

EA03 Land east of Waterwells Business Park

Site Historic Environment Assessments for Strategic  
Assessment of Land Availability (SALA)

January 2016

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# Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

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### 1. Background

#### 1.1 Location

This site historic environment assessment consists of a large plot of land located within the parish of Quedgeley in the Ward of Quedgeley Fieldcourt within the wider boundary of Gloucester City (Fig 1). It consists of a number of fields located in the far south of the wider City. The south boundary of the site partly runs along the Gloucester City boundary, although it crosses briefly into the adjacent Stroud District. West of the site is the Waterwells Business Park and to the north, on the opposite side of Naas Lane, is a vehicle distribution centre. The eastern boundary runs along the edge of the Bristol to Birmingham railway line.

#### 1.2 Site Visits

Site visits were undertaken in January 2016. At this time photographs were taken and have been reproduced in this document as Plates 1-7. Archaeological information, historic maps and plans have also been reproduced as Figs 2-4.

#### 1.3 Topography, Geology and Land Use

The site encompasses an area of 15.66 hectares (Fig 1), is centred on NGR SO 8183 1246 and is located on a slope running north west to south east. It lies at a height of between 29m and 35.97m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. In the north west of the site, this bedrock is overlain by superficial deposits of 'Cheltenham Sand And Gravel' sands and gravels (*ibid*). The soils overlying the area are a 'Cambisol' type of relatively young soils (UKSO 2015).

The EA03 site consists of predominantly of arable fields and is still used for this function. There are a small number of houses with out buildings and grounds located in the middle of the site. The north west part of the site contains a poultry business and an engineering business. Naas Lane cuts through the site to cross the railway line.

#### 1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the site. The nearest scheduled monument and listed building are located at Manor Farm around 1.2 kilometres north east of the EA03 site. They consist of a moated site (NHLE1012315) and a late 15<sup>th</sup> century and 16<sup>th</sup>

century manor house (NHLE1090770). The site is not part of a registered park or garden or a battlefield. The site is not within a conservation area.

A number of planning applications have been submitted for all or part of the EA03 site. In 1994 permission was granted for the construction of an extension at 1 Brooklyn Villas (94/03268/FUL) which was built. Also in 1994 permission was refused for the construction of a detached dwelling (94/02987/OUT) at 1 Brooklyn Villas and again in 1997 (97/00239/OUT). An application dealing with the potential for development of the whole site was received in 2005 (05/02030/LCN) although this was only a consultation. The south west corner of the site between the Fairfield Villa and Marconi Drive was subject to an outline application for a commercial development for B1 (office and light industrial) use in 2007 (07/00618/OUT) which was granted in 2010. Permission was given for an extension to Marconi Drive (09/00438/FUL) and the works have since been carried out. In 2011 an application was made for the extension of a workshop (11/01211/FUL) at Lynton Fields, in the north of the EA03 site, which was subsequently withdrawn, resubmitted the following year (12/00058/FUL) and granted permission. An application was made to subdivide 1 Brooklyn Villas into two houses in 2012 (12/00297/FUL) which was refused. At the same time, there was an application to extend the garage and workshop at 1 Brooklyn Villas (12/00298/FUL) which was approved as was a variation of that application in 2014 (14/01419/FUL). An application for a new access gateway to Lynton Fields was approved in 2013 (13/00412/FUL) as was a resubmission of the application with changed (14/00024/FUL). The site, or part of it, is not subject to any open applications.

In the Second Stage Deposit Local Plan (GCC 2002) the EA03 site is described as follows: *'Land is also available on the eastern boundary of the [Waterwells] business park. Although this is greenfield, we consider that its loss is justified to help meet the Structure Plan provision provided that it was used as an extension to the business park ... We consider that the site should be developed for B1 uses only'* (ibid, paragraph 7.19a p97). In 2009, the EA03 site was the subject of a Planning Brief (GCC 2009), Section 4 of which deals with the preferred land uses for the site (GCC 2009, p14-22). It is stated in this document that *'As a site already allocated for employment use in the Local Plan Deposit Draft 2002, it was considered necessary to retain this allocation'* (ibid, paragraph 4.2, p14). It is also stated that *'It was felt that, in view of the existing residential use within the area ... it would be appropriate to resist development other than for B1 use, which, by definition, would be acceptable with residential use'* (ibid, paragraph 4.3, p14). A number of options for the EA03 site were presented as part of the City Plan Part 2 Consultation (GCC 2013a) to explore other uses of the site. The final response report to the consultation concluded that *'Land East of Waterwells forms the last phase of the successful strategic Waterwells employment allocation. An element of residential is considered appropriate to deliver road infrastructure improvements to open up the remaining employment land and address the concerns of those living in the area. A comprehensive approach is required to delivering the site. Further transport evidence will be gathered to inform site allocations within the Plan'* (GCC2013b).

## 2. Assessment

### 2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the area around the EA03 site. This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are shown on Figure 2 and discussed below. Some records in Gloucester Record Office (GRO) were also accessed.

Within the site itself, the HER revealed only one record, GUAD1692, although there were also a small number of records within the vicinity of the EA03 site.

### 2.1.1 Previous Assessments

The south west portion of the EA03 site was included as part of a much larger desk-based assessment of Waterwells Farm (GUAD1692). This identified that the south west portion of the site contained strip fields well into the 19<sup>th</sup> century. It also identified that there was good evidence for archaeology of Roman date and later in the wider area. Following the desk-based assessment of Waterwells Farm (GUAD1692) a geophysical survey (GUAD1693) was carried out across the farm. This revealed a few anomalies suggesting possible isolated ditches and pits.

