



Local Plan Housing/Mixed Use Allocation Site

Tabulated Historic Environment Appraisal

Cheltenham Borough Council

Report prepared by:
ECUS Ltd.
3rd Floor, The Pin Mill
New Street
Charfield
Gloucestershire
GL12 8ES
01453 796 144

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ECUS Ltd

Report to: **Cheltenham Borough Council**

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Originated By:



Mark Grahame
Senior Heritage Consultant

Date: 01 December 2017

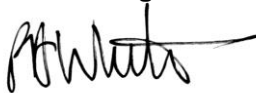
Reviewed By:



Paul White
Head of Heritage

Date: 01 December 2017

Approved By:



Paul White
Head of Heritage

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Prepared by:
ECUS Ltd.
3rd Floor, The Pin Mill
New Street
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Table 1: Arle Nurseries/Old Gloucester Road (Figures 1a and 1b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
-	Arle Nurseries/Old Gloucester Road	17/01411/OUT	None within 1 km	11 Listed Buildings within 1 km, comprising 10 Grade II Listed and 1 Locally Listed Building	None within 1 km	1 Scheduled Monument within 1 km, Moat House moated site	Medieval Post- Medieval	Low	<ul style="list-style-type: none"> 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. The desk-based assessment considered that the development proposals would not harm the setting of the Moat House Scheduled Monument and Listed Building within the monument. 	<ul style="list-style-type: none"> To ensure impacts upon the setting of nearby designated heritage assets the scheme on the eastern area of the site should provide a green buffer to the south of the River Chelt thereby providing a degree of separation from the scheduled moat to the north. Consideration of quantum of development, scale and massing of buildings to reflect rural edge of development Eastern area requires detailed heritage assessment including the possibility of archaeological investigations

Table 2: Oakhurst Rise (Figures 2a and 2b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
-	Oakhurst Rise	17/00710/OUT	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	<ul style="list-style-type: none"> 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 '<i>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.</i>' (p13). The assessment concluded 	<ul style="list-style-type: none"> 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

								<p>that any harm resulting from proposals to develop the site was to be less than substantial.</p> <ul style="list-style-type: none">• 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.	<p>some work and incorporation of the former icehouse into the development and providing a spatial linkage to the listed building</p>
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Table 3: Reeves Field (Figures 3a and 3b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
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	None within 1 km	Medieval Post- Medieval	Unknown	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 effected heritage assets. 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.

Table 4: Land and Buildings at Coronation Square (Figures 4a and 4b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
SO61	Land and Buildings at Coronation Square	None	Adjacent to Poets Conservation Area	10 Listed Building within 1 km, comprising 4 Grade II Listed and 6 Locally Listed Buildings	None within 1 km	None within 1 km	Post-Medieval Modern	Unknown	<ul style="list-style-type: none"> 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 remain 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. 	<ul style="list-style-type: none"> 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)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
SO93	Former Monkscroft Primary School	None	Bounded by the Poets Conservation Area to the southeast	12 Listed Buildings within 1 km, comprising 6 Grade II Listed and 6 Locally Listed Buildings	None within 1 km	None within 1 km	Post-Medieval Modern	Unknown	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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.

Table 6: Land at Christ College (Figures 6a and 6b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
SO64	Land at Christ College Site B	None	Central and Poets Conservation Areas within 1 km	82 Listed Buildings within 1 km, comprising 2 Grade II*, 32 Grade II and 48 Locally Listed Buildings	None within 1 km	None within 1 km	Medieval Post-Medieval	Unknown	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
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	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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.

									contribution to its setting.	<ul style="list-style-type: none"> • 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 evaluation 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.
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Table 8: Land at Premiere Products, Bouncers Lane (Figures 8a and 8b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
S113	Land at Premiere Products Bouncers Lane	None. Planning Application 17/00929/OUT does not cover the site.	Prestbury Conservation Area within 1 km	90 Listed Buildings within 1 km, comprising 2 Grade II*, 61 Grade II and 27 Locally Listed Buildings.	The Grade II Listed, Bouncer's Lane Cemetery, borders the site in the east and south	None within 1 km	Post-Medieval Modern	Low	<ul style="list-style-type: none"> 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. 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: <i>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.</i> 	<ul style="list-style-type: none"> 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. 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 in it. Careful consideration would need to be given to the layout, scale and massing of the scheme to ensure that those benefits were realised. A Heritage Statement would be needed to evaluate the impact of any scheme for the site on the heritage interests of the RGP and offer recommendations to avoid or mitigate any harm.

Table 9: Priors Farm Fields (Figures 9a and 9b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
SO23	Priors Farm Fields	17/00135/FUL (Only discharge of conditions shown on thePlanning Portal)	Prestbury and Central Conservation Areas within 1 km	68 Listed Building 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	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 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.</p> <ul style="list-style-type: none">• 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.
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Table 10: North Place and Portland Street (Figures 10a and 10b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
S100	North Place and Portland Street	Planning permission for North Place granted under 12/01612/FUL	Within the Central Conservation Area	669 Listed Buildings within 1 km, comprising 3 Grade I, 30 Grade II*, 502, Grade II and 134 Locally Listed Buildings	The Grade II Registered Park and Garden, Pittville Park is within 1 km	1 Scheduled Monument within 1 km, the Churchyard cross in St. Mary's churchyard.	Post-medieval Modern	Low	<ul style="list-style-type: none"> 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. 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. North Place has been the subject of a heritage assessment which noted that: <i>The development site has been shown through preliminary research <u>not</u> to contain any designated or non-designated archaeological remains of local and regional importance.</i> 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, <u>an improvement and positive enhancement</u> to theses heritage assets. 	<ul style="list-style-type: none"> 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. The Portland Street site is opposite to the Grade II* Holy Trinity Church and could form part of its immediate setting. 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. 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. There are potential heritage benefits in infilling areas of open townscape to better reveal the heritage significance of nearby listed buildings and the

										Central Conservation Area.
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Table 11: Land at Brockhampton Lane (Figures 11a and 11b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
-	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	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 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.

Table 12: Land at Stone Crescent (Figures 12a and 12b)

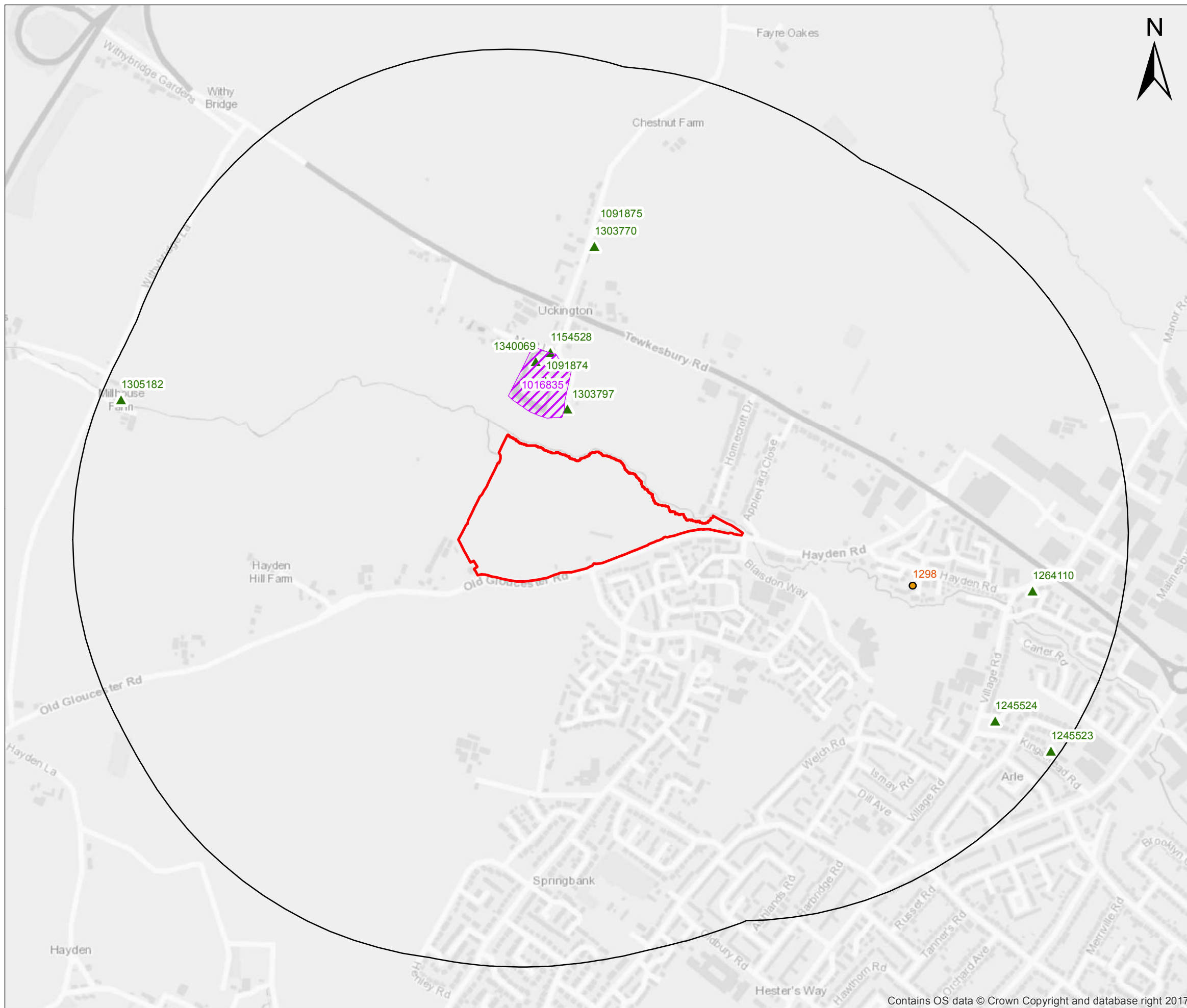
Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
-	Land at Stone Crescent	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	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 13: Lansdown Industrial Site (Figures 13a and 13b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
-	Lansdown Industrial Estate	None	Central and Poets Conservation Areas within 1 km	149 Listed Buildings within 1 km, comprising 17 Grade II*, 65 Grade II and 77 Locally Listed Buildings	None within 1 km	None within 1 km	Post-medieval Modern	Low	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 would improve the settings of any nearby heritage assets and be more in keeping with the residential character of the townscape.

Table 14: Land at Leckhampton (Figures 14a and 14b)

Site Ref	Site name	Relevant Planning Application	Designated Heritage Assets				Non-designated Heritage Assets		Heritage Assessment	Potential Mitigation Measures
			Conservation Area	Listed Buildings	Registered Park and Garden	Scheduled Monument	Key Period	Archaeological Potential		
-	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	<ul style="list-style-type: none"> 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 <i>Joint Core Strategy</i> 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. 	<ul style="list-style-type: none"> 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 effected 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.



