on the National Heritage List and contribute to the architectural importance of the settlement as a whole. In particular, the village cross, Church Farm, St Swithun's Church and Hempsted House group have been described as 'especially attractive...forming a 'classic' English village scene' (Gloucester City Council n.d).

- 3.53 However, the Hempsted Conservation Area Appraisal & Management Proposals also note the contribution of other buildings in the village beyond the historic core which, although not listed, do positively contribute to the character and appearance of the Conservation Area (Gloucester City Council n.d). Furthermore, two of these buildings are recognised as landmark buildings, occupying a prominent site within the settlement.

#### *Archaeological Interest*

- 3.54 The archaeological interest of Hempsted is derived from its long history of settlement, with possible origins in the early medieval period. The Conservation Area contains the scheduled and grade II\* listed village cross, as well as the grade II\* Listed Church of St Swithuns which date from the medieval period.
- 3.55 Within the area of the church, there is potential for significant below-ground archaeological remains to be extant. Extant medieval burgage plots and field systems may also surround the settlement, where expansion during the medieval period occurred.

#### *Setting*

- 3.56 The settlement of Hempsted is located on a flat-topped hill 27m AOD, which forms a prominent eyelet above the surrounding meadows in the floodplain of the River Severn. The village has extensive views to Gloucester in the north, Highnam in the north-west and the Forest of Dean to the west.
- 3.57 The historic core of the village is surrounded by modern residential development to the north, east and south. Beyond this, open fields are located to the south, west, north and north-east, which due to these fields being located in the floodplain have historically avoided development. They form a protective green belt around the village. Those to the north particularly allow Hempsted to successfully retain a separate identity to the residential and industrial sprawl of Gloucester.



3.58 Beyond the extents of the village, there is a large landfill site to the north-west and an industrial estate to the north-east, which is situated along the banks of the Gloucester and Sharpness Canal located to the east of the village. However, trees within the village provide effective screening such that there is no negative impact upon the character and appearance of the Conservation Area.

3.59 Although the Study Area is located beyond 1960s residential housing and does not specifically contribute to the character and appearance of the Conservation Area, it does form part of the surrounding agricultural fields to the village and therefore does contribute to the rural setting of Hempsted village as a whole.

*Impact*

3.60 Having considered the special architectural and historic interest of Hempsted Conservation Area and the contribution that setting makes towards an understanding and appreciation of this, in relation to the proposed masterplan for the Study Area it is anticipated that there would be no harm as a consequence of the proposals. This is based on the following grounds:

- The inclusion of green space and retention of the hedgerow boundaries in the western and southern parts of the Study Area would help conserve the role of protective green belt to the Conservation Area which would assist in retaining the experience of a semi-rural setting on approach into and out of the Conservation Area along Rea Lane;
- The proposed development of the Study Area would not affect the key views out of the Conservation Area towards its wider setting which contribute to special character;
- The proposed development of the Study Area would not result in direct, physical impact to the Conservation Area;
- The land within the Study Area does not harm the open space and fields identified within the Conservation Area Appraisal and Management Proposals as being integral to the rural character of Hempsted.

***Oak Cottage (non-designated asset)***

3.61 The value of Oak Cottage is derived from its 'historic' and 'architectural' interests. The contribution of setting to understanding these interests is described below.

### *Historic Interest*

- 3.62 Oak Cottage is first shown on the OS first edition map of 1886 as a T-shaped building with a number of small outhouses to the north-east. Its fabric provides a narrative of historic development with 19<sup>th</sup> and 20<sup>th</sup> century additions and modifications.
- 3.63 The historic maps show that the cottage originally comprised a small garden to its south, with the property line orientated south-west to north-east adjacent to the eastern elevation of the building.

### *Architectural Interest*

- 3.64 The one storey house has been recently subject to a fire resulting in extensive internal and external damage. The visible façade of the earlier part of the house is clad by wood panels roofed with red tiles and comprises two chimney stacks (see plate 10).

### *Setting*

- 3.65 The house lies to the south of Hempsted village, accessed from Rea Lane, which is a sunken road leading from the historic core of Hempsted. The proximity of the road to the asset means that Rea Lane is an element of its setting. The vegetated and narrow section of road present alongside the asset (and that which is present on the approach to it) contributes to an understanding of its historic setting.
- 3.66 Other than the road, the setting of the asset is essentially restricted to its private garden. This land has extended from what is shown on the historic maps to include land to the east, which is bounded by an established hedgerow.
- 3.67 Whilst the fields to the east of the asset (comprising the Study Area) have been retained as arable land, there are no historic association between the two. Views are possible between the asset and the fields but they do not appear to be particularly beneficial to the asset, being views of the later addition eastern elevation which has little historic or architectural interest. The setting of the asset is therefore restricted to its private grounds and Rea Lane with views into the Study Area being of little significance.

### *Impact*

- 3.68 Having considered the architectural and historic interest of the non-designated Oak Cottage and the contribution that its setting makes towards an understanding and appreciation of this significance, it is anticipated that there would be no harm as a consequence of the proposed development of the Study Area. This is based on the

following grounds:

- The inclusion of green open space around Oak Cottage would help to conserve its setting;
- The proposed development would not physically impact upon the architectural and historic interest of the cottage;
- There is no historic functional association between the cottage and the Study Area;
- The Study Area is not considered to either positively or negatively contribute to the setting of the cottage; and
- The proposed development would not impact on any elements of the cottage's setting which positively contribute to its significance.