Two further desk-based assessments have been carried out in the area to the north of the EA03 site. The first of these assessments covered a large area (GUAD1683) that was the main site of RAF Quedgeley. It was bounded on the south by Naas Lane, and the houses on its north side, the railway line on the east, the A38 on the west and Daniel's Brook in the north. The assessment showed that, as well as forming the main part of RAF Quedgeley, there had also been a World War I munitions filling factory on the site. It also demonstrated the potential for archaeological deposits, particularly of Romano-British and medieval date, to exist within the area. The area of RAF Quedgeley main site was also subject to a geophysical survey (GUAD1682) that revealed evidence of ridge and furrow and features related to the munitions factory of RAF used of the site. The area of the munitions filling factory, officially designated National Filling Factory No 5, was also subject to an assessment (GUAD2176). The assessment revealed that the filling factory was constructed from October 1915 and consisted of mainly wooden buildings. It stopped production in 1918 and was eventually sold to the air ministry in 1938.

### 2.1.2 Prehistoric, Roman and Saxon

#### Archaeology

A number of prehistoric or Romano-British enclosures have been recorded around 800m to the east, on the opposite side of the railway that runs along the eastern boundary of the EA03 site (Sermon 1994, unpaginated p3-5). They were all identified as crop marks from aerial photographs and have not been investigated.

An extensive evaluation (GUAD1356) carried out at Waterwells Farm revealed few archaeological deposits except in the eastern area of investigation close to the EA03 site. Here a single Romano-British ditch was revealed that contained second to third century pottery.

To the north of the site, on the former RAF Quedgeley site, an evaluation (GUAD1681) was carried out that revealed a Romano-British farmstead of 1<sup>st</sup>-2<sup>nd</sup> century date. This was however uncovered to the north of the evaluation and the trenches closest to the EA03 site only revealed later features.

To the south west of the EA03 site, outside the Gloucester City boundary, a number of archaeological investigations were carried out (GHER20712) prior to the construction of a housing estate. This revealed an Iron Age to Romano-British farmstead consisting of an enclosure and field system.

### 2.1.3 Medieval

Whilst medieval archaeology and buildings exist within the area of Quedgeley, evidence from this area of the settlement is scarce.

### Archaeology

The only known medieval archaeology in the area of the EA03 site was revealed during the evaluation of the RAF Quedgeley main site (GUAD1681). The trenches located closest to the EA03 site contained evidence of medieval ridge and furrow.

Around 1.2km to the north west of the site is the scheduled moated site at Manor Farm (NHLE1012315) that is believed to date to the late 13<sup>th</sup> or early 14<sup>th</sup> century during the peak period of moat building. The moated site consists of the surviving three arms of a four-armed moat enclosing an island now containing the listed Manor Farmhouse.

### Built Heritage

The closest medieval building is the listed Manor Farmhouse (NHLE1090770) located around 1.2 km to the north west of the EA03 site. This grade II listed building is dated to the late 15<sup>th</sup> century with a 16<sup>th</sup> century north wing. It is constructed of timber-frame and brick but is completely rendered.

#### 2.1.4 Post-medieval

Very little evidence of post-medieval date has been uncovered in archaeological work in the area which may be because of the later development in the area.

### Archaeology

Close to the EA03 site, the evaluation trenches at Waterwells Farm (GUAD1356) revealed post-medieval evidence of recently abandoned boundary ditches and a 19<sup>th</sup> century cart track that was related to Waterwells Farm.

### Built Heritage

Built evidence of this date is also very sparse in the area of the EA03 site. Waterwells Farm appears to date to the early 19<sup>th</sup> century and within the EA03 site itself Fairfield Villa, Ferndale Villa and Brooklyn Villas were constructed at the end of the 19<sup>th</sup> century.

#### 2.1.5 Modern or Undated

### Archaeology

Archaeological deposits of modern date have been found to the north of the EA03 site in the area occupied by the munitions factory and RAF Quedgeley. The deposits all relate to these former uses of the site. An evaluation across the whole of that area (GUAD1681) revealed floors, water pipes and brick walls related to munitions factory buildings along with extensive demolition rubble and rail beds from the rail system within the factory. Deposits also relating to the munitions factory were revealed during an evaluation at Elysia on Naas Lane (GUAD1497).

Plough soils and natural geology were revealed during two watching briefs in the area, both on Waterwells Business Park (GUAD1448 and GUAD1488).

### Built Heritage

With the munitions factory and then the RAF site, expansion of modern housing along Naas Lane was restricted and did not take place at the same rate as in other areas of the City. Only a small number of houses had been built on the north side of Naas Lane, close to Waterwells Farm, by the 1970s. Expansion in the area did not really occur until the later 20<sup>th</sup> century and early 21<sup>st</sup> century including the construction of Waterwells Business Park to the west of the EA03 site.

### 2.1.6 Settings and Key Views

*'The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'* (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

Key views into the site can be seen from Marconi Drive and Naas Lane although much of the site is screened by mature roadside hedgerows.

## 2.2 History and Map Regression Analysis

Quedgeley is not recorded independently in the Domesday survey but it may have been included as part of the Standish Estate of Gloucester Abbey or as part of the Haresfield Estate held by Durrand the Sheriff of Gloucester (Elrington et al 1972, p217). There is evidence of there being a settlement in the area at least in the late Saxon period, with architectural elements of this date existing in St Leonard's Church, however it is first documented in the 1140s. At this time the settlement was known as *Quedesley* (Baddeley 1913 p125) and in 1210 it was known as *Quedesleia* when it was mentioned in the Corporation Records of Gloucester (Stevenson 1893, p92). The name 'Quedgeley' appears to derive from Old English meaning 'Cwed's pasture' or 'muddy pasture' (Ekwall 1960, p377). Quedgeley does not appear to have been a nucleated settlement around the church; instead it appears to be a ribbon settlement along the main Bristol Road with more dispersed houses and farms to each side. It is likely that much of the land was attached to Llanthony Secunda Priory and it is mentioned in a list of the Priory's holdings in Leland's Itinerary of the 1530s-40s (Toulmin Smith 1908, p63). In 1675 Ogilby describes Quedgeley in his *Britannia* as 'a discontinued village' (Elrington et al 1972, p216).

