

SUB33 Land at Snow Capel Farm

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

March 2015

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

Shona Robson-Glyde

SUB33 Land at Snow Capel Farm

1. Background

1.1 Location

This site historic environment assessment consists of SUB33 Land at Snow Capel Farm located within the parish of Matson, in the Ward of Matson and Robinswood within the wider boundary of Gloucester City (Fig 1). It consists of open fields and the buildings of Snow Capel Farm on the southern edge of Matson. To the north of the site is the open land at the south of Robinswood Hill. The site is bounded by Winneycroft Lane in the east and the M5 in the south east. The M5 Gloucestershire Gateway Motorway Services (North bound) lies to the immediate south of the site with open fields to the west.

1.2 Site Visits

Site visits were undertaken in March 2016. Photographs of the site have been reproduced in this document as Plates 1-5. Archaeological information, historic maps and plans have also been reproduced as Figs 2-4.

1.3 Topography, Geology and Land Use

The site encompasses an area of 14.64 hectares (Fig 1), is centred on NGR SO 8472 1389 and is located on a gentle slope running northwest to the south west and south east. It lies at a height of between 51.1m and 59.2m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015) This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are a 'Stagnasol' type of slowly permeable seasonally wet loamy and clayey soils (UKSO 2015).

The last use of the site was as agricultural land of pasture and arable fields. Within the site are the farm buildings of Snow Capel Farm consisting of the farmhouse, L-shaped barn and hay barn.

1.4 Site Constraints

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

There are no scheduled monuments or listed buildings contained within the SUB33 site. The closest scheduled monument is Sneedham's Moat (NHLE1019399) situated around 400m to the north east. The site is not part of a registered park or garden or a battlefield. The entire area of the SUB33 site is included within the Robinswood Hill Landscape Conservation Area.

Planning files show that the area of the SUB33 site has a planning history beginning with an application in 1964 for the 'erection of a building for sawing of wood and storage of coal and wood'

(44/101272/HIST) which was refused. In 1981 another application was received for the 'erection of 27 dwellings' (44/101273/HIST) which was also refused. Following this there are no applications within the site boundary until 2003 when the 'conversion of a timber barn into a self-contained office building' (03/01076/COU) was refused and dismissed on appeal. Four applications relating to an L-shaped structure at Snow Capel Farm followed this starting with 05/00922/COU, 'conversion of barns into two bedroom live-work unit', which was approved. This was then renewed in 2009 (09/01030/COU), 2012 (12/00391/COU) and 2015 (15/00479/FUL). Also in 2015 an application was made for 'change of use from agricultural to residential of an historic oak barn' (15/01458/QPA) which was also approved. In the north part of the site an application for the 'erection of a stable building with tack room' (09/01283/FUL) to the rear of Hill View Cottage (now Wave Hill) was approved but not carried out. Other planning applications have made and approved which are bounded by the SUB33 site but did not have any effect on the site.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the SUB33 site. Given the sites location on the border of the City, a search was also made of the Gloucester County Council HER (GHER numbers). This was enhanced by a search of records included in the National Heritage List for England (NHLE) and the National Monuments Record (NMR). The relevant records are shown on Figure 2 and discussed below.

2.1.1 Previous Assessments

Within the SUB33 site, no previous assessments have taken place but assessments have been carried out in the close vicinity of the site. To the north of the SUB33 site a desk-based assessment was carried out on Robinswood Hill (GUAD1992) to collect and analyse the historical and archaeological information relating to the Hill. To the north west of the site a desk-based assessment was produced (GUAD1710) which revealed surviving ridge and furrow earthworks and an undated circular cropmark both of which had been subject to impact from the construction of a golf course. A geophysical survey (GUAD1685) was also carried out in the same area and revealed two possible features close to the location of a former field boundary.

To the south and south west of the SUB33 site two desk-based assessments were carried out on the land that became the Gloucestershire Gateways M5 Service Stations. The first of these was carried out in 1994 (GHER20091) which concluded that archaeological potential was low. The planning application was refused at this stage. In 2009 a further desk-based assessment of the same area – (GHER34284) was produced prior to planning permission being granted. This assessment concluded that was potential for unrecorded prehistoric and Roman remains within the area along with ridge and furrow and remains from buildings shown on historic mapping. A geophysical survey of the same area (GHER33928) revealed evidence of ridge and furrow and ditches of a former field system, possible sites of charcoal burning, buildings and ponds shown on historic maps and a foot and mouth burial pit from 2001.

To the north east of the SUB33 site, on land at Winneycroft Farm, a desk-based assessment was produced (GUAD2268) but consisted only of map regression. Geophysics in the same area (GUAD2248) revealed archaeological anomalies in the south with ridge and furrow over the whole

site. Geophysics in the adjacent area to the north (GUAD2251) revealed pit-like anomalies possibly related tree removal.

2.1.2 Prehistoric, Roman and Saxon

Prehistoric activity has been recorded to the north of the SUB40 site around the summit of Robinswood Hill with two Neolithic axes, other flint items and Iron Age pottery sherds found in the area. At Winneycroft Farm an evaluation (GUAD2255) revealed a concentration of Late Iron Age or early Roman ditches within the southern part of the site. These features suggest a focus of mid to late 1st to 2nd century occupation (GHER752). A single, residual prehistoric worked flint was also recovered.