Legend

Arle Nurseries and Old Gloucester Road

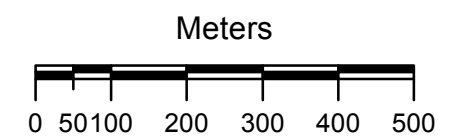
Study Area

Designated Heritage Assets

Scheduled Monuments

Grade II Listed Building

Locally Listed Building

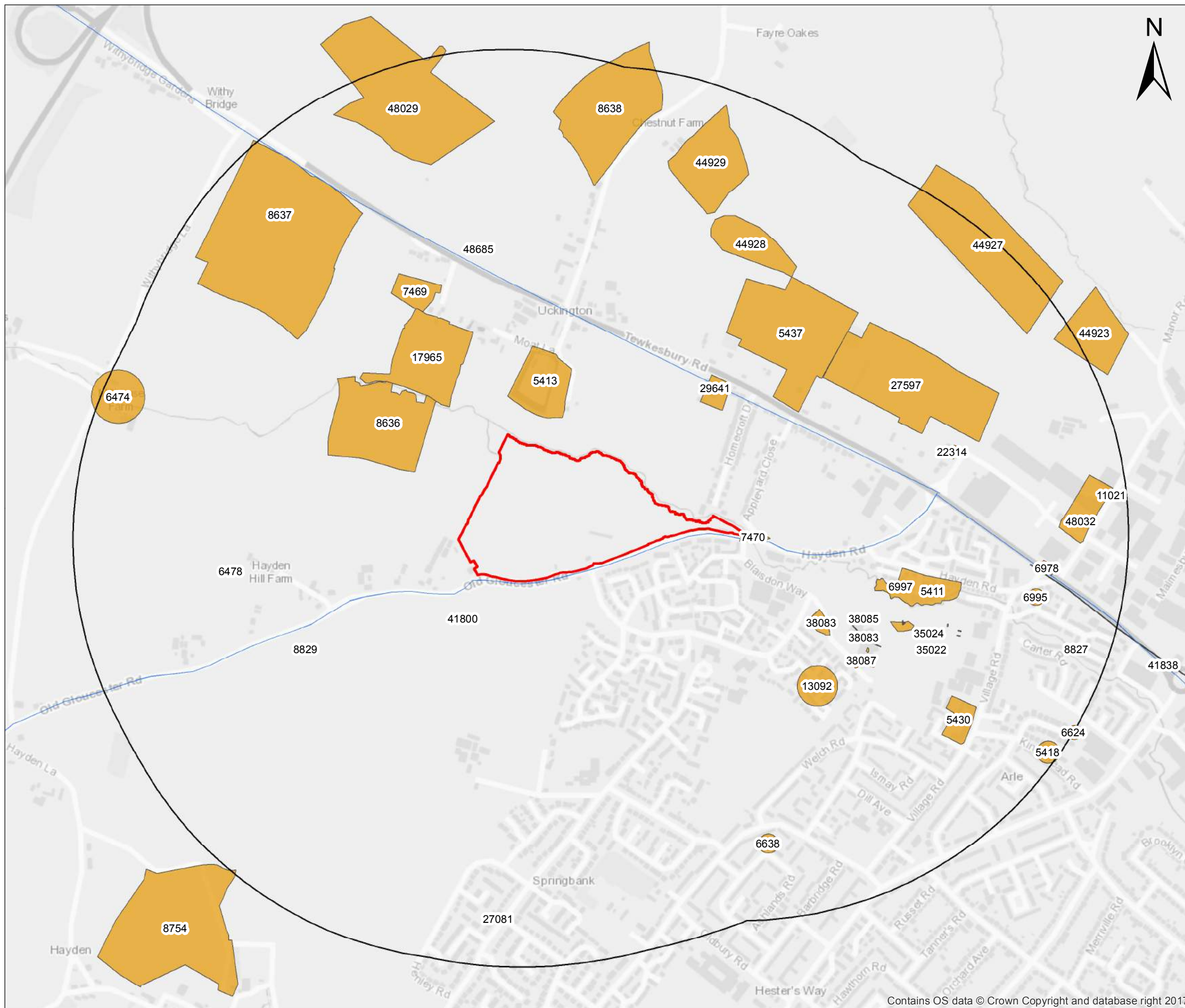


Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites


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

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

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Legend

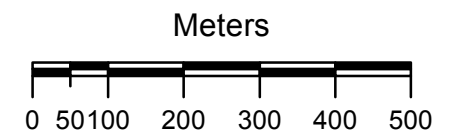
 Arle Nurseries and Old Gloucester Road

 Study Area

Gloucestershire Historic Environment Record Data

Record Type

-  General
-  Military
-  Turnpike

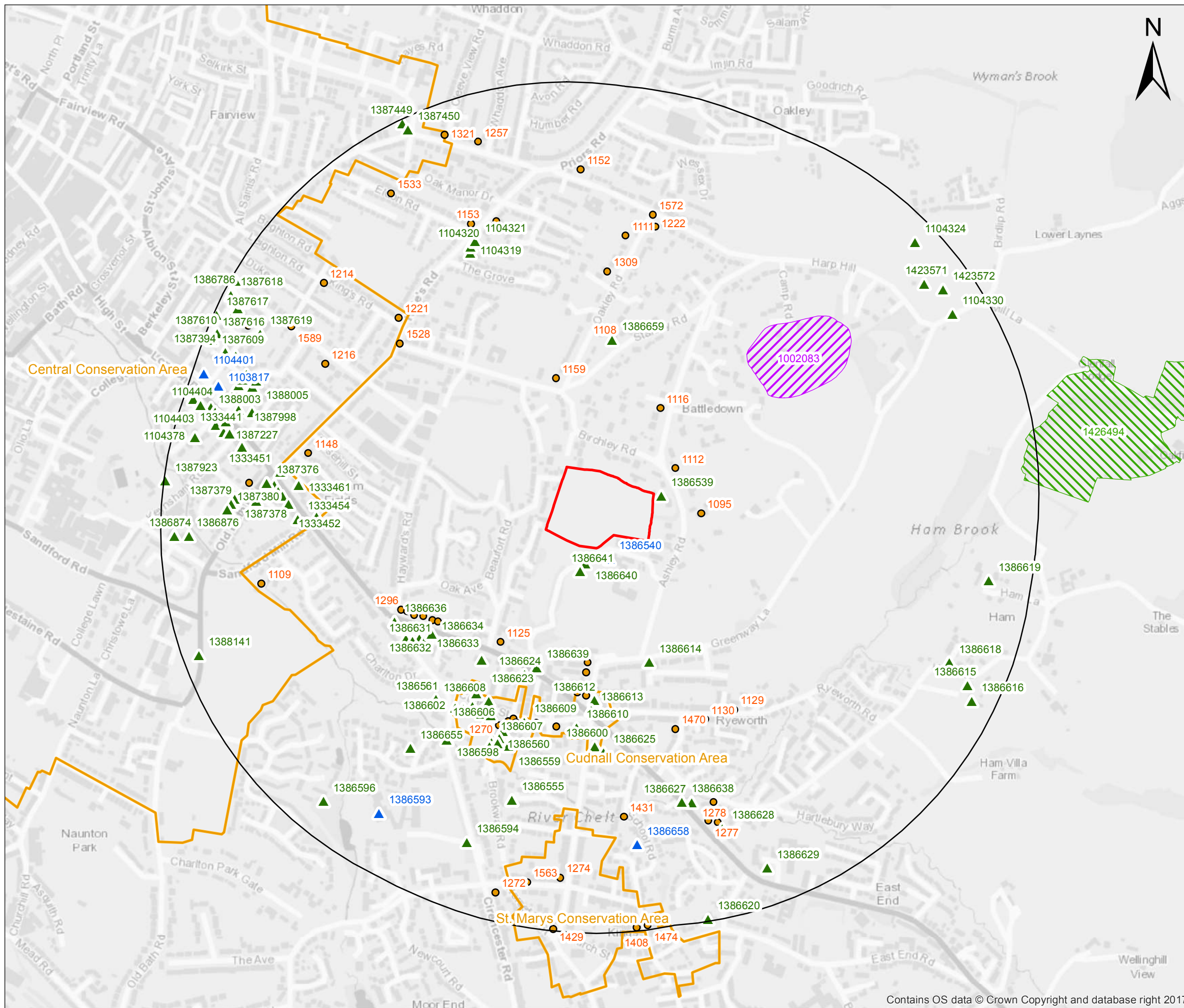


Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Figure 1b Arle Nurseries and Old Gloucester Road HER data

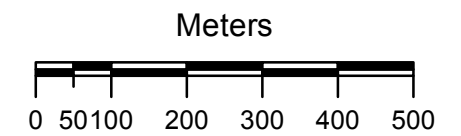
Brook Holt 3 Blackburn Road Sheffield S61 2DW
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Legend

- Oakhurst Rise
- Study Area
- Designated Heritage Assets**
- Scheduled Monuments
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Registered Parks and Gardens
- Conservation Areas
- Locally Listed Buildings

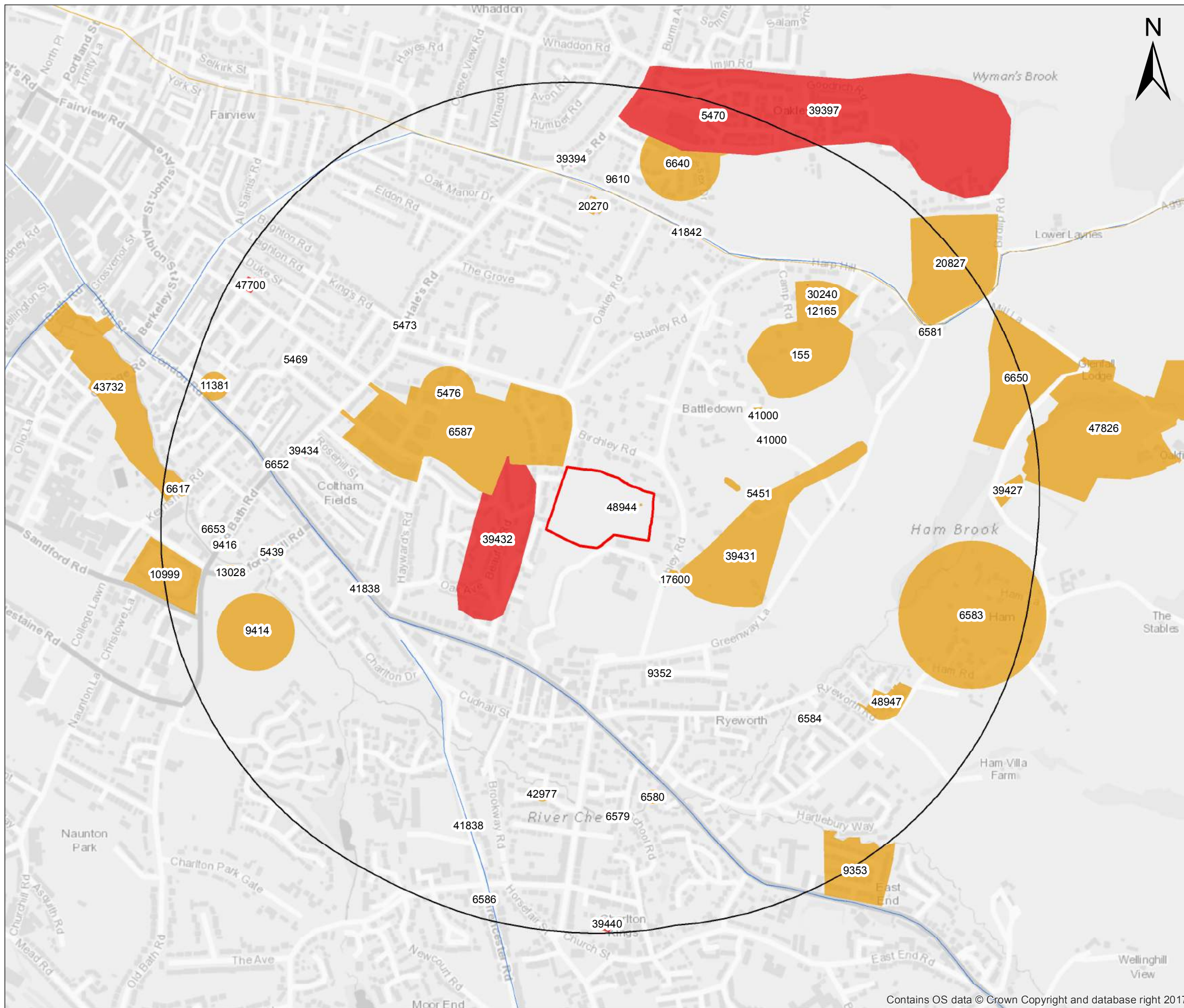


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Figure 2a Lands off Oakhurst Rise
Designated Heritage Assets

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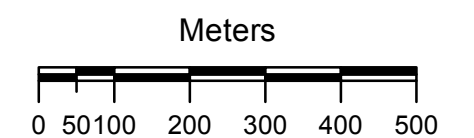
Legend

- Oakhurst Rise
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

- General
- Military
- Turnpike

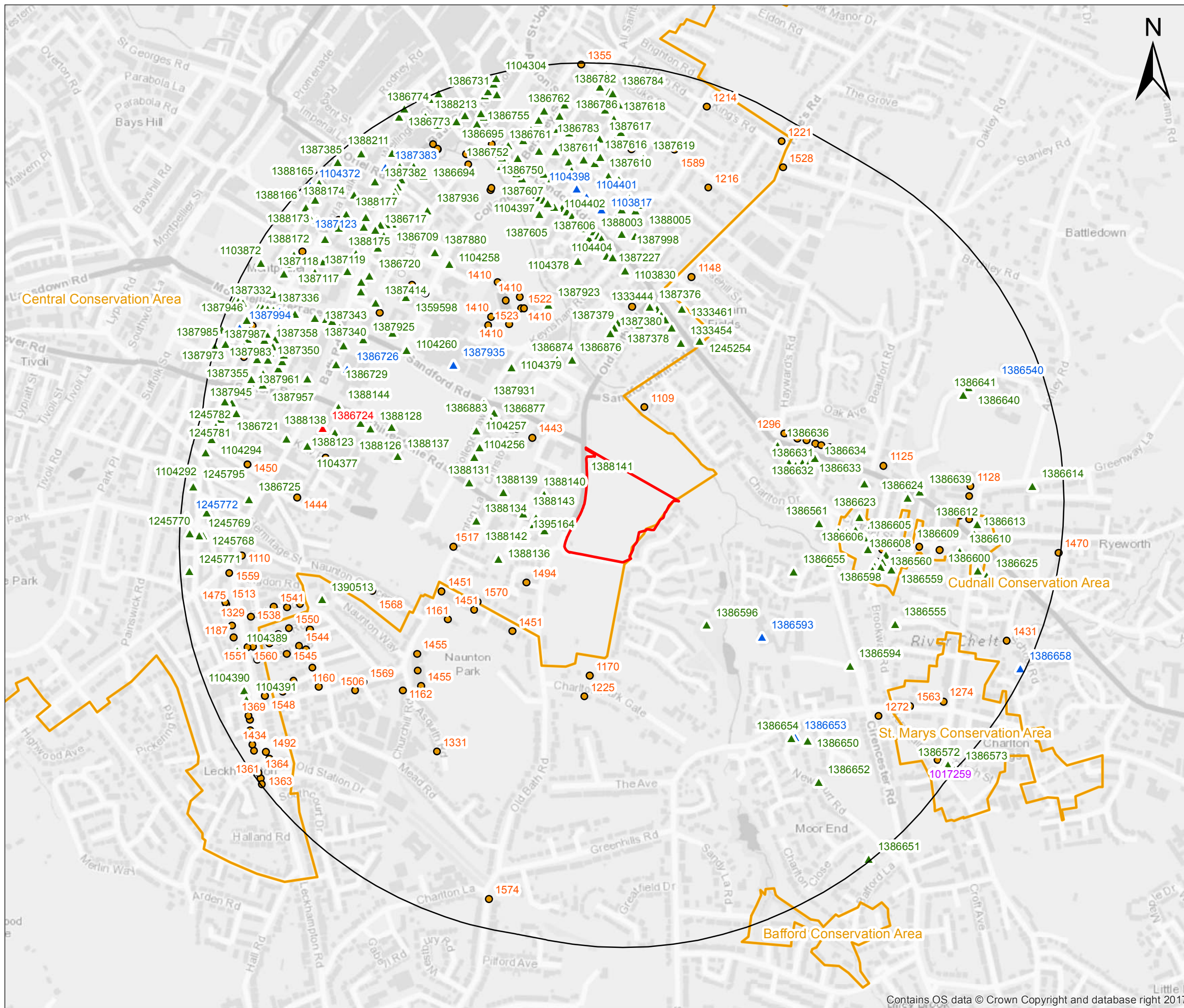


Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Figure 2b Lands off Oakhurst Rise
HER data

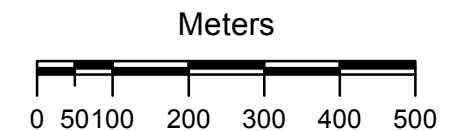
Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

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Legend

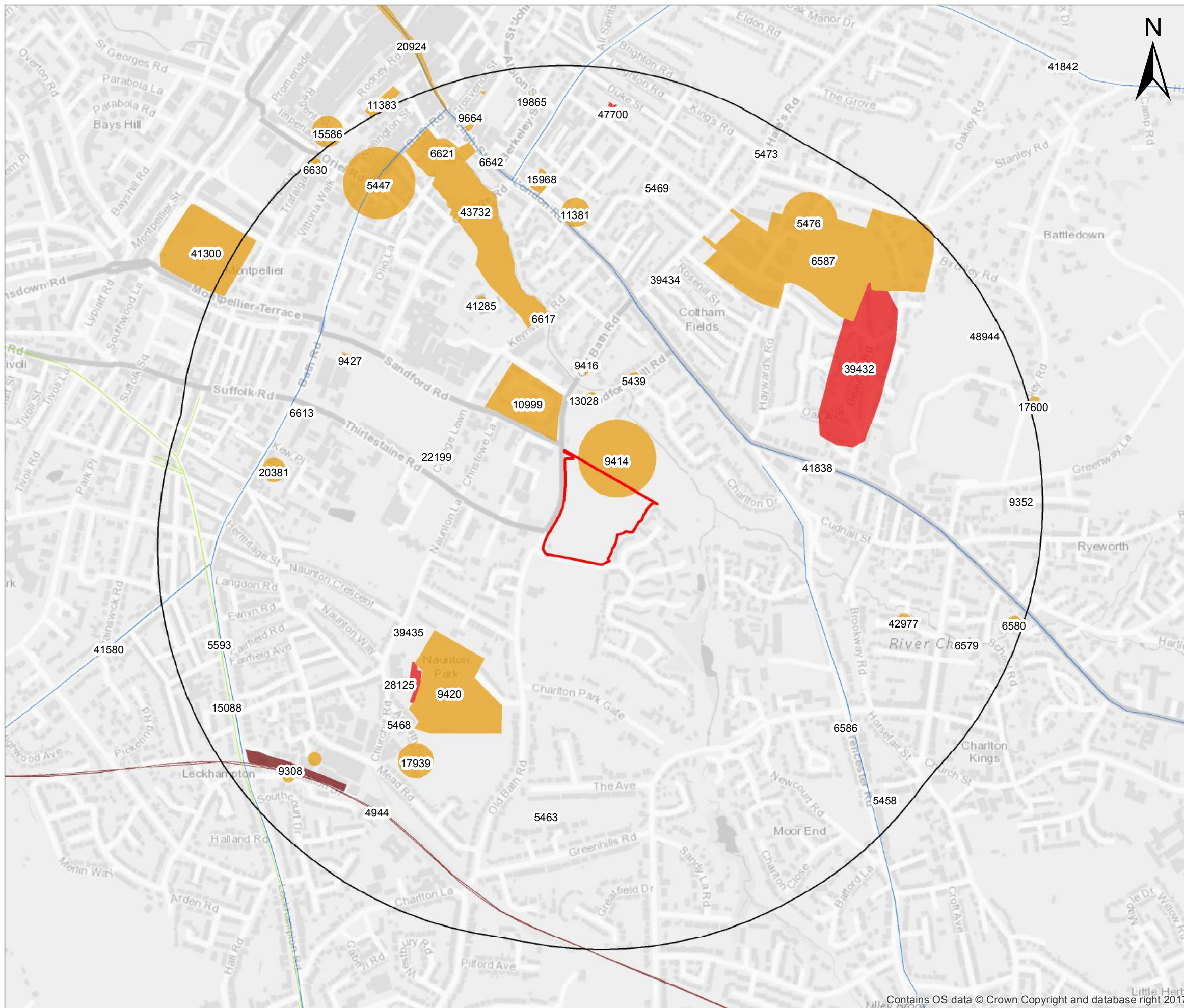
- Reeves Field
- Study Area
- Designated Heritage Assets**
- Scheduled Monuments
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Conservation Areas
- Locally Listed Buildings



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10760 Local Plan Housing Allocation Sites

Figure 3a Reeves Field
Designated Heritage Assets

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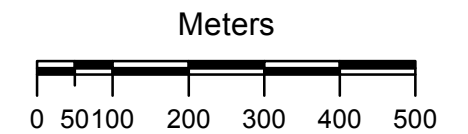
Legend

- Reeves Field
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

- General
- Military
- Railways
- Tramways
- Turnpike




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Figure 3b Reeves Field
HER data


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Legend


 Coronation Square

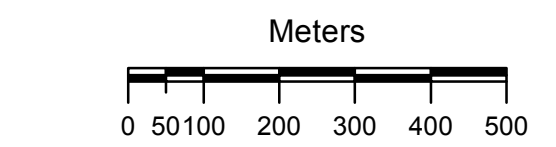
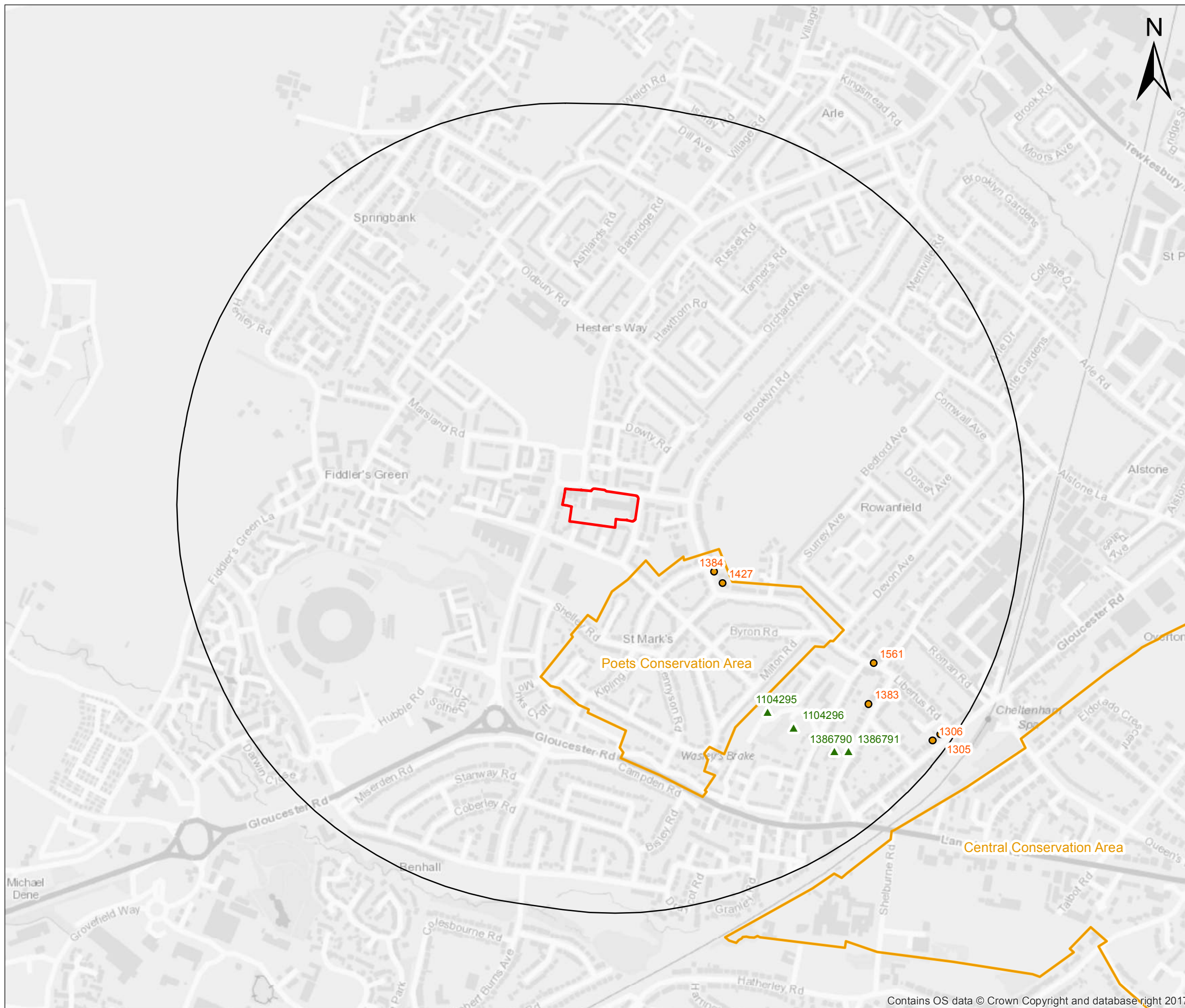
 Study Area

Designated Heritage Assets

 Grade II Listed Buildings

 Conservation Areas

 Locally Listed Buildings





Cheltenham Borough Council
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Figure 4a Land and Buildings at Coronation Square Designated Heritage Assets

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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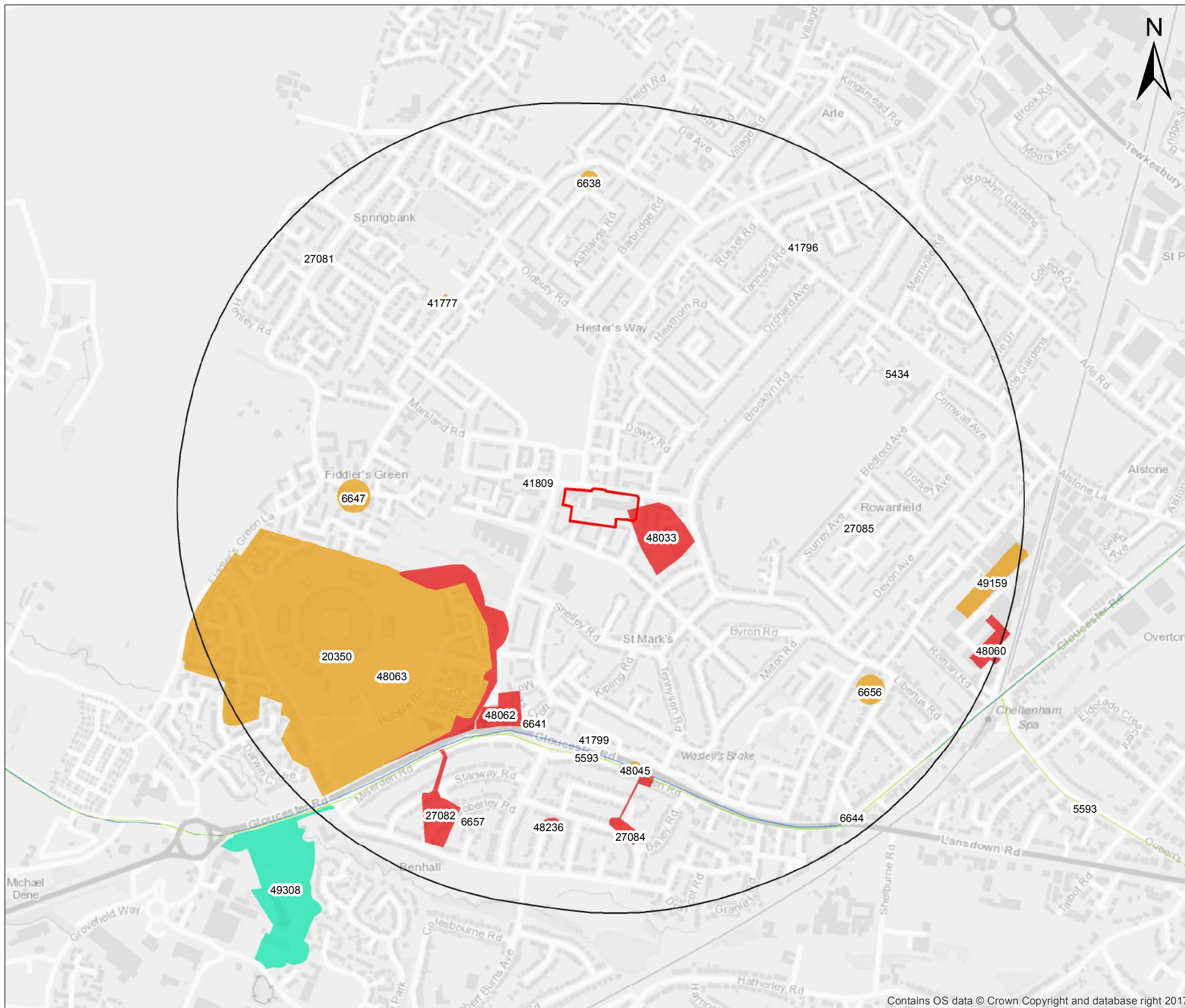
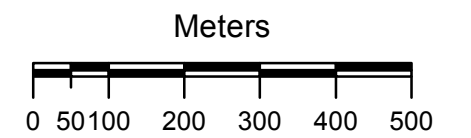
Legend

-  Coronation Square
-  Study Area

Gloucestershire Historic Environment Record data

Record Type

-  Garden
-  General
-  Military
-  Tramways
-  Turnpike

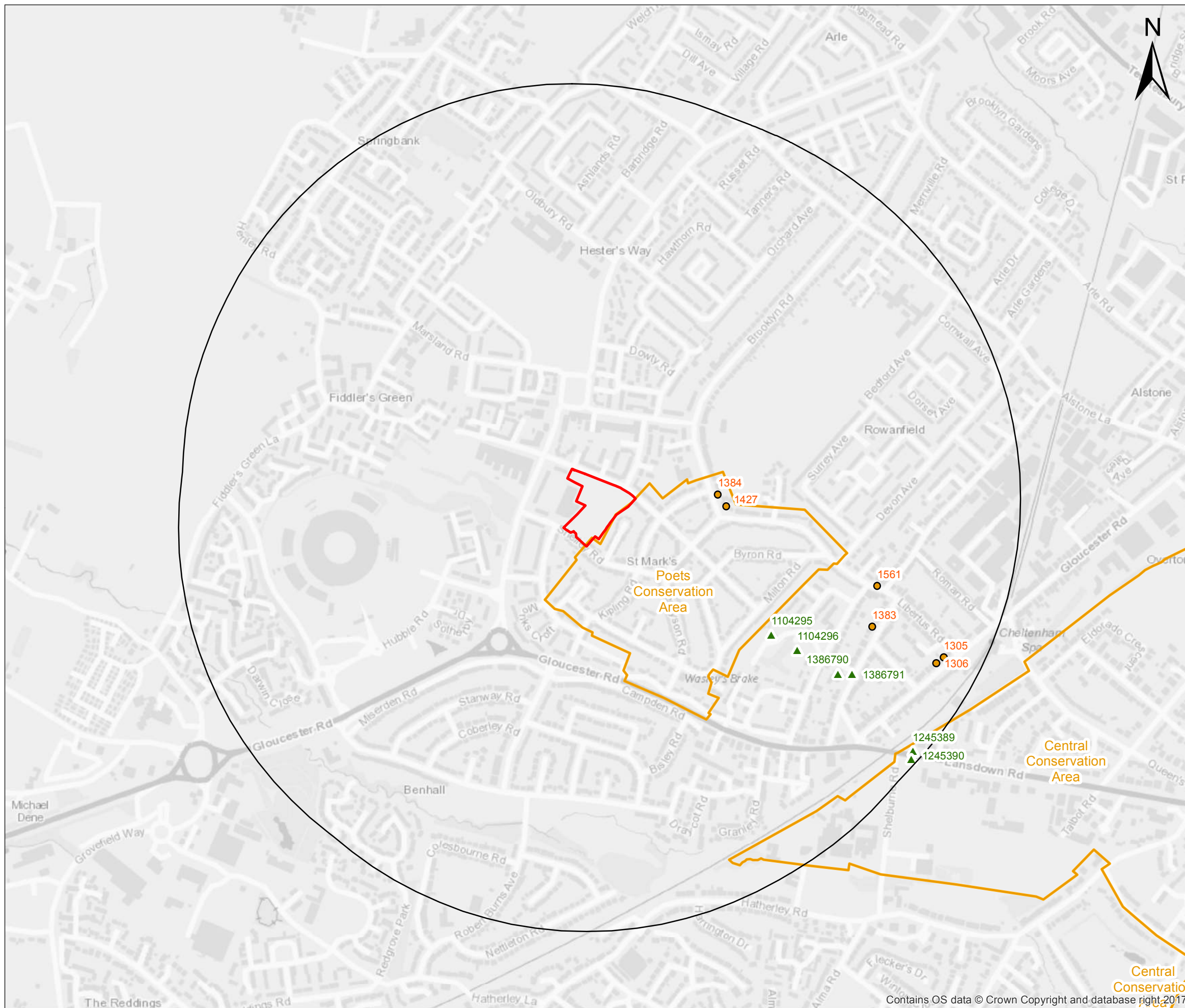


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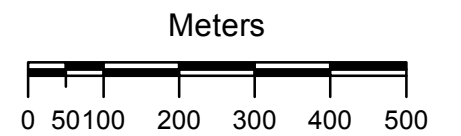
Figure 4b Land and Buildings at Coronation Square HER data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk



Legend

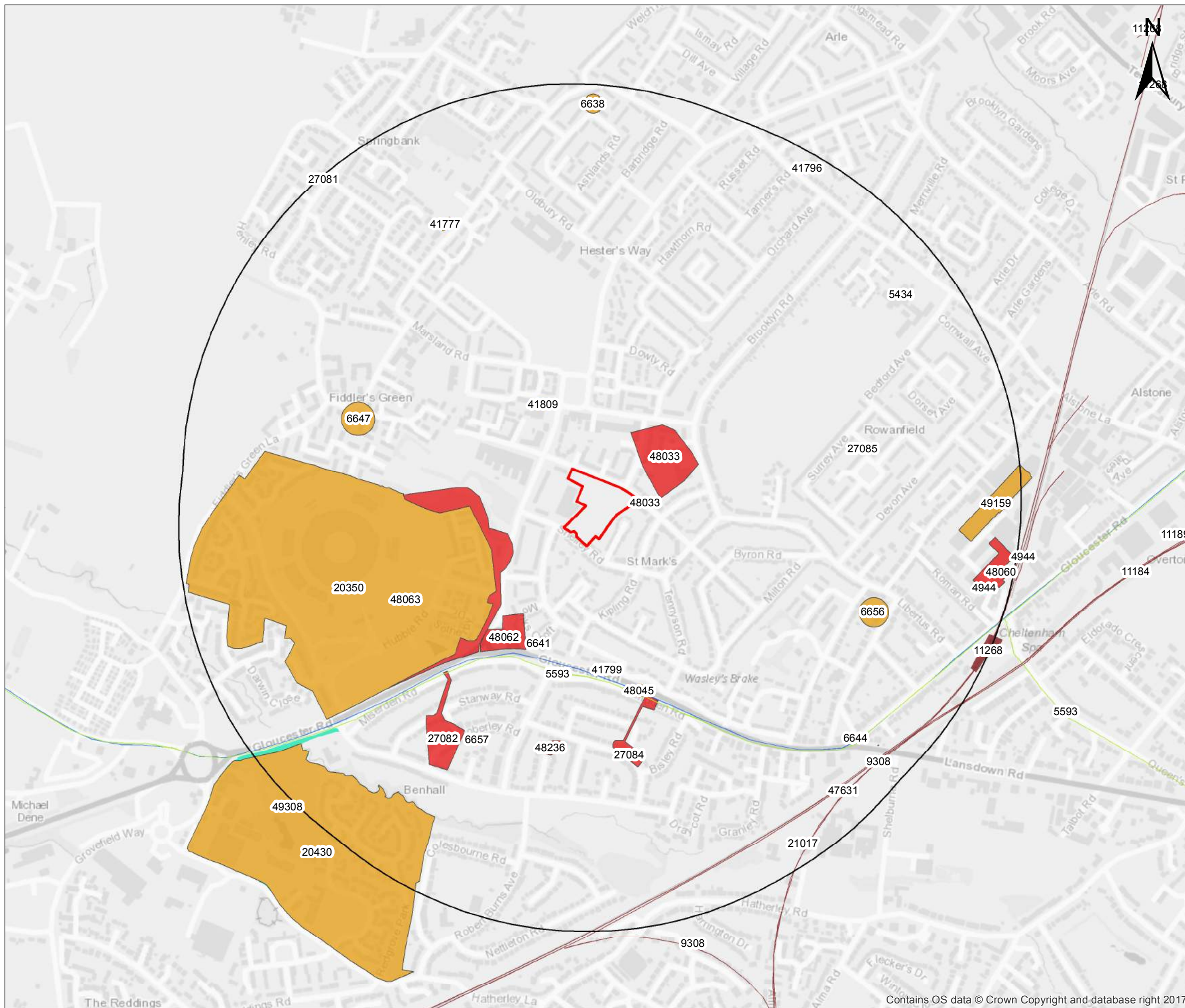
- Monkscroft Primary School
- Study Area
- Designated Heritage Assets**
- ▲ Grade II Listed Buildings
- Conservation Areas
- Locally Listed Buildings



