Local Plan Housing Allocation Site

Tabulated Historic Environment Appraisal

Cheltenham Borough Council

December 2017
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Table 1: Arle Nurseries/Old Gloucester Road (Figures 1a and 1b)

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Relevant Planning Application</th>
<th>Designated Heritage Assets</th>
<th>Non-designated Heritage Assets</th>
<th>Heritage Assessment</th>
<th>Potential Mitigation Measures</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Arle Nurseries/Old Gloucester Road</td>
<td>17/01411/OUT</td>
<td>None within 1 km</td>
<td>11 Listed Buildings within 1 km, comprising 10 Grade II Listed and 1 Locally Listed Building</td>
<td>None within 1 km</td>
<td>1 Scheduled Monument within 1 km, Moat House moated site</td>
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<td>• The western area of the site has been the subject of a desk-based assessment, a geophysical survey and an archaeological evaluation. The evaluation revealed that the site had very little archaeological potential.</td>
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<td>Site Ref</td>
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<td>-</td>
<td>Oakhurst Rise</td>
<td>17/00710/OUT</td>
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**Designated Heritage Assets**

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<thead>
<tr>
<th>Conservation Area</th>
<th>Listed Buildings</th>
<th>Registered Park and Garden</th>
<th>Scheduled Monument</th>
<th>Key Period</th>
<th>Archaeological Potential</th>
<th>Heritage Assessment</th>
</tr>
</thead>
</table>
| Cudnall Conservation Area within 1 km | 121 Listed Buildings within 1 km, comprising 5 Grade II* Listed, 45 Grade II Listed and 71 Locally Listed Buildings | Glenfall House, Grade II Listed | 1 Scheduled Monument within 1 km, Battledown Camp | Post-Medieval | Low | - The site is greenfield and has been the subject of a desk-based assessment, geophysical survey and archaeological evaluation. No remains of significance were identified during the evaluation which confirmed the results of the geophysical survey. The DBA concluded that the site did not contribute towards the setting of the Battledown Camp Scheduled Monument. A built heritage appraisal concluded that the site contributes to the settings of numerous Listed Buildings, most notably the Grade II* Regency Block of St Edward’s Junior School, Charlton Manor.  
- The appraisal notes ‘The Site therefore may have historically contributed to the significance of the house. Now however this contribution has been diminished, with the Site and the asset being functionally and physically separated. The Site still contributes to the significance of the asset through providing a large area of open space surrounding the asset, contributing to its sense of isolation and importance and through allowing for some views of the aesthetic value of the asset.’ (p13).  
- The assessment concluded due to the heritage significance of the surrounding heritage assets this proposal site requires careful consideration. There appears to be visual and historic links with the site and the II* listed buildings which contributes to its appreciation and experience of its significance.  
- The harm noted in the supporting planning documents will need to be weighted against the public benefits of the scheme in accordance of the NPPF and consideration of primary legislation TCP (LB &CA) 1990.  
- It might be possible to develop this land parcel. Proposals should consider the layout, form and massing of development to minimise any harm.  
- Any scheme to consider appropriate landscaping and degree of separation of development from designated heritage asset. The walkover survey identified the western area of the site as visually and spatially separate from the rest of the site. A residential scheme here should not harm the settings of adjacent heritage assets.  
- Potential heritage benefits could include |

**Non-designated Heritage Assets**

- Due to the heritage significance of the surrounding heritage assets this proposal site requires careful consideration. There appears to be visual and historic links with the site and the II* listed buildings which contributes to its appreciation and experience of its significance.
- The harm noted in the supporting planning documents will need to be weighted against the public benefits of the scheme in accordance of the NPPF and consideration of primary legislation TCP (LB &CA) 1990.
- It might be possible to develop this land parcel. Proposals should consider the layout, form and massing of development to minimise any harm.
- Any scheme to consider appropriate landscaping and degree of separation of development from designated heritage asset. The walkover survey identified the western area of the site as visually and spatially separate from the rest of the site. A residential scheme here should not harm the settings of adjacent heritage assets.
- Potential heritage benefits could include
that any harm resulting from proposals to develop the site was to be less than substantial.

