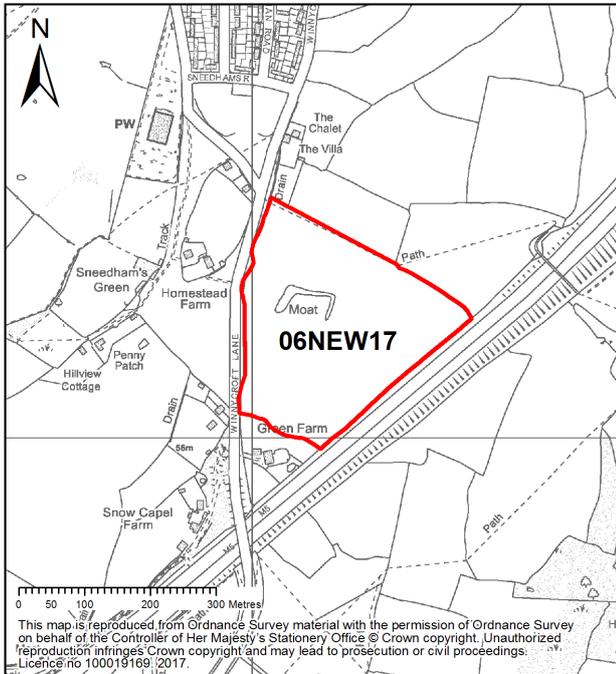


**GLOUCESTER CITY PLAN
BACKGROUND NOTE: LAND NORTH OF GREEN FARM
SEPTEMBER 2019**



Overview

- 1.1 Land North of Green Farm (SALA Reference: 06NEW17) is a green field site (agricultural pasture land) with a gross area of just under 8.0 ha. The M5 motorway runs the entire length of the south western boundary. On the western boundary is Winnycroft Lane. To the north west is a rectangular field that is not part of the JCS Winnycroft Allocation and to the north east is an area of land that forms part of green infrastructure of the JCS Winnycroft Allocation. To the south is Green Farm.
- 1.2 The site has been submitted to Gloucester City Council's Strategic Assessment of Land Availability (SALA) process as a site for major residential development on two occasions. The City Council considers that it was not suitable for development on heritage grounds (See paragraph 1.5). The site has also been submitted to the Council for Environmental Impact Assessment (EIA) screening. Again, the conclusion from the Council was that, based on advice from Historic England (see paragraph 1.6), was that housing was not suitable on this site.
- 1.3 In addition to the scheduled monument other constrains/issues include:
 - The presence of Great Crested Newts in the moat and surroundings.
 - A rural landscape which is categorised as 'Medium to High Sensitivity' as per the JCS Landscape Characterisation and Sensitivity Analysis.
 - The site is relatively isolated and has poor access to services (See Appendix 1 for more details; also, the see the Highways Assessment which is not positive).

Historic environment

- 1.4 This site contains the Sneedham's Green moated site, a scheduled monument. The moated site is of medieval date – one of three surviving within the district. The Sneedham's Green Moated site is a nationally important heritage asset. It survives in quite good condition, the moat being extant on three sides. Several earthworks associated with the moat extend outside of the scheduled area, through the surrounding field to the north and west. The adjacent road to the west (Winneycroft Lane) is also of medieval date. As an earthwork this monument is visible and can be comprehended as a heritage asset. Because it is surrounded by associated earthworks and a contemporary road it can still be understood and appreciated within its historic setting. Any proposed development on this site will adversely impact (damage or destroy) the setting of this nationally important heritage asset, which would be contrary to the National Planning Policy Framework.
- 1.5 The site is also adjacent to a known Roman settlement. The City archaeologist has suggested that any application should be supported by a desk-based assessment, trial trench evaluation and geophysical survey. Historic England should be consulted regarding any application.
- 1.6 In addition, in response to the EIA screening request, Historic England have provided the following commentary in 2017:

The majority of moated sites served as prestigious residences, with the moat being a status symbol rather than a practical military defense. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favorable to the survival of organic remains.

Specifically, around Gloucester there are a number of these moated sites, which includes this site, within a short (3 mile) distance of the Medieval City. These represent the country houses/estates of wealthy and influential men from Gloucester. At the time of their construction Gloucester was a powerful and important city in Medieval Europe. The setting of moated sites consists of their rural location; most were supported by the rich farmland around them. That link to the countryside provides a substantial part of the monument's significance.

The proposed housing close to and surrounding the moated area, would in our opinion cause harm to the significance of the monument, by removing that rural setting.

Based on the information supplied we consider that the development has the potential to cause harm to the significance of the monument, through a change in its setting. It is unlikely that Historic England would support an application for development on this site.

If the applicant wishes to continue we would expect the Environmental Statement to contain an examination of the potential impacts upon all heritage assets likely to be affected, including designated heritage assets and their settings together with potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local

distinctiveness of an area and its sense of place. This covers buildings, historic open spaces, historic features and the wider historic landscape including below-ground archaeology.

We advise that the local authority's conservation and archaeology advisers are closely involved throughout the preparation of an Environmental Statement. They are best placed to advise on: local historic environment issues and priorities (including access to data held in the Historic Environment Record).

The applicant would need to include a detailed study of the impact of the development on the Designated Heritage Asset and its setting. The study should use The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3, July 2015.