The population of Quedgeley appears to have always been small with only 12 people recorded there in 1327 (Elrington et al 1972, p216). Numbers gradually increased through time with 28 households recorded in 1563 (*ibid*) and 40 families in 1650 (*ibid*). There were around 170 people in the parish at the beginning of the 18<sup>th</sup> century (Rudder 1779, p614) and by the beginning of the 19<sup>th</sup> century there were around 200 (Rudge 1803, p366). Census information of the 19<sup>th</sup> century shows a gradual rise in population from 200 to around 460 in 1891 (AVoB 2016). Boundary changes in the late 19<sup>th</sup> and 20<sup>th</sup> centuries show the population jump and fall but by the 1960s the population had reached over 1,000 (*ibid*), largely fuelled by the construction of houses in the post-war period.

Historic mapping of the area of the EA03 site shows that until relatively recently the whole of the area has been rural in character. The 1583 Saxton map and the 1794 Carey map (Fig 3) show the location of the site further to the south than where Quedgeley itself is marked. The first map showing any detail at all is the 1811 Dawson map (Fig 3) which shows the location of the EA03 site to the south east of Waterwells Farm (not marked). The land of the site was most likely part of used as part of Waterwells Farm. Historic documents show that Waterwells is first mentioned in an indenture of 1605 (GRO D123/T14) where it is referred to as an area where drinking water could be drawn from one or a number of wells. The farm and the EA03 site are shown adjacent to a lane on the 1811 map, this lane became Naas Lane and 'Naas Field' is shown within the site on the 1831 Ordnance Survey map (Fig 3). The Quedgeley Inclosure Map of 1840 (GRO PC1812/33) shows the EA03 site as one of the fields of Waterwells Farm. It is labelled as 'Long Hill and Swindle Field' and is shown as still containing north-south running strip fields, the remnants of medieval farming techniques. Some of these strips are shown on the 1884 Ordnance Survey (Fig 4) with one of them containing a cottage at its northern end. The strips had been divided across the middle by the time of

the 1903 map (Fig 4) and more buildings had been constructed at the northern end.

By the time of the 1924 Ordnance Survey (Fig 4), whilst there had been no change within the EA03 site, a large area to the north had been developed. This land was part of the estate of Manor Farm which had been requisitioned under the Defence of the Realm Act. An extensive set of buildings had been constructed with rail lines running from the main railway around the buildings. This was the National Filling Factory No5, a shell and cartridge and shell filling factory that was constructed in October 1915. It stopped working in November 1918 and for the next four years it was gradually cleared before demolition of the buildings began (Edwards 1994, p32-52).

The next map is the 1942 Land Utilisation Survey (Fig 4) which shows almost the entire EA03 site marked with horizontal green stripes denoting 'meadowland and permanent grass'. The only area within the site marked differently is that of the houses and strip fields which are marked purple denoting 'houses with garden sufficiently large to be productive for fruit, vegetables, etc'. The large area of the munitions factory is marked as a red area of 'new industrial works'. The 1946 Ordnance Survey (Fig 4) still shows the EA03 site as predominantly rural with only the houses within their strips in the site. The whole of the area around the site is also shown to be still rural and the majority of the structures associated with the munitions factory have been demolished. Changes within the area consist only of the construction of a small number of houses along the north side of Naas Lane. By the time of the 1955-56 Ordnance Survey (Fig 4) a small structure, Lynton House, has been built in the north part of the EA03 site. To the north of the site, the RAF Quedgeley main site has been constructed on the former munitions factory site that was purchased by the Air Ministry in 1938.

### 2.3 Potential for Further Assets

Weighing up all the above information, it seems that there is a possibility for Roman archaeology to exist on the site. The archaeological deposit recorded closest to the site was a Romano-British ditch to the west of the site. It is possible that this and associated features continue within the EA03 site.

Medieval ridge and furrow was recorded in trenches to the north of the EA03 site and strip fields were still marked on 19<sup>th</sup> century mapping within the site. Aerial photographs of 1945 show that some ridge and furrow was visible in the north east and south east fields of the site. Given this information, it is likely that archaeological evidence of ridge and furrow exists on the site.

## 3. Significance

### 3.1 Intrinsic interest of the site

The area of the EA03 is important because of the possibility of Roman-British archaeology extending into the site from the west. This archaeology would be undisturbed due to the lack of development on the site. It also holds importance because of the historic houses situated within the centre of the site on the former strip fields. These strip fields are the remnants of medieval farming techniques and as such of interest along with any possible archaeological evidence of this.

### 3.2 Relative importance of the site

The EA03 site holds little national importance as there are no designated heritage assets within the site or within the surrounding area of the site. The possible Romano-British archaeology existing on the site may be undisturbed but, given the evidence from the known site to the west, is unlikely to be of more than local importance. This is also true of the ridge and furrow that may exist as



archaeological features. There are better examples of ridge and furrow in the City including areas where the ridge and furrow still exists as earthworks.

### 3.3 Physical extent of important elements

The physical extent of important elements of the EA03 site cannot be fully detailed due to the unknown nature of the buried archaeology. The lost likely area for the Romano-British archaeology to be uncovered is in the west of the site. The ridge and furrow, which should survive as buried features, is most likely to exist in the east of the site. The most tangible of the important elements of the EA03 site are the houses and their attached land in the centre south of the site. These historic buildings would be vulnerable to any development.

## 4. Impact of Development of Site

### 4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on ‘Conserving and Enhancing the Historic Environment’. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

<b>Major Enhancement</b>	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
<b>Enhancement</b>	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
<b>Neutral</b>	Impacts that have no long-term effect on any heritage asset.
<b>Minor Harm</b>	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
<b>Moderate Harm</b>	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
<b>Major Harm</b>	Harm to a designated heritage asset (or its setting) of the highest significance, or non-

	designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
<b>Substantial Harm</b>	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
<b>Unknown</b>	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

## 4.2 Assessment of Harm

### 4.2.1 Archaeology

The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. For the west of the site the would result in the loss of the the possible Romano-British archaeology. This would cause **Major Harm** to the heritage assets. Development of the area of the former strip fields would cause the loss of this remnant of medieval farming techniques. This would cause **Major Harm** to the heritage asset. For the east of the site, development would result in the loss of possible medieval ridge and furrow remains. This would cause **Minor Harm** to the heritage asset.

### 4.2.2 Built Heritage

The EA013 site contains the historic buildings of Fairfield Villa, Ferndale Villa and Brooklyn Villas which were constructed at the end of the 19<sup>th</sup> century. Their location in the centre of the site leaves these buildings vulnerable to any development. In order to fully develop the site, they would need to be demolished and whilst they are not listed they are still heritage assets the loss of which would be detrimental to the area. This would cause **Minor Harm** to the heritage assets.

### 4.2.3 Settings

Development of the EA03 site will have no setting impact on designated heritage assets. Currently the site is screened by the trees and bushes of the hedgerows of Naas Lane with only the stretch of the site adjacent to Marconi Drive being open. There are also internal hedgerows within the site marking the divisions of the fields. Development of the site is likely to cause the removal of much of this screening and hedgerows. This would affect the setting of the historic buildings within the site and cause **Minor Harm** to the heritage assets.

Development of the site would greatly alter the view of the site from a distance, given that it is currently rural in nature. Housing or employment, such as the adjoining Waterwells Business Park, would remove this rural element and cause **Minor Harm** to the setting of the site.

### 4.3 Improvements and Enhancements

The area around the EA03 site has not only lost its rural character but has also become an area of light industrial or business use. The return or retention of some of the hedgerows in the area of the EA03 site would allow the feeling of a rural landscape to be retained and provide a more appropriate landscape for the small number of domestic properties. This would be an **enhancement** to the area.

Interpretation boards could be erected detailing the First and Second World War uses of the area, perhaps including photographs of the National Filling Factory No 5 and/or RAF Quedgeley while in use or personal stories of working on the sites. This would be an **enhancement** to the area and facilitate greater public pride in the landscape around the EA03 site.

To add future protection and recognition of their historic and architectural interest, Fairfield Villa, Ferndale Villa and Brooklyn Villas should be put forward for inclusion in the forthcoming local list. This would be an **enhancement** to the heritage assets.

## 5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site.

Should the assessment indicate that the proposed development has the potential to conflict with the built heritage elements of Fairfield Villa, Ferndale Villa and Brooklyn Villas, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

An assessment of the setting of the historic buildings of Fairfield Villa, Ferndale Villa and Brooklyn Villas should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance *The Setting of Heritage Assets* (HE 2015d). These could be included within a built heritage assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

## 6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)

- Geophysical survey of the complete area of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d)
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Recording of the historic buildings to investigate in detail the character, history, dating, form and archaeological development of the structures, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Full reporting and publication of all results.
- Retention of Fairfield Villa, Ferndale Villa and Brooklyn Villas within any development scheme for the site.
- Retention and/or replacement of the screening around the site where appropriate.
- Retention and/or replacement of hedgerows within the site.
- Put forward Fairfield Villa, Ferndale Villa and Brooklyn Villas for local listing.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

## 7. Recommendations

The criteria used for the recommendations are detailed in the table below.

<b>Development allowed</b>	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
<b>Development Allowed –mitigation programme</b>	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
<b>No development</b>	No development within this area.

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the EA03 site and describes it as ‘*most suitable use is employment*’ (ibid, Appendix 2). The EA03 site was allocated as employment use in 2002. No developer has come forward with a viable scheme since that time due to the constraints of the site and the existing residential use of part of the site. Therefore, in view of the fact that the allocation has remained unimplemented over this extended period, the retention of the employment allocation is being revisited as part of the City Plan review which is currently in progress.

Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

Fairfield Villa, Ferndale Villa and Brooklyn Villas should be avoided by all development associated with this SALA site. These surviving late 19<sup>th</sup> century houses, set within the remains of medieval strip fields, are not designated assets but have a local importance. These are marked **red** on Figure 5.

The rest of the site would need a staged sequence of mitigation, as detailed above. This would be required in order to identify and record the archaeological remains and historic built structures within this area of the site. This has been marked as **orange** on Figure 5.

