

Site reference	R592
Settlement	Quenington
Site name	Land at Springfield Road
Related policies	-
Proposed allocation use	Residential development
Number of dwellings	31

Brief description of site:

The site covers an area of c. 1.5ha on the western edge of Quenington, c. 11km to the north-east of the town of Cirencester and in the Cotswolds District of Gloucestershire.

The site covers a single grass field bounded by hedgerows with roadways beyond to the east and south, and by post-and-rail fencing and trees with residential properties and fields beyond to the north and west. While the village lies beyond the eastern and northern boundaries of the site, this is surrounded by a mixture of agricultural land, grassland and pockets of woodland.

Topographically, the site lies within a rolling, hilly landscape which drops down towards the valley of the River Coln to the east and north, but rises to the west. The site is formed of relatively flat land that rises from c. 120m aOD in the south-east to c. 123m aOD in the north-east and south-west, and c. 125m aOD in the north-west.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Designated heritage assets (Fig. R592.2), comprising three conservation areas, one registered park and garden and 50 listed buildings are concentrated to the east and north of the site.

Conservation areas and associated listed buildings

The site extends to the western edge of the Quenington conservation area (CONARA/104). This comprises a large area that incorporates the historical part of the village, as well as the western part of the registered park and garden of Hatherop Castle (1000767) and surrounding meadows and woodland. Settlement within the conservation area primarily comprises the nucleated historic settlement to the east of the village green. The core of this lies on the lower ground towards the River Coln, over 400m to the south-east of the site,

with the presence of historic buildings, including listed buildings, extending north-west towards the site. Boundaries within this area include drystone walls, hedges and trees with buildings both fronting and set back from the roads. This area incorporates three Grade I and 19 Grade II listed buildings related to the foundation of the Church of St Swithin (1341036) as St Mary's prior to AD 1100, the medieval Preceptory of the Knights Hospitaller, and the post-medieval growth of the settlement, as well as the utilisation of the surrounding landscape (including farmhouses, barns and mills). Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area.

Listed buildings within the Quenington conservation area (CONARA/104) comprise the Grade I listed:

- 1089944 - Knights Hospitallers gateway at Knights Gate
- 1153047 - Dovecote at Knights Gate
- 1341036 - Church of St Swithin

And the Grade II listed:

- 1089447 - 43-44 Netherton
- 1089905 - 9, The Green
- 1089906 - Cross Cottage
- 1089907 - Grove House
- 1089908 - Stone stile and attached wall about 5.5m long, adjoining on east of wall of Quenington House
- 1089910 - Yew Tree Cottage
- 1089943 - Barn at Court Farm late 18th or early 19th, largely unaltered barn retaining most of its original fabric
- 1089945 - Two Thomas monuments, about 15 metres south of nave in churchyard of Church of St Swithin
- 1153062 - Quenington Court
- 1153078 - King and Randall monuments, about 6 metres south west of south door in churchyard of Church of St Swithin
- 1153118 - The Long House
- 1304467 - The Old Rectory
- 1341035 - The Little House
- 1341037 - Knights Mill
- 1341053 - 8, The Green
- 1341054 - 10, The Green
- 1341055 - Quenington House
- 1341056 - Barn at Mawley House Cottage
- 1341057 - Mawley Farm House

No conservation area appraisal has been produced for Quenington. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural) and historic value, and in some cases cultural and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. The site abuts the edge of the conservation area, and the open nature of the conservation area boundary at this point means that there are clear views from this part of the conservation area of, and into the site, including across the green and between mature trees from the four westernmost listed buildings within its area (1089905, 1089906, 1341053 and 1341054). These buildings relate to late 17th- to mid-19th-century cottages and houses on the edge of the village green. The topography of the area, as well as the intervening buildings and planting, mean that most of the listed buildings within it do not share intervisibility with the site.

The Coln St Aldwyn Conservation Area (CONARA/087) lies c. 280m to the north of the site. This covers the historical core of the village and extends across the valley of the River Coln, adjoining the Quenington conservation area (CONARA/104) on its south-eastern edge. Within the study area, its area incorporates 29 listed buildings that form part of its medieval origins, post-medieval growth and development and its agricultural setting (farmhouses, barns and mills), as well as buildings associated with the malting industry. These contribute to the significance of the conservation area. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. These listed buildings include one of Grade II* status:

- 1089209 - Church of St John the Baptist

and 28 of Grade II status:

- 1078806 - 44, Bibury Road
- 1089206 - Icehouse approximately 20 metres north of Coln Manor
- 1089207 - Manor Farmhouse and east wing
- 1089208 - Former coach house adjoining and to north of Manor Farmhouse and east wing
- 1089210 - John Smith monument in the churchyard approximately 10 metres south east of chancel to Church of St John the Baptist
- 1089211 - Group of 5 monuments in the churchyard approximately 6 metres south of chancel to Church of St John the Baptist
- 1089212 - Group of 4 monuments in the churchyard approximately 15 metres south of tower to Church of St John the Baptist

- 1089213 - Post Office
- 1089214 - Malt House
- 1089215 – Rosmundi, 8-14 Main Street
- 1089216 - 57, 58 and 59, Main Street
- 1156159 - Protector House
- 1156310 - The Stores
- 1156328 - Maltings and warehouse adjoining and to north of Malt House
- 1156363 – Waterside
- 1263614 - Group of 2 monuments in the churchyard approximately 8 metres south west of porch to Church of St John the Baptist
- 1302890 - 25 and 26, Hatherop Road
- 1302896 - The Mill
- 1302934 - 22, The Green
- 1302968 - Group of 3 monuments in the churchyard approximately 6 metres south west of porch to Church of St John the Baptist
- 1302997 - Coln Manor
- 1341385 - Gateway to Coln Manor in churchyard wall approximately 7 metres north east of north transept to Church of St John the Baptist
- 1341386 - Group of 3 monuments in the churchyard approximately 7 metres south east of tower to Church of St John the Baptist
- 1341387 - Ann Hooper monument in the churchyard approximately 20 metres south west of Church of St John the Baptist
- 1341388 - 29, Hatherop Road
- 1341389 - The New Inn
- 1341421 - Dovecote approximately 50 metres north of Coln Manor
- 1341422 - Vicarage and 2 adjoining archways

No conservation appraisal has been produced for Coln St Aldwyn. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the distance, topography and screening provided by the intervening buildings and vegetation, including mature hedgerows and trees, the conservation area and listed buildings within it are unlikely to be affected by the proposed allocation.

The Hatherop Conservation Area (CONARA/096) lies c. 650m to the north-east of the site, and adjoins the Coln St Aldwyn (CONARA/087) and Quenington (CONARA/104) conservation areas to its west and south respectively. This covers the historical core of the village, as well as the central part of the

registered park and garden of Hatherop Castle (1000767) and surrounding meadows and woodland. Although none of the listed buildings within the conservation area lie within the study area, one Grade II* and 17 Grade II listed buildings to the north-east of the study area form part of, and contribute to, the character of the conservation area. No conservation area appraisal has been produced for Hatherop. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the distance, topography and screening provided by the intervening buildings and vegetation, including mature hedgerows and trees, the conservation area and listed buildings within it are unlikely to be affected by the proposed allocation.

Registered park and garden

To the north-east of the site, the Grade II registered park and garden of Hatherop Castle (1000767) covers a swathe of the grassland and woodland between the villages of Coln St Aldwyn, Hatherop and Quenington. This sits partially within the conservation areas of Hatherop (CONARA/096) and Quenington (CONARA/104), and at its closest point lies c. 330m to the north of the site. It relates to the 16th or 17th century park and 19th century formal garden beside Hatherop Castle, and is bounded by coursed-stone walls (up to 1.5m high) with occasional sections of wrought-iron railings. This is associated with the Grade II listed building of Hatherop Castle and the historic manor of Hatherop which lie on its northern edge. Due to its high historic and group value, this is considered to be of **high significance**. Although the topography of the area means that some of the north-eastern part of this landscape is on marginally higher ground, most of the park and garden is on lower ground spanning both sides of the River Coln. Where views have been identified north-west from Netherton Copse (towards the centre of its area), these have been towards the village of Coln St Aldwyn which lies to the north of the site, and do not incorporate the site. It is separated from the site by the intervening distance, built development and mature planting, and as such, it is unlikely to be affected by the proposed allocation.

Significance of non-designated heritage assets in the site:

There are no known non-designated heritage assets within the site.

Significance of non-designated heritage assets in the environs of the site:

The GHER records 31 non-designated heritage assets within the 1km study area (Figs R592.3-5). The closest of these relates to an undated cropmark complex covering over 8ha of the fields to the south-west and west of the site, and extending to c. 65m from the site. This area includes cropmarks associated with a probable Bronze Age barrow (overlooking the river valley to the east), as well as a field system, enclosures, ditches and pits. Beyond this, evidence is concentrated along the river valley and the historic cores of the surrounding settlements. Due to the proximity of the cropmarks, the site is within a general area of high archaeological potential. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where the GHER refers to designated heritage assets such as listed buildings and scheduled monuments, these remains are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The Gloucestershire, Cotswolds Area of Outstanding Natural Beauty and Wye Valley Area of Outstanding Natural Beauty Historic Landscape Character Assessment (GHLC) describes the historic landscape character of the site (and the land to its west and south) as 'open common land used as long-term pasture - now mainly enclosed' (B3A; Fig. R592.6). This saw the regular enclosure of pasture during the 18th or 19th century and forms part of the large-scale reorganisation of the landscape that is a defining character of the landscape. Adjacent to the north and east of the site, settlement has extended beyond, and does not conform to its mapped 19th century character (G4). Beyond these, the landscape character includes areas of further unenclosed land that has become enclosed (A2, A3, A3x and B4p) and riverine pasture utilised as meadow (D1, D3 and D3r), as well as the designed landscape of the registered park and garden (1000767; F1) to the north-east, settlement with medieval origins (G2) in the core of Quenington, and settlement within extents that had been established by the 19th century (G3) to the east and north.

The enclosed nature of this area is representative of rural landscapes used for agriculture which began to be enclosed from the 18th century, and is considered to be of **low heritage significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises grassland located to the west of the Quenington conservation area (CONARA/104) and its listed buildings. Where this extends

towards the site, it has an open edge from the village green and is only separated from the site by a minor road (Fairford Road). The eastern boundary of the site is also formed of a low hedge, meaning that there is visibility into it from within the conservation area. Views of the conservation area in the approaches along Fairford Road (from both the north and south) incorporate the site, including the hedgerows along its southern and eastern edges, with the trees and houses along the northern and western edges forming part of the backdrop.. The village green forms part of the western edge of the conservation area, with the surrounding landscape to the west and south-west (including the area of the site) largely open and incorporating trees and hedges. The presence of modern development to the north and south-east of the site means that the site now forms part of the last rural view from the green. Currently, these views allow the conservation area and green to be appreciated within their rural setting, and the site plays a role in connecting Quenington to the surrounding agricultural landscape.

The significance of the buildings within the conservation area primarily relates to their built form and relationship with one another, which allows the development of the village to be understood. Although partially screened by the surrounding buildings, trees and hedgerows, the topography of the area, as well as the open western boundary of the conservation area, means that views west from the conservation area, and some of the listed buildings (1089905, 1089906, 1341053 and 1341054), incorporate the site. As such, the rural nature of the site, especially the trees and hedgerows on its boundaries, forms part of the setting in which the village, conservation area (and its listed buildings) developed and are understood. As a result of this, and its proximity to the conservation area, this landscape makes a **high positive** contribution to the setting of the conservation area.

The site makes a **low positive** contribution to the setting and significance of some of the Grade II listed buildings in the west of the conservation area (1089905, 1089906, 1341053 and 1341054), which at least partly overlook it, as its present character of grassland and hedgerows preserves the rural, agricultural outlook from these buildings across the village green and maintain their historic relationship with the countryside. This allows them to be understood within their original rural setting.

The site makes a **low positive** contribution to the setting of the other listed buildings within the conservation area, because although there is not intervisibility between them and the site, it forms part of the wider rural setting of the historic village and conservation area of which they are a part.

The other conservation areas (and their associated listed buildings) and the registered park and garden within the study area do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their architectural and historic interest rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a high positive contribution to the setting and significance of the Quenington conservation area and a low positive contribution to the setting of the listed buildings within its area.

The site forms part of the rural landscape to the west and south of the Quenington conservation area (CONARA/104) and part of the last remaining rural aspect from the village green in the west of this. Development within the site has the potential to further enclose the green within built development, result in the loss of an area of enclosed grassland on the edge of the village, and would result in the introduction of housing into views south-west from the village green and this part of the conservation area. These houses would interrupt views of the trees on the western edge of the site from both the conservation area and the westernmost of its listed buildings (1089905, 1089906, 1341053 and 1341054). The rural character of the site, and the inclusion of these trees within views from the conservation area, makes a high positive contribution to the setting of the conservation area and a low to high contribution to the setting of its buildings, allowing them to be appreciated within their original rural context. Development within the proposed allocation would, at a minimum, reduce this rural context and would fully enclose this part of the conservation area within built development. Although built development already exists outside the conservation area in this direction, development within the site would extend this southwards and link towards development to the south-east, enclosing this part of the conservation area within built development. Due to this enclosure of this part of the conservation area and the village green, this would have the potential for **substantial harm** to the setting of the conservation area. Given the proximity of the site to the conservation area and the open nature of the village green, it may not be possible to prevent new development across the whole site from becoming visible in views looking west from the village green, or the creation of a more feel to the village green. Due to the limited intervisibility of the westernmost buildings within the conservation area (1089905, 1089906, 1341053 and

1341054), development within the site would have the potential for **less than substantial harm** to their setting and significance.

Development of the site would result in **no harm** to the Coln St Aldwyn and Hatherop Conservation Areas (CONARA/087 and CONARA/096 respectively) and their associated listed buildings as there are no direct historical associations between them and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would result in **no harm** to the registered park and garden of Hatherop Castle (1000767) to the north-east of the site.

No previous archaeological investigations have been undertaken within the site, although a large complex (covering over 8ha) of cropmarks lies adjacent to Fairford Road and extends to c. 65m south and west of the site. This includes the site of a probable Bronze Age round barrow, as well as undated rectilinear enclosures of probable Iron Age or Roman date. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site comprises former pasture that has been enclosed. The site is currently grassland that links back to this former use, with the planting along its boundaries forming part of its enclosed nature. The rural character that this provides forms part of the setting of the surrounding settlements, allowing them to be appreciated within their original rural context. Although the site forms a smaller enclosed pocket of this, it sits on the edge of an extensive area of this character that borders Quenington to the south-west. Given the site's presence on the edge of this landscape, adjacent to residential buildings, development within the proposed allocation has the potential for **less than substantial harm** to the historic landscape character of the area.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes

or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation sits adjacent to the Quenington Conservation Area and within the setting of Grade II listed buildings. It forms part of the visible rural landscape on the edge of the conservation area. With modern development surrounding this part of the conservation area on its other sides, the site forms the remaining rural aspect and contributes positively to its rural character, as well as that of associated listed buildings in its west. As a result, development within the site would lead to **substantial harm** to the Quenington conservation area and archaeological assets within the site. It could also result in **less than substantial harm** to listed buildings within the conservation area and to the historic landscape character of the area.

Given that the site's contribution to these assets is predominantly through its rural, undeveloped character and the rural aspect that it provides to the west of the conservation area, it is unlikely that harm could be completely prevented by design measures. However, design measures could be put in place to reduce the impact of the allocation. Due to its location on the edge of the Quenington Conservation Area, adjacent to the village green, and the visibility of the site in views of the approach into the conservation area from the south, the east and south-east of the site are the most sensitive. Built development in these areas should be avoided. This would help to reduce the feeling that the village green is being overlooked from this direction and help prevent the full enclosure of its area. Preserving the eastern and south-eastern parts of the site as open, undeveloped land would help retain the rural character beyond the settlement edge and preserve some views out from, and along the approach to, the conservation area. The existing planting along the boundaries of the site should also be retained, particularly in the south-east corner and along the eastern edge where they form part of the view into the conservation area and currently provides partial screening of the site.

To reduce the impact of the allocation, new development should be concentrated in the less sensitive north and west of the site and should be low density, comprising mainly detached or semi-detached buildings that mirror the character of settlement to the east. Block development, especially of an estate nature, should be avoided and green space utilised to mirror the settlement pattern on the edge of the village green. The siting of buildings within the site should also consider the position of mature trees in views across the village green from within the conservation area in order to provide additional screening

to built development. Building styles should reflect those of Quenington conservation area. Building heights should be restricted to help preserve the rural character of views of the surrounding landscape from the conservation area and buildings in its west. The use of local vernacular building designs and materials, including stone walls may help to retain some of the rural character and integrate built development into the conservation area. Where edges of built development are visible, native trees and hedges should be planted in order to soften their edges.

Considering the archaeological potential of the site and that no archaeological investigation has been undertaken within its area, it is recommended that a programme of archaeological evaluation trenching is carried out across the site. This should be undertaken pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in **substantial harm** to the setting of the conservation area and to archaeological remains within the site. It could also cause **less than substantial harm** to the heritage significance of listed buildings within the conservation area and to the historic settlement pattern of the area. It would not be possible to prevent development from causing this harm due to its proximity to the conservation area and the loss of part of the limited remaining rural land on its edge. However, it may be possible to reduce its impact through avoiding built development in the north of the site as well as the use of sensitive, considerate design of the final development proposals.

Heritage Constraint Rating: **High**

The site is considered to have an overall heritage constraint rating of **High** (i.e. the site contains historic environment constraints that would prevent part or all of the site from being developed). Built development should be avoided in the east and south-east of the site in order to avoid the enclosure of this part of the Quenington conservation area. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation.

It is considered that the proposed allocation is partially suitable for development due to heritage constraints, subject to design and layout controls. Built development should be concentrated to the north, adjacent to existing modern development, while the east and south-east could be incorporated as strategic green space that with the retention of existing planting allows views from the conservation area into the wider landscape and retains the rural character of the approach to the conservation area.

