



FAO: Planning Department,
South Gloucestershire Council

Ref: PT18/6450/O
Date: 21/12/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land to the west of Park Farm, Thornbury

The application is for erection of up to 595 dwellings (Use Classes C3), land for a Primary School (Use Class D1), up to 700m² for a Retail and Community Hub (Use Classes A1, A2, D1), a network of open spaces including parkland, footpaths, allotments, landscaping and areas for informal recreation, new roads, a sustainable travel link (including a bus link), parking areas, accesses and paths and the installation of services and drainage infrastructure (Outline) with access to be determined and all other matters reserved.

No designated heritage assets are located within the Site. Designated heritage assets located within the environs of the Site include:

- Thornbury Castle, Grade I Listed (List Entry ID: 1128788);
- Thornbury Castle, Grade II Listed Registered Park and Garden (List Entry ID: 1000569);
- Sheiling School, Grade II Listed (List Entry ID: 1312586); and
- Park Farmhouse, Grade II Listed (List Entry ID: 1128824).

A site visit was undertaken for this consultation, this included accessing the site via the public footpaths and assessing views from the identified heritage assets. Whilst the development is located in close proximity to the above heritage assets, the built form has been sited in such a way that the setting/significance of these assets will not be adversely affected. This is either because the development will not be visible in key views or the layout has prevented adverse urbanising changes in the setting of the heritage assets. Of particular importance are the two southern parcels of land being retained as open space. Any built form in this location has the potential to cause harm to the heritage assets.

Based on the Land Use and Access Parameter Plan (dwg. 9601 Rev G) and the Scale Parameter Plan (dwg. 9602 Rev I), there is no objection to this proposal which is not considered to harm the significance of any designated heritage assets. However, the development includes buildings which are three storeys in height. These may be visible, especially at night, but the impact is not possible to adequately understand without the production of Accurate Visual Representations (AVRs).



Any approved development should be controlled to ensure the layout is appropriate to the setting of the heritage assets.

Yours sincerely

Tim Murphy IHBC MCIfA
Historic Environment Manager
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter