



Land at Draycott, Cam, Gloucestershire

Historic Environment Desk-Based Assessment



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Portway House
Old Sarum Park
Salisbury
SP4 6EB

www.wessexarch.co.uk

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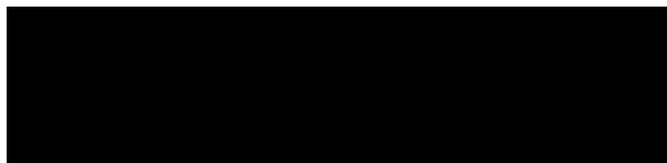
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Address Davidson House
106 Newfoundland Way
Portishead
North Somerset
BS20 7QE

Client name Robert Hitchins Limited
Address The Manor
Boddington
Cheltenham
Gloucestershire
GL51 0TJ

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Summary



Wessex Archaeology was commissioned by Persimmon Homes Severn Valley and Robert Hitchins Limited to prepare a Historic Environment Desk-Based Assessment of land at Draycott, Cam, Gloucestershire. The site is centred on National Grid Reference 374624, 201495.

This study is intended to support two planning applications for the development of land within the site.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has established that there is an archaeological interest within the site relating to medieval and post medieval agricultural activity and represented as well defined, visible earthworks across much of the proposed development Site. On the basis of excavations in proximity to the Site, it is considered likely that these medieval earthworks may overlie buried archaeological remains, which have the potential to relate to Prehistoric activity ranging from Palaeolithic to Romano-British date, and likely to be reflective of settlement activity.

Within the wider borough, a recent discovery of a well-preserved Roman Villa at Box Road, located 500m east of the Site, suggests the focus of this settlement is within the Study Area, and that remains associated with this settlement have the potential to extend into the Site.

Due to a lack of previous archaeological investigation, the presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional pre-application archaeological investigations may be required by the planning archaeologist for Gloucestershire County Council.

The proposed development is unlikely to result in any adverse impacts to the settings of any designated or non-designated heritage assets within the wider landscape surrounding the site.

The Historic Landscape Character of the proposed development site is of limited significance. Although development of the site would fundamentally alter its character, this would not constitute an appreciable loss to the wider historic environment resource.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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Land at Draycott, Cam, Gloucestershire

Historic Environment Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Persimmon Homes Severn Valley and Robert Hitchins Ltd (The Clients) to prepare a Historic Environment Desk-Based Assessment of land at Draycott, Cam, Gloucestershire (hereafter 'the Site', **Fig. 1**), centred on National Grid Reference (NGR) 374624, 201495.

1.1.2 This study will support two planning applications for mixed use development within the site.

1.2 The Site

1.2.1 The Site comprises an irregular parcel of land of approximately 39 ha located to the northwest of the village of Draycott.

1.2.2 To the east, the Site is currently used for arable cultivation and has some parts under rough pasture. A small lane separates the two land parcels and forms a Public Right of Way (PRoW) which provides across the Site and to the north of the Site.

1.2.3 Modern residential development borders the Site, with the gardens of properties which front onto Draycott Crescent forming the south-eastern border of the application Site. The modern highway of the route of the M5 bounds the north western extent of the Site.

1.2.4 The Great Western Railway line bounds the immediate northern extent of the Site; Cam and Dursley Station is located approximately 530m east of the Site.

1.2.5 The Site is situated within a relatively flat area of land at an elevation of approximately 30m above Ordnance Datum (aOD). Local topography rises to the south and south east to a maximum of 210m aOD at Stinchcombe Hill and Cam Peak which form prominent landscape features on the horizon within the village of Draycott.

1.2.6 To the north of the Site, the topography drops, reflecting the relative proximity of the course of the River Severn and its tributaries. The Spire of the Church of St John the Evangelist (a grade I listed building; NHLE number 1305799) is also visible within the horizon and to the north of the Site. Between this asset and the Site lies the modern highway of the M5 and the A38, both of which provide background noise associated with vehicular movement.

1.2.7 The underlying bedrock geology throughout the Site is mapped as Blue Lias Formation and Charmouth Mudstone Formation. These deposits, which formed approximately 183 to 210 million years ago in the Jurassic and Triassic Periods, indicate shallow lime-mud seas which previously crossed the Site. No overlying superficial deposits have previously been recorded. (British Geological Survey, Geology of Britain Viewer, 2020).



1.3 Development proposals

- 1.3.1 A preliminary masterplan was submitted by the client in February 2020 (**Appendix 4**). The purpose of this document was to aid with the identification of designated heritage assets which should be included within this assessment.
- 1.3.2 In summary, the proposal seeks permission for the construction of a school, residential development, and associated landscaping, including the creation of a balancing pond. Density of houses have not been provided within the current masterplan, reflecting the early stages of the proposal.

1.4 Scope of document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance. For the purposes of this assessment, the entirety of the Site has been assessed.

- 1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 1.4.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.5 Aims

- 1.5.1 The specific aims of this assessment are to:
- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
 - assess the significance of known and potential heritage assets through weighted consideration of their valued components;
 - assess the potential impact of development or other land changes on the significance of the heritage assets and their setting; and
 - make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.

2 PLANNING BACKGROUND

2.1 Designated heritage assets

- 2.1.1 A designated heritage assets is defined in NPPF Annex 2 as:



'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

2.1.2 Designation can be defined as:

'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p.71).

2.1.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *The Hedgerows Regulations, 1997*

2.1.4 Further information regarding heritage designations is provided in **Appendix 2**.

2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised on 24 July 2018, and then updated in June 2019, and sets out the government's planning policies for England and how these are expected to be applied.

2.2.2 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment', sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.2.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.2.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.



2.2.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.2.6 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Conserving and enhancing the historic environment' (ID: 18a), which expands upon the corresponding sections of the NPPF. The PPG was updated in July 2019.

2.3 Local planning policy

2.3.1 The Site is situated within the administrative boundaries of Stroud District Council, the Stroud District Local Plan Review Pre-Submission Draft Plan (Regulation 19 Consultation) May 2021 is currently under review.

2.3.2 Local planning policies that relate to the historic environment and may be relevant to the proposed development are presented in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2017).

3.2 Study Area

3.2.1 A Study Area was established within a 1 km radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- The Gloucestershire Historic Environment Record (GHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
- Environment Agency LiDAR (1m Digital Terrain Model and Digital Surface Model, captured in April 2018);
- Historic aerial photographs held in the Historic England Aerial Archives, in Swindon;
- The Archaeology of South West England; The South West Archaeological Research Framework Research Strategy 2012 - 2017;
- National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;

- Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Gloucestershire Archives and online at Know Your Place (<http://maps.bristol.gov.uk/kyp/?edition=glos>) and;
- Relevant primary and secondary sources held at the Gloucestershire Archives and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

3.3.2 Coversearches of the aerial photographic collections of the Historic England archives for the Study Area identified both oblique and vertical aerial photography. The vertical collections identified a total of 114 Frames across 20 Sorties that covered the study area. Not all were available for viewing as they are only available in negative form. Seventy four specialist oblique photographs were identified, of which three were not available. No military obliques were identified for the Study Area.

3.3.3 Lidar data from the Environment Agency were assessed for this assessment. These were data flown in April 2018 at a 1m DTM. The following visualisations of the data were undertaken: Elevation, hillshade, multi-directional hillshade, Openness (+ive and -ive), PCA of hillshades and Local relief.

3.3.4 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

3.4.1 The Site was visited on 3rd March 2020. Observations were made from the public right of way which surrounded the Site. Weather conditions were overcast, with episodic intervals of rain. Prior to the Site visit, significant flooding had occurred in the region, meaning that the ground was severely waterlogged in some of the lower lying areas.

3.4.2 A fieldwork record comprising digital photography is held in the project archive.

3.4.3 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.4.4 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets, and to scope out designated assets which would be unaffected by the proposals (see **Section 3.6** and **3.7** below).

3.5 Assessment criteria – Significance

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.5.2 The assessment of the significance of heritage assets was informed by:

- The National Planning Policy Framework and Planning Practice Guidance;
- Scheduled Monuments & nationally important but non-scheduled monuments (Department for Culture, Media and Sport (DCMS) October 2013);
- Principles of Selection for Listing Buildings (DCMS March 2010);
- Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (Historic England 2015a);
- Statements of Heritage Significance: Historic England Advice Note 12 (Historic England, 2019); and
- The Archaeology of South West England; The South West Archaeological Research Framework Research Strategy 2012 - 2017

3.5.3 The relative significance of heritage assets was determined in general accordance with the schema laid out in Table 1.

Table 1 Generic schema for classifying the significance of heritage assets

Significance	Categories
Very High	World Heritage Sites (including nominated sites) Assets of recognised international importance Assets that contribute to international research objectives
High	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated assets of national importance Assets that contribute to national research agendas
Moderate	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Low	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups
Negligible	Sites, features, structures or landscapes with little or no archaeological, architectural or historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'



3.6.2 The setting assessment was guided by *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2015b; revised 2017), and Historic England Advice Note 12 *Statements of Heritage Significance*. Both documents advocate a staged approach to the assessment of the effects of development upon Historic Environment resources:

- Step 1 of the approach is to ‘identify which heritage assets and their settings are affected’
- Step 2 requires assessment of ‘the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’
- Step 3 is to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’
- Step 4 is to explore ways to ‘maximise enhancement and avoid or minimise harm’
- Step 5 is to ‘make and document the decision and monitor outcomes’

3.6.3 For the purposes of this assessment, only Steps 1 and 2 of the process have been followed, as no detailed designs are yet available to judge the later steps against. Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

3.7 Scoping exercise

3.7.1 For the purposes of identifying those heritage assets and their settings that might be affected by the development proposals, a baseline of all designated heritage assets within a 1km Study Area of the Site was considered (**Figure 1**).

3.7.2 The Scheduled Monument of Drakestone camp, Stinchcombe Hill (1004871) was also considered within this baseline, due to the prominence of Stinchcombe Hill within Draycott Village, and due to the national significance of this asset, which is indicated by its Scheduled status.

3.7.3 A Site walkover survey was then undertaken with the aim to scope assets in or out for further assessment. The site walkover targeted those assets identified of interest and as per on Figure 1. The results of the scoping exercise are reported at **Section 6.2** and **Appendix 3** below.

3.7.4 The Site visit considered the pre-existing baseline conditions relating to the settings of designated and undesignated heritage assets. Regard was placed on understanding the prominence, topography, general massing, design and scale of the assets and existing residential development within the Village of Draycott.

3.8 Assumptions and limitations

3.8.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.



- 3.8.2 The records held by the GHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.9 Copyright

- 3.9.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Site and its Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

- 4.1.2 All heritage assets identified within the Study Area, which comprises a 1km buffer around the Site boundary, are listed in **Appendix 3**.

4.2 Designated heritage assets

Site

- 4.2.1 There are no designated heritage assets within the Site.

Study Area

- 4.2.2 Grade II* Designated heritage assets within the Study Area comprise the following:

- Upper Knapp Farmhouse (1090913) a sixteenth century farmhouse constructed around a traditional L shaped plan. The property was originally known as Nasse Court and was purchased by Mr Thomas Trotman from Sir John Berkeley of Beverstone Castle in 1540. The property is located within a village setting, and its principal elevation faces north east. This view gives the property a slight topographic elevation across towards the northeast of the village (the Farmhouse sits between 50 and 60m aOD), reflecting the historic land associations between farmhouse and worked land (which is now part of the modern extension of Draycott village); and
- Steps House (1170505), a late sixteenth century farmhouse, now a large detached dwelling. This was also a home of a branch of the Trotman family in Elizabethan times; a major rebuilding occurred in 1618, and much of the fabric of this rebuild remains. The property is located within a modern village setting, surrounded by several semi-detached and detached style houses, which are of twentieth century origin.

- 4.2.3 A total of 14 grade II listed buildings lie within the Study Area. These comprise a variety of structures dating from the 17th–19th centuries and including four former farmhouses, three detached properties, one row of terraced cottages indicative of cottage industries related to



textile production, a milestone, a church and associated church hall, a goods shed and Gossington Hall and an associated barn. An assessment of the settings of these assets are presented in table 1 in **Appendix 3**.

4.2.4 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Conservation Areas within the Study Area.

4.2.5 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

4.3 Previous planning applications and archaeological studies

Site

4.3.1 A total of three previous Desk based assessments cover the Site, and are as follows:

- **Land at Draycott Crescent, Cam (Wessex Archaeology, 1998) GHER 20988.** This DBA which was centred on much of the current development Site and found evidence to support that the Site has good potential for faunal remains of the Palaeolithic period and, more significantly, Neolithic features indicative of a nearby settlement. The DBA also confirmed that there was also the possibility of recovering material of Romano-British date as the site lies close to the route of a Roman road and a possible Roman Camp;
- **Land at Draycott, Cam (Cotswold Archaeology, 2014) GHER 47644.** This DBA which was conducted in support of an outline planning application (S.15/2238/OUT) for residential development of up to 88 houses and partially located within the Site (included the eastern parcel of the Site only), identified the potential for non-designated heritage assets located within the vicinity of the Site, dating from the prehistoric and Romano-British settlement of the area. Its results accorded with the earlier DBA conducted in 1998.
- **Revised desk-based assessment of land at Draycott, Cam (Cotswold Archaeology, 2015) GHER 48069.** This DBA, which was submitted as a revision to the above DBA and for the same residential development, included the results of a field evaluation conducted within a site adjacent to Box Road in 2011 (**GHER 41312**; see below). Evidence of medieval ridge and furrow cultivation which contained Medieval and post-medieval pottery was recorded, suggesting that the agricultural activity occurred within this area between the 12th and 19th centuries.

4.3.2 A survey was carried out within the boundary of the Site by the Stroud Valleys Project in 2005 (**GHER 49762**). This survey identified 14 stone stiles all within the parish of Cam. The aim of the survey was solely for the identification of these assets. There is an intention that the next stages of investigation would involve restoration work of the stiles.

Study Area

4.3.3 The GHER contains several entries within the Study Area which contribute towards our understanding of the wider chronological archaeological narrative of the village of Draycott.

4.3.4 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 4**. Where relevant, the results of these investigations are discussed in further detail in **Section 4.4**.