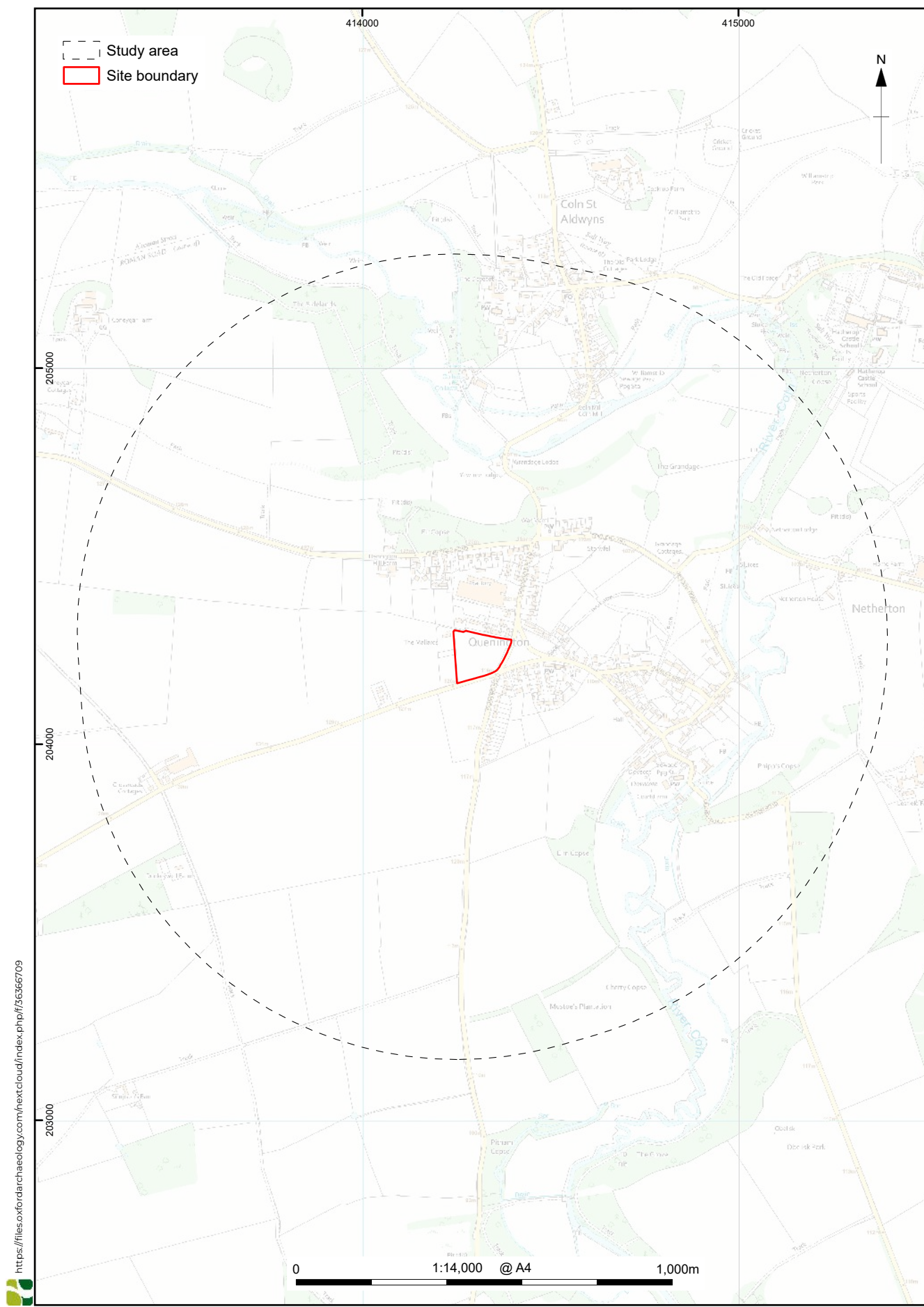
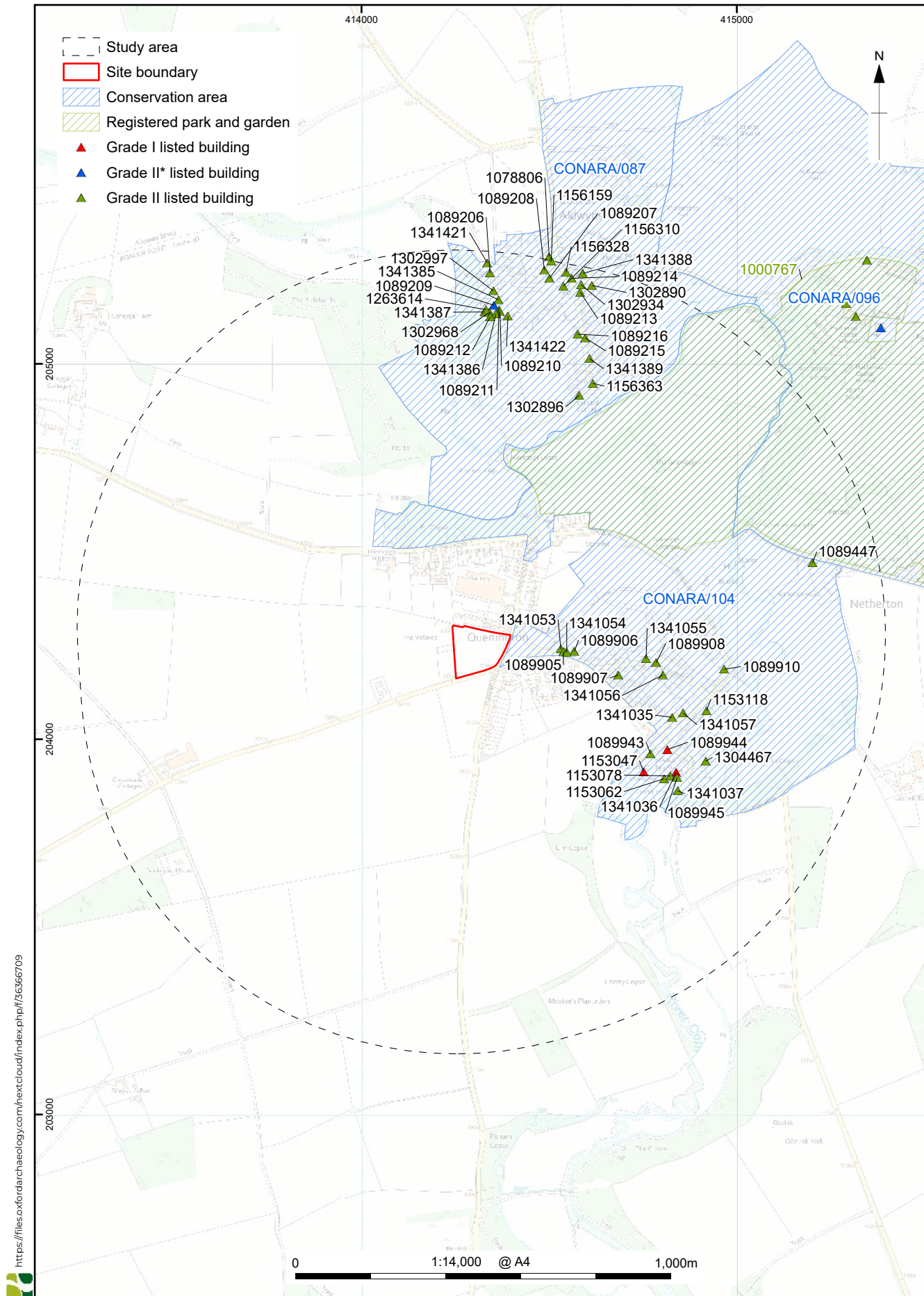


Figure R592.1: Site location



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Figure R592.2: Designated heritage assets within the study area

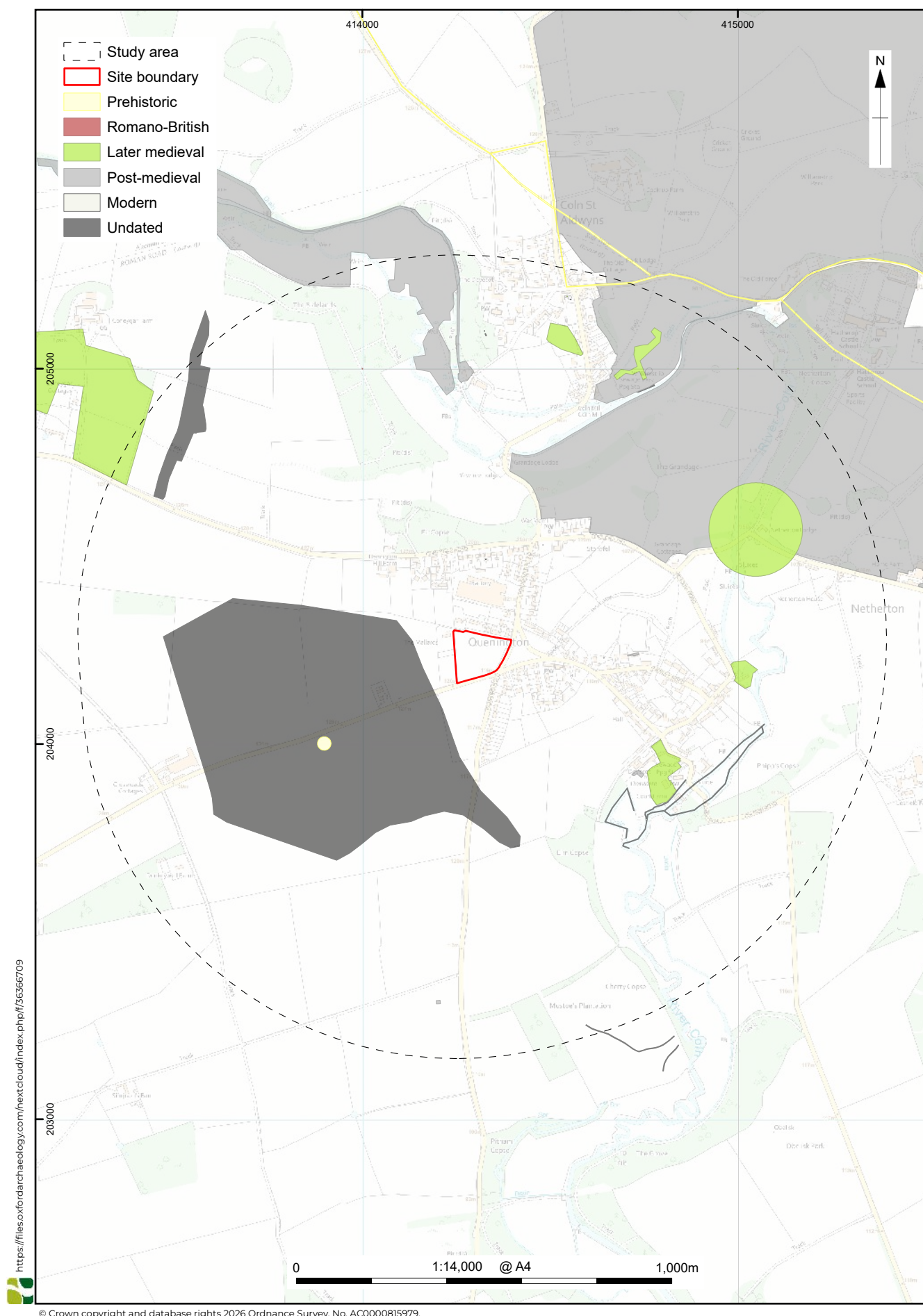
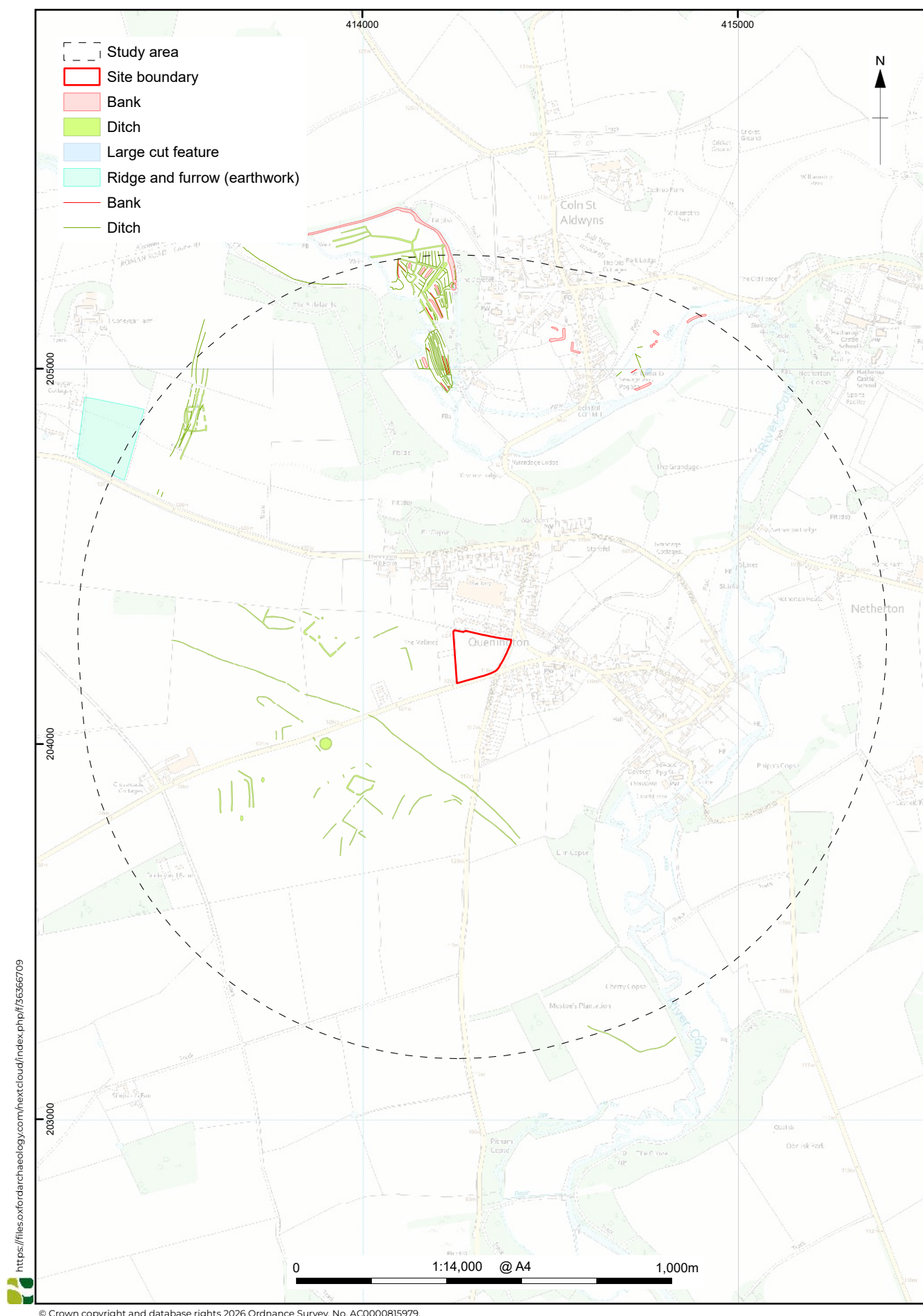
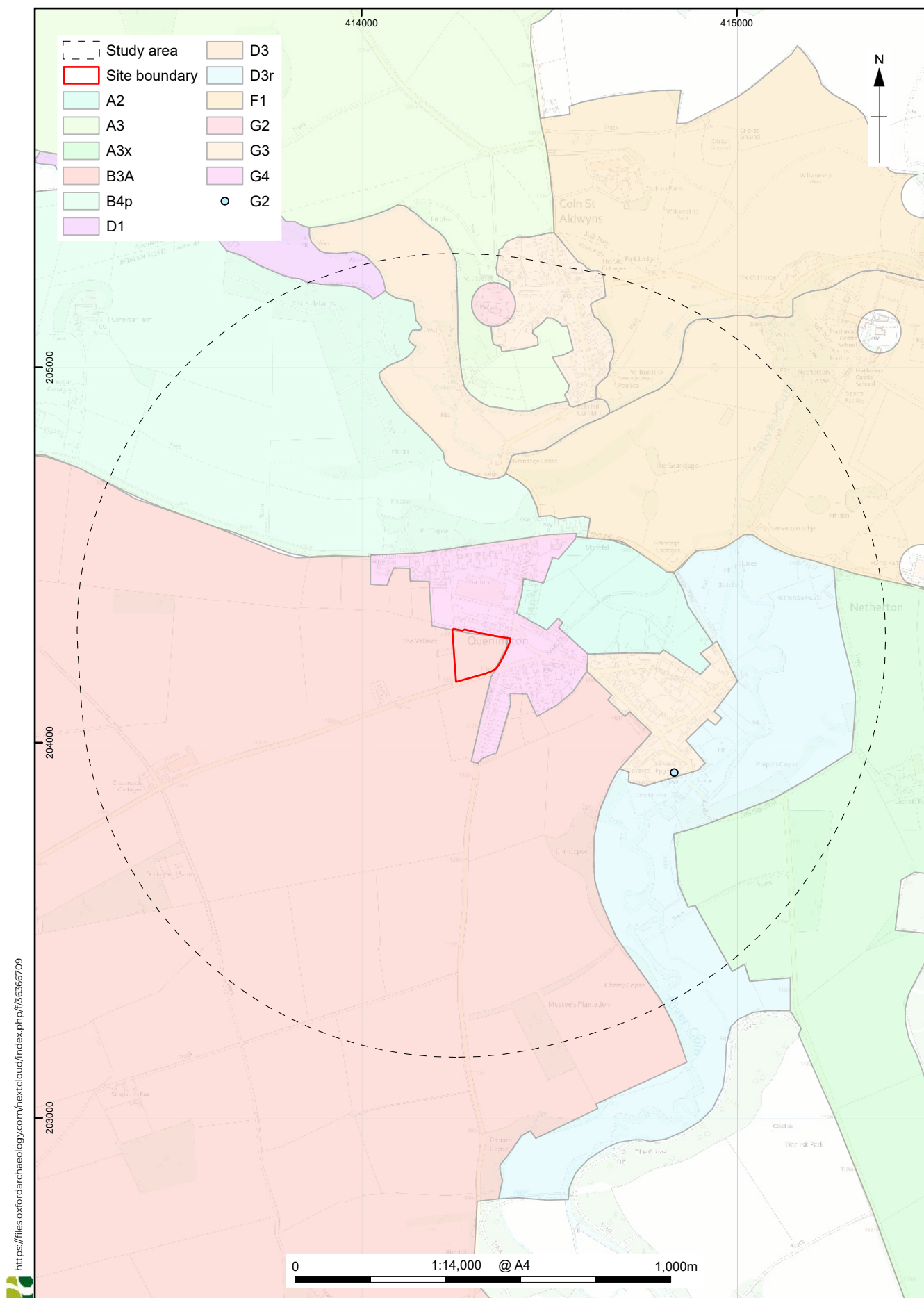


Figure R592.3: Non-designated heritage assets within the study area





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 Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set].
 York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1020235>

Figure R592.6: Historic landscape characterisation within the study area

Site Reference	R644/657/658
Town	Driffield
Site Name	New settlement to the south of Driffield
Proposed allocation use	Mixed use: residential development and employment area
Number of dwellings	2,565
Employment area	13.5ha

Brief description of site:

The site covers an area of c. 199.4ha to the north-east of the A419 and south of Driffield, c. 5.2km south-east of the historic core of Cirencester. It encompasses agricultural fields extending to the south-west of Lamb Copse and north of Fosse Farm (Fig. R644/657/658.1).

The site comprises large arable fields served by drainage ditches and traversed by access tracks and two north-east/south-west orientated public rights of way, interspersed with small blocks of woodland, one containing a large pond. The site is bounded to the north-east by field boundaries and an access track from Driffield to Lamb Copse farm, to the south-east by field boundaries (which also form the boundary between the counties of Gloucestershire and Wiltshire), to the south-west by the boundary of Cotswold Agricultural Centre and the unnamed road to Driffield adjacent to the A419, and the north-west, by the same road to Driffield and the property of Shepherd's Cottage. Boundaries within the site comprise hedgerows with occasional mature trees.

The site sits within a relatively level, flat landscape at 102m aOD within the Ampney Brook catchment. The closest lake within Cotswold Water Park is approximately 500m to the south of the site at the nearest point, although the site itself lies within the designated boundary of the water park.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified within a 1km radius of the site, the majority being listed buildings within two conservation areas to the north of the site (Fig. R644/657/658.2). Distance, intervening topography, the screening effects of existing built environment and mature vegetation, suggests that there is a low possibility of intervisibility or other meaningful connection between the site and designated heritage assets beyond a 1km radius.

Conservation areas and associated listed buildings

Harnhill conservation area (CONARA/017) is situated c. 740m to the north of the site and encompasses the historical elements of the hamlet. An earlier shrunken medieval settlement has also been identified, which once extended to the south-east and west of the present settlement (9678). No Conservation Area appraisal has currently been produced but it derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, including key historic buildings, open green spaces and boundaries which give an enclosed character to the hamlet, exacerbated by the lack of a through-road. Seven listed buildings are situated within the conservation area, including the Grade II* listed Church of All Michael (1153265) which has Norman origins (though the earliest element of the extant structure date to the 13th or 14th century), and two Grade II listed monuments within its churchyard (1089277). The associated Grade II listed Old Rectory has 17th century origins (1304349), and the Grade II listed Manor House, late 16th century origins (1153284) though its associated Grade II listed stables (1089278) and dovecot (1341380) were constructed in the 18th century. The remaining listed building is Lower Farmhouse, to the south-west of the others, originally two cottages, built in the late 17th and early 18th centuries (1304380). Due to their aesthetic (architectural), historic and group interest, the conservation area and associated listed building are considered to be of **high significance**. However, there is no intervisibility or other associations between the site and the conservation area, or its listed buildings, meaning that they are unlikely to be affected by the site's allocation.

Driffield conservation area (CONARA/013) is closer to the site, located c. 85m to the north at its closest point. A total of eight listed buildings are situated within, or very close to, the boundary of the conservation area, which encompasses most of the agricultural village. No appraisal has yet been produced, but Driffield is essentially a linear settlement, which has extended along the roadside. The village's earliest elements are to the north, where the Grade II* listed Church of St Mary (NHLE 1341377), with Norman foundations, and former manor house, a non-designated heritage asset which survives as earthworks (2381), are situated. Extending south from this, either side of the road, are the remaining seven listed buildings, all Grade II listed, which comprise a former row of late 17th or early 18th century cottages, since merged into two (1153253), Driffield Manor, a late 17th century large detached house (1089276) and associated early 19th century barn (1153258), an 18th century wall of a walled garden associated with a 20th century house (1089274), a late 17th century farmhouse (1341379), and an early to mid 18th century farmhouse (1341378) with associated, contemporary dovecot

(1089275). Although there have been alterations and additions to many of these listed buildings, these retain historic character and form part of the aesthetic of the conservation area, demonstrating the development of the village based on its agricultural economy. Due to the aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**.

Listed buildings

In addition to the listed buildings associated with the two conservation areas, an additional three Grade II listed structures are located within 1km of the site. One is Charlham Bridge (1090035) which carries a farm track over a stream, and is approximately 990m north-east of the site. As a Grade II listed structure, this is considered of **high significance**, though there is no intervisibility or other associations between the site and the bridge meaning that it is unlikely to be affected by the site's allocation.

The remaining two Grade II listed buildings are much closer to the site, approximately 45m from the south-western boundary, and comprise Fosse Farmhouse (1089272) and associated barn (1089273). The farmhouse dates to the early to mid 17th century, and the barn, located to the north-east of the farmhouse, likely dates to the 18th century. The farmhouse is parallel to the road to the south-west, but its rear cross-wing with 20th century extension means the main entrance presently is to the north-west, facing towards the site. The cart entry to the barn faces the road, and the historic location of the farmyard was to the north-east, east and south-east of the farmhouse, confirmed by historic mapping. It is possible that the original farmhouse entrance may have fronted the farmyard, although the 1inch scale Ordnance Survey map of 1828 (originally surveyed 1808-1816; Sheet XXXIV) shows that a lane once extended from the road past the north-west of the farmstead, continuing north-eastwards to meet the present access lane to Lamb Close, adjacent to the north-east boundary of the site. The location of this historic route, as well as the fashion of facing farmhouses away from the noise, dirt and smells of farmyards in the 18th and early 19th centuries, might suggest that the earlier entrance was also to the north-west. Both the farmhouse and barn are considered of **high significance**, predominantly deriving from their historic and architectural values, as their key setting within an historic farmyard has been eroded by large, modern agricultural sheds. In addition, the farmhouse's outlook, to the north-west, has been altered by the loss of the historic lane, and from the addition of Fosse Farm Bungalows to the north-west in the mid 20th century. A corridor of woodland adjacent to the road was also present to the north-west on 19th century maps. The proximity of these listed buildings to the

site boundary means that these assets are likely to be affected by the site's allocation.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within the site (Figs. R644/655/658.3-4), comprising:

- the site of a possible Bronze Age round barrow seen as cropmarks on aerial photographs (26812) has been identified within the northern part of the site. This is not visible at surface level, so must have been plough levelled. Sub surface remains of a former round barrow would likely be considered of at least **medium significance**;
- prehistoric activity within the site has also been suggested by the discovery of a flint scatter at the south-western extent of the site during a programme of fieldwalking as part of the A419/A416 Cirencester and Stratton bypass in 1990 (32904). Findspots themselves are of **negligible significance** as they no longer survive at that location, though a scatter could be indicative of archaeological potential in the immediate vicinity;
- an area within the northern part of the site, which also encompasses the possible Bronze Age round barrow site, includes a complex of enclosures and linear ditches of uncertain origin (2391). These were identified as cropmarks from aerial photographs during English Heritage's Thames Valley National Mapping Project in 1993 and interpreted to be of probable prehistoric or Roman origin. They have also been mapped in more detail by the National Mapping Programme Project (Fig. R644/655/658.6). No traces are visible at surface level, but remains could survive sub-surface. If these are proved to be a former settlement of the medieval period or earlier, they may be considered of **medium significance**. If they evidence agricultural activity of the later medieval or later periods, they are more likely to be of **low significance**; and
- four sherds of post medieval pottery, one sherd of uncertain date and two fragments of ceramic tile were recovered from within the site, during works associated with the Esso Midline Pipeline in 1985 (EGC4546; Fig. R644/655/658.5), from a location mapped within the eastern corner of the site (9000). Discarded rubbish from the post medieval period found without context are essentially findspots, and in this case do not inform on historic land use beyond the known agricultural land use. As such, they are considered of **negligible significance**.

Significance of non-designated heritage assets in the environs of the site:

A further 106 non-designated heritage assets are mapped within a 1km radius of the site (Figs. R644/655/658.3-7). These are similar in character and period to those evidenced within the site itself, and include 63 heritage assets of probable prehistoric or Roman activity, evidenced by cropmarks indicative of enclosures and field systems visible in aerial photographs, some also excavated archaeologically during pipeline works or, close to the south-western boundary of the site, ahead of the A417/A419 bypass (52070; R644/655/658.5). Most are located to the south-west and north-east of the site (Fig. R644/655/658.3). A Roman coffin is mapped as having been found 250m to the east of the south-eastern extent of the site (2387) and the route of Ermin Street Roman road is largely respected by the current unnamed road to Driffield, parallel to the south-west boundary of the site (7542).

Apart from the aforementioned shrunken medieval settlement at Harnhill (9678) and former manor house at Driffield (2381), with the remains of cross sockets found in the vicinity of both (2012 and 2380) evidencing settlements to the north-west and north of the site, medieval activity in a wider 1km radius is predominantly agricultural. This has largely been identified from aerial photographs, and includes areas of ridge and furrow and associated field boundaries.

Post medieval activity generally reflects agricultural improvements of the period, and includes water meadows, ditches, drainage systems, field boundaries and a barn, although a number of quarries are also evidenced, along with features evidencing improved transport and communication links of the period including the Thames and Severn canal (3900), approximately 480m to the south-west of the site, with associated infrastructure (milestones and bridges), and the Cirencester to Cricklake Turnpike, which utilised the former Roman road to the immediate south-west of the site (48823). Evidence of the modern period relates to World War II activity focused at South Cerney airfield located approximately 140m west of the western corner of the site at its nearest point (21120 and 15060).

Overall, these indicate that the site lies within a landscape that is known for prehistoric and Roman activity, with larger agricultural settlements established during the medieval period, based on agriculture, one of which shrank, and one of which grew in the post medieval period. Wide areas of medieval and post-medieval agricultural practices are evidenced across the area. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any

deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The site lies within the designated boundary of Cotswold Water Park. Cotswold Water Park was established in 1967, in recognition of the growing significance and opportunities presented by the many lakes that had been created through the restoration of the extensive areas of former gravel working within the Upper Thames Valley. The Cotswold Water Park landscape character assessment maps the site within Character Area Type 2: Cornbrash Limestone Lowlands, and more specifically, Area 2B: Driffild Lowlands (LDA Design 2009). This comprises a very gently undulating and open, expansive landscape, allowing distant views, interrupted by localised elevated areas of land and intermittent blocks of woodland. A number of watercourses and ditches drain the area, which generally comprises large to medium arable fields, predominantly regular in shape. Hedgerows are the dominant boundaries to fields and roads, and scattered mature trees within these punctuate the landscape. The influence of settlement is very limited on the landscape character, with only distant views to settlement edges from the wider landscape, dotted by occasional isolated farms and dwellings. The A417 and A419 introduce noise and lighting into an otherwise rural landscape.

According to the Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2007) land within the site comprises several character area types. At the western, north-western and northern extent, the land is defined as type A4P, towards the western extent, type D1, across the south-eastern extent, type B3A, and across the centre and part of the north-eastern extent, type A3 (Figure R644/655/658.7).

Character type A relates to former unenclosed cultivation, now enclosed, and A4 more specifically, less regular organised enclosure partly reflecting former unenclosed cultivation patterns. This originates from non-parliamentary large-scale organised enclosure during the 18th and 19th centuries.

Character type D1 is defined as Riverine pasture – probably meadows – now largely enclosed. This relates to enclosed areas of level ground adjacent to major streams or rivers, within former meadows. Most of these areas were probably enclosed as part of the large-scale landscape reorganisations which took place during the 18th and 19th centuries.

Character type B3 is regular organised enclosure of former unenclosed pasture, characterised by generally large regular fields with straight boundaries, with some less regular boundaries included where they respect pre-existing boundaries, such as parish boundaries, as is the case for the south-eastern extent of the site. This character type also originates in the 18th and 19th centuries.

Character type A3 is defined as regular organised enclosure ignoring former open-cultivation patterns. This character type, too, is of post medieval origin.

These landscape character types are considered to be of **low significance**, as post medieval enclosure is a common character area within Gloucestershire.

Contribution of the site to the significance and setting of known heritage assets:

The site forms part of the rural landscape surrounding Driffild conservation area (CONARA/013), and is situated, at its closest point, c. 85m to the south. The earliest part of the village is to the north, furthest away from the site. The village gradually extended southwards, either side of the road, and now incorporates modern infill dwellings, as well as modern buildings at the southern extent, between the conservation area and the site. Probably as a result of the roadside nature of the settlement, no designed views or longer views are evident from the conservation area that relate it to the wider, agricultural landscape, the majority of the buildings front the road itself. This has resulted in an enclosed character to the village, reinforced by dense mature vegetation boundaries and, in places, high stone walls.

The presence of modern infill buildings within the conservation area, and extending south from it (to the north of the site), partially separates the conservation area from the rural landscape to the south, reducing an understanding of the village as a rural, agricultural settlement sited to exploit a level, fertile landscape and evolving with the development of agricultural processes in the 17th and 18th centuries. In addition to this, the mature tall hedgerow, interspersed by mature trees, which lines the north-east side of the lane to Lamb Copse to the north of the site restricts intervisibility between the conservation area and the site. Public rights of way which traverse the north-western half of the site on a north-east/south-west orientation respect footpaths shown on 19th century Ordnance Survey maps, and thus preserve views of, as well as access points to, the landscape as experienced historically. However, the field layout has been much altered since 1801, the date of the enclosure map and after the majority of the listed buildings were constructed.

As such, presently, the site can be seen to make a **low positive** contribution to the setting of the conservation area.

Regarding the individual listed buildings associated with Driffield conservation area, only the dovecot to the south, north of the site, has potential intervisibility, and although the site once lay within the Driffield Estate, there are presently no clear associations with specific buildings. As a result the site provides a **neutral** contribution to these listed buildings. This is also applicable to other designated heritage assets with no visual or other associations with the site, including Harnhill conservation area (CONARA/017) and associated listed buildings, and Charlham Bridge (1090035). For the dovecot itself, intervisibility is limited by mature vegetation lining the lane to Lamb Copse, and although it is much closer to the site, it is assessed that the site also provides a **neutral** contribution to the dovecot (1089275).

The origins of the farmstead comprising the listed buildings of Fosse Farmhouse (1089272) and associated barn (1089273), located 45m to the south of the site boundary, lie in the early to mid 17th century as a roadside farm, occupying a position at the junction of the main turnpike road (the old A419) and a former lane which extended north-eastwards across the site, leading eventually to Driffield and agricultural land to the east of it and on to Charlham and the Ampneys. The Kempsford and Driffield inclosure map of 1801 shows only two buildings at the farm, presumably the two listed buildings. It also shows the field pattern within the site comprising small narrow fields perpendicular to the former lane and abutting a watercourse, and extending north-westwards towards the south-western boundary of the site, following a watercourse, with larger more regular fields beyond. 19th century Ordnance Survey mapping shows a narrow band of woodland adjacent to the old A419, an orchard, and Hook Corner, a large block of woodland with a large pond, to the north-west of the farmhouse, as well as several additional structures within the farmyard to the south-east. Presently, the lane to the north-west of the farmhouse no longer survives, and Fosse Farm Bungalows occupy land to the north-west, constructed in the mid 20th century. These changes have altered the wider setting of the farmstead. A narrow band of woodland parallel to the road does survive. Within the immediate setting, in the yard, a number of modern, large agricultural sheds have been added to the north-east. This can be seen to have eroded the small historic character of Fosse Farm and its setting. The modern structures and surrounding mature vegetation effectively screen the site from the farm, but the site still provides a wider rural setting to the farm, contributing to an understanding of its character. The site is therefore considered to provide a **low positive** contribution to the setting of these listed buildings.

No non-designated upstanding heritage assets have been identified with the potential to be affected by the site's allocation.

Impact assessment:

The site has been identified as providing a maximum of a low positive contribution to known designated heritage assets, in terms of its contribution to the setting of heritage assets of high significance (a conservation area and two Grade II listed buildings). This is due to its current character as undeveloped agricultural land. The introduction of modern built form will have an adverse impact on the setting of these heritage assets. Detailed designs of any proposed development are unknown, but have the potential to result in an impact level of harm equivalent to **less than substantial**. This is based on the scale and size of the site in comparison to the conservation area, and the removal of the agricultural setting of a farmstead which includes listed buildings, combined with the fact that the site makes only a low positive contribution to their setting.

The site comprises elements of four historic landscape character types, all originating in the 18th or 19th century and of low significance, elements of which are still identifiable within the present landscape, despite more modern insertions, such as Lamb Close farmstead, field amalgamation and the loss of an historic lane. The site is also traversed by public rights of way which follow historic footpaths. Although the allocation will result in a change in character, from enclosed agricultural land to modern developed land, across a large area, due to the size and scale of the allocation, the low significance of the character area results in an overall level of harm of **less than substantial**.

The allocation includes a possible Bronze Age round barrow within a wider area of enclosures and ditches, which although untested, have been postulated as of probable prehistoric or Roman origin. Evidence from the wider area further demonstrates the archaeological potential of this area. Development within the site would have a permanent negative impact on any surviving archaeological remains, resulting in **substantial** harm. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The allocation of the site has been identified as having the potential to result in a less than substantial level of harm in relation to setting impacts to a conservation area and two Grade II listed buildings, and a less than substantial level of harm to historic landscape character. Some level of harm is unavoidable, given the proximity of the site to these heritage assets, and the size and scale of the allocation, but mitigation measures could be implemented to aim to reduce such harm.

For the conservation area to the north of the site, consideration could be given to leaving an undeveloped margin of land at the north-eastern extent of the site, adjacent to the access lane to Lamb Copse, which, combined with the retention of extant boundaries, would retain a level of separation between the linear roadside settlement of Driffild and the new development, preserving an element of its origins as an agricultural settlement surrounded by farmed land. If the existing rights of way through the site are preserved, within a green corridor of undeveloped land, this character, and the preservation of historic access with views from these, may still be appreciated to a certain extent, despite the scale of the development. This, combined with the preservation of field boundaries, where possible within any undeveloped areas of land, to help preserve elements of the layout of the former agricultural landscape within the allocation would reduce the anticipated level of less than substantial harm to historic landscape character.

For the two Grade II buildings at Fosse Farm to the south of the site, changes in its immediate vicinity, including the dualling of the A419 to the south-west, and commercial development to the south-east, alongside the post medieval and modern changes discussed above, have already considerably altered the setting of the original small roadside farm, established at a road junction. If existing vegetation is maintained, including the margin of woodland adjacent to the road, and if an area of open, undeveloped land to the north-east of the woodland is maintained, setting impacts could be reduced.

If this allocation is progressed, a full heritage impact assessment is likely to be required, to fully review detailed design proposals and their impacts.

Given the known archaeological potential of the site, especially of the prehistoric and Roman periods evidenced within the site itself by the possible Bronze Age round barrow and possible settlement interpreted from cropmark features from aerial photographs, and by known heritage assets in a wider area, it is likely that a dedicated archaeological desk-based assessment that

considers the archaeological potential of the site, and assesses the results of previous archaeological investigations in the area will be applicable. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching. This would help to understand the extent and character of surviving archaeological assets and inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm equivalent to substantial harm to the heritage significance of a conservation area and two Grade II listed buildings, as well as less than substantial harm to historic landscape character. However, sensitive, considerate design of the final development proposals have the potential to reduce this.

Heritage Constraint Rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.

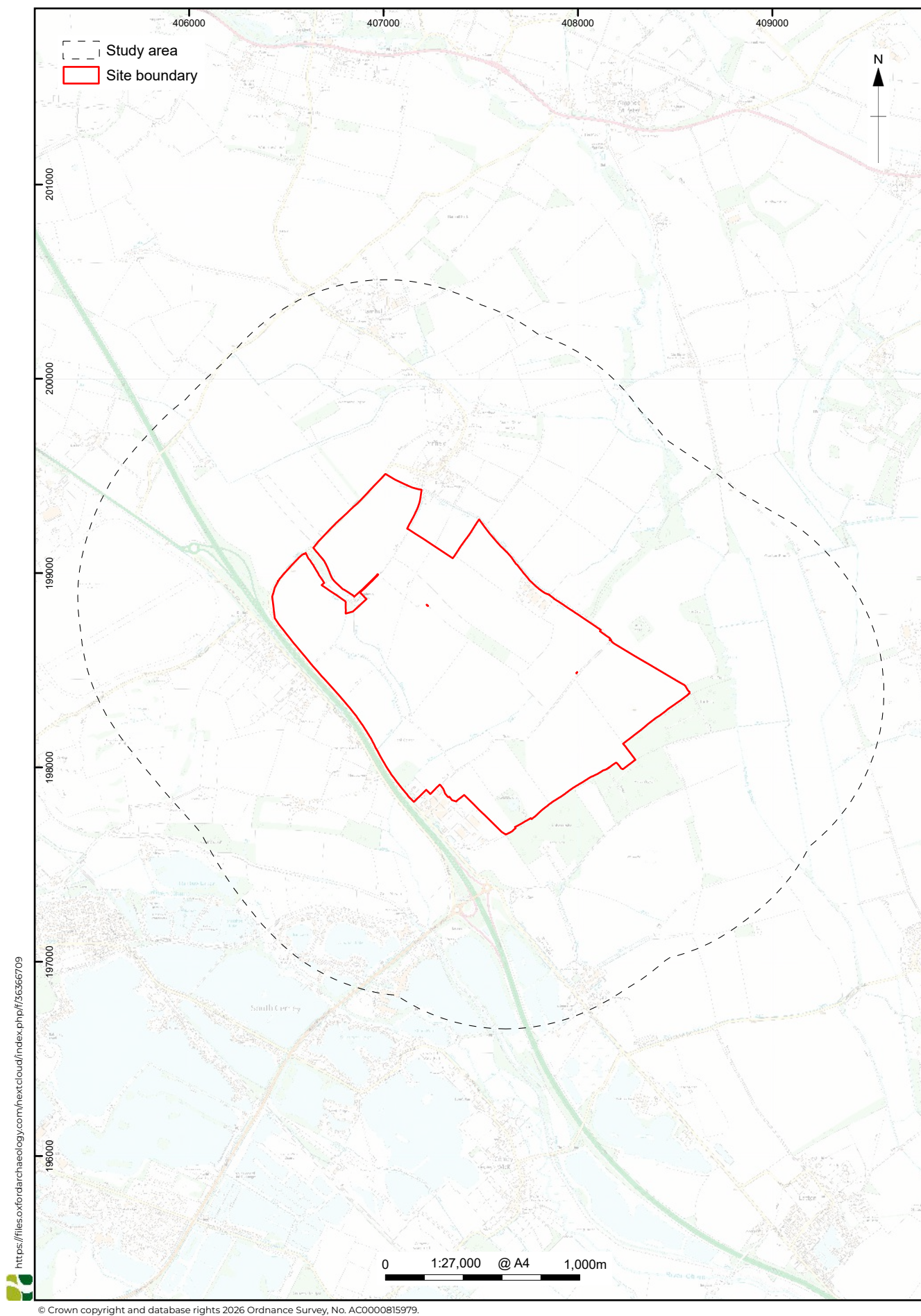
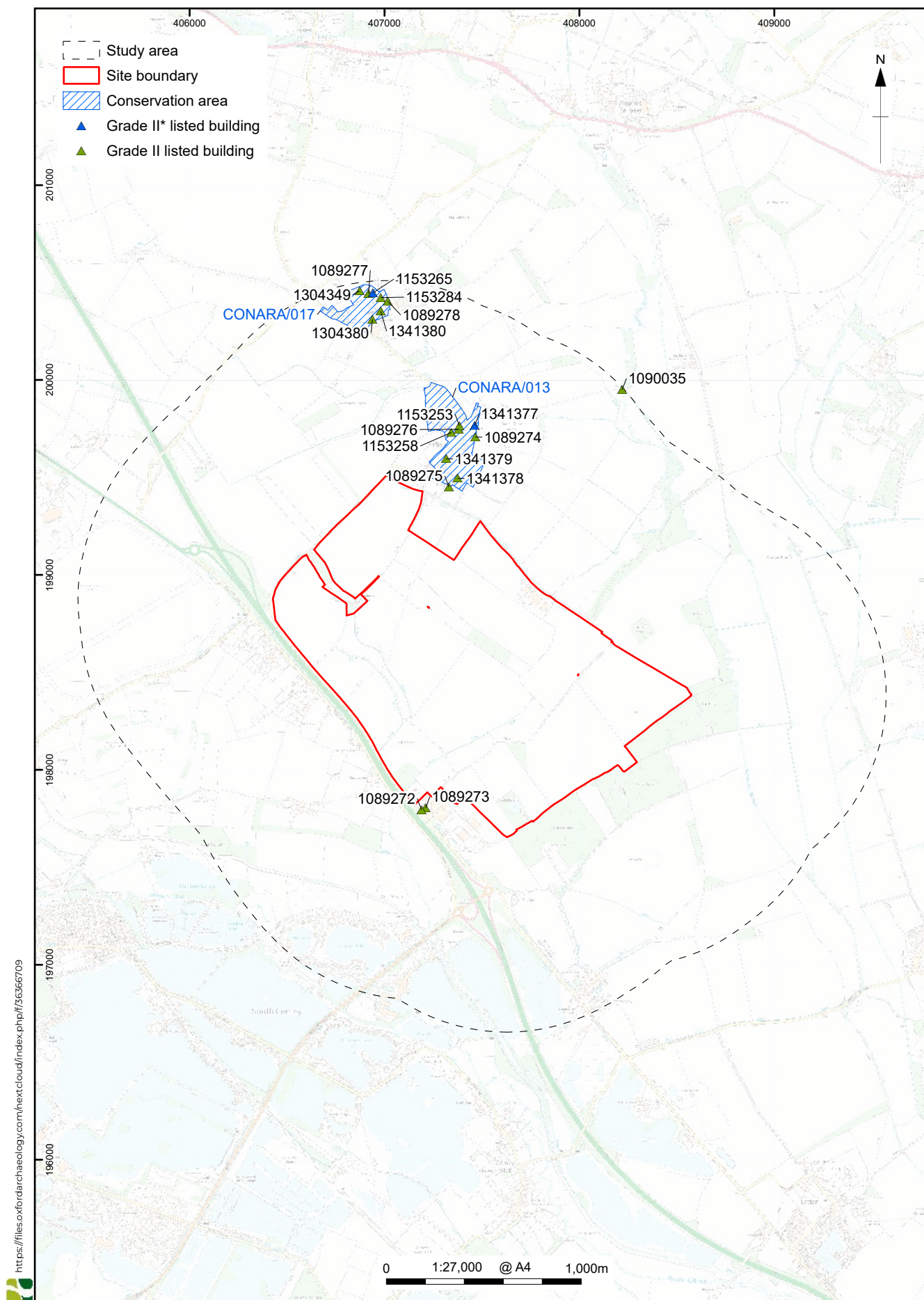


Figure R644/657/658.1: Site location



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Figure R644/657/658.2: Designated heritage assets within the study area

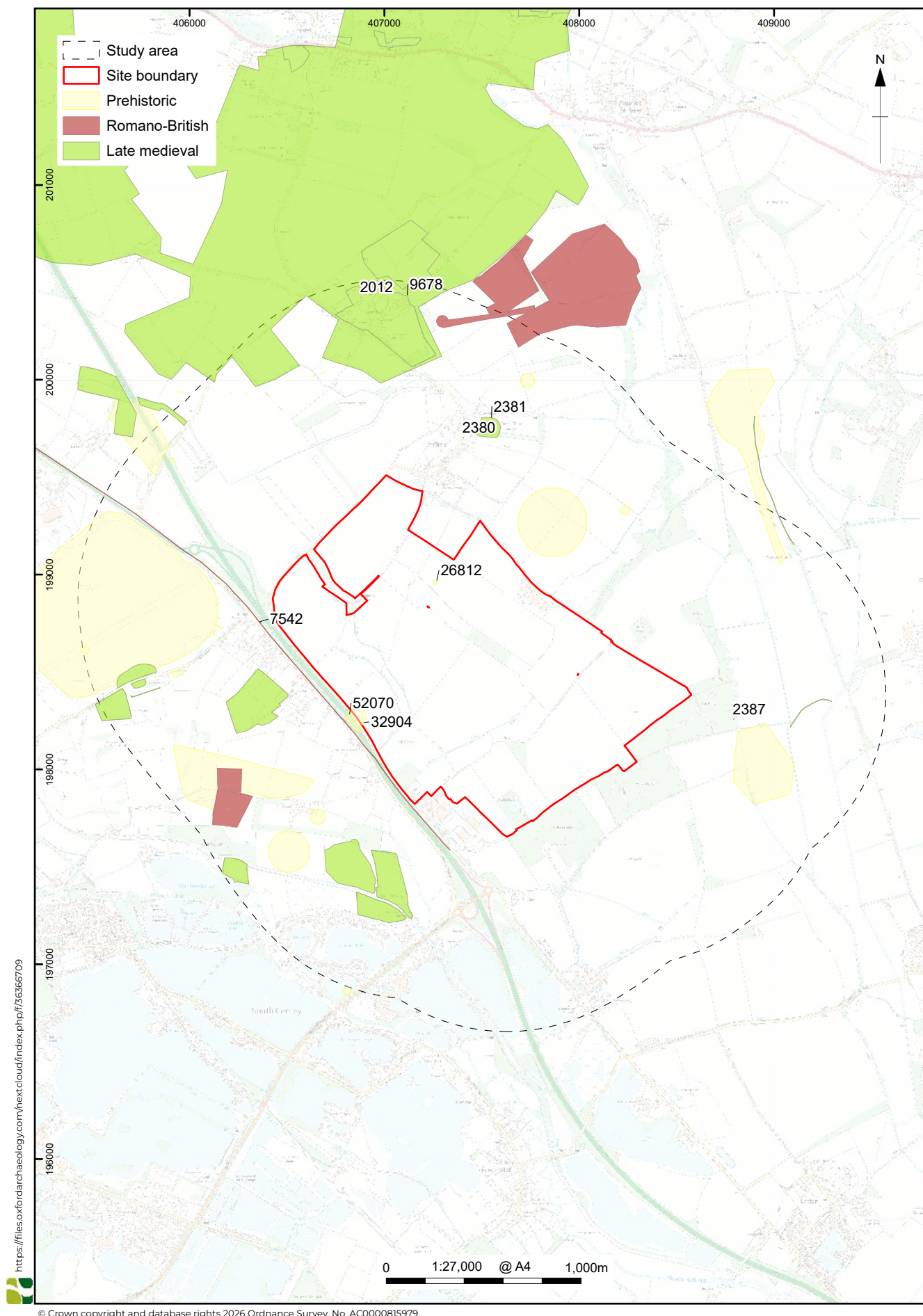


Figure R644/657/658.3: Prehistoric to medieval non-designated heritage assets within the study area

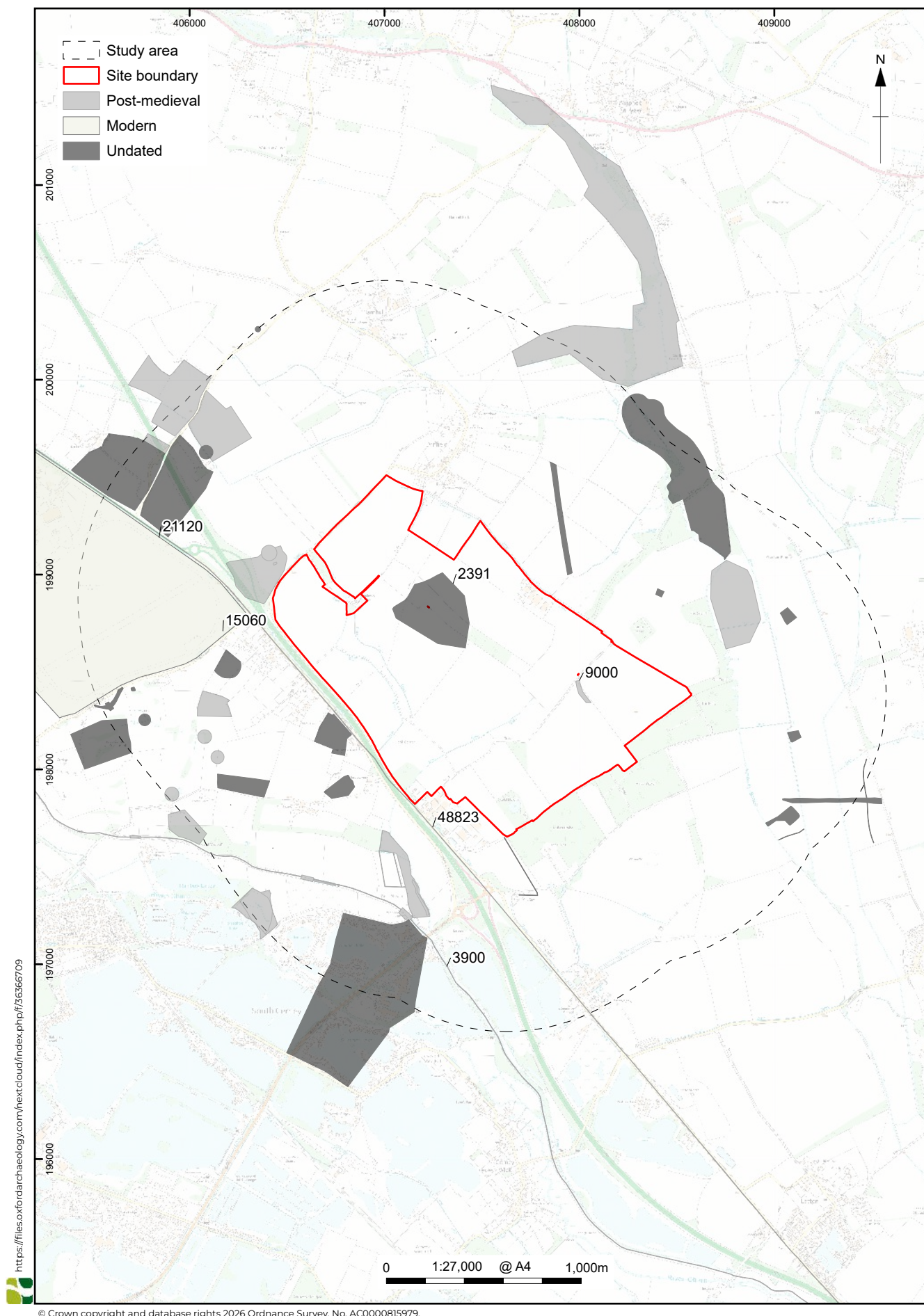


Figure R644/657/658.4: Post-medieval, modern and undated non-designated heritage assets within the study area

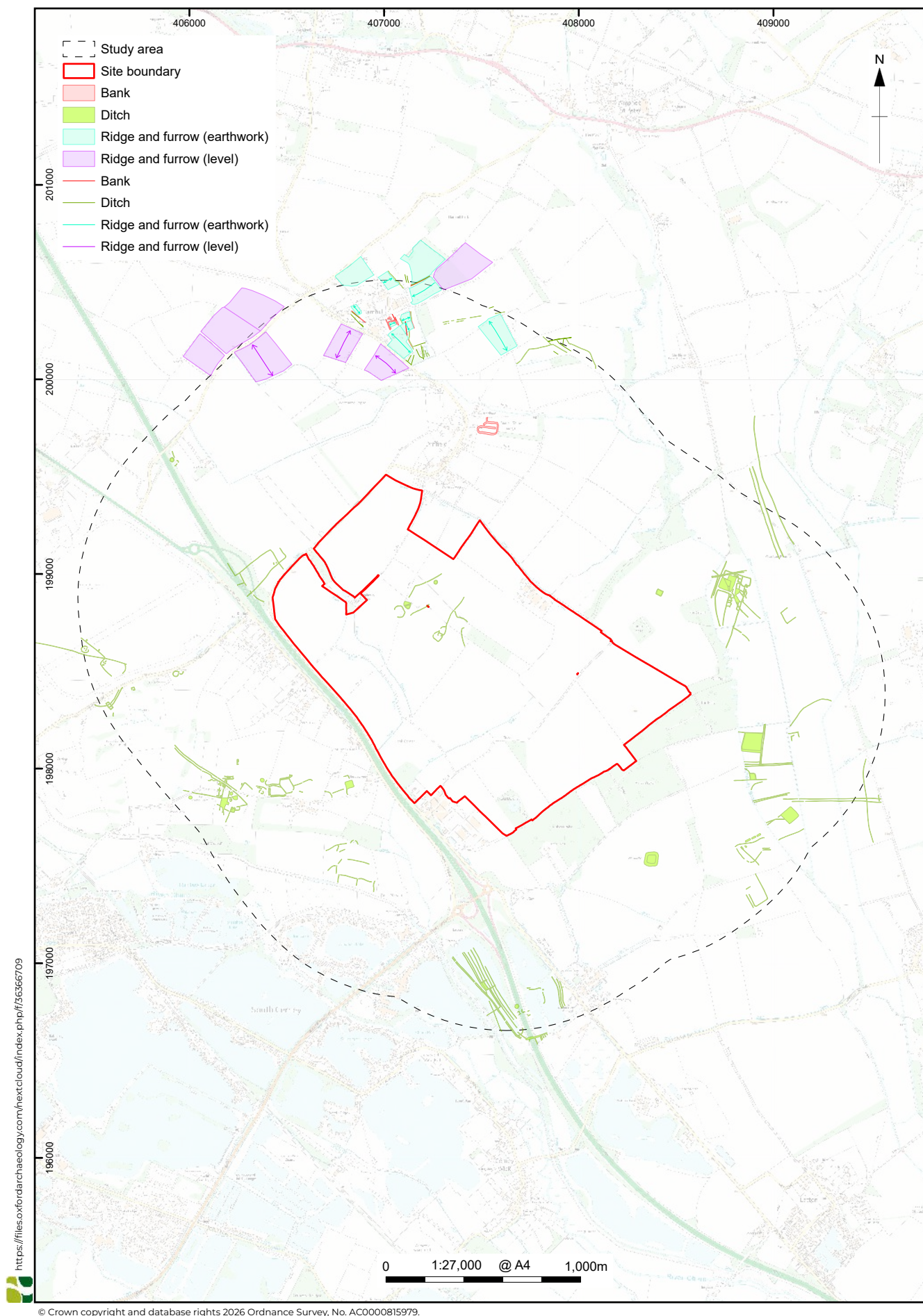


Figure R644/657/658.5: NMP data within the study area

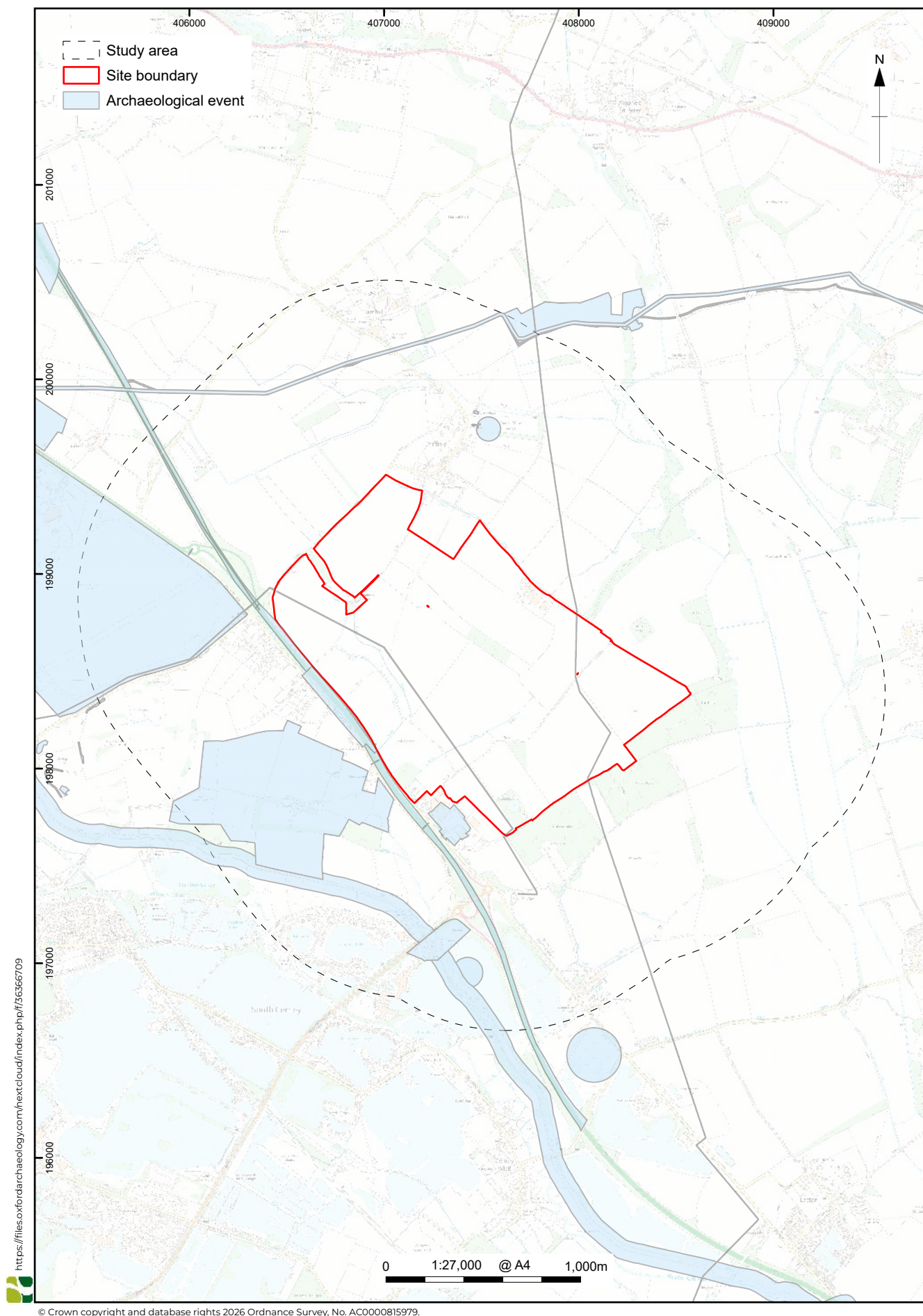
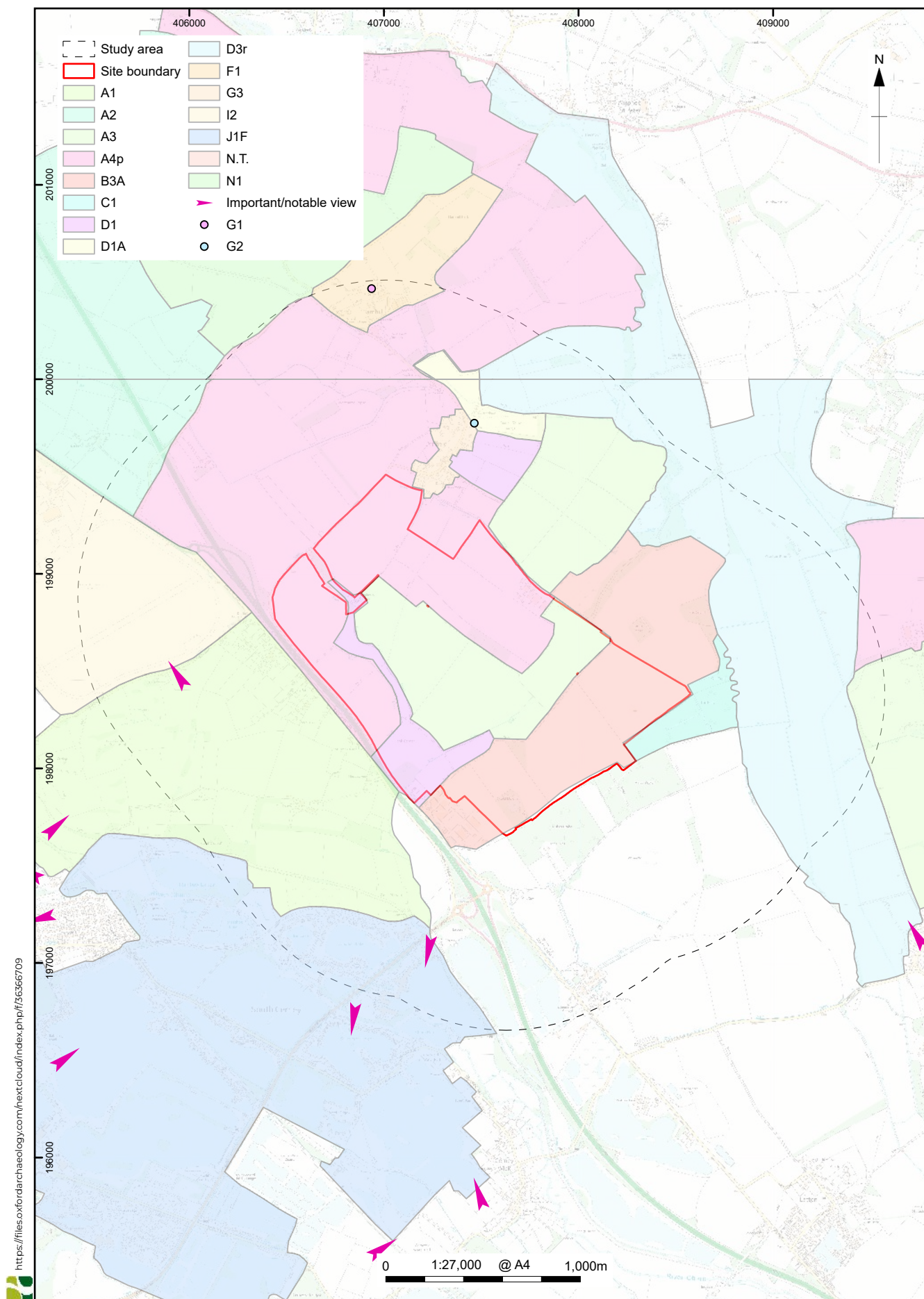


Figure R644/657/658.6: Archaeological events within the study area



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Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set].
York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1020235>

Figure R644/657/658.7: Historic landscape characterisation within the study area

Site Reference	S55B
Settlement	Stow-on-the-Wold
Location	Remainder of site at Tall Trees, Oddington Road
Proposed allocation use	Residential development
Number of dwellings	15

Brief description of site:

The site is situated to the north-east of Maugersbury Road and south-west of Oddington Road and covers an area of c. 0.7 hectares, to the north-west of a new Doctors Surgery and east of Tall Trees House (Fig. 5S55B.1). It lies towards the eastern extent of the market town of Stow-on-the-Wold, at an elevation of approximately 198m aOD.

The site comprises a broadly L-shaped parcel of land, partly agricultural, partly domestic garden and partly wasteland resulting from construction activity associated with the adjacent Doctors Surgery. Oddington Road defines the north-eastern boundary of the site, while the western boundary is defined by the boundary fence of the adjacent residence, Tall Trees, and the south-western boundary is defined by Maugersbury Road. To the south-east is the newly constructed Doctors Surgery, and, north of this, defining the eastern boundary at the north-eastern extent of the site, is a north/south aligned public right of way, lined on each side by mature trees.

Topographically, the site is situated on land which slopes down from the main settlement of Stow-on-the-Wold to the west, eastwards. Views from the site across the wider landscape are possible eastwards, where the land continues to drop, although the mature trees lining the public right of way, and Doctors Surgery, severely impede these.

The site is included as Site No. 4: Remainder of Land at Tall Trees Site, Oddington Road, within the Stow-on-the-Wold Neighbourhood Plan, currently under consideration.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

The Grade II listed Enoch's Tower (Fig. S55B.2; 1341616) is situated c. 20m to the north of the site. It is a four-storey rubblestone tower with a datestone of 1848, attributed to Richard Enoch (1771-1856), who is purported to have commissioned the structure to house his private museum collection. Its

significance is derived from its general age, form and character, being legible as a 19th century castellated tower. Overall, the asset is considered to be of **high significance**. Its principal significance derives from its physical fabric, and specifically its earliest fabric, coursed rubblestone masonry with ashlar quoining incorporating high-quality tracery and mullion windows, and trefoil openings, resulting in architectural, as well as historic, interest. The tower is a prominent local landmark. Its principal elevation is located on the east side, where more windows are positioned. This may have been to take advantage of the natural topography and wider, longer views, and mark one of the principal approaches into the market town. When constructed, it was the easternmost structure within the town. It can be seen to have associative value with houses comprising Enoch's Row, to the north-west (all buildings in this row are non-designated except the south-westernmost, the Grade II listed Mount Pleasant (Nos 1 and 2; 1088807), and The Counting House (1088808; Grade II listed), to the north, especially if the latter was Richard Enoch's residence.

The former board school, to the east of Enoch's Tower, is also a Grade II listed building (Fig. S55B.2; 1375685), and is situated *c.* 35m to the north-east of the site. It dates from 1896-7 and is of stone construction, in Domestic Revival style, designed by the renowned late Arts and Crafts architect, Sir Guy Dawber. Its significance has been assessed to principally be embodied in its physical fabric, from which it derives most of its special architectural and historic interest, with setting making a lesser contribution to this significance. When constructed, this building extended the built form of Stow-on-the-Wold, beyond Enoch's Tower (1341616) which had previously defined the eastern edge of the village. At the time of its construction the school would have been surrounded by agricultural land to the north (albeit allotment gardens), east, south and south-west. In addition to its general style and overall form the school derives its architectural interest from individual details, including its large stone mullion and transom windows, Dutch gable with ball finial on its southern elevation and decorative stone piers and wrought ironwork of its schoolyard boundary. It also retains historic value through its associations with the architect, and communal value from its continued use as a school building. Overall, the asset is considered to be of **high significance**.

The aforementioned, The Counting House, is a Grade II listed residential villa, located to the north of Enoch's Tower, and situated *c.* 63m to the north of the site (Fig. S55B.2; 1088808). As noted above, it may have been the residence of Richard Enoch, and therefore associated with Enoch's Tower to the south. Its significance largely derives from its general age and appearance, as a probable early-mid 19th century villa, with architectural interest demonstrated by its overall style and form and notable key features including neo-Gothic surrounds.

It may also have associative value with houses comprising Enoch's Row, to the south-west (all buildings in this row are non-designated except the south-westernmost, the Grade II listed Mount Pleasant (Nos 1 and 2; 1088807)), and Enoch's Tower, to the south (1341616; Grade II listed), especially if it is confirmed that it was Richard Enoch's residence, or was commissioned by him. Overall, the asset is considered to be of **high significance**.

There are 115 additional listed buildings and a registered park and garden within Stow-on-the-Wold, to the west of the site, none of which are visible from within the site due to topography, built form, and vegetation and trees, and thus with no potential to be affected by the allocation of the site. This is applicable even to three Grade II structures within 70m of the site, all of **high significance**, which comprise:

- Mount Pleasant (Nos 1 and 2; 1088807);
- Tollgate (1170724); and
- K6 telephone kiosk (1396445).

The majority of these listed buildings, in addition to a concentration to the south of the site, which includes an additional eleven within the historic core of Mangersbury, lie within Stow-on-the-Wold with Mangersbury Conservation Area (CONARA/050). Although no appraisal for this has yet been produced, it is defined by the special architectural and historic character of the built environment within the area's extent, its essence characterised by the Market Square, located c. 430m west-north-west of the site.

The architectural interest of the conservation area arises from its surviving 17th to 19th century buildings, its dense historic street grain, and its well-preserved medieval market-town layout, characterised by a network of streets, narrow lanes, and enclosed yards radiating from the Market Square. A strong sense of coherence is created through the widespread use of honey-coloured Cotswold limestone, traditional stone-tiled roofs and Cotswold stone boundary walls. The historic interest of the area derives from its development at the strategic junction of important routeways including the Roman Fosse Way, the Jurassic Way, and the ancient Salt Way and its well-preserved medieval market layout. The final battle of the first English Civil War in 1646 culminated in the market square adding to the historic interest of this area.

The boundary of the Conservation Area is formed by the north-western, western and south-western extent of the site (Fig. S55B.2). The Conservation Area is considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

There are no known specific non-designated heritage assets mapped within the site itself, although the site is mapped within a wider non-designated landscape area within the Town Development Map (Fig. S55B.3).

Significance of non-designated heritage assets in the environs of the site:

The HER records a total of 70 non-designated heritage assets within a 1km radius of the site (Figs. S55B.4-7), as well as, and sometimes including, features identified from previous archaeological investigations (Fig. S55B.8), and/or from the National Mapping Programme (Fig. S55B.9). These are generally concentrated to the north-west, west and south-west of the site, correlating with the historic core of the settlement of Stow-on-the-Wold, at an elevated position in the wider landscape. However, some relate to use of the wider landscape to the east, in the form of ridge and furrow, representing medieval agricultural activity associated with the settlement. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **medium significance** (a total of 26 heritage assets), while any deposits/materials dating to the post-medieval activity, particularly agricultural and quarrying, would be of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**. The nearest known non-designated heritage assets to the site are:

- A World War II temporary military camp which utilised the grounds of Mangersbury Manor (39953), mapped to the south of Mangersbury Road, approximately 15m to the south-west of the site;
- The prehistoric enclosure of Stow Camp (239), c. 90m to the north-west of the site, the northern extent of which is scheduled (1017341), at a minimum of 280m north of the site, but the majority of which lies beneath the present market town; and
- A nursery shown on 19th century Ordnance Survey mapping (MGC133090) c. 95m to the north-west of the site.

Non-designated heritage assets with upstanding remains within a 1km radius of the site comprise (Fig. S55B.3):

- Mangersbury Manor garden (27393), a post medieval landscaped garden, approximately 15m to the south-west of the site. The north-western extent of the garden is now occupied by Mangersbury Road car

- park and Stow Veterinary Surgeons, and from the site, no elements of landscaped garden features are visible;
- The Bell Inn (identified in the Neighbourhood Development Plan 2024, 48), a 19th century inn, located approximately 105m to the west of the site;
 - The Old School House (identified in the Neighbourhood Development Plan 2024, 48), constructed as part of a former girls' school in 1901, approximately 142m west-north-west of the site;
 - The former Wesleyan Methodist Chapel (0597), built in 1814 of red brick, with east facing Cotswold stone frontage, converted to apartments, approximately 330m west-north-west of the site;
 - Our Lady & St Kenelm Roman Catholic Church (20599), dedicated in 1918, but originally built c. 1836 as a school, 342m west of the site;
 - The building at the corner of Market Square and Church Street (identified in the Neighbourhood Development Plan 2024, 47), 471m west-north-west of the site;
 - Stow-on-the-Wold Almshouses (48730), dating to the mid 18th century, though almshouses are first recorded at this location in 1594, 542m west-north-west of the site;
 - Fosseway Farm Cottage (54171); 610m north-west of the site;
 - Talbot Cottage (identified in the Neighbourhood Development Plan 2024, 47), 615m north-west of the site; and
 - Fern Bank (identified in the Neighbourhood Development Plan 2024, 46), 635m north-west of the site.

These would all be considered of **medium/low significance**. None of these are visible, or appreciable, from the site, and thus have no potential to be affected by the allocation of the site.

Historic landscape character of the site (and significance):

The site lies entirely within the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB) in 1966, in recognition of its rich, diverse and high-quality landscape. It is the third largest protected landscape in England, after the Lake District National Park and the Yorkshire Dales National Park. This encompasses a wide variety of landscapes, each displaying distinctive patterns of landform, vegetation and landscape elements, as mapped by Landscape Characterisation assessments. The Cotswolds AONB Partnership included the site within 'Character Area 15A: Vale of Bourton Farmed Slopes' (Cotswolds AONB Partnership 2016). Key characteristics of this landscape type have been identified as:

- transitional landscape between the High Wold and the Pastoral Lowland Vale;
- smooth gentle landform with gentler landform on lower slopes, and sense of exposure on some upper slopes;
- landform has a consistent north-south orientation following the lines of the Evenlode and Windrush;
- small, often geometric, broadleaf and coniferous woodlands and tree belts along watercourses draining the slopes;
- large deciduous and mixed woodlands bordering parkland, integrated by strong hedgerow network;
- limited ancient woodlands and species rich grasslands;
- numerous historic parkland landscapes;
- productive arable and pasture farmland with a strong pattern of hedgerows;
- small stone built villages and hamlets on slopes above the Pastoral Lowland Vale;
- areas of ridge and furrow on lower slopes; and
- scrub encroachment on some steeper slopes.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) includes the site within the mapped extent of A2 'less irregular enclosure partly reflecting former unenclosed cultivation patterns'. It further segregates it within suffix 'r', defined as 'enclosure patterns more regular than the norm' (Fig. S55B.10). Some areas of this type are known to be Parliamentary in origin, i.e. formally organised following the Parliamentary Enclosure Act between 1770 and 1820, though others may be medieval or early post medieval in date, and therefore may be amongst the earliest surviving boundaries within a landscape. This landscape character type is considered to be of **low significance**, as post medieval enclosure is a common character area within the AONB.

As noted above, the site is also mapped within a wider non-designated landscape area within the Town Development Map (Fig. S55B.3), although this has been encroached upon by neighbouring development to the west and south-east of the site. It is likely to be considered of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises mixed open land (part garden, part edge of construction area and part agricultural) at the eastern extent of Stow-on-the-Wold with Mangersbury Conservation Area, situated between two of the main routes into Stow-on-the-Wold. To the north is Oddington Road, a key route accessing the

wider landscape and other settlements to the east, and to the south is Maugersbury Road, which accesses Maugersbury Village approximately 450m to the south. Although no conservation area appraisal yet exists, the Conservation Area appears to be characterised by the special architectural and historic character of its built form. The Design Code for Stow-on-the-Wold identifies that the St Edward's Road area, to the north of the site, is especially exposed in the landscape from public vantage points near and at the entrance to the town from the A436, and from the wider area to the south-east. This indicates that the south-eastern fringes of the town are vulnerable to wider landscape impacts, as a result of greater visibility based on natural topography, and that this could impact the appreciation of Stow as a hilltop settlement. The roads on this side of Stow are laid against the contour lines, which accentuates this. As such, the site itself can be seen to contribute a little to the significance of the conservation areas as an open space between two of these roads, allowing an appreciation of the town in its agricultural setting. This is despite recent erosion, from mid 20th century residential development north of Oddington Road extending eastwards, and, more recently, the insertion of a car park and veterinary surgery to the south of Maugersbury Road. In addition, erosion has occurred from the construction of residences to the east of the Bell Inn, immediately west of the site, and from the new Doctors' Surgery to the immediate south-east of the site between Maugersbury Road and Oddington Road. Thus, the rural landscape to the south of Oddington Road/A336 as a whole makes **a low positive** contribution to the rural setting of the village on the approach along Oddington Road, and although this has been eroded by housing development to the north, to the south it has been retained. The site forms a very small part of this landscape.

This erosion of the rural setting has also impacted the setting of the Grade II listed Enoch's Tower (Fig. S55B.2; 1341616), although the preservation of open land within the site can be seen to contribute to its setting by the retention of some undeveloped land to its immediate south. It is the eastern side of the Tower, however, which makes most contribution to its setting, based on the number of windows facing that direction, and, to a lesser extent, the northern and north-western sides, based on potential associations with Enoch's Row (all non-designated except the south-westernmost Grade II listed Mount Pleasant (Nos 1 and 2; 1088807)), and The Counting House (1088808). As these have been more eroded, the retention of open land to the south, within the site, elevates its role in providing an understanding of the previous rural setting of the tower. Overall, the site's contribution to the significance of Enoch's Tower is assessed to be a maximum of **high positive** (i.e. the site provides an important contribution to one or more of the key heritage interests of Enoch's

Tower and thus makes a strong positive contribution to its significance). As the site is not visible from either Mount Pleasant or The Counting House, it provides a **neutral** contribution to their significance.

The expanse of settlement eastwards along the north side of Oddington Road has affected the setting of the Grade II listed former board school (Fig. S55B.2; 1375685). The site itself contributes little to the present setting of the former school, as it is largely obscured from view by mature trees lining the public right of way to the east and at the north-eastern boundary of the site. As a result, the site provides a **neutral** contribution to the significance of the former board school.

There are no shared historic or visual relationships between the site and other identified upstanding heritage assets, and thus it provides a **neutral** contribution to their heritage significance. The site does, however, lie within an AONB, although its present contribution to landscape value has been much reduced by surrounding modern development, resulting in its **neutral** contribution to landscape significance. Land further east, east of the Doctors' Surgery and the public right of way, and south, retaining the open character between the two settlements of Stow-on-the-Wold and Maugersbury more readily contribute to wider landscape character, and allow for wider, longer views over the gently falling landscape to the east. Preserving the historic separation between these two settlements is also important.

Impact assessment:

The site has been identified as providing a maximum of a high positive contribution to known designated heritage assets, in terms of its current character as undeveloped land to the south of a Grade II listed building, and low positive in relation to its contribution to the setting of a conservation area. The introduction of modern built form into this site will therefore have an adverse impact on the setting of these heritage assets. Although the final detailed designs of any development are unknown, this is likely to result in an impact level of **less than substantial harm** for the conservation area. For Enoch's Tower, a Grade II listed building of high significance for which the site makes a high positive contribution to significance, this could equate to **substantial harm**.

In terms of other designated heritage assets and non-designated heritage assets, the site at present provides a neutral contribution to their significance, largely due to surrounding development, and thus the level of impact of a development within the site is anticipated to result in **less than substantial harm**.

The site does not include any known non-designated heritage assets, and so the potential for surviving archaeological remains, and therefore resulting impacts, are presently unknown.

The development of the allocation would change the historic landscape character of the site from less irregular enclosure partly reflecting former unenclosed cultivation patterns to modern residential development, reducing the extent of this historic landscape types and eroding the post-medieval rural character of the landscape to the east of Stow-on-the-Wold. Given the relatively small size and scale of the site, this would have a negative impact upon low significance historic landscape character within this area, resulting a maximum level of harm of **less than substantial harm**.

Cumulative impacts deriving from the allocation of the site:

A second site is being considered for allocation at Stow-on-the-Wold (S60), on the west side of the settlement, approximately 590m west of the site. Although this is distinctly separate from the present site, both sites have the potential to erode the rural setting of the conservation area. The allocation of both sites would therefore have a minor cumulative impact on this aspect of the conservation areas setting. It is anticipated that the cumulative impact of both allocations would equate to a **less than substantial harm** to this aspect of the conservation area's setting.

Recommendations for minimising harm and maximising enhancement:

It is likely that a dedicated archaeological desk-based assessment that considers the archaeological potential of the site, and assesses the results of previous archaeological investigations in the area will be applicable for the site. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching, as occurred at the adjacent site to the east. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Due to the location of the site in relation to the conservation area, and the appreciation of the hilltop setting of Stow from the east and south-east, from

the approaches from Oddington Road to the immediate north and Maugersbury Road to the immediate south, it would be difficult to prevent the allocation from having some level of impact. This could be minimised through the retention of existing grass verges and boundaries, and through the setting back of development from the two main roads, to maintain a predominantly rural approach, or, at least, to gradually introduce built form into the approaches through less dense development at the margins, to filter views on the approach to the conservation area.

Due to the topography of the site and the proposed scale of the development, it would also be difficult to prevent the allocation from having an impact upon the setting of the Grade II listed Enoch's Tower to the north (Fig. S55B.2; 1341616). Insensitive development could result in the encircling of the tower, reducing its role as a landscape marker at the edge of the settlement. This impact could equate to substantial harm, though such harm could be reduced, to a degree, through the retention and enhancement of boundary vegetation and walling, and by setting the new built form back from the north-eastern extent of the site, leaving an open green space as a buffer zone along the Oddington Road frontage. In addition, sensitive design, respecting the local architectural vernacular, conforming to the Stow-on-the-Wold and the Swells Design Code and the Cotswold Design Code would aid the minimisation of the impact of new structures on the adjacent conservation area, as well as on Enoch's Tower. These would also help to minimise levels of harm to historic landscape character, by allowing legibility of the historic layout of the site.

No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to substantial harm to the heritage significance of a Grade II listed building, and have more minor impacts to a conservation area, historic landscape character and an AONB. However, sensitive, considerate design of the final development proposals have the potential to minimise this.

Heritage constraints rating: High

The site is considered to have a final heritage sensitivity score of **high**, based on its high positive contribution to a heritage asset of high significance, which might mean that the north-eastern part of the allocation cannot be developed.

This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.

