



APPEAL IN RESPECT OF SITE AT HEMPSTED LANE, GLOUCESTER

APPEAL REF: APP/U1620/W/22/3296510 LPA REF: 20/00315/OUT

HERITAGE STATEMENT ON BEHALF OF GLADMAN DEVELOPMENTS LTD

AUGUST 2022

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1 INTRODUCTION

- 1.1 This statement is submitted on behalf of Gladman Developments Ltd, in respect of an appeal against the non-determination of an outline planning application for a residential development of up to 215 dwellings, on land to the south of Hempsted Lane, Gloucester ('the Site').
- 1.2 The original outline planning application was submitted in 2020, for up to 245 dwellings (application reference: 20/00315/OUT). For the reasons set out in the planning proof of evidence, that application remains undetermined.
- 1.3 The appeal against non-determination has been submitted by Gladman Developments Ltd. After the appeal was lodged, the application was considered at the Planning Committee meeting on the 5th of July 2022. The Planning Committee resolved that the application would have been refused had the appeal against non-determination not been made and provided eight reasons for refusal.
- 1.4 Impacts to heritage do not form one of the eight putative reasons for refusal. However comments on the application by the Council's Conservation Officer made in June 2020 state the following:
- *Such development [as proposed] would further compromise the remaining rural settlement of Hempsted by providing further development resulting in the loss of green fields which contribute to the character of the conservation area, being a key characteristic within the conservation area appraisal.*
 - *The [Conservation Area] Appraisal states "It has a distinctive rural character, with several farmsteads and former farmhouses within its boundaries, as well as a number of agricultural fields" therefore to develop agricultural fields that are an integral part of the rural character of Hempsted to provide 245 residential dwellings would be harmful to the character of the conservation area itself and lead to a denser village character.*
 - *This application [For 245 houses as originally proposed] would result in harm to the setting of the Hempstead conservation area by virtue of the loss of the rural character of the conservation area. The rural and village characteristics are integral to the character and appearance of the conservation area and help to preserve the sense of separation from Gloucester.*

- *The proposals to provide 245 residential dwellings would fail to preserve or enhance the character or appearance of the Hempsted Conservation Area as required in relation to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This harm has been identified as being of less-than-substantial and would need to be weighed against any resultant public benefits.*

1.5 Further comments on the proposed development were made by the Conservation Officer in June 2021 following a reduction in the number of dwellings proposed to 215. These further comments advised the following:

- *The drop to 215 dwellings is to be welcomed.*
- *It is noted that the site is no longer a designated Landscape Conservation Area.*
- *The impact on the Hempstead Conservation Area is at the lower end of less than substantial harm, but this may be outweighed by the public benefits.*
- *The harm to the rural character of the Conservation Area may be mitigated by landscape proposals that soften the transition between the built form of the Conservation Area and the adjoining rural landscape with a focus on planting appropriate native species and connectivity to the west to reduce the visual impact on the setting of the Hempsted Conservation Area.*

2 QUALIFICATIONS

- 2.1 My name is Lorna Goring and I am a Technical Director in the Heritage and Archaeology Team at Wardell Armstrong LLP. I hold a BSC (Hons) degree and a Post Graduate Diploma in Building Conservation and Regeneration and I am associate Member of the Chartered Institute of Archaeologists.
- 2.2 I am fully conversant with national policy and guidance relating to the historic environment and have experience of over 12 years of working in the historic environment public and private sectors. This has included providing advice on the impact to the significance of heritage assets as a consequence of changes to setting.
- 2.3 Wardell Armstrong were appointed in 2019 to prepare a Historic Environment Statement to support a full planning application for residential development to which this appeal relates.
- 2.4 I confirm that I understand that my duty as an expert witness overrides my duty to those instructing me and requires me to give my evidence impartially and objectively. I confirm that this statement contains my true professional opinion.
- 2.5 This statement has been produced with reference to the National Planning Policy Framework 2021 (NPPF) and the guidance set out within Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England 2017) ('GPA3').