Along with the activity on Robinswood Hill, Roman evidence has been recorded close to the SUB33 site. To the south east of the site a scatter of 3rd century pottery and a whetstone (GHER3853) were recovered. A number of sherds of abraded Romano-British 2nd-3rd century pottery (GHER3822) were uncovered during investigation work for the M5 motorway. The number of sherds indicated that a Romano-British occupation site was located close to the site, however it was not located.

2.1.3 Medieval

Archaeology

The medieval evidence around the SUB33 site consists only of archaeological features. The most significant is the Sneedham's Green moated site (GUAD1198, GHER425) located to the north east of the SUB33 site. The moat is a scheduled monument (NHLE1019399) and dates from the 13th to 14th century. Three sides of the moat survive as earthwork ditches with further earthworks showing that buildings on the interior still survive as buried features. To the north east of the site an evaluation (GUAD2255) of land at Winneycroft Farm revealed surviving evidence of medieval ridge and furrow in the trenches closest to the SUB33 site. A further evaluation on more land at Winneycroft Farm (GUAD2273) revealed a concentration of medieval features related to agricultural activity and an area of more intensive activity possibly related to medieval occupation.

Another evaluation, to the south of the SUB33 site on the land to be used for the M5 Service Stations (GHER35145) revealed evidence of field boundaries and ridge and furrow. 2012 aerial photographs of the SUB33 site show cropmarks of ridge and furrow in the southern part of the site. These follow the boundaries of a field system that has not been mapped.

Built Heritage

There are no historic buildings of medieval date within the area surrounding the SUB33 site.

2.1.4 Post-medieval

Archaeology

Post-medieval archaeology is scarce within the area of the SUB33 site with the exception of two small watching briefs that uncovered post-medieval evidence. The first, at The Villa, Winneycroft Lane (GUAD1516), revealed worked soils that contained late post-medieval pottery. The other watching brief was at Hill View Cottage (now called Wave Hill; GUAD1382) and revealed evidence of a 19th century pond.

Built Heritage

Although there are no listed buildings within the locality of the SUB33 site, there are a number of buildings of post-medieval date. Within the SUB33 site itself are the buildings of Snow Chapel Farm. The farmhouse, with its multi-gabled eaves and steep pitched roof, looks to be hiding an earlier

building than it originally appears to be. Close to the farmhouse is an L-shaped brick building that appears to be a late 18th or early 19th century shelter shed and stable and to the south of this is a small timber built hay barn. Post-medieval buildings in the surrounding area include the surviving structures of Green Farm to the east, two small cottages to the immediate north, Homestead Farm north of these and Wave Hill to the north east.

2.1.5 Modern or Undated

Archaeology

Modern archaeology within the vicinity of the SUB33 site consists mainly of military records however there has also been some evidence found during archaeological investigations. An evaluation (GUAD1701) following a desk-based assessment (GUAD1710) and geophysics (GUAD1685) uncovered a back-filled ditch and an area of burning. The burning was shown to be modern and included a fragment of barbed wire and the back-filled ditch included burnt material. Both features relate to the removal of a field boundary at some point after the Second World War.

The military features within the area of the SUB33 site included a World War II Searchlight Battery (GHER27069) that was located to the immediate west of Snow Capel Farm. This searchlight battery has been identified as General Defence Area site CL08 B2 and earthworks from it could be seen in 1940s aerial photographs although not in more modern photographs. To the east of the SUB33 site is an area that has been used as a rifle range (GHER46617) from at least the 1920s when it is shown on historic maps. To the north of the SUB33 site, around Homestead Farm, was a World War II military depot (GHER48391). It was divided into two parts, to the north and south of the farm, and could be seen on historic aerial photographs. It is believed to have been used as a dispersal or overflow site for the nearby RAF Quedgeley or the British Army's camp on the north side of Robinswood Hill.

Built Heritage

Very few modern buildings have been constructed within the area of the SUB33 site. To the north of Snow Capel Farm, just outside the site, 'The Bungalow' was constructed in the late 20th century and to the north, also just outside the site, Penny Patch was also constructed although these neither of these are distinctive.

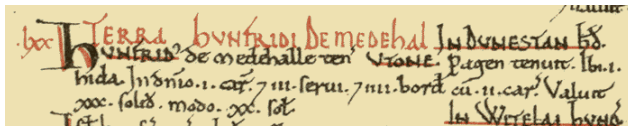
2.1.6 Settings and Key Views

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

The SUB33 site is set within an extremely rural area on the south side of Gloucester right on the boundary with the Cotswolds AONB. It also falls within the Robinswood Hill Landscape Conservation Area with views from the north into the site and from the south, from the motorway, showing a very rural setting. The only modern development within the wider area of the site has been the construction of the motorway service stations which themselves back onto open fields.

