

SUB22 Land south of Hempsted

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

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

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SUB22 Land south of Hempsted

1. Background

1.1 Location

This site historic environment assessment consists of SUB22 Land south of Hempsted located within the parish of Hempsted, in the Ward of Westgate within the wider boundary of Gloucester City (Fig 1). It consists of open fields on the southern edge of Hempsted. To the north of the site are the houses of High View and Hempsted. The east of the site is bounded by the A430 Secunda Way. The south west corner of the site is bounded by a pair of houses, Lowlands and Coppins. The south boundary of the site follows the route of a small brook. There are open fields to the south and west.

1.2 Site Visits

Site visits were undertaken on 7th March 2016. At this time, photographs were taken and have been reproduced in this document as Plates 1-3. Archaeological information and historic maps and plans have also been reproduced as Figures 2-4.

1.3 Topography, Geology and Land Use

The site encompasses an area of 13.02 hectares (Fig 1), is centred on NGR SO 8151 1653 and is located on a slope running north to south to wards the brook. It lies at a height of between 26.01m and 8.06m AOD.

The underlying bedrock of the site 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. The southern part of the site, along the route of the brook, has superficial deposits of 'Tidal Flat Deposits – Clay, Silt and Sand' formed up to 2 million years ago in an environment dominated by shorelines (ibid). The soils overlying the majority of the site area are a 'Luvisol' type with clay-enriched subsoil (UKSO 2015). The southern part of the site is overlain by 'Gleysol' type soils influenced by water and ground water (ibid).

The last use of the site was as arable fields with a small house, Oak Cottage, within its own garden to the west.

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 SUB22 site. The closest scheduled monuments and listed buildings are to the north within Hempsted village. It is not part of a registered park or garden or a battlefield. The site lies to the south of the Hempsted Conservation

Area and is included within the River Severn/Hempsted Village Fringe Landscape Conservation Area. The whole of the SUB22 site is also included within the 'Cordon Sanitaire'.

A number of planning applications have been received for Oak Cottage in the west of the SUB22 site. Application number 08/01376/FUL wanted permission to 'demolish existing property to be replaced by detached cottage and garage'. This application was withdrawn but a new application was submitted (08/01621/FUL) to 'demolish existing property to be replaced by detached cottage and garage, revised scheme' which was approved with conditions. Application 141/01358/REP was for renewal of the previous consent and was approved. A further application was submitted (12/00361/FUL) for 'erection of replacement dwelling house with attached garage (alternative design to previously approved dwelling under permission)' and was approved but was not carried out would now need to be renewed. There have been no applications for the rest of the SUB22 site.

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 SUB22 area. 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.

2.1.1 Previous Assessments

There have been a number of previous assessments in the area of the SUB22 site. A desk-based assessment was produced for Land at Rea Bank (GUAD2257) which revealed possible prehistoric or Roman seasonal wetland exploitation along with historic field boundaries, ridge and furrow and drainage ditches. Another desk-based assessment was carried out at Land at Hempsted (GUAD2222) which showed the existence of Roman archaeology in the area, also earthwork ridge and furrow and concluded that pre-medieval evidence could survive on the site. The desk-based assessment was followed by a geophysical survey (GUAD2233) for the same area which revealed a building, field boundaries and a very strong ridge and furrow result which was felt could be masking earlier remains. A desk-based assessment of the canal corridor (GUAD1723) assessed five sites and concluded there was potential for prehistoric, Roman, medieval and post-medieval sites within the area. Geophysical surveys were also carried out at Netheridge Wetlands (GUAD1665) and along the route of the Western Radial Road (GUAD1694).

2.1.2 Prehistoric, Roman and Saxon

Archaeology

There have been no prehistoric features recorded within the area of the SUB22 site however assessments within the area have shown the potential for archaeological evidence of this date to exist unrecorded within the site.

Evidence of Roman occupation has been found in the area. In St Swithun's churchyard, a Roman glass fragment (GUAD1189) and a rim sherd of 3rd to 4th century greyware (GUAD1190) were found during grave digging. During an evaluation at Land east of Hempsted Lane (GUAD2244) Roman pottery was uncovered along with undated ditches and a post-hole that could be of Roman date. At Netheridge Wetlands, an evaluation (GUAD1302) (GUAD1302) revealed a Roman ditch but also revealed that the whole site had been truncated with all topsoil removed.

There are no records of Saxon features being recorded in the area of the SUB22 site.

2.1.3 Medieval

Archaeology

Medieval archaeology within the vicinity of the SUB22 site is not uncommon. At the evaluation of Land east of Hempsted Lane (GUAD 2244), a field boundary ditch and ridge and furrow features were recorded. At Hempsted School, a watching brief (GUAD1207) didn't uncover any features but did find 12th century pottery. In a watching brief at Hempsted Lane (GUAD1216) a medieval metalled surface was recorded in a number of gas main trenches. Another watching brief, at 27 Court Gardens (GUAD1203), recovered 11th to 12th century pottery from a buried soil layer. A medieval pit was recorded during a watching brief at Waters Reach (GUAD1295). There is also a documentary record (GUAD1187) for medieval Hempsted Court existing within the area of Court Gardens.