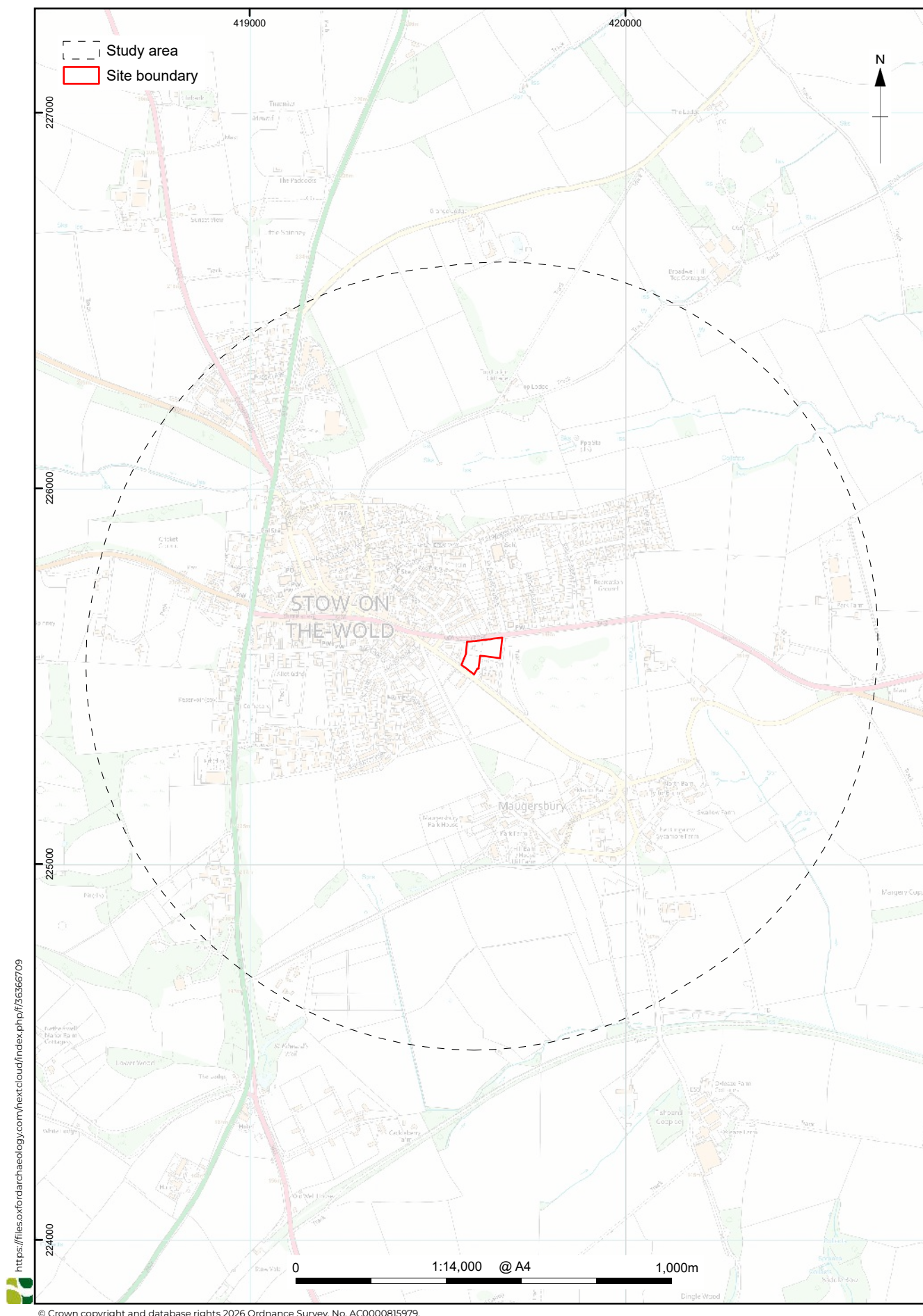
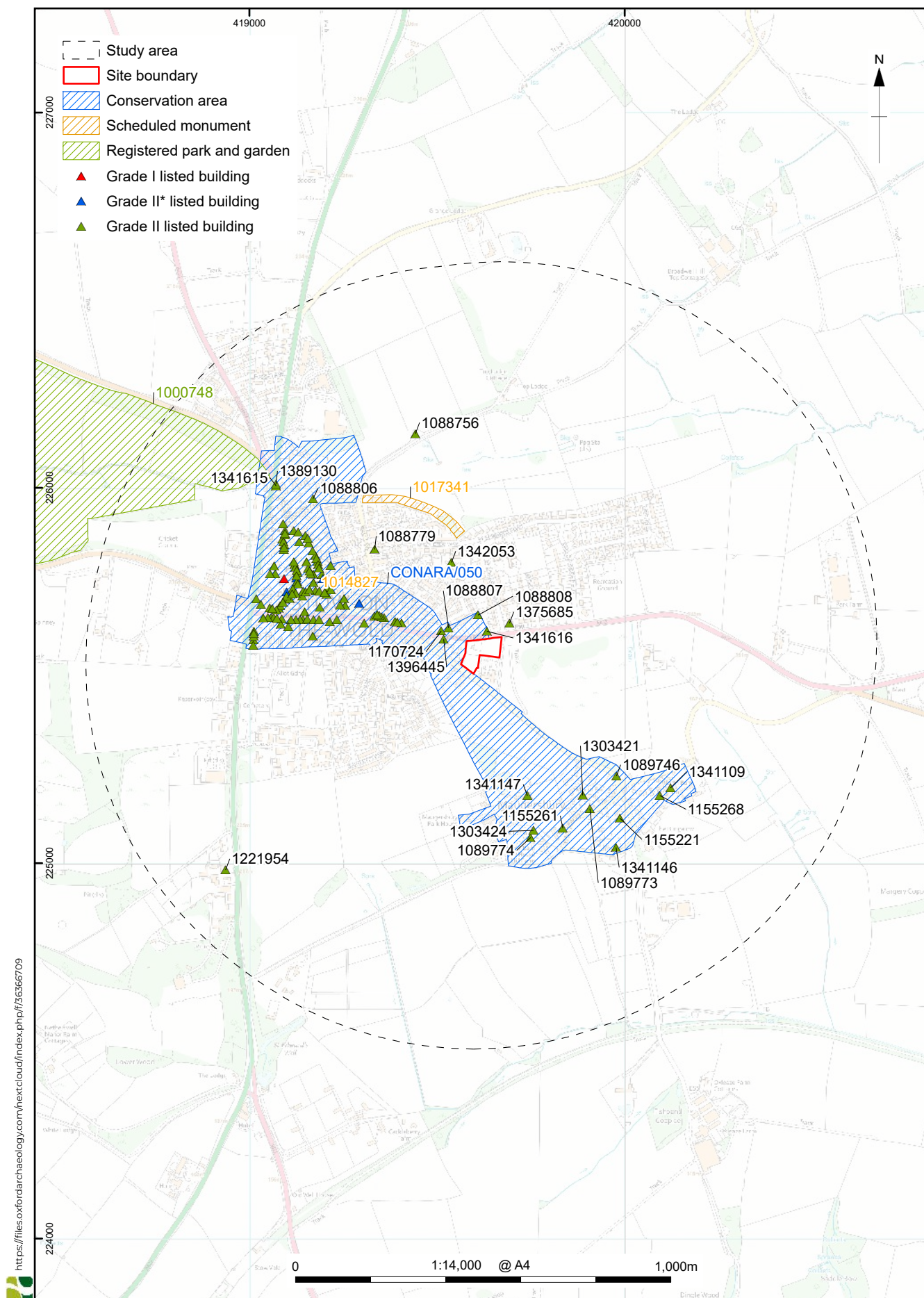


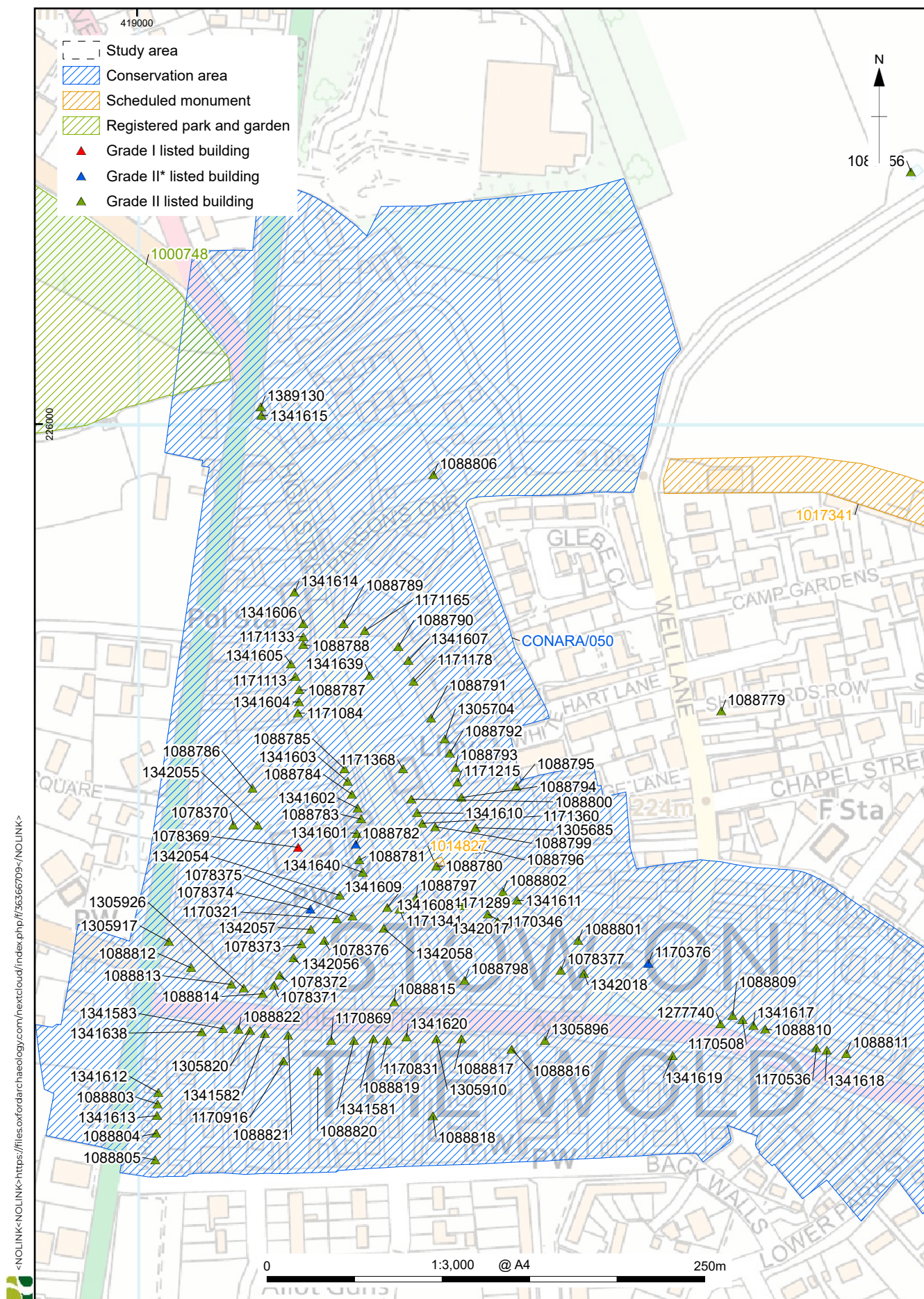
Figure S55B.1: Site location



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Figure S55B.2: Designated heritage assets within the study area



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Figure S55B.2b: Detail of designated heritage assets within conservation area CONARA/050

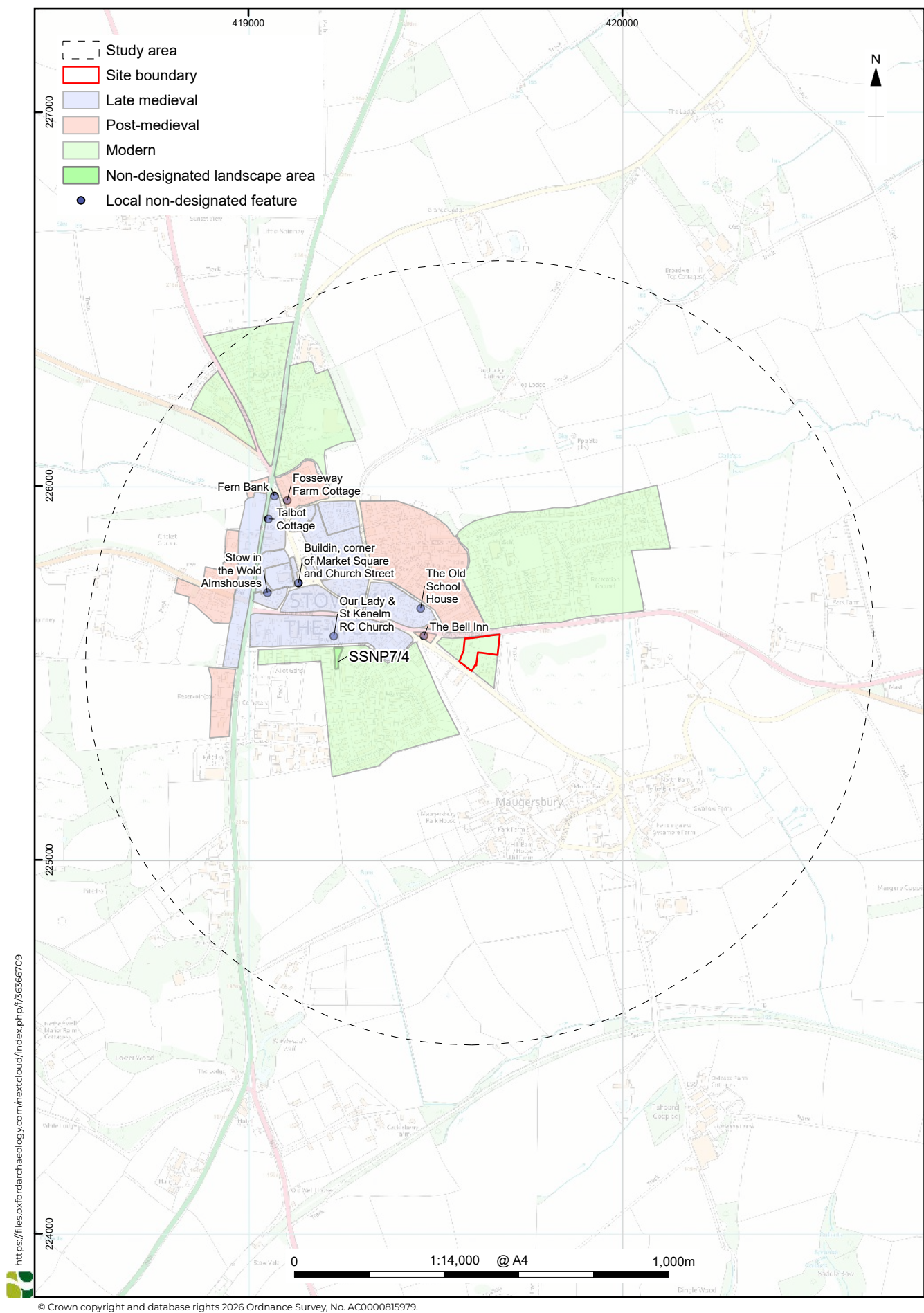


Figure S55B.3: Historic development of the town

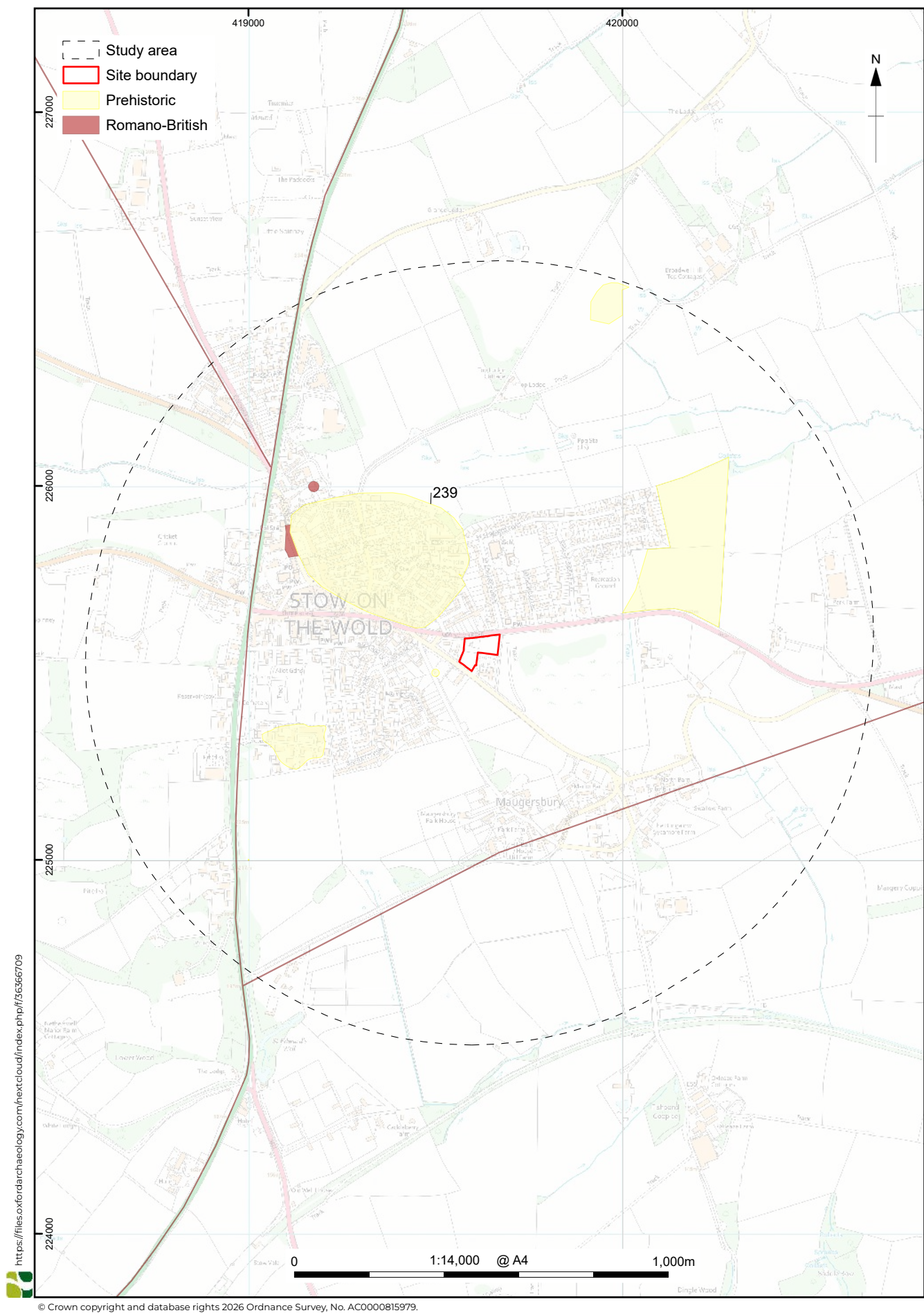


Figure S55B.4: Prehistoric and Romano-British non-designated heritage assets within the study area

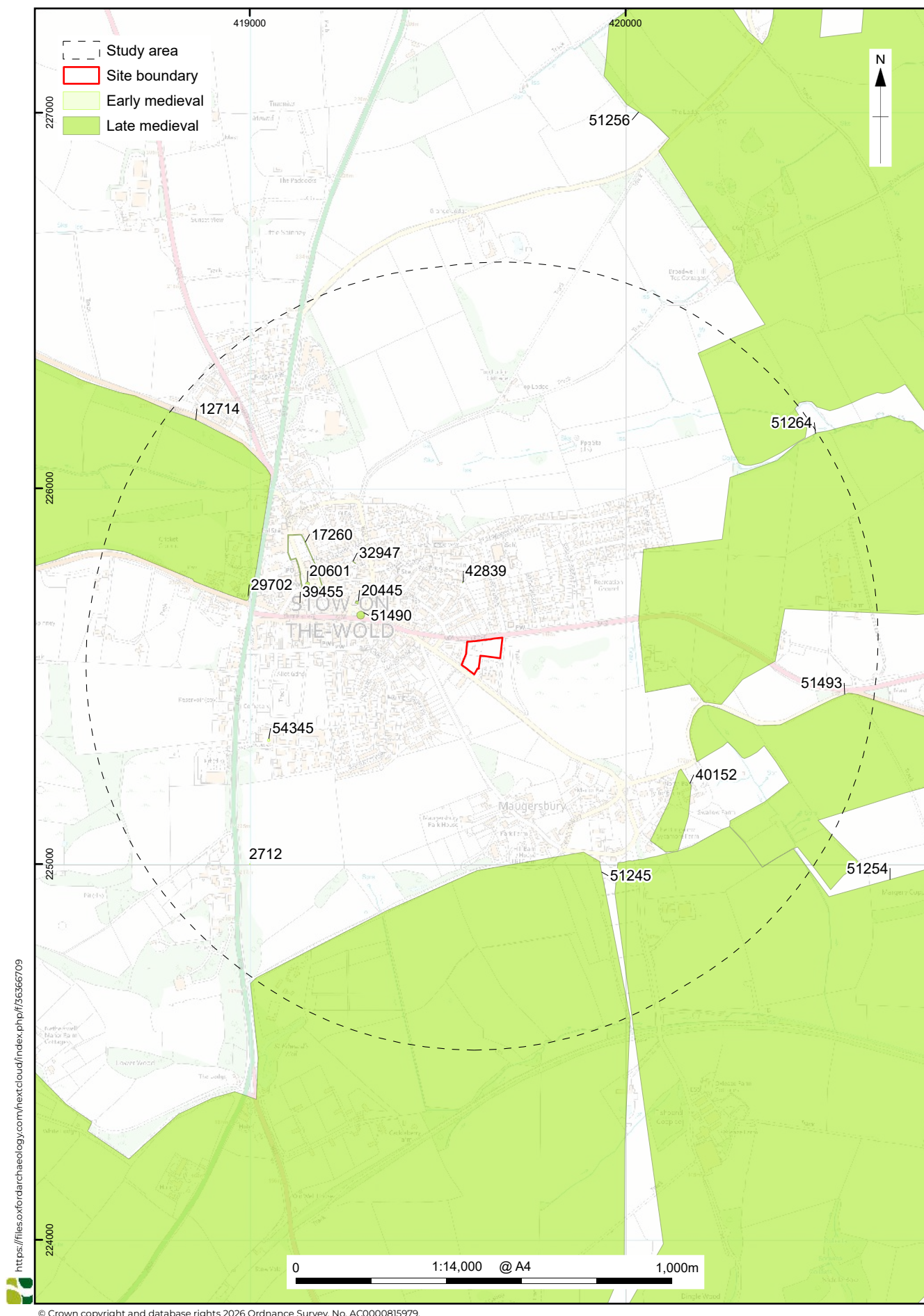


Figure S55B.5: Medieval non-designated heritage assets within the study area

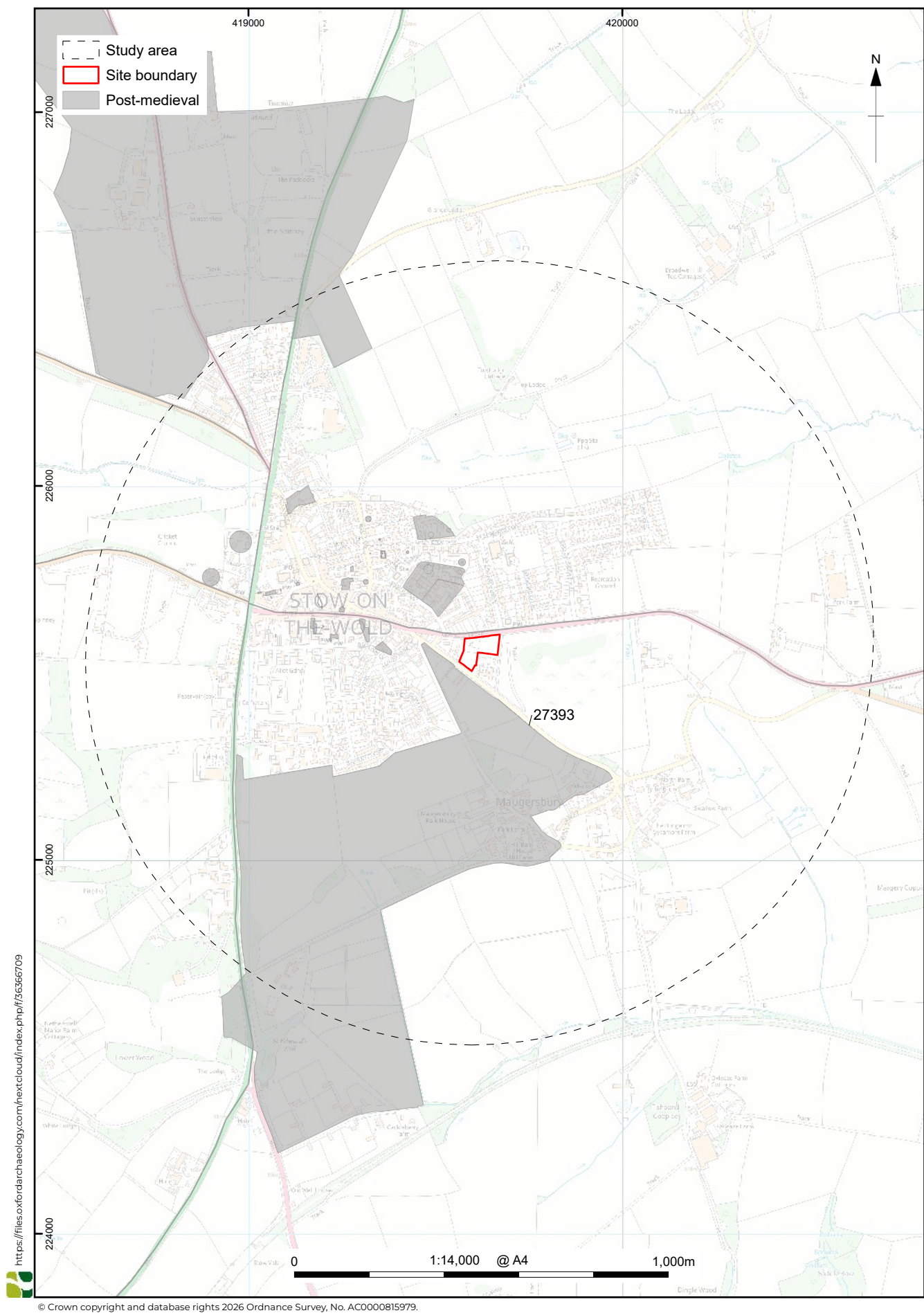


Figure S55B.6: Post-medieval non-designated heritage assets within the study area