- A walkover survey of the site undertaken in November 2017, at the request of the Borough Council, identified a mature boundary with dense bushes and mature trees, which screened the western part of the site from the nearby heritage assets. This is a long established boundary, separating the western part of the site both visually and spatially from the adjacent heritage assets.

some work and incorporation of the former icehouse into the development and providing a spatial linkage to the listed building.
Table 3: Reeves Field (Figures 3a and 3b)

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<th>Potential Mitigation Measures</th>
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</table>
| SO70     | Reeves Field | None                          | Within the Central Conservation Area | 447 Listed Buildings within 1 km, comprising 1 Grade I, 16 Grade II*, 334 Grade II and 126 Locally Listed Buildings | None within 1 km | Medieval Post-Medieval | - The site is greenfield and has not been the subject of any archaeological assessment or fieldwork. A desk-based assessment, geophysical survey and archaeological evaluation were conducted to the north of the site in Cox’s Meadow. The evaluation revealed medieval and post-medieval agricultural remains, which may extend into the site.  
- An appraisal would need to assess the affects of any development proposals on the special interest of the Central Conservation Area.  
- A key aspect is to understand the contribution of the open area to the heritage significance of the Central Conservation Area.  
- The Desk-based Assessment would also need to consider the affects of any development proposals on the special interest of the Central Conservation Area and recommend mitigation through the design of the development to the significance of the asset is preserved or enhanced.

- Given that the site is undeveloped, a Desk-based Assessment for the site is recommended to assess the potential of the site to yield archaeological remains of significance and inform any further archaeological fieldwork. The results of any further archaeological works would feed into a strategy to mitigate any harm, proportionate to the significance of the affected heritage assets.

- The Desk-based Assessment would also need to consider the affects of any development proposals on the special interest of the Central Conservation Area and recommend mitigation through the design of the development to the significance of the asset is preserved or enhanced.
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<tr>
<th>Site Ref</th>
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<th>Potential Mitigation Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO61</td>
<td>Land and Buildings at Coronation Square</td>
<td>None</td>
<td>Adjacent to Poets Conservation Area</td>
<td>1 Listed Building within 1 km, comprising 4 Grade II Listed and 6 Locally Listed Buildings</td>
<td>None within 1 km</td>
<td>Post-Medieval Modern</td>
</tr>
</tbody>
</table>

- The site has not been the subject of any archaeological assessment or fieldwork. The site of a possible WWII anti-aircraft battery may intrude into the east end of the site. Other archaeological military remains may be present, but their preservation is likely to be poor given modern development of the site.
- The site is screened from the Poets Conservation Area by intervening modern buildings.
- Given the likely poor state of preservation of any archaeological remains, the site has very little archaeological potential. A watching brief during the groundworks would ensure that any matters of archaeological remains, which may still be present, were appropriately recorded.
- The modern development between the site and the Poets Conservation Area should provide a sufficient buffer around the site to ensure that there would be separation between the site and any residential scheme. It is not anticipated that the special interest of the Conservation Area would be affected by development proposals within its setting.
Table 5: Former Monkscroft Primary School (Figures 5a and 5b)

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<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Relevant Planning Application</th>
<th>Designated Heritage Assets</th>
<th>Non-designated Heritage Assets</th>
<th>Heritage Assessment</th>
<th>Potential Mitigation Measures</th>
</tr>
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<tbody>
<tr>
<td>SO93</td>
<td>Former Monkscroft Primary School</td>
<td>None</td>
<td>Bounded by the Poets Conservation Area to the southeast</td>
<td>12 Listed Buildings within 1 km, comprising 6 Grade II Listed and 6 Locally Listed Buildings</td>
<td>None within 1 km</td>
<td>Post-Medieval Modern</td>
</tr>
</tbody>
</table>

- The site is school playing fields and has not been the subject of any archaeological assessment or fieldwork. There are Roman stray finds within 1 km.
- The site is bounded on its southeast side by the Poets Conservation Area. The site is currently an area of open green space intervening between the Conservation Area and the buildings of the former Monkscroft Primary School. The surrounding area is defined by residential development of single, two and three storeys.

