

Arle Nurseries/Old Gloucester Road, Cheltenham – Heritage Assessment

Cheltenham Borough Council

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Abbreviations and Conventions used in the text

ADS	Archaeological Data Service
BGS	British Geological Survey
c.	circa
HE	Historic England
ha	hectares
HA	Heritage Asset reference
HER	Historic Environment Record
km	kilometres
m	metres
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
OS	Ordnance Survey

Assumptions and Limitations

This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

1. Introduction

1.1 Project Summary

- 1.1.1 Ecus Ltd was instructed by Cheltenham Borough Council (CBC) in December 2018 to undertake a heritage assessment of land at Arle Nurseries/ Old Gloucester Road ('the site'), Cheltenham, centred at National Grid Reference 391682,224355. The purpose of the assessment is to provide further detail to the previous appraisal undertaken by Ecus (2017) for CBC on Local Plan housing and mixed use allocation sites.
- 1.1.2 The undertaking of the assessment follows on from comments received by Historic England regarding clarification on the issue of the setting of heritage assets in relation to specific allocation sites within the Local Plan. For the Arle Nurseries/ Old Gloucester Road site this relates to the Scheduled Moat House moated site (Scheduled Monument; National Heritage List Entry (NHLE): 1016835) and associated listed buildings. The location of the allocation site and nearby heritage assets considered as part of this assessment are labelled on **Figure 1**.
- 1.1.3 Therefore this report should be read in conjunction with the previous appraisal (Ecus 2017) and does not repeat elements such as the assessment of archaeological potential within the allocation sites. It focuses on the setting of heritage assets, the contribution the allocation sites make to the heritage significance of the heritage asset and suggests approaches to maximise enhancements and avoid harm as part of the Local Plan allocation.

2. Local Development Plans and Heritage

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The Local Plan must be prepared with the objective of contribution to sustainable development and should be consistent with the principles and policies set out in the NPPF which defines sustainable development.
- 2.1.3 NPPF states that in respect of the historic environment Local Plans are required to:
 - Be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (NPPF paragraph 15). The environmental characteristics would include the historic environment. In particular the local planning authority should have up-to-date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to the environment (NPPF paragraph 187)

- Set out an overall strategy for the pattern, scale and quality of development and make sufficient provision including the conservation and enhancement of the historic environment (NPPF, paragraphs 20, point d); and
- Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include conserving and enhancing the historic environment (NPPF paragraph 28).

2.1.4 In allocating sites for new development, in order to be considered sound Local Plans must ensure that proposals are positively prepared, justified, effective and consistent with national policy (NPPF, paragraph 35). They must also take note of various legislative and policy requirements as detailed below.

National Planning Policy Framework (revised 2018)

Chapter 16 Conserving and enhancing the historic environment

- Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, paragraph 185).
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (NPPF, paragraph 190).
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed

building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (NPPF, paragraph 193/194).

- Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To the end, they should be consistent with the principles and policies set out in this Framework (NPPF), including the presumption in favour of sustainable development (NPPF, paragraph 10).
- Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate (NPPF, paragraph 32).
- Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be delivered in the future. Local planning authorities should either maintain or have access to a historic environment record (NPPF, paragraph 187).

2.2 Emerging Local Policy

- 2.2.1 The Saved Policies of the Adopted Local Plan (2006) are due to be replaced by policies outlined in the draft Cheltenham Plan. The new local plan will be used alongside the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031. Policies relevant to the historic environment in the draft Cheltenham Plan (submission version February 2018) yet to be finalised, are summarised below.

Policy HE1: Buildings of Local Importance and Non-Designated Heritage Assets

Planning permission will only be granted where it would involve the demolition of, or substantial alteration to, the external appearance of:

- a) any building designated as being of local importance on the Local List, and*
- b) any non-designated heritage assets*

when it can be demonstrated that:

- c) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and*
- d) retention of the building, even with alterations, would be demonstrably impracticable; and*

e) the public benefits of the redevelopment scheme outweigh the retention of the building.

Development proposals that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE2: National and Local Archaeological Remains of Importance

There will be a presumption in favour of the physical preservation in situ of nationally important archaeological remains and their settings.