Built Heritage

There a number of medieval built structures in the area of the SUB22 site. The Church of St Swithun is a grade II* listed building (NHLE1271743) dating from the 14th century with 15th century rebuilding. A documentary record (GUAD1191) of the church suggests it was first built in the 11th century. Building recording at St Swithun's Church (GUAD2156) confirmed the 14th century date of the current structure and that it had been rebuilt in 1467-77. Close to the church, Church Farmhouse is a grade II listed timber-framed farmhouse dating from the mid 16th century. In the centre of Hempsted village is the scheduled and listed Hempsted Cross (NHLE1002072; NHLE1271745). This grade II* listed structure was observed (GUAD706) to have 15th century steps and cross-shaft. The steps were in their current position when the cross-shaft was found buried in the churchyard in the 19th century.

2.1.4 Post-medieval

Archaeology

There is a small amount of post-medieval archaeology known in the area of the SUB22 site. The evaluation of Land east of Hempsted Lane (GUAD2244) recorded, along with this Roman and medieval evidence, a pond and a post-pad of post-medieval date. At Hempsted School, the watching brief (GUAD1207) recovered 19th century pottery along with the 12th century sherds. The earthworks of a post-medieval herringbone drainage system (GHER38509, NMR SO 81 NW 441) were visible on 1950s aerial photographs to the south of the SUB22 site. Although they are no longer visible their buried remains may still survive. A watching brief on the construction of the new South West Bypass (GUAD1704) uncovered post-medieval ditches and furrows, a back-filled brook and a spread of building rubble. A watching brief at 1 Court Gardens (GUAD1222) revealed demolition rubble and a wall associated with Hempsted Court.

Built Heritage

Within the area of the SUB22 site are a number of post-medieval structures and some with post-medieval elements. St Swithun's Church (NHLE1271743), built in the 14th century, was restored and refitted in 1837-9 and restored and extended in 1885-6 (GUAD2156). Hempsted Cross (NHLE1002072 and NHLE 1271745) had a new upper section covered and placed on top of the medieval shaft in around 1850. To the south of St Swithun's Church, between the church and Hempsted House, is a grade II listed boundary wall (NHLE1271738) of late 17th century date. There is a blocked gateway in the centre of the wall and it has 18th and 19th century repairs. This wall was probably built at the same time as the grade II listed Hempsted House (NHLE1245659). The house

was built in 1671 as Hempsted rectory by Sir John Scudamore. It is brick, 'of two storeys, with a long central rear wing and full-height central gabled entrance projection to the five-bay east front' (Verey and Brooks 2002, p534-5). It has 18th and 19th century additions and alterations and became a house in 1954. Within the churchyard are a number of listed chest tombs. All are grade II listed and date from the mid 17th century to the late 18th century (NHLE1271739; NHLE1271740; NHLE1271741).

Within the area around the SUB22 site there are also a number of surviving unlisted post-medieval buildings. On Rea Lane is a small building called Oak Cottage. This building is marked on historic maps and still survives although planning permission has been approved for its demolition and replacement. On Hempsted Lane a pair of houses, numbers 133 and 135, were constructed at the end of the 19th century within large gardens. The gardens have now been built upon and the houses are completely surrounded by the later structures of Bridge Close. Fairmead House, 123 Hempstead Lane, is also of late 19th century date. Set back from the road in its own grounds it is a typical late Victorian villa. In a prominent, central position in the village is Milocroft, 115 Hempsted Lane. It is a 'brick house with half-timbered gables by W B Wood, 1892' (Verey and Brooks 2002, p535). Much of the rest of Hempsted is 20th century in date, replacing the earlier houses and farms of this pastoral village.

2.1.5 Modern or Undated

Archaeology

Very little modern archaeology has been recorded with the area of the SUB22 site. A watching brief on the South West Bypass (GUAD1875) revealed World War II petrol storage tanks and associated shelters. A number of archaeological investigations in the area revealed only worked soils and natural geology. This included 158 Hempsted Close (GUAD1296); Church Farm (GUAD1310); 3 Prospect Terrace (GUAD1592); an evaluation at Land east of Hempsted (GUAD1645); Hempsted School (GUAD2101 and GUAD2116) and the South West Bypass (GUAD1280). At The Grove (GUAD1277) the undated earthworks of a ditch and bank forming a field boundary were observed. These could date from the medieval period through to the early modern period.

Built Heritage

Obviously the expansion of Hempsted in the early to mid 20th century has given us many buildings of modern date, however very few of these are worthy of mention. In St Swithun's churchyard is the grade II listed early 20th century war memorial (NHLE1419396) of a dressed-stone wheel-head cross which shows the influence of Celtic crosses in its design.

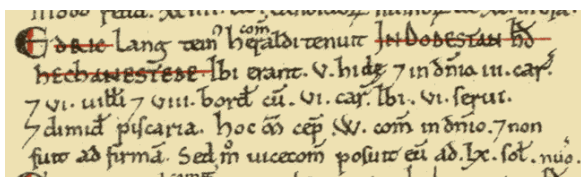
2.1.6 Settings and Key Views

'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.

The SUB22 site sits on the slope down from Hempsted village and is very visible from the south and south east, especially from the A430 Secunda Way (Hempsted Bypass). From Rea Lane in the west, the views of the site are hidden by hedgerows with the exception being the south west, by the two cottages adjacent to the south west boundary of the site, where the view from the site up the slope to Hempsted village is unimpeded. From Hempsted Lane, the view of the site and beyond to the south is hidden by a mature hedge.