Cheltenham Borough Council
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Figure 5a Former Monkscroft Primary School Designated Heritage Assets

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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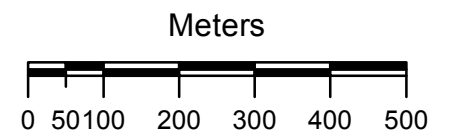
Legend

- Monkscroft Primary School
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

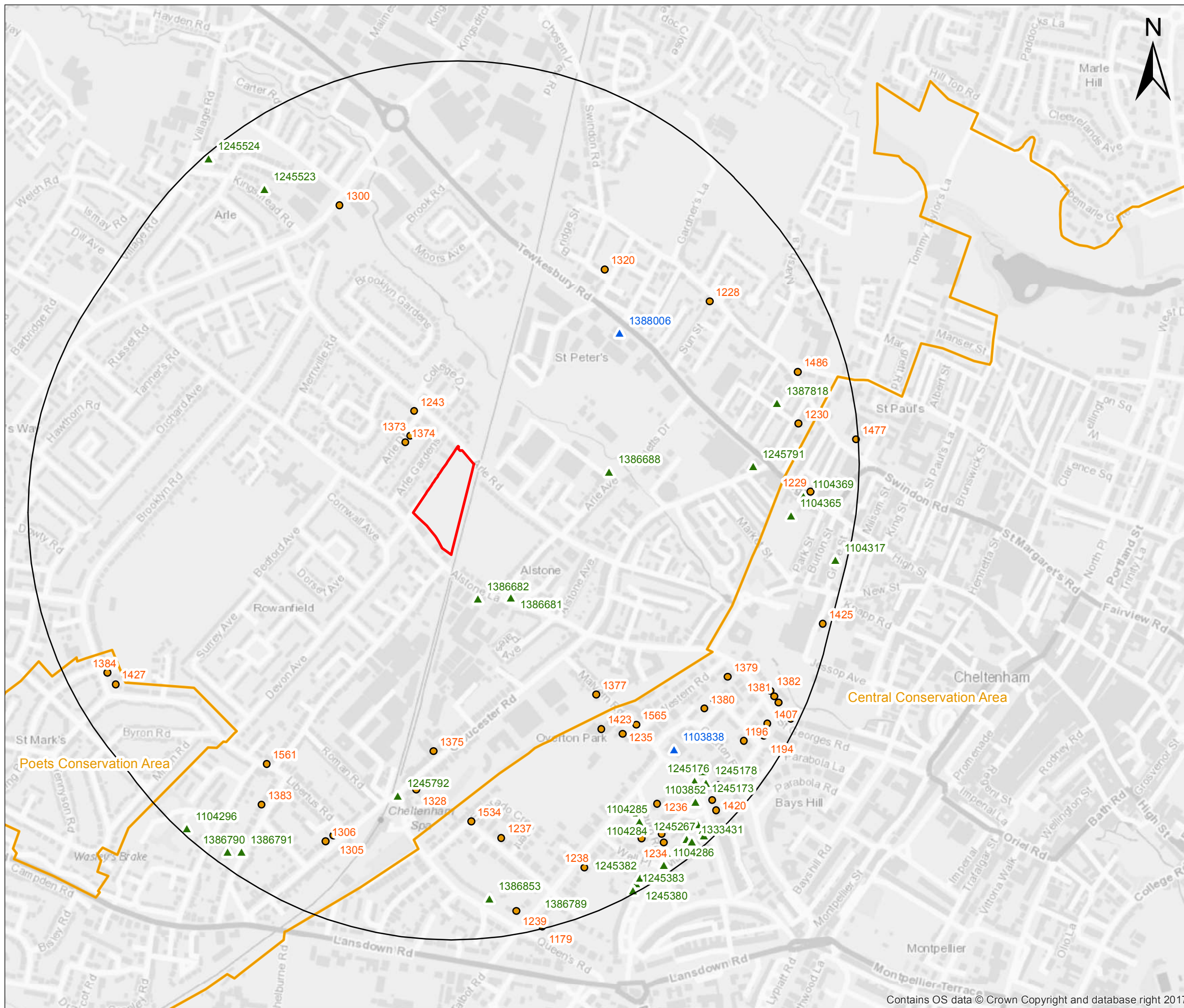
- Gardens
- General
- Military
- Railways
- Tramways
- Turnpike



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10760 Local Plan Housing Allocation Sites

Figure 5b Former Monkscroft Primary School
HER data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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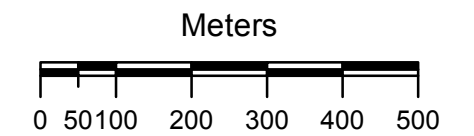


Legend

- Christ College Site B
- Study Area

Designated Heritage Assets

- ▲ Grade II* Listed Buildings
- ▲ Grade II Listed Buildings
- Conservation Areas
- Locally Listed Buildings



Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Figure 6a Christ College Site B
Designated Heritage Assets

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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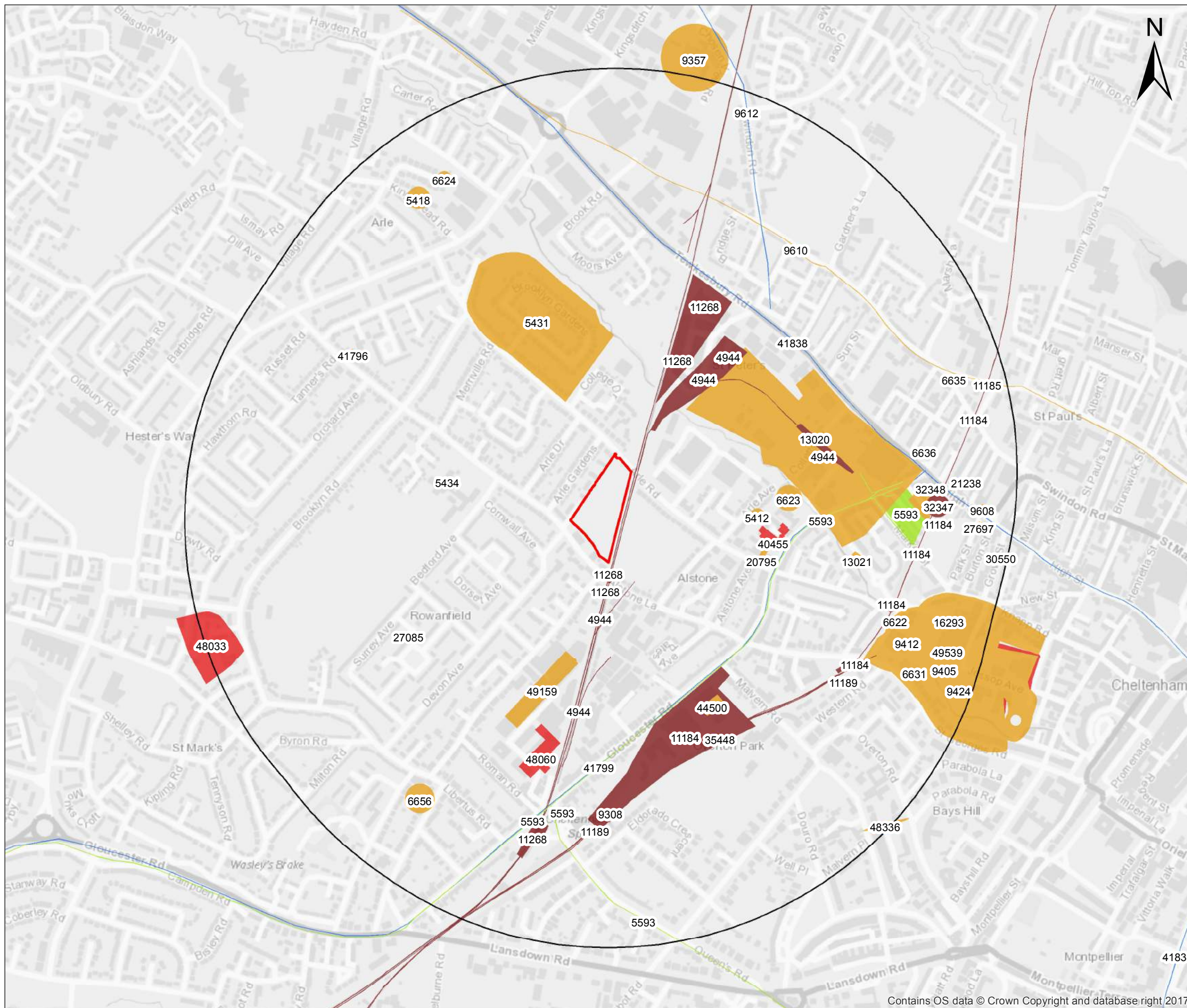
Legend

- Christ College Site B
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

- General
- Military
- Railways
- Tramways
- Turnpike

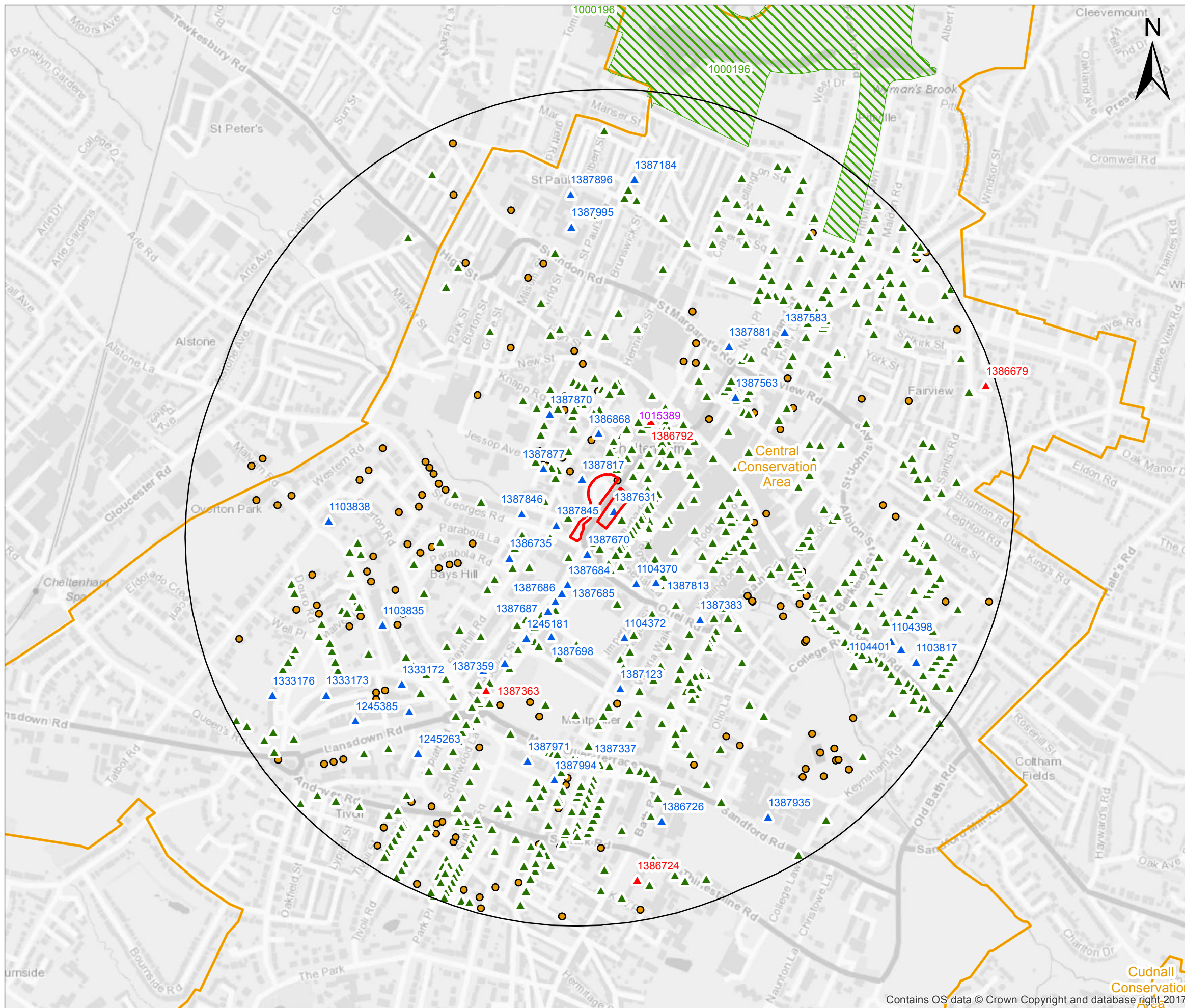


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10760 Local Plan Housing Allocation Sites

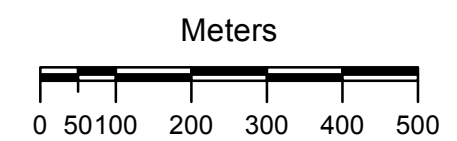
Figure 6b Christ College Site B
HER data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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Legend