3 SCOPE OF EVIDENCE

3.1 This statement specifically considers the heritage significance of Hempsted Conservation Area which is a designated heritage asset, and the contribution that setting makes towards an understanding and appreciation of this significance.

3.2 The Council have provided putative reasons for refusal of the planning application. Whilst heritage is not listed by the Council as a reason for refusal, the Conservation Officer is of the view that there would be less than substantial harm to the setting of Hempsted Conservation Area. As such the Inspector has added the below as a main issue to review as part of the Inquiry process:

The proposal's effects on the character and appearance of the area, including the landscape setting of Hempsted village and its Conservation Area.

3.3 Reference to effects of the character and appearance of landscape setting generally relate specifically to non-heritage matters. These issues will not be addressed by this statement which considers impacts through changes in setting in heritage terms only.

3.4 This statement is structured as follows:

- A summary of relevant legislation, policy and best practice documents;
- Relevant Planning Background;
- A full Statement of Significance for Hempsted Conservation Area;
- Heritage Impact Assessment - a heritage impact assessment in respect to the potential impact to Hempsted Conservation Area through change within its setting caused by the development of the Appeal Site;
- Analysis and Conclusions - an analysis of the Appeal Site's compliance with policy and best practice guidance on heritage grounds.

4 RELEVANT LEGISLATION, POLICY AND GUIDANCE

4.1 Designated heritage assets, such as Hempsted Conservation Area are protected under legislation and national and local planning policy.

Legislation

4.2 Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to conservation area, the legislation states that:

‘special attention shall be paid to the desirability of preserving or enhancing the character of that area’ (section 72).

National Planning Policy (NPPF) (2021)

4.3 The glossary accompanying the NPPF includes the following terms of relevance.

Heritage Asset	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.
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
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.

4.4 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' (NPPF para:194).

4.5 The relative significance of heritage assets as presented within the NPPF follows a tripartite distinction, thus:

1. Designated heritage assets of the highest significance (Scheduled Monuments, protected wreck sites, Registered Battlefields, Grade I and II* Listed buildings, Grade I and Grade II* Registered Parks and Gardens and World Heritage Sites) (para.200(b));
2. Other designated heritage assets (Grade II Listed Buildings Grade II Registered Parks and Gardens)(para.200(a)); and
3. Non-designated heritage assets (para.203).

4.6 Hempsted Conservation Area as a designated heritage asset would fall within the second category of importance. Thus, it would engage paragraphs 200 - 202 of the NPPF when considering potential impacts to its significance.

Local Planning Policy

4.7 Local Plan policy currently comprises:

- Gloucester City Council Joint Core Strategy (2017)
- Gloucester Local Plan (1983) – saved policies.

Local Plan Strategy

4.8 Heritage based policy lies within Core Policy SD8 of the Core Strategy, see Appendix 2.

4.9 The main focus of Core Policy SD8 is to ensure that development makes a positive contribution to local character and distinctiveness having regard to valued and distinctive elements of the historic environment. The policy goes on to express that 'designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance.'

Gloucester City Plan Evidence Base: SUB22 Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

4.10 The Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA) prepared for the Appeal Site (Allocation reference SUB22) states, in respect of key views, that the SUB22 site is very visible from the south and south east, especially from the A430 Secunda Way (Hempsted Bypass) lying on a slope to the

south of Hempsted village. The views of the site from Rea Lane in the west are hidden by hedgerows with the exception being the south west, by the two cottages adjacent to the south west boundary of the site, where the view from the site up the slope to Hempsted village is unimpeded. From Hempsted Lane, the view of the site and beyond to the south is hidden by a mature hedge.

- 4.11 The Assessment of Harm included within the report draws reference to potential for minor harm to the River Severn/Hempsted Village Fringe Landscape Conservation Area however it does not identify potential harm to the significance of Hempsted Conservation Area concluding that development could be allowed subject to the inclusion of appropriate mitigation.

