

DEVELOPMENT SERVICES – CONSERVATION RESPONSE FORM

To:	Amy Hill.	Date:	20 th of November 2025.
Ref:	25/02175/FUL		
Address:	Southrop Estate Office, Southrop, Gloucestershire.		
Proposal:	Erection of three new structured and associated landscaping to provide additional spa facilities and hotel accommodation.		

Further comments:

Principle.

Setting of nearby listed buildings.

The application site lies adjacent to the *Southrop Lodge* (listed as 'The Lodge', formerly the *Vicarage*) and the *Barn approximately 30 metres to south east of Newman's House*, both of which are grade II listed buildings. It is also within reasonably close proximity to *Newman's House* (grade II), which lies to the north-west of the site; other listed buildings stand within the wider context, such as the *Swan Inn & Laurel Cottage* to the north, on the further side of Lechlade Road, as well as the listed *Cons shed at Manor Farm*, further to the east.



1876-81, 1:25" Ordnance Survey map. Application site highlighted red; conservation area highlighted green; *Southrop Lodge* encircled orange; *Barn* encircled Blue; *Newman's House* encircled in purple; other listed buildings encircled in yellow.

Southrop Lodge, to the north-east of the site, is a high-status, early-19th century Vicarage, with a defined garden to the south, which runs down the east side of the application site. The

house itself it at some distance from the site, with limited intervisibility, particularly due to a linear range of intervening outbuildings.

The *Barn* lies to the west of the site, from which it is separated by a further outbuilding; the site of the barn also fronts the open countryside to the south.

Historic map regression depicts an orchard to the south of the garden of *Southrop Lodge*; the configuration of the surrounding screening planting, and the arrangement of paths and access indicates that it formed a part of the wider gardens of the Lodge. The paddock to the west of this, which included the application site, is clearly divided from the orchard, and has no indication of any garden use, suggesting a paddock or utilitarian space; however, this paddock is clearly enclosed by the same curved boundary that enclosed the orchard, strongly indicating that its use was associated with, and within the historic curtilage of *Southrop Lodge*, rather than forming a part of the wider, more open agricultural landscape to the south.

Historic England's Historic Environment Good Practice Advice in Planning: Note 3 advises on the setting of heritage assets, and identifies aspects of setting that can contribute to significance. It lays out a methodology to assess this, including:

1. *Which heritage assets and their settings are affected;*
2. *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
3. *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*
4. *Explore ways to maximise enhancement and avoid or minimise harm.*

The document also clarifies that change to setting is not in itself intrinsically harmful; rather that there has to be harm to an aspect of the setting that contributes towards the asset's significance, in order for a change to be considered harmful.

Whilst the application site appears to have been historically associated with *Southrop Lodge*, as it still is, it does not appear to have formed a part of the designed pleasure grounds, or even the orchard. Visibility was screened by the historic outbuilding. Consequently, the contribution that the application site makes to the setting and significance of *Southrop Lodge* is modest, and relates more to functional association and its location within the clearly defined, curved enclosure.

The proposed development would maintain a functional association with *Southrop Lodge*, but there would be little direct inter-visibility. The design of the development is low-key, and intended to reflect the more broken, modest levels of quasi-agricultural outbuildings that are characteristic of edge-of-settlement sites, along with some discrete, green-roofed contemporary structures. Consequently, it is not considered that the proposed development would cause any harm to the setting or significance of *Southrop Lodge*.

The *Barn* which lies to the west comprised a functional, agricultural building, which would not have had any form of aesthetically-designed setting. It lay on an edge-of-settlement site, with other structures to the north, east and west, but which bounded the open countryside to the south. The application site, lies to the east, beyond an intervening outbuilding. The application site consequently contributes to the setting and significance only insofar as it forms part of the general, edge-of-settlement character of the surroundings.

The proposed development of quasi-agricultural, edge-of-settlement style, and discrete, low, green-roofed contemporary buildings, set to the east beyond a further outbuilding, would leave the *Barn* still with edge-of-settlement development around three sides, and a southern frontage to the open countryside to the south. Consequently, it is not considered that the proposed development would cause any harm to the setting or significance of the *Barn*.

Newman's House comprises a 17th and 18th century house of some status, with a formal frontage onto the road, and a rear wing in a long rear garden. To the rear of the garden of *Newman's House* is the existing swimming-pool building associated with Southrop Lodge, a low, flat-roofed building with a green roof; the application site lies to the south of this, with little shared boundary with *Newman's House*. There is little direct intervisibility between Newman's House and the application site; the only contribution that the site makes to the setting and significance of *Newman's House* is limited to the general, edge-of-settlement character of the area. The proposed development, by virtue of its design, low density, and low scale, would have little impact upon Newman's House, and consequently it is not considered that the proposed development would cause any harm to the setting or significance of *Newman's House*.

The other listed buildings within this part of the village are at greater distance to the site, which contributes little to their setting or significance, and consequently it is not considered that the proposed development would cause any harm to their setting or significance.

Conservation area.

The application site lies within the designated conservation, the boundary of which follows the original, curved boundary to the south of *Southrop Lodge*. The application site is a not unattractive open space, which appears to have been associated with, and within the historic curtilage of *Southrop Lodge*, rather than part of the wider agricultural landscape, albeit it a functional rather than an aesthetic capacity. The general character of the immediate context is very much edge-of-settlement, with former farm buildings to the west, and the designed pleasure grounds and orchard of *Southrop Lodge* to the east. The site does not appear to have been intentionally, aesthetically designed, and does not contribute to any significant views and is not widely visible. The site contributes to the historic value, character and appearance of the conservation area primarily as a space that appears to have been associated with *Southrop Lodge*, and an integral part of the transitional, edge-of-settlement area. The site is of some aesthetic value (fortuitous rather than designed) as an open space; but as it is not widely visible with no significant view, it is not an important open space, and as such, makes a very limited contribution to the character and appearance of the wider conservation area, other than simply forming a part of the general, edge-of-settlement transition between the village and the surrounding countryside.

The proposed development of the site with low-density, sympathetically-designed buildings that are intended to either resemble ancillary outbuildings appropriate to a quasi-agricultural, edge-of-settlement site, and discrete contemporary buildings beneath low, green roofs, would reflect and sustain the traditional, edge-of-settlement character of the context, and the association with *Southrop Lodge* would also be sustained. The loss of the open paddock itself would entail some very limited loss of aesthetic (fortuitous) value, although the wider impact upon the character, appearance and significance of the conservation area would be negligible. Therefore, there may, potentially, be some harm, but this would, at most, be of a very limited nature, and at the extreme bottom of the less-than-substantial spectrum. Any such harm should be weighed against any public benefits that would accrue from the proposal in accordance with Paragraph 215 of the N.P.P.F.

Design.

The latest set of revised drawings do accurately reflect my discussions with the architect, and I am now content that they are appropriate, and would cause no harm to either the setting or significance of the nearby listed buildings, or the character, appearance or significance of the surrounding conservation area.

Recommendation:

Permit (subject to satisfying the planning balance that there is sufficient public benefit to outweigh the at most very slight, less-than-substantial harm).

Suggested conditions:

- Samples of all materials.
- Sample panel of the stone & pointing.
- Details of all external doors and windows.
- Large-scale details of eaves & makeup of flat, green roofs.

From:

J.A.