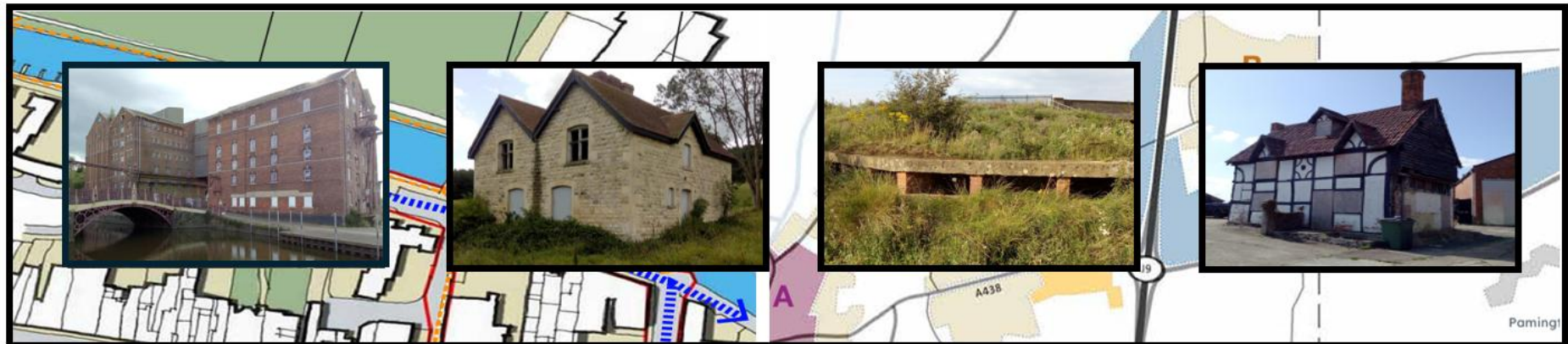


Baseline Historic Environment Assessments - Strategic Local Plan Allocations



The following comments have been provided by Conservation Officers and Archaeologists representing the various stakeholder Authorities within the Plan area. The comments cover both Built Heritage and Archaeology. In addition to the comments published here some proposed allocations have Heritage Impact Assessments and Archaeological Desk Based Studies that have been provided by landowners and promoters.

Tewkesbury Borough Council Area		
Ref/Site	Built Heritage Comments	Archaeology Comments
A01 - North Churchdown	There are no Designated Heritage Assets within or around the site. There appear to be two historic farmsteads within the site boundary with farmhouses and associated outbuildings. These appear on the 1880 Ordnance Survey and are likely to be considered Non-designated Heritage Assets. As such, any proposals coming forward for this site would need to assess the significance of these Heritage Assets and the impact of the proposals upon their significance for future Planning Applications.	The site has not been subject to any archaeological works and is recorded on the HER as containing medieval and post medieval ridge and furrow (MGC36499), earthworks possibly related to the former Parton Manor, or maybe reflecting medieval to post medieval land boundaries (MGC2712). It is also recorded as being at least partially within the boundary of the WWII airfield of RAF Staverton. There have been no archaeological works within 500m of the site, although archaeological works further afield do not reveal a high potential for archaeological remains of significance in the area. Pre-determination (of planning application) archaeological evaluation reports required.
A02 - East of Churchdown	There are no Designated Heritage Assets within or around the site other than White House farmhouse which is an architecturally interesting example of its kind. As such it has some local heritage value due to its use and location (it is a heritage asset of low significance). An outline application has been submitted for this site. It is recommended that a condition is attached to any permissions granted requiring a basic photographic record of the farmhouse prior to demolition. The recording should be a standard equivalent to a Level 2 (descriptive record) as specified by Historic England in its publication Understanding Historic Buildings: A Guide to Good Recording Practice (2016).	The site has been subject to limited archaeological works in the form of a narrow geophysical survey (EGC3632) and evaluation (EGC4355) as part of a pipeline project, with a following watching brief as mitigation (EGC4886). The limited works identified Iron Age settlement and a Romano-British farmstead with stone foundations (MGC42697 and MGC99035). Pre-determination (of planning application) archaeological evaluation reports required.
A04 - South Cheltenham	Technically there are no Designated Heritage Assets within the site. However, the site wraps tightly around two farmsteads, both with historic outbuildings and lodge houses. South Park Farm is likely to include some buildings which are considered Non-designated Heritage Assets and Brickhouse Farmhouse which is Grade II Listed and also has curtilage listed outbuildings. As such the site is sensitive to heritage	Much of the northern portion of the site has been subject to geophysical survey (EGC8089) and an archaeological evaluation (EGC6877). There was limited archaeological remains in this portion of the site, which corresponded with the geophysical survey. Pre-determination (of planning application) archaeological evaluation reports required for the southern half of the site.

	constraints and development of the site is likely to cause harm. This will require a careful heritage impact assessment and mitigation for future Planning Applications.	
A05 - Land adjoining North West Cheltenham	There are at least six Grade II Listed Buildings and the Grade II* Listed Church of St Mary Magdalene located on the boundary of the site and their settings will be affected by development. As such the site is sensitive to heritage constraints and development of the site is likely to cause harm. This will require a careful heritage impact assessment and mitigation for future Planning Applications.	The application site has been subject to a DBA (EGC20793), and geophysical survey (EGC4858). The DBA concluded that the site is located within a landscape of known Prehistoric and Roman activity, primarily contained within the northern portion of the site. Although the geophysical survey does not show a high level of significant archaeological remains, it displays a high coverage of ridge and furrow which could viably conceal archaeological remains beneath the ridges. Recent excavation at Junction 10 of the M5, immediately south of the A4019 Tewkesbury Road have revealed widespread Romano British activity, including settlement, agricultural activity, cemetery, and other activity, as well as highly significant remains from early prehistory. The site is also c.150m north of a scheduled moated site, although this scheduled monument is isolated, and it is not likely that the majority of the site forms part of its setting. The site is likely to require initial non-invasive works to understand its archaeological potential, including likely geomorphology mapping. Heritage Impact Assessment required to inform site allocation.
A07 - Safeguarded Land	There are three Grade II Listed Buildings and a number of curtilage Listed Buildings on the boundary of the Northern area of site (Olde Forge, Hayden Farmhouse and Hayden Barn). Their settings will be affected by development. There may also be a small number of historic buildings which are considered to be Non-designated Heritage Assets. As such parts of the site are sensitive to heritage constraints and development of the site is likely to cause harm. This will require a careful heritage impact assessment and mitigation for future Planning Applications.	The site has not been subject to prior archaeological investigation, although a geophysical survey (EGC8297) and archaeological evaluation (EGC9123) have been conducted adjacent to the northern and eastern boundaries of the site. The evaluation results were consistent with the geophysical results, with only limited additional archaeological remains being identified at the evaluation stage. The evaluation revealed numerous focus areas of predominantly Romano-British archaeological remains, as well as a possibly medieval moated site. There is potential for similar archaeological remains to be within the application site. Pre-determination (of planning application) archaeological evaluation reports required.