Development affecting sites of local archaeological importance will be permitted where the remains are preserved (Note 1):

a) in situ; or

b) by record, if preservation in situ is not feasible.

Where remains are to be preserved in situ, measures adequate to ensure their protection during construction works will be required

2.3 Core Strategy

2.3.1 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 was adopted on 11th December 2017 by Gloucester City Council, Cheltenham Borough Council, and Tewkesbury Borough Council. It is a co-ordinated strategic development plan that sets out how the area will develop between 2011 and 2031. Policies relevant to the historic environment are summarised below:

2.3.2 Policy SD8: Historic Environment

1. The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy.

2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.

3. Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate.

4. Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged.

5. Development proposals at Strategic Allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision) demonstrating that the potential impacts on heritage assets and appropriate mitigation measures have been addressed.

2.4 Legislation

- 2.4.1 In addition to the above, the Local Plan needs to reflect and support the following legislative requirements.

2.5 Historic Buildings and Ancient Monuments Act 1953

- 2.5.1 Historic England was enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.6 Ancient Monuments and Archaeological Areas Act 1979

- 2.6.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

2.7 Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.7.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- 2.7.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2018, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.
- 2.7.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

3. Methodology

3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk-based assessment (ClfA, revised 2017).
- Planning Practice Guidance Conserving and Enhancing the Historic Environment (revised 22nd February 2018), published by the Ministry of Housing, Communities and Local Government (MHCLG).
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a, 2015b & 2017); and
- Historic England's Advice Note 3 – The Historic Environment and Site Allocations in Local Plans (2015c).

3.2 Scope of Assessment

3.2.1 The initial step of the heritage assessment process is the evidence gathering stage. The aim is to identify heritage assets likely to be affected by the inclusion of an area within the Borough's Local Plan for housing or employment allocation which are either located within the allocation sites or in relation to the contribution setting makes to their heritage significance. This is informed through a desk-based study and site visit to the allocation sites and surrounding area. This step constitutes Step 1 of Historic England's *The Setting of Heritage Assets* (2017) and accords with Historic England's *The Historic Environment and Site Allocations in Local Plans* (2015c) guidance.

3.2.2 The following sources were consulted to inform the presence of heritage assets within the study areas, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), Heritage Gateway, Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK;
- Gloucestershire Historic Environment Record (HER); and
- Cheltenham Borough Council's Locally Listed Buildings

3.2.3 The allocation site and its surroundings were visited in 2017 and 2019 in order to assess the general character of the allocation site, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the surrounding area. Views between heritage assets and the site were assessed, and viewpoints identified from where the site and heritage assets may be seen alongside one another to assess the potential for harm upon their heritage significance due to changes within their setting.

3.2.4 The review of designated heritage assets to be included within the assessment was informed by observations made during the site visit which also considered other setting factors which may not solely be determined by distance or inter-visibility such as land use and the historical relationship of the allocation site to the heritage asset (MHCLG, 2018, para 13). From this review it was considered a 1 km study area around each

allocation site boundary was appropriate to identify designated heritage assets and their settings that may be affected (Ecus 2017).

3.3 Assessment of Significance

- 3.3.1 To understand what contribution a site, in its current form, makes to the significance of heritage assets an objective of the assessment is to understand the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting (Historic England, 2015c, p5, Step 2).
- 3.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF 2018, Annex 2: Glossary, page 71):
- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
 - **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.
- 3.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), and selection guides published by Historic England.
- 3.3.4 The contribution that setting makes to the heritage interest of a heritage asset is assessed in accordance with Step 2 of Historic England's *The Setting of Heritage Assets* (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2018, Annex 2: Glossary, page 71).
- 3.3.5 The overall significance of a heritage asset is the value of its heritage interest to this and future generations, expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible or Unknown using the criteria presented in **Table 1**.