2.2 History and Map Regression Analysis

The area of the SUB33 site lies within the hamlet of Sneedham's Green. The place-name 'Sneedham' means 'cut-off or intrusive piece of land' (Baddeley 1913, p142) and has as its origin the Anglo-Saxon word 'snæd'. Sneedham's Green has historically been part of both Matson and Upton St Leonard's. Neither of these places is included by name as a complete settlement within the Domesday Survey



because they were part of King's Barton, the ancient demesne lands of Mercia. The King's Barton, of nine hides of land, had a medium sized population of 14 villagers with 18

smallholders, seven slaves and seven men (Moore 1982, [1],2). At the end of the entry for King's Barton it mentions that 'Humphrey of Maidenhill' held one hide of land at Upton St Leonard's which was included within the King's Barton (ibid). Further on in the Survey a separate section details the Land of Humphrey of Maidenhill. This entry states that the one hide of land had four smallholders and three slaves and that its value in 1066 was 30s which had reduced to 20s in 1086 (Moore 1982, 70,1). It is not possible, however, to work out which of these plots of land included the SUB33 site. The moat at Sneedham's Green may be one of the manors of Matson, of which there were three, or one of Upton St Leonard's properties.

The earliest historic maps of the area of the SUB33 site are not very detailed. The Saxton map (Fig 3) of the later 16th century shows only settlements with churches and the River Severn. It does show Robinswood Hill, to the south of which the SUB33 site lies. The hamlet of Sneedham's Green is not shown on this map, but Matson and Upton St Leonard's are, nor is it shown on the 1646 Blaeu map (Fig 3) which is very similar. The 1794 Cary map (Fig 3) includes roads and also shows Sneedham's Green (spelled 'Sneedum'). The first map showing any detail is the 1811 Dawson map (Fig 3) on which can be seen the green of Sneedham's Green, with its unusual enclosure in the middle, the fields of the SUB33 site and the buildings of Snow Capel Farm. The buildings of Snow Capel Farm are more distinct on the 1828 Ordnance Survey (Fig 3) and the rest of the SUB33 site can be seen as open land. The 1840s tithe map (Fig 3) shows the individual fields and their names with the SUB33 site covering Home Ground, Blacklands, Grawlings, The Acres, Oak Piece and Horn Meadow. The name 'Blacklands' is interesting because it derives from the colour of the soil and can be indicative of an archaeological site.

The 1883 Ordnance Survey (Fig 3) shows the SUB33 site and Snow Capel Farm. On this map however the farm is labelled as 'Snow and Caple Farm'. Interestingly the word 'caple' is an obsolete word meaning 'horse' but it can also mean 'chapel' from the Old North French word '*capelle*'. The buildings of the farm are clear and show a rectangular house with an L-shaped range of buildings to its south and two smaller structures to the west of this. This layout has been classified by English Heritage as a Regular Courtyard L-plan (Lake and Edwards 2008) and 'can be strongly concentrated in landscapes enclosed or re-planned in the 18th and 19th centuries' (ibid, p13). The 1883 map also shows a small number of ponds within the SUB33 site, including one close to the farmstead itself, two areas of orchard and a number of individual field boundary trees. The next map, the 1901 Ordnance Survey (Fig 3), shows little change within the area surrounding the SUB33 site. As with the 1883 map the Sneedham's Green moat is shown as is the Green itself with the unusual enclosure in the centre. Within the site, the only changes shown are the construction of two buildings to the south of the L-shaped structure at 'Snow and Caple Farm'.

The 1923 Ordnance Survey (Fig 3) also shows no change with the exception of the loss of a field boundary within the middle of the SUB33 site. The only change shown on the 1938 Ordnance Survey (Fig 3) is the reduction in size of the farm to the immediate west of Sneedham's Green. The Land Utilisation map of 1942 (Fig 3) has the majority of the SUB33 site marked with horizontal green lines indicating 'meadowland and permanent grass'. A couple of small patches, particularly around Snow Capel Farm, are marked with purple horizontal lines indicating land that used for orchards. The area of Sneedham's Green itself is shown as yellow meaning that it was 'heath, moorland, common or

rough pasture'. The 1955-6 Ordnance Survey (Fig 3) shows that the M5 motorway has been constructed by this time having a significant on Snow Capel Farm. Within the rest of the SUB33 site, the majority of the field boundaries have been removed by this time leaving one large field with a small number of much smaller fields in the east of the site.

2.3 Potential for Further Assets

With the evidence of Roman and medieval archaeology in the vicinity of the SUB33 site, there is potential for archaeological evidence of this date to exist as unknown archaeological features on the site. In the southern part of the site, despite the construction of the M5 motorway, cropmarks show that medieval ridge and furrow probably survives as archaeological features. It is possible that further ridge and furrow could exist elsewhere on the site. The SUB33 site is known to have contained a World War II General Defence Area site to the immediate west of Snow Capel Farm. Archaeological evidence for this, which included a searchlight battery, is likely to have survived.

3. Significance

3.1 Intrinsic interest of the sites

The SUB33 site holds interest because it contains the historic buildings now known as Snow Capel Farm which are at least earlier 19th century in date.

The SUB33 site also holds interest for the potential archaeological features of Roman and medieval date that may exist on the site.

It also holds interest for the surviving evidence of the World War II General Defence Area site that probably remains buried to the immediate west of the farm.

3.2 Relative importance of the sites

There are no designated heritage assets within the SUB33 site and it therefore holds little national importance. Although there is a designated asset within the area of the site, it is not believed to be associated with the site itself.

The whole of the SUB33 site is within the Robinswood Hill LCA and therefore it holds importance in relation to the setting of this LCA.

The SUB33 site also holds importance as the landscape associated with the historic Snow Capel Farm. The character of the farm is associated with the very rural setting of its buildings.

3.3 Physical extent of important elements

The physical extent of the important elements of this site can be viewed in different ways. The historic buildings of Snow Capel Farm are of importance due to their age and because they are surviving historic farm buildings, which are an integral part of our landscape. The southern area of the site holds importance due to the surviving ridge and furrow, although this is of lesser importance as it only survives as cropmarks and not earthworks. The whole area of the SUB33 site could be seen as important because it falls within the Robinswood Hill LCA and any development within the site would not only be of detriment to the LCA but would also be visible from the M5 motorway which passes right by the site.

4. Impact of Development of Site

4.1 Assessment Criteria

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

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

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

	wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

The impact upon the unknown archaeological remains suspected to survive within the SUB33 site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. This would cause **Major Harm** to the heritage assets.

4.2.2 Built Heritage

Development of the whole of the SUB33 site may include the demolition of the historic buildings of Snow Capel Farm. This would cause **Major Harm** to the heritage assets. This would be of detriment to the landscape of the area and to the Robinswood Hill LCA and as such would of **Major Harm** to the heritage asset.

4.2.3 Settings

Any development within the SUB33 site would have a negative impact upon the setting of the area and upon the setting of the Robinswood LCA. This site is very visible from the M5 motorway and therefore development on the site would also be visible unless screened. This would cause **Minor Harm** to the heritage asset.

4.3 Improvements and Enhancements

The farmhouse and barns of Snow Capel Farm should be removed from the developable area to ensure they are protected from demolition. This would be an **enhancement** of the heritage assets.

To add future protection and recognition of its historic and architectural interest, Snow Capel Farmhouse and barns should be locally listed. This would be an **enhancement** to the heritage assets.

The hedgerows and planting within the site should be retained as much as possible to reduce the setting impact of development and retain historic landscape features. This would be an **enhancement** of a development.

The existing hedgerows and planting should be extended to provide screening for Snow Capel Farm. It should also be extended along any access into the site to provide further screening. This would be an **enhancement** to the heritage assets and an **improvement** to the existing planting.

A green buffer should be included around the historic Snow Capel Farm to ensure that it retains some of its rural setting. This would be an **enhancement** to the heritage assets.

5. Planning Requirements

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

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

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

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

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

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF (DCLG 2012) and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

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

- Requirement to retain the original structures of Snow Capel Farm.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010).
- Building recording of the historic buildings of Snow Capel Farm, to assess the impact of the development upon the structures. This should be in line with relevant guidance produced by Historic England (EH 2006) and the ClfA (ClfA 2014e).
- A 10m wide no-development buffer around the farm to be incorporated into any development (as shown in red on Fig 5).
- Setting of Snow Capel Farm to be appraised and a green buffer incorporated into any development to protect this setting and the character of the farmstead.
- Put forward Snow Capel farmhouse and barns for local listing.
- Key views should be retained within any development.
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d).

- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- The design of any development should take into account the setting of Snow Capel Farm and the Landscape Character Area and should reflect the nature and character of both assets.
- Retention of the existing trees, hedges and screening currently in place. Additional screening where needed to reduce the visual impact of development.
- Full reporting, publication and dissemination of all results.

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

7. Recommendations

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

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

The recommendations are mapped on Figure 5.

The January 2015 SALA report (GCC 2015a) includes the SUB33 site and describes it as ‘*not suitable*’ and ‘*part of site unsuitable for development on landscape grounds*’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the SUB33 and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the SUB33 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 14.64 hectares of the site, a total area of 0.44 hectares would be unavailable leaving an area of **14.20 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

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10. Appendix I: Table of designated and undesignated assets