Gloucester City Plan: Heritage Strategy

- 4.12 The Gloucester Heritage Strategy 2019 – 29 has been prepared to guide the future conservation, management, and regeneration of Gloucester’s heritage. The strategy will be achieved through the actions of various partners. The strategy advises that it is not about preventing change, but ensuring that heritage realises its full economic, social and cultural potential. In respect to the Appeal, the strategy sets out how heritage designations, both statutory, non-statutory and local should be managed within the planning systems with the strategy forming part of the evidence base to the emerging Gloucester City Plan.

Hempsted Conservation Area Appraisal and Management Proposals Document

- 4.13 This document provides an appraisal of the character of the conservation area identifying the key features which provide the area which its special character and appearance. The document includes discussion on spatial analysis, setting, the buildings and the historic development which collectively combine to provide the area with its special interest.
- 4.14 The document also identifies the key issues which affect the conservation area and includes proposals to assist in the management of change within the conservation area.
- 4.15 A key issue identified within the Conservation Area Appraisal and Management Proposals Document concerns “Development pressures” (Para 1.2.2) noting “*Fields and gardens within the village are already subject to development pressure. Such development is judged to be detrimental to the setting of the conservation area.*” This

refers to development pressures within the conservation area boundary noting that such development within the boundary is judged to be detrimental to setting.

Guidance

- 4.16 As clearly defined within Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (GPA3)* setting does not in itself constitute a heritage asset, nor a designation, and therefore the assessment of impact must relate to the heritage asset and not to its setting. This is of critical importance, as development, in theory could result in changes to the setting of a heritage asset but not result in harm to the significance of the asset, conversely it could cause harm through an adverse effect on the ability to experience the heritage asset or could be neutral.
- 4.17 Historic England note within their guidance document (GPA3) (para 18), '*the protection of the setting of heritage assets need not prevent change*' and that change to the setting of a heritage asset is accepted as part of the evolution of the landscape and environment. What is critical is whether change is harmful, beneficial or neutral to the significance of heritage assets.
- 4.18 A non-exhaustive list in providing an understanding of setting is provided within the document (page11) identifies themes such as the following which can elucidate on an asset's setting:
- 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.
- 4.19 With particular regard to views, it asserts that these may not contribute to heritage significance. It states that these 'may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets'

(paragraph 6). A distinction can be made therefore between elements of setting that are important towards understanding heritage significance and elements of setting which are neutral in respect to a given heritage asset and whilst positive in amenity, character and landscape terms do not contribute towards an understanding of an asset's heritage significance.

5 PLANNING BACKGROUND

- 5.1 The Council's Conservation Officer is of the view that there would be less than substantial harm to the setting of Hempsted Conservation Area as a result of the Appeal Scheme.
- 5.2 The Historic Environment Statement prepared to support the application has assessed the significance of Hempsted Conservation Area and the contribution that setting makes towards an understanding of this significance.
- 5.3 The findings of the Heritage Statement were that the changes within the Appeal Site which falls within the extended setting of the conservation area would not harm its overall significance. It was asserted that the significance of Hempsted Conservation Area would be preserved.
- 5.4 The comments refer to the potential for less than substantial harm to the setting of the Hempsted Conservation Area. Setting in itself is not an asset and therefore harm to the setting is not a consideration, rather it is assumed that the Conservation Officer considers there to be a potential for harm to the significance of the asset through adverse changes within its setting, the perceived harm being to the asset itself.
- 5.5 The number of proposed dwellings has been reduced from 245 to 215 and the revised comments of the Conservation Officer advise that they consider the impact on the significance of Hempstead Conservation Area to be at the lower end of less than substantial harm and that this may be outweighed by the public benefits.
- 5.6 The Conservation Officer also acknowledges that the less substantial harm to the significance of the conservation area may be mitigated by landscape proposals that soften the transition between the built form of the conservation area and the adjoining rural landscape to reduce the visual impact on the setting of the Hempsted Conservation Area.