A08 - Land south of Tewkesbury	<p>The site is on the southern boundary of the Tewkesbury 1471 Registered Battlefield and within both the setting of the registered battlefield and the Tewkesbury Conservation Area. The allocation also envelopes the Grade II Listed farmhouse (Southwick Farm) and its associated curtilage Listed farmstead buildings. As such there will be harm to these Heritage Assets for which sensitive mitigation would be sought. There are also a number of farm cottages further to the South that are likely to be considered Non Designated Heritage Assets. As such there are considerable heritage sensitivities which will need to be addressed in any applications that come forward. As such the site is sensitive to heritage constraints and development of the site is likely to cause harm. This will require a careful heritage impact assessment and mitigation for future Planning Applications.</p>	<p>A small portion of the site, in its northeastern corner, has been subject to a recent geophysical survey (EGC8993), a desk based assessment (EGC8564), and evaluation trenching (EGC9118) which showed only post medieval remains surviving within this portion of the site. Immediately adjacent to the northwest corner of the site, evaluation trenching showed some limited evidence of Iron Age activity (EGC9587). The site is situated adjacent to the registered battlefield of the Battle of Tewkesbury (1471), and there is some potential that archaeological evidence of the battle may be within the site. Furthermore, the setting of the battlefield would be altered by any development, which could affect its significance. Associated with the battlefield is the scheduled monument of Margaret's Camp, which is on a rise and may include northern parts of the site as part of its setting. Heritage Impact Assessment required to inform site allocation.</p>
A09 - Land at Mitton (Wychavon)	<p>The site is in Wychavon District adjacent to the boundary with Tewkesbury Borough. Apart from the setting of Mitton Manor (Grade II Listed) and its curtilage listed and associated non-designated Heritage Assets there are no major heritage considerations within the plan area. A Heritage Impact Assessment will be required for future Planning Applications.</p>	<p>The site has not been subject to previous archaeological investigation. The southeastern edge of the site is recorded on the HER as being a medieval or post-medieval water meadow (MGC28672). The southern boundary of the site is adjacent to a medieval settlement site (EGC8462) and remains from this could conceivably extend to within the site. Archaeological works (EGC7159, EGC7324, and EGC8874) c.75m south of the site have also found a medieval moated site and some evidence of Roman activity. Pre-determination (of planning application) archaeological evaluation reports required.</p>
A10 - Tewkesbury Garden Communities	<p>This is a complex and extensive area of development for which some applications have already come forward. There are 13 Listed Buildings within and around the boundary of the site that could be affected by the development. There are also a number of buildings that have been identified as non-designated Heritage Assets that are affected. There may also be</p>	<p>There have been several archaeological evaluations across the site, predominantly within the northern portion of the site (EGC5255, EGC8896, EGC10013, and one towards the southern half (EGC9732). A large area of the northern part of the site has been subject to geophysical survey (EGC10012). The evaluations have revealed limited archaeology, although there has been undated cremations burials, and a small focus of middle Bronze</p>

	<p>more built non-designated Heritage Assets that have not yet been identified. The most sensitive areas for Listed Buildings are a round Northway Mill in the North-West of the site, the village of Aston on Carrant in the North-East and Church Farm and the Grade II* Listed Church of St Nicholas midway down the Western edge. As such the site is sensitive to heritage constraints and development of the site is likely to cause harm. This will require a careful heritage impact assessment and mitigation for future Planning Applications.</p>	<p>Age activity. There is also known Roman settlement in the wider area, and large swathes of the southern portion of the site have not been investigated. Additionally, there are several scheduled monuments, such as Knolls Camp on the peak of Oxenton Hill, and Enclosures and Ring Ditches W of Crashmore Lane c.400m north of the site which are situated on high ground, and are likely to include the site as part of their setting, the change of which could adversely affect the significance of these monuments. Heritage Impact Assessment required to inform site allocation.</p>
A11 - Land at Walton Cardiff	<p>There are no designated Heritage Assets in or around the site. There may be some non-designated Heritage Assets associated with the site such as at Chapel Farm, however it is not anticipated that heritage would be a significant issue. There is a scheduled monument to the North (deserted Medieval village) but it is unlikely that this would be affected by the development.</p>	<p>The site has not been subject to any archaeological investigation, although land immediately adjacent to the western boundary of the site has been subject to geophysical survey (EGC8468, EGC9359), evaluation (EGC726, EGC1402, EGC20726), and excavation (EGC2995, EGC9497), and has revealed a dense Iron Age/Romano-British settlement, as well as Neolithic and/or Bronze Age activity, and medieval and later agricultural activity. Pre-determination (of planning application) archaeological evaluation reports required.</p>
A12 - Land north of Bishops Cleeve	<p>There are no specific built heritage constraints identified in association with this site.</p>	<p>Some of the southern portion of the site has been subject to geophysical survey (EGC9822, EGC8674) and archaeological evaluation (EGC9912, EGC8919), which revealed evidence of medieval activity and late Iron Age settlement. Excavation south of the site has revealed substantial evidence of middle Bronze Age settlement, with some Neolithic or possibly Mesolithic activity found as well. The site is located c.1km west of the scheduled monument of Nottingham Hill Camp which is a high point in the landscape and the site forms part of its wider setting. Heritage Impact Assessment required to support application.</p>
A14 - East Twigworth	<p>Two Grade II Listed Buildings, Hatherley Hall Hotel and its Gate Lodge are located North of the southern section of the site. Down Hatherley Farm and outbuildings to the North East is also considered to be a Non-designated Heritage</p>	<p>A small area of the northern part of the site, was subject to excavations in 1964 (EGC6828) which revealed a Roman site, including a building (presumed to be a villa), and a possibly post-Roman inhumation. There is limited further information available on this site. Further Roman and Iron</p>

	Asset. It is not anticipated that these Heritage Assets would be greatly affected by the development site nevertheless any forthcoming application would require a Heritage Statement.	Age settlement is known from evaluation (EGC5006) directly west of the site. Pre-determination (of planning application) archaeological evaluation reports required.
A15 - Land South West of Shurdington	There are no specific built heritage constraints identified in association with this site.	<p>BADG006 - The application site was subject to an archaeological desk-based assessment and archaeological geophysical survey in 2025 (EGC20730 and EGC20729). The DBA showed a low potential for archaeological remains of significance, and the geophysical survey showed ridge and furrow and a limited number of linear features, which were thought to have potentially been remnants of a former agricultural regime. The site has also been subject to archaeological evaluation by trial trenching with very few remains of a limited significance with no further works anticipated. No archaeological implications.</p> <p>BADG025 - The site has been subject to a geophysical survey (EGC20836) showing some possible linear features, likely as part of an agricultural regime. Currently ongoing evaluation work immediately northwest of the site has not revealed any archaeological remains of significance. Archaeological mitigation required as conditional matter.</p> <p>BADG027 - The site has not been subject to any archaeological works and is located c.25m southwest of evaluation works which have revealed evidence of Iron Age/Romano-British settlement activity. Pre-determination (of planning application) archaeological evaluation reports required. Include as site policy criteria.</p> <p>BADG028 - The site has not been subject to any archaeological works and is located c.300m west of evaluation works which have revealed evidence of Iron Age/Romano-British settlement activity. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.</p> <p>SHUR024 - The site has not been subject to previous archaeological work. A geophysical survey (EGC10070) and archaeological evaluation (EGC20728) was conducted adjacent to the southwest corner of the site which revealed a probable Iron-Age ring ditch and several associated features containing Iron-Age and Romano-</p>

		<p>British pottery. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria. SHUR026 - The site has not been subject to previous archaeological work. A 1992 DBA (EGC904) considered the site as part of a possible bypass scheme, although did not examine the site in full. A geophysical survey (EGC10070) and archaeological evaluation (EGC20728) were conducted c.170m southwest of the site which revealed a probable Iron-Age ring ditch and several associated features containing Iron-Age and Romano-British pottery. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria. SHUR030 - The site has been subject to a geophysical survey (EGC10070) and archaeological evaluation (EGC20728), which revealed a probable Iron-Age ring ditch and several associated features containing Iron-Age and Romano-British pottery. Archaeological excavation required as conditional matter.</p>
A16 – Land at Coombe Hill	<p>The site wraps around Grange Farm a historic farmstead with Grade II Listed Barn. As such this part of the site is sensitive to heritage constraints and development of the site is likely to cause harm to the setting of Heritage Assets. This will require a careful heritage impact assessment and substantial mitigation for future Planning Applications.</p>	<p>LEI004A - The site has not been subject to prior archaeological works, with the exception of a narrow geophysical survey and limited evaluation in support of a pipeline project through the site. Trenching did not reveal any archaeology and confirmed results potentially identified through the limited geophysical survey to be natural. Two evaluations and an excavation (EGC8155, EGC6844, and EGC9574) immediately south of the site revealed the presence of Roman quarrying, field systems, as well as possible votive deposits. The presence of Bronze Age remains were also found, which are suggestive of domestic activity. The site is adjacent to the A38, parts of which are known to be a Roman road. The quarrying activity to the south was conjecturally thought to potentially provide stone for the construction of the road. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria. LEI010 - The site has not been subject to prior archaeological works, with the exception of a narrow geophysical survey and limited evaluation in support of a pipeline project through the site. Trenching did not reveal any</p>