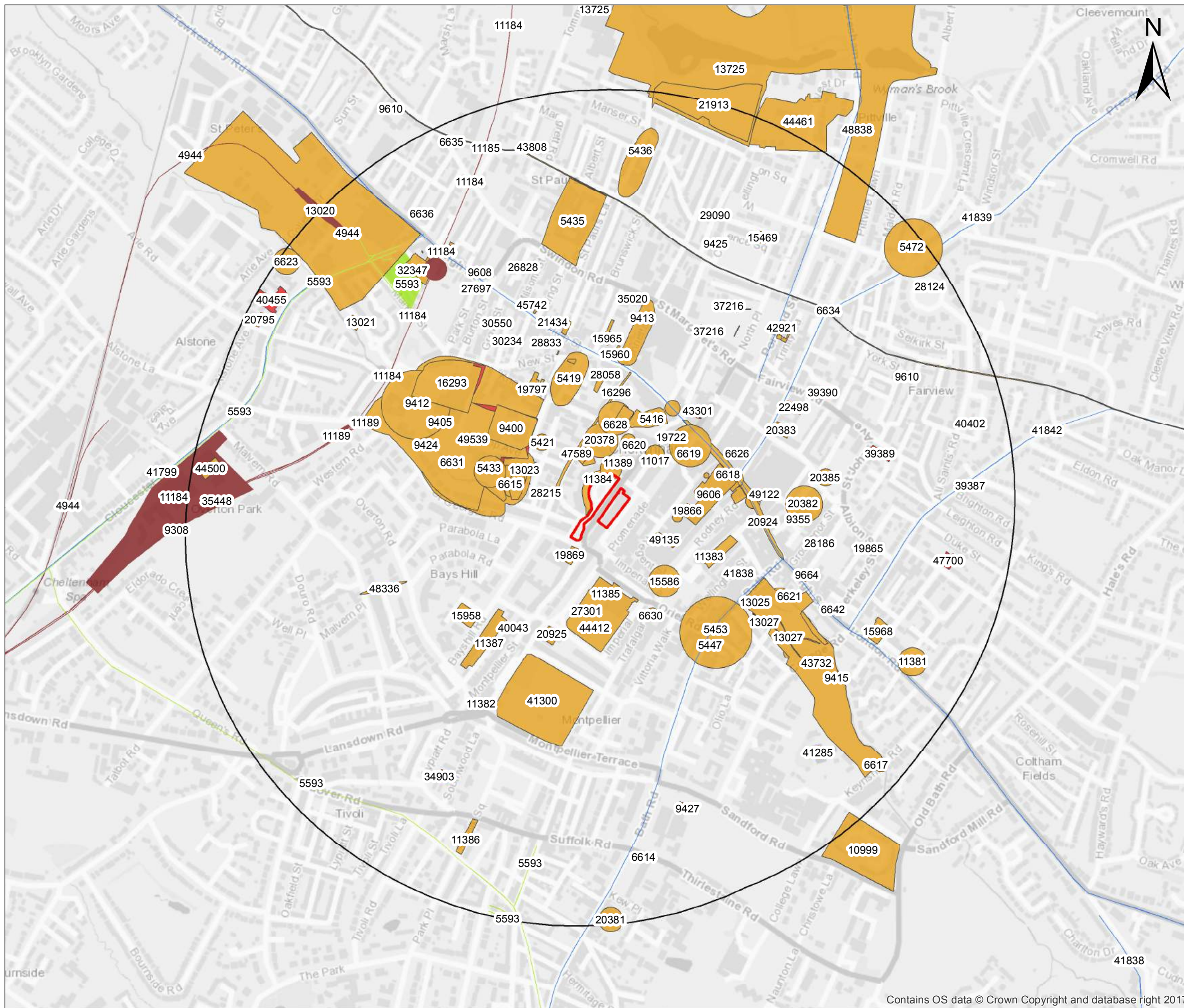
- Royal Well and Municipal Offices
- Study Area
- Designated Heritage Assets**
- Scheduled Monuments
- ▲ Grade I Listed Buildings
- ▲ Grade II* Listed Buildings
- ▲ Grade II Listed Buildings
- Registered Parks and Gardens
- Conservation Areas
- Locally Listed Buildings



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**Figure 7a Royal Well and Municipal Offices
Designated Heritage Assets**

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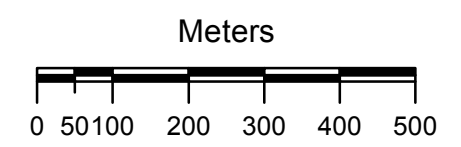
Legend

- Royal Well and Municipal Offices
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

- General
- Military
- Railways
- Tramways
- Turnpike

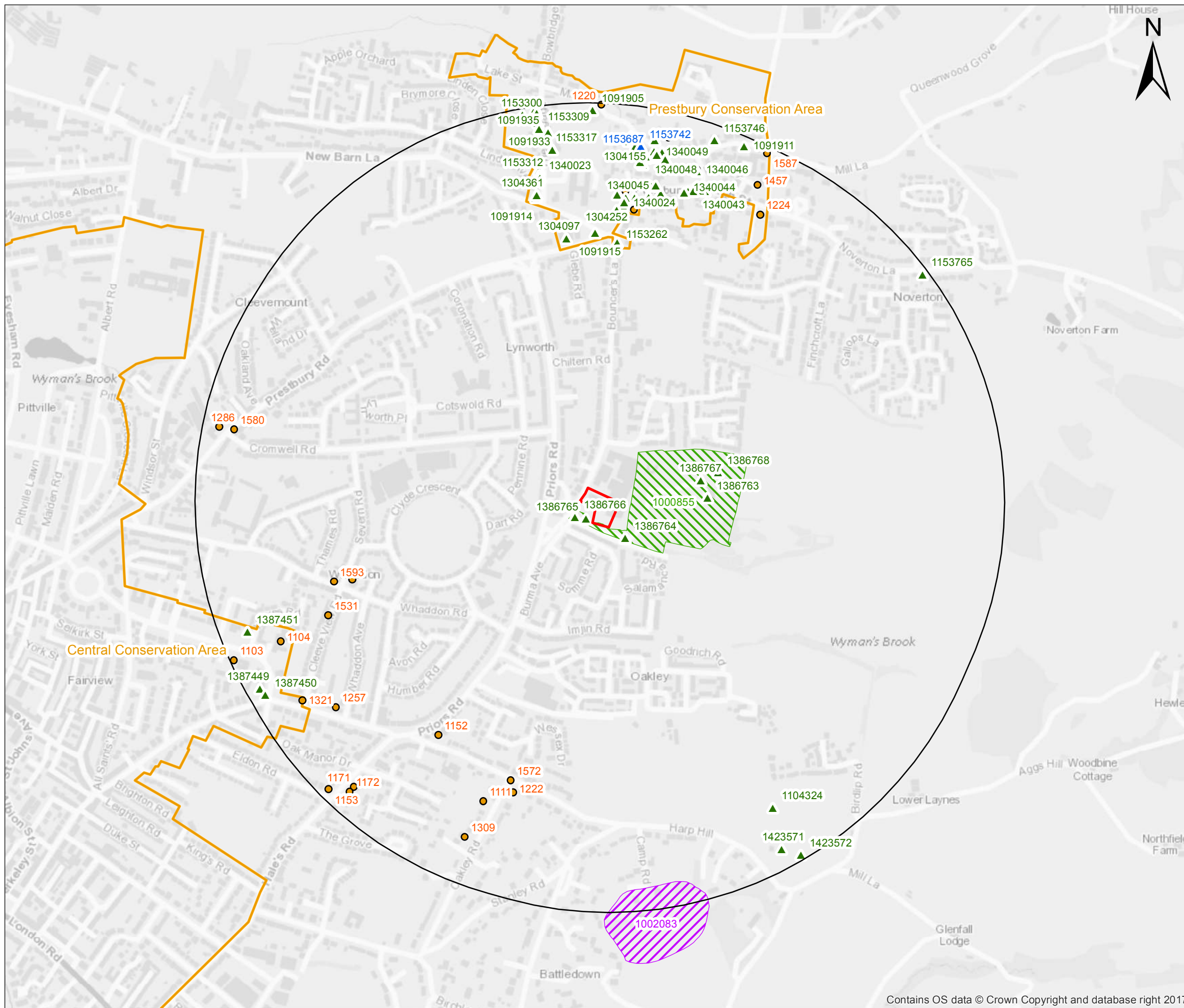


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10760 Local Plan Housing Allocation Sites









Figure 7b Royal Well and Municipal Offices
HER data

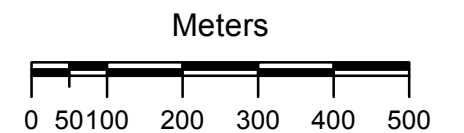
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Legend

-  Bouncers Lane
-  Study Area
- Designated Heritage Assets**
-  Scheduled Monuments
-  Grade II* Listed Buildings
-  Grade II Listed Buildings
-  Registered Parks and Gardens
-  Conservation Areas
-  Locally Listed Buildings





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Figure 8a Premiere Products, Bouncers Lane
Designated Heritage Assets

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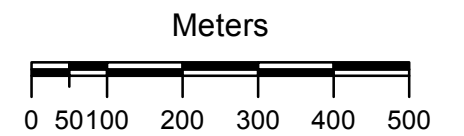
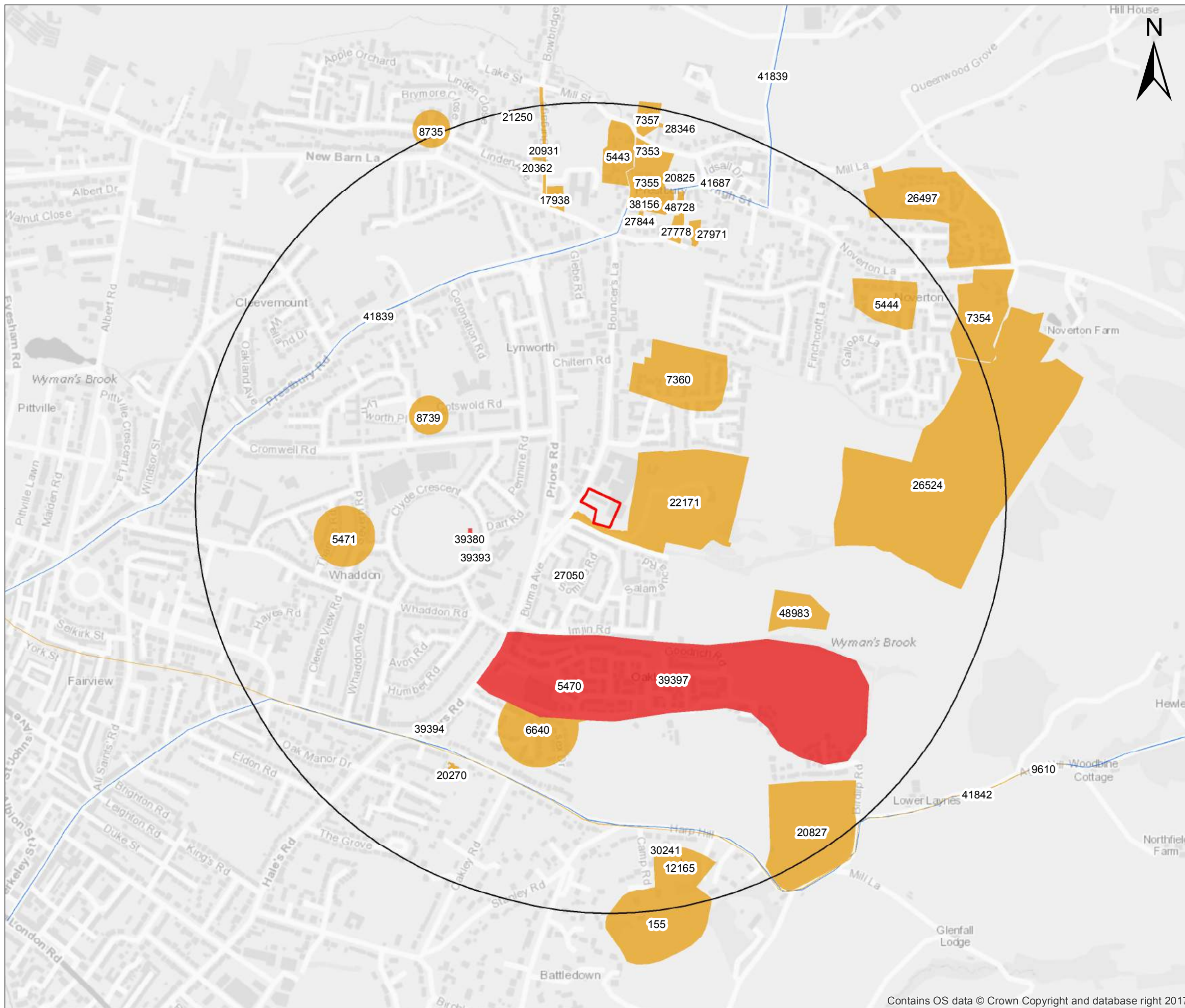
Legend

-  Bouncers Lane
-  Study Area

Gloucestershire Historic Environment Record Data

Record Type

-  General
-  Military
-  Turnpike

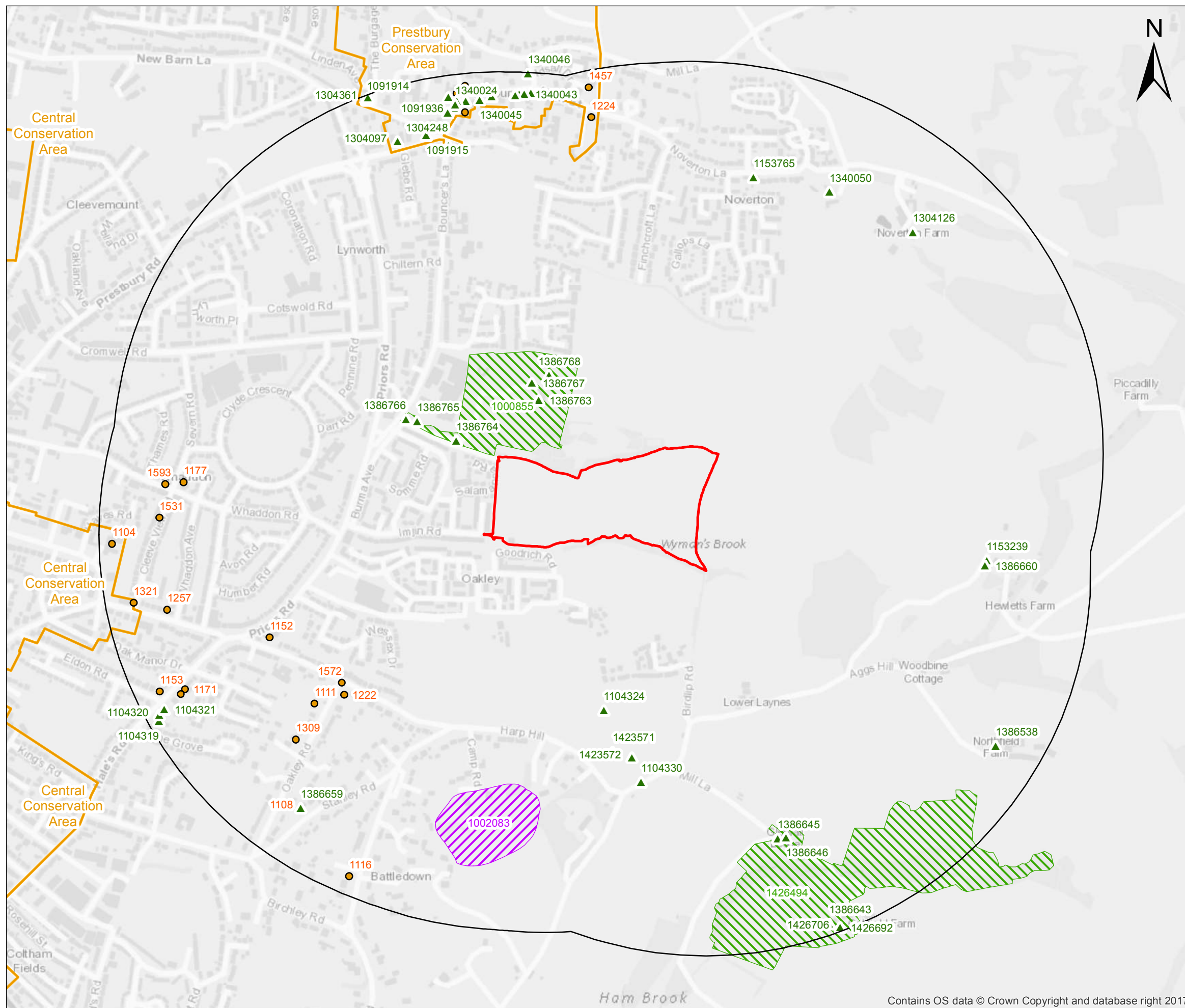


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10760 Local Plan Housing Allocation Sites