4.3.5 Of particular relevance to the Site are the following planning applications;

- **Planning application S.11/1682/FUL**; land west of Box Road, Cam, located 30m east of the Site. A desk-based assessment (**GHER 39016**) and geophysical surveying of the area (**GHER 39017**) preceded formal evaluation of this site. Excavation of eight evaluation trenches by Oxford Archaeology in August 2011 (**GHER 41312**) found discrete features, although none could be securely dated. Remains of prehistoric flint objects and medieval and post medieval pottery were identified during the evaluation. Undisturbed natural layers were recorded below plough soil which were largely the result of medieval ridge and furrow activities.
- **Planning application S.15/2804/OUT**; a mixed-use development, located 230m east of the Site. The planning application was supported by the following investigations which were staged;
- Geophysical (magnetometry) survey was carried out across approximately 5.5ha of land at Draycott Mills (**GHER 33766**) in 2008; located 300m southeast of the Site. The results of the Geophysical survey indicated the presence of former ridge and furrow field systems across much of the survey area. Formal evaluation comprising excavation of 10 trenches by Cotswold Archaeology in 2009 (**GHER 33556**) identified two parallel ditches of unsecured date, within a medieval and post medieval agrarian landscape.
- The same planning application site was formally investigated, and an area to the south and located 408m southeast of the current Site, was investigated by evaluation of 45 trenches. This work was undertaken by Cotswold Archaeology in April and May 2016 on land at Millfields, Cam (**GHER 48694**). Where archaeological features were encountered, there was a good correlation with the results of the previously undertaken geophysical survey (**GHER 48088**) which had identified a concentration of linear, curvilinear and discrete anomalies focused in the eastern part of the northern parcel, adjacent to the River Cam. Overall, the remains investigated indicated the presence of a late prehistoric settlement (late Iron Age with continuity through the Romano British period) in proximity to the Site. These deposits were overlain by ridge and furrow, which where plough soil was deep (below 0.4m in depth), sealed the archaeological deposits. Where plough soil was shallow, archaeological deposits were less likely to be found in situ. During recent excavation, the well-preserved structural remains of a roman villa were located 500m east of the Site.
- **Planning application S.17/1366/OUT**, Outline permission for up to 90 residential dwellings with public open space. The application was supported by an evaluation undertaken in October 2017 by Cotswold Archaeology (**GHER 49505**). The evaluation found evidence for very limited and poorly preserved ridge and furrow. A post medieval gully observed in the western half of the site correlates with a boundary illustrated on the 1839 Cam Tithe Map.

4.4 National Mapping programme

- 4.4.1 The Site has been fully recorded as part of the National Mapping programme (the Severn Vale, Gloucestershire; NHPCP project no. 6585; Crowther and Dickson, 2016).
- 4.4.2 The NMP report states that the area within which the Site is located has significant evidence for Iron Age and Romano-British features which are defensive and domestic in character, and Medieval and post medieval earthworks relating to agrarian practices. Ritual and funerary monuments of the Neolithic and Bronze Ages are located across the wider

mapping area but are rarer monument types (and do not form part of the focus of the settlement pattern) within the Study Area for this Site.

- 4.4.3 Almost contiguous cultivation was mapped in the Severn Vale project area, which shows clear continuity with the pattern of ridge and furrow cultivation recorded in the adjacent NMP aerial surveys (ibid).
- 4.4.4 Some of the NMP earthworks captured and locally referred to as lynchets, are a feature of the agricultural landscape on the footslopes and terraced hillsides, particularly clustered in Dursley, 2km southeast of the Site. These earthworks reflect the intensive exploitation of the landscape from the 12th and 13th centuries onwards, when cultivatable land was in scant supply.
- 4.4.5 Within the Site, it is more likely given the largely flat terrain, that the earthworks plotted are representative of medieval and post medieval ridge and furrow and reflect lessening of demand on the land following population decreases during the 14th century.
- 4.4.6 A small section of a 150m long north-south aligned earthwork is recorded as a levelled bank, is of likely post medieval origin, and represents a plough headland. Remains such as these are indicative that there were different phases of the open field layout and different phases of cultivation, which may also indicate changes in land ownership as well as husbandry practices.

4.5 LiDAR data observations (Figure 5)

- 4.5.1 LiDAR data was observed using an Environment Agency open source dataset (<https://data.gov.uk/dataset/80c522cc-e0bf-4466-8409-57a04c456197/lidar-compositedsm-1m>) which was accessed 5th March, 2020.
- 4.5.2 Both 1m and 2m DTM and DSM resolution of the dataset were available, offering full coverage of the Site and to a reasonably high resolution.
- 4.5.3 The models (**Figures 5a-5e**) corroborate the findings of the NMP, with ridge and furrow cultivation marks being clearly visible across much of the Site, and better viewed on the multidirectional hillshade visualisation (Figure 5B). Small circular indentations within the western extent of the Site, visible on most visualisations relate to the position of several modern service posts.
- 4.5.4 No new data was presented from assessment of the LiDAR images, that had not already been previously noted within the NMP assessment.

4.6 Aerial assessment

- 4.6.1 Further aerial assessment was undertaken in order to consider the history of the Site. No features were noted in the wider study area that were not already present on the HER or within the NMP dataset.
- 4.6.2 The earliest photography that covered the Site was from 1947. Sortie Number CPE/UK/2098 Frames 3360 and 3361 covered the whole site. Ridge and furrow was clearly visible, especially in the north of the Site, where the earlier land parcels are very clear within the later enclosures. The housing estate to the south-east was in the process of being built in this photography (Plate AA). At this point, the defining transport feature in the landscape is the railway line to the north.



- 4.6.3 In 1948, flown by Sortie Number CPE/UK/2482 Frame 4167, very little has changed. The housing estate to the south east is now completed. The fields within the Site are still well defined, but the lighting in this photography does not show the ridge and furrow so well (Plate AB).
- 4.6.4 In 1957, Sortie number MAL/57302 covered the whole site at a scale of 1:6000. This coverage was flown in conditions or very low angled light that showed the ridge and furrow that was aligned approximately north-south clearly. Frame 57625 covers the Site as whole (Plate AC). Interestingly, the east-west aligned ridge and furrow does not show as clearly due to the lighting, creating an uneven representation. Plate AD shows this particularly well for the centre of the Site.
- 4.6.5 By 1967, on Sortie number OS67216 Frames 106 and 028, the significant change to the Site has occurred in the northern part of the southernmost land parcel. This is clearly being worked with both removal and stockpiling on material (Plates AE and AF).
- 4.6.6 By 1970 the M5 construction was well underway. Oblique photograph SO7402/11 is a print of a colour slide from this period, which is why the quality is slightly poor. Plate AG shows the northern part of the site adjacent to the railway line, on the left hand side of this image. The ridge and furrow shows in this image. Plate AH shows the area adjacent to the southern part of the Site, with the associated works heading down into that area. This is shown in a wider context on Plate AI. In 1971, Sortie OS/71301 Frame 030 also shows this southern part of the Site in use for associated works (Plate AJ).
- 4.6.7 By 1982, Sortie Number OS/82060 Frame 051 shows the motorway in operation. The field shapes within the Site are still much as they were previously, but many of the hedges, especially those around the narrow fields in the centre, have had their hedges reduced or removed by this date. The southern plot has been mostly reinstated (Plate AK). Very little changes between this date and the Ordnance Survey cover of 1985 (not reproduced).
- 4.6.8 Oblique aerial photography in 1996 shows the ridge and furrow in the northern part of the Site (Plate AL), along with cropmarks to the north that are recorded on the HER (not shown).
- 4.6.9 In 2000, the Ordnance Survey again flew the area, with Sortie Number OS00587 Frame 035 covering the Site. Some remnants of ridge and furrow are still showing, but much has now disappeared (Plate AM). Google Earth imagery shows very little change within the Site from this period.
- 4.6.10 In summary, aerial photography shows the Site has large areas of medieval ridge and furrow which was enclosed at a later date. This was part of a much wider original landscape from the medieval period. Some of this, along with the hedges, has been degraded by later ploughing although some remnants are still visible on the Lidar data. The southernmost fields of the Site have been utilised for dumping/extraction works just prior to and during construction of the M5. These fields have since been reinstated.

4.7 Site walkover survey results

- 4.7.1 The Site was accessed using Public Right of Way (PRoW) CCA22 and CCA29, which runs down the western extent of the Site and parallel along the northern extent. PRoW along the northern extent of the Site and runs parallel to the route of the M5, which is the source of constant vehicular noise; this lessens towards the south of the Site and closer towards Draycott Village the noise levels are appreciably lessened.

- 4.7.2 The Site is surrounded by residential development to the south and east (**Plate 1**) which are predominantly of at least two storeys height and designed with a red brick and tile roof palette. The density of the residential development within the village of Draycott means that many of the designated heritage assets are screened from the Site.
- 4.7.3 Vegetation coverage provided by pre-existing hedgerows (**Plate 2**) also means that there is limited short range views into the Site, and that the main change will be from long range, elevated positions in the Village, which will exist at greater distance from the Site.
- 4.7.4 Topographic differences across the Site means that the eastern section of the Site is not visible from the highest point on the western extent (**Plates 4 and 6**) and it was not possible to see the Grade II listed Woodend Green Farmhouse from the Jubilee Fields. Furthermore, screening in the form of well-established hedgerows existing along the western boundary of the Jubilee fields means that any views from Woodend Green Farm eastwards are likely to be long ranging in nature and will not be directly affected by the proposals.
- 4.7.5 To the southeast, Cam Peak forms a prominent landscape feature and is visible within the middle of the Site on the southern horizon (**Plates 1 and 2**).



Plate 1: Southeast facing photograph towards Draycott village, showing rear of existing properties along Draycott Crescent and Cam Mills and Cam Peak in background.



Plate 2: southeast facing photograph across central area of Site with Cam Peak visible in the distance (right hand side of photo).



Plate 3: East facing photograph across eastern extent of Site and towards A4135 and Grade II listed Goods Shed, which is screened by intervening hedgerows along eastern Site boundary.



Plate 4: west facing photograph looking towards Woodend Green Farm from PRoW running between Jubilee Fields and Site.



Plate 5: South facing across northern extent of Site and looking towards Stinchcombe Hill.



Plate 6: West facing photograph taken from the south eastern corner of the Site and showing earthworks within the Southern section of the Site and the topographic changes across the Site east to west.

4.8 Archaeological and historical context

4.8.1 The following section is a summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site, is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.8.2 Records obtained from the NHLE, GHER and other sources are listed in **the References section**, and illustrated in **Figures 1-6**.

Prehistoric, including Palaeolithic and Mesolithic periods (970,000 BC–4000BC)

4.8.3 Across Britain, the main evidence for the Palaeolithic period is stone tools, with evidence being most concentrated within the southern part of England, particularly in the regions of the Severn valley. Palaeolithic sites are typically recognised from lithic scatters as these are

the only remains which often survive from this period and are documented within the archaeological record.

- 4.8.4 While no finds dating to this period have been found within the Site, faunal remains from a small test pit (**GHER 6521**) was excavated during gravel extraction. The test pit contained deposits of Ipswichian Interglacial origin (135,000 and 10,000BC; roughly of Middle Palaeolithic origin) located within the western extent of the Site and within the Jubilee Playing fields area which will remain as recreational playing fields under the current proposals for the Site.
- 4.8.5 Whilst no further Palaeolithic remains have been identified across the wider Study Area, there does exist a **low to moderate** potential that Palaeolithic archaeological remains lie within the Site.

Neolithic (4000–2400 BC)

- 4.8.6 The Neolithic was a period of increasingly permanent human occupation, although seasonal mobility and the exploitation of wild resources continued throughout the period. Mortuary monuments, along with the introduction of pottery, domesticates and arable farming practices mark the beginning of the Neolithic period, and the construction of large ceremonial monuments arguably marks a clear change in ideology from the preceding Mesolithic period.
- 4.8.7 Common Neolithic ceremonial monuments in the region include long barrows, such as the Scheduled Monument of Uley Long Barrow (**NHLE 1008195**), also known locally as Hetty Pegler's Tump. This monument, located 4.7km southeast of the Site, is a well-preserved Neolithic burial mound, measuring 37 metres long, 34 metres wide, and 3 metres high.
- 4.8.8 Within the Site itself, two Late Neolithic pits (**GHER 5262**) which have been interpreted as possible indicators of settlement pattern within the Village, have been located within the western extent of the Site, and within the Jubilee Playing fields area which will be retained for recreational use. The pits were found during evaluation of the site in 1961, although the Site was further investigated in 1987 where the investigations found evidence to support that this area of the Site has been used for quarrying and then backfilled with domestic refuse in the 1960s. As a result, it is considered that most archaeological remains associated with the Neolithic period in this area have probably been destroyed by prior quarrying.
- 4.8.9 Within the wider study area, evidence of Neolithic activity is largely from spot finds including those of a Limestone mace (**GHER 16921**), located 140m south of the Site, and a Group VII Stone Axe found at White House Farm, (**GHER 6860**) located 445m north of the Site.
- 4.8.10 As a result, there is a **moderate** potential Neolithic archaeological remains lie within the Site.

Bronze Age (2400–700 BC)

- 4.8.11 The Bronze Age period is characterised by significant changes in material culture, and in domestic and ceremonial architecture. The introduction of bronze metalworking is traditionally associated with the appearance of Beaker culture. Mortuary ceremonies also change emphasis in this period, with a shift from the large communal complexes, to individual cremations and round barrow cemeteries. Across Britain, the Bronze Age is also associated with increased agricultural activity and enclosures, associated with improved cultivation techniques, particularly in the Middle and Late periods.



- 4.8.12 No sites or finds of Bronze Age date have been identified within the Site itself, although it is possible that Bronze Age remains may lie in situ below earthworks noted as being present within the Site.
- 4.8.13 On the basis of the current excavation record for remains within the Study Area, which are largely for undated ephemeral pits and ditches within Iron Age sites, it would seem that Bronze Age activity within Draycott may have been either non-existent, short lived, or occupation of specific sites were subsumed into larger Iron Age and Romano British settlement.
- 4.8.14 As a result, there is a **low to moderate** potential Bronze Age archaeological remains lie within the Site.

Iron Age (700 BC–AD 43)

- 4.8.15 During the Iron Age, the Severn Valley formed an intensively settled landscape with extensive social networks. Continuity of settlement pattern is likely to have occurred within the wider region, supported by the remains found within the Iron Age hilltop fort at Uley Bury camp, a Scheduled Monument (**NHLE 1004866**) which lies 4.5km south east of the Site.
- 4.8.16 A late Iron Age settlement (**GHER48697**), located 280m east of the Site, was identified during recent evaluation (**GHER4 8694**) in support of planning application number S.15/2804/OUT for a residential development. It is considered that the proximity of the course of the River Cam may have predisposed Iron Age communities to settlement due to the abundance in natural resources.
- 4.8.17 As a result, there is a **moderate to high** potential Iron Age archaeological remains lie within the Site.