#### **Summary of Impacts**

- 3.69 Potential adverse impacts would be limited to known ridge and furrow and field boundaries recorded within the Study Area and unknown buried archaeological remains. No other impacts are anticipated.

## 4 MITIGATION

4.1 In this instance the 'field evaluation' referred to within paragraph 189 of the NPPF is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation was a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on sites where remains of potential high importance could be located which could preclude development. On the baseline presented here there is no evidence to indicate the presence of remains of national importance.

4.2 In reference to the above the Planning Practice Guidance (2018) accompanying the NPPF clarifies:

Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated following an initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

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4.3 It is anticipated that archaeological fieldwork could be delayed as a condition to consent and undertaken as mitigation works, as a phased programme if considered necessary, undertaken in accordance with a Written Scheme of Investigation prepared in consultation with the Gloucestershire Council Planning Archaeologist. This would be reasonable and proportionate in reflection of the information presented within the baseline date which indicates that there is no evidence to suggest the presence of remains within the boundary of the Study Area which could preclude development.

## **5 CONCLUSIONS**

- 5.1 Baseline information was gathered from the Gloucestershire Historic Environment Record, Historic England data sets, Gloucestershire Archives and a Study Area walkover survey.
- 5.2 It has been established that there are no designated heritage assets within the boundary of the Study Area.
- 5.3 With regards to potential indirect impacts to designated heritage assets within the vicinity of the Study Area the assessment process has established that the proposed development of the Study Area, as identified on the Development Framework Map Rev H, would not result in changes to setting that would adversely affect an appreciation or experience of the significance of St Swithun's Church, Hempsted House or Hempsted Conservation Area. There would be no indirect impacts on the non-designated Oak Cottage.
- 5.4 There is no evidence to indicate the presence of archaeological remains within the boundary of the Study Area which would be of greater than low importance. As such there is no evidence to reasonably indicate the potential for the presence of archaeological remains which would preclude development. Therefore, it is anticipated that no further works are required at this stage; consent could be granted on this basis.

## 6 GLOSSARY

**Archaeological Interest** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them

Source: Historic England Conservation Principles 2017 (consultation draft)

**Architectural Interest** The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types

Source: Historic England Conservation Principles 2017 (consultation draft)

**Artistic Interest** The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric

Source: Historic England Conservation Principles 2017 (consultation draft)

**Harm** Changes for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a place that reduces their values to society

Source: Historic England Conservation Principles 2017 (consultation draft)

**Historic Interest** The connections between a place and past lives and events

Source: Historic England Conservation Principles 2017 (consultation draft)

**Significance** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting

Source: NPPF 2019

**Setting of a heritage asset** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

Source: NPPF 2019

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## APPENDICES

**APPENDIX 1**  
**Plates**



Plate 1: General photo of Study Area looking west from eastern boundary.



Plate 2: General photo of central field in Study Area looking south.



Plate 3: General photo of western field in Study Area looking north-west.



Plate 4: View north-west towards the historic core of Hempsted and the designated heritage assets – no views.



Plate 5: Gateway into the churchyard; St Swithun's Church is partially screened by mature vegetation.



Plate 6: St Swithun's Church, viewed from the south-east.



Plate 7: Hempsted House, viewed from the north-east.



Plate 8: Breeze block garage to south of Hempsted House.



Plate 9: View south from the churchyard of St Swithun's Church of the northern elevation of Hempsted House.



Plate 10: Oak Cottage, subject to recent fire damage.

**APPENDIX 2**  
**Impact Assessment Methodology**



In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor (Highways Agency 2007).

Heritage assets are susceptible to numerous forms of development during the construction process and as a consequence of the operational life of the proposed development. These can be either direct (physical) impacts or indirect (non-physical) impacts.

The worst magnitude of impact would be complete physical removal of the heritage asset. In some instances it is possible to discuss percentage loss when establishing the magnitude of impact. However complex receptors will require a much more sophisticated approach (Highways Agency 2007).

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) has been used, see Table 2 below.

In respect of setting and assessing how 'what matters' may be affected by a proposed development Historic England's Setting of Heritage Assets (2017) includes a checklist for consideration which includes:

- the proximity of the development to an asset;
- the prominence, dominance or conspicuousness of a development;
- competition or distraction from the asset;
- changes to general character of an area and
- the position of a development in relation to key views

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. The impacts which are in grey are considered significant impacts which would constitute substantial harm.

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Table 1: Establishing the importance of a heritage asset