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

HER	Name	Period	Type	Details
GUAD1198	Sneedham's Green	Medieval	Field Observation	Medieval moated site
GUAD1382	Hill View Cottage	Post-medieval	Watching Brief	Evidence of as 19 th C pond
GUAD1516	The Villa, Winneycroft Lane	Post-medieval	Watching Brief	Revealed worked soils and post-medieval to modern pottery
GUAD1685	Jarvis Hotels Site 5, Robinswood Hill	-	Geophysical Survey	Two possible features close to field boundary location
GUAD1701	Jarvis Hotels Site 5, Robinswood Hill	Modern	Evaluation	Back-filled ditch and burning associated with removed field boundary
GUAD1710	Jarvis Hotels Site 5, Robinswood Hill	-	Desk-Based Assessment	Revealed surviving ridge and furrow and undated circular cropmark
GUAD1992	Robinswood Hill	All periods	Desk-Based Assessment	Synthesis of information of Robinswood Hill
GUAD2248	Land at Winneycroft Farm	-	Geophysical Survey	Archaeological anomalies in south with ridge and furrow all over
GUAD2255	Land at Winneycroft Farm	Prehistoric Romano-British Medieval	Evaluation	Concentration of late Iron age or early Roman ditches correlating with geophysics. Medieval ridge and furrow
GUAD2268	Land at Winneycroft Farm	-	Desk-Based Assessment	Map regression only
GHER425	Sneedham's Green	Medieval	Moat	Moated site of 13 th to 14 th C date with internal features