Romano-British (AD 43–410)

- 4.8.18 Romano British Occupation within the Study Area is well documented through both settlement activity and concentrations of archaeological spot finds, largely clustered approximately 900m to the north of the Site.
- 4.8.19 The A38 road, which is located 512m north of the Site, follows the line of the Roman road from *Nervia Glevensium* (Gloucester) to *Portus Abonae* (Sea Mills, Bristol) and significant settlement across the Severn Valley region are clustered around these early highways. The site of a possible Roman Camp (**GHER 17989**), exists largely as cropmarks and to the east of Lanes End Bungalow, 220m north of the Site. The area surrounding this possible camp was subject to a fieldwalking survey in 2001, where approximately, 4.5kg of pottery (387 of which were of Romano-British origin) were recovered.
- 4.8.20 Within the wider Study Area, a recent discovery of a well-preserved Roman Villa, located at a development adjacent to Box Road, Cam (400-500m east of the Site), has enhanced our understanding of the Roman occupation of this area. A Romano-British temple complex was also located at West Hill, Uley, approximately 4.5km south east of the Site.
- 4.8.21 As a result, it is considered that there is a **moderate** potential that Romano British archaeological remains lie within the Site.

Saxon (AD 410–1066)

- 4.8.22 There have been no previously recorded finds or monuments associated specifically with Saxon settlement within the Village of Draycott within the HER. It is likely that such



settlement may have been focused further south within the village of Cam (2km south of the Site) and the village of Uley (5km south east of the Site).

- 4.8.23 As a result, it is considered that there is a **low** potential for Saxon archaeological remains to lie within the Site.

Medieval (AD 1066–1500)

- 4.8.24 Cam is recorded as an existing settlement within the 1086 Domesday survey, where it is recorded as *Camma*, meaning river in the valley. An alternative to the etymology of the village is from the Welsh *cambo* meaning ‘crooked’ or Gaelic for twisted river’, both of which reflecting the river Cam’s meandering course (Smith, 1964).
- 4.8.25 The Benedictine Priory of Stanley St. Leonard was granted the church in Cam in 1156 by Roger of Berkeley and held by the Abbey of Reading although it was repossessed in the 14th century by Gloucester Abbey (Blunt, 1877). The church referenced relates to the Church of St George (a Grade I listed structure, **NHLE 1340962**), located 1.9km southeast of the Site, and suggests that settlement of the Parish of Cam is likely to have been dispersed and existed as hamlets supporting a largely agrarian economy.
- 4.8.26 Remains of possible medieval settlement activity are visible as earthworks on historic aerial photographs and were mapped as part of the Severn Vale NMP project (**GHER 48860**). These earthworks are characteristically medieval in origin and are located 420m southwest of the Site.
- 4.8.27 Earthworks which have been mapped as part of the NMP suggest the remains of a possible deserted medieval village (DMV; **GHER 5263 and 5264**) which lies 500m northwest of the Site.
- 4.8.28 The Site during this period of time would most likely have formed part of the agricultural hinterland to the original core of the village, which existed as a dispersed settlement, and the earthworks noted within and across the eastern extents of the Site from the NMP (see **Figure 3**) may potentially date from this period of time and reflect typical agrarian practices.
- 4.8.29 As a result, it is considered that there is a **moderate** potential for Medieval archaeological remains to lie within the Site.

Post-medieval (AD 1500–1800)

- 4.8.30 John Speeds map (1603-1611) of Gloucestershire shows the wider region, with the village of Cam being shown as Cambridge. Slimbridge is illustrated to the north of the Site. The Site is located within the wider Barkley (sic) hundred, which relates to the ownership of the village by the Earls of Berkeley who continued to own much of the land within the village of Draycott during this period.
- 4.8.31 Gossington Hall (**NHLE 1340546, GHER 38399**) is a Grade II listed large detached dwelling, dating to around 1675 or 1695. The estate of Gossington in Slimbridge is mentioned in court rolls in 1548 (Gloucester archives ref: D18/504) and the estate appears to have been purchased in 1675 by John Essington. It lies 800m northwest of the Site and lies to the south of the associated Grade II listed barn (**NHLE 1305831; GHER 38405**).
- 4.8.32 By the 16th century the wool trade was firmly established in the Cam valley, reflecting the good supply of fast flowing water supplies from the Severn Valley tributaries. Gloucestershire became famous for its fine broadcloths (a woollen clothing type).

- 4.8.33 Corriet's grist and fulling mill (**GHER 11323**, located 1km southeast of the Site) was in production by 1533, and Halmore Mill (**GHER 47550**; located 490m west of the Site) was fulling cloth by the 1560s (Tann, 1967), but these would have operated on a small and local level and what initially began as a cottage industry was, by the 17th century, an industrialised activity and contributed greatly to economic and population growth of Cam. Records from 1686 show that out of a total of 121 able-bodied men, 62 were engaged in the cloth trade (Cam NDP).
- 4.8.34 As a result, a significant concentration of mills were established within Cam, and these include the remains of Draycott Mills, located 15m south east of the Site (owned by the Phillimore family and later used exclusively for Corn milling in the twentieth century by the Workman Bro's company) and Middle Mill, (**GHER 47551**; located 515m south east of the Site) and document the significant impact the woollen industry had upon the economy and settlement pattern in Cam.
- 4.8.35 Providing the source of the woollens required for this business, was the farming community, and this reflects the concentration of largely 17th century farmhouses complete with agricultural outbuildings (barns) and representing good examples of the local and regional vernacular, many of which are designated at Grade II value and which are located within the Study Area. Woodend Green Farm (**NHLE 1090921, GHER 38989**), which lies 190m west of the Site and Draycott Farm (**NHLE 1340960, GHER 38622**), which lies 500m east of the Site, are both examples of such Grade II listed Farmhouses.
- 4.8.36 Draycott Farm was converted to a semi-detached property and is mentioned as part of the estate of Miss Francis Hopton. Under terms made in her Will in 1730, a Trust was formed of her estate at Draycott to endow a school for ten poor boys and ten poor girls. The farmhouse itself was left to the proprietors of the trust, and largely used as a schoolmaster's lodging house until it was privately sold sometime in the late nineteenth century (Gloucester Archives ref D2299/7498). The land around the property is likely to have been tenanted to a number of farmers and would likely have been used for similar multi-agrarian purposes as those at Woodend Green Farm.
- 4.8.37 As a result, it is considered that there is a **moderate** potential for Post-medieval archaeological remains to lie within the Site. Such remains if existing would likely be related to agricultural remains.
- 19th century to modern (AD 1800–present day)*
- 4.8.38 Enclosure of much of the open land within Cam occurred only in 1840. Historic mapping dating from the 19th century was viewed online via the Know your Place website (<http://maps.bristol.gov.uk/kyp/?edition=glos>) and is illustrated in **Figure 6**.
- 4.8.39 The 1839 Tithe Map of the Parish of Cam (**Figure 6a**) shows that the Site contains several land parcels divided into a series of irregular field strips. Land ownership of the land parcels across the Site is almost exclusively held by the Earls of Berkeley but tenanted out to several individuals. Overlap of the Tithe Map with the NMP earthworks provides a moderate correlation between the boundaries, and it is therefore likely that the undated earthworks present within the Site (and captured as part of the NMP project) reflect those of late medieval origin.
- 4.8.40 In 1844 the broad-gauge Bristol and Gloucester Railway was built by the Midland Railway Company; its construction related to the growth of the textile business and provided reliable and quick methods of transporting goods for sale to the town of Gloucester and for export to the port of Bristol.



- 4.8.41 The original line bypassed Cam, despite this, a branch line (**GHER 11369**) was constructed by private enterprise (largely funded by the local mill owners in Cam). Stations were built at Coaley Junction, Cam and Dursley and they were brought into use when the line opened fully on September 18th, 1856. The stations were in a distinctive style, being designed and built by the independent companies. The Goods Shed at Coaley Junction (**NHLE 1376797; GHER 38999**) lies 213m northeast of the Site, is a Grade II listed building and is all that physically remains of the branch line within the Study Area. The former line of the branch line (**GHER 11369**) exists largely as an earthwork and runs parallel to the modern route of the A4135.
- 4.8.42 The 1st edition Ordnance Survey map of 1888 shows the results of the earlier 1840s enclosure, with a rationalised field system being depicted across the entirety of the Site. The same boundaries are still in place in the modern period, as observed across the 2nd and 3rd editions (1894 and 1920 respectively; **Figures 6b-d**).
- 4.8.43 A rectangular shaped extractive pit which was visible as an earthwork on historic aerial photographs and mapped as part of the Severn Vale NMP project (**GHER 48854**) is located 150m west of the Site. Aerial photographs taken in 2012 indicate that the feature has been plough levelled (GHER, 2020).
- 4.8.44 Whilst the Site retained its agricultural use, Draycott and Cam continued to experience population increase related to the expansion and continued function of Cam Mill. As a result, settlement density increases within the core of Draycott, south of the Site and along Cam Pitch and to the west of High Street.
- 4.8.45 Located 50m southeast of the Site, the remains of a Second World War prefabricated housing estate (**GHER 48853**; the Crapen housing estate) was built between March 1946 and May 1947 to ease post-war housing shortages. This is clearly visible on the aerial photography of this period. The estate consisted of 40 type BL8 prefabs, which were aluminium-clad timber-framed bungalows made by AW Hawksley Ltd of Hucclecote, Gloucester. Set out in 10 rows of 4 houses, each house measured about 9.5 by 6 metres, and were demolished and replaced between 1978 and 1981.
- 4.8.46 The only documented changes within the Site from the cartographic materials comes in the 1980s when the western extent of the Site was changed for use, and a playing field is shown. Facilities were enhanced at the site in 2017 with the creation of a new pavilion at the southern extent and renaming of the site to the Jubilee playing fields in 2012 to celebrate the event of the Diamond Jubilee. Documented extraction within this area of the Site comes from the archaeological record and associated with gravel extraction in the 1970s which led to the findings of Prehistoric features (**GHER 5262 and 6521**) mentioned above. This extraction is visible on the 1970s aerial photographs, along with the area's reinstatement.
- 4.8.47 Similarly, the creation of the M5 highway to the north of the Site, introduced a new linear boundary to the north of the Site new infrastructure associated with an underpass, and removed entirely any archaeological remains within its alignment.
- 4.8.48 Overall, it is considered that there is a **low** potential for 19th century to modern archaeological remains to lie within the Site. Such remains if existing would likely be related to modern agricultural activity.



Undated

- 4.8.49 There are a number of features recorded in the Study Area that are currently undated and have not been archaeologically investigated or classified as belonging to a specific period, and these are as follows;
- Cropmarks visible on aerial photographs along the projected route of the M5, likely to be blocks of mostly medieval but also post medieval ridge and furrow cultivation are visible as earthworks on historic aerial photographs (**GHER 5265**) and are located 250m west of the Site;
 - Earthworks S of Woodend Green Farm (**GHER 4174**) located 180m southwest of the Site;
 - Scattered linear and curvilinear ditches of unknown date and function are visible as cropmarks on historic aerial photographs and were mapped as part of the Severn Vale NMP project. East of The Willows, Slimbridge (**GHER 48819**; located 270m north of the Site);
 - Several unnumbered earthworks documented across the Site (see **Figure 3**) and recorded as part of the NMP survey.
- 4.8.50 As a result, there is a **high** potential to encounter archaeological remains of uncertain and undated origin across the Site.

4.9 Historic Landscape Character

- 4.9.1 Historic Landscape Character data was obtained from the GHER.
- 4.9.2 The Site itself is characterised as being 'Irregular enclosure reflecting former unenclosed cultivation patterns'. This type of landscape generally occurs as a result of informal enclosure during the post medieval period, usually on former downland. In the case of the Site, this is likely to have occurred following the establishment and subsequent development of two farms (Draycott Farm to the east of the Site and Woodend Green Farm to the west).
- 4.9.3 To the south of the Site and bordering the application Site, the HLC is of existing settlement pattern, reflecting the historic core of Draycott Village.

4.10 Assessment of archaeological survival and previous impacts

- 4.10.1 Recorded assets within the site consist of finds recorded during fieldwalking, and a series of linear features identified on as cropmarks on aerial photographs and recorded formally within the National Mapping Programme (NMP).
- 4.10.2 Within the Western extent of the Site, and at the Jubilee Fields, it is considered highly likely that historical quarrying activity will have significantly reduced or removed in situ archaeological deposits.
- 4.10.3 It is anticipated that, as the eastern extent of the Site has not been previously developed, any disturbance to buried archaeological remains that may be present in situ within the Site, would be largely restricted to truncation caused by modern ploughing. Within the southern extent of the Site, earthworks are well preserved, indicating the potential for good levels of preservation.



5 POTENTIAL DEVELOPMENT EFFECTS- PHYSICAL EFFECTS

5.1 Introduction

5.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to elements of the historic environment resource that may be subject to physical impacts.

5.2 Summary of known and potential historic environment resource

5.2.1 The following table (**Table 2**) presents a summary of the known and potential elements of the historic environment resource within the Site and its vicinity, which could be physically affected by the development proposals, based on the information presented in **Section 4**.

5.2.2 Entries in the table are assigned a '*Potential*' rating, which represents a measure of probability. This has been determined via the application of professional judgement, informed by the evidence presented in the preceding sections of this assessment. '*Potential*' is expressed on a four-point scale, assigned in accordance with the following criteria:

- **High** Situations where heritage assets are known or strongly suspected to be present within the Site or its vicinity and which are likely to be well preserved.
- **Moderate** Includes cases where there are grounds for believing that heritage assets may be present, but for which conclusive evidence is not currently available. This category is also applied in situations in which heritage assets are likely to be present, but also where their state of preservation may have been compromised.
- **Low** Circumstances where the available information indicates that heritage assets are unlikely to be present, or that their state of preservation is liable to be severely compromised.
- **Unknown** Cases where currently available information does not provide sufficient evidence on which to provide an informed assessment with regard to the potential for heritage assets to be present.

5.2.3 The relative '*Significance*' of known and potential heritage assets included in **Table 2** has been determined in accordance with the criteria set out in **Section 3.5**.