Importance	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
<b>Very High</b>	<ul style="list-style-type: none"> <li>WHS</li> <li>Other Sites of acknowledged international importance</li> <li>Sites that can contribute significantly to acknowledged international research objectives</li> </ul>	<ul style="list-style-type: none"> <li>WHS</li> <li>Other buildings of recognized international importance</li> </ul>	<ul style="list-style-type: none"> <li>WHS</li> <li>Historic landscapes of international value, whether designated or not</li> <li>Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s)</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>Scheduled Ancient Monuments</li> <li>Undesignated Sites of schedulable quality and importance</li> <li>Sites that can contribute significantly to acknowledged national research objectives</li> </ul>	<ul style="list-style-type: none"> <li>Scheduled Ancient Monuments with standing remains</li> <li>All Grade I and all Grade II* Listed Buildings (Scotland Category A)</li> <li>Conservation Areas containing very important buildings</li> <li>Undesignated structures of clear national importance</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade</li> </ul>	<ul style="list-style-type: none"> <li>Designated historic landscapes of outstanding interest</li> <li>Undesignated landscapes of outstanding interest</li> <li>Undesignated landscapes of high quality and importance, and of demonstrable national value</li> <li>Well preserved historic landscapes, exhibiting considerable coherence, time depth or other critical factor(s)</li> </ul>
<b>Medium</b>	<ul style="list-style-type: none"> <li>Undesignated assets that contribute to regional research objectives</li> </ul>	<ul style="list-style-type: none"> <li>Grade II Listed Buildings (Scotland Category B)</li> <li>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade</li> <li>Conservation Areas containing buildings that contribute significantly to its historic character</li> <li>Historic townscape or built up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)</li> </ul>	<ul style="list-style-type: none"> <li>Designated special historic landscapes</li> <li>Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value</li> <li>Averagely well preserved historic landscapes with reasonable coherence, time depth or other critical factor(s)</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>undesignated assets of local importance</li> <li>Assets compromised by poor preservation and/or poor survival of contextual associations</li> <li>Assets of limited value, but with potential to contribute to local research objectives</li> </ul>	<ul style="list-style-type: none"> <li>Locally listed buildings (Scotland Category C)</li> <li>Historic (unlisted) buildings of modest quality in their fabric or historical association</li> <li>Historic townscape or built up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)</li> </ul>	<ul style="list-style-type: none"> <li>Robust undesignated historic landscapes</li> <li>Historic landscapes with importance to local interest groups</li> <li>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations</li> </ul>
<b>Negligible</b>	<ul style="list-style-type: none"> <li>Assets with very little or no surviving archaeological interest</li> </ul>	<ul style="list-style-type: none"> <li>Buildings of no architectural or historical note</li> </ul>	<ul style="list-style-type: none"> <li>Landscapes with little or no significant historic interest</li> </ul>

Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007)

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Major	<ul style="list-style-type: none"> <li>Change to most or all key archaeological materials, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to most key historic landscape elements, parcels or components</li> <li>Extreme visual effects</li> <li>Major change to noise or change to sound quality</li> <li>Major changes to use or access</li> </ul>
	OR* <ul style="list-style-type: none"> <li>Loss of resource and/or quality and integrity of source; severe damage to key characteristics, features or elements (adverse)</li> <li>Large scale of major improvement of resource quality; extensive restoration or enhancement of attribute quality (beneficial)</li> </ul>		
Moderate	<ul style="list-style-type: none"> <li>Changes to many key archaeological materials, such that the resource is clearly modified</li> <li>Considerable changes to setting that affect the character of the asset</li> </ul>	<ul style="list-style-type: none"> <li>Changes to many key historic building elements, such that the resource is significantly modified</li> <li>Changes to setting of an historic building such that it is significantly modified</li> </ul>	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to many key historic landscape elements, parcels or components</li> <li>Visual change to many key aspects of the historic landscape</li> <li>Noticeable differences in noise or sound quality</li> <li>Considerable changes to use or access</li> </ul>
	OR* <ul style="list-style-type: none"> <li>Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements (adverse)</li> <li>Benefit to, or addition of, key characteristics, features or elements; improvement or attribute quality (beneficial)</li> </ul>		
Minor	<ul style="list-style-type: none"> <li>Changes to key archaeological materials, such that the asset is slightly altered</li> <li>Slight changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the asset is slightly different</li> <li>Changes to setting of an historic building such that it is noticeably changed</li> </ul>	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to few key historic landscape elements, parcels or components</li> <li>Slight visual changes to few key aspects of the historic landscape</li> <li>Limited changes to noise levels or sound quality</li> <li>Slight changes to use or access</li> </ul>
	OR* <ul style="list-style-type: none"> <li>Some measurable change in attributes, qualities or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements (adverse)</li> <li>Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (beneficial)</li> </ul>		
Negligible	<ul style="list-style-type: none"> <li>Very minor changes to archaeological materials</li> </ul>	<ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it</li> </ul>	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Very minor changes to key historic landscape elements, parcels or components</li> <li>Virtually unchanged visual effects</li> <li>Very slight changes to noise levels or sound quality</li> <li>Very slight changes to use or access</li> </ul>
	OR* <ul style="list-style-type: none"> <li>Very minor loss or detrimental alteration to one or more characteristics, features or elements (adverse)</li> <li>Very minor benefit or positive addition to one or more characteristics, features or elements (beneficial)</li> </ul>		
No change	No change		

*Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007) and \* Volume II, Section 2, Part 5 (Highways England 2008)*

Table 3: Establishing the significance of impact

<b>IMPORTANCE</b>	<b>Very High</b>	Neutral	Slight	Moderate/large	Large or very large	Very large
	<b>High</b>	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	<b>Medium</b>	Neutral	Neutral/slight	Slight	Moderate	Moderate/large
	<b>Low</b>	Neutral	Neutral/slight	Neutral/slight	Slight	Slight/moderate
	<b>Negligible</b>	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
		<b>No change</b>	<b>Negligible</b>	Minor	Moderate	Major
<b>MAGNITUDE OF IMPACT</b>						

*Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007)*

In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

**APPENDIX 3**  
**Historic Maps**

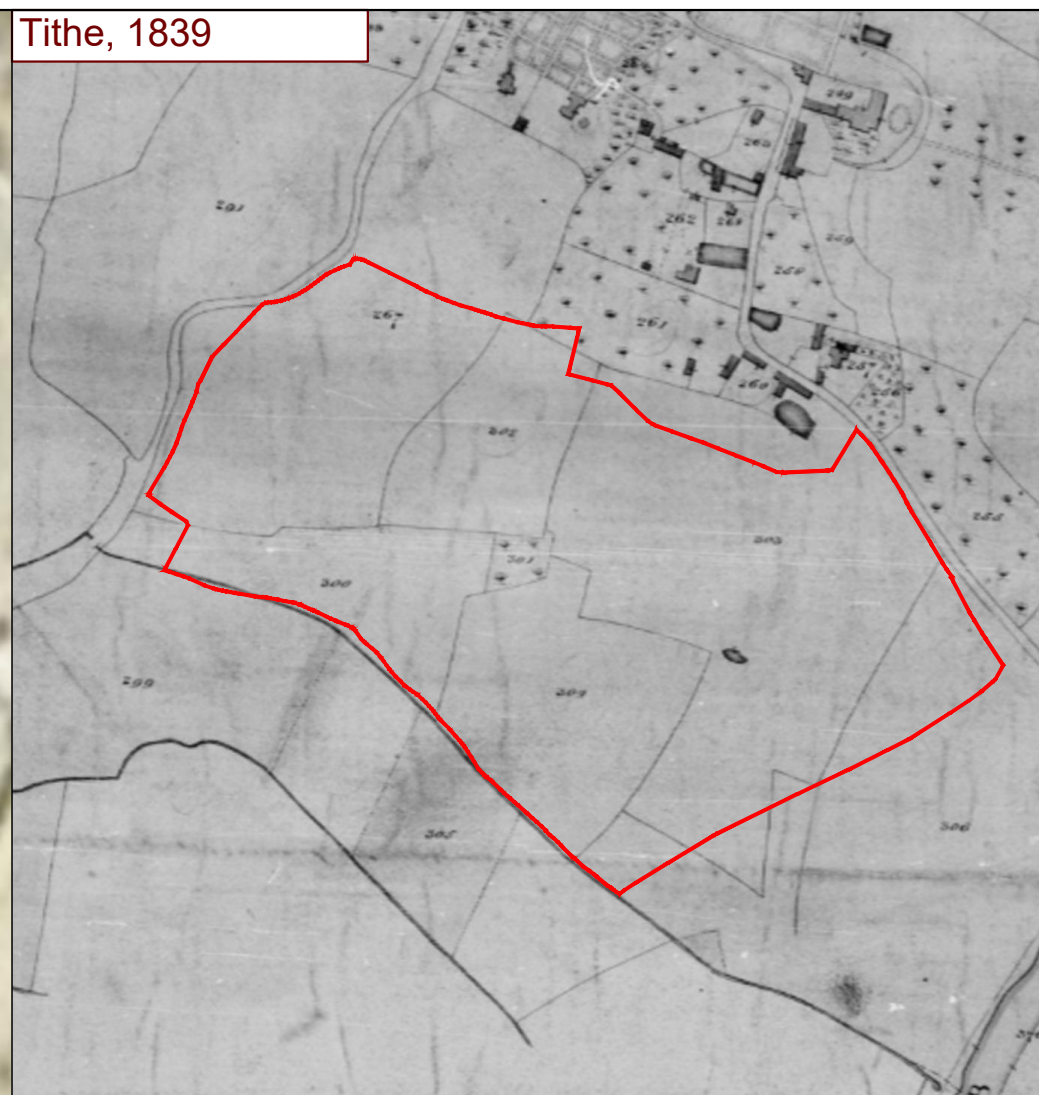