2.2 History and Map Regression Analysis

The site sits to the south of the core of Hempsted village. Hempsted can trace its origins to Anglo-Saxon times or earlier. The name ‘Hempsted’ translates as ‘high or hedged homestead or place’ (Baddeley 1913, p81). It is included within the Domesday Survey, in which it is called *Hechanestede*



(Moore 1982, [1],62). The settlement consisted of 20 households in five hides of land with a taxable value of five geld units, which is quite a large amount for only 20 households. Although it did not have a mill it did hold the rights to half a

fishery and was able to field three plough teams along with the three Lord’s plough teams. Despite the manor being mentioned in Domesday, this does not mean that it consisted of a number of houses grouped together; it may have been a dispersed settlement that only became a village in later times.

The manor of Hempsted became part of the holdings of Llanthony Secunda Priory, located to the north of Hempsted, in 1141 when it was granted to the Priory by the Earl of Hereford (Herbert 1988, p422). The Priory held the manor until the Dissolution when it passed into private ownership. The manor stood on a moat site (now gone) at Podsmead in the south east of the ancient parish but the village was, and is, located on the south side of the hill at the centre of the parish. The area to the west of the village consisted of a tract of meadowland defended from the River Severn by a continuous earth bank which continued up Rea Lane towards the village and can still be seen today. Rea Lane, adjacent to the site, runs to the south from the village and is an ancient routeway that was formerly known as Horsepool Street (Herbert 1988, p421).

Hempsted has been predominantly pasture farming since at least the medieval period, with large areas of common meadowland existing to the west with names such as ‘Oxlease’ and ‘Cowlease’. The meadows were inclosed by Act of Parliament in 1815 although some had already been inclosed in the late 18th century (Herbert 1988, p423). About 1775, the parish was said to ‘consist of rich pasturage and orcharding, and produces excellent cheese and cyder’ (Rudder 1779, p489) and in 1839 Hempsted and Rea contained only 188 acres of arable land compared with 1,106 acres of pasture and meadow (Herbert 1988, p423). In 1327, 25 inhabitants were assessed for the lay subsidy (ibid, p422) by around 1710 there were 140 inhabitants in 30 houses which had dropped to 129 in around 1775 (Rudder 1779, p491). The population rose to 251 in 51 houses by 1851 and to 424 in 88 houses by 1861 as part of Hempsted began to be affected by the growth of Gloucester (Herbert 1988, p422). The 1961 census shows that the population had risen to 508 but the highest population recorded was in the 1881 census which shows that Hempsted had a population 714. Most of these inhabitants were supported by agriculture with only two families supported by trade in 1831 (Herbert 1988, p422).

The early maps (Fig 3) of the area of the SUB22 site show little detail, however they do show the place names and it can be seen that Hempsted has altered its spelling through time. The 1583 Saxton map (Fig 3) shows that Hempsted was spelled in a simpler manner, just as ‘Hemsted’. This spelling changes by the 18th century when the ‘p’ is added to make Hempsted on the 1794 Cary map (Fig 3) and then by the early 19th century the name is ‘Hempstead’ as seen on the Dawson map of 1811. It is on this map (Fig 3) that the first detail of the area is shown although little more than the lanes and field boundaries can be seen. Similar information is shown on the 1831 Ordnance Survey (Fig 3) and the hill on which Hempsted is located can be easily seen on this map.

The first of the more detailed maps is the first edition Ordnance Survey of 1884 (Fig 4). This map shows the SUB22 site as a number of fields to the south of Hempsted village with open space between the fields of the site and the village itself. Oak Cottage can be seen in the west of the area and outside the south west boundary are a Gloucester Water Works Reservoir and Engine House. The bank protecting the meadow fields to the west can be seen and the field boundaries within the site are very irregular. The 1903 Ordnance Survey (Fig 4) also shows the irregular field boundaries and a number of small ponds within the site. Along the north boundary, a new lane has been created between Hempsted and Rea Lanes. The next map, the 1924 Ordnance Survey (Fig 4), shows no change at all in the site and very little in the village with the exception of the construction of the Standard Match Factory alongside the canal and a small number of new houses to the north east of the site. The 1936 map (Fig 4) shows that the match factory has been extended and the number of houses at the east end of Hempsted Lane has increased, including to the immediate north of the SUB22 site. Within the site itself one of the field boundaries has been removed and the reservoir to the south west has been removed.

The 1942 Land Utilisation map (Fig 4) shows the land of the SUB22 site coloured with horizontal green stripes showing that the land was 'meadowland and permanent grass'. The Ordnance Survey of 1955 and 1956 (Fig 4) shows the expansion of Hempsted village to the north and north east of the SUB22 site with new houses on High View in the process of being constructed and a lot more houses along the eastern end of Hempsted Lane. Up to date mapping shows that the expansion of Hempsted continued in the rest of the 20th century, including the construction of the South Western Bypass, although development within the SUB22 site was restricted to the removal of most of the historic hedgerows.

2.3 Potential for Further Assets

Previous assessments within the area of the SUB22 site have shown the potential for prehistoric remains to exist within the area and therefore also on this site. The location of the site on a hill and close to a waterway would be ideal for prehistoric settlement. Roman evidence has already been located close to the site and therefore there is potential for archaeological evidence of Roman date to be found on the site. Medieval evidence is likely to consist of field boundary features only as the medieval settlement of Hempsted was concentrated to the north of the site and the fields around the settlement were mainly used as meadowland.

3. Significance

3.1 Intrinsic interest of the site

The area of the SUB22 site holds interest for the potential archaeological features of prehistoric or Roman date that may exist upon the site.

3.2 Relative importance of the site

There are no designated heritage assets within the SUB22 site and it therefore holds little national importance. Although there are a number of designated assets within the area of the site, none of them are associated with the site itself. The whole of the site lies within the River Severn/Hempsted Village Fringe Landscape Conservation Area and therefore it holds importance in relation to the setting of this LCA.