GHER3822	M5 Motorway	Romano-British	Excavation	Concentration of Romano-British pottery sherds indicating occupation site in area
GHER20091	Land at Ongers Farm	-	Desk-Based Assessment	Low archaeological potential
GHER27069	Snow Capel Farm	Modern	Searchlight Battery	WWII searchlight battery identified as General Defence Area site CL08 B2
GHER33928	Land at Proposed Motorway Services	-	Geophysical Survey	Ditches of former field system and area of burning
GHER34284	Land at Proposed Motorway Services	-	Desk-Based Assessment	Potential for prehistoric and Roman remains. Also ridge and furrow and building remains
GHER35145	Land at Proposed Motorway Services	Medieval Undated	Evaluation	Medieval field boundaries and ridge and furrow along with undated archaeological features
NHLE1019399	Sneedham's Green	Medieval	Moat	Scheduled Monument. 13 to 14 century well surviving moat. Earthworks show buildings on interior surviving as buried features.
GHER46617	Gloucester City Rifle Range	Modern	Rifle Range	Area used as rifle range from at 1920s. Shown on historic maps
GHER48391	Homestead Farm	Modern	Depot	WWII military depot in two parts, north and south of farm. Shown on historic photographs

12. Plates

Images taken from Google Streetview



Plate 1: View of site from the south east



Plate 2: View of site from the east



Plate 3: Snow Capel farmhouse from the north east

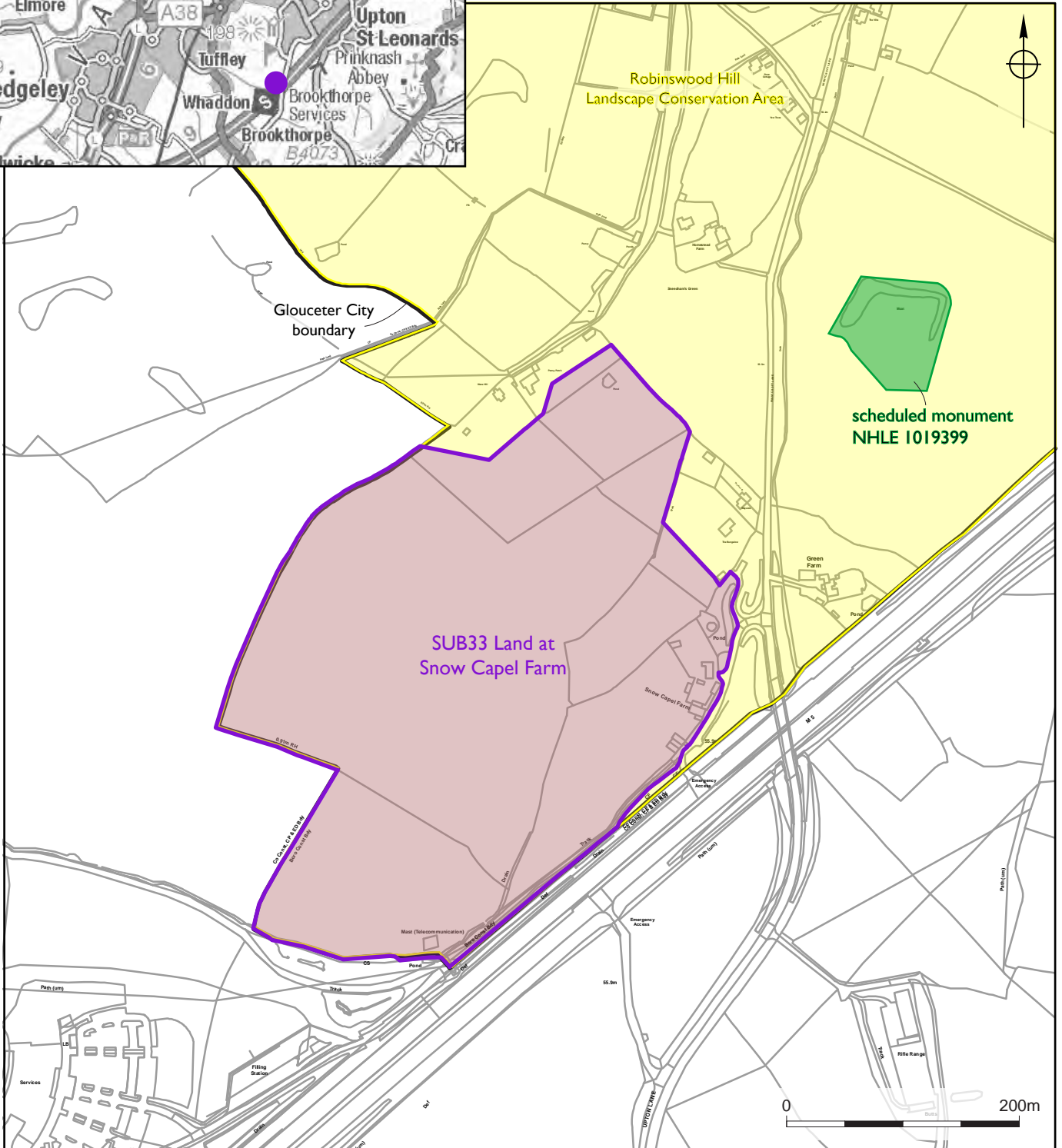
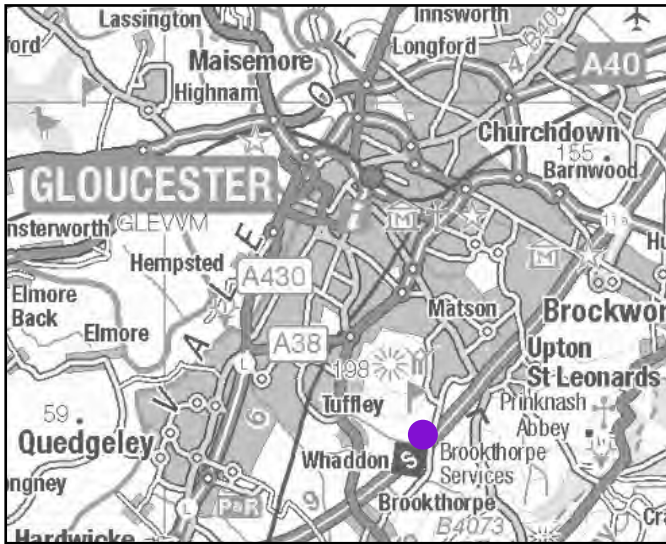