		archaeology, and confirmed results potential identified through the limited geophysical survey to be natural. Two evaluations and an excavation (EGC8155, EGC6844, and EGC9574) immediately west of the site revealed the presence of Roman quarrying, field systems, as well as possible votive deposits. The presence of Bronze Age remains were also found, which are suggestive of domestic activity. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B01 - Land on the south side of Dibden Lane, Alderton (HELAA reference ALD018)	The site is adjacent to the Grade II Listed Rectory and beyond it is the The Church of St Margaret of Antioch (Grade II*Listed). As such the site is sensitive to heritage constraints and development of the site is likely to cause some harm. This will require a careful heritage impact assessment and mitigation for future Planning Applications.	The site allocation has been subject to a heritage assessment (EGC7143) and geophysical survey (EGC717) which both encompassed a larger area than the allocation site. The geophysical survey showed dense ridge and furrow remains, of a probable post-medieval date, and some possible archaeological remains. However, ridge and furrow is known to sometimes mask further remains beneath it. No archaeological works have been conducted within close proximity to the application site. Archaeological mitigation required as conditional matter.
B02 - Land off Franklin Road, Alderton (HELAA reference ALD019)	There are no specific built heritage constraints identified in association with this site.	A DBA, geophysical survey, evaluation and excavation (EGC4758, EGC4759, EGC4760, and EGC5714) have been carried out within the application site, and found evidence of agricultural activity, although no date was confirmed. No archaeological implications.
B05 - Land at 105 Cheltenham Road, Bishop's Cleeve (HELAA reference BIS003)	There are no specific built heritage constraints identified in association with this site.	The site has not been subject to any archaeological works and is partially developed. There have been no previous archaeological works in the vicinity of the site. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B06 - Land to the south of Stoke Orchard Road, Bishops Cleeve (HELAA reference BIS018, BIS021)	There are no specific built heritage constraints identified in association with this site.	The site has not been subject to any archaeological works and features some level of medieval/post-medieval ridge and furrow. There have been no previous archaeological works in the near vicinity of the site. Roman finds have been discovered c.100m southeast of the site, and an early medieval cemetery is recorded c.180m south of the site. However, neither of these finds have been

		investigated using modern methodology. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B10 - Land off Shutter Lane, Gotherington, GL52 9ED (HELAA reference GOT022)	There are no specific built heritage constraints identified in association with this site.	Directly to the south of the site, cropmarks indicate the presence of the Iron Age and/or Roman settlement. There are settlement remains from the Iron Age and Roman periods recorded from archaeological investigations c.185m east of the site (EGC6239, EGC6299). Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B11 - Land south of Gretton Road, Gotherington (HELAA reference GOT026)	There are no specific built heritage constraints identified in association with this site.	There are no known Heritage Assets of archaeological interest with the proposed site allocation area. The site has not been subject to any archaeological works. Directly to the southwest of the site, an archaeological evaluation (EGC6257) found remains of medieval agriculture and unstratified Mesolithic/early Neolithic worked flint, which is potentially indicative that the general location may have been a focus for early prehistoric activity. The site is located c.1.1km northwest of the scheduled monument of Nottingham Hill Camp, which is a high point in the landscape and the site forms part of its wider setting. Heritage Impact Assessment required to inform site allocation.
B12- Land north of Oakridge, Highnam (HELAA reference HIG007A)	This site will be within the setting of a number Listed Buildings and Heritage Assets at Lassington (including the Grade II* Listed Church Tower). However a solar farm has recently been consented on land between the site and Lassington. Nevertheless a Heritage Statement would be required for any forthcoming application.	A small portion in the southeast of the site has been subject to geophysical survey. No archaeological remains, apart from ridge and furrow were identified. Additionally, a geophysical survey to the north of the site also indicated limited archaeological remains in the vicinity of the site, other than agricultural marks. It is of note that there was likely a Civil War skirmish in the nearby Lassington Wood. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B14 - Land west of Maisemore (HELAA reference MAI007)	There are no specific built heritage constraints identified in association with this site.	There are no known Heritage Assets of archaeological interest with the proposed site allocation area. The site has not been subject to any archaeological works. Directly to the northeast of the site an archaeological evaluation and geophysical survey (EGC8601 and EGC7090) found remains of postmedieval agriculture and evidence of an

		orchard marked on historic maps. A small portion in the northwest of the site is also marked as orchard. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B18 - Land to the rear of former Kings Head, Norton (HELAA reference NORT007)	The site is adjacent to the Old Vicarage within is an unlisted historic building and is likely to be considered to be a Non-designated Heritage Asset. As such consideration of the setting of the vicarage will be a requirement of development on this site. A Heritage Statement would be required to accompany any forthcoming applications.	The site was subject to a DBA (EGC7978), which showed a moderate to high potential for the remains relating to the Roman period, and a high potential for the Medieval period. A geophysical survey (EGC20774) was also conducted which showed limited potential, with parallel linear trends in the north of the site which correspond with previously recorded medieval earthworks visible in aerial and LIDAR imagery (50296) and several weak linear trends of uncertain origin were also observed. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B19 - Land off Lime Close, Norton (HELAA reference NORT011)	There are no specific built heritage constraints identified in association with this site.	The site has been subject to a geophysical survey (EGC9798) and subsequent archaeological evaluation (EGC9847). The evaluation on land south of Lime Close revealed scant evidence of archaeological activity, broadly reflecting the results of the preceding geophysical survey. The potential features identified by geophysics were found to comprise part of a system of land drains. A small assemblage of unstratified medieval to post-medieval pottery may derive from the activity previously recorded to the north of the site during the development of Lime Close. Not further activity is deemed necessary. No archaeological implications.
B21 - Land south of Stoke Orchard (HELAA reference STOK011A)	There are at least nine Listed Buildings on the boundary of the site. Most significantly the Internationally famous pilgrim church of James The Great (Grade I Listed). There are also a number of Grade II Listed Buildings along the North and South boundaries of the site including Chase Beams, Ivy Cottage, Old Rowley, Folly cottage, Mill House and Dovecote. As such the site is very sensitive to heritage constraints and development of the site is likely to cause harm to the setting of these Heritage Assets. This will require a careful heritage	The site is recorded as containing earthworks likely to be medieval house platforms, assessed from aerial photography, as well as a post-medieval mill and associated leats. Large areas of the site are known to contain ridge and furrow, and it is likely that the site was subject to settlement, industrial and agricultural activity in the medieval period. Additionally, archaeological works in the wider landscape have shown Iron Age and Roman activity. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.

	impact assessment and substantial mitigation for future Planning Applications.	
B22 - Land west of Toddington Village Hall (HELAA reference TOD007)	The site is close to the boundary of Toddington Registered Park and Garden (on the North side of the road). There do not appear to be any other substantive heritage issues arising. Nevertheless, any future applications will require a heritage impact assessment and potentially some mitigation.	There are no known Heritage Assets of archaeological interest with the proposed site allocation area. The site has not been subject to any archaeological works, and there are no archaeological works in close proximity to the site. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B23 - Land North of Brockeridge Road, Twyning (HELAA reference TWY014)	The North Western boundary of the site follows the driveway to Twyning Manor. The Manor is much altered and modernised and is not a Listed building but retains some heritage value. The Lodge on the drive is more intact and is considered to be a Non-designated Heritage Asset. There are two Grade II Listed Buildings to the South including Duddage Manor and The Fountain. Any future applications will require a heritage impact assessment and potentially some mitigation.	With the exception of ridge and furrow, there are no known Heritage Assets of archaeological interest with the proposed site allocation area. The site has not been subject to any archaeological works. Evaluations in the wider vicinity of the site (EGC7161 and EGC5033) were generally negative but are not close enough to the site to reliably inform the archaeological potential of the site. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B24 - Land at Hill End Farm, Twyning (HELAA reference TWY026A)	There are no specific built heritage constraints identified in association with this site.	With the exception of recorded ridge and furrow, there are no known Heritage Assets of archaeological interest with the proposed site allocation area. The site has not been subject to any archaeological works. A DBA conducted for land directly adjacent to the southern border of the application site suggests there is potential for early prehistoric paleo-environmental remains of archaeological interest, as well as later prehistoric and Roman-British settlement and field systems. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B25 - Land at Hill End Farm, Twyning (HELAA reference TWY026B)	There are no specific built heritage constraints identified in association with this site.	With the exception of recorded ridge and furrow, there are no known Heritage Assets of archaeological interest with the proposed site allocation area. The site has not been subject to any archaeological works, and there are no archaeological investigations in near proximity to the site. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.