3.3 Physical extent of important elements

The physical extent of important features on the site cannot be identified because any archaeological features that could exist on the site have yet to be investigated. The site does have however hold importance due to its location within an LCA and because of how visible any development would be.

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.

Major Enhancement	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
Enhancement	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).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	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.
Moderate Harm	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.
Major Harm	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.
Substantial Harm	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
Unknown	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. This would cause **Major Harm** to the heritage assets.

4.2.2 Built Heritage

Development within the whole of the SUB22 boundary would include the demolition of the historic Oak Cottage. This historic structure is shown on the Ordnance Survey first edition map of the 1880s and demolition would cause **Major Harm** to the heritage asset.

4.2.3 Settings

The SUB22 site lies within the River Severn/Hempsted Village Fringe Landscape Conservation Area. Therefore, any development within the site would compromise this Landscape Character Area. The site is very visible from the adjoining A430 Secunda Way (Hempsted Bypass). This would cause **Minor Harm** to the setting of the LCA.

4.3 Improvements and Enhancements

The retention of the historic Oak Cottage would be an **enhancement** to the site.

Retention of the historic hedgerows, running north to south down the slope of the site, would be an **enhancement** to any development and to the site.

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 built heritage elements, 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.

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).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF (DCLG 2012) and policies BE.7 and BE.22 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.

- Retention of Oak Cottage as part of any scheme of development.
- Retention of the existing hedgerows. Additional screening to be added where needed to reduce the visual impact of development.
- 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 site, in line with relevant guidance produced by the ClfA (ClfA 2014d).
- Historic building assessment of Oak Cottage, in order to decide if the buildings should be added to the local list, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- 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 Oak Cottage in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Key views should be retained within any development.
- The design of any development should take into account the setting of the Landscape Character Area and should reflect the nature and character of this.
- Full reporting, publication and dissemination of all results.

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.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	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.
No development	No development within this area.

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the SUB22 site and describes it as ‘Site not suitable or achievable’ and also states ‘whole site included in Cordon Sanitaire so not suitable for development’ (ibid, Appendix 2). 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.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB22 and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist within the site and whether they would be at risk of harm from a development. It is considered that development on the SUB22 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 13.02 hectares of the site, a total area of 0.01 hectares would be unavailable leaving an area of **13.01 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	Name	Period	Type	Details
GUAD706	St Swithun's Road	Medieval Post-medieval	Field Observation	Village cross of 15 th C. Steps moved to current position by 1836. Shaft recovered in 1839 and restored to original position. Upper portion carved in 1850.
GUAD1187	Court Gardens	Medieval	Documentary Record	Documents show existence of medieval Hempsted Court
GUAD1188	Rectory Lane	Post-medieval	Field Observation	Black slag bricks from Gloucester Glasshouse used in wall
GUAD1189	St Swithun's churchyard	Romano-British	Glass	Stray find of glass fragment. Found while digging grave.
GUAD1190	St Swithun's churchyard	Romano-British	Pottery	Stray find of 3 rd to 4 th C greyware with external frill and recess for lid. Made in kiln at Congresbury, Somerset. Found while digging grave.
GUAD1191	St Swithun's Church	Medieval	Documentary Record	Historic documents show 11 th C origin of church and rebuilding in 15 th C
GUAD1203	27 Court Gardens	Medieval	Watching Brief	11 th to 12 th C pottery recovered from buried soil layer
GUAD1207	Hempsted School	Medieval Post-medieval	Watching Brief	New school. No features recorded but 12 th and 19 th C pottery found.
GUAD1216	Hempsted Lane	Medieval	Watching Brief	Medieval metalled road surface and later surfaces recorded in gas main trenches.
GUAD1222	1 Court Gardens	Post-medieval	Watching Brief	Demolition rubble and wall associated with Hempsted Court
GUAD1277	The Grove	Undated	Field Observation	Undated earthworks of ditch and bank forming field boundary
GUAD1280	South West Bypass	-	Excavation	No archaeological deposits recorded
GUAD1295	Waters Reach	Medieval	Watching Brief	Medieval pit revealed
GUAD1296	158 Hempsted Lane	-	Watching Brief	Only worked soils and natural geology recorded
GUAD1302	Netheridge Wetlands	Romano-British	Evaluation	Possible Romano-British ditch recorded. Whole site has been truncated and topsoil removed
GUAD1310	Church Farm	-	Watching Brief	Only worked soils recorded
GUAD1592	3 Prospect Terrace	-	Watching Brief	Only garden soils and natural geology recorded
GUAD1645	Land east of Hempsted	-	Geophysical Survey Evaluation	No archaeological deposits recorded
GUAD1665	Netheridge Wetlands	-	Geophysical Survey	Possible archaeological features recorded
GUAD1694	Western Radial Road	-	Geophysical Survey	Possible archaeological features recorded
GUAD1704	South West Bypass	Post-	Watching Brief	Post-medieval ditches and

