

**South Gloucestershire Council
Environment & Community Services Directorate
Strategic Planning Policy and Specialist Advice Team
PO Box 2081, BRISTOL, BS35 9BP**

Memorandum to: Eileen Paterson, Major Sites Team
From: Rob Nicholson, Conservation Team, SPP&SA
Date: 13th January 2022
Our Reference: PT18/6450/O
Telephone: 01454 868635

Dear Eileen,

**RE: Response to Tim Murphy of Places Services (ECC)
assessment of the West of Park Farm development.**

Having reviewed the response from Tim Murphy (as dated 21/12/21) which sets out his considered position on the potential impact of the development proposals on a list of relevant heritage assets, I would suggest that understandably he is not fully aware of the historic and spatial relationship between the site as an historic deer park and the Thornbury Castle building group to the south.

I would therefore maintain my previously advised position that the initial harm that the development could have caused has been reduced as a result to the revisions that have been made to the scheme since submission. Moreover, apart from further reductions in scale, the design or impact of the scheme could not be mitigated further as the case officer managed to secure a number of key mitigation measures to the southern site boundary such as additional structural planting and an appropriate design code approach in respect of densities, building heights and materials.

However, as per my last response to the case officer, while the design of the scheme had significantly improved, it was the considered the case that the inherent impact of developing or introducing built form and thus urbanising part of an historic deer park to the north of the listed castle building group was well as the adjacent listed school would cause a degree of harm to the setting and in turn the significance of these relevant designated heritage assets.

To confirm my previously advised position, in accordance with the NPPF the considered magnitude of harm would be "less than substantial" and would be to the lower end of the spectrum, which I note is point agreed by the applicant in their Statement of Common Ground and so we are in paragraph 202 situation.

**Rob Nicholson
Conservation Officer**