Plate 4: Snow Capel farmhouse from the south



Plate 5: View of site from the north west, over garden of Penny Patch

13. Figures

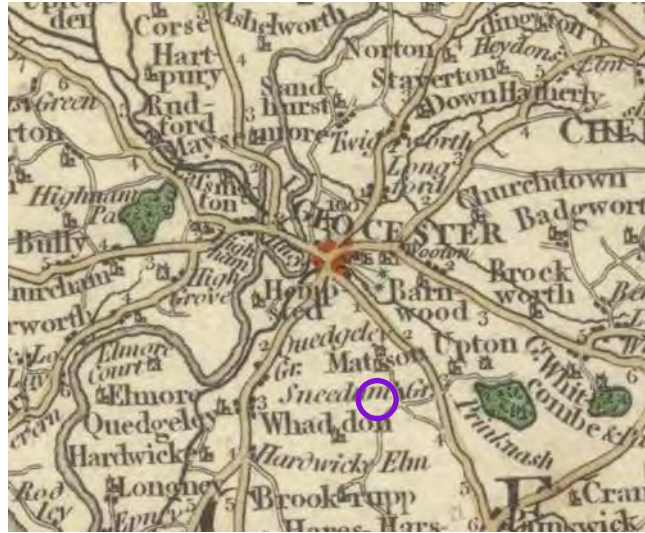


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Figure I - Site Location



1583 Saxton map



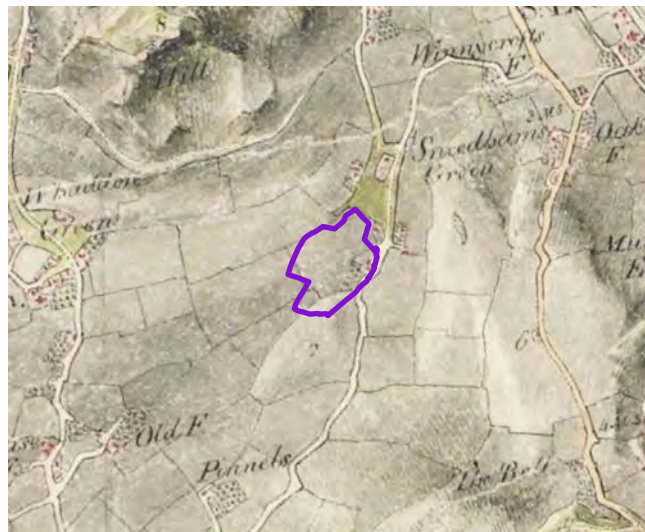
1794 Cary map



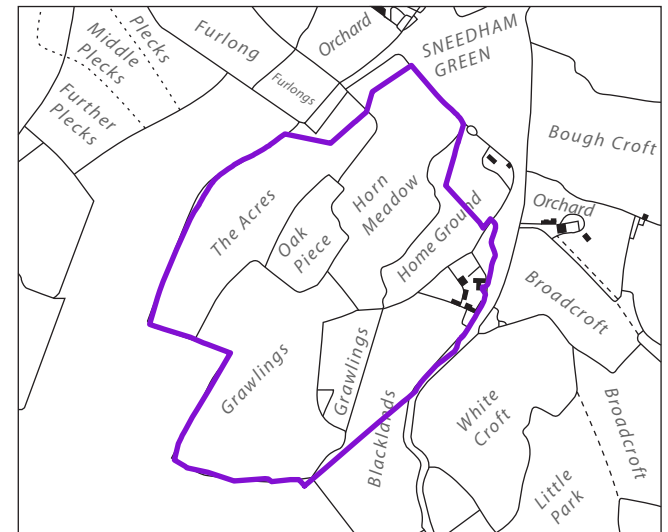
1828 Ordnance Survey



1646 Blaeu map

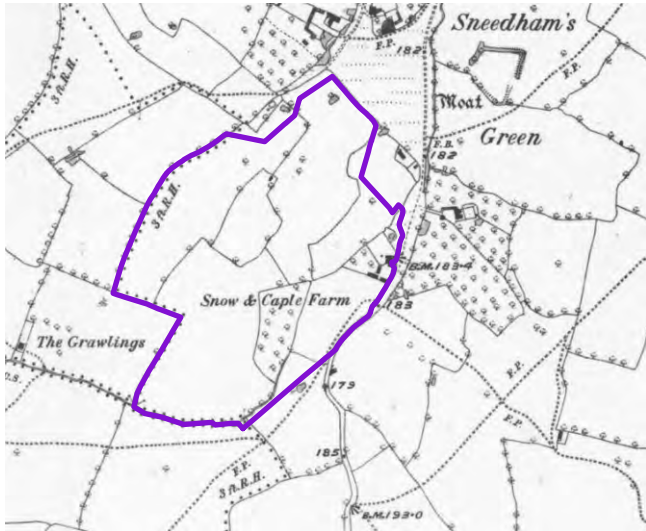


1811 Dawson map

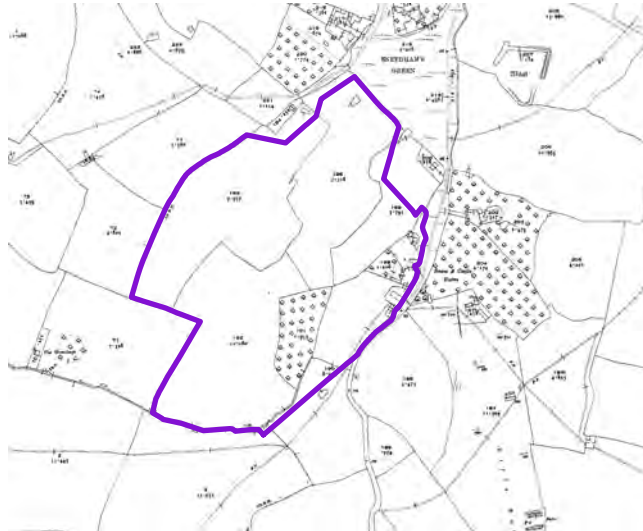


1840 tithe map (transcription)