		medieval		furrows, backfilled brook and spread of post-medieval building rubble
GUAD1723	Canal Corridor		Desk-based Assessment	Assessment of five sites showed potential for unknown prehistoric, Roman, medieval and post-medieval sites in the area.
GUAD1875	South West Bypass	Modern	Watching Brief	World War II petrol storage tanks with associated shelters recorded
GUAD2101	Hempsted School	-	Watching Brief	Only natural geology and plough-soils recorded
GUAD2116	Hempsted School	-	Watching Brief	Only natural geology and worked soils recorded
GUAD2156	St Swithun's Church	Medieval Post-medieval	Building Recording	Assessment showed church was 14 th C in origin and rebuilt in 1467-77. Restored and refitted 1837-9 and restored and extended 1885-6
GUAD2222	Land at Hempsted	-	Desk-based Assessment	Revealed Roman evidence within the area but not close to site. Earthworks of ridge and furrow recorded. Potential for pre-medieval remains to survive in site
GUAD2233	Land at Hempsted	-	Geophysical Survey	Evidence of ridge and furrow, field boundaries and a building. Ridge and furrow possibly masking earlier remains.
GUAD2244	Land east of Hempsted Lane	Romano-British Medieval Post-medieval	Evaluation	Romano-British and medieval pot recovered. Undated ditches, post, post-medieval post-pad, field boundary ditch, ridge and furrow and a pond all recorded
GUAD2257	Land at Rea Back	-	Desk-based Assessment	Recorded undated boat wreck on River Severn west bank, revealed possible prehistoric or Roman seasonal wetland exploitation and historic field boundaries, post-medieval ridge and furrow and drainage ditches.
GHER38509	East of Upper Rea Farm	Post-medieval	Earthworks	Linear ditch complex
NMR SO 81 NW 441	East of Upper Rea Farm	Post-medieval	Earthworks	Post-medieval drainage complex of ditches in herringbone pattern visible on 1950s aerial photographs
NHLE1002072	Hempsted Cross	Medieval	Scheduled Monument	Medieval cross
NHLE1245659	Hempsted House	Post-medieval	Listed Building	Grade II listed late 17 th C rectory now house
NHLE1271737	Church Farmhouse	Medieval Post-medieval	Listed Building	Grade II listed mid or late 16 th C part timber-frame farmhouse with later additions
NHLE1271738	Churchyard Wall	Post-medieval	Listed building	Grade II listed south boundary wall of churchyard. Late 17 th C with early 18 th C and 19 th C repairs. Blocked gateway in

				centre.
NHLE1271743	St Swithun's Church	Medieval Post- medieval	Listed Building	Grade II* parish church dating from 14 th C
NHLE1271745	Hempsted Cross	Medieval Post- medieval	Listed Building	Grade II* listed village cross of early 15 th C with 19 th C top

II. Plates



Plate 1 View of the site from the north east

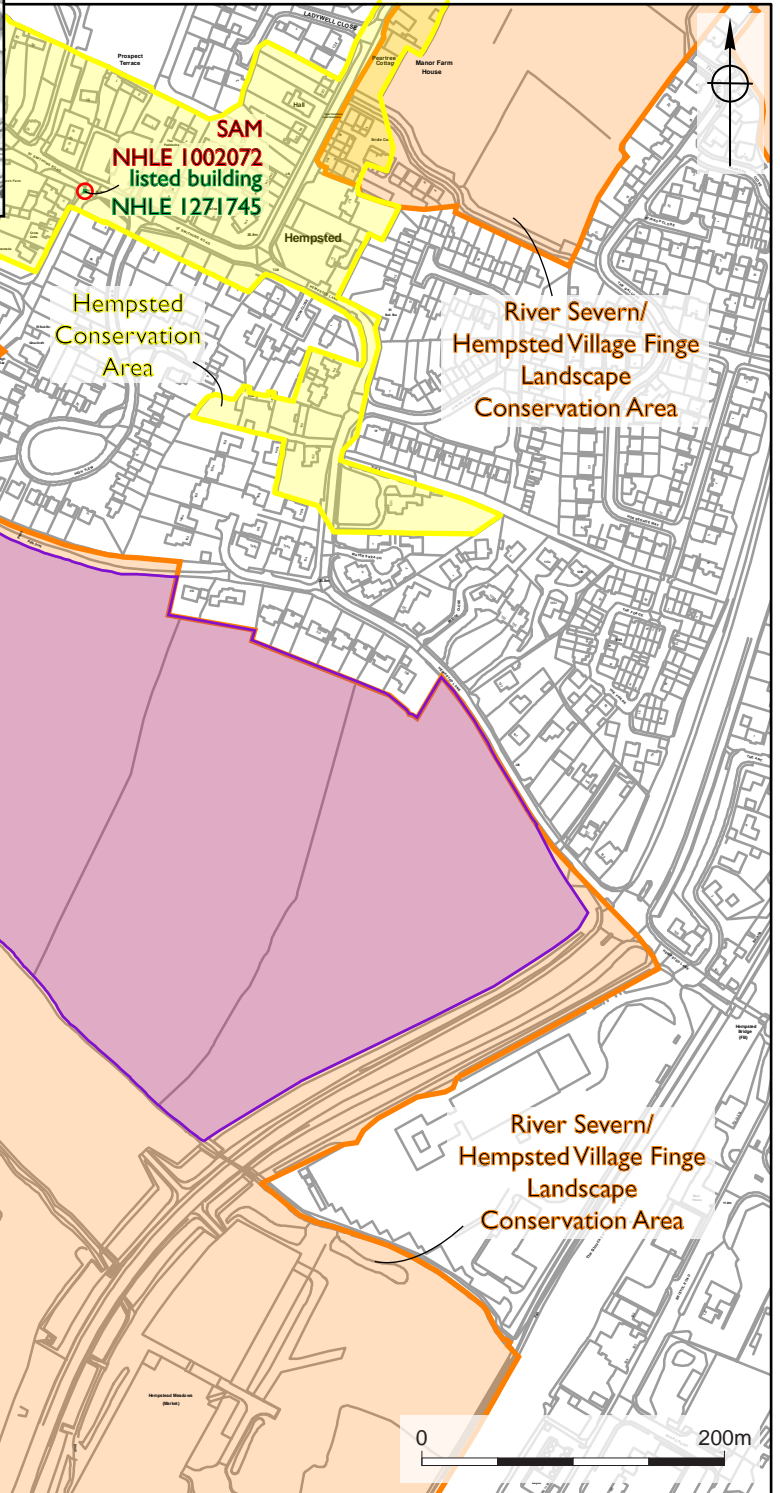
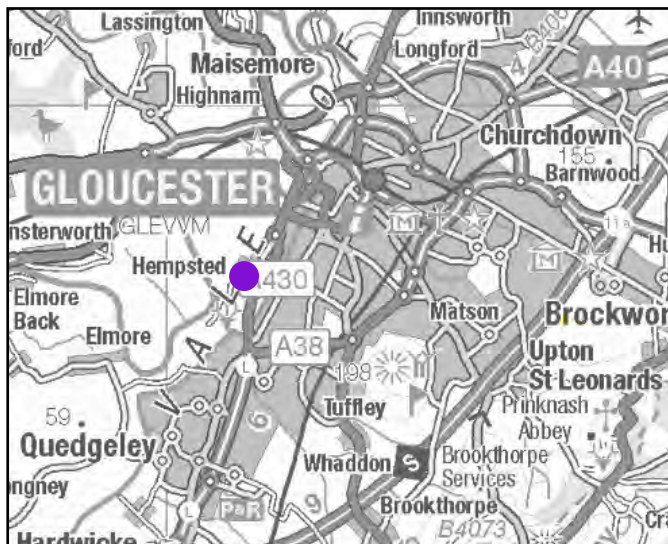