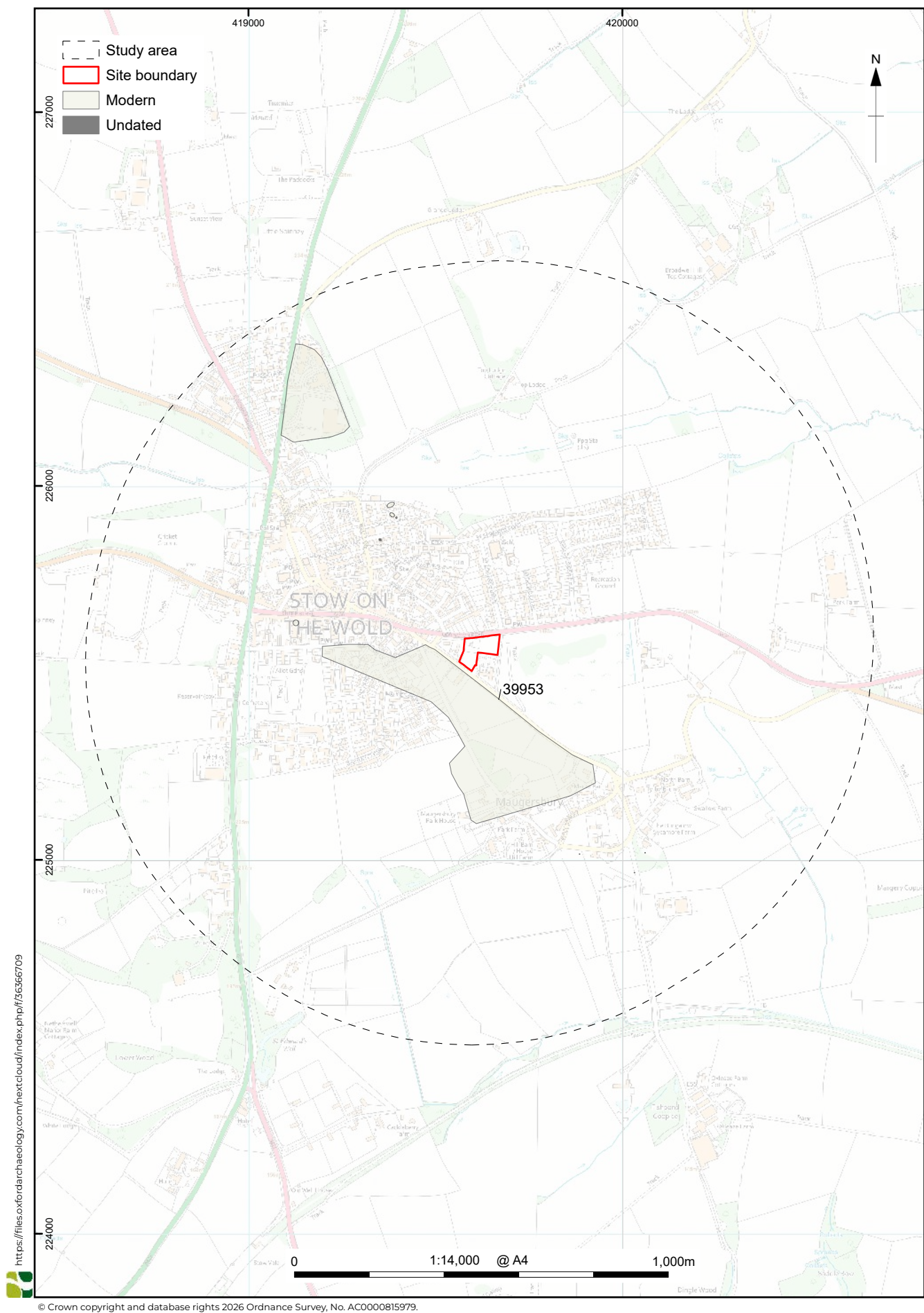


Figure S55B.7: Modern and undated non-designated heritage assets within the study area

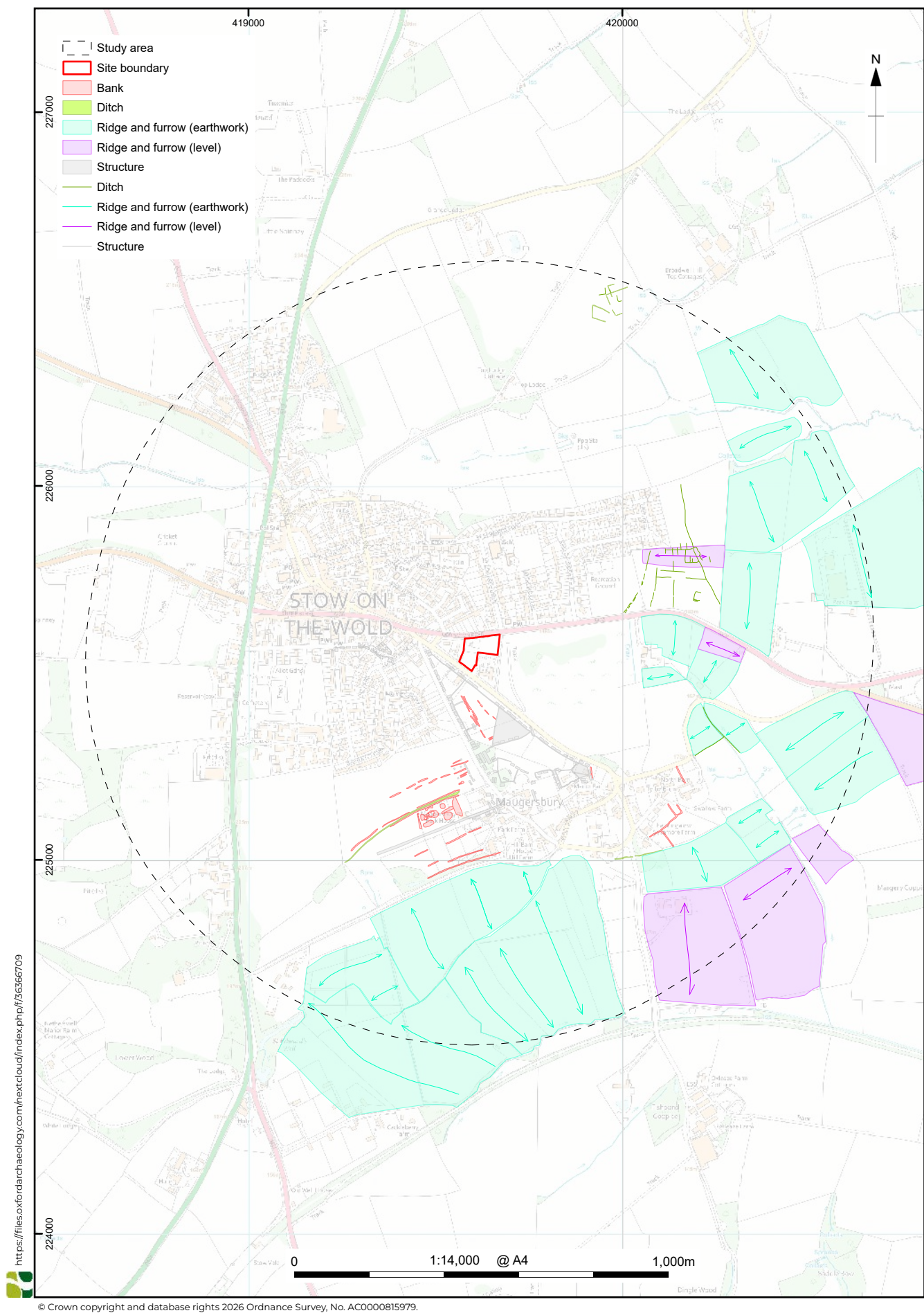
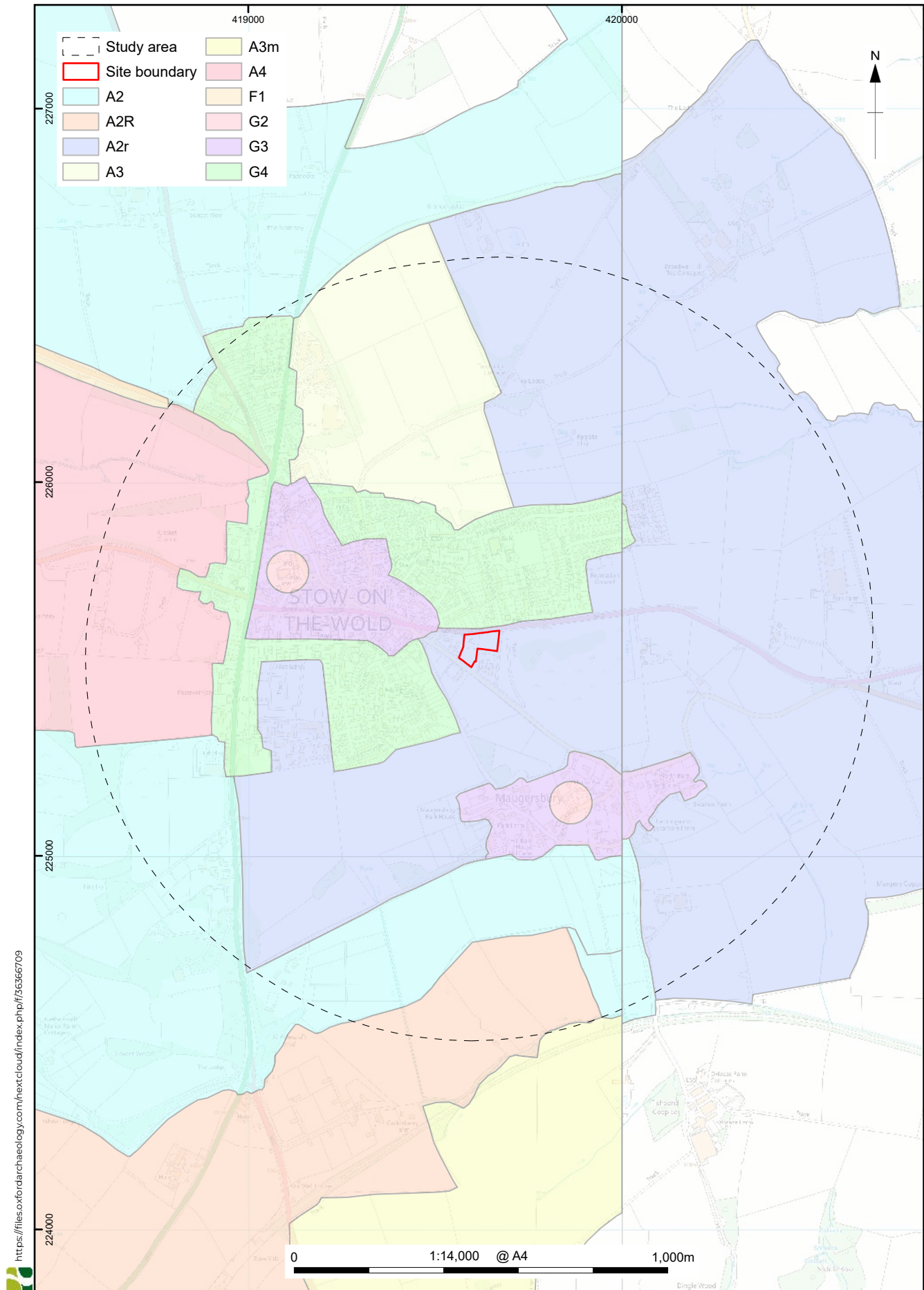


Figure S55B.9: NMP data within the study area



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 Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set].
 York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1020235>

Figure S55B.10: Historic landscape characterisation within the study area

Site Reference	S68
Settlement	Stow-on-the-Wold
Location	The Hollies
Proposed allocation use	Residential development
Number of dwellings	25

Brief description of site:

The site is situated to the west of the A429 and south of the B4068 and covers an area of c. 1.95 hectares (Fig. S68.1). It lies towards at the western extent of the market town of Stow-on-the-Wold, at an elevation of approximately 236m aOD.

The site is not traversed by public rights of way, and not highly visible from publicly accessible areas. It comprises a parcel of land, which appears to be pastoral, though ungrazed. Drystone walls define the western and southern boundaries of the site, with largely agricultural land beyond. The northern boundary is defined by boundaries of neighbouring properties comprising a BT telecommunication building with a datestone of 1968, a new residential development at Aubrey Mews and Caristow House, a probable former farmhouse. Adjacent to the eastern boundary is Majestic Wine, an alcohol warehouse, a BP petrol station and a Marks & Spencer convenience shop, all fronting the A429. Modern housing and a Plymouth Brethren Hall occupy road-fronting plots further south.

Topographically, the site is situated on land which gently slopes down from the main settlement of Stow-on-the-Wold to the east, westwards. Views from the site across the wider landscape are possible westwards, where the land continues to drop.

Significance of designated heritage assets in the site:

The far eastern extent of the site lies within Stow-on-the-Wold with Mangersbury Conservation Area (CONARA/050). Although no appraisal for this has yet been produced, the history and character of the town is described within the Stow on the Wold and The Swells Design Code¹. the architectural interest of the conservation area arises from its surviving seventeenth to nineteenth century buildings, its dense historic street grain, and its well-preserved medieval market-town layout, characterised by a network of streets, narrow lanes, and enclosed yards radiating from the Market Square. A strong sense of coherence is created through the widespread use of honey-coloured

¹ Stow On The Wold & The Swells Desing Code, September 2023: <https://meetings.cotswold.gov.uk/documents/s8944/A2%20-%20Design%20Code.pdf> [accessed 10-7-26].

Cotswold limestone, traditional stone-tiled roofs and Cotswold stone boundary walls. The historic interest of the area derives from its development at the strategic junction of important routeways including the Roman Fosse Way, the Jurassic Way, and the ancient Salt Way and its well-preserved medieval market layout. The final battle of the first English Civil War in 1646 culminated in the market square adding to the historic interest of this area. The part of the site that falls within the Conservation Area is occupied by a structure, which appears to be modern in character (Fig. S68.2). As a modern building, this is considered to provide a neutral contribution to the special architectural and historic interests of the conservation area. The Conservation Area is considered to be of **high significance**.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Within a 1km radius of the site are three scheduled monuments, and one Grade II* registered park and garden, the nearest of these being the Market Cross in Market Square, c. 220m to the east of the site (1014827; Fig. S68.2). All are considered of **high significance**. As the site is surrounded on its north and east sides by adjacent structures, none of these are visible from the site.

Also within a 1km radius of the site, are 129 listed buildings, 119 of which are situated within Stow-on-the-Wold with Mangersbury Conservation Area (Fig. S68.2). The nearest to the site are five Grade II listed buildings comprising Wraggs Row, set back from the east side of the A429 by a grass verge. These comprise, north to south, two 17th century one and a half storey gabled cottages (1341612, 1088803), one 18th century two storey cottage (1241613), a short terrace of what was originally three or four 18th century cottages (now two dwellings, 1088804) and two 19th century two storey cottages (1088805). At present, these are anticipated to have no, or very minimal, intervisibility with the site, because of the upstanding buildings fronting the west side of the A429, but dependent on final designs, including access, and the treatment of the extant building within the site, The Hollies, this could change. Grade II buildings are considered of **high significance**. None of the other designated heritage assets are anticipated to be affected by the allocation of the site.

Significance of non-designated heritage assets in the site:

There are no known specific non-designated heritage assets mapped within the site itself, although the eastern extent of the site, the part occupied by a building, does lie within the mapped extent of the late medieval developed area, and the far north-western extent, within the post medieval developed area, of Stow-on-the-Wold, as defined in the Town Development Map (Fig.

S68.3). The areas within the site are considered of **low significance**, as largely undeveloped areas not contributing to the town's development.

Historic Ordnance Survey mapping illustrates an old quarry, and also a row of narrow buildings, presumably agricultural outbuildings, within the site boundary in the late 19th century. Owing to their historic interest, attesting to post-medieval activity, particularly for agriculture and quarrying, they would be considered of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The HER records a total of 28 non-designated heritage assets within a 1km radius of the site (Figs. S68.4), as well as, and sometimes including, features identified from previous archaeological investigations (Fig. S68.5), and/or from the National Mapping Programme (Fig. S68.6). These are generally concentrated to the north-east, east and south-east of the site, correlating with the historic core of the settlement of Stow-on-the-Wold, and its evolution from the medieval period. However, prehistoric settlement activity is also known, approximately 200m to the north-east of the site (239) and 220m to the south-east of the site (47319) and the Roman road, Fosse Way is followed approximately by the present A429 to the immediate east of the site (6491). An early medieval inhumation burial has been excavated c. 220m to the south-east of the site (54345), and, to the north, the gardens and parkland of Abbotswood (12714), established in the 13th century, once extended to within 15m of the site. In the post medieval period, the roads to the north and east of the site were upgraded to turnpikes (2653), and three quarrying sites, presumably to provide stone for the development of the village, are known within a 120m radius of the site (6940, 17889 and 17890), one associated with a limekiln (6940). Owing to their archaeological interest, assets dating from the prehistoric to medieval periods are generally considered to be of **medium significance** (a total of 11 heritage assets), while any deposits/materials dating to the post-medieval activity, particularly agricultural and quarrying, would be of comparatively **low significance**. Where HER records refer to designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

A number of non-designated heritage assets with upstanding remains within a 1km radius of the site, have been identified from the HER dataset, and also the Neighbourhood Plan, but only one of these has the potential to be affected by the allocation of the site, due to topography, and the neighbouring built landscape. This is the former Swell Villas, now known as Hillside and West

Deyne, on Lower Swell Road, situated approximately 30m from the north-western extent of the site. The Stow-on-the-Wold and The Swells Neighbourhood Plan includes these as a pair of Victorian cottages. Although access to within the site was not possible during the June 2026 site visit to support this assessment, it is anticipated that the western and southern extents of these buildings would be visible from within the site.

These would all be considered of **medium/low significance**. Only Swell Villas are visible, or appreciable, from the site; the other non-designated heritage assets have no potential to be affected by the allocation of the site.