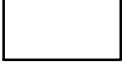





Figure 8b Premiere Products, Bouncers Lane
HER data

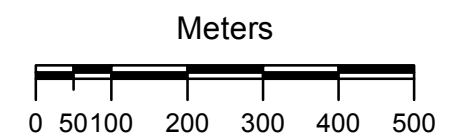
Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

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Legend

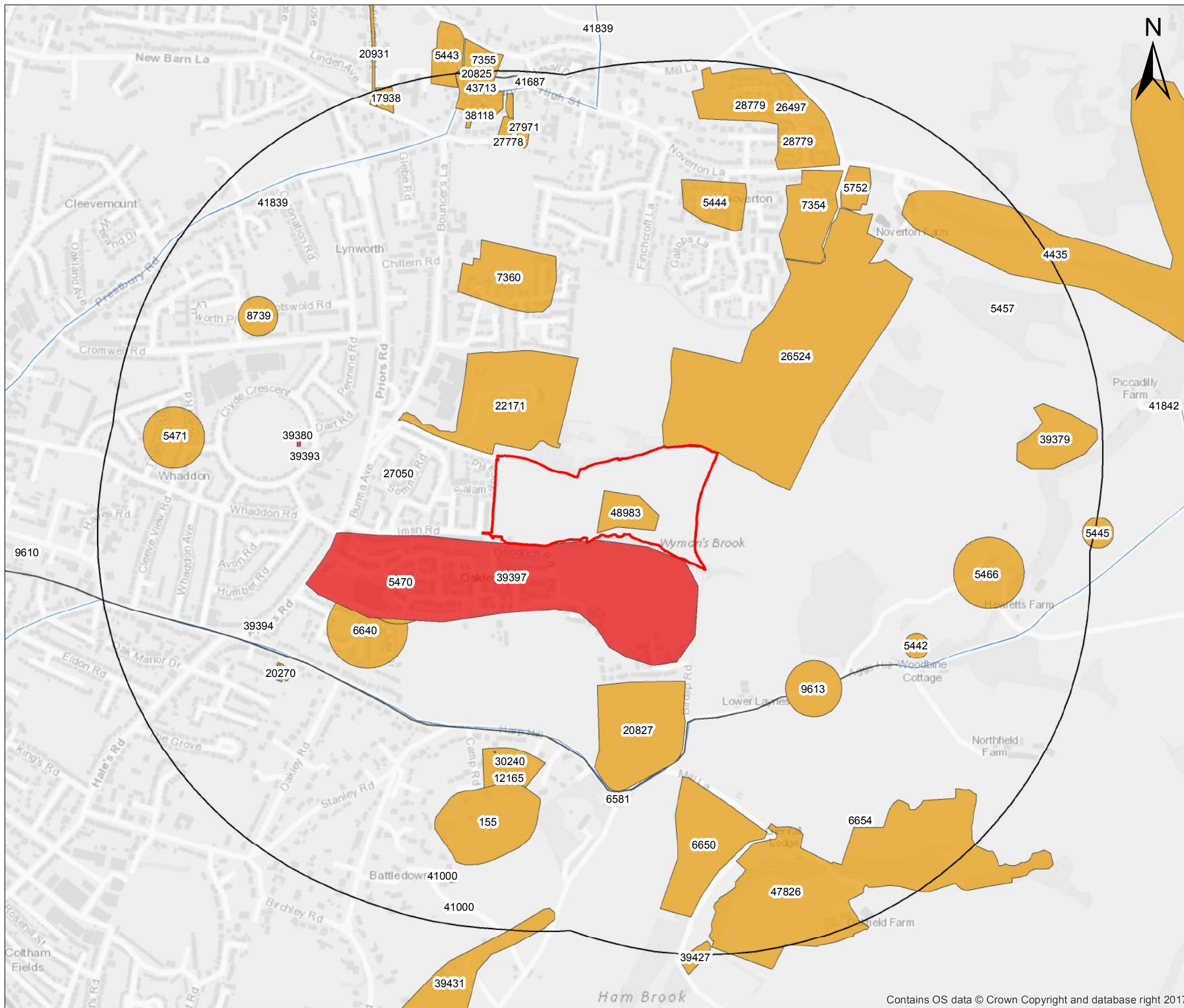
-  Priors Farm Fields
-  Study Area
- Designated Heritage Assets**
-  Scheduled Monuments
-  Grade II Listed Buildings
-  Registered Parks and Gardens
-  Conservation Areas
-  Locally Listed Buildings



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 10760 Local Plan Housing Allocation Sites

Figure 9a Priors Farm Fields
Designated Heritage Assets

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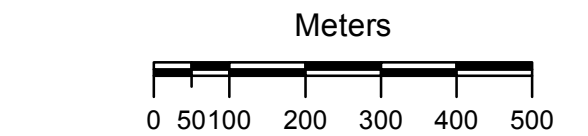
Legend

- Priors Farm Fields
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

- General
- Military
- Turnpike

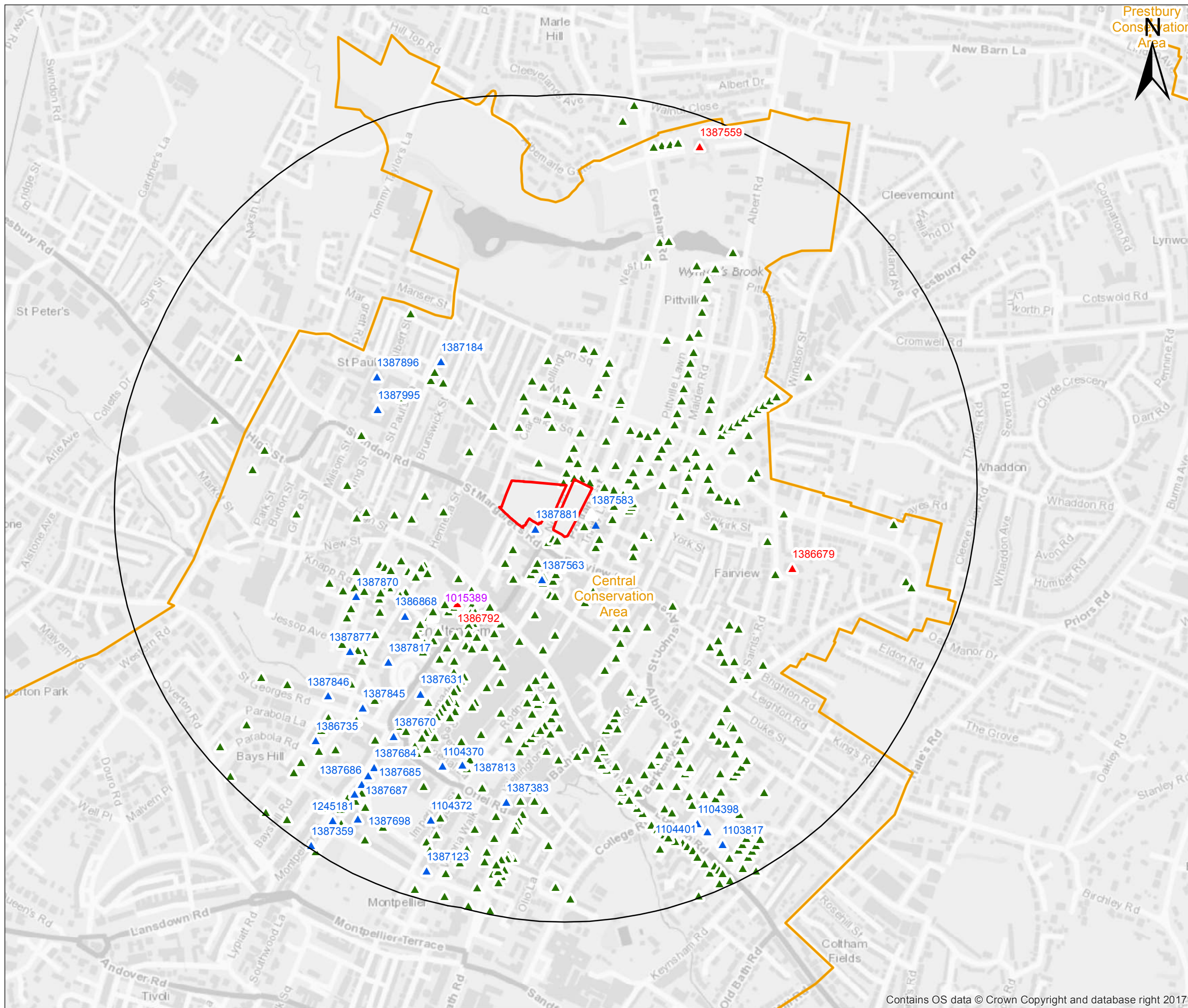


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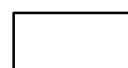





Figure 9b Priors Farm Fields
HER data

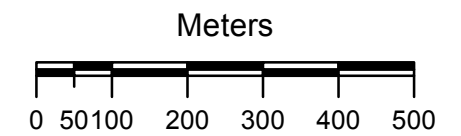
Brook Holt 3 Blackburn Road Sheffield S61 2DW
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Legend

-  North Place and Portland Street
-  Study Area
- Designated Heritage Assets**
-  Scheduled Monuments
-  Grade I Listed Buildings
-  Grade II* Listed Buildings
-  Grade II Listed Buildings
-  Conservation Areas

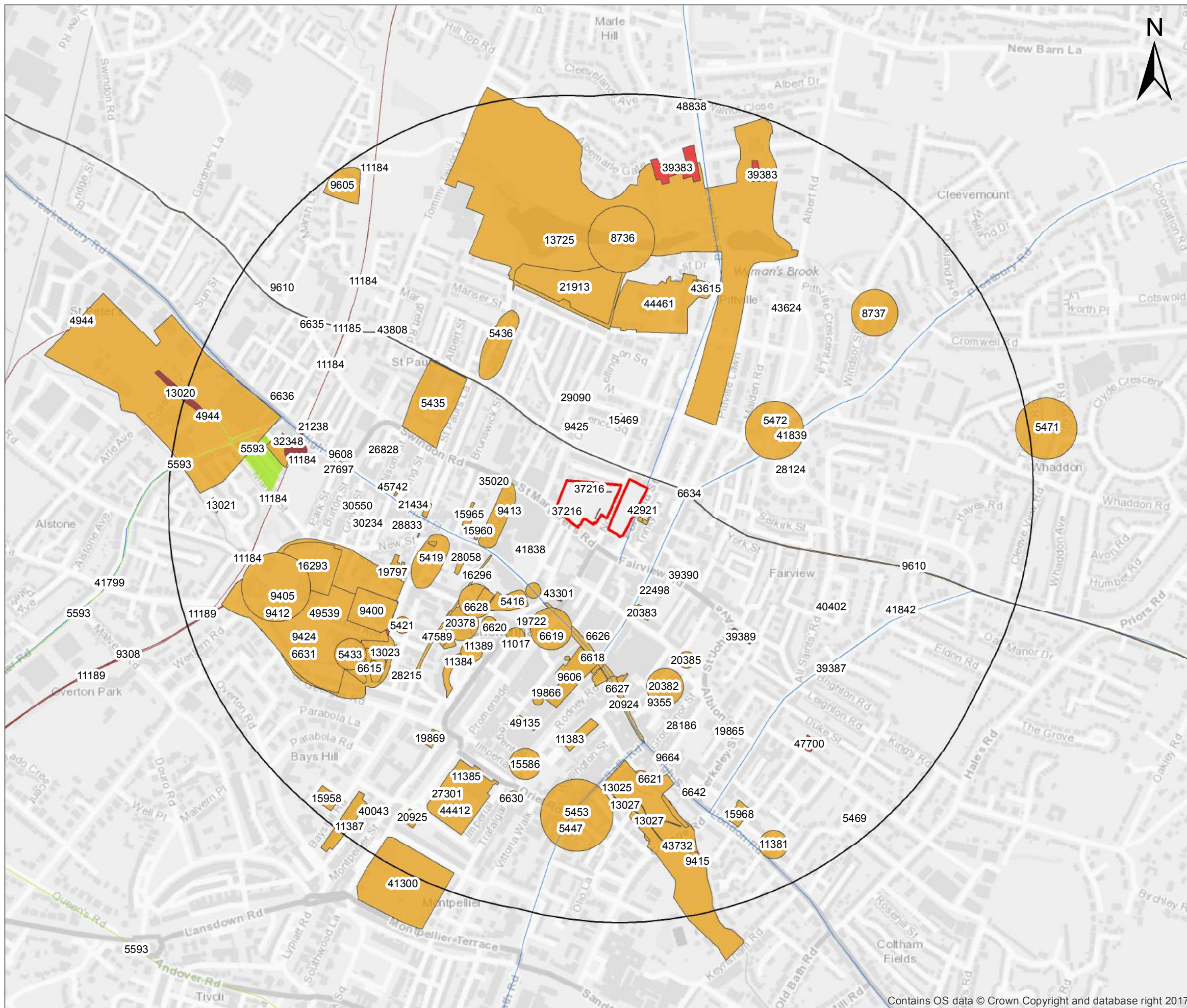


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Figure 10a North Place and Portland Street Designated Heritage Assets

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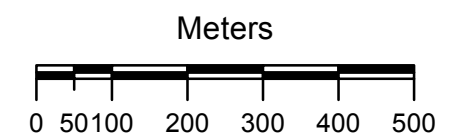
Legend

- North Place and Portland Street
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

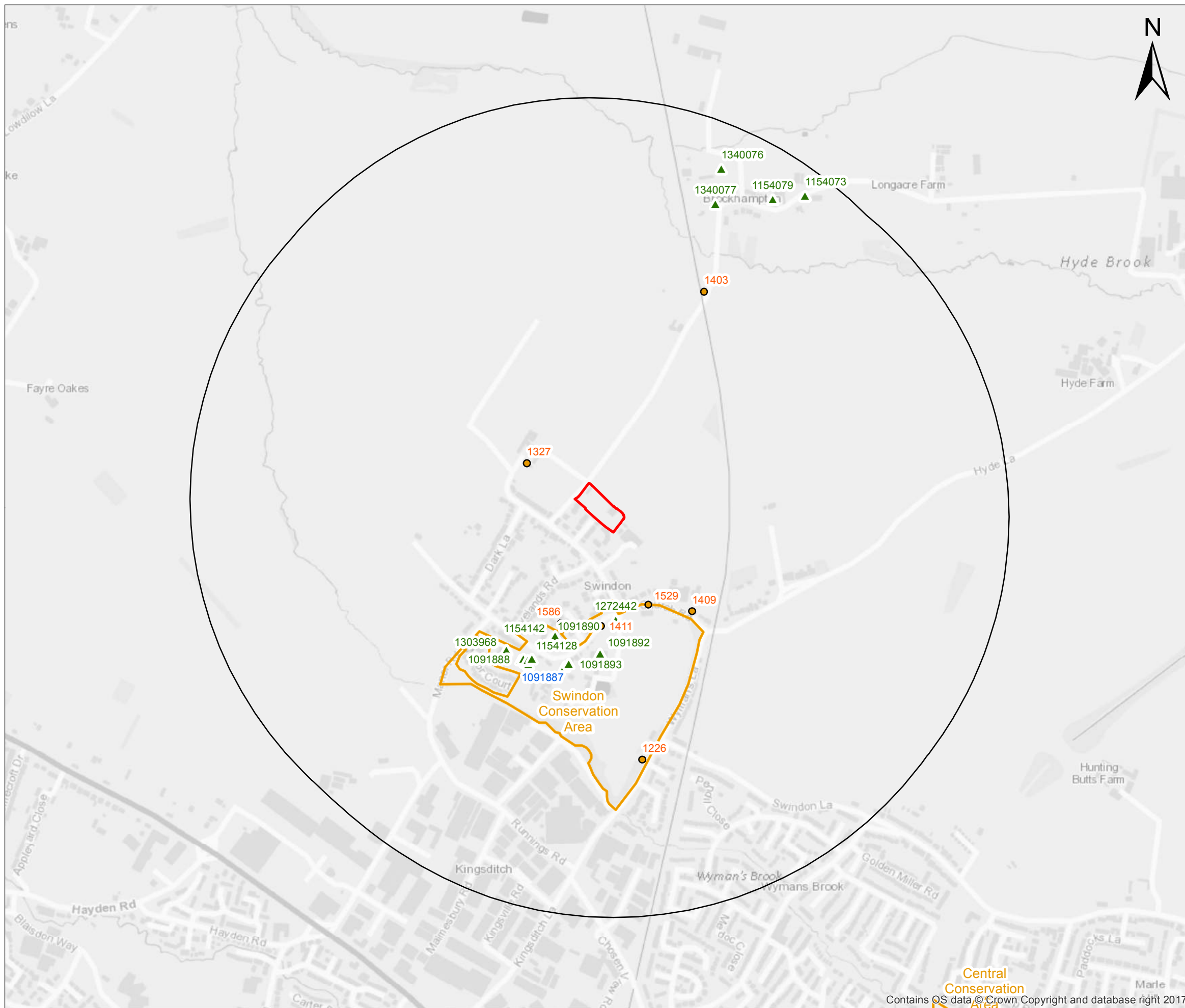
- General
- Military
- Railways
- Tramways
- Turnpike



Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

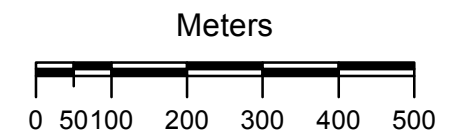
Figure 10b North Place and Portland Street
HER data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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Legend

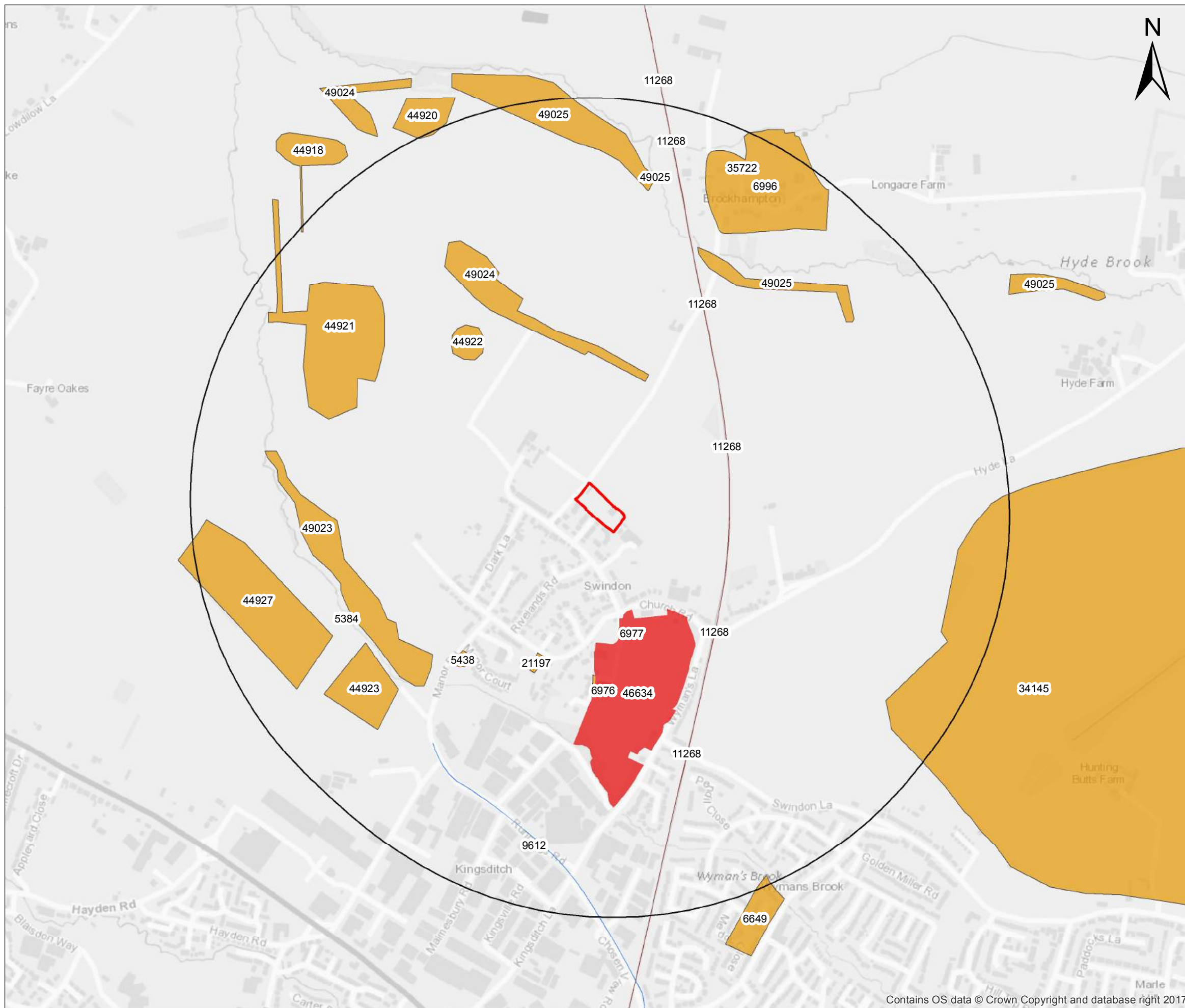
- Brockhampton Lane
- Study Area
- Conservation Areas
- ▲ Grade II* Listed Buildings
- ▲ Grade II Listed Buildings
- Locally Listed Buildings



Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Figure 11a Brockhampton Lane
HER data

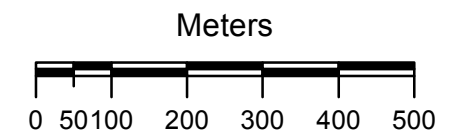
Brook Holt 3 Blackburn Road Sheffield S61 2DW
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- Legend**
- Brockhampton Lane
 - Study

Gloucestershire Historic Environment Record Data

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

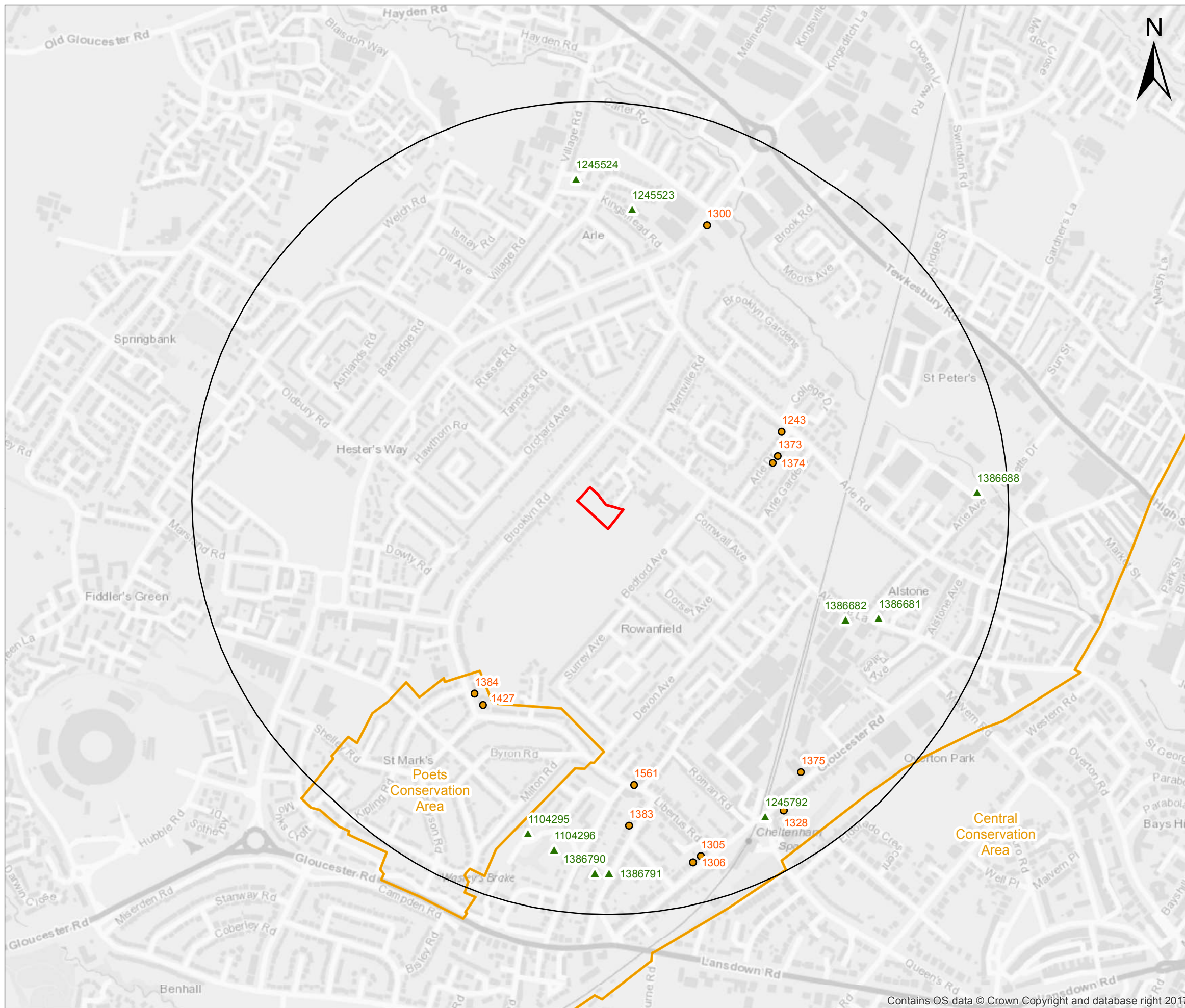


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Figure 11b Brockhampton Lane
HER data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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Legend

Stone Crescent

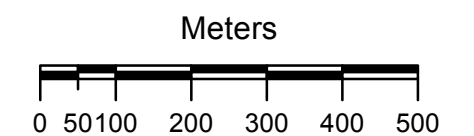
Study Area

Designated Heritage Assets

Grade II Listed Buildings

Conservation Areas

Locally Listed Buildings

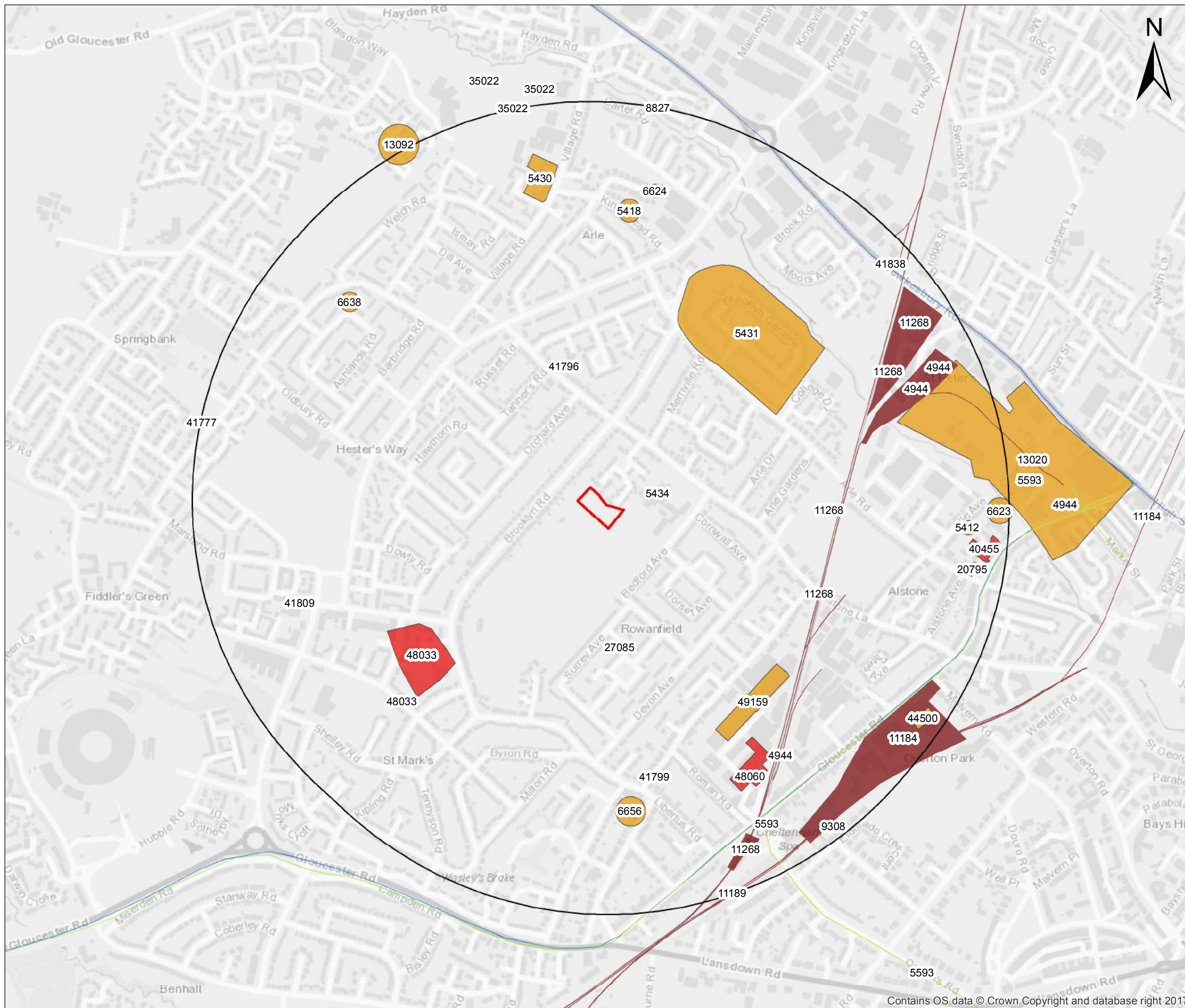


Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Figure 12a Land at Stone Crescent
Designated Heritage Assets

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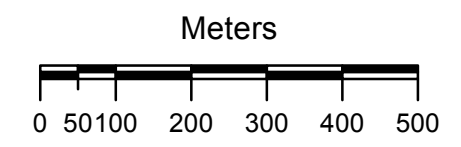
Legend