B26 - Land at Hill End Farm, Twynning (HELAA reference TWY026C)	The site is within the setting of Grade II Listed Hillend Farm and involves buildings that may be curtilage listed or Non-designated Heritage Assets. As such any future applications will require a heritage impact assessment and may be restricted in design and location.	With the exception of recorded ridge and furrow, there are no known Heritage Assets of archaeological interest within the proposed site allocation area. The site has not been subject to any archaeological works, and there are no archaeological investigations in near proximity to the site. Pre-determination (of planning application) archaeological evaluation required. Include as site policy criteria.
B27 - Land off Corndean Lane, Winchcombe (HELAA reference WIN005)	The site is within Winchcombe Conservation area and is likely to be considered an important open space. The site is also within the wider setting of numerous Listed Buildings including the Grade I Listed Church of St Peter. As such the site is very sensitive to change and development of the site is likely to cause harm. This will require a careful and thorough heritage impact assessment and mitigation for future Planning Applications. The principle of development on this land may not be considered acceptable.	A series of archaeological works immediately adjacent to the eastern boundary of the application site (EGC3890, EGC3894, and EGC6477) have revealed the remains of a Roman farmstead/villa. The extent of the farmstead was not fully known and cropmarks suggest that activity extends into the eastern portion of the application site. The scheduled monument of Winchcombe Abbey is located c.225m north of the site, and the site forms part of its limited, undeveloped, wider setting. Heritage Impact Assessment required to inform site allocation.
B28 - Land east of Gretton Road, Winchcombe (HELAA reference WIN006A)	There are no specific built heritage constraints identified in association with this site.	A series of archaeological works immediately adjacent to the southern boundary of the application site (EGC3246, EGC3298, and EGC5285) have revealed the remains of Roman activity, likely related to a farmstead/villa to the southeast. The villa is scheduled, and the site forms part of its close setting. Related archaeological remains, and possible phases of earlier, Iron Age, occupation have potential to be beneath the site. Heritage Impact Assessment required to inform site allocation.
B29 - Land off Kyderminster Road (HELAA reference WIN009)	There are no specific built heritage constraints identified in association with this site.	The site has been subject to archaeological geophysical survey (EGC6363) and evaluation trenching EGC6397). A Romano-British settlement is known directly south of the application site (EGC9603). The report for the evaluation is not available, although there is likely to be further work required. Although a scheduled Roman Villa is located c.235m east of the site, the site is not considered to have potential to form part of its setting due to significant residential dwellings screening any experience of the villa. Archaeological excavation required as conditional matter.

B30 - Woodmancote Park Homes, North, Woodmancote (HELAA reference WOO004, WOO005)	There are no specific built heritage constraints identified in association with this site.	There are no known Heritage Assets of archaeological interest with the proposed site allocation area. The site has not been subject to any archaeological works. An evaluation c.75 west of the site (EGC3607) revealed evidence of Romano British enclosures, as well as activity from the Mesolithic and Middle Bronze age, towards the western extent of the evaluation. The application site, although likely to be screened by Bushcomb Wood, may form part of the wider setting of Nottingham Hill fort scheduled monument, and would reduce the distance of undeveloped land between the residential development and the monument. Heritage Impact Assessment required to inform site allocation.
B31 - Land south of Two Hedges Road, Woodmancote (HELAA reference WOO007)	There are no specific built heritage constraints identified in association with this site.	The site has been partially subject to archaeological geophysical survey (EGC6780) and mostly subject to evaluation trenching EGC6972). The work found no significant archaeological remains. No archaeological implications.
B32 Land at Brizen Farm (HELAA ref: SHUR020A)	The proposed site surrounds Brizen Farmhouse which is a Grade II Listed Building, dating from the late 16th Century. As such the site is sensitive to heritage constraints and development of the site is likely to cause harm. This will require a careful heritage impact assessment and mitigation for future Planning Applications.	Remnants of medieval cultivation earthworks in the form of 'ridge and furrow'. No known Heritage Assets of archaeological interest, otherwise. Land associated with 16th century Grade II Listed farmhouse. If allocated, given size of area, pre-determination evaluation should form part of policy criteria.
B34 - Healings Mill, Quay Street, Tewkesbury (site C) (HELAA ref: TEWK004C)	This site is within Tewkesbury Conservation area and is within the setting of a number of Listed Buildings. As such the site is sensitive to development. There is an extant permission for the construction of two dwellings. A Heritage Impact Assessment will be required for future Planning Applications.	The proposed allocation site contains the shell of an old factory site and is sandwiched between what is thought to be an 18 th century house at no.1 Quay Street (although looking at the roof pitch could be older) and a Grade II late 17 th or early 18 th century inn at no.2. The site was covered by a desk-based assessment in 2013 which identified the potential for multi-period remains (ECG5089). If allocated, pre-determination evaluation should form part of policy criteria.
B35 - Healings Mill, Quay Street, Tewkesbury (site B) (HELAA ref: TEWK004B)	This site is within Tewkesbury Conservation area and is within the setting of a number of Listed Buildings. The site also contains a 19 th Century	This proposed allocation site is thought to contain the remains of an old brewery (MGC47195 &MGC3705). A level 2 building recording undertaken in 2025 suggested

	managers house/office which is thought to have once been a public house. As such the site is sensitive to development. There is an extant permission for the demolition of some later buildings and the restoration of the non-designated heritage asset and the addition of a number of new dwellings. A Heritage Impact Assessment will be required for future Planning Applications.	that this may be a non-designated heritage asset for its historic interest as part of Samuel Healing's flour business. The site also falls within the postulated extent of the medieval town. The site was subject to very limited archaeological evaluation in 2013. If allocated, targeted pre-determination evaluation should form part of policy criteria.
B36 - Healings Mill, Quay Street, Tewkesbury (site D) (HELAA ref: TEWK004D)	This site is within Tewkesbury Conservation area and is within the setting of a number of Listed Buildings. As such the site is sensitive to development. There is an extant permission for the construction of two dwellings. A Heritage Impact Assessment will be required for future Planning Applications.	The proposed allocation site contains a grade II mid-19 th century warehouse which was formerly the Tewkesbury Brewery dating back to the 1860s (MGC11436). In 2025, a level 2 building recording was undertaken of the wider Healings Mill complex (EGC20724). The site itself falls within the posited extent of the medieval town and in an area of post-medieval development. To the immediate south of the site, Roman pottery has been retrieved (MGC6727). The site has potential for significant Roman, Medieval and Post-Medieval remains. If allocated, pre-determination evaluation should form part of policy criteria. Further historic building recording may also be required.
B39 - Former MAFF site, Tewkesbury (HELAA ref: TEWK016)	There are no specific built heritage constraints identified in association with this site.	The site contains the former (demolished) Tewkesbury Sation (MGC65746) on the former Tewkesbury and Malvern and Birmingham and Gloucester Railways, later the Midland Railway (MGC65745 & MGC8347). The site has been covered by a wider desk-based assessment as part of work for the Tewkesbury Northern Relief Road (EGC597). This was followed by a very limited archaeological evaluation (EGC8781) which produced some Roman finds to the immediate north of the site. If allocated, pre-determination evaluation should form part of policy criteria.
B40 - Healings Mill, Mill Buildings, Tewkesbury (HELAA ref: TEWK020)	The site contains two derelict listed Mill/warehouse buildings and the access bridge is also listed (all Grade II Listed). This site represents a significant and pivotal urban regeneration site for Tewkesbury Town and is suitable for redevelopment. The site features in	The site contains Healings Flour Mill (MGC111581 and MGC111581) which forms part of a larger complex with Severn Ham Mills and Borough Flour Mills, including an 1865 mill building and 1870s and 1899 warehouses, sited on the River Avon. Together, the Grade II Listed Buildings have group value and have a functional link with the Iron