Plate 2 View of the site from the south west



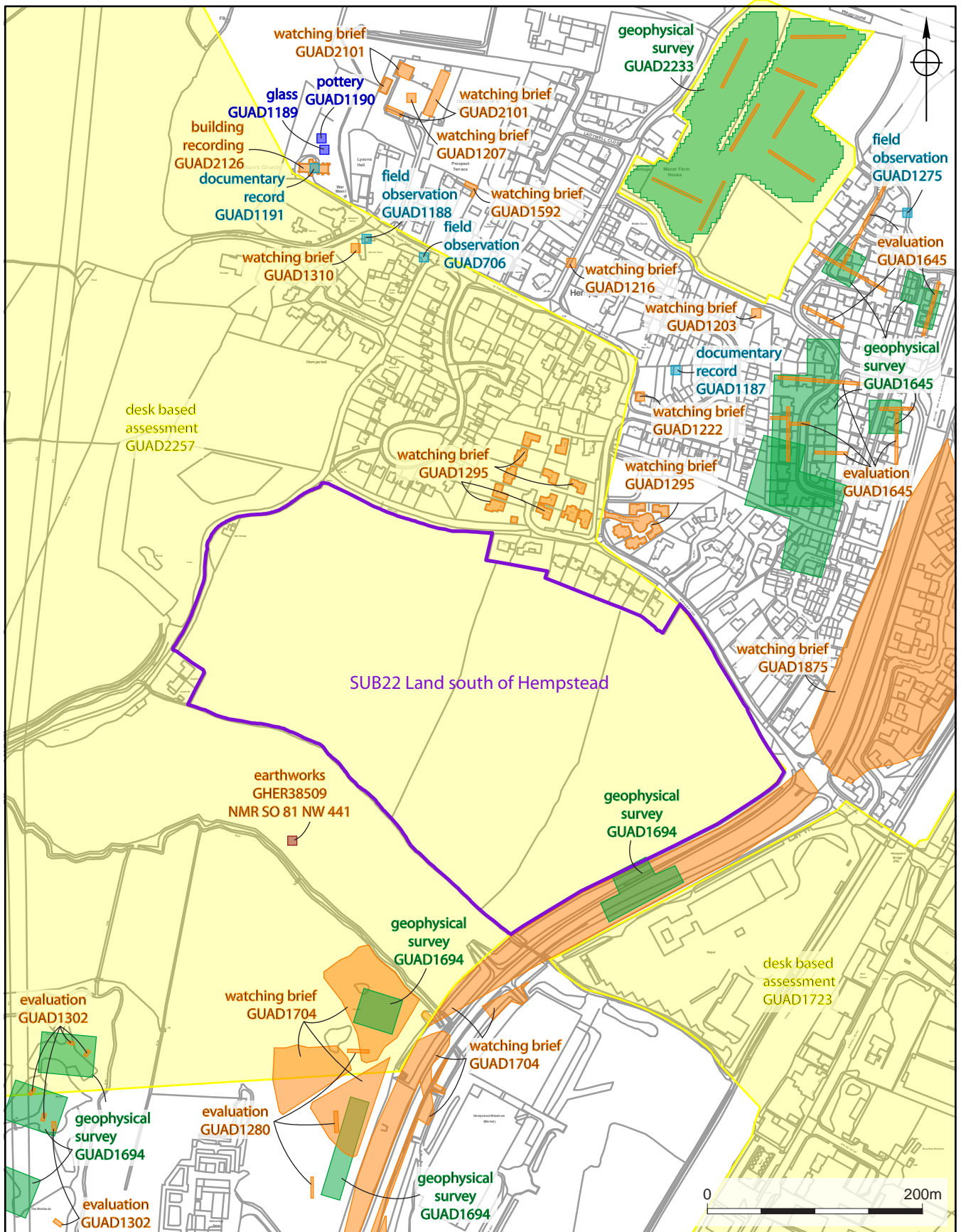
Plate 3 View of Oak Cottage from the north west