Table 2 Summary of known and potential historic environment resource within the Site

Potential	Period and description		Significance
High	Undated	Cropmarks and earthworks recorded by the NMP survey and which exist as extant remains across the Site.	Unknown
Moderate	Palaeolithic	Geoarchaeological deposits which may exist in undated contexts within the Site and help to illustrate prehistoric conditions within the Site and contribute towards deposit modelling across the local region	Unknown
	Neolithic	Potential for previously unaffected archaeological remains associated with a known settlement at Jubilee playing fields to extend across and to the eastern extents of the Site	Unknown
	Iron Age	Find spots and previous archaeological evaluation in proximity to the Site indicate possible activity	Unknown
	Roman	Find spots and previous archaeological evaluation in proximity to the Site indicate possible activity	Unknown
	Medieval	Remains of earthworks of possible medieval date exist across much of the Site	Low
	Post-medieval and 19th century	Removed field boundaries depicted as cropmarks	Low
Low	Saxon	No previous finds recorded within the Site or wider Study Area, but could reflect excavation bias	Unknown

5.3 Statement of potential impact

Designated heritage assets

- 5.3.1 No designated heritage assets would be physically affected by the implementation of the proposals. The potential effects of the proposals on the settings of designated heritage assets is explored in **Section 6**.

Non designated assets and Archaeological remains

- 5.3.2 The western extent, which is currently in use as a playing field and open field amenity (the Jubilee Fields) will be retained, and there will be no impact from the proposals.
- 5.3.3 The proposed works are anticipated to entail excavation across most of the eastern elements of the Site for the purpose of residential development. Although finalised design plans are not available at time of writing, it is anticipated that these works have the potential to result in the damage or total loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.
- 5.3.4 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.
- 5.3.5 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would be likely to be associated with the construction and excavation associated with residential development of the eastern extents of the Site. These comprise the construction of footings for houses, excavation of service trenches, and levelling of areas for construction compounds. Landscaping associated with the new residential development would also have the potential to impact upon below ground remains.
- 5.3.6 This will result in widespread truncation and partial or total removal of any archaeological remains present within the working areas.



Historic Landscape Character

- 5.3.7 The proposals would result in removal of several historic hedgerows and field boundaries. Many of the fields within the Site reflect historic land ownership and divisions of the land held by the Earls of Berkley. These were tenanted to farmers, and largely reflect the tenure of principal farms, to supply agricultural grazing areas for sheep and to produce woollen 'broadcloths' for which the area was renown.

Non-designated built heritage

- 5.3.8 No non-designated built heritage assets will be physically affected by the proposals.

6 POTENTIAL DEVELOPMENT EFFECTS- NON-PHYSICAL EFFECTS

6.1 Introduction

- 6.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out in accordance with the methodology detailed in **Section 3.6**.

6.2 Scoping exercise and site walkover survey results.

- 6.2.1 The Site walkover survey confirmed that there will be no physical impact to any designated heritage assets through the proposed development of the Site.
- 6.2.2 Given the distance at which many of the nearest designated heritage assets within the Study Area are located from the Site (180m minimum), it is anticipated that non-visual effects arising from the proposed development would not result in any significant baseline condition change within the setting of these assets, such that might give rise to an adverse impact upon the significance of these designated assets.
- 6.2.3 As the development proposals are considered to entail no risk of affecting the settings of many of these designated heritage assets, no further assessment has been undertaken in relation to them beyond that within the high-level baseline assessment (**Appendix 3**) and as per section 6.3 below.

6.3 Baseline assessment

Scheduled Monuments

- 6.3.1 The closest Scheduled Monuments are Slimbridge moated site (**NHLE 1015688**; 1.6km north of the Site) and Drakestone camp, Stinchcombe Hill (**NHLE 1004871**; 3.1km southwest of the Site).
- 6.3.2 Slimbridge moated site (**NHLE 1015688**), is located within the heart of the village of Slimbridge. The asset lies at 10m AOD and is entirely enclosed within a wooded parcel of land, located to the northeast of the Church of St John. The asset derives its significance from its archaeological and historic interest, reflective of an early Medieval settlement type within the region, which is rare nationally. The setting of the asset, which is a rural village location, contributes towards our appreciation of the historical development of the asset within this village, but makes no appreciable contribution towards the asset's archaeological interest.
- 6.3.3 The Scheduled Monument of Drakestone camp, Stinchcombe Hill (**NHLE 1004871**) lies at an elevation of between 210m and 190m aOD. Due to the topography of the Site and of Cam village, lying at a lower elevation, Stinchcombe Hill forms a prominent landscape feature within Cam village and the Hill is a visible feature on the horizon within the central areas of

the Site. The Scheduled Monument is however located on the southern extent of Stinchcombe Hill and the presence of dense woodland and a managed golf course to the north and east of the Scheduled Monument provides significant screening of the monument, with limited views northwards towards the Site. Any visual change created by the development of the Site would reflect limited change to the baseline of the asset.

Listed buildings

- 6.3.4 The closest listed buildings are the Grade II listed assets of Woodend Green Farmhouse (**NHLE 1090921**; 188m southwest of the Site), and The Goods Shed at Coaley Junction (**NHLE 1376797**; 166m east of the Site).

6.4 Woodend Green Farmhouse

- 6.4.1 Woodend Green Farmhouse is a Grade II listed structure, which is listed for its historical and architectural significance, being a good example of a local late 17th century farmhouse existing within a rural context. It is located at a height of between 40 and 50m aOD and to the north west of the village of Cam.

- 6.4.2 The asset is located within a rural agrarian setting, and its immediate setting incorporates several outbuildings and barns which serve as a group of agricultural buildings. The wider setting is of a pastoral field system located to the west of the farmhouse, as documented within landownership and tenant records held within the tithe apportionment maps, dating from the early part of the 19th century.

- 6.4.3 The rural agrarian setting to the west of the asset therefore contributes towards the historical significance of the asset. Due to the topographic conditions present at the Site and the presence of a mature hedgerow lining (and providing screening) at the eastern extent of the Jubilee Playing fields, there will be limited visibility of the new development from the Farmhouse, whose principal elevation faces westwards and away from the Site.

6.5 The Goods Shed at Coaley Junction

- 6.5.1 The Goods Shed at Coaley Junction is also a Grade II listed asset, which reflects a late nineteenth century railway goods shed, built by the Midland and Dursley Junction Railway as a branch from the Bristol to Gloucester mainline. The asset is of historical interest reflecting the growth of railway industry within the region during the late nineteenth century and supporting textile development within the village of Cam. The asset is also of some architectural interest reflecting a good example of Victorian functional design.

- 6.5.2 The asset lies within a semi-industrial setting, to the north east of the town of Cam, to the south of the extant line of the Bristol to Gloucester section of the Great Western Railway, and southeast of the modern Cam and Dursley Railway Station. The asset exists in isolation from its original context; the line of the original railway has subsequently been removed, although its alignment is largely preserved as an earthwork which is more prominent towards the south and parallel to the A4135.

- 6.5.3 The ground within the goods shed area was used as a concrete batching plant following use as railway sidings which is likely to have removed much of the railway infrastructure in the immediate surrounds to the goods shed. As a result, the assets setting makes a minimal contribution towards its significance.

- 6.5.4 The mature tree line along the A4135, coupled with the significant distance between the asset and the Site, currently provides significant screening such that the new proposed



development would not introduce visual changes to the baseline conditions at the site of the Goods Shed.

7 CONCLUSIONS

7.1 General

7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

Designated heritage assets – physical impacts

7.1.2 It is not anticipated that there will be any physical effects on designated heritage assets within the study area.

Archaeological remains

7.1.3 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to earthworks which demonstrate medieval and post medieval agricultural practices. There is a likelihood, suggested by the results of archaeological evaluations in proximity to the Site, that the earthworks have the potential to overlie archaeological remains, which would be likely to be of Iron Age or Romano British origin.

7.1.4 Previous intrusive archaeological investigation of the area has focused on sites located adjacent and to the east of the proposed Site. These excavations have found evidence to support archaeological remains of Prehistoric settlement, with a concentration principally of Iron Age and Romano British occupation.

7.1.5 Recent remains located 500m east of the Site located the well-preserved structural remains of a Roman Villa. The level of preservation was exceptionally good and this potentially reflects the presence of ridge and furrow activity across the northern sections of the village of Cam.

7.1.6 However, due to a lack of previous intrusive archaeological investigation within the Site itself, the potential for and significance of any such remains, or of their likely levels of preservation, could not be accurately assessed on the basis of the available evidence.

7.1.7 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature.

Historic Landscape Character

7.1.8 The Site falls within an area of 'irregular enclosure reflecting former unenclosed cultivation patterns' and is likely dating to the post medieval period (late 16th- late 18th century). The landscape character is of some local significance and relates to agrarian land management, associated with the 17th century Draycott Farm. Removal of hedgerows which reflect the historic landscape character area within the Site will result in an adverse effect, although this is likely to be minor.

Settings of heritage assets

7.1.9 Following appropriate level of assessment, all designated assets identified within the Study Area have been scoped out due to the distance from the Site, intervening development or vegetation coverage, or due to topographic differences across the Site.



7.2 Recommendations

Archaeological remains

- 7.2.1 The presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional investigations may be required by the planning archaeologist for Gloucestershire County Council, as described in NPPF paragraph 189.
- 7.2.2 The Site geology means that it would be suitable for Geophysical survey, although it should be noted that the presence of extensive earthworks related to medieval and post medieval ridge and furrow are present across the Site. Previous geophysical survey results for sites adjacent and to the east of the Site were affected by geological 'masking' created by plough deposits, and this should be considered as a limitation of this method for further Site investigation.
- 7.2.3 In the first instance, it is recommended that discussions be had with the Gloucestershire County Council Planning archaeologist as to the need for, scale, scope and nature of any further archaeological works.

Historic Landscape Character

- 7.2.4 The proposals will result in an adverse impact to historic landscape character through the removal of 'irregular enclosure' across the eastern extent of the Site. Whilst the impact is adverse, there is the potential that the new development could mitigate this impact through the use of informal pathway or 'snickets' (recognised as regionally distinctive character traits within the Cam neighbourhood design plan) and formal street pattern, which could reflect some of the major field boundaries.

Settings of heritage assets

- 7.2.5 Whilst this assessment has suggested that the baseline conditions for designated heritage assets are likely to be unchanged by the proposal for the development of the Site, it is recommended that once a more formalised masterplan has been designed formal consultation be held with relevant stakeholders and statutory bodies (including Historic England and the local Conservation Team at Stroud Council) to verify that no further settings assessment will be required.



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1611 John Speeds Map of Gloucestershire

1839 Parish of Cam Tithe Map

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1894 2nd Edition Ordnance Survey 25 inch map (1:2,500)

1920 3rd Edition Ordnance Survey 25 inch map (1:2,500)

1980 Ordnance Survey 25 inch map (1:2,500)

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<http://opendomesday.org/>

<http://www.heritagegateway.org.uk>

<http://www.historicengland.org.uk/listing/the-list/>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://planningguidance.planningportal.gov.uk/>

<https://archive.org/details/dursleyitsneighb00blunuoft/page/2/mode/2up>

All URLs Accessed on 12/03/2020



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–9500 BC	Romano-British	AD 43–410
Early Post-glacial	9500–8500 BC	Saxon	AD 410–1066
Mesolithic	8500–4000 BC	Medieval	AD 1066–1500
Neolithic	4000–2400 BC	Post-medieval	AD 1500–1800
Bronze Age	2400–700 BC	19th century	AD 1800–1899
Iron Age	700 BC–AD 43	Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment (2019)	
Para. 189	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 190	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 192	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 193	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 194	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁶³ . ⁶³ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 195	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 196	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



NPPF Section 16: Conserving and enhancing the historic environment (2019)	
Para. 197	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 199	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁴ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁶⁴ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 200	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 201	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 202	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Local Planning Policy

Stroud District Local Plan (Adopted November 2015)		
Policy ref.	Title	Scope
Delivery Policy ES10	Valuing our historic environment and assets	<p>Stroud District's historic environment will be preserved, protected or enhanced, in accordance with the principles set out below:</p> <ol style="list-style-type: none">1. Any proposals involving a historic asset shall require a description of the heritage asset significance including any contribution made by its setting, and an assessment of the potential impact of the proposal on that significance, using appropriate expertise. This can be a desk based assessment and a field evaluation prior to determination where necessary and should include the Gloucestershire Historic Environment Record.2. Proposals and initiatives will be supported which conserve and, where appropriate, enhance the heritage significance and setting of the Districts heritage assets, especially those elements which contribute to the distinct identity of the District. These include<ol style="list-style-type: none">A. the 68 sites of national archaeological importance (which are designated as Ancient Monuments), any undesignated archaeology of national significance, and the many buildings that are Listed as having special architectural or historic interestB. the stone, bronze, iron age and roman settlements and remains; the medieval settlements including Berkeley Castle; historic houses; historic parks; gardens and villagesC. the townscapes of the larger towns such as Stroud where the industrial heritage influenced its historic grain, including its street layouts and plot sizesD. the District's historic market towns and villages, many with designated conservation areas, such as Berkeley, Wotton Under Edge, Minchinhampton, Painswick and Dursley.3. Proposals will be supported which protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets, such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.4. Proposals will be supported which protect and, where appropriate, enhance key views and vistas, especially of the spires and towers of historic churches and mills.5. Any harm or loss would require clear and convincing justification to the relevant decision-maker as to why the heritage interest should be overridden. A full programme of work shall be submitted with the application, together with proposals to mitigate any adverse impact of the proposed development, and where appropriate, be implemented through measures secured by planning condition(s) or through a legal agreement.
Delivery Policy ES12	Better design of places	'Design Quality', reflecting a thorough understanding of the site context, must be demonstrated as part of any proposal. The Council will require the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context where necessary.



Cam Parish Neighbourhood Development Plan 2019 - 2031 (Submitted October 2019, and pending approval from Planning Inspectorate)		
Policy ref.	Title	Scope
POLICY CAMES2	Parish Landscape Character	Development proposals should demonstrate how local landscape characteristics have informed a sensitive design response and how design principles contained within the Cam Design Code have been used to inform the design. A key local landscape characteristic is topography and in response to that, development should be limited to below the 50 meter contour line.

Cam Parish Neighbourhood Development Plan 2019 – 2031; Appendix 3 - Cam Design Code (Submitted October 2019, and pending approval from Planning Inspectorate)		
Policy ref.	Title	Scope
POLICY CAMES2	Parish Landscape Character	Development proposals should demonstrate how local landscape characteristics have informed a sensitive design response and how design principles contained within the Cam Design Code have been used to inform the design. A key local landscape characteristic is topography and in response to that, development should be limited to below the 50-meter contour line.