- A Desk-based Assessment is recommended to assess the potential of the site to yield archaeological remains of significance and inform any further archaeological fieldwork. The results of any further archaeological works would feed into a strategy to mitigate any harm, proportionate to the significance of the effected heritage assets.

- A settings appraisal is required to consider the impact of the development of this area of green space on the special interest of the Conservation Area and recommend measures to mitigate any harm to ensure the special interest of the Conservation Area is not affected by changes within its Conservation Area. This could be achieved by consideration of the scale, mass and grain of development to ensure that it responded appropriately to its surroundings.
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<thead>
<tr>
<th>Site Ref</th>
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<th>Relevant Planning Application</th>
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<th>Heritage Assessment</th>
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</tr>
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<tbody>
<tr>
<td>SO64</td>
<td>Land at Christ College Site B</td>
<td>None Central and Poets Conservation Areas within 1 km</td>
<td>82 Listed Buildings within 1 km, comprising 2 Grade II*, 32 Grade II and 48 Locally Listed Buildings</td>
<td>None within 1 km</td>
<td>Medieval Post-Medieval</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

- The site is greenfield and has not been the subject of an archaeological assessment or fieldwork.
- The site is enclosed by modern development and the railway line to Cheltenham Spa. The Grade II* Listed Buildings and the Conservation Areas are some distance from the site and the presence of intervening buildings means that the site is not considered to contribute to their settings. The closest designated heritage assets are two Grade II Listed Buildings along Alstone Lane. The screening by intervening buildings means that the site is not considered to contribute to their settings.
- Given that the site is undeveloped, a Desk-based Assessment is recommended to assess the potential of the site to yield archaeological remains of significance and inform any further archaeological fieldwork. The results of any further archaeological works would feed into a strategy to mitigate any harm, proportionate to the significance of the effected heritage assets.
- The screening effect of built development surrounding the site means that there would be separation between the site and any designated asset. It is not anticipated that heritage interests of any designated heritage assets within 1 km of the site would be affected.
Table 7: Land at Royal Well and Municipal Offices (Figures 7a and 7b)

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Relevant Planning Application</th>
<th>Conservation Area</th>
<th>Listed Buildings</th>
<th>Designated Heritage Assets</th>
<th>Non-designated Heritage Assets</th>
<th>Heritage Assessment</th>
<th>Potential Mitigation Measures</th>
</tr>
</thead>
</table>
| SO82     | Land at Royal Well and Municipal Offices | None | Within the Central Conservation Area | 887 Listed Buildings within 1 km, comprising 4 Grade I, 44 Grade II*, 665 Grade II and 174 Locally Listed Buildings | The Grade II Registered Park and Garden, Pittville Park is within 1 km | 1 Scheduled Monument within 1 km, Churchyard cross in St. Mary’s churchyard | Post-Medieval Unknown | - A cultural heritage assessment of The Royal Well, Cheltenham was undertaken in 2012. It was recommended that an archaeologist be present during the first phase of groundworks and that these initial observations inform the requirement for further archaeological work.  
- The site is enclosed on the northeast side by the Grade II* listed Numbers 1 to 18 and Attached Area of Railings. The Municipal Offices are also covered by the Grade II* listing for Numbers 47 to 83 and Attached Railings with Low Walls and End Piers to Numbers 71 And 73.  
- The site is at some distance from the Pittville Registered Park and Garden and is screened from it by intervening buildings. As such the site is not considered to make a contribution to its setting.  
- The site is screened from the St. Mary’s Churchyard cross by intervening buildings and is not considered to make a contribution to its setting.  
- Development offers the opportunity to enhance the public realm of the Conservation Area and its streetscape.  
- A new desk-based assessment is recommended to confirm the conclusion of the 2012 study. Given that the site is in the centre of Cheltenham most archaeological remains are likely to be Post-medieval in date and might have been disturbed by later development. The finding of the desk-based would inform the requirement for any further archaeological mitigation.  
- The bus station site is overlooked by the front elevation of the buildings of Clarence Terrace which could make a significant contribution to the special interest of the Central Conservation Area. This contribution could place a severe heritage constraint on any scheme to infill the bus station site with residential development.  
- Any scheme to develop the bus station site would require careful consideration in terms of the layout, scale and massing of any buildings to minimise harm. |
A Heritage Statement would be required to assess the contribution that the bus station site makes to the special interest of the Central Conservation Area and to the settings of the Grade II* Listed Buildings. Any impacts on these interests would need to be evaluated and offer possible measures to avoid harm and maximise benefits.

- The Grade II* Listing of the Municipal Offices would mean that any scheme to demolish them either wholly or partly could result in an assessment of substantial harm to the heritage significance of this building.

- It may be possible to convert the interior of the Municipal Offices into residential apartments, but any scheme to alter the interior would require careful consideration and full assessment in a Heritage Statement.

- The Heritage Statement would need to evaluate any potential impacts of a scheme on the heritage significance of the building and offer measures to avoid or mitigate any harm and to maximise enhancements.

- There are potential heritage benefits in ensuring the conversion of the Municipal Offices which will preserve the heritage significance of the building through its continued occupation.
### Table 8: Land at Premiere Products, Bouncers Lane (Figures 8a and 8b)

<table>
<thead>
<tr>
<th>Site Ref</th>
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<th>Potential Mitigation Measures</th>
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<tbody>
<tr>
<td>S113</td>
<td>Land at Premiere Products Bouncers Lane</td>
<td>None. Planning Application 17/00929/OUT does not cover the site.</td>
<td>Prestbury Conservation Area within 1 km, comprising 2 Grade II*, 61 Grade II and 27 Locally Listed Buildings.</td>
<td>The Grade II Listed, Bouncer’s Lane Cemetery, borders the site in the east and south</td>
<td>None within 1 km</td>
<td>Low</td>
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<td>Post-Medieval Modern</td>
<td>- The site has not been the subject of any archaeological assessment or fieldwork. The modern development of the site is for the former Premiere Products building is likely to have impacted substantially or removed entirely on any archaeological deposits that may have been present within the site.</td>
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<td>- The site has not been subject to a settings appraisal, but a Heritage Statement for the site to the north was produced under planning reference 17/00929/OUT. The statement concluded that: The industrial buildings on the Application Site, by virtue of their scale, massing and unsympathetic form and materials, are considered to detract somewhat from the RPG’s wider setting and significance. The proposed redevelopment of these buildings with residential accommodation would represent a considerable improvement over the current situation.</td>
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<td>- Should any archaeological deposits still be present within the site, then they likely to be in a poorly preserved and fragmentary state. The site has little archaeological potential. No further archaeological mitigation should be required to allow development to proceed.</td>
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<td>- The replacement of the light industrial units with residential units has the potential to better enhance the setting of the designated heritage assets and to better reveal the significance of the RPG and the listed buildings within it.</td>
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<td>- A Heritage Statement would be needed to evaluate the impact of any scheme for the site on the heritage interests of the RPG and offer recommendations to avoid or mitigate any harm.</td>
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<tr>
<td>Site Ref</td>
<td>Site Name</td>
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<td>Non-designated Heritage Assets</td>
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| SO23    | Priors Farm Fields | 17/00135/FUL (Only discharge of conditions shown on the Planning Portal)                         | Prestbury and Central Conservation Areas within 1 km, comprising 46 Grade II and 22 Locally Listed Buildings | The Grade II Listed, Bouncer’s Lane Cemetery, borders the site in the north, the Grade II Listed Glenfall House, is within 1 km | 1 Scheduled monument within 1 km, Battledown Camp | Iron Age/Romano-British | High | - The site is greenfield and has been the subject of a 2016 Desk-based Assessment, and the central part of the site has been the subject of a geophysical survey and an archaeological evaluation, both in 2016.  
- The site has not been subject of a heritage assessment, but it is bounded in the north by the Bouncer’s Lane Cemetery RPG. Modern development to the south, including the buildings of the Government Communications Headquarters could obscure views to the south and reduce or eliminate the contribution which the site makes to the setting of the Glenfall House RPG and the Battledown Camp SM.  
- Further geophysical survey followed-up trial trenching will be necessary to characterise the nature and significance of any archaeological deposits that may be related to the settlement in the eastern and western parts of site. The results of the evaluation would inform any strategy to mitigate harm to archaeological deposits, proportionate to the significance of the effected heritage assets.  
- A key consideration is the contribution which the fields within the site make to the heritage interests of the Bouncer’s Lane cemetery RPG.  
- The contribution of the site to the heritage significance of the RGP would need to be appraised in a Heritage Statement and any impact on that significance assessed.  

- An area of Iron Age or Romano-British settlement was predicted by the Desk-based Assessment and the evaluation confirm the presence of a Romano-British settlement in the southern part of the site.  

- The site has not been subject of a heritage assessment, but it is bounded in the north by the Bouncer’s Lane Cemetery RPG. Modern development to the south, including the buildings of the Government Communications Headquarters could obscure views to the south and reduce or eliminate the contribution which the site makes to the setting of the Glenfall House RPG and the Battledown Camp SM.  

- Further geophysical survey followed-up trial trenching will be necessary to characterise the nature and significance of any archaeological deposits that may be related to the settlement in the eastern and western parts of site. The results of the evaluation would inform any strategy to mitigate harm to archaeological deposits, proportionate to the significance of the effected heritage assets.  

- A key consideration is the contribution which the fields within the site make to the heritage interests of the Bouncer’s Lane cemetery RPG.  

- The contribution of the site to the heritage significance of the RGP would need to be appraised in a Heritage Statement and any impact on that significance assessed.
<p>| Measures could be offered to avoid mitigate any harm, proportionate to the significance of the heritage assets. |
| Careful consideration would need to be given to the layout, scale and massing of any residential scheme, particularly with regard to landscaping and a degree of separation of the development from the boundary with the RPG. |</p>
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<tbody>
<tr>
<td>S100</td>
<td>North Place and Portland Street</td>
<td>Planning permission for North Place granted under 12/01612/FUL</td>
<td>Within the Central Conservation Area</td>
<td>669 Listed Buildings within 1 km, comprising 3 Grade I, 30 Grade II*, 502, Grade II and 134 Locally Listed Buildings</td>
<td>The Grade II Registered Park and Garden, Pittville Park is within 1 km</td>
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<td>• A Desk-based Assessment was carried out in 2001 encompassing the all of the site. The DBA concluded that nineteenth century cellars are likely to have destroyed any earlier archaeological remains. A small area was identified where it is possible that earlier features and deposits will have survived.</td>
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<td>• The site is within the Central Conservation Area and adjacent to the Grade II* Holy Trinity Church and the Grade II* St. Margaret’s Terrace.</td>
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<td>• North Place has been the subject of a heritage assessment which noted that: The development site has been shown through preliminary research not to contain any designated or non-designated archaeological remains of local and regional importance.</td>
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<td>• The report acknowledged that there would be impacts upon the settings of 11 listed buildings and on the Conservation Area, but that the overall scheme would present, an improvement and positive enhancement to these heritage assets.</td>
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<td>• No archaeological condition was attached to the Decision Notice for North Place. Given the close proximity between North Place and Portland Street, no further archaeological assessment is considered necessary. A watching brief could be required in the area identified by the DBA where earlier deposits could have survived.</td>
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<td>• The Portland Street site is opposite to the Grade II* Holy Trinity Church and could form part of its immediate setting.</td>
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<td>• A Heritage Statement would be required to assess the contribution of the site to the heritage significance of the church and assess the impact of any proposal on it and on the special interest of the Central Conservation Area.</td>
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<td>• Careful consideration would be need to be given to the layout, grain, scale and massing of any residential scheme to ensure that the heritage significance of these assets is not harmed.</td>
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<td>• There are potential heritage benefits in infilling areas of open townscape to better reveal the heritage significance of nearby listed buildings and the</td>
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### Table 11: Land at Brockhampton Lane (Figures 11a and 11b)