## 8. Conclusion

This assessment has looked at the heritage assets within and in the area of the EA03 and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the EA03 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 15.66 hectares of the site, a total area of 1.57 hectares would be unavailable leaving an area of **14.09 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

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## 10. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

HER or NHLE number	Name	Period	Type	Details
GUAD1356	Waterwells Farm	Roman Post-medieval	Evaluation	Single north-south boundary ditch of 2 <sup>nd</sup> to 3 <sup>rd</sup> C. Late post-medieval boundary ditches and cart track.
GUAD1448	Waterwells Business Park	-	Watching Brief	Only plough soils and natural geology revealed.
GUAD1488	Waterwells Business Park	-	Watching Brief	Only plough soils and natural geology revealed.
GUAD1497	Elysia, Naas Lane	Modern	Evaluation	Modern deposits relating to the adjacent WWI munitions factory revealed.
GUAD1681	RAF Quedgeley	Roman Medieval Modern	Evaluation	Romano-British farmstead of 1 <sup>st</sup> to 2 <sup>nd</sup> C. Evidence of medieval open-field system (ridge and furrow) and modern deposits related to WWI and WWII use of the site.
GUAD1682	RAF Quedgeley	Unknown	Geophysical Survey	Possible evidence of medieval ridge and furrow and WWI munitions factory.
GUAD1683	RAF Quedgeley	Roman Medieval Modern	Desk-based Assessment	Potential for Roman, medieval and later archaeology. Use of site as WWI munitions factory and RAF Quedgeley main site
GUAD1692	Waterwells Farm	Roman Medieval	Desk-based Assessment	Potential for Roman and medieval archaeology. Evidence of strip fields.
GUAD1693	Waterwells Farm	Unknown	Geophysical Survey	Possible ditches and pits identified.
GUAD2176	Former National Filling Factory No 5	Modern	Desk-based Assessment	Proven to be a major contributor to WWI. Over 17 million shells and cartridges filled on the site.
GHER20712	Hunts Grove	Iron Age Roman	Excavation	Iron Age to Romano-British farmstead consisting of enclosure and field system
NHLE1012315	Moated site, Manor Farm	Medieval	Scheduled Monument	Relatively undisturbed moat at Manor Farm. Three sides visible. Encloses island of c80m by c50m. Moat c9m wide and c4m deep.
NHLE1090770	Manor Farmhouse	Medieval Post-medieval	Listed Building	Grade II manor house, now two houses. Late 15 <sup>th</sup> C with 16 <sup>th</sup> C north wing and 19 <sup>th</sup> C south wing. Timber-frame and rendered brick, H-plan.



## II. Plates



Plate 1: South west part of site and Marconi Drive



Plate 2: South west part of site





Plate 3: Fairfield Villa and Ferndale Villa from the south west



Plate 4: Fairfield Villa from the west





Plate 5: Fairfield Villa outbuilding from the west



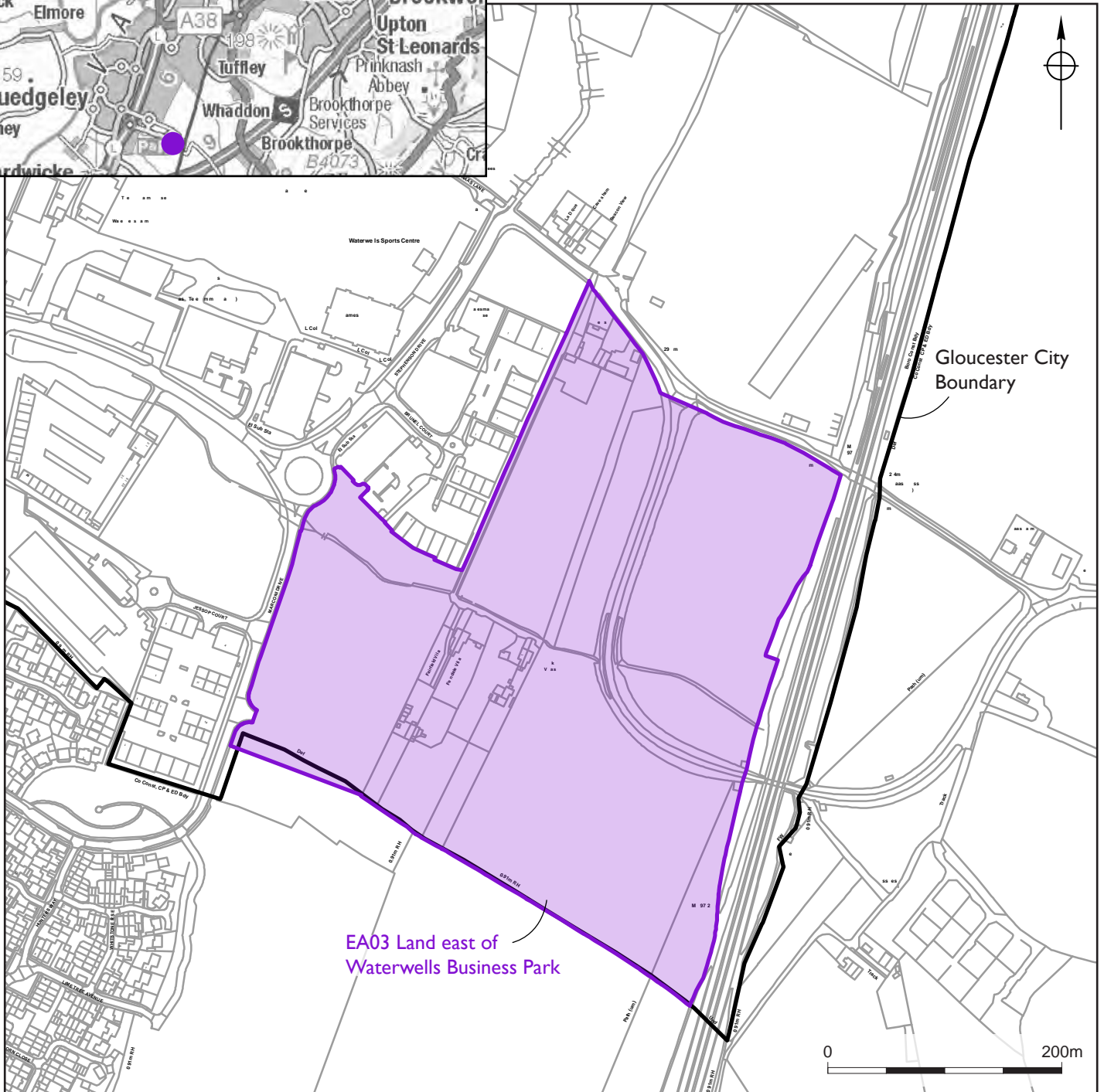
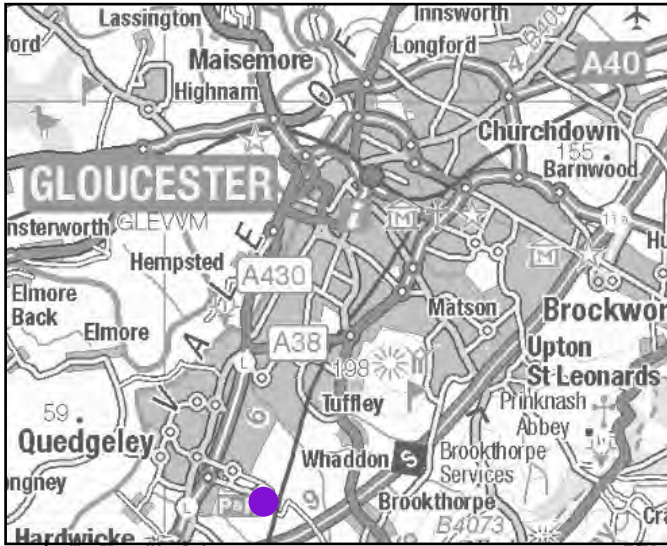
Plate 6: North east part of site from the north