Appendix 3: Gazetteer

Designated heritage assets within the Study Area

NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
1090096	38627	22, Chapel Street	Grade II listed building	Early 19 th century Detached dwelling, formerly bakehouse and Post Office.	375038	200202.3608	Located within well-established rural village settlement. Asset fronts onto Chapel Street.	Scoped out. Dense built urban form and distance from proposal means no significant changes within the setting of the asset will occur.
1090890	38386	Hornshill Cottage	Grade II listed building	17 th century former inn. A property of the Berkeley Estate at time of survey, this building lies up on an embankment beside the A38, and is prominent in approach from the south.	373397	201370.3608	Located within isolated rural farm setting and in proximity to the A38. The asset forms a part of the Farm complex of Hornshill farm and derives its significance	Scoped out. Vegetation cover, and distance from proposal means no significant changes within the setting of the asset will occur.



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
							from its historic association with the farm.	
1090912	38920	13, 15 and 17, Knapp Lane	Grade II listed building	17th century row of terraced properties. Originally thatched.	374681	200464.3608	Located within well established rural village setting. Asset fronts onto Knapp Lane and is surrounded by mature semi-detached properties.	Scoped out. Dense built urban form surrounding asset, vegetation, and distance from proposal means no significant changes within the setting of the asset will occur.
1090913	16672	Upper Knapp Farmhouse	Grade II* listed building	Late 16 th / early 17 th century detached farmhouse. Originally the home of the Trotman family.	374586	200403.3608	Located within well established residential and rural village; surrounded by largely modern residential structures of	Scoped out. Dense built urban form and distance from proposal means no significant changes within the setting of



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
							two storey height.	the asset will occur.
1090914	8145	Church of St Bartholomew	Grade II listed building	19 th century Anglican parish church. Designed by George Madan.	374843	200363.3608	Located within well-established rural village of Cam. The asset is surrounded by residential development and the church hall of St Bartholomew which lies to the southeast screens the church from the High Street. The church forms a modest structure. The asset derives its value from its historical significance.	Scoped out. Dense built urban form and distance from proposal means no significant changes within the setting of the asset will occur.
1090915	38927	Church hall to Church of St Bartholomew	Grade II listed building	Mid 19 th century church hall. The church hall is of group value with	374878	200325.3608	Located within well-established rural village	Scoped out. Dense built urban form and



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
				the church of St Bartholomew.			of Cam. The asset is surrounded by residential development. Lies to the south east of the Church of St Bartholomew the asset derives its significance from its historical group association with the Church.	distance from proposal means no significant changes within the setting of the asset will occur.
1090916	16679	2, Rowley	Grade II listed building	Late 18 th century detached two storey stone property.	375059	200315.3608	The asset is located adjacent a single lane carriageway within a more rural section of the well established village of Cam. The asset derives its significance	Scoped out. Dense built urban form surrounding asset, vegetation, and distance from proposal means no significant changes within the



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
							from its architectural and historical significance.	setting of the asset will occur
1090921	38989	Woodend Green Farmhouse	Grade II listed building	Late 17 th early 18 th century stone farmhouse.	374115	201036.3608	The asset is located within a rural farm complex, to the north west of the rural village of Cam. The asset forms the principal structure of the farm complex and is surrounded by agricultural buildings, which enhance the historical interest of the asset.	Scoped in for further assessment due to proximity of Site to asset.
1170405	38901	Fieldlane Farmhouse	Grade II listed building	Early 18 th century L-plan, stone farmhouse.	373717	200761.3608	within a rural farm complex, to the north west of the	Scoped out. Vegetation cover, and distance from



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
							rural village of Cam. The asset forms the principal structure of the farm complex and is surrounded by agricultural buildings, which enhance the historical interest of the asset.	proposal means no significant changes within the setting of the asset will occur.
1170415	20127	Milestone at NGR S0749005; located on High Street, Lower Cam, Cam.	Grade II listed building	19 th century, sandstone pillar with attached cast iron plaque. Plaque reads 'CAM' in semi-circular top, and below 'GLOSTER 13; DURSLEY 2; WOTTON 6'.	374867.403	200492.5608	Located within well established rural village, adjacent to the carriageway of the High Street.	Scoped out. Dense built urban form surrounding asset, and distance from proposal means no significant changes within the setting of the asset will occur.



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
1170505	38988	Steps House	Grade II* listed building	Late 16 th century and early 17 th century. Large detached, U-plan dwelling. This was the home of the Trotman family, follers, in Elizabethan times; a major rebuilding occurred in 1618, and much of this remains.	374729.8543	200683.3948	Located within a rural village. The asset is surrounded by mature semi-detached residential development. The assets principal elevation is to the south.	Scoped out. Dense built urban form surrounding asset, and distance from proposal means no significant changes within the setting of the asset will occur.
1305831	38405	Barn immediately North of Gossington Hall	Grade II listed building	Late 17 th century, large red brick barn; one part now converted.	373477	202116.3608	Located within a rural village setting. The assets setting which includes Gossington Hall, enhances the historical interest of the asset.	Scoped out. Vegetation cover, and distance from proposal means no significant changes within the setting of the asset will occur.
1340546	38399	Gossington Hall	Grade II listed building	Late 17 th century brick detached dwelling; a typical compact block plan of the period,	373484	202074.3608	Located within a rural village setting. The assets	Scoped out. Vegetation cover, and distance from



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
				but with one single storey quadrant arm, in brick, attached south-west corner.			setting includes a Grade II listed barn, which enhances the historical interest of the assets as a group of structures dating to the late 17 th century.	proposal means no significant changes within the setting of the asset will occur.
1340960	38622	Draycott Farmhouse	Grade II listed building	Early 17 th century, squared rubble former farmhouse.	375238	201434.3608	Located to the east of the rural village of Cam. The asset forms the centre of a farm complex and is surrounded by an agrarian landscape to the east, reflecting historic land use	Scoped out. Intervening vegetation cover, and distance from proposal means no significant changes within the setting of the asset will occur.



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
							associated with the farm.	
1340966	38902	Courthouse Farmhouse	Grade II listed building	Early 18 th century rendered possible brick farmhouse.	374920	200631.3608	Located within a rural village setting. The assets principle elevation faces south and overlooks a large garden. The asset is bound by a low stone wall.	Scoped out. Intervening vegetation cover, and distance from proposal means no significant changes within the setting of the asset will occur.
1376797	38999	The Goods Shed at Coaley Junction	Grade II listed building	Railway Goods Shed, 1856 for the Midland Railway. Built of red brick with window arches in yellow brick.	374947.8112	202063.0301	Located to the north east of the village of Cam, within a semi-industrial setting. The asset is accessed by a single track carriageway and located to the south west of the modern	Scoped out. Intervening vegetation cover, and distance from proposal means no significant changes within the setting of the asset will occur.



NHLE No.	GLHER No.	Name	Designation	Period and description of asset	Easting	Northing	Setting of asset	Scoped in/ Out and rationale
							structure of the Cam and Dursley station. The proximity to the modern trackway enhances the historical interest of the asset.	

Table 2: Non-Designated heritage assets within the Study Area

GHER No.	Name	Period	Easting	Northing
41315	Findspot of flint debitage made in Trench 4 evaluation work northwest of Box Road, Cam.	Prehistoric	374933.9424	201752.6374
6521	Faunal Remains	Palaeolithic	374276.8633	201270.4963
6860	Group VII Stone Axe, White House Farm, Slimbridge.	Neolithic	374759.111	202532.1824
5262	Two pits (probable settlement), Lower Knapp Farm, Cam.	Late Neolithic	374395.4802	201106.2897
48697	Settlement at Millfields, Cam.	Late Iron Age to Roman	375283.2862	201625.3341
895659	coin: A copper-alloy nummus of the House of Constantine dating to the period AD335 to 341 (Reece Period 17). GLORIA EXERCITVS depicting two soldiers holding one standard. Mint unclear.	Roman	373983	202817
895658	coin x8: copper alloy nummi of an unknown Emperor (Reece period unknown), dating to 296 to 409. Reverse type not visible. Mint not visible. One coin is pierced.	Roman	373983	202817
895656	coin: copper alloy nummus of the House of Constantine dating to the period AD330 to 341	Roman	373983	202817



GHER No.	Name	Period	Easting	Northing
	(Reece Period 17). Illegible mint. Reverse type is VRBS ROMA depicting wolf and twins.			
895343	coin: A copper-alloy nummus of the House of Constantine dating to the period AD 348 to 351 (Reece Period 18). FEL TEMP REPARATIO reverse type depicting the Emperor stood on a galley holding Victory or a Phoenix. Unknown mint.	Roman	373983	202817
894874	brooch: An incomplete cast copper alloy Colchester derivative, double lug, Harlow style brooch 100% of the brooch is present. The wings are semi-cylindrical with no caps. The exterior of the wings are decorated with three vertical rid	Roman	373983	202817
879607	A copper alloy radiate or nummus, uncertain emperor dated to AD260-400 [...], no detail remains / [...], no detail remains	Roman	374448	203027
879605	A copper alloy radiate, unreadable emperor dated to AD 260-275 (Reece 13) Obverse: radiate bust facing right [...] Reverse: no detail remains [...]	Roman	374448	203027
879583	A copper alloy nummus of the House of Constantine dated to AD 343-348 (Reece 17) bust facing right [...] / two victories facing each other, each holding a wreath D in centre [VICTORIAEDD AVGG QNN]	Roman	374448	203027
879573	Copper alloy nummus of the House of Constantine dated to AD 335-341 (Reece 17) bust facing right [...] / two soldiers standing either side of one standard, [GLORIA EXERCITVS]	Roman	374448	203027
452798	Cast copper alloy buckle plate length 63mm, width 42mm, thickness 3mm, weight 28g. This is a rectangular plate with bevelled outside edges. There is a small roundel lug flanking the corners of the forward edge a further roundel lug in the centre of the	Roman	375000	201000
267737	Cast copper alloy bird brooch length 36mm width 22mm, weight 6.1g. Trapezoid shaped body which narrows towards the tail which is formed by a smaller opposing trapezoid. The wings on the main body are tucked in, these are recessed on the top for enamel,	Roman	375000	203000



GHER No.	Name	Period	Easting	Northing
17989	Site of possible Camp, and cropmarks, east of Lanes End Bungalow, Cambridge.	Romano-British	374274.6492	202307.3244
51137	villa identified during 2019-20 excavation at Millfields, Cam.	Romano-British	375256.7755	201730.2282
7365	road between Gloucester and Sea Mills.	Romano-British	374694.2093	203761.4274
5263	DMV cropmarks	Medieval	373264.9268	202169.8255
5264	DMV cropmarks	Medieval	373687.6141	202134.1838
41316	pottery found during evaluation work northwest of Box Road, Cam.	Medieval	374919.5847	201764.7683
48860	Remains of settlement activity visible as earthworks on historic aerial photographs and were mapped as part of the Severn Vale NMP project. Lower Knapp Farm, Woodend Lane, Cam.	Medieval	374517.9262	200546.8076
16688	ridge and furrow, visible on earthworks on aerial photographs. East of Coaley Mill, Coaley	medieval to post-medieval	375764.7925	202446.3261
387938	Silver thimble length 27mm, width 26mm, thickness 3mm, weight 3.8gThe thimble is made from sheet that would have been soldered along the edges. However, it has subsequently been flattened and the dome is missing.The body is punched with regular small square indentations, these are intersected by three diagonal bands with narrow borders that are evenly spaced around the body.At the base is a band with the inscription HART BE TRUE.	Post-medieval	375000	201300
11369	Coaley to Dursley Railway branch line of the Bristol and Gloucester Railway, promoted and later absorbed by the Midland Railway.	Post-medieval	375003.5561	201308.0674
47550	Halmore Mill, First noted in sixteenth century as grist and fulling mill, by the mid nineteenth century the site covers 4 acres used as a corn, fulling, cloth mill.	Post-medieval	375420.2237	201879.818
8146	Wesleyan Chapel Cam	Post-medieval	374904.5146	200475.0117
16673	C16 - C17 House in Cam.	Post-medieval	374728.9911	200682.5078
11369	Coaley to Dursley Railway branch line of the Bristol and Gloucester Railway, promoted and later absorbed by the Midland Railway.	Post-medieval	375011.2167	200716.8483



GHER No.	Name	Period	Easting	Northing
11323	Cam/ Corriets Mill, multi phase mill site which expanded in the nineteenth century and was still making specialized cloth in 1901. Everlands Road, Cam.	Post-medieval	375240.9481	200086.6375
41619	The routes of the 1779 Berkeley, Dursley, Wotton, Frocester and Cainscross Turnpike road.	Post-medieval	375499.0813	200104.9757
11369	Coaley to Dursley Railway branch line of the Bristol and Gloucester Railway, promoted and later absorbed by the Midland Railway.	Post-medieval	375252.7708; 374925.6352	200165.2662; 201584.759
42945	17th century silver thimble (Treasure Case T285) found by a metal detectorist, Cam.	Post-medieval	375031.2436	201270.2453
11269	The Bristol and Gloucester Railway, later absorbed by the Midland Railway.	Post-medieval	377590.007	207244.8839
11369	Coaley to Dursley Railway branch line of the Bristol and Gloucester Railway, promoted and later absorbed by the Midland Railway.	Post-medieval	375288.4955	200201.5238
47551	Middle Mill, noted in the early nineteenth century as grist mill and fulling mill, by the late nineteenth century a steam Engine has been fitted and is milling. Court house farm, Upper Cam. Dursley.	Post-medieval	374991.2328	200671.4747
48854	rectangular extractive pit visible as an earthwork on historic aerial photographs and mapped as part of the Severn Vale NMP project. Northwest of Woodend Green Farm, Cam.	Post-medieval	374084.8059	201384.2207
48801	The sinuous earthwork remains of the former railway course, the railway line was built to service His Majesty's Magazine No 23. West of Gossington, Slimbridge	Modern	372712.2485	202145.6393
48853	A Second World War prefabricated housing estate is visible on historic aerial photographs and was mapped as part of the Severn Vale NMP project. Draycott Crescent, Cam.	Modern	374763.5937	200972.6544
16682	Gladstone Terrace Institute in Cam	Undated	375216.4098	200154.8901
33559	Parallel linear ditches on land at Draycott Mill, Cam.	Undated	375195.352	201241.9312