6 A STATEMENT OF SIGNIFICANCE FOR HEMPSTED CONSERVATION AREA

6.1 The full statement of significance of the conservation area, which was provided within the Historic Environment Statement and submitted with the planning application in order that sufficient information was presented to determine the level of harm to the conservation area (if any), is reasserted here.

Historic Interest

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

6.3 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.

6.4 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.

6.5 Historically, the land around the village, including the floodplain, was common grazing land until the late 17th 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.

6.6 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.

6.7 However, the agricultural history of the village remains discernible in surviving buildings, such as the 17th century Church Farm, as well as smaller farms and farm workers' cottages.

Architectural Interest

- 6.8 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).
- 6.9 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

- 6.10 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.
- 6.11 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

- 6.12 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.
- 6.13 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.

6.14 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.

6.15 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 wider rural setting of Hempsted village as a whole.

Summary of Special Interest

6.16 The Council's adopted Hempsted Conservation Area Appraisal and Management Proposals document identifies that the special interest of the area derives from the following key characteristics (Para 1.1):

- It is situated on a flat-topped hill above meadows in the floodplain of the River Severn with extensive views to Gloucester, Highnam and the Forest of Dean;
- It has a distinctive rural character, with several farmsteads and former farmhouses within its boundaries, as well as a number of agricultural fields;
- Though situated close to major roads, landfill sites, flood defences, industrial estates lining the former docks and the Gloucester and Sharpness canal, it has successfully retained a separate identity and has not been affected by industrial and suburban sprawl;
- The domestic buildings consist of farm worker's cottages surviving from the late 18th and early 19th centuries, set back from the road (originally set within orchards) and post WWII housing estates built within the grounds of Hempsted Court (demolished in 1962) or on former fields and orchards to the south and east of the village;
- The church end of the village is especially attractive, with its village cross, Church Farm, St Swithin's Church and Hempsted House forming a 'classic' English village scene;
- This end of the village has been protected from development, preserving foreground views of hedges, woods and meadows that stand between the village

and the banks of the Severn and more distant views of the high plateau of the Forest of Dean;

- Some of the more prominent property boundaries are marked by handsome brick walls surviving from demolished buildings (such as Hempsted Court);
- Mature trees standing along the verges or surviving within the grounds of demolished buildings, contribute to the leafy ambience;
- There is no through traffic and the village centre feels safe and tranquil;
- The Lysons Trust owns land in the village and has influenced the character of the village (for example, through the construction of a new church hall);
- The village has an active community, with a post office and a shop, a primary school and village hall, a church hall, a church that is open to visitors, a well-kept churchyard and well-signposted public footpaths; and
- Well-maintained private gardens and allotments are another attractive feature of the village.

7 HERITAGE IMPACT ASSESSMENT

- 7.1 The adopted Conservation Area Appraisal and Management Proposals for Hempsted Conservation Area does not identify the Appeal Site nor views over the Appeal Site as a key characteristic of the conservation area (Paras 1.1 and 7).
- 7.2 The views of the Appeal Site from within the conservation area are screened by intervening residential development. Any views which may be glimpsed are not important in terms of assisting in the understanding of the special character and appearance of Hempsted Conservation Area and are not therefore important elements of asset's setting which contribute towards the asset's overall significance. The appeal scheme would therefore not affect the key views out of the Conservation Area, towards its wider setting, which contribute to its special character.
- 7.3 The Appeal Scheme includes for a landscape buffer on the western boundary of the Site that would assist in retaining the semi-rural approach to the conservation area and which would assist in softening the transition between the built form of the conservation area and the adjoining rural landscape as referred to by the Conservation Officer in their revised comments (June 2021).
- 7.4 After passing the northern tip of the Site, Rea lane then passes by the recent residential development to the immediate west, and the suburban housing to the east, before entering the conservation area. Views on approach towards the conservation area from the south along Rea Lane are not identified within the adopted Conservation Area Appraisal as being important to understanding the character of the area. The Appeal Scheme would therefore not affect the key views out of the Conservation Area, towards its wider setting, which contribute to its special character.
- 7.5 The Historic Environment Statement submitted with the application asserts that the Appeal Site by virtue of the presence of existing 1960s housing between the conservation area and the Appeal Site that there are no important views from within the conservation area towards the Appeal Site. This is confirmed within the adopted Conservation Area Appraisal which does not identify any key views south from the conservation area as contributing to the character of that area. As such it is judged the Appeal Site does not contribute towards an understanding of the conservation area's historic and architectural interests.