Plate 7: 1945 aerial photograph showing the whole site

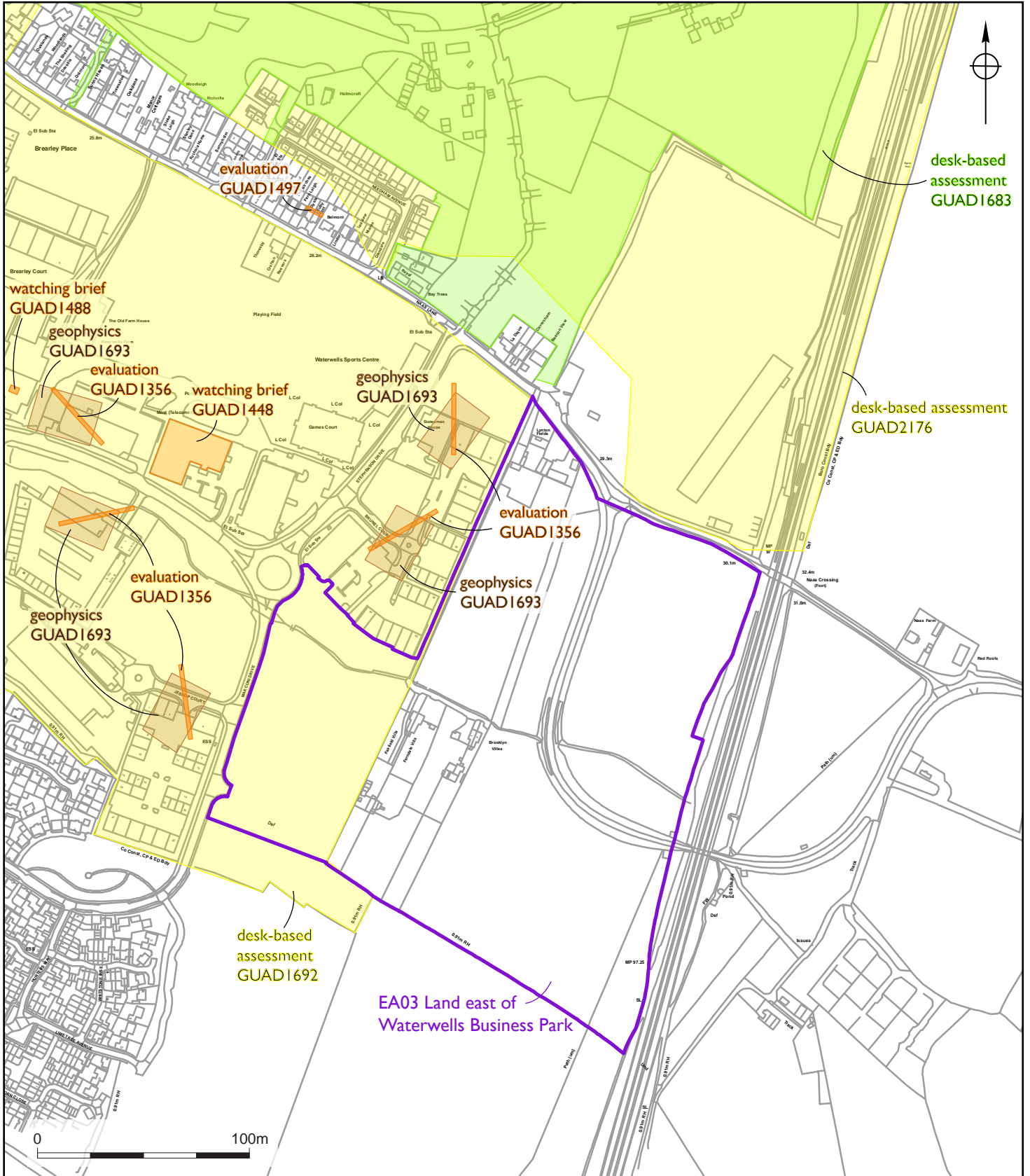
## 12. Figures





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Figure I - Site Location



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Figure 2 - Archaeological Information