	<p>the adopted Tewkesbury Town Regeneration SPD. The site is also prominent within Tewkesbury Conservation Area and is within the setting of a number of other Grade II Listed Buildings. Any proposals that come forward for the site would need to consider incorporation/adaptation of the existing buildings and the scale, mass and form of any new development in order that it is sympathetic to the existing historic environment. A full Heritage Appraisal would be required to accompany any forthcoming proposals for the site.</p>	<p>Bridge which provides the mill with its access to and from the town and dates back to 1822AD. There is a long history of milling on the site, and it is possible that this is the place where two mills were recorded by the Domesday Book and referred to as town mills in the early 13th century AD. In the northeast corner of site, is the older mill which may be the location of the former miller's house (MGC3706). Samuel Healing rebuilt some of the mill buildings as a steam-powered roller mill in 1865-6. A brewery (also listed at Grade II) was built on the east side of the Iron Bridge in a similar style to the mill and was later used for flour storage. The new mill and its warehouses are shown on the 1st edition OS map of 1884. Some of the earlier warehouse buildings had been replaced by new warehousing by 1889AD and there was further rebuilding/replacement in the 1930s and later. The site was partially cleared of 20th century structures and some of the plant and machinery to both the mill and warehouse were removed following the closure of the mill in 2006. The site appears to have also been cleared in part more recently. The site also contains an old weapons pit forming part of the Tewkesbury anti-tank island (MGC39122). Immediately to the south at Eagle's Alley, Roman and Medieval activity was identified (MGC7121). If allocated, pre-determination evaluation should form part of policy criteria potentially along with historic building recording.</p>
Cheltenham Borough Council area		
Ref/Site	Built Heritage Comments	Archaeology Comments
A06 - Land east of Swindon Village (HELAA Ref: S151)	<p>The site lies adjacent to Swindon Conservation Area to the west. A small number of listed buildings are located within the conservation area, the nearest being over 200 metres from the site. Several non-designated heritage assets (locally listed buildings) are located within and around the conservation area, with the closest approximately 73 metres from the site boundary.</p>	<p>A large swathe of the site has been subject to a DBA in 2007 (EGC2662), and a DBA is currently under production for the northern portion of the site in 2026, which is supported by a geophysical survey which has not yet been added to the HER. There is limited information in the surrounding landscape of the site, although a small evaluation to the southeast of the site (EGC3818) did not produce any significant archaeological remains. An</p>

	Potential effects on the significance and setting of nearby heritage assets would need to be considered as part of any future development proposal. A heritage assessment of the site would be required, prior to any proposals for its development.	'Anglo-Saxon' shield boss has been found within the site (MGC37962), and local naming evidence suggests the adjacent Hyde farm may have had an early medieval origin. A medieval deer park is recorded as occupying the eastern portion of the site (MGC23111). Pre-determination (of planning application) archaeological evaluation reports required.
B63 - Portland Street (HELAA Ref: S110)	This site is previously developed land within the town centre, currently used as a car park. The site is located within the Central Conservation Area (Old Town Character Area) and is surrounded by a high concentration of designated heritage assets, including the Grade II* listed Holy Trinity Church to the east and St Margaret's Terrace to the south-west (also Grade II* listed), as well as a high number of Grade II listed buildings. Given the site's sensitive historic environment, any future development has the potential to affect the significance, setting and intervisibility of nearby heritage assets as well as the character and appearance of the conservation area. Any future development proposal would therefore need to be supported by a proportionate heritage assessment and demonstrate a high-quality design approach that responds positively to the site's historic context in terms of scale, massing, layout and architectural form. Heritage considerations would represent a significant design constraint and will be a key factor in determining the site's capacity for change and suitability for development.	The proposed site allocation, currently a car park, was subject to an archaeological desk-based assessment in 2001 (Event number ECG1230) and which covered a greater area. A terrace of buildings dating back to at least 1800AD was identified. Any C19 buildings with cellars will have destroyed evidence of earlier activity. The area to the immediate west of the proposed allocation was also subject to archaeological trial trenching (EGC3624) with a further two trenches in the site allocation area. No significant archaeological remains were identified. No archaeological implications.
B66 - 210 Hatherley Road (HELAA Ref: S144)	The site is previously developed land currently occupied by a commercial laundry business. Several locally listed buildings are situated opposite the site on Hatherley Road. Any future redevelopment proposals would need to consider potential effects on the significance and setting of these non-designated heritage assets,	No known archaeological remains. Site considered to have low archaeological potential. No archaeological implications.

	informed by an appropriate heritage assessment and any necessary mitigation measures.	
B68 - Cakebridge Place (HELAA Ref: S076)	The site is located approximately 150 metres from the Central Conservation Area and is in relatively close proximity to a number of designated heritage assets, including a listed building approximately 65 metres to the west and several Grade II listed villas and terraced properties within 250 metres of the site. A number of locally listed buildings are also situated nearby, the closest being approximately 35 metres to the south-west. Any future development proposal would need to consider potential effects on the significance and setting of both designated and non-designated heritage assets. A heritage assessment of the site would be required, prior to any proposals for its development.	No known archaeological remains. Site considered to have low archaeological potential. No archaeological implications.
B69 - Sherborne Place Car Park (HELAA Ref: S079)	The site is previously developed land within the town centre, currently used as a car park. The site is located within the Central Conservation Area (Old Town Character Area) and is surrounded by a high concentration of designated heritage assets (Grade II listed buildings). Given the site's sensitive historic environment, any future development has the potential to affect the significance, setting and intervisibility of nearby heritage assets as well as the character and appearance of the conservation area. Any future development proposal would therefore need to be supported by a proportionate heritage assessment and demonstrate a high-quality design approach that responds positively to the site's historic context in terms of scale, massing, layout and architectural form. Heritage considerations would represent a significant design constraint and will be a key factor in determining the site's	No known archaeological remains. Site considered to have low archaeological potential. Former timber yard and sawmill in 19 th century, No archaeological implications.

	capacity for change and suitability for development.	
B70 - Rear of High Street Car Park (HELAA Ref: S089)	<p>The site is previously developed land within the town centre, comprising existing mixed-use buildings (commercial uses with residential accommodation) and a car park. The site is located within the Central Conservation Area (Old Town Character Area) and lies within a particularly sensitive historic environment, surrounded by a high concentration of designated heritage assets, including the Grade I listed Cheltenham Minster (St Mary's Church) to the south and a number of Grade II listed building, including No. 228 High Street (grade II listed) and No's 16 and 18 St George's Place (Grade II listed) which all adjoin the site. Any future development has the potential to affect the significance, setting and appreciation of nearby heritage assets as well as the character and appearance of the conservation area. Any future development proposal would therefore need to be supported by a proportionate heritage assessment and demonstrate a high-quality design approach that responds positively to the site's historic context in terms of scale, massing, layout and architectural form. Heritage considerations would represent a significant design constraint and will be a key factor in determining the site's capacity for change and suitability for development.</p>	<p>In close proximity to the medieval St. Mary's Church and the alleged site of a Benedictine Priory or Saxon Monastery (MGC3596 and MCG3592). Within the heart of medieval and post-medieval Cheltenham. Subject to very limited archaeological evaluation by two trenches in 2009 (EGC3126) which recorded post medieval features. High potential for medieval and post medieval remains. Pre-determination (of planning application) archaeological evaluation required in policy criteria.</p>
B71 - Land north of Branch Road, west of Grovefield Way (HELAA Ref: S050b)	<p>No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.</p>	<p>The proposed allocation site contains the earthworks remains of medieval open field cultivation in the form of ridge and furrow. Coupled with several fields to the northwest, it forms a large contiguous block respecting a relict stream to the north. A finite resource and forming part of a wider relict historic landscape. Heritage Impact Assessment is required to inform a site allocation.</p>

B72 - Land off Badgeworth Road, south of North Road West (HELAA Ref: S050a)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	The proposed allocation site contains the earthworks remains of medieval open field cultivation in the form of ridge and furrow. Coupled with several fields to the southeast, it forms a large contiguous block respecting a relict stream to the north. A finite resource and forming part of a wider relict historic landscape. Heritage Impact Assessment is required to inform a site allocation.
B73 - Land between A40 and Bamfurlong Lane (west) (HELAA Ref: S049b)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	Site has been subject to a desk-based assessment in 2025. Pre-determination (of planning application) archaeological evaluation required as part of policy criteria.
B74 - The Paddocks, Swindon Lane (HELAA Ref: S011)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	The proposed allocation site falls within the site of a large deer park at Prestbury (MGC23111). An archaeological evaluation at Hunting Butts Farm to the immediate west (EGC3818) identified the southern boundary of the medieval deer park (MGC26587) and further undated features. It is highly likely that the southern boundary continues into site. Pre-determination (of planning application) archaeological evaluation required in policy criteria.
B75 - Land at Hunting Butts (east), Evesham Road (HELAA Ref: S012)	Green field site on the edge of town. A designated heritage asset (listed building) is located within approx. 100 metres of the site to the south. Any future development proposals would need to consider potential effects on the significance and setting of the designated heritage asset. A heritage assessment of the site would be required, prior to any proposals for its development.	The proposed allocation site contains the upstanding remains of a World War II pillbox (MGC27760) sitting within an earthwork enclosure to the midwest of site. The site also falls within the site of a large deer park at Prestbury (MGC23111). An archaeological evaluation at Hunting Butts Farm to the immediate southeast (EGC3818) identified the southern boundary of the medieval deer park and further undated features. Pre-determination (of planning application) archaeological evaluation required in policy criteria.
B76 - Land east of Cheltenham Racecourse 2, Park Lane (HELAA Ref: S019)	Green field site on the edge of Prestbury. The site lies approximately 150 metres north of Prestbury Conservation Area and is located in proximity to a number of heritage assets, including listed buildings within approx. 160 metres and several locally listed buildings, the closest of which is situated around 135 metres	The proposed allocation site appears lies immediately adjacent the scheduled moated site. 'Moated Site 570m west of Laxton Meadow Farm' (National Heritage List for England list entry no: 1018488). The moated site survives well and contains the manor house which was the second most valuable property of the bishops of Hereford. The manor was held by the bishops from the 9 th century