- 3.3.6 As part of Step 2 of Historic England's Advice Note 3 – *The Historic Environment and Site Allocations in Local Plans* (2015c, 5) the contribution of a given site or strategic site to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in **Table 2**.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and robust landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for grading the contribution of an allocation site to the significance of heritage assets

Contribution of allocation site to heritage significance	Criteria
High Contribution	A site which possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	A site which possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	A site which possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Negative Contribution	A site which detracts from the understanding and/or appreciation of the interest that define the significance of a heritage asset.

- 3.3.7 Once the significance of a heritage asset has been established and the contribution of the site to that significance is understood, the potential impact of development within the site upon the significance of the historic environment baseline can be ascertained

in accordance with Step 3 of Historic England's Advice Note 3 – *The Historic Environment and Site Allocations in Local Plans* (*ibid.*).

- 3.3.8 This can be achieved through a consideration of location and siting of development, form and appearance of the development, other effects of development including noise, odour, vibration, lighting changes to general character, access and use, landscape context, permanence, cumulative impact, ownership, viability and communal use and finally a consideration of secondary effects such as increased traffic movement through historic areas.
- 3.3.9 The final stage of the assessment is a consideration of steps which may be taken to maximise enhancements and avoid harm with regard to the historic environment. This is in accordance with Step 4 of Historic England's Advice Note 3 – *The Historic Environment and Site Allocation in Local Plans* (*ibid.*).
- 3.3.10 This information in conjunction with studies in relation to other environmental considerations, such as landscape capacity, will enable the Cheltenham Borough Council to determine whether the proposed allocation is appropriate in light of the tests of soundness as defined by the NPPF.

4. Historic Environment Baseline

4.1 Designated Heritage Assets

- 4.1.1 The following designated heritage features are situated within proximity to the north of the site and are considered to have the potential to receive effects from development within the site (**Figure 1**):
- Moat House moated site (Scheduled Monument; NHLE: 1016835)
 - Moat House (Grade II Listed Building, NHLE: 1091874)
 - Barn circa 30 metres north west of the moat house (Grade II Listed Building, NHLE: 1340069)
 - Bridge and attached pair of lodges moat house (Grade II Listed Building, NHLE: 1154528)
 - Moat Cottage (Grade II Listed Building, NHLE: 1303797)

5. Statement of Significance

5.1 Introduction

- 5.1.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the allocation site. In accordance with Step 2 of Historic England's Advice Note 3 (2015c) the following section assesses whether, how and to what degree the allocation site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

5.2 Designated Heritage Assets

Heritage Significance

- 5.2.1 To the north of the site is Moat House Moated Site (Scheduled Monument, NHLE: 1016835). It is thought to have been constructed between AD1250-1350. It comprises a large rectangular moat between 6 m and 17 m wide and up to 2 m deep enclosing an island measuring 120 m by 68 m. Along the southern arm of the moat is an earthen bank which is 1.5 m high.
- 5.2.2 The Grade II listed Bridge and attached pair of lodges moat house (NHLE: 1154528) located on the northern side of the moat replaced an earlier access to the island. Moat House (Grade II Listed Building, NHLE: 1091874) is located in the eastern part of the island. It dates to the seventeenth century with nineteenth century alterations. West of the main residential building is the coach house and Grade II listed Barn (NHLE: 1340069) which was constructed in the late seventeenth or early eighteenth century. To the east of the Scheduled Monument is Moat Cottage (NHLE: 1303797). A small thatched timber framed cottage constructed in the seventeenth century.
- 5.2.3 The scheduled monument is a good example of a medieval moat and has survived as a high status settlement well despite the construction of later buildings on the island. The southern part of the island is elevated higher than the northern part, possibly indicating the presence of buried remains, such as the medieval manor house, which contribute towards the archaeological interest of the monument. Further archaeological remains are likely to include structures and remains relating to the construction and occupation of the site. Within the moat, waterlogged deposits will have preserved organic material which will provide evidence about the local environment, which adds further archaeological interest to the monument. The scheduled monument also has historical interest deriving from documentary sources detailing that the estate was in the possession of Deerhurst Manor and then Tewkesbury Abbey before passing into secular hands following the Dissolution.
- 5.2.4 The Grade II listed buildings within the scheduled area and Moat Cottage to the east are considered to have architectural and historic interest deriving from the age and quality of the surviving fabric and are considered to hold some group value.

Setting

- 5.2.5 The setting of the scheduled monument is defined by the surrounding agricultural, mainly pastoral, landscape. It is set back from the A4019 (Tewkesbury Road) and accessed via Moat Lane from the north and a public footpath and bridge over the River Chelt to the south. The location of the scheduled monument set back from the Tewkesbury Road and the dense band of trees that surround the moat give the monument a sense of seclusion, separation and enclosure. The topography is very flat which limits short to mid-distance views. To the east are long distance skyline views in which the Cotswold scarp can be observed.
- 5.2.6 The immediate rural landscape and ridge and furrow earthworks that survive in the adjacent fields retain the ability to experience the former agricultural character that would have been contemporary with the construction of the moat along with the legibility of the medieval/ post-medieval landscape around the monument. As such this contributes towards the historic interest of the monument. The setting can be extended to include the small village of Uckington to the north which presumably originated due to the siting of the moated manor at Uckington.

- 5.2.7 The setting of the listed buildings within the scheduled monument are tightly defined by the island on which they sit and their spatial relationship to the moat. The main aspect of the buildings within the site is towards the main entrance on the northern edge of the moat. Dense trees around the moat screen views to and from the listed buildings and it is from within the moated site and glimpsed views directly adjacent to the moat that the architectural interests of these designated heritage assets are readily appreciated.
- 5.2.8 Moat Cottage is beyond the moat and is located in its own small enclosure on the east side of the scheduled area. Its setting is defined by its immediate agricultural surrounds and its relationship to the moated site and listed buildings within. Trees surrounding the listed building and the long access track from the adopted road in Uckington lend it a sense of seclusion. The setting of the scheduled monument and the listed buildings is considered to make a positive contribution towards the understanding and appreciation of the designated heritage assets.

Contribution of the Site to Heritage Significance

- 5.2.9 The site is located south of the cluster of designated heritage assets within the moated site. The site is visually well screened from them by the earthen bank and dense tree planting around the moat (**Plate 1**). The River Chelt, along the northern edge of the site, demarcates the parish boundary between Uckington and Cheltenham and the site is separated from the heritage assets by pasture fields. In combination these elements provide a degree of separation from the site and therefore the contribution the site makes to the heritage significance of the heritage assets. There is no known historical connection between these heritage assets and the site, and consequently, the site is not considered to contribute to the historic interests which comprise the heritage significance of these assets.
- 5.2.10 The ridge and furrow earthworks that survive in the adjacent fields next to the moat contribute positively to an appreciation and experience of the historic interests of the designated heritage assets. In contrast, with the exception of the presence of the former river channel along the northern edge of the site, the fields within the site are characteristically flat or under a different land use as a nursery and allotments (**Plate 2**). At least half of the site has a different land cover than those fields in the immediate rural landscape surrounding the scheduled moat. Consequently the site makes a lesser contribution to the understanding of the historic interests of the designated heritage assets. However the rural context of the moat can still be appreciated from the northern edge of the site and the general pastoral character of the landscape along the River Chelt contributes to the appreciation of this setting and therefore contributes to its historic interests.



Plate 1: View towards the dense treeline surrounding the scheduled monument



Plate 2: General shot towards the moat from the central part of the site demonstrating the flat nature of the landscape

- 5.2.11 In relation to Moat Cottage, glimpsed views are possible from within the site when intervening trees are without foliage. This view relates to the broader landscape context of the cottage in terms of how it is viewed from within its surroundings and inter-relationship to the scheduled moat. The siting of the cottage in its own garden

and separated from the site by pasture fields results in the site making a limited contribution to the architectural and historic interests of the listed building. The cottage is set down in the landscape in comparison to the moat to the west. As such the cottage is not prominent in views to and from the site.

- 5.2.12 Overall it is considered the site makes a low contribution to the heritage significance of the heritage assets. This is because the site does contain positive attributes which enable an understanding and/or appreciation of the heritage interests that embodies their significance.