1583 Saxton map



1811 Dawson map



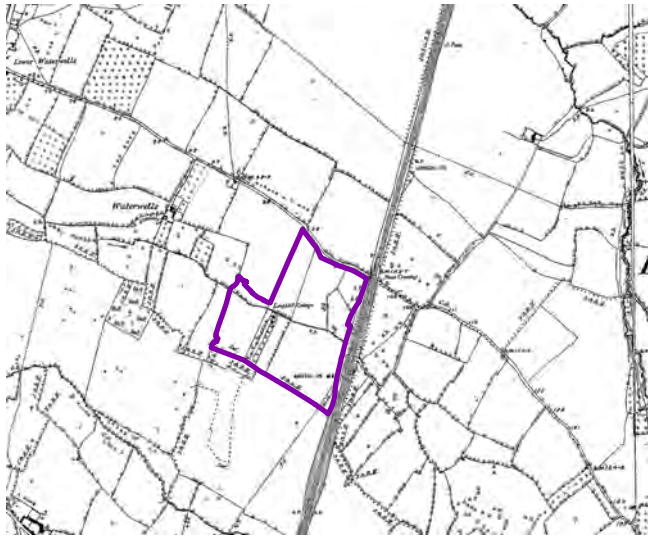
1794 Cary map



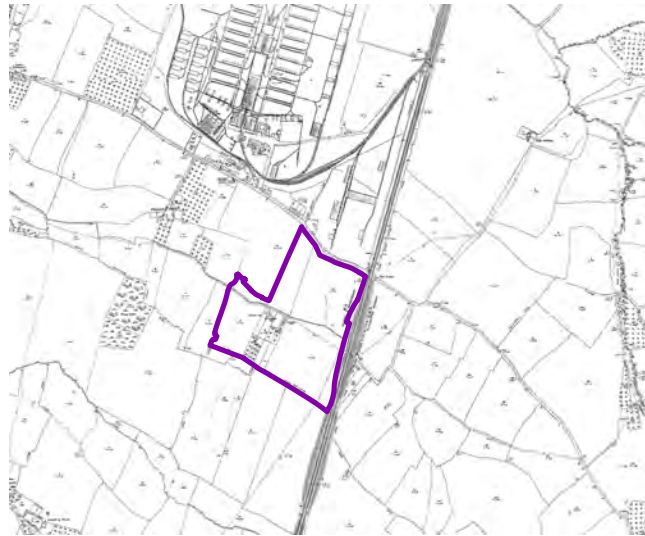
1831 Ordnance Survey

Figure 3 - Historical mapping

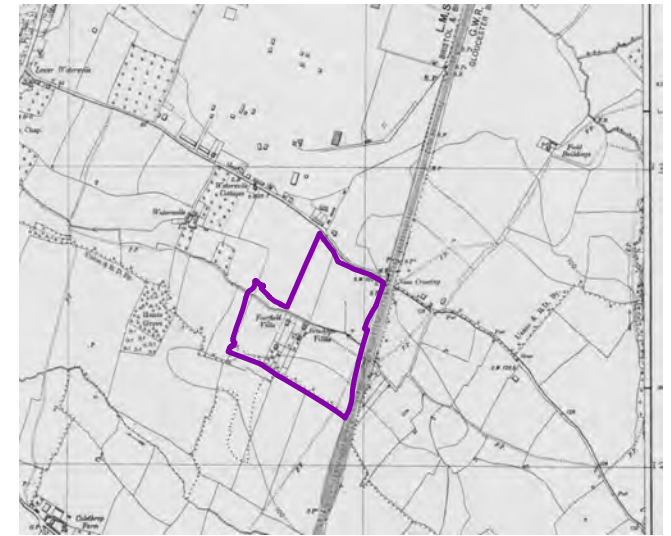




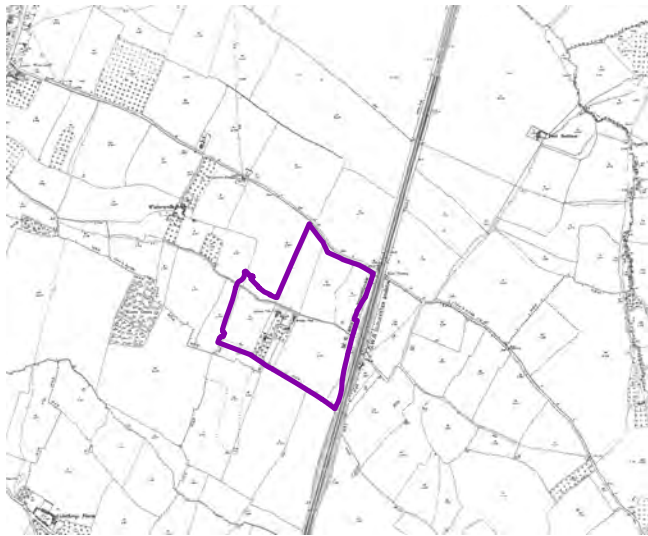
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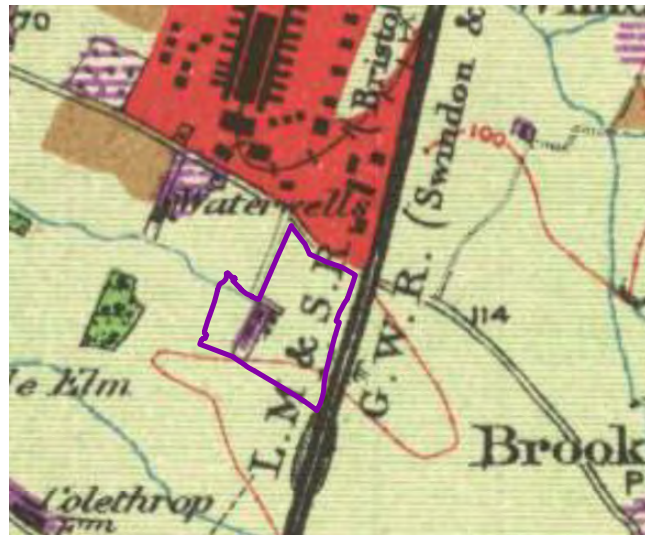
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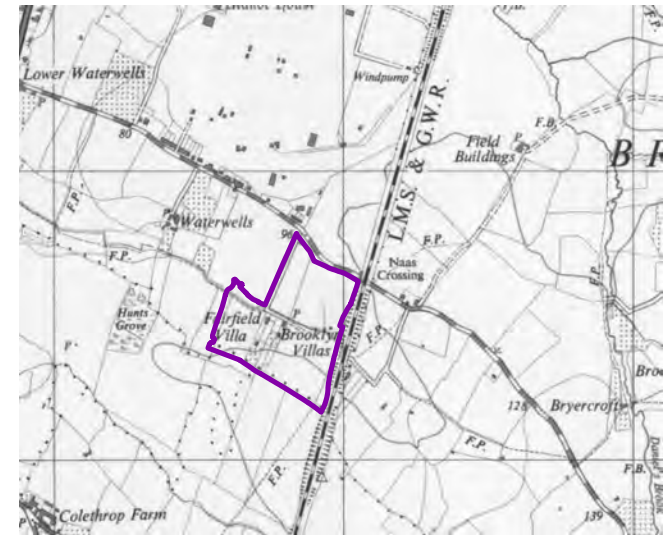
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1903 Ordnance Survey