	to the east. Any future development proposal would need to consider potential effects on the significance and setting of both designated and non-designated heritage assets. A heritage assessment of the site would be required, prior to any proposals for its development.	onwards. Given the possibility that the proposed development will impact the significance of this legally protected nationally important monument through changes to its setting, a Heritage Impact Assessment is required to inform a site allocation.
B77 - Land north of Park Lane (HELAA Ref: S143)	Green field site on the edge of Prestbury. The site is located approx. 130 metres from the nearest non-designated heritage asset (locally listed building) and 180 metres from the nearest designated heritage asset (listed building). Any future development proposals would need to consider potential effects on the significance and setting of the heritage assets. A heritage assessment of the site would be required, prior to any proposals for its development.	The proposed allocation site appears to take in the northern earthworks of and otherwise lies immediately adjacent the scheduled moated site. 'Moated Site 570m west of Laxton Meadow Farm (National Heritage List for England list entry no: 1018488). The moated site survives well and contains the manor house which was the second most valuable property of the bishops of Hereford. The manor was held by the bishops from the 9 th century onwards. Given the possibility that the proposed development will impact the significance of this legally protected nationally important monument through changes to its setting, a Heritage Impact Assessment is required to inform a site allocation. The site has also produced Roman coinage (MGC69888) and if allocated, would require pre-determination archaeological evaluation as part of policy criteria.
B78 - Land off New Barn Lane 3 (south of Racecourse) (HELAA Ref: S017)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	No known Heritage Assets of archaeological interest. Archaeological evaluation undertaken immediately to the southeast at Starvall Farm, Prestbury (EGC1111). Little of significance recorded. Pre-determination (of planning application) archaeological evaluation required.
B79 - Land at the Hayloft (west), The Reddings / Badgeworth Road (HELAA Ref: S157a)	The site is an area of green field located approximately 45m south of Manor House, a locally listed building. Any future development would need to conserve the significance and setting of this non-designated heritage asset. A heritage assessment would be required to inform development proposals and any necessary mitigation measures.	No known Heritage Assets of archaeological interest but given proposals to develop most of the land to the south of the Reddings, if allocated, given size of area, pre-determination evaluation should form part of policy criteria.

B80 - The Maples, The Reddings (HELAA ref: S149)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	No known Heritage Assets of archaeological interest but given proposals to develop most of the land to the south of the Reddings, if allocated, given size of area, pre-determination evaluation should form part of policy criteria.
B81 - Land at The Hayloft (west/south), The Reddings (HELAA Ref: S050b)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	No known Heritage Assets of archaeological interest but given proposals to develop most of the land to the south of the Reddings, if allocated, given size of area, pre-determination evaluation should form part of policy criteria.
B82 - Land at Sunnyfield Lane (west) (HELAA Ref: S159)	Green field site (part wooded) located on the edge of Up Hatherley. Three non-designated heritage assets (locally listed buildings) are located in close proximity to the site, with The Woodbines and Greenwode Leghe, both within approx. 10 metres of the site. Any future development would need to conserve their significance and setting. A heritage assessment would be required to inform design and mitigation measures.	The proposed site allocation is thought to form part of a wider area of activity dating from the medieval period. However, archaeological evaluation by trial-trenching c.100m to the northwest of the site did not identify any significant archaeological remains. If allocated, pre-determination evaluation should form part of policy criteria.
B83 - Land off Oakhurst Rise (HELAA Ref: S135)	The site comprises an area of green space associated with St Edward's Junior School. The site is situated within an area containing a number of designated and non-designated heritage assets, including the school itself, which is Grade II* listed as well as a number of Grade II listed buildings and locally listed buildings. Given the sensitivity of the historic environment, future development has the potential to affect the significance, setting and intervisibility of nearby heritage assets, in particular the school itself (Grade II* listed). Any future development proposal would therefore need to be supported by a proportionate heritage assessment and demonstrate a high-quality design approach that responds positively to the site's historic context in terms of scale, massing, layout and	The proposed allocation site has been subject to an archaeological desk based assessment back in 2016 (EGC6483), archaeological statement back in 2017 which identified the presence of a former icehouse of local significance (EGC6783), a geophysical survey in 2017 (EGC6555), followed by trial-trenching (EGC6843) which identified few remains of any significance. No archaeological recommendations.

	architectural form. Heritage considerations would represent a significant design constraint and will be a key factor in determining the site's suitability for development.	
B85 - Maenan Stud, Brockhampton Lane (HELAA Ref: S168)	Green field site on the edge of the borough. The site is located approx. 105 metres from the nearest non-designated heritage asset (locally listed building). No heritage issues are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	The potential allocation site does not contain any known Heritage Assets of archaeological interest, nor has its potential been previously assessed apart from forming part of wider desk based assessments. If allocated, given size of area, pre-determination evaluation should form part of policy criteria.
B86 - Parsons Piece, Swindon Village (HELAA Ref: S172)	Green field located on the edge of the borough, adjoining the boundary with Tewksbury District. A locally listed building is situated approximately 20 metres south of the site, and a number of designated heritage assets are located nearby within the village of Brockhampton (Tewksbury District), including Rosudgeon, a listed building situated approximately 95 metres from the site. Any future development would need to conserve the significance and setting of both the designated and non-designated heritage assets. A heritage assessment would be required to inform design and mitigation measures.	The potential allocation site does not contain any known Heritage Assets of archaeological interest, nor has its potential been previously assessed apart from forming part of wider desk based assessments. If allocated, given size of area, pre-determination evaluation should form part of policy criteria.
B87 - Land East of Kidnappers Lane (HELAA Ref: S169)	Green field site (mostly wooded) located in Leckhampton. The site is located approx. 105 metres from the nearest designated heritage asset (grade II listed building), Field Cottage. No heritage issues are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	The potential allocation site does not contain any known Heritage Assets of archaeological interest. Subject to a desk-based assessment which covered a wider area. Neighbouring evaluations to north and southeast (EGC6250 & EGC5075). That to the north identified archaeological remains from multiple periods. Unlikely to be any impact on the scheduled moat c.300m to the southwest. If allocated, given size of area, pre-determination evaluation should form part of policy criteria.
B88 - Land at Brailsford House (Parker Court) (HELAA Ref: S170)	Green field site (mostly wooded) located in Leckhampton. The site is located approx. 105 metres from the nearest designated heritage	The proposed allocation site contains the former parish schools which were built by D J Humphreys in 1855-56AD and enlarged in 1895 by Prothero and Phillott and which

	asset (grade II listed building), Field Cottage. No heritage issues are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	were converted to offices in 1988. These buildings have been added to Cheltenham's Local List (MGC34631). The surrounding area, in general, has low archaeological potential. No archaeological recommendations.
B89 - The Briars, The Reddings (HELAA Ref: S173)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	No known Heritage Assets of archaeological interest recorded within the proposed allocation site. The site is partly covered in orchards on the 1 st edition Ordnance Survey mapping surrounding a small farm of which some ruinous elements remain. Archaeological evaluation c.190m to the southeast at Cold Pool Lane (EGC8526) revealed little of significance. No archaeological recommendations although there may be an opportunity to consider reinstatement of orchards as part of strengthening the historic landscape character and delivering for biodiversity.
B90 - Land at The Vineyards Industrial Estate (HELAA Ref: S174)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	No known Heritage Assets of archaeological interest recorded within the proposed allocation site. The site was subject to rapid archaeological appraisal in 2008 (EGC7725). No archaeological recommendations.
B91 - Hardwick Campus, University of Gloucestershire, Cheltenham (HELAA Ref: S176)	The site is previously developed land forming part of the University of Gloucestershire campus. The Central Conservation Area (St Paul's Character Area) lies approximately 40 metres to the south-east, with a locally listed building approximately 10 metres to the south and Gas Green Baptist Church (Grade II listed) approximately 100 metres from the site. Any future development has the potential to affect the significance and setting of nearby designated and non-designated heritage assets. A proportionate heritage assessment would be required to inform development proposals and identify any necessary mitigation measures. Heritage considerations would influence the capacity, form and design of any future redevelopment.	No known Heritage Assets of archaeological interest recorded within the proposed allocation site. An archaeological evaluation at Land at Midwinter, c.150m to the north did not identify any archaeology. No archaeological recommendations.