- Stone Crescent
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

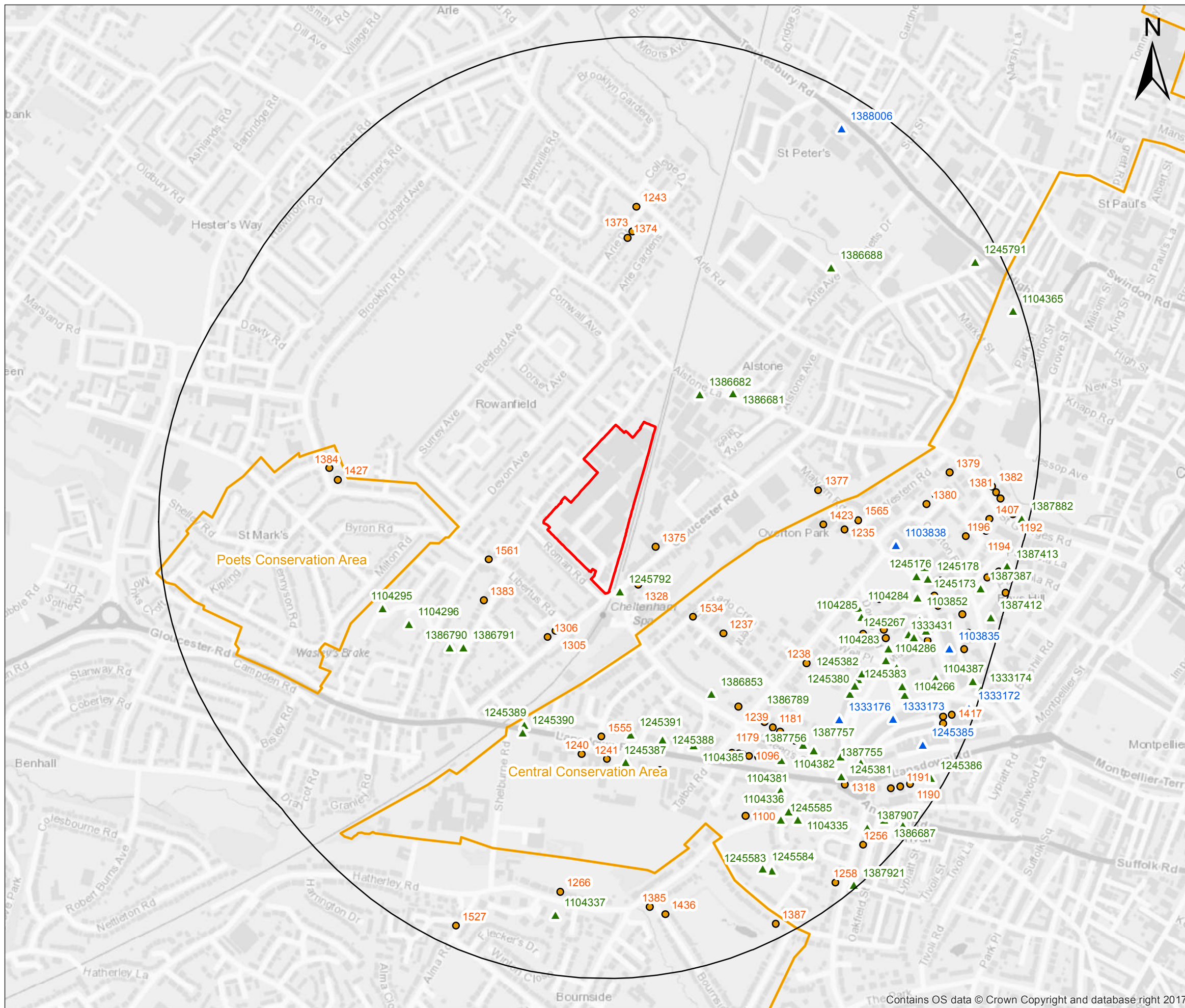
- General
- Military
- Railways
- Tramways
- Turnpike



Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

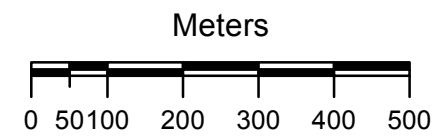
Figure 12b Land at Stone Crescent
HER data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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Legend

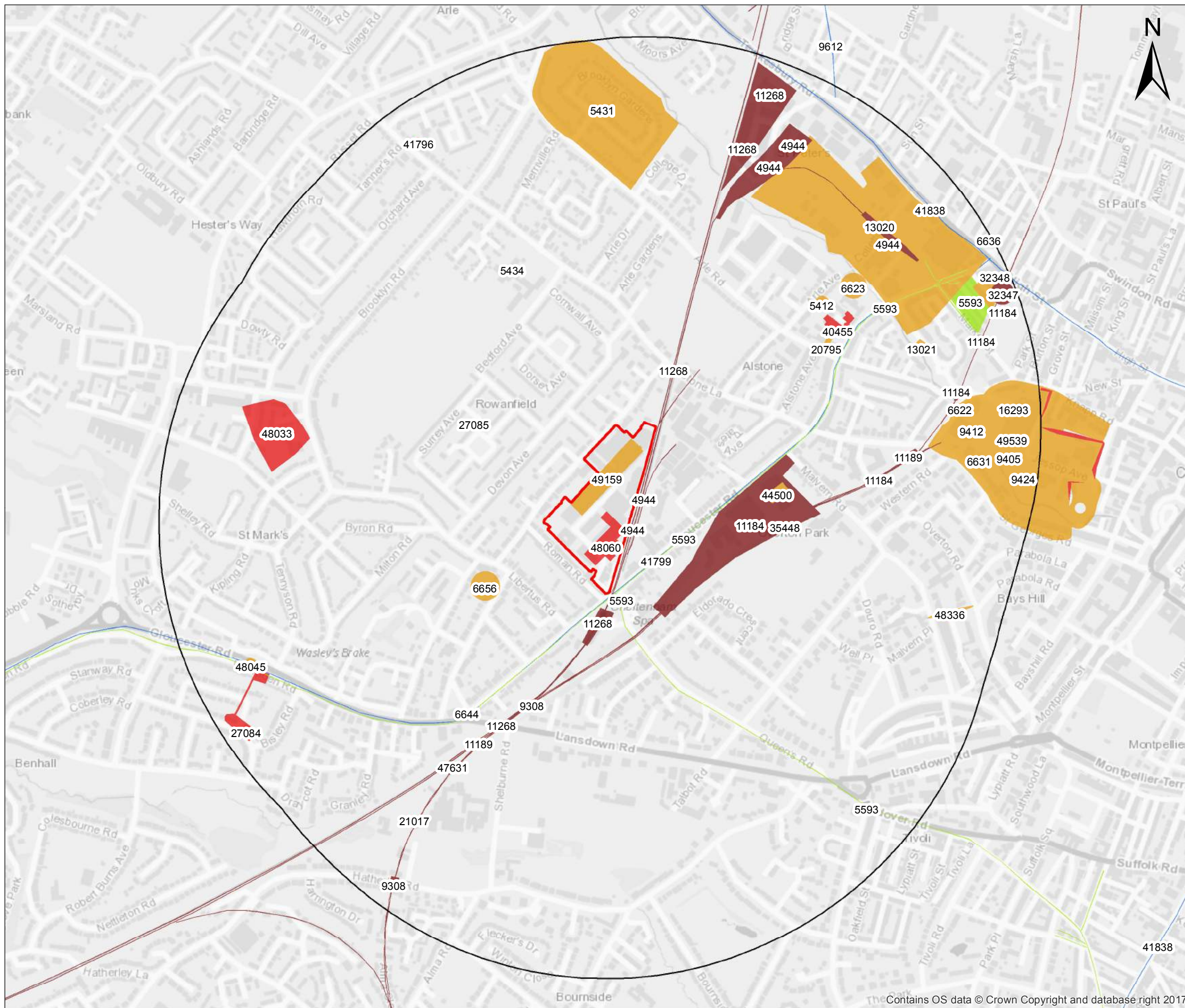
- Lansdown Industrial Estate
- Study Area
- Designated Heritage Assets**
- ▲ Grade II* Listed Buildings
- ▲ Grade II Listed Buildings
- Conservation Areas
- Locally Listed Buildings



Cheltenham Borough Council
10760 Local Plan Housing Allocation Sites

Figure 13a Lansdown Industrial Estate
Designated Heritage Assets

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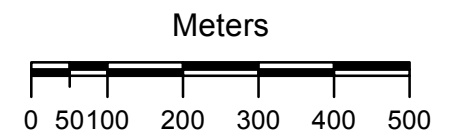
Legend

- Lansdown Industrial Estate
- Study Area

Gloucestershire Historic Environment Record Data

Record Type

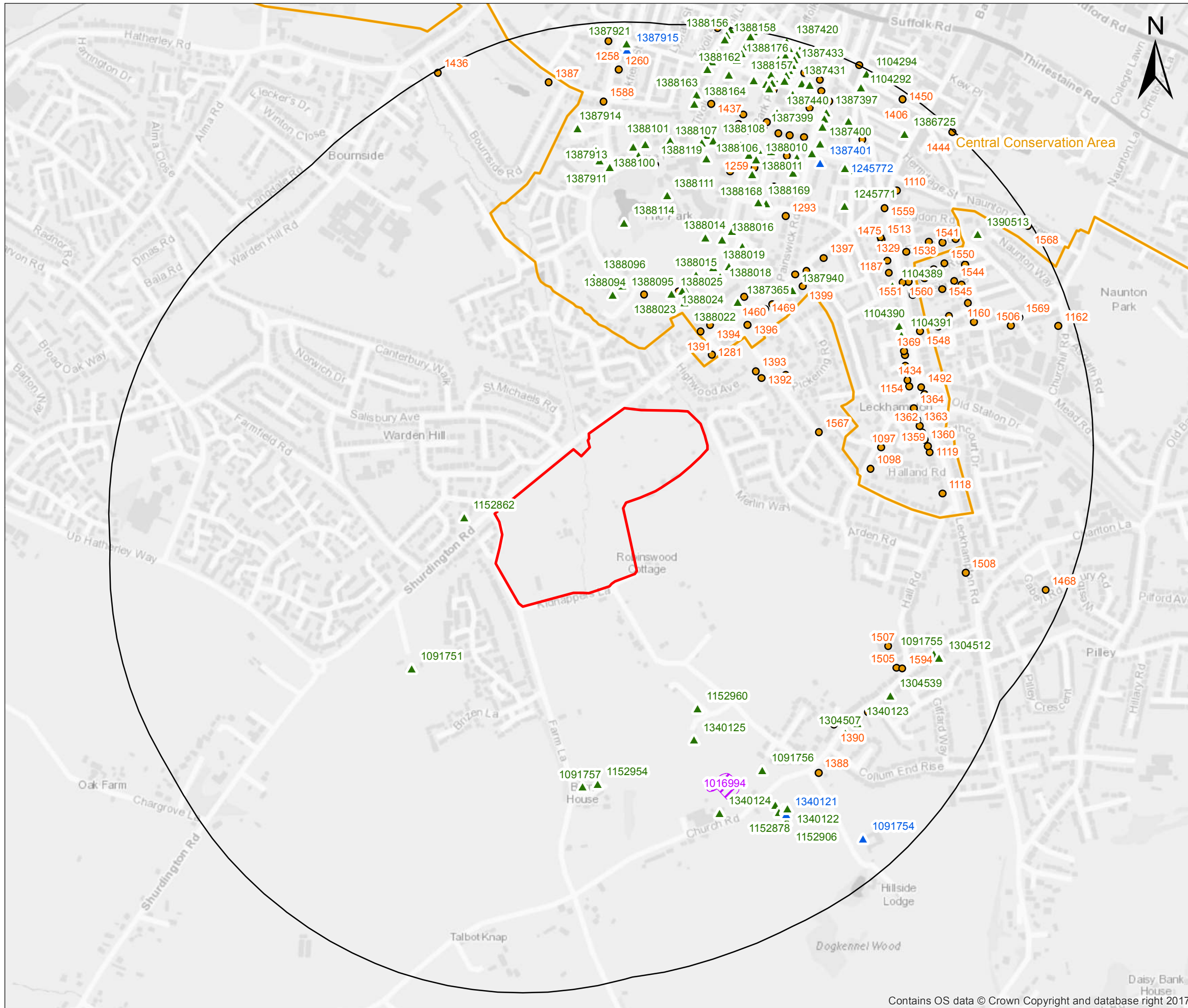
- General
- Military
- Railways
- Tramways
- Turnpike










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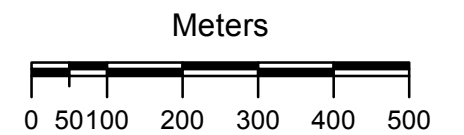
Figure 13b Lansdown Industrial Estate
HER data

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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Legend

-  Leckhampton
-  Study_Area
- Designated Heritage Assets**
-  Scheduled Monuments
-  Grade II* Listed Buildings
-  Grade II Listed Buildings
-  Conservation Areas
-  Locally Listed Buildings

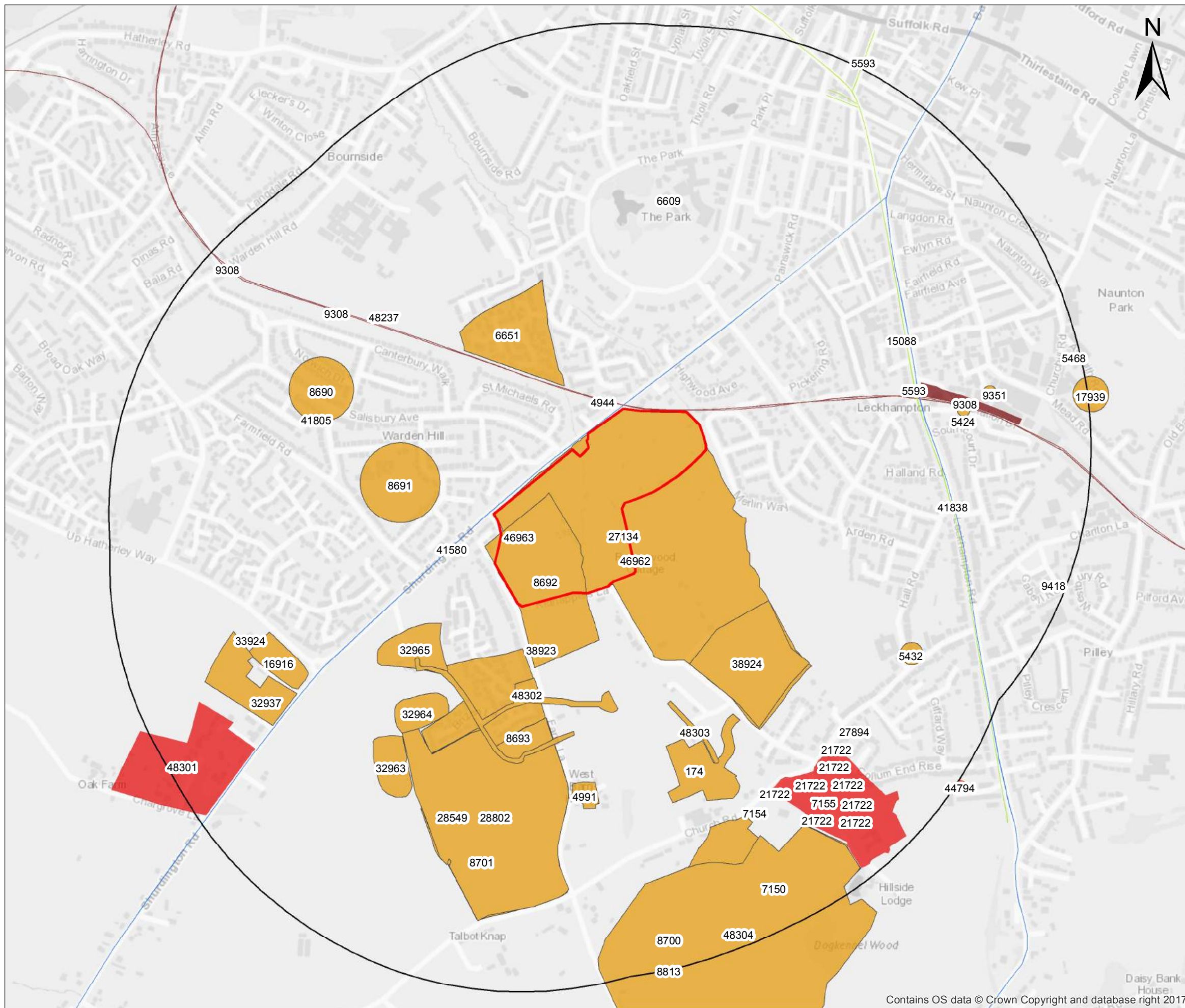


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10760 Local Plan Housing Allocation Sites

Figure 14a Leckhampton
Designated Heritage Assets

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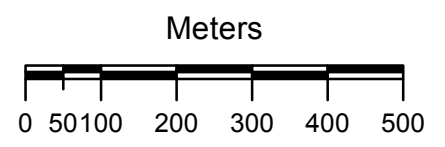
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- Leckhampton
- Study Area

Gloucestershire Historic Environment Record Data

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



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Figure 14b Leckhampton
 HER data

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