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<thead>
<tr>
<th>Site Ref</th>
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</thead>
</table>
| -        | Land at Brockhampton Lane | None                          | Swindon Conservation Area within 1 km. | 24 Listed Buildings within 1 km, comprising 1 Grade II*, 16 Grade II and 7 Locally Listed Buildings | None within 1 km | None within 1 km | Prehistoric Romano-British Medieval Post-medieval | Unknown | • The site is greenfield and has not been the subject of an archaeological assessment or fieldwork. There are archaeological remains of potentially high significance, including a medieval moated site, a Late Prehistoric/Romano-British settlement and cropmarks that could be indicative of Prehistoric activity within 1 km.  
• The Swindon Conservation Area is located approximately 200 m to the southeast of the site. No heritage assessment has been done to evaluate the contribution which the site may make to the setting of the Conservation Area although the site is separated from the Conservation Area by intervening modern development.  
• A Desk-based Assessment should also consider whether the site makes a meaningful contribution to the setting of the Swindon Conservation Area and whether the special interest of the Conservation Area would be affected by any development proposals through changes to its settings. |
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</thead>
</table>
| -       | Land at Stone Crescent | Previous Planning Application 14/01276/OUT | Poets and Central Conservation Areas within 1 km | 22 Listed Buildings within 1 km, comprising 10 Grade II and 12 Locally Listed Buildings | None within 1 km | None within 1 km | Post-medieval | Unknown | • The site has not been the subject of an archaeological assessments or fieldwork. The archaeological assets identified within 1 km of the site are predominantly Post-medieval but there are archaeological traces of Roman activity and a medieval moated site is known from the study area.  
• The Planning Application under references 14/01276/OUT was disposed of and no heritage assessment of the site was undertaken as part of that previous application.  
• The area around the site is defined by two storey residential development. The site is within a large area of open, green space set out as sport pitches which borders the Poets Conservation Area to the southwest located 500 m to the south of the Site. This provides a sizable degree of separation.  
• Given that the site is the undeveloped, a Desk-based Assessment is recommended to assess the potential of the site to yield archaeological remains of significance and inform any further archaeological fieldwork. The results of any further archaeological works would feed into a strategy to mitigate any harm, proportionate to the significance of the effected heritage assets. |
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Relevant Planning Application</th>
<th>Designated Heritage Assets</th>
<th>Non-designated Heritage Assets</th>
<th>Heritage Assessment</th>
<th>Potential Mitigation Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lansdown Industrial Estate</td>
<td>None</td>
<td>Central and Poets Conservation Areas within 1 km</td>
<td>149 Listed Buildings within 1 km, comprising 17 Grade II*, 65 Grade II and 77 Locally Listed Buildings</td>
<td>None within 1 km</td>
<td>Post-medieval Modern</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Listed Buildings</td>
<td>Scheduled Monument</td>
<td>Key Period</td>
<td>Archaeological Potential</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>None within 1 km</td>
<td>None within 1 km</td>
<td></td>
<td>Low</td>
</tr>
</tbody>
</table>

- The site has not been subject to an archaeological assessment or fieldwork investigation. The modern development of the site for light industrial units is likely to have removed any archaeological deposits that may have been present within it.
- The site is adequately screened from both the Central and Poets Conservation Areas by intervening buildings, and is unlikely to form part of their settings.
- The Grade II lamppost at the roundabout of Lansdown station is adjacent to the southeast corner of the site.
- Should any archaeological deposits still be present within the site, then they likely to be in a poorly preserved and fragmentary state. The site has little archaeological potential.
- The site was occupied by a World War I aircraft factory and World War II air raid shelters. Traces of these structures may survive below ground and a watching brief could be required to ensure any traces of these structures were appropriately recorded.
- Potential heritage benefits exist in replacing industrial units with a residential scheme. This is more in keeping with the residential character of the townscape.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site name</th>
<th>Relevant Planning Application</th>
<th>Conservation Area</th>
<th>Listed Buildings</th>
<th>Registered Park and Garden</th>
<th>Scheduled Monument</th>
<th>Key Period</th>
<th>Archaeological Potential</th>
<th>Heritage Assessment</th>
<th>Potential Mitigation Measures</th>
</tr>
</thead>
</table>
| - | Land at Leckhampton | 13/01605/OUT | Central Conservation Area within 1 km | 242 Listed Buildings within 1 km, comprising 5 Grade II, 123 Grade II and 114 Locally Listed Buildings | None within 1 km | 1 within 1 km, moated site and fishponds at Church Farm | Late Prehistoric/Romano-British | High | • The site was included in a larger development area, assessed in an Environmental Statement for the 2013 planning application (reference, 13/01605/OUT), which was refused. The present site has been the subject of a Historic Environment Assessment in 2014 for the Joint Core Strategy as part of a larger allocation area.  
• An archaeological evaluation targeted on geophysical anomalies was undertaken in 2012, which recovered the remains of an Iron Age/Romano-British settlement and agricultural remains in the southern, central part of the site.  
• The Environmental Statement Chapter assessed the affected of the development proposals on the Scheduled Monument as neutral.  
• There is a degree of separation between the site and the surrounding designated heritage assets which may reduce the contribution the site makes to their heritage significance. | • The Environmental Statement, the Historic Environment Assessment, the geophysical survey and archaeological evaluation have provided a baseline assessment for the site against which the impact of proposals for a residential scheme could be assessed.  
• Further archaeological investigation may be required to characterise the potential and significance of archaeological deposits within the site. The results of any further fieldwork would inform a mitigation strategy that is proportionate to the significance of the affected heritage assets.  
• Care would need to be taken in the grain, layout, form and massing of development to minimise any harm to nearby heritage assets.  
• Proposals would require assessment in a Heritage Statement to evaluate the likely effects on the significance. The Heritage Statement could propose measures to avoid or mitigate any adverse effects. |
Figure 1a Arle Nurseries and Old Gloucester Road

Designated Heritage Assets

- Scheduled Monuments
- Grade II Listed Building
- Locally Listed Building

Scale: 1:10,000

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Figure 1a Arle Nurseries and Old Gloucester Road
Designated Heritage Assets

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Figure 1b Arle Nurseries and Old Gloucester Road

GLoucestershire Historic Environment Record Data
Record Type
- General
- Military
- Turnpike

Legend
- Arle Nurseries and Old Gloucester Road
- Study Area

Scale: 1:10,000
Drg.Ref: AKC/10760/X
Date: December 2017

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Figure 2a Lands off Oakhurst Rise
Designated Heritage Assets

Oakhurst Rise
Study Area
Scheduled Monuments
Grade II* Listed Building
Grade II Listed Building
Registered Parks and Gardens
Conservation Areas
Locally Listed Buildings

1:10,000
Drg. Ref: AKC/10760/X
Date: December 2017
Scale: 1:10,000 @A3

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Figure 5b Former Monkscroft Primary School HER data

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@A3
0 50 100 200 300 400 500
Meters

Gardens
General
Military
Railways
Tramways
Turnpike

Legend
Monkscroft Primary School
Study Area
Cheltenham Borough Council
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Figure 7b Royal Well and Municipal Offices
HER data

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Figure 8a Premiere Products, Bouncers Lane
Designated Heritage Assets

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Figure 8a Premiere Products, Bouncers Lane
Designated Heritage Assets

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Figure 9b Priors Farm Fields

Gloucestershire Historic Environment Record Data

Legend
- **Priors Farm Fields**
- **Study Area**

**Record Type**
- **General**
- **Military**
- **Turnpike**

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Figure 11a Brockhampton Lane HER data
Figure 12a Land at Stone Crescent
Designated Heritage Assets

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10760 Local Plan Housing Allocation Sites

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Figure 12b Land at Stone Crescent

HER data

Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Date: December 2017
Scale: 1:10,000 @A3
Drg.Ref: AKC/10760/X
Figure 13a Lansdown Industrial Estate

Designated Heritage Assets
- Grade II* Listed Buildings
- Grade II Listed Buildings
- Conservation Areas
- Locally Listed Buildings

Legend
- Lansdown Industrial Estate
- Study Area
- Designated Heritage Assets
- Conservation Areas
- Locally Listed Buildings

Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites
Figure 13a Lansdown Industrial Estate
Designated Heritage Assets

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Figure 14b Leckhampton HER data

Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Legend
- Leckhampton
- Study Area

Gloucestershire Historic Environment Record Data

Record Type
- General
- Military
- Railways
- Tramways
- Turnpike

Scale: 1:10,000
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Figure 14b Leckhampton HER data

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