GHER No.	Name	Period	Easting	Northing
20395	Cropmarks of 2 conjoined ring ditches of unknown date and function, at The Willow House, Bristol Road, Slimbridge.	Undated	374215.1904	202589.7791
28791	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	373698.22	200671.69
28795	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374476.961	201482.173
28799	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374485.425	200226.242
6867	Bronze Cockerel	Undated	373408.7199	202081.8651
16921	Limestone mace, Lower Knapp Farm. Record amalgamated with SMR5262 16/06/2003 AM.	Undated	374711.1286	200766.9917
28800	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	373501.419	200555.303
28794	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374626.149	200945.731
28798	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374661.065	201645.116
48819	Scattered linear and curvilinear ditches of unknown date and function are visible as cropmarks on historic aerial photographs and were mapped as part of the Severn Vale NMP project. East of The Willows, Slimbridge.	Undated	374392.5288	202404.1859
20390	Cropmarks of enclosures and linear features, south of White House Farm, Dursley Road, Slimbridge.	Undated	374841.1137	202909.8023
16675	A sub-rectangular ditched enclosure, trackway and a complex of linear features are visible as cropmarks. Between Dursley Road and M5 Motorway, Slimbridge.	Undated	375094.8097	202693.3529
28792	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374001.887	200443.147
5265	Cropmarks visible on aerial photographs along the projected route of the M5. Blocks of mostly medieval but also post medieval ridge and furrow cultivation	Undated	373298.7889	201248.2204



GHER No.	Name	Period	Easting	Northing
	are visible as earthworks on historic aerial photographs. Tumpy Green, Slimbridge.			
16676	Cropmarks of trackways and an enclosure of uncertain date, south west of the Willows, Bristol Road, Slimbridge.	Undated	374082.0029	202549.3109
39018	Series of possible pits recorded as geophysical anomalies in January 2011 survey work of land to the northwest of Box Road, Cam.	Undated	374916.3344	201779.6299
20389	An undated ring ditch is visible as a cropmark on aerial photographs. North of Cam & Dursley train station, Coaley.	Undated	375232.7665	202367.5001
41313	Possible post hole excavated in Trench 3 excavated by Oxford Archaeology in August 2011 to the northwest of Box Road, Cam.	Undated	374933.5095	201721.5369
38945	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374400.0003	200699.9995
4174	Earthworks S of Woodend Green Farm	Undated	374007.9102	200950.4317
41314	Probable tree throw pit of Unknown period excavated in Trench 6 excavated by Oxford Archaeology in August 2011 to the northwest of Box Road, Cam.	Undated	374895.0796	201854.1149
28788	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	373822.015	200368.024
28793	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374101.345	200468.541
28796	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374523.516	201535.076
28797	A stone stile recorded by the Stroud Valleys Project in the parish of Cam.	Undated	374617.684	201620.78
16674	Ring ditch, is visible as a cropmark on historic aerial photographs and was mapped as part of the Severn Vale NMP project. West of Elstub Kennels, Cam	Undated	373948.0757	200418.6075

GHER Events dataset within the Study Area



GHER No.	Name	Period	Easting	Northing
20988	Desk based assessment - land at Draycott Crescent, Cam	374496.1811	201424.4791	20988
33556	An archaeological evaluation was undertaken by Cotswold Archaeology in May 2009 on land at Draycott Mills, Cam, Gloucestershire.	375148.4877	201068.2111	33556
49762	2005-6 - A survey carried out on 14 stone stiles in the parish of Cam, carried out by the Stroud Valleys Project. The group hope to carry out restoration work on the stiles.	374238.4342	200773.8587	49762
50087	2018 desk based assessment of land at Box Road, Cam.	375169.4265	202081.5968	50087
41312	2011 - Series of eight evaluation trenches dug by Oxford Archaeology from 15 to 18 August 2011 on land at Box Road, Cam. The work confirmed the existence of ridge and furrow across the area and of several discrete features.	374939.9331	201760.4876	41312
48694	2016 evaluation of land at Millfields, Cam.	375209.5498	201561.4369	48694
33766	Geophysical survey at Draycott Mills, Cam.	375134.0286	201052.1655	33766
39016	Desk based assessment carried out by CgMs Consulting during February 2011 of land at Box Road, Cam.	374934.47	201756.9563	39016
48087	Heritage desk-based assessment, Land at Millfields, Cam, Stroud.	375170.9055	201350.4257	48087
49441	2017 magnetometry survey of land at Box Road, Cam.	375065.6215	202006.0858	49441
39017	Geophysical survey undertaken by Stratascan 27 to 28 January 2011 of land to the northwest of Box Road, Cam.	374940.8089	201758.0175	39017
47960	Desk based assessment of land at Box Road, Cam.	375164.6206	202221.2969	47960
48088	Geophysical Survey Report, Land at Millfields, Cam, Stroud.	375206.2219	201419.3899	48088
20828	CRAAGS/ WAT watching brief on the Severn Trent Leathern Bottle Main, 1978. Standish	376426.306	204574.0651	20828
49681	Archaeological watching brief, at the church of St Bartholomew, Lower Cam, Gloucestershire	374844.7927	200348.9584	49681

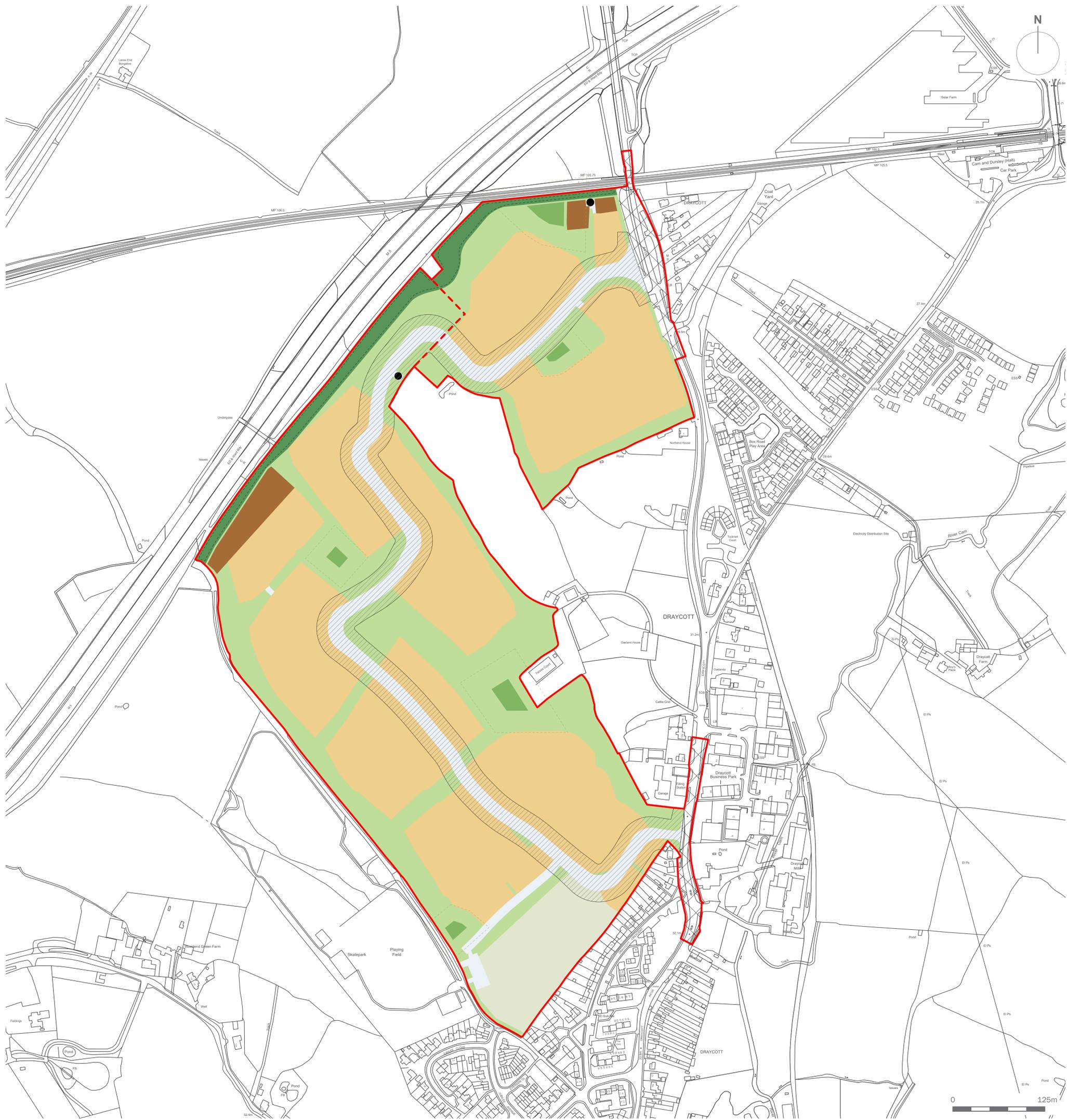


GHER No.	Name	Period	Easting	Northing
49505	2017 Archaeological evaluation, land off Box Road, Cam, Dursley.	375084.0237	202009.5841	49505
49575	Metal detecting rally, Slimbridge.	373914.5373	203704.2922	49575
51132	2019 - Desk Based Assessment of Land at Wisloe Gree, Slimbridge/Cambridge, Stroud district.	374819.2113	202638.9212	51132
21351	Desk based assessment and evaluation on land at Draycott Mills, Cam, Stroud.	375039.317	201205.361	21351
33558	An enclosure ditch and field boundary on land at Draycott Mill, Cam.	375047.8635	201023.0057	33558
48069	2015 Revised desk based assessment of land at Draycott, Cam.	374720.3241	201814.6858	48069
50746	Desk based assessment on land at Draycott Mills, Cam, Stroud.	375039.317	201205.361	50746
43117	2011 - A desk-based assessment was carried out at 'land at Coaley Junction', Cam, Dursley.	374901.0557	202025.426	43117
47644	2014 desk based assessment of land at Draycott, Cam.	374720.769	201814.4631	47644
49240	2017 desk based assessment on land at Box Road, Cam.	375065.6215	202006.0858	49240



Appendix 4: Site proposals

Land at Draycott, Cam Land Use Parameter



Site Boundary/ES Study Area - 39.12ha (excluding Highways Land)
 Persimmon - 29.42ha
 Robert Hitchens Ltd - 9.70ha

Residential - 19.92ha (to include Amenity Green Space, Incidental Informal Open Space, SuDS and Landscaping)
 Persimmon - 14.47ha
 Robert Hitchens Ltd - 5.45ha

Landscape Buffer and Noise Bund - 1.4ha
 Persimmon - 0.89ha
 Robert Hitchens Ltd - 0.51ha

Green Infrastructure - 11.57ha (to include SuDS, Informal Footways, Footways and Cycle ways)
 Persimmon - 8.82ha
 Robert Hitchens Ltd - 2.75ha

Play Area with 30m/20m Offset - 0.33ha (Indicative Location)
 Persimmon - 0.19ha
 Robert Hitchens Ltd - 0.14ha

Potential for Primary School or Residential - 2.06ha
 Persimmon - 2.06ha

Allotments - 0.69ha (Indicative Location)
 Persimmon - 0.52ha
 Robert Hitchens Ltd - 0.17ha

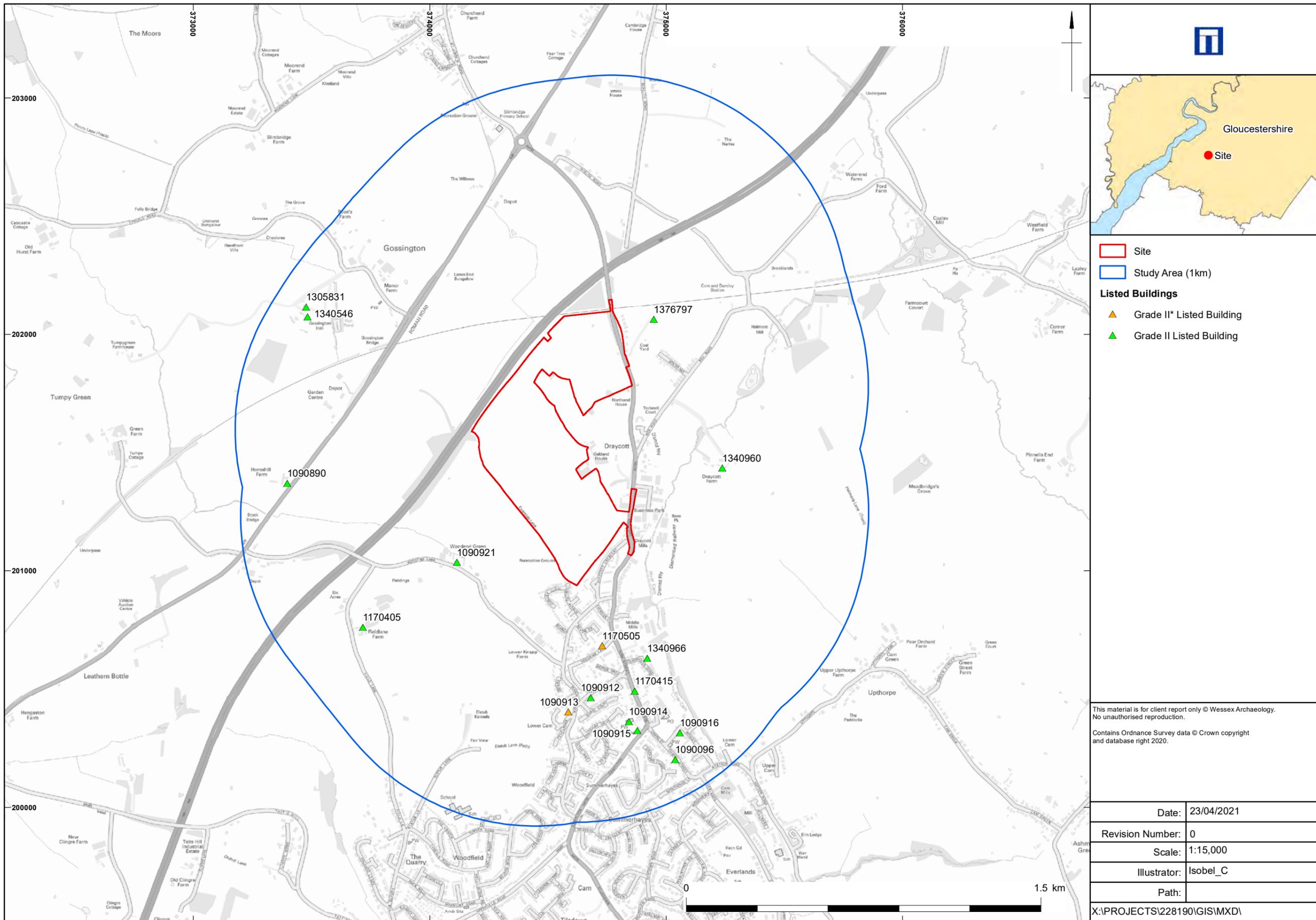
Infrastructure - 3.20ha
 Persimmon - 2.48ha
 Robert Hitchens Ltd - 0.72ha