Figure 3 - Historical mapping



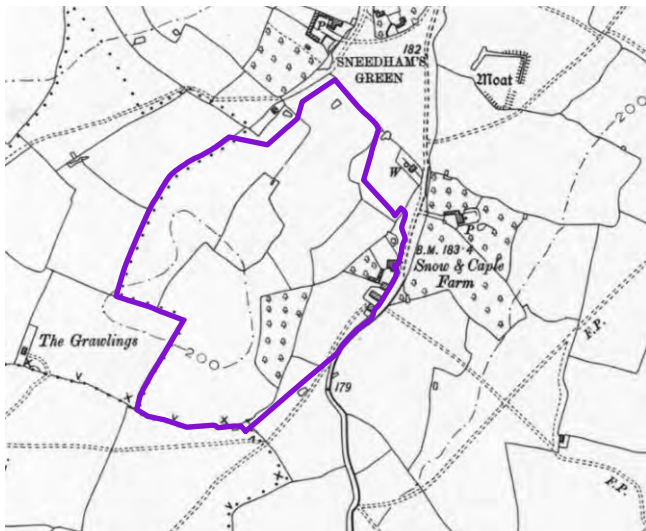
1883 Ordnance Survey



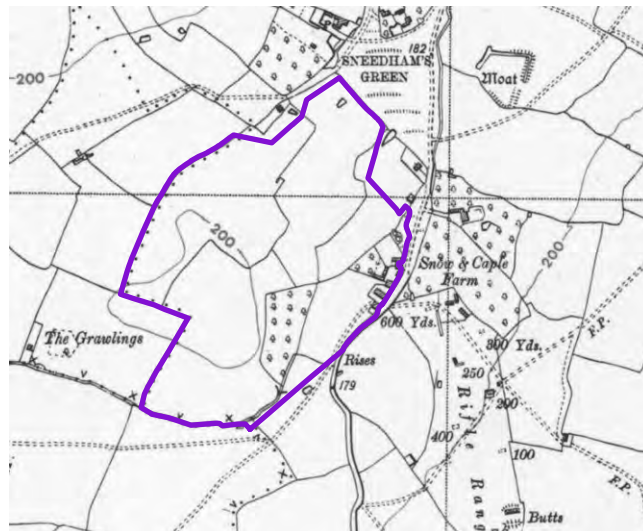
1923 Ordnance Survey



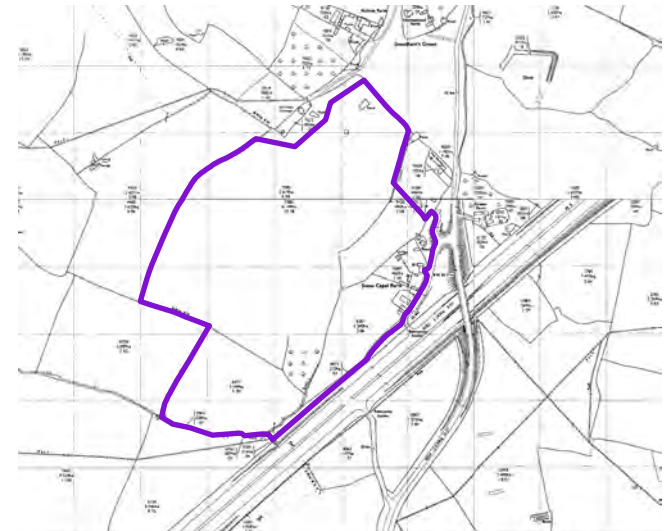
1942 Land Utilisation plan



1901 Ordnance Survey

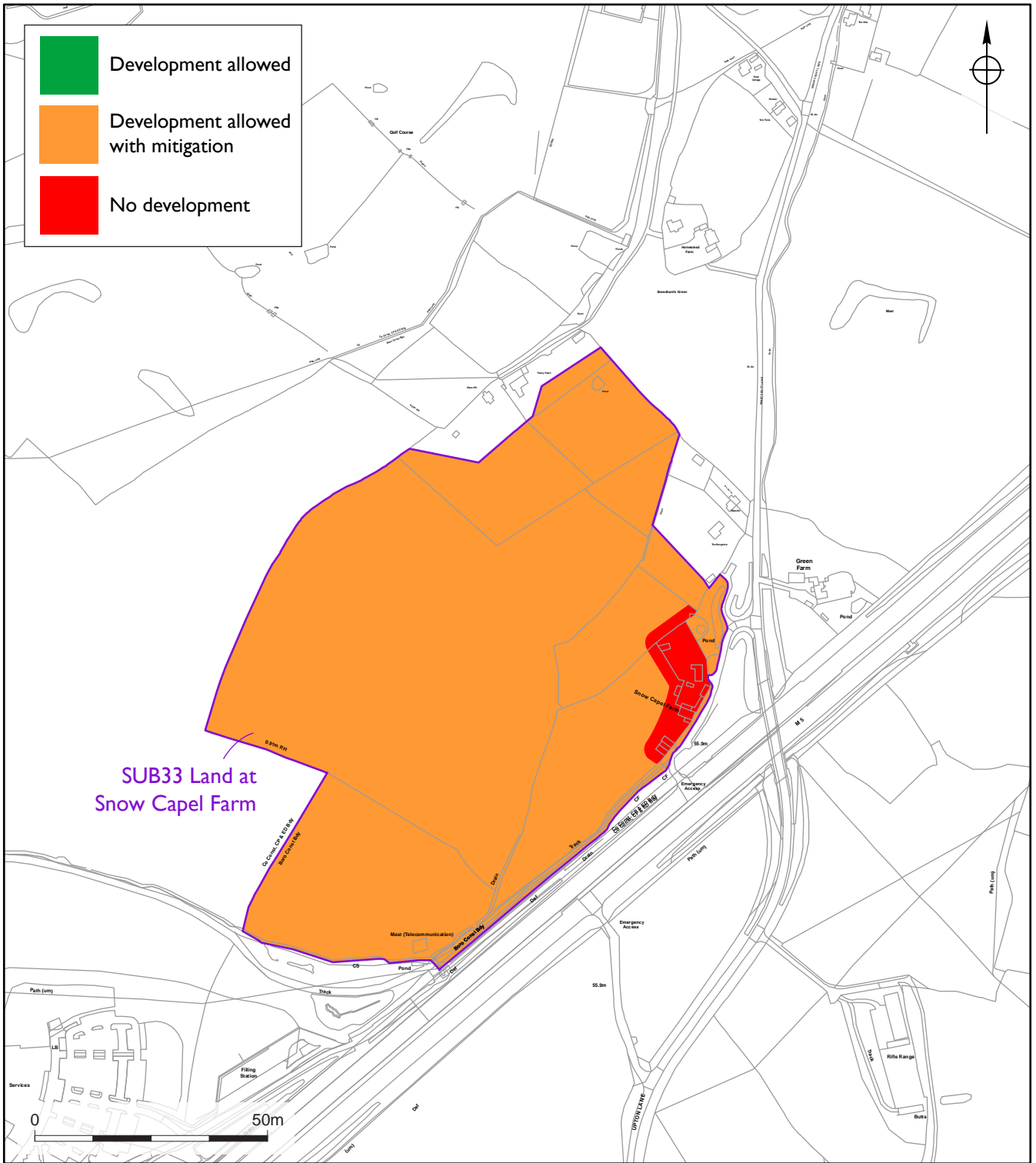


1938 Ordnance Survey



1955-56 Ordnance Survey

Figure 4 - Historical mapping



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Figure 5 - Recommendations