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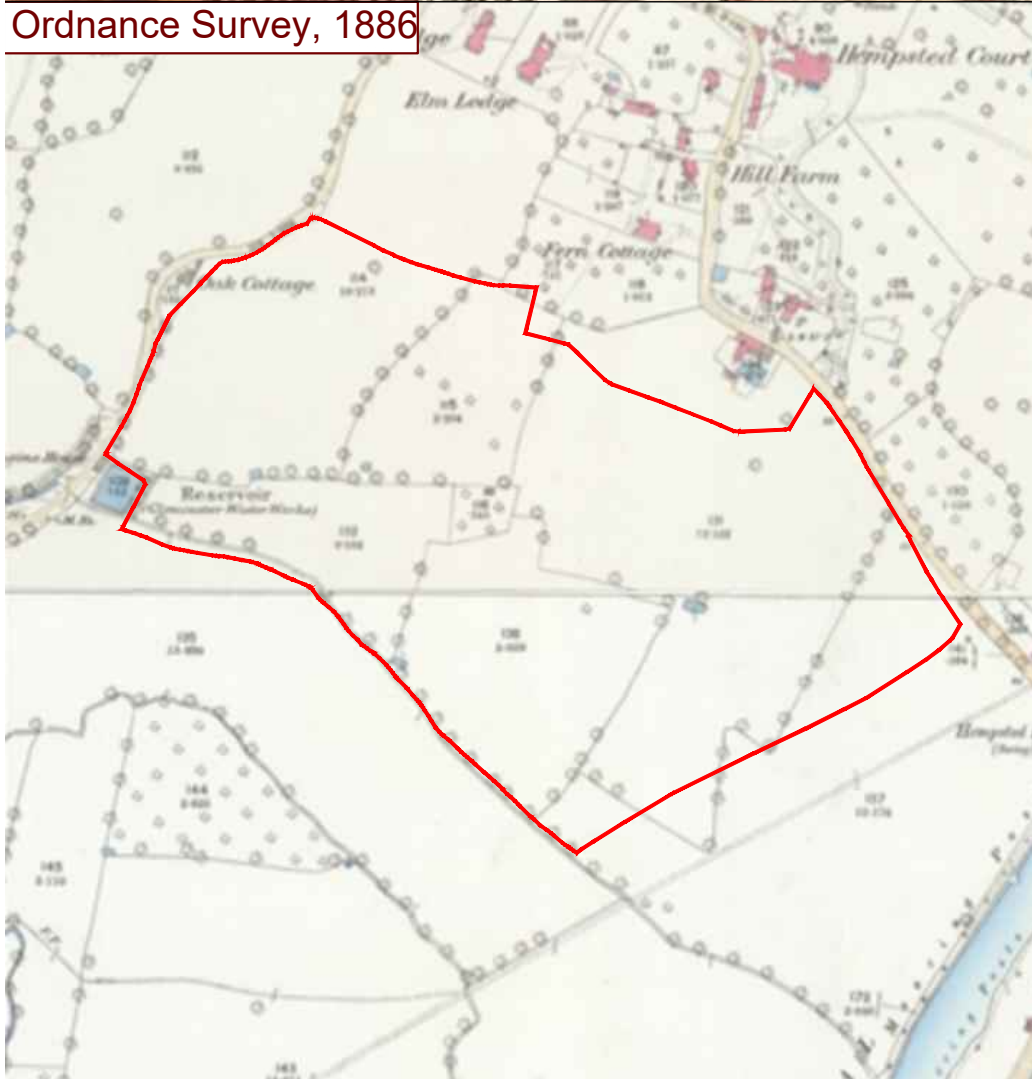
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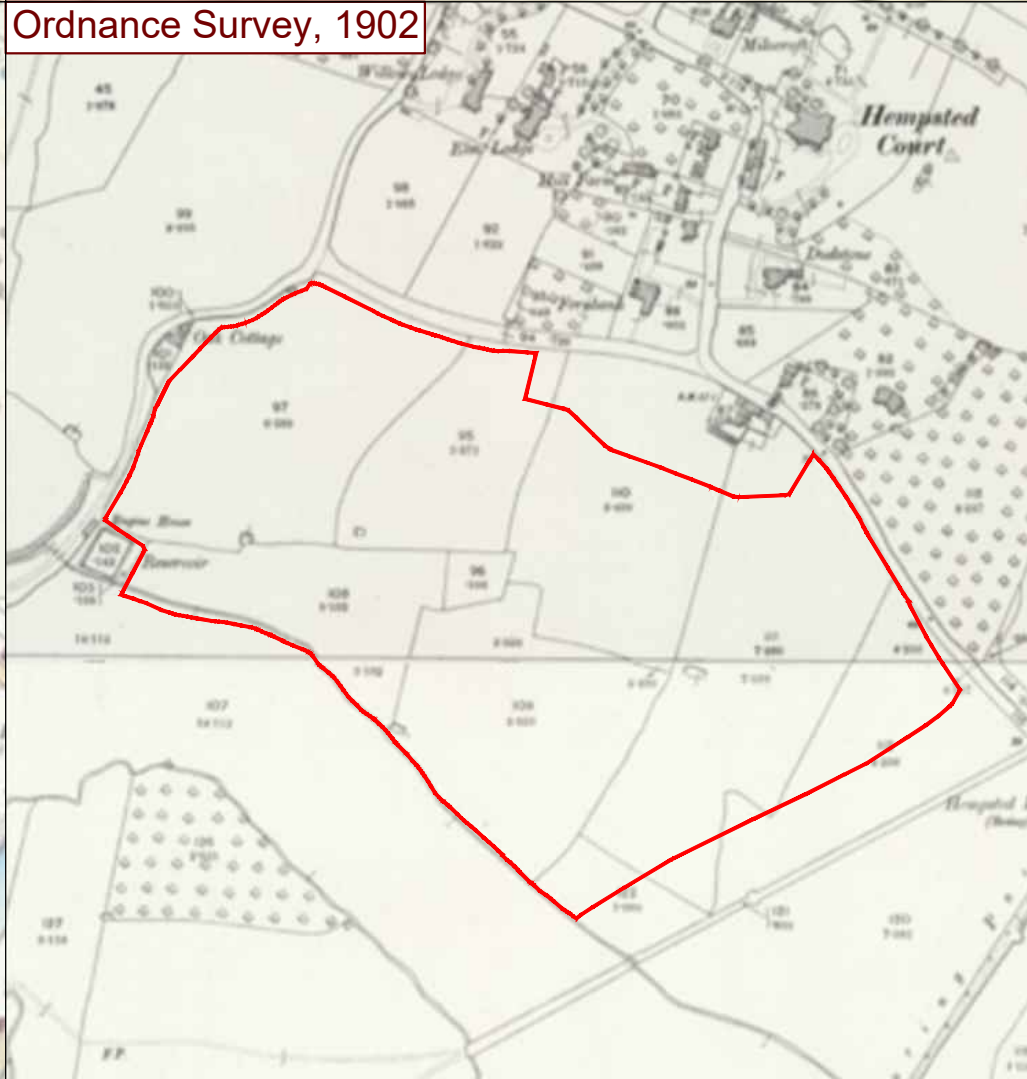
Tithe, 1839



Ordnance Survey, 1886

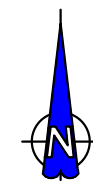


Ordnance Survey, 1902

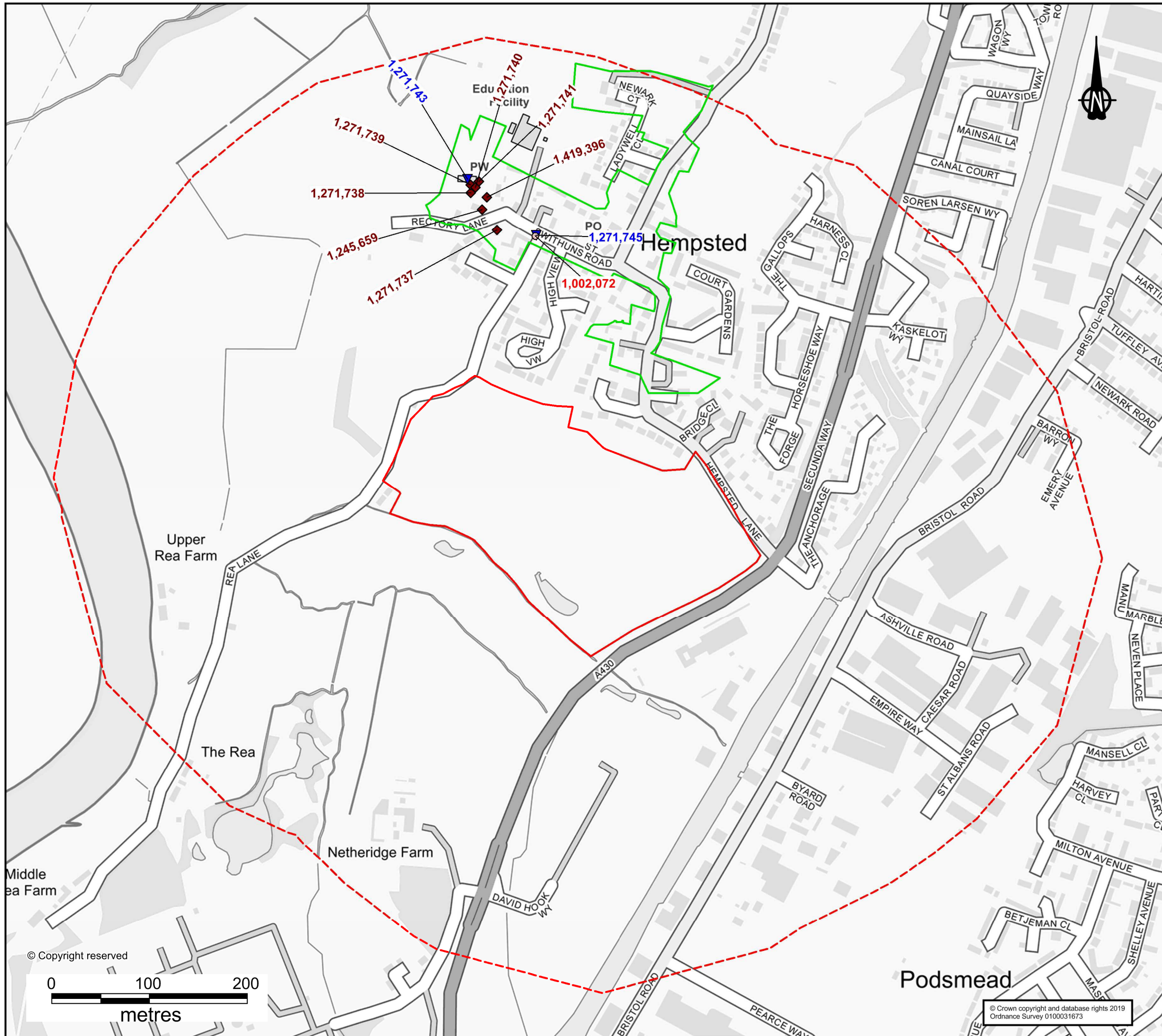


Key

 Study Area Boundary



## DRAWINGS



- KEY**
- Study Area
  - Search Area
  - Scheduled Monument
  - ▼ Grade II\* listed building
  - ◆ Grade II listed building
  - Hempsted Conservation Area

- 1002072 Hempsted village cross
- 1271743 Church of St Swithun
- 1271745 Village Cross
- 1245659 Hempsted House
- 1271737 Church Farmhouse
- 1271738 Boundary wall between churchyard of the Church of St Swithun and Hempsted House
- 1271739 Chest tomb
- 1271740 Chest tomb
- 1271741 Group of 3
- 1419396 War Memorial in St Swithun's Churchyard

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
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CLIENT  
**Gladman Developments Ltd**

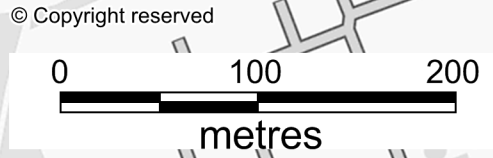
PROJECT  
**Land at Hempsted Lane, Gloucester**

DRAWING TITLE  
**Figure 1  
Designated Heritage Assets**

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DRAWN BY ACH	CHECKED BY CLD	APPROVED BY CM

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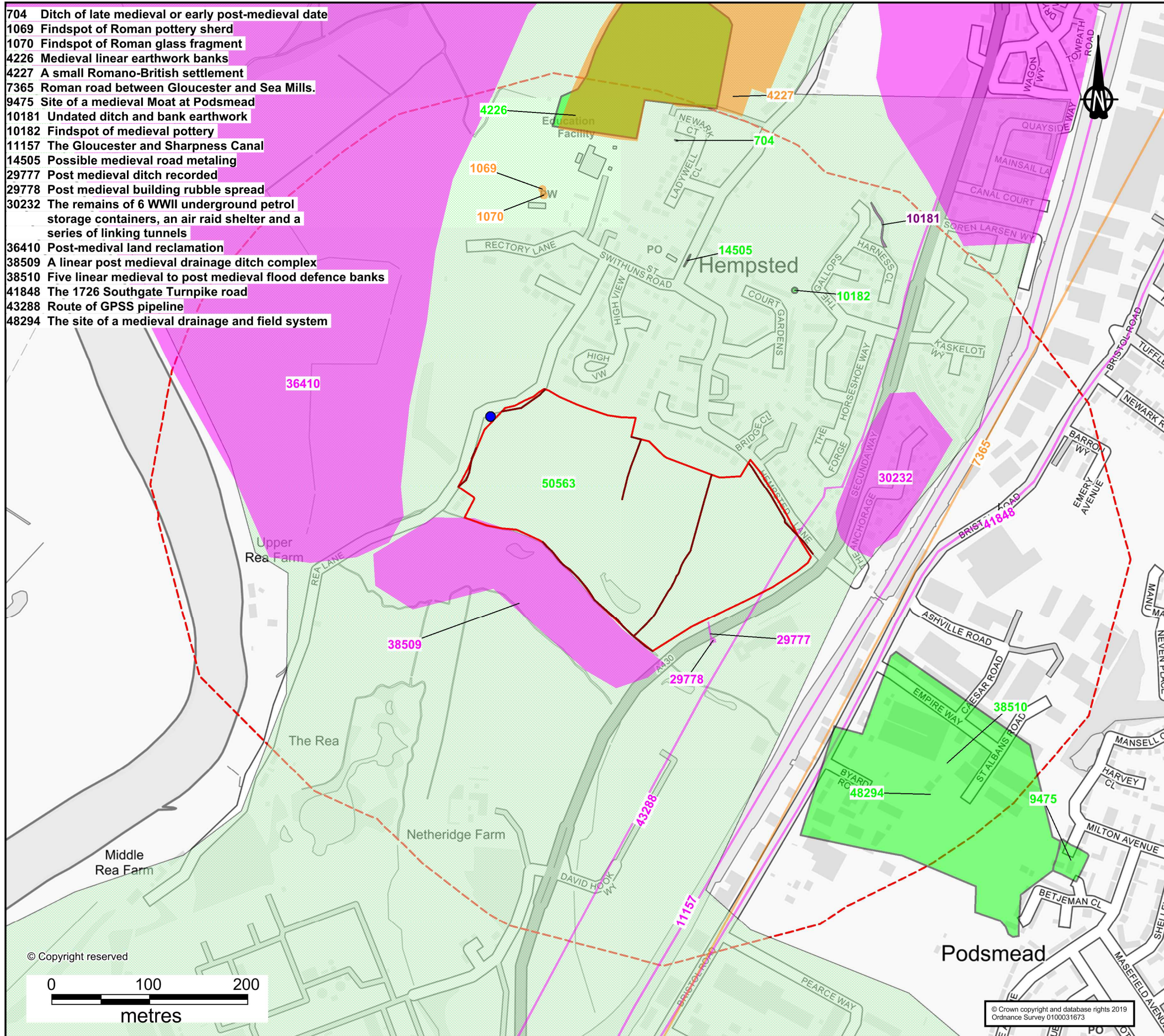
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<input type="checkbox"/> CARLISLE	<input type="checkbox"/> NEWCASTLE UPON TYNE
<input type="checkbox"/> EDINBURGH	<input type="checkbox"/> SHEFFIELD



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Ordnance Survey 0100031673



- 704 Ditch of late medieval or early post-medieval date
- 1069 Findspot of Roman pottery sherd
- 1070 Findspot of Roman glass fragment
- 4226 Medieval linear earthwork banks
- 4227 A small Romano-British settlement
- 7365 Roman road between Gloucester and Sea Mills.
- 9475 Site of a medieval Moat at Podsmead
- 10181 Undated ditch and bank earthwork
- 10182 Findspot of medieval pottery
- 11157 The Gloucester and Sharpness Canal
- 14505 Possible medieval road metaling
- 29777 Post medieval ditch recorded
- 29778 Post medieval building rubble spread
- 30232 The remains of 6 WWII underground petrol storage containers, an air raid shelter and a series of linking tunnels
- 36410 Post-medieval land reclamation
- 38509 A linear post medieval drainage ditch complex
- 38510 Five linear medieval to post medieval flood defence banks
- 41848 The 1726 Southgate Turnpike road
- 43288 Route of GPSS pipeline
- 48294 The site of a medieval drainage and field system



- KEY**
- Study Area
  - Search Area
  - Roman HER Asset
  - Medieval HER Asset
  - Medieval Ridge and Furrow within Site (HER Ref: 50563)
  - Post Medieval HER Asset
  - Undated HER Asset
  - Historic Hedgerow
  - Oak Cottage

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT  
**Gladman Developments Ltd**

PROJECT  
**Land at Hempsted Lane, Gloucester**

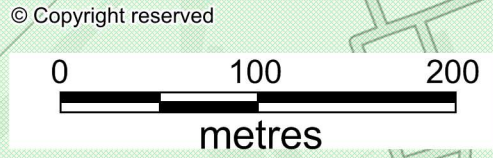
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Selected Non-Designated Heritage Assets**

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		APPROVED BY	CM

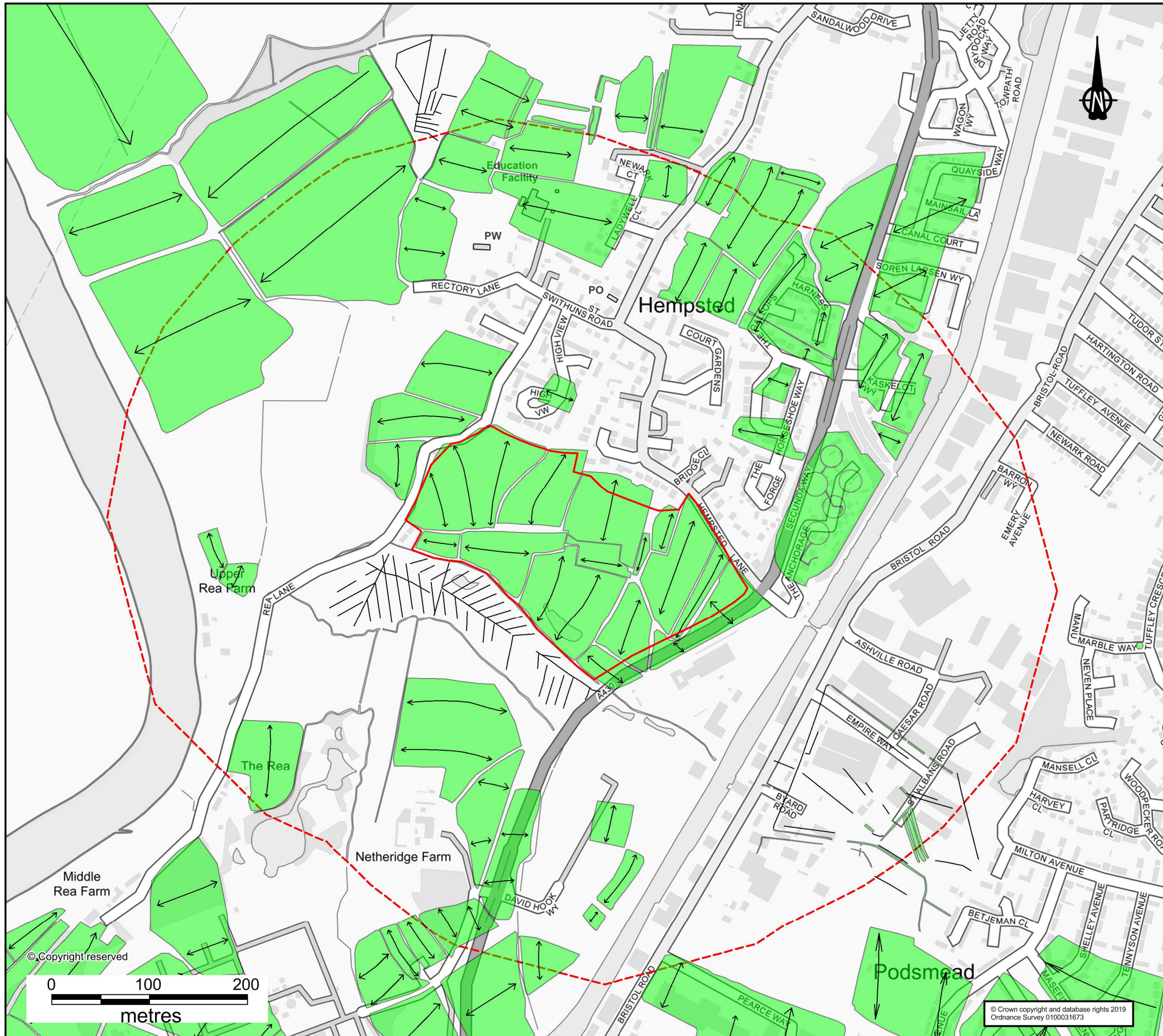
**wardell armstrong**

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KEY

- Study Area
- Search Area

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD

CLIENT  
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PROJECT  
**Land at Hempsted Lane, Gloucester**

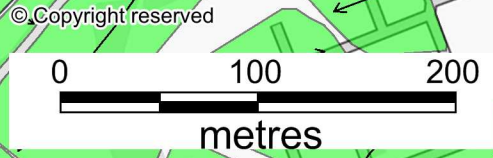
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**Figure 3  
 National Mapping Programme Data**

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DATE	July 2019	CHECKED BY	CLD
DRAWN BY	ACH	APPROVED BY	CM

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