Land Use Flexibility Zone
 This zone allows for the revision of land parcel boundaries and relocation of land use within the zone

Existing Highways Land (to include highways works as identified in the Transport Assessment)
 This area is not included within redline calculations

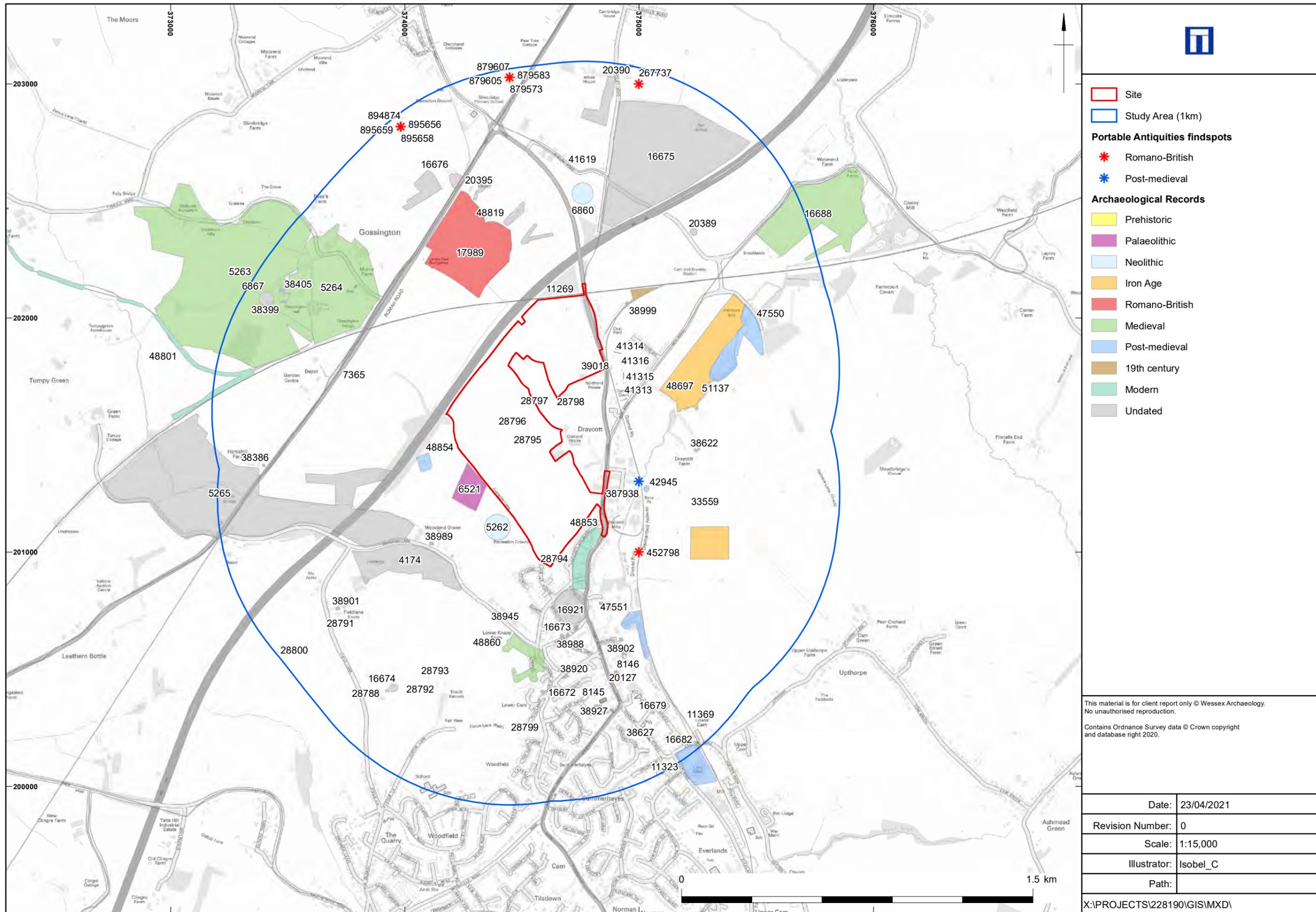
Pumping Station
 Indicative Pumping Station Location





Site, Study Area and Designated Heritage Assets based on NHLE

Figure 1



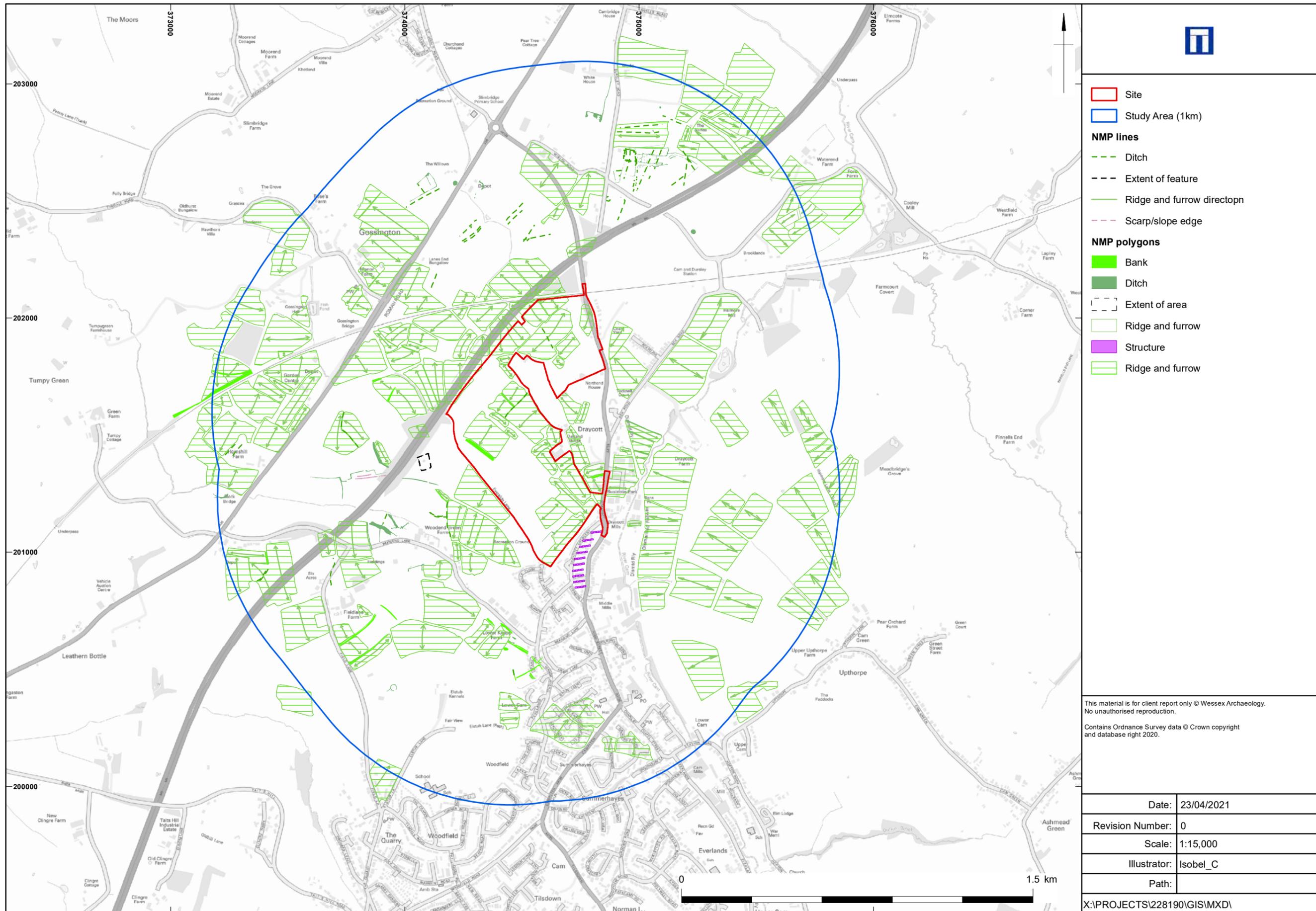
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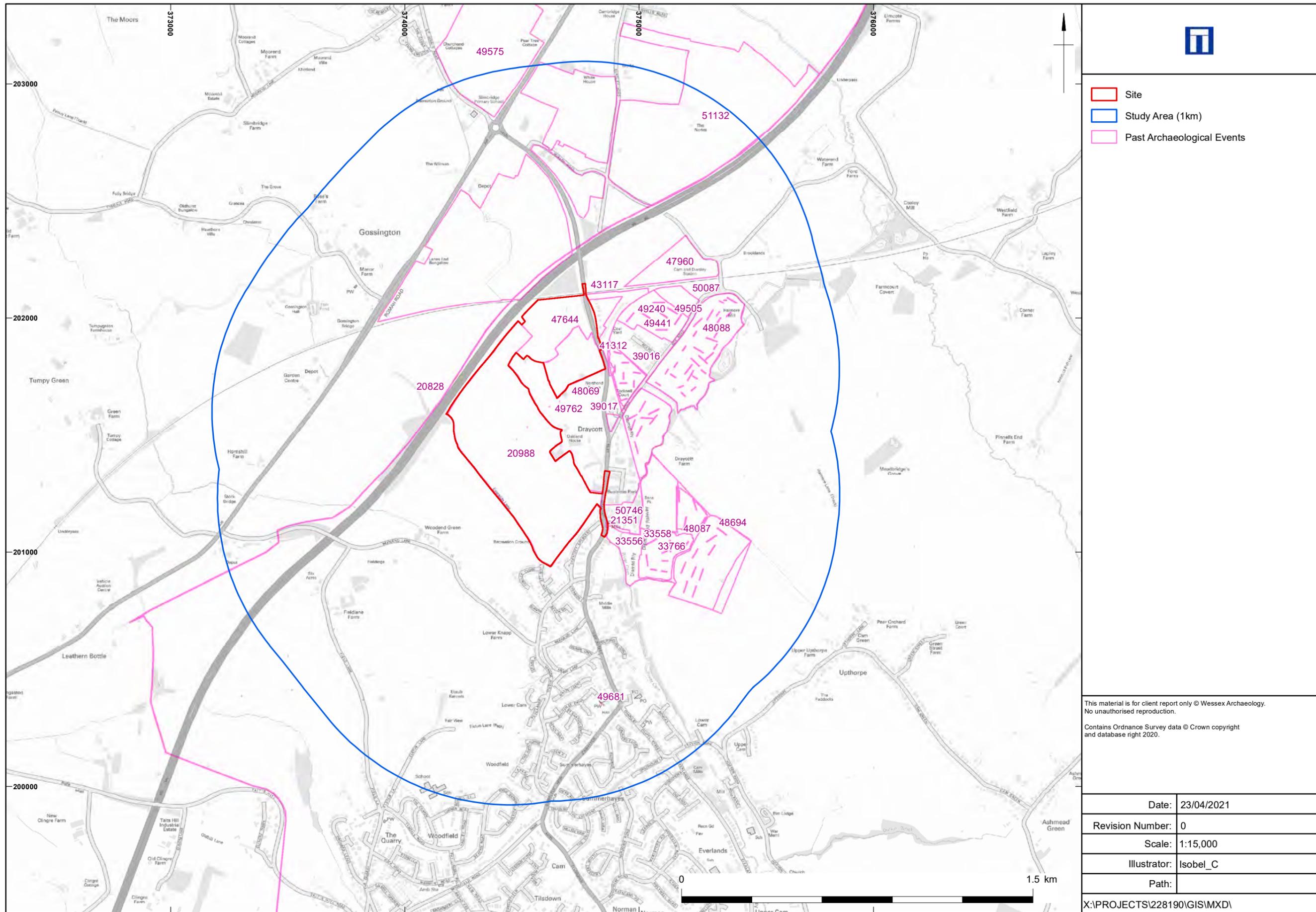
Site, Study Area, Archaeological Records and Portable Antiquities findspots based on GHER