6. Summary of Potential Impacts

6.1 Introduction

- 6.1.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015c) the following section attempts to identify what impact the allocation site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details, general impacts which might affect the heritage significance of the identified heritage assets are considered.

6.2 Designated Heritage Assets

- 6.2.1 The site is considered to make a low contribution to the setting of the Moated House Moated Site (NHLE: 1016835) and the Grade II listed buildings (NHLE: 1091874, 1340069 & 1154528) within its scheduled area. This is a result of the raised earth bank and the established tree line. During the site visit, it was observed that a line of conifers were planted to establish an additional tree line which would contribute to further screening inter-visibility between the site and the designated heritage assets within the scheduled area. As such, change within the site will not affect the historic, architectural or archaeological interest of the buildings or scheduled moat from which its immediate setting allows these special interests to be appreciated and experienced within its enclosed secluded boundary.
- 6.2.2 Development may change views from the Moat Cottage (Grade II Listed Building, NHLE: 1303797) and views across the site towards the scheduled moated site through the introduction of built form and roofscapes. In addition, there may be an increase in other environmental aspects such as light and noise pollution in the direction of the site by introducing residential development into views from the Moat Cottage.
- 6.2.3 It is considered that whilst development within the site will alter the character of the western area of the site and will be visible from the listed building, the overall character of the landscape surrounding the designated heritage asset to the north of the River Chelt will be retained. It should be noted that the building will retain its relationship to the immediately surrounding fields and its significance derived from its relationship to the scheduled moat and adjacent listed buildings. In addition, the eastern area of the site is already semi-urban in character and as such the changes to the site within the setting of the listed building would not adversely affect the heritage significance of the asset.

7. Maximising Enhancement and Avoiding Harm

7.1.1 In accordance with Step 4 of Historic England Advice Note 3 (2015c), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the allocation site.

- To reduce impacts upon the setting of the nearby designated heritage assets, the scheme on the western 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.
 - This in turn would also protect the former river channel located to the north of the site as well as avoid development in areas of potential waterlogging (**Plate 3**).



Plate 3: View of the former river channel to the north of the site

- It is proposed development should retain any trees lining the northern boundary of the site along the line of the River Chelt and be supplemented by additional planting which reflects the field boundaries in the surrounding area. It is anticipated that this would reduce views towards the development within the site from the Moat Cottage (Grade II Listed, NHLE: 1303797).

- The public footpath that runs to the north of the site alongside the River Chelt is currently blocked (**Plate 4**). The site provides the opportunity to reinstate the use of the pathway and contribute to the design of a green space to the north of the site and appreciation of the inter-relationship between the moat and the river valley.



Plate 4: View showing the blocked public footpath

- There should be a consideration to the scale and massing of the buildings in order to reflect the rural edge of the development to the north, west and south-west. Buildings along Old Gloucester Road comprise of three and two storeys.
 - It may be possible to accommodate three-storey buildings within the site near to the main road and then reduce in height further west into the site and nearer to the heritage assets.
 - Impacts upon the rural character of the north-west of the site may also be reduced by the consideration of road alignments, inclusion of green space within the area as well the density of buildings.



Plate 5: View towards two-storey houses along Old Gloucester Road

- The south-western area of the site has been the subject to planning permission (17/01411/Out). The planning application was supported by a desk-based assessment, a geophysical survey and an archaeological evaluation. The evaluation revealed that the site had very little archaeological potential. As such it is recognised that additional assessment in the form of a fieldwork evaluation may be required to the eastern area of the site where there is a lack of existing information on the archaeological resource. It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to the determination of any planning application submitted for the site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination of planning application. Potential mitigation strategies may include:
 - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the site and increase our understanding of the heritage resource.
 - In the case of the discovery of more significant archaeological deposits, any harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