<p>B92 - Cavendish House, Cheltenham (HELAA Ref: S177)</p>	<p>The site comprises previously developed land occupied by a former 19th century department store that has been vacant for several years. It is situated within the Central Conservation Area (Montpellier Character Area) and occupies an exceptionally sensitive historic environment characterised by an outstanding concentration of designated heritage assets. These include Cheltenham Minster (Grade I listed), 47 Promenade (Grade II*), Royal Crescent (Grade II*), together with numerous adjoining and nearby Grade II listed buildings. The site makes an important contribution to the significance, setting and townscape character of this highly designated part of Cheltenham. Given the heritage sensitivity of the site, any future re-development would have significant potential to affect the significance, setting and intervisibility of surrounding heritage assets, as well as the character and appearance of the conservation area. Any future redevelopment proposals would therefore need to be informed by a proportionate heritage assessment and demonstrate an exceptionally high standard of design, ensuring that scale, massing, layout and architectural expression respond positively to the historic context. Whilst heritage considerations would represent a major constraint for redevelopment and will be a key factor in determining the site's capacity for change, the retention, reuse and sensitive adaptation of historic fabric may also provide opportunities for heritage-led regeneration, securing the long-term conservation of the asset. The site has been the subject of several pre-application enquiries for potential redevelopment proposals in recent years.</p>	<p>In 2007, a desk-based assessment was undertaken for Cav House. This identified that the buildings which comprise the former department store are 19th century in origin. The basements of the building appear to have already truncated up to 3m of deposits and therefore the archaeological potential of the site is considered to be low (ECG2699). No archaeological recommendations.</p>
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B93 - Land at Shaw Green Lane, Prestbury (HELAA Ref: S156)	<p>The site comprises green field land directly adjoining the Prestbury Conservation Area and is surrounded by a number of designated and non-designated heritage assets, including The Hayes (Grade II listed), Ways Side (locally listed) and The Lower Mill (locally listed), which all adjoin the site, and The Tithe Barn (Grade II listed) approximately 40 metres from the site. The site occupies a highly sensitive historic environment where future development has substantial potential to affect the significance and setting of nearby heritage assets and the character and appearance of the conservation area. Any future development proposal would therefore need to be supported by a proportionate heritage assessment and demonstrate a high-quality design approach that responds positively to the site's historic context in terms of scale, massing, layout and architectural form. Heritage considerations would represent a significant design constraint and will be a key factor in determining the site's capacity for change and suitability for development.</p>	<p>Remnants of medieval cultivation earthworks in the form of 'ridge and furrow'. No known Heritage Assets of archaeological interest, otherwise. Land associated with 16th century Grade II Listed farmhouse. If allocated, given size of area, pre-determination evaluation should form part of policy criteria.</p>
B94 - Land at Hunting Butts Farm (HELAA Ref: S175)	<p>No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.</p>	<p>Almost the entire site has been subject to archaeological evaluation (EGC3818), and geophysical survey (EGC3747). These works discovered the presence of a deer park boundary and the remains of ridge and furrow cultivation. Although some smaller, discrete, anomalies were found which were not clearly identified by the geophysical survey and are of unknown origin, anticipated further remains would not be of a level of significance likely to undermine the principle of development. Archaeological mitigation required as conditional matter.</p>
B95 - Land South of Branch Road, the Reddings (HELAA Ref: S178)	<p>The site comprises greenfield land on the edge of the borough and directly adjoins Manor House, a locally listed building. Any future development has the potential to affect the significance and setting of this non-designated</p>	<p>The site has not been subject to any archaeological works. Directly north of Branch Road, c.15m north of the site, a geophysical survey (EGC6726) has been conducted, showing minimal evidence of archaeological remains, with some linear features being identified.</p>

	heritage asset. A proportionate heritage assessment would be required to inform development proposals and identify any necessary mitigation measures. Heritage considerations would influence the form, layout and design of development.	However, no ground truthing of this survey has occurred, and dense ridge and furrow could be concealing further archaeological remains from the survey. An evaluation (EGC8526) was conducted c.400m southeast of the potential allocation site which found no significant archaeological remains. Nevertheless, there is some potential for significance remains to existing within the site. Pre-determination (of planning application) archaeological evaluation reports required.
Gloucester City Council Area		
Ref/Site	Built Heritage Comments	Archaeology Comments
B33 - 42-44 Northgate Street, Gloucester (HELAA ref: 11NEW26)	The site is located within the City Centre Conservation Area and part of the setting of a number of designated and Non-designated Heritage Assets. Sensitive conversion could be considered. A heritage statement would be required to support any application for change.	If reuse no comments
B41 - GWRSA Socal Club (HELAA ref: SUB02)	As a site that is part of the setting of the London Road Conservation Area as well as the setting of a number of Listed Buildings including the Grade II Listed Picton House and numbers 2-8 Wellington Parade, any scheme that is submitted would need to consider this sensitive context. A heritage assessment, which would include a consideration of the impact on the nearby designated Heritage Assets would also be required.	This site is situated to the rear of a Roman period suburb which extends, for a distance, along London Road. Archaeological investigations just to the north have found evidence of Roman buildings which are also found in either direction along the road. Investigations elsewhere have found that Roman period structures and property boundaries do occur in these set-back locations. Any planning application should be supported by an archaeological desk-based assessment and the results of an evaluation. Mitigation may then be required by condition.
B42 - Colwell Youth & Community centre (HELAA ref: 06NEW18)	Vacant and deteriorating former school building that is Locally Listed. Principle of conversion not opposed (subject to details). Application received in 2022, but has stalled.	No known archaeological constraints - reuse of existing structures unlikely to require any archaeological information or conditions. Were demolition and new build proposed then archaeological conditions may need to be attached to any permission.
B43 - Spread Eagle Court, Lower Northgate Street (HELAA ref: 12NEW22)	Imposing landmark Locally Listed Building within the London Road Conservation Area. It is also part of the setting the grade II* listed St Peter's Roman Catholic Church, other Listed Buildings and other Non-designated Heritage Assets. A	Assume reuse of existing fabric, if so no comments – if new build further assessment will be needed. The site is set within a suburb of Roman Glevum extensive and important Roman archaeological remains have been found immediately adjacent.

	positive, sensitive scheme for its use would be welcomed. Because of its heritage value, and its sensitive location a heritage assessment of this site would be required, prior to any proposals for its development.	
B44 - Above Wilkinson, 74-78 Northgate Street (HELAA ref: 05NEW22)	Whilst the building is identified as a 'negative' building in the London Road Conservation Area Appraisal, its location, within the Conservation Area and as part of the setting of a number of Listed Buildings, remains sensitive. The development of this site, in a manner that does not detract from the Heritage Assets, would not be opposed.	This is, archaeologically, a quite sensitive location. Groundworks associated with new development (even simple reuse of existing buildings) would likely require archaeological mitigation. Extensive works to the standing buildings could also require a programme of standing building recording.
B45 - Land off lower Eastgate Street (HELAA ref: 05NEW17)	As a site within the Eastgate and St Michaels Conservation Area, and part of the wider setting of a number of Grade II Listed Buildings including 108 Eastgate St, and 96, 98 and 100 Eastgate St, a heritage assessment for this site would be required prior to the formulation of proposals for its development to consider their impact on the designated Heritage Assets.	The route of the Roman Road known as the 'Portway' extends through the northern part of the site and there is some limited evidence for archaeological remains. It is possible that settlement and burial activity of Roman date extend through the site although the extent and nature of any such remains is currently unknown. Any development would need to be supported by desk based assessment and potentially a trial trench evaluation.
B46 - Former Health Centre, Hatherley Road (HELAA ref: 07NEW22)	Attractive former school building/day centre that is Locally Listed, but in a poor and deteriorating condition. Potential for sensitive development – application currently under discussion.	Previous archaeological evaluation has found no evidence of archaeological remains. No comments.
B47 - Land East of Sneedhams Road (aka Land South of Winneycroft Allocation) (HELAA ref: 07NEW17)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	This site is situated in an area with a fairly high occurrence archaeological remains. A Roman settlement was recently found to the south west and medieval settlement activity has been noted to the west. The scheduled moated site at Sneedham's Green is located about 180 metres to the south. Given that background the site has the potential to contain significant archaeological remains. Any application should be supported by an archaeological desk-based assessment and the results of an evaluation (trial trenching incorporating geo-physical survey).
B48 - 67-69 London Road (HELAA ref: ED044)	As a site within the London Road Conservation Area, and part of the wider setting of a number of Grade II Listed Buildings (for example York	Roman structural remains and medieval deposits have previously been recorded on this site. Any potential planning application should be supported by a desk-based