- 7.6 As referenced within Historic England’s guidance on setting in GPA3 views ‘may ... be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets’ (paragraph 6).
- 7.7 Based upon an understanding of special character and appearance of Hempsted Conservation Area, which is derived from its special architectural, historic and archaeological interests and from the contribution that setting makes towards an understanding and appreciation of this, it is judged that there would be no harm as a consequence of the appeal scheme. 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 Appeal Site 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 Appeal Site would not affect the key views out of the Conservation Area towards its wider setting which contribute to its special character;
 - The proposed development of the Appeal Site would not result in direct, physical impact to the Conservation Area;
 - The development of the Appeal Site would not affect the experience of appreciation of the current sense of openness of the open spaces and fields identified within the Conservation Area Appraisal and Management Proposals as being integral to the rural character of Hempsted.
- 7.8 On the basis of the above, the proposals are judged to not cause change within the setting of Hempsted Conservation Area which would affect its overall heritage significance. The significance of the asset would be preserved, the proposals within the Appeal Site representing a change which would result in no harm to heritage significance.

8 ANALYSIS AND CONCLUSIONS

- 8.1 The potential impact to significance of Hempsted Conservation Area is considered against national and local planning policy and legislation.
- 8.2 In respect to legislation, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged. This requires that the decision maker have special regard to the desirability of preserving or enhancing the character of that area. The Appeal Scheme, in causing no harm to the significance of the Hempsted Conservation Area, would preserve its character in accordance with legislation.
- 8.3 In accordance with paragraph 194 of the NPPF a proportionate statement of significance including an assessment of setting has been carried out for Hempsted Conservation Area. The provision of the assessment of significance satisfies the requirements of national and local policy in respect to the provision of necessary information to understand how the Appeal Site may affect the significance of Hempsted Conservation Area.
- 8.4 The assessment of significance provided with the application and reasserted by this Heritage Statement has established that there would be no harm to the significance of Hempsted Conservation Area through change within its setting as a consequence of the proposals within the Appeal Site, it being recognised in guidance (GPA3) that change to an asset's setting is not necessarily harmful and that in this instance the change within the setting of the conservation area is not considered to affect the special character and appearance (significance) of Hempsted Conservation Area.
- 8.5 Due to the lack of harm identified, the engagement of paragraph 202 of the NPPF is not required.
- 8.6 Notwithstanding this assessment, for reference, it is highlighted here that if the decision maker were to agree with Council's Conservation Officer regarding the potential for less than substantial harm to the significance of Hempsted Conservation Area to arise, harm would be within the lower level of less than substantial particularly as the illustrative masterplan for the Appeal Site incorporates appropriate measures as cited within the Local Plan Evidence Base for Site SUB22 to minimise harm to the landscape character of the area generally.
- 8.7 Whilst it is accepted that even minimal harm would trigger exposition of paragraph 202 of the NPPF, the *High Court in R (oao) James Hall v. City of Bradford* advised that within the category of less than substantial harm there will be a number of types of

harm that will be less than substantial including harm which otherwise might be described as very much less than substantial. The fact that harm may be limited will plainly go to the weight to be given to it within the balance recognised within paragraph 202 of the NPPF.