12. Figures



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Figure I - Site Location



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Figure 2 - Archaeological Information



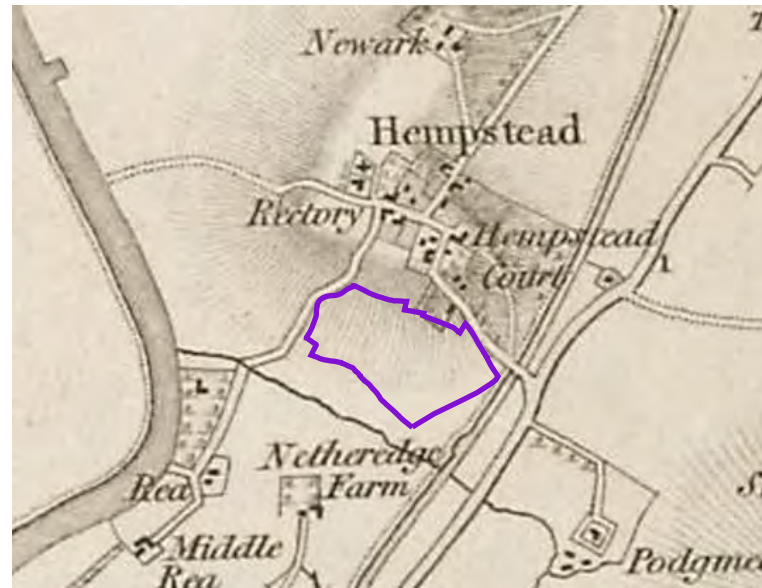
1583 Saxton map



1811 Dawson map



1794 Cary map

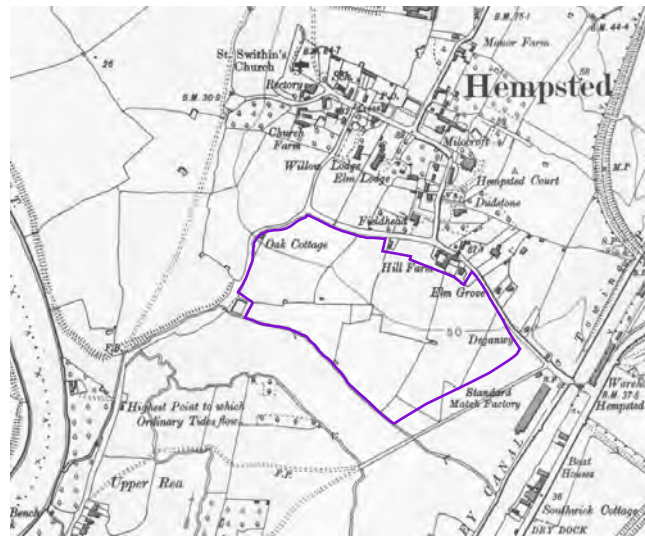


1831 Ordnance Survey

Figure 3 - Historical mapping