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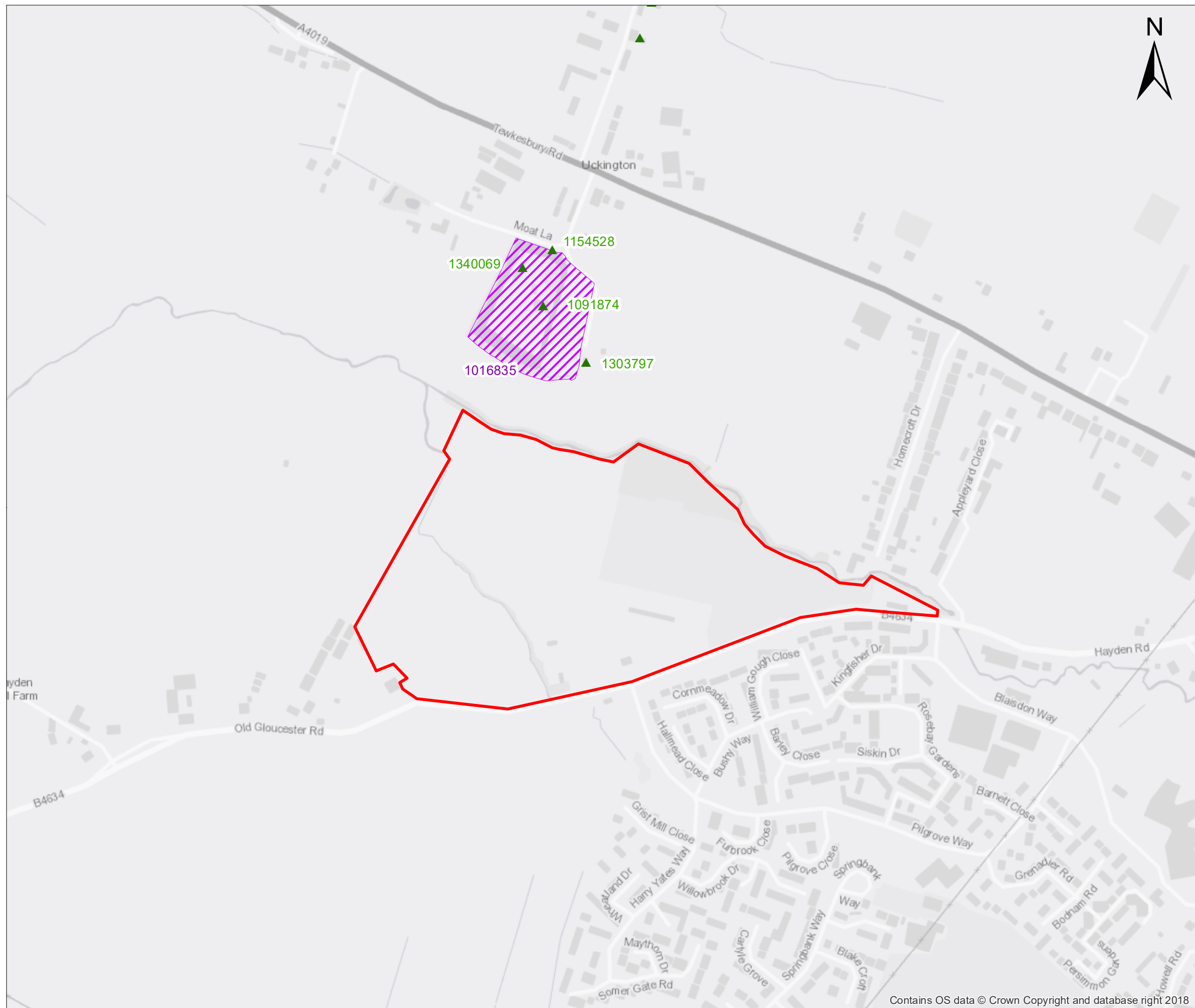
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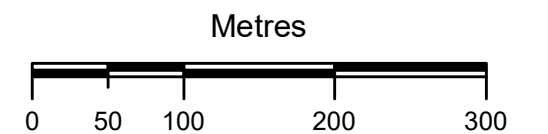
Site

Designated Heritage Assets

Scheduled Monuments

Grade II Listed Building

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Cheltenham Borough Council
12575 Local Plan Housing Allocation Sites

Figure 1 Arle Nurseries and Old Gloucester Road Designated Heritage Assets

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