

# Gloucester City Council

<b>Meeting:</b>	<b>SMT</b>	<b>Date:</b>	<b>March 1<sup>st</sup> 2016</b>
	<b>Planning Policy Sub-Committee (PPSC)</b>	<b>Date:</b>	<b>March 17<sup>th</sup> 2016</b>
<b>Subject:</b>	<b>Endorsement of SALA site assessment reports for the following sites: EA03, SUB19, SUB23, SUB25, SUB41, SUB50 and SUB57</b>		
<b>Report Of:</b>	<b>Anthony Wilson</b>		
<b>Wards Affected:</b>	<b>Barnwood, Elmbridge, Longlevens, Matson and Robinswood, Quedgeley Fieldcourt, Westgate</b>		
<b>Key Decision:</b>	<b>No</b>	<b>Budget/Policy Framework:</b>	<b>No</b>
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<b>Appendices:</b>	<b>1. EA03 Land East of Waterwells Business Park, Quedgeley</b>		
	<b>2. SUB19 Bohanam House</b>		
	<b>3. SUB23 Land adj Ski Centre, Matson</b>		
	<b>4. SUB25 Manor Gardens</b>		
	<b>5. SUB41 Former Selwyn School, Matson</b>		
	<b>6. SUB50 Former Bishop's School, Oxstalls</b>		
	<b>7. SUB57 Land at Newark Farm</b>		

## FOR GENERAL RELEASE

### 1.0 Purpose of Report

The Strategic Assessment of Land Availability (SALA) forms part of the evidence base for the preparation of the Gloucester City Plan. As part of the site allocation process for the City Plan a number of sites were identified as having the potential to be allocated for housing or employment uses. Following officer consultation, a total of 37 sites will be subject to a historic environment assessment, this work will be undertaken to ensure that the SALA, and hence the wider City Plan, is based on adequate, up-to-date and relevant evidence with regard to the historic environment (in accordance with paragraph 158 of the National Planning Policy Framework (NPPF)).

### 2.0 Recommendations

2.1 Planning Policy Sub Committee is asked to **RESOLVE** that the following SALA site historic environment assessment reports are endorsed:

- EA03 Land East of Waterwells Business Park, Quedgeley
- SUB19 Bohanam House
- SUB23 Land adj Ski Centre, Matson
- SUB25 Manor Gardens
- SUB41 Former Selwyn School, Matson

- SUB50 Former Bishop's School, Oxstalls
- SUB57 Land at Newark Farm

### **3.0 Background and Key Issues**

#### **3.1 SALA site assessments**

The National Planning Practice Guidance (2014) requires authorities to consider capacity within their areas with regard to the availability of land to accommodate housing and employment development.

##### **3.1.1 Aims**

The site historic environment assessments for SALA aim to identify any further archaeological, built environment or landscape character constraints on the sites identified for possible allocation for housing and/or employment uses. The assessments allow the council to understand the constraints of each site so that an informed judgment can be reached on the appropriateness (or otherwise) of development and an accurate potential capacity figure can be reached. The evidence and information generated by the historic environment assessments will help the evaluation of individual sites and ultimately ensure that the City Plan will be robust and defensible at later stages of the strategic planning process.

##### **3.1.2 Methodology**

The assessments followed a series of stages that were to be followed to produce each of the site historic environment assessments. These were as follows:

Stage 1 – set-up and testing

Stage 2 – preparation

Stage 3 – field visits

Stage 4 – map analysis

Stage 5 – research

Stage 6 – reporting

Stage 7 – presentation

Stage 8 – publication

##### **3.1.3 Assessment**

Each of the SALA sites was assessed for known archaeology, built heritage and settings and included designated and undesignated heritage assets. Potential for previously unknown heritage assets was also discussed. An analysis of the history of the site and its surrounding area along with map regression analysis was also undertaken.

##### **3.1.4 Significance**

The intrinsic interest of each SALA site was assessed along with the relative importance and physical extent of important elements.

##### **3.1.5 Impact of development**

Impact of development on the site and its heritage assets was undertaken for each site. 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'. Each site was assessed using the following criteria which were produced with reference to these policies and guidance.

<b>Major Enhancement</b>	<p>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.</p> <p>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</p>
<b>Enhancement</b>	<p>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.</p> <p>Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).</p>
<b>Neutral</b>	Impacts that have no long-term effect on any heritage asset.
<b>Minor Harm</b>	<p>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.</p>
<b>Moderate Harm</b>	<p>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.</p> <p>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.</p>
<b>Major Harm</b>	<p>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.</p> <p>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.</p>
<b>Substantial Harm</b>	<p>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</p>
<b>Unknown</b>	<p>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.</p>

These criteria allowed an assessment of harm to the archaeology, built heritage and settings for each site to be produced.

### 3.1.6 Planning requirements and minimising of harm

The planning requirements for each site should they be developed were discussed and the mitigation actions to minimise the harm to the heritage assets were detailed.

### 3.1.7 Recommendations and Conclusions

Drawing together all the information on the heritage assets of the site, the history and map analysis, the significance and interest of the site and the impacts of development, each report ends with recommendations for areas to be removed from development, areas allowed to be developed and areas that would need mitigation to alleviate impacts.

The conclusions detail the final number of hectares available for development.

### 3.2 SALA sites to be endorsed at this time are as follows:

EA03 Land East of Waterwells Business Park, Quedgeley

SUB19 Bohanam House

SUB23 Land adj Ski Centre, Matson

SUB25 Manor Gardens

SUB41 Former Selwyn School, Matson

SUB50 Former Bishop's School, Oxstalls

SUB57 Land at Newark Farm

The site assessment reports have been included as Appendices 1-7.

## **4.0 Asset Based Community Development (ABCD) Considerations**

4.1 The report is for note only

## **5.0 Alternative Options Considered**

5.1 None

## **6.0 Reasons for Recommendations**

6.1 The SALA site assessments will be used as part off the evidence for the City Plan. These documents will also be used by the planning policy team, development control officers and the Principal Conservation Officer and City Archaeologist to assess and evaluate planning applications. Endorsement by the PPSC affords these documents a further level of transparency, weight and scrutiny enabling them to be used in confidence by officers, members and potential developers.

## **7.0 Future Work and Conclusions**

7.1 Future work consists of a further 30 SALA site assessments to be completed by the end of August 2016. All of which will also need endorsement by the PPSC.

## **8.0 Financial Implications**

8.1 None

## **9.0 Legal Implications**

- 9.1 The SALA site assessments are required to be completed by the NPPF to have a robust evidence base as part of the plan making process. Paragraph 158 states that the *'local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area'*. Paragraph 126 states *'local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,29 including heritage assets most at risk through neglect, decay or other threats'*.

## **10.0 Risk & Opportunity Management Implications**

- 10.1 Only low risk has been identified as a result of this report. This risk consists of the possibility of the complete work not being finished in time with required deadlines. This is unlikely to happen and constant monitoring is being undertaken to ensure that the deadline will be met.

## **11.0 People Impact Assessment (PIA):**

- 11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, there a full PIA was not required.

## **12.0 Other Corporate Implications**

### Community Safety

- 12.1 There are no negative impacts with regard to community safety

### Sustainability

- 12.2 Assessment of the risks and impact of development on the heritage of the City has a positive impact on the environment of Gloucester and enables retention of the archaeology and historic buildings.

### Staffing & Trade Union

- 12.3 No impact.

### Press Release drafted/approved

- 12.4 No press release deemed necessary

**Background Documents:** None