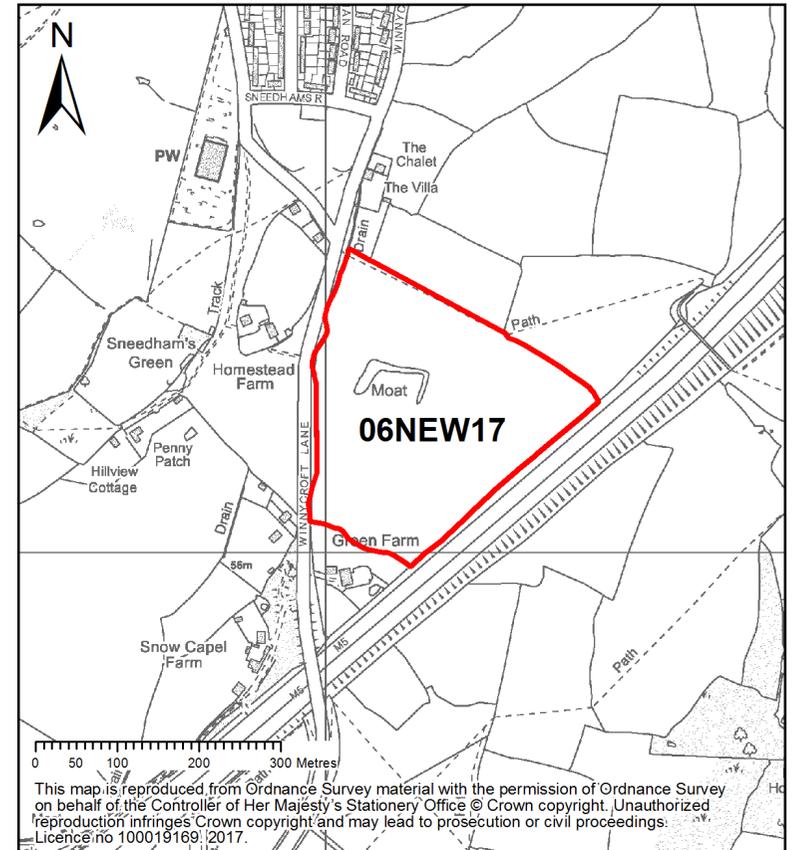
<http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Conclusion

- 1.7 On the basis of the above, the City Council is of the view that this site is unsuitable for development and has not been identified as an allocation in the Gloucester City Plan.

Appendix 1: SALA 2019 Schedule

Site Name	SALA Reference	City Plan Reference
Land East of Winnycroft Lane & North of Green Farm	06NEW17	/
Source of Site Submitted.	<p>Current Site Use and Character</p> <p>Open agricultural land with Scheduled Monument in centre.</p>	<p>Major Constraints – as per agreed Methodology</p> <p><u>Flood Risk:</u> All of site is in FZ1, but the moat Ancient Monument is a water body.</p> <p><u>Landscape:</u> Medium sensitivity and an important consideration.</p> <p><u>Cordon Sanitaire:</u> N/A.</p> <p><u>Historic Environment & Archaeology:</u> The site contains a scheduled monument (the medieval moated site at Sneedham’s Green). The site is also adjacent to a known Roman settlement. Any application should be supported by a desk-based assessment, trial trench evaluation and geophysical survey. Development options are likely to be limited by heritage assets. Historic England should be consulted with regard to any application. Will require a full SALA Heritage Assessment.</p> <p><u>Topography:</u></p>



		<p>Relatively flat site, slope not really a constraint.</p> <p><u>Wildlife/Biodiversity:</u> Great Crested Newts confirmed on site.</p> <p><u>Green Infrastructure:</u> Open grassland.</p> <p><u>Contamination:</u> N/A.</p>		
<p>Access to Services Submitted SALA forms suggest that there are a good range of facilities within 2 km of the site, but this does not really constitute 'good access'. It is noted that the situation could improve with the large-scale development of housing and facilities to the north (14/01470/OUT and 14/01063/OUT).</p>	<p>Highways Comments Ensuring that the opportunities for sustainable transport modes are taken up may be challenging given the relative remoteness of the site from the existing urban form and public transport routes. The impact of development traffic on the Painswick Road and Stroud Junction would need to be assessed. The need for an improved scheme at the Painswick Road junction has already been identified in respect of other sites along Winneycroft Lane.</p>	<p>Suitable – Yes or No No, due to significant heritage constraints.</p>	<p>Available (in 1-5 Years) Yes.</p>	<p>Achievable / Viable 1-5, 6-10, 11-15 years Not achievable because not suitable on heritage grounds.</p>
<p>Gross Site Area 7.9 ha</p>	<p>Dwelling Capacity (dph) Not known due to significant heritage constraint.</p>	<p>Capacity Derivation Not known.</p>	<p>Employment Potential No, not suitable.</p>	<p>2014 Update New site to SALA.</p>
<p>2016 Update New site to SALA.</p>	<p>2017 Update</p>	<p>2018 Update No further update.</p>	<p>2019 Update</p>	<p>Further Notes</p>

	<p>Discussion at the SALA 2017 Panel with regard to the availability of land to the north as a link between this site and the permitted sites coming forward (14/01470/OUT and 14/01063/OUT).</p>		<p>This site was resubmitted to the SALA. At the Panel session there was a discussion about its suitability. The LPA held to their view that the site is not suitable on Heritage grounds.</p>	
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