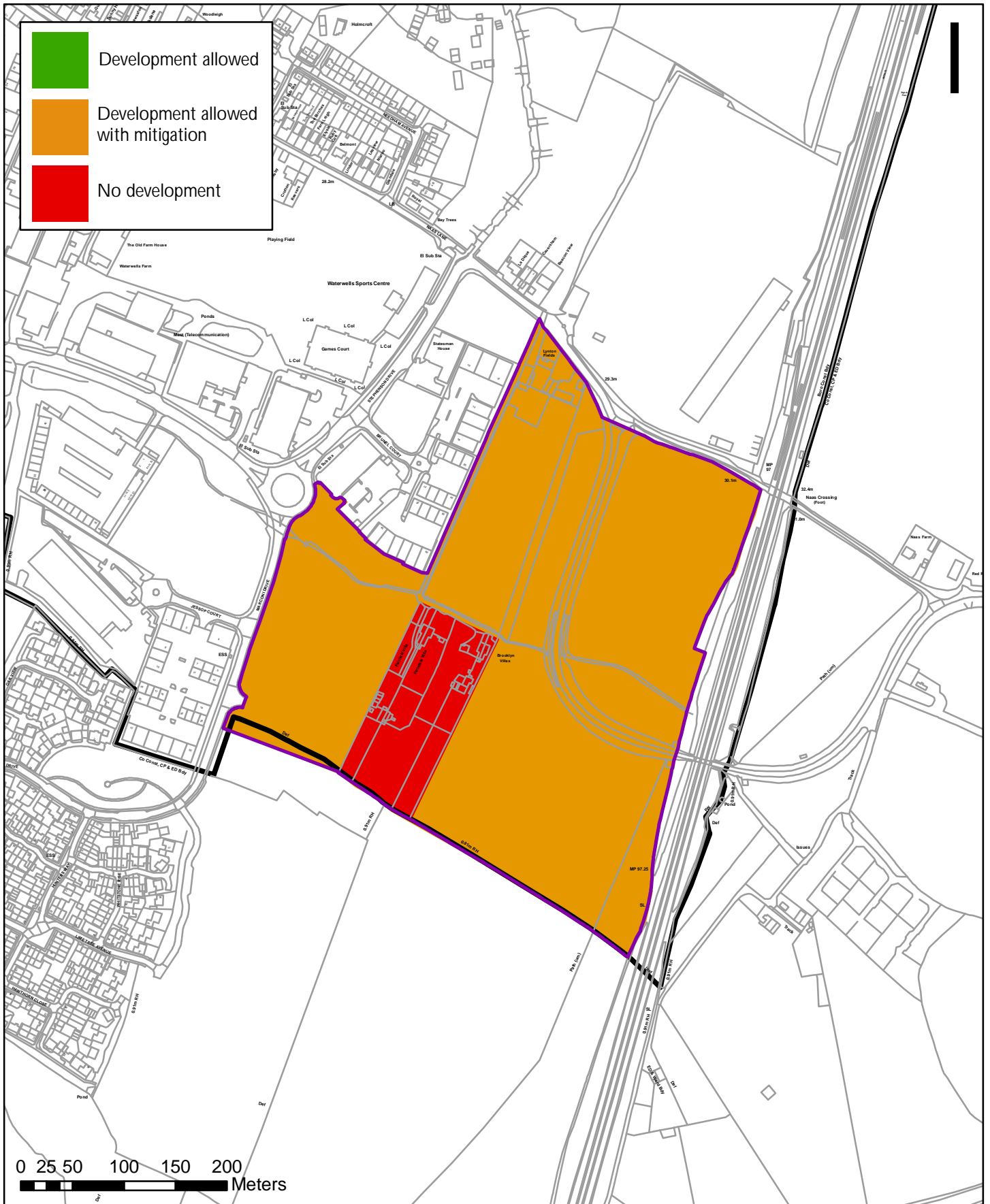


1942 Land Utilisation Survey



1952 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 - Recommendations