- 8.8 The public benefits arising from the development are set out in the Proof of Mr Lee who addresses the relevant planning balance.
- 8.9 Similarly the Appeal Scheme would be accordance with Policy SD8 of the Core Strategy conserving the significance of Hempsted Conservation Area.

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.

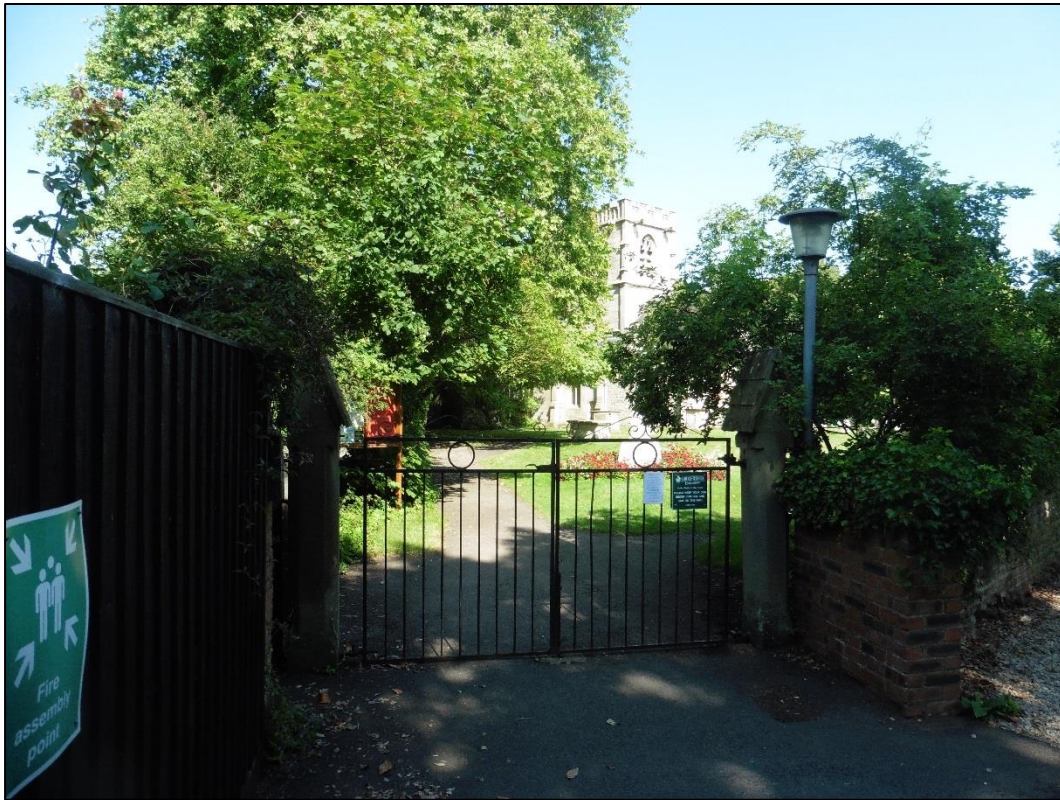


Plate 5: Gateway into the churchyard; St Swithun's Church is partially screened by mature vegetation.



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.