Figure 2



Site, Study Area and National Mapping Programme (NMP) data based on GHER

Figure 3



- Site
- Study Area (1km)
- Past Archaeological Events

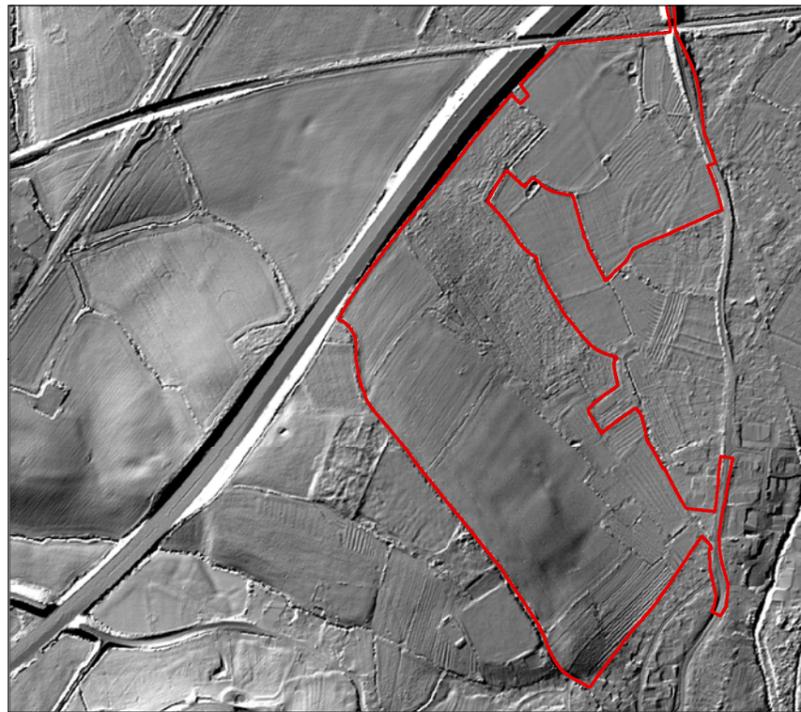
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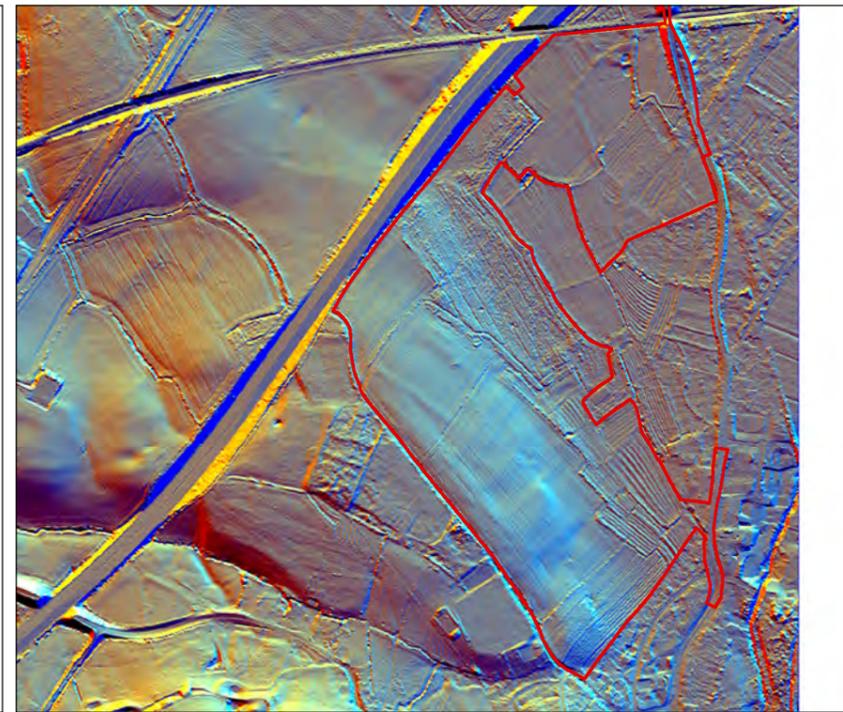
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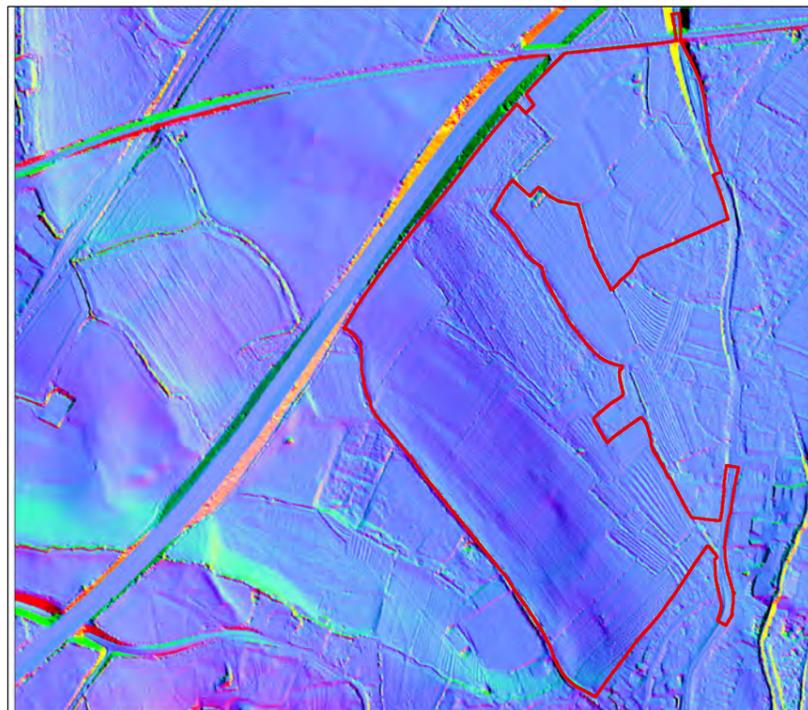
Site, Study Area and Past Archaeological Events based on GHER



A) Hillshade



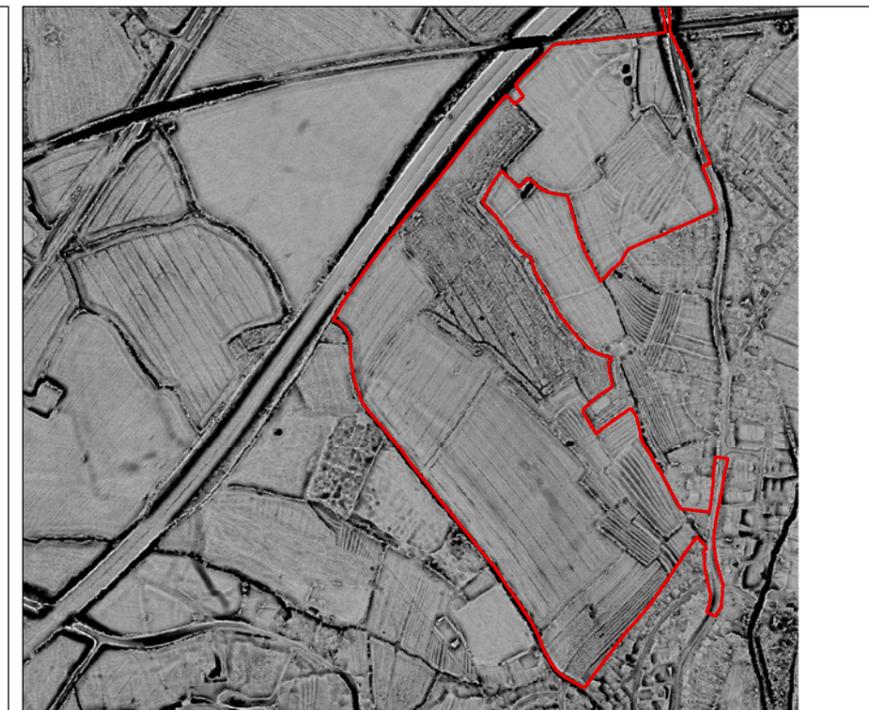
B) Multi-directional Hillshade



C) PCA (Principal Component Analysis) of Hillshades



D) Openness (negative) Openness (negative)



E) Openness (positive)



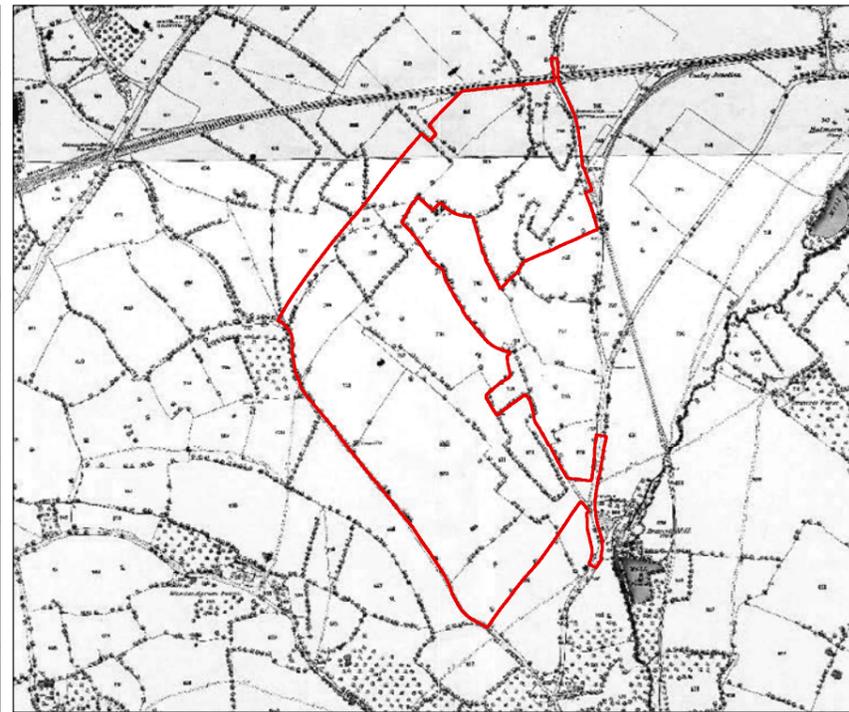
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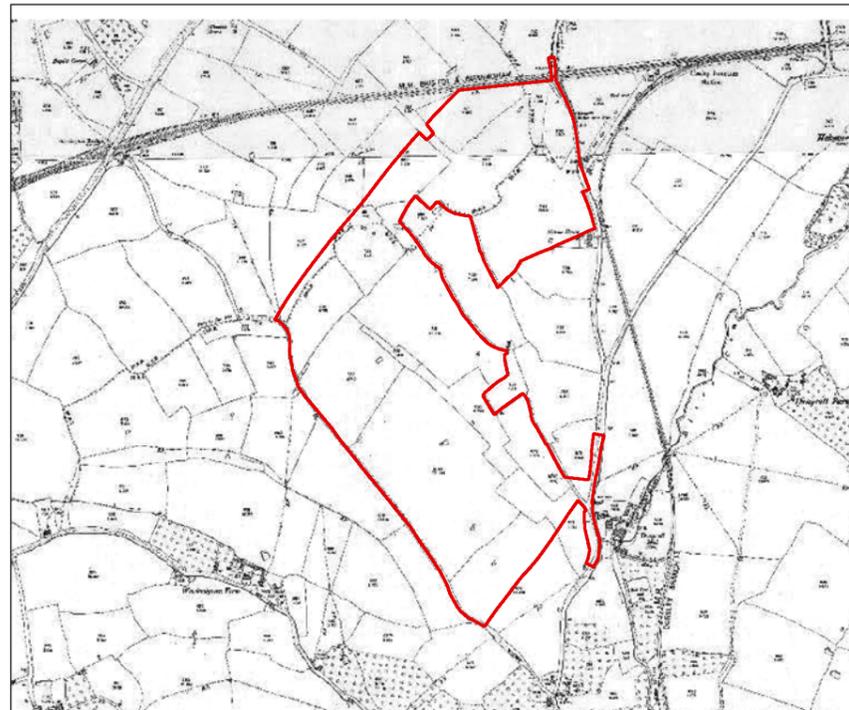
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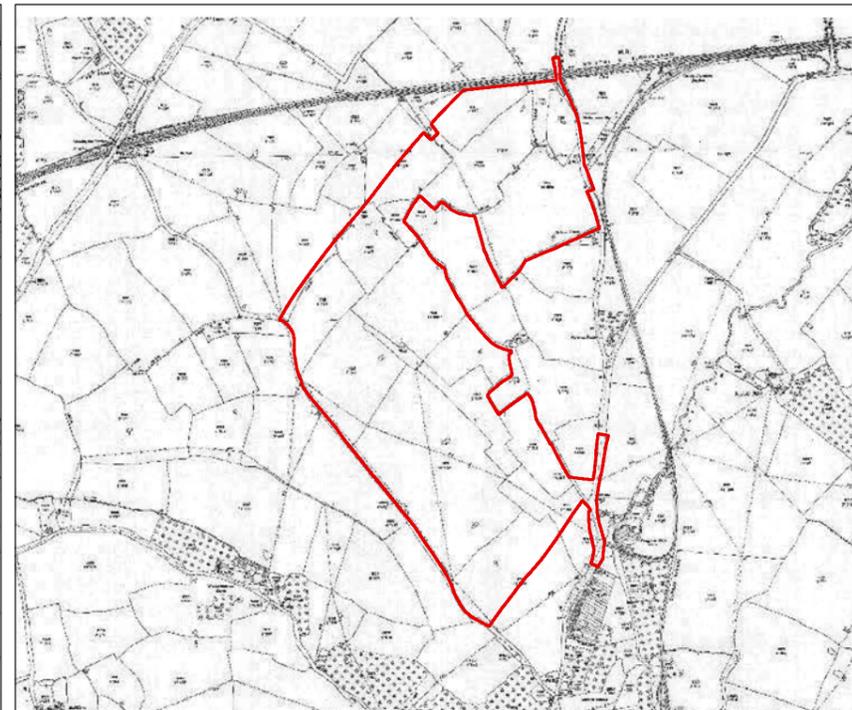
A) 1839 Tithe map of the Parish of Cam



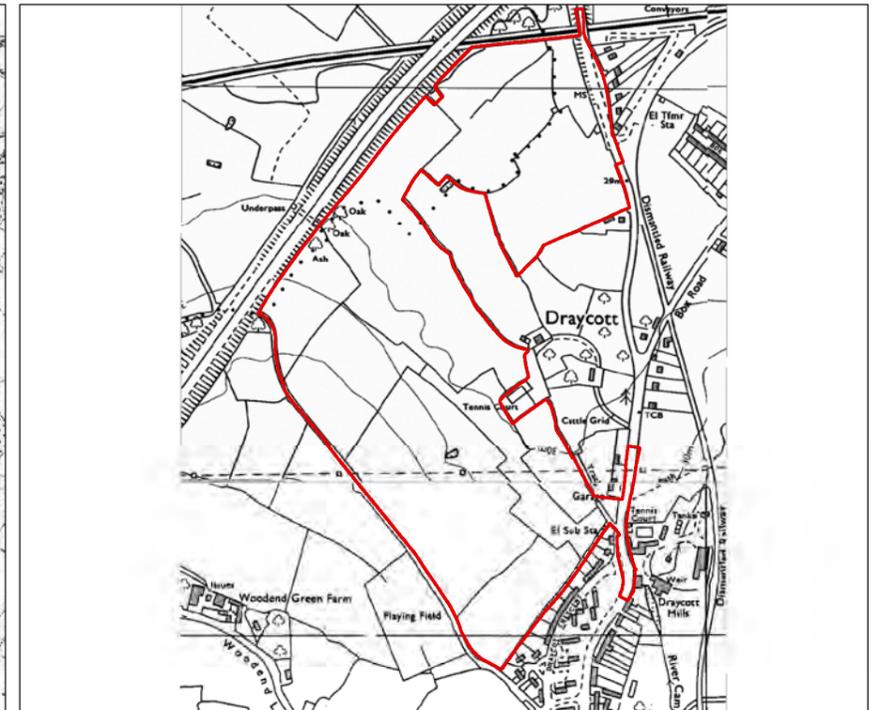
B) 1888 First Edition Ordnance Survey map



C) 1894 Second Edition Ordnance Survey map



D) 1920 Third Edition Ordnance Survey map



E) 1980-1981 Ordnance Survey Map



Site

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Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