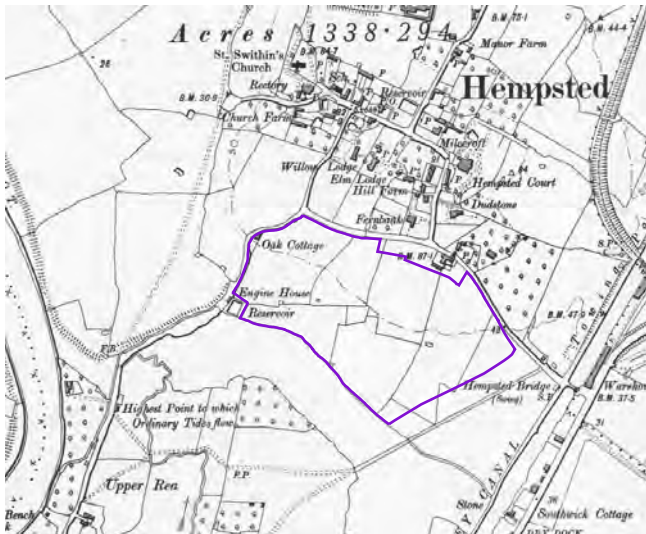
1884 Ordnance Survey



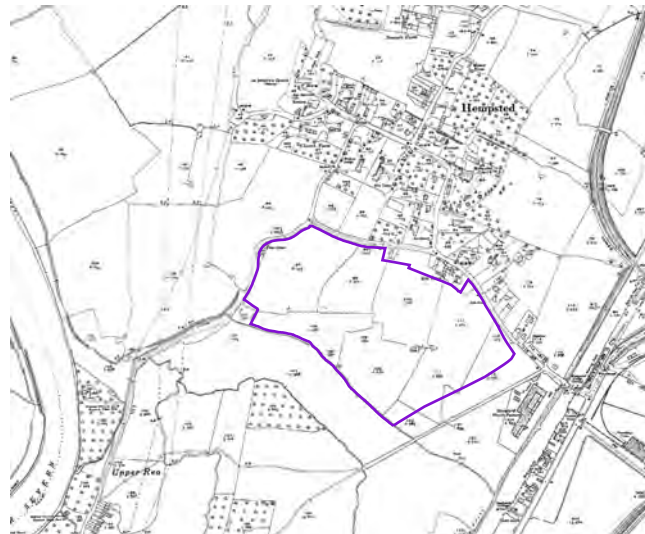
1924 Ordnance Survey



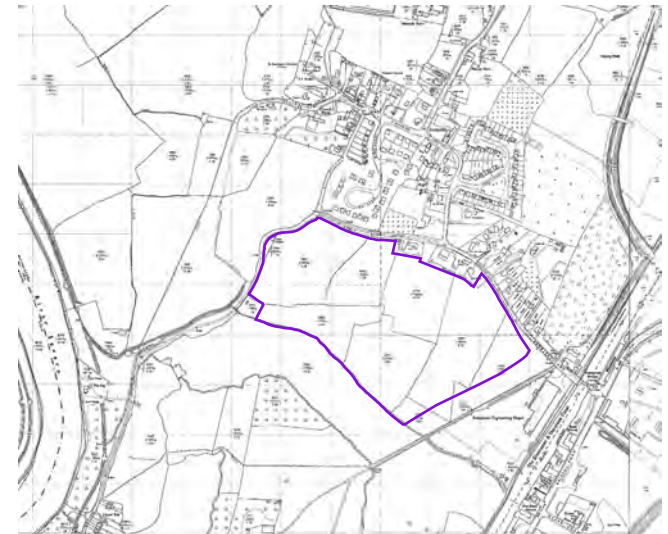
1942 Land Utilisation plan



1903 Ordnance Survey

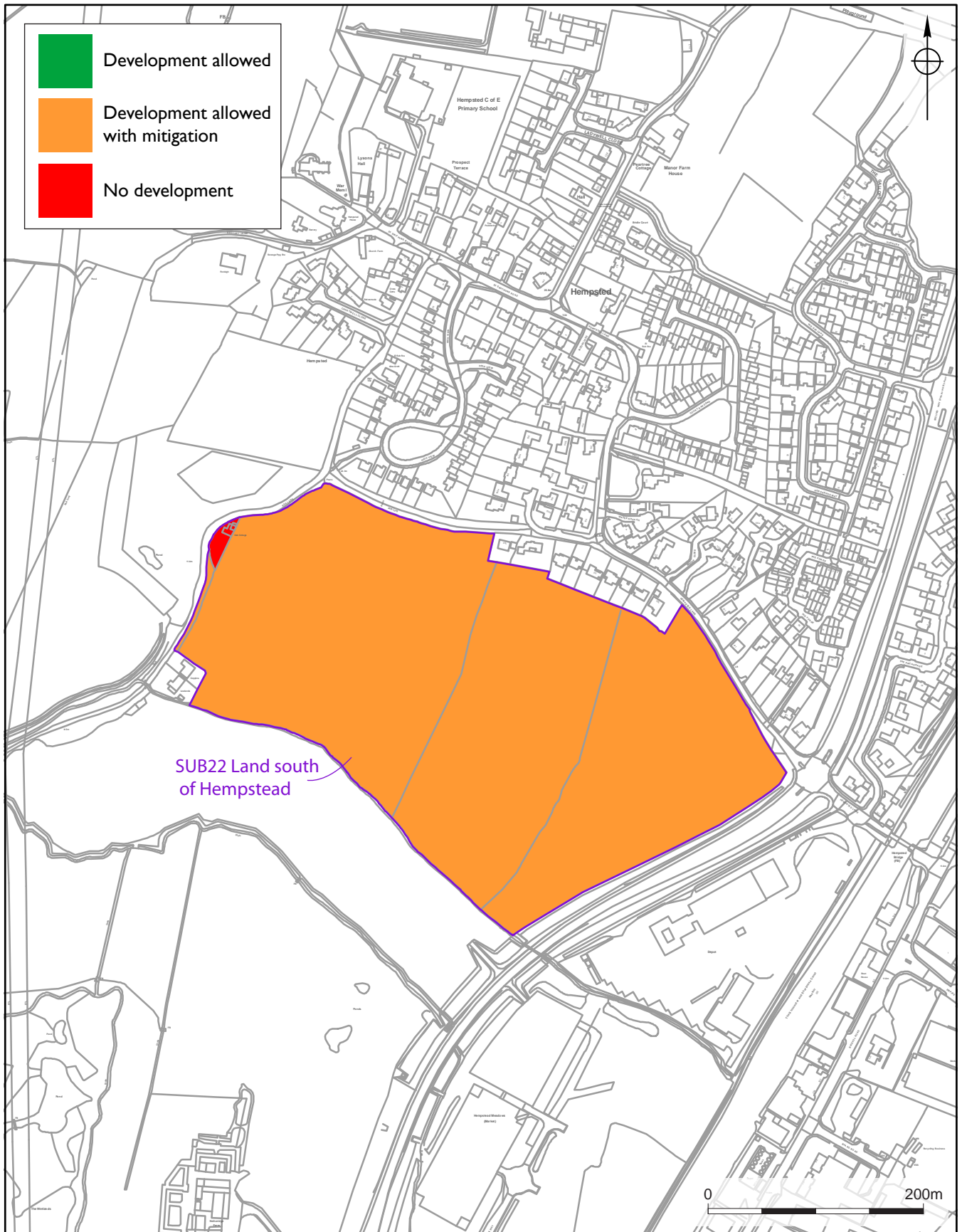


1936 Ordnance Survey



1955-56 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 - Recommendations