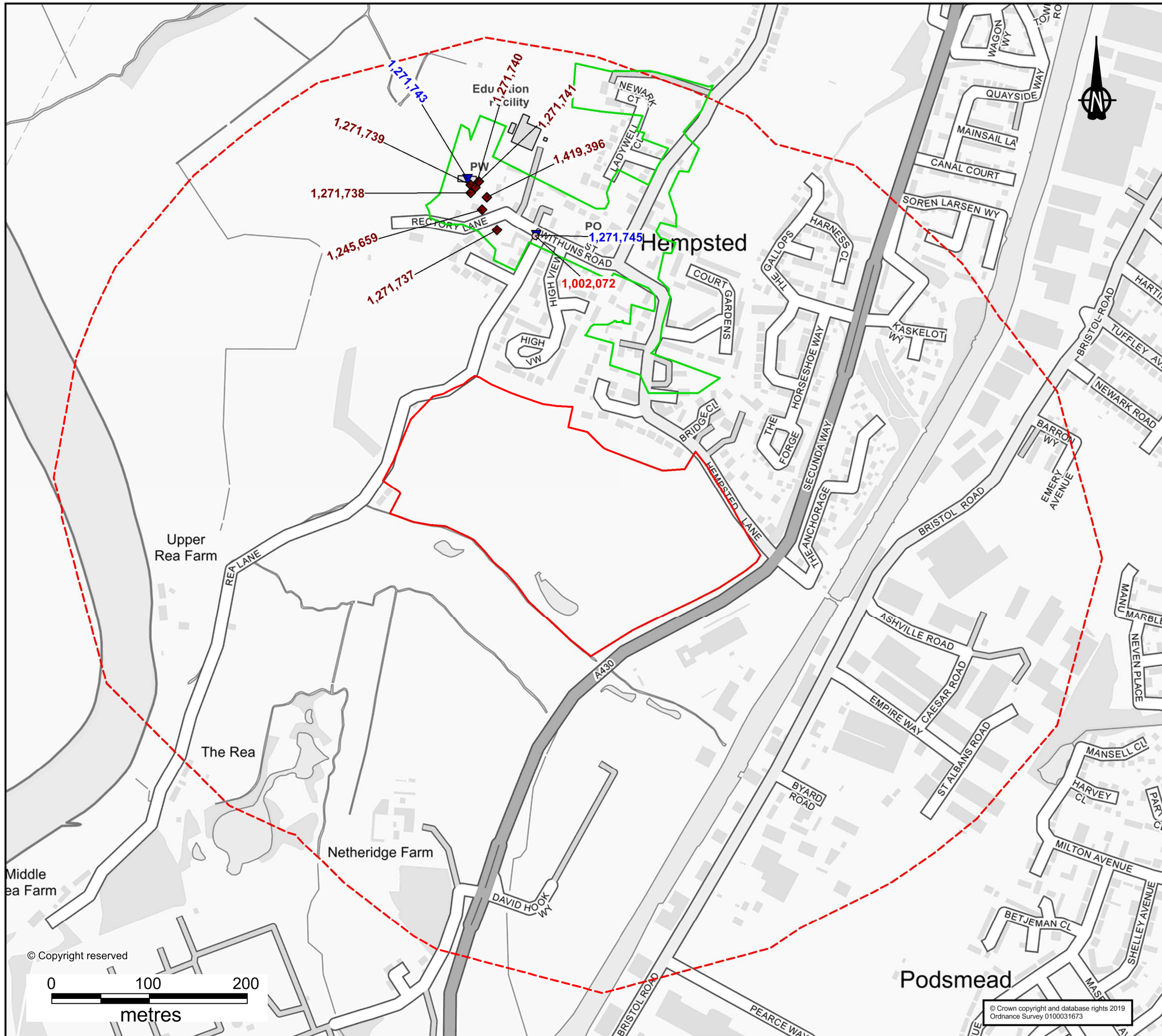


Plate 9: View south from the churchyard of St Swithun's Church of the northern elevation of Hempsted House.



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

APPENDIX 2
Local Planning Policy



- 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

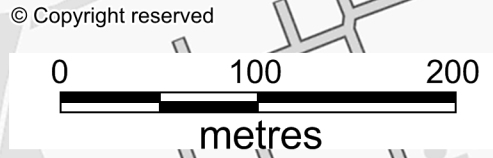
PROJECT
Land at Hempsted Lane, Gloucester

DRAWING TITLE
**Figure 1
Designated Heritage Assets**

DRG No GM10710-005	REV A	
DRG SIZE A3	SCALE 1:5,000@A3	DATE July 2019
DRAWN BY ACH	CHECKED BY CLD	APPROVED BY CM

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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.

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