	Buildings, The Elms and 49 and 51 London Road). A heritage assessment for this site would be required prior to the formulation of proposals for its development.	assessment, the results of an archaeological evaluation may also be required. Archaeological conditions as part of any consent should be anticipated.
B49 - Site south of Winnycroft (HELAA ref: 04NEW20)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	This site is close to a medieval moated site (and scheduled monument) to the southwest, it is also quite close to a Roman settlement located just to the southeast. Any application should be supported by an archaeological desk-based assessment (which considers the impact of any scheme on the setting of the nearby Scheduled Monument) and the results of an archaeological evaluation (trial trenching combined with geophysical survey).
B50 - Upper Floors of the Oxbode (HELAA ref: 02NEW22)	As a Locally Listed Building within the City Centre Conservation Area, that is part of the setting of a number of Grade II Listed Buildings, for example Lloyds Bank, National Westminster Bank and the Guildhall, as well as part of the setting of a number of Locally Listed Buildings, a heritage assessment for this site would be required prior to the formulation of proposals for its development to consider their impact on the designated Heritage Assets.	If reuse of the existing buildings is proposed then archaeological considerations are likely to be minimal. New build would require an archaeological desk-based assessment, evaluation and programme of mitigation - since the site is located within the historic core of the city.
B51 - Greater Blackfriars - Former Fleece Hotel (HELAA ref: HA17)	This site is situated at the heart of Gloucester's historic core, and within the City Centre Conservation Area. The site includes the grade I listed Fleece Hotel and its associated buildings (whose status are currently under review.) The site is also part of the setting of a number of Listed Buildings, including the grade I listed Ladybellegate House. There is the potential for extremely sensitive development that considers its heritage context and is informed by a heritage assessment.	Nationally important site containing archaeology dating from the Roman to post-medieval periods. The site is located close to the forum of Glevum Colonia and fragments of mosaics have been found previously within the site. Elsewhere medieval structural remains have been identified at a shallow depth. Any scheme will need to be supported by a desk-based assessment and archaeological mitigation is likely to be required. The southern part of the site includes a scheduled monument recorded as '1002101 Glevum Roman Colonia' - the presence of which need not preclude development.
B52 - Land south of homeground road (HELAA ref: 02NEW24)	No heritage issues that are immediately obvious. A heritage assessment of the site would be required, prior to any proposals for its development.	The northern part of this site contains, or is adjacent to, a known Roman settlement. The southern part contains medieval field systems identified from aerial photographs. Any application should be supported by a desk-based

		assessment. Field evaluation, incorporating a geophysical survey, is also likely to be required prior to determination.
B53 - 55 Northgate Street (HELAA ref: 03NEW22)	As a site within the London Road Conservation Area, that is part of the setting of a number of Grade II Listed Buildings, for example the Imperial Inn and 62 Northgate Street. A heritage assessment for this site would be required prior to the formulation of proposals for its development to consider their impact on the designated Heritage Assets.	If reuse of the existing buildings is proposed then archaeological considerations are likely to be minimal. New build would require an archaeological desk-based assessment, evaluation and programme of mitigation - since the site is located within the historic core of the city.
B54 - 12-16 Quay Street (HELAA ref: 02NEW26)	This site is in a sensitive location. It is within the City Centre Conservation Area and is part of the setting/wider setting of a number of Grade I, Grade II* and Grade II Listed buildings. Whilst the sensitive development of this site would be welcomed, a comprehensive heritage statement should be undertaken prior to the formulation of proposals for its development.	The site contains significant archaeological remains of Roman and probably medieval date. Any new scheme would need to include an impact assessment and any future development would require evaluation following demolition to slab level - followed by any mitigation as required.
B55 - The Lodge, 19 Brunswick Square (HELAA ref: 03NEW26)	As a site within the Spa Conservation Area, and one that is part of the setting of a number of Listed Buildings, a heritage assessment for this site should be undertaken prior to the formulation of proposals for its development.	This site has already been subject to evaluation. Roman and Mesolithic material have been identified. An updated desk-based assessment would be required with any application. Any developer should anticipate mitigation requirements.
B56 - Former Argos (HELAA ref: 04NEW26)	Locally Listed Building within Eastgate and St Michael's Conservation and part of the setting of Listed Buildings Area. Much of the existing building already has permission for conversion to residential use.	The site is located directly above an extensive Roman cemetery and a Roman road. But the level of actual survival of archaeological remains is uncertain. Any proposals for new build would require a desk-based assessment. Mitigation should be anticipated for new build. Reuse of the existing building would be unlikely to impact archaeology.
B57 - NEM House, 37-41 Clarence Street (HELAA ref: 04NEW26)	As a building identified as making a positive contribution to the City Centre Conservation Area, the appropriate re use of this building would be welcome. Any proposals that involve significant change would require a comprehensive heritage statement.	If reuse of the existing building is proposed then no issues arise. If there is a proposal to rebuild then further comments from the City Archaeologist would be required. The site is archaeologically sensitive and supporting information and mitigation may well be required.
B58 - 60 Kings Walk (HELAA ref: 06NEW26)	The positive redevelopment of this site would be welcome, but because of the sensitivity of the	No comments if above ground.

	location (City Centre Conservation Area and setting of a number of Non-designated Heritage Assets) a heritage assessment for this area should be undertaken prior to the formulation of proposals for its development.	
B59 - Southgate Moorings (HELAA ref: 07NEW26)	Because of the location of this site (within the Southgate Street Conservation Area and part of the setting of a number of Listed Buildings) a heritage assessment for this area should be undertaken prior to the formulation of proposals for its development.	The site contains the remains of Roman, Saxon and medieval suburbs extending south from the urban core of Gloucester. Evaluation has already been undertaken. A new and updated desk-based assessment is required. An impact assessment will also be needed in support of any application. Any developer should assume mitigation will be required.
B60 - Station Hotel (HELAA ref: 09NEW26)	As a Non-designated Heritage Asset, the appropriate re use of this building would be welcome. Any proposals that involve significant change would require a comprehensive heritage statement.	I have no comments if reuse proposed. In the event of demolition and new build a desk-based assessment would be needed prior to determination, followed by evaluation by condition. This is due to the high occurrence of Roman archaeological remains in the area.
B61 – EDF Energy Barnwood Campus (HELAA ref: 13NEW22)	Application number 26/00316/OUT for 281 dwellings (and employment floorspace). Non-designated Heritage Assets and is part of the setting of both designated and Non-designated Heritage Assets. Currently awaiting further heritage assessments of site.	Iron Age and Roman activity has been found immediately to the north of this site around Naas Lane. Any application should be supported by a desk-based assessment and may require an evaluation as well.
B62 - Part of West Quay, The Dock (HELAA ref: 04NEW19)	As a site that is within the Docks Conservation Area and which includes Listed Buildings within it (Grade II Listed Alexandra Warehouse and Fox's Warehouse) as well as the setting of a number of other listed structures, for example Dry Dock south of Engine Shed including Crane, and Llanthony Warehouse, this is a sensitive location. A heritage assessment, which would include a consideration of the impact on the nearby Heritage Assets would also be required to inform development in this location.	A site of great industrial archaeological interest. The site also contains the historic routes of rail lines associated with the South Wales Railway. This is an important site and any planning application should be supported by a desk-based assessment incorporating an assessment of the standing buildings. Further evaluation may also be required.

Note: Archaeological comments for Gloucester City Council are provided by their in-house Archaeologist. All other Archaeological comments are provided by Gloucestershire County Council Archaeology Service.