Historic landscape character of the site (and significance):

The site lies entirely within the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB) in 1966, in recognition of its rich, diverse and high-quality landscape. It is the third largest protected landscape in England, after the Lake District National Park and the Yorkshire Dales National Park. This encompasses a wide variety of landscapes, each displaying distinctive patterns of landform, vegetation and landscape elements, as mapped by Landscape Characterisation assessments. The Cotswolds AONB Partnership includes the site within 'Character Area 15A: Vale of Moreton Farmed Slopes' (Cotswolds AONB Partnership 2016). Key characteristics of this landscape type have been identified as:

- transitional landscape;
- smooth gentle landform on lower slopes, and sense of exposure on some upper slopes;
- landform has a consistent north-south orientation following the lines of the Evenlode and Windrush;
- small, often geometric, broadleaf and coniferous woodlands and tree belts along watercourses draining the slopes;
- large deciduous and mixed woodlands bordering parkland, integrated by strong hedgerow network;
- limited ancient woodlands and species rich grasslands;
- numerous historic parklands;
- productive arable and pasture farmland;
- strong pattern of hedgerows;
- small stone built villages and hamlets;
- areas of ridge and furrow on lower slopes; and
- scrub encroachment on some steeper slopes.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) includes the majority of the site within the mapped extent

of A4, with the far northern and eastern extents within G4 (Fig. S68.7). A4 is defined as 'less regular organised enclosure partly reflecting former unenclosed cultivation patterns'. Most of the fields in this type have been extensively ploughed since enclosure, though there is some retention of earlier activity in some areas. G4 is defined as 'existing settlement, present extent', and relates to areas beyond the 19th century extent, and reflects the built-up character of the road fronting parts of the site. The A4 landscape character type is considered to be of **low significance**, as post medieval enclosure is not a rare character type, and the modern built-up character type at the northern and eastern extents of the site are likely considered of less significance, **negligible significance**.

Contribution of the site to the significance and setting of known heritage assets:

The eastern part of the site falls within the Stow-on-the-Wold with Maugersbury Conservation Area and contains a modern building. The remainder of the site lies outside the conservation area and is predominantly open grassland.

The modern building in the eastern part of the site is not considered to be of historic or architectural interest and makes a neutral contribution to the significance of the conservation area. This part of the site was likely included within the conservation area because it historically formed part of the gardens associated with the 19th century Crestow House, which marked the edge of the 19th century settlement. The old stone wall defining the eastern boundary of the site was likely associated with these gardens and makes a positive contribution to the significance of this part of the conservation area. Owing to the buildings along the south side of the B4068 and their property boundaries, the site is not readily appreciable in views on the approach into the conservation area from the west.

Fosse Way, immediately east of the site, is identified in the Stow-on-the-Wold and The Swells Design Code as a location from which westward views are important to the appreciation of Stow and its setting as a hilltop settlement. However, this relationship is not evident across the site itself. The modern house and surrounding planting in the eastern part of the site restrict views from Fosse Way towards the remainder of the site. At present, the agricultural land forming the rest of the site cannot be seen from publicly accessible parts of the conservation area. There may, however, be limited views from the rear of the modern building into the site, filtered through the existing mature tree planting.

The built character of the land immediately north and east of the site, which fronts the main roads, has resulted in limited and restricted intervisibility between much of the site and the conservation area. While the retention of open, rural land across much of the site contributes to the rural setting to the west of the conservation area, this land is largely invisible from within it. The open character of the agricultural land within the site, along with the agricultural landscape to the west of the site plays a role in maintaining the separation between the settlements of Stow and Lower Swell, allowing them to be appreciated as distinct settlements.

Overall, open rural character of the part of the site outside the conservation area makes a **low positive** contribution to the significance of the Stow-on-the-Wold with Mangersbury Conservation Area as a result of its open undeveloped character.

The former Swell Villas, representing the 19th development of Stow-on-the-Wold, were constructed to the south of the former turnpike road, Lower Swell Road, to the north of the site. It first appears in the census return of 1871, as a single household headed by a General Practitioner, so was likely built as a grand residence, occupying a plot on the outskirts of the settlement. Presently, the complex comprises a two-story symmetrical house set back from the road, and facing east, with attached buildings to the north, the roadside façade comprising former cart entrances or stabling with small windows above, the western extent perhaps comprising a separate, west facing residence. Although it is unlikely that the site formed part of the same landholding, alterations within the northern extent of the site will change the setting of, and view from, the structure/s, by eroding an appreciation of the villa as a Victorian villa style residence designed as a rural retreat for a relatively wealthy doctor at the edge of the settlement. At present, this part of the site comprises a relatively narrow band of open land and entrance drive to Crestow House, but it can be seen to provide a **low positive** contribution to the setting of Swell Villas, and therefore its heritage significance.

There are no shared historic or visual relationships between the site and other identified upstanding heritage assets, and thus it provides a **neutral** contribution to their heritage significance.

Impact assessment:

The site has been identified as providing a maximum of a low positive contribution to known designated heritage assets, in terms of its current character as undeveloped land to the west of the conservation area and to the east of a non-designated heritage asset identified in the Neighbourhood Plan.

In relation to direct impacts on the conservation area resulting from changes to the eastern part of the site which lies within it, although the modern building provides only a neutral contribution to its significance, the existing stone wall defining the eastern boundary of the site makes a positive contribution to this part of the conservation area. The inclusion of modern built form into this part of the site is likely to have an adverse impact on the conservation area, likely to result in a level of harm equivalent to at least **less than substantial**.

For the indirect impacts on the conservation area, the remainder of the site comprises open land, predominantly agricultural in nature, at a similar elevation to the hilltop settlement of Stow and includes a gentle decline in gradient westwards, providing a contribution to significance through the preservation of the distinction between it and Lower Swell to the west. The introduction of modern built form will therefore have an adverse impact on the conservation area. This is likely to result in a level of harm equivalent to **less than substantial**.

For the non-designated heritage asset to the north-west of the site, formerly Swell Villas, the northern extent of the site is immediately overlooked by it. At present, this part of the site comprises a relatively narrow band of open land and entrance drive to Crestow House. Further east, the south side of Lower Swell Road is completely developed, the BT communication structure of 1968 to the immediate east, then modern dwellings of Aubrey Row. 19th century mapping shows that this aspect of Swell Villas would have been open, up to Cresswell House. Thus some erosion of its setting in this direction has already occurred. The introduction of new modern built form into the site will have a further adverse impact on the setting of this building. This is likely to result in a level harm equivalent to **less than substantial**.

In terms of other designated heritage assets and non-designated heritage assets, the site at present provides a neutral contribution to their significance, largely due to surrounding development, and thus the level of impact of a development within the site is anticipated to result in **no harm**.

The allocation includes a former quarry and a row of probable agricultural outbuildings, known from nineteenth century mapping, but not included in the HER dataset. Development within the site would have a **permanent negative impact** on any surviving archaeological remains resulting in **substantial harm** to these heritage assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from less regular organised enclosure to modern residential development, reducing the extent of this historic landscape type and eroding the post-medieval rural character of the landscape on the western edge of Stow-on-the-Wold. Given the small size and scale of the site, this would have a slight negative impact upon a low significance historic landscape character within the area, resulting in an anticipated maximum level of harm of **less than substantial**.

Cumulative impacts deriving from the allocation of the site:

A second site is being considered for allocation at Stow-on-the-Wold (S58B), on the east side of the settlement, approximately 590m east of the site. Although this is distinctly separate from the present site, both sites have the potential to erode the rural setting of the conservation. The allocation of both sites would therefore have a minor cumulative impact on this aspect of the conservation areas setting. It is anticipated that the cumulative impact of both allocations would equate to a **less than substantial harm** to this aspect of the conservation area's setting.

Recommendations for minimising harm and maximising enhancement:

It is likely that a dedicated archaeological desk-based assessment that considers the archaeological potential of the site and assesses the results of previous archaeological investigations in the area will be applicable for the site. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Due to the topography of the site and the proposed scale of the development, it would be difficult to prevent the allocation from having an impact upon the conservation area and the setting of the non-designated Swells Villa. However, this impact is likely to be less than substantial.

For the conservation area, careful consideration should be given to the density and scale of any new development within the eastern part of the site, which lies within the conservation area to minimise harm. Recommended mitigation measures include the retention of the existing stone wall boundary. In addition, if the existing modern building is to be demolished, it should be replaced by development of a similar scale and density, and the planting presently associated with the structure should be retained. This would remain in keeping with the grain of settlement in this part of the conservation area, and screen any new development, as well as preserving the existing leafy green view over the wall into this part of the site.

The remainder of the site has been identified as contributing to the significance of the conservation area through its retention of undeveloped, agricultural land, which preserves a distinction between the settlements of Stow and Lower Swell to the west. Although the introduction of new, built form into this site cannot be minimised, except through no development, there are would still be undeveloped land further west which allows at least 1km of open, agricultural land that would continue to preserve the distinction between the two settlements. In addition, sensitive design, respecting the local architectural vernacular, conforming to the Stow-on-the-Wold and the Swells Design Code and the Cotswold Design Code would aid the minimisation of the impact of new structures on the character of the conservation area.

For Swells Villa such harm could be reduced, to a degree, through the retention and enhancement of boundary vegetation and walling, and by setting the new built form back from the northern extent of the site, leaving an open green space as a buffer zone along the Lower Swell Road frontage over which the villa faces. This may not be warranted, given that Swells Villa is non-designated. The retention of existing boundary vegetation and walling would also ensure that elements of the historic landscape character are retained, and remain legible within the development, reducing harm.

Opportunities for heritage enhancement could potentially be achieved through the removal of the existing modern structure within the eastern part of the site, the area within the conservation area, and consideration of more sensitive and considered building/s or treatment of this part of the site.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to less than substantial harm to the heritage significance of a conservation area, a non-designated building and historic landscape character. However, sensitive,

considerate design of the final development proposals have the potential to reduce this.

Heritage constraints rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). Recommended mitigation considerations include the retention of the northern extent of the site as open, undeveloped land. This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.

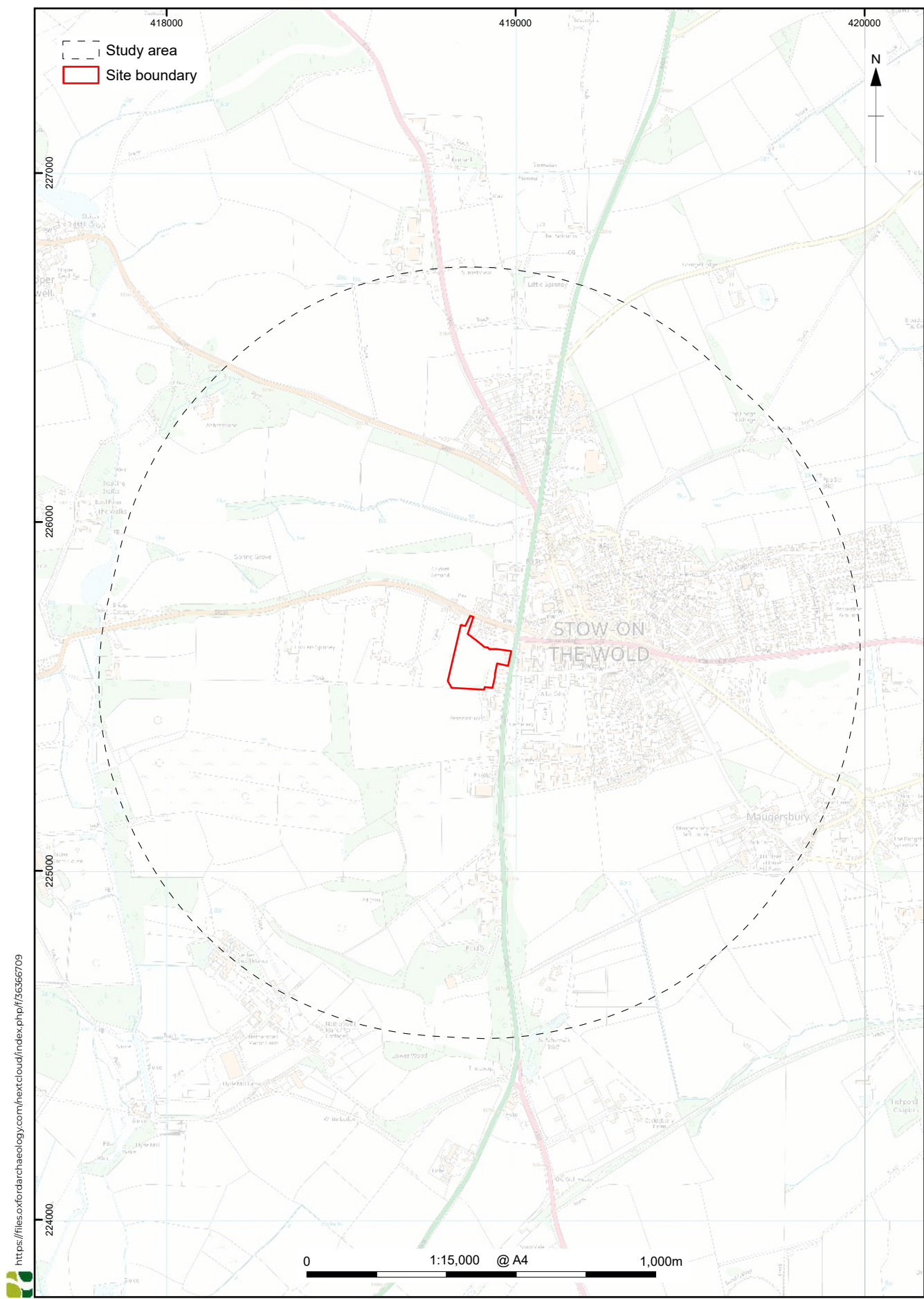
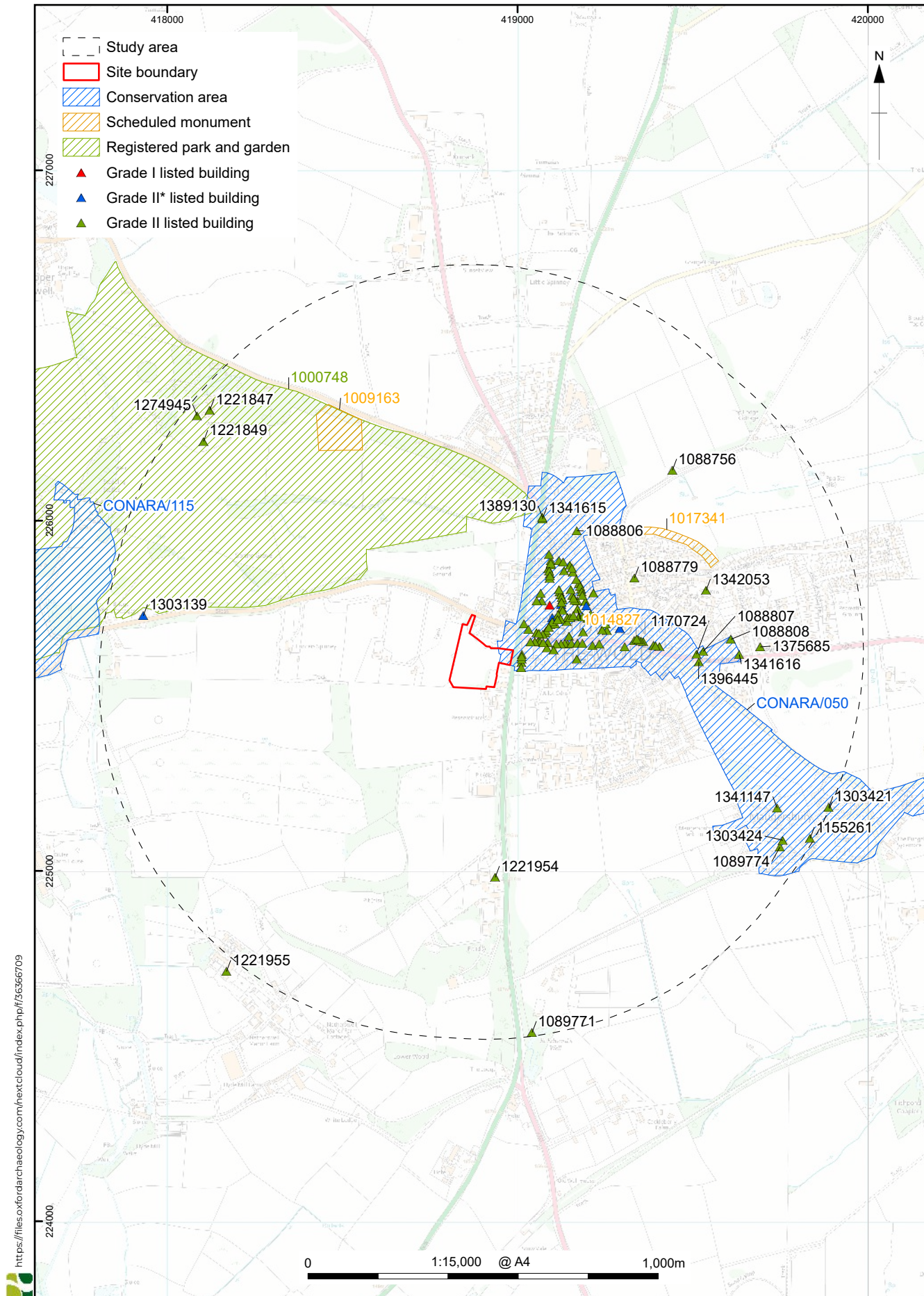


Figure S68.1: Site location



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Figure S68.2: Designated heritage assets within the study area

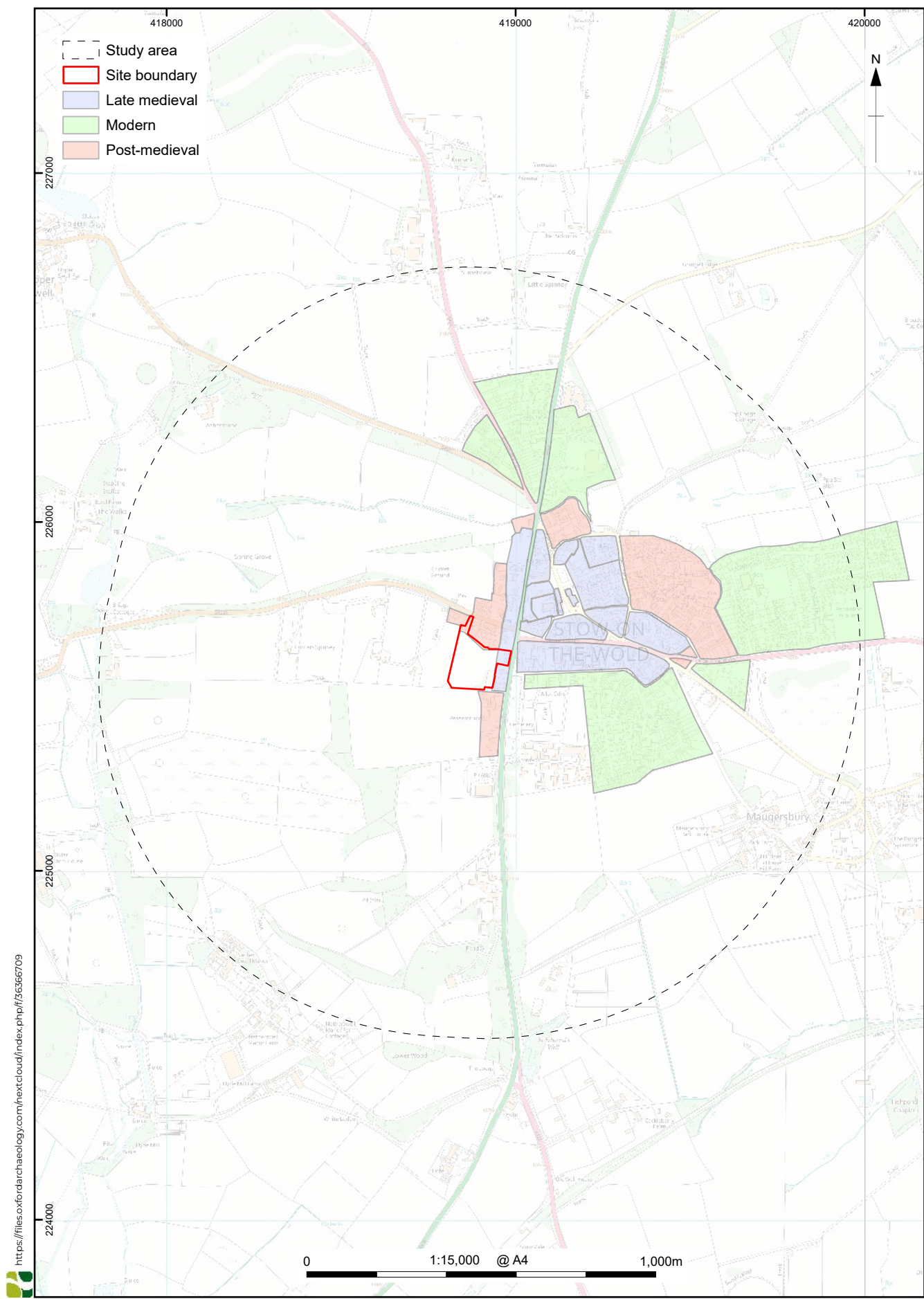


Figure S68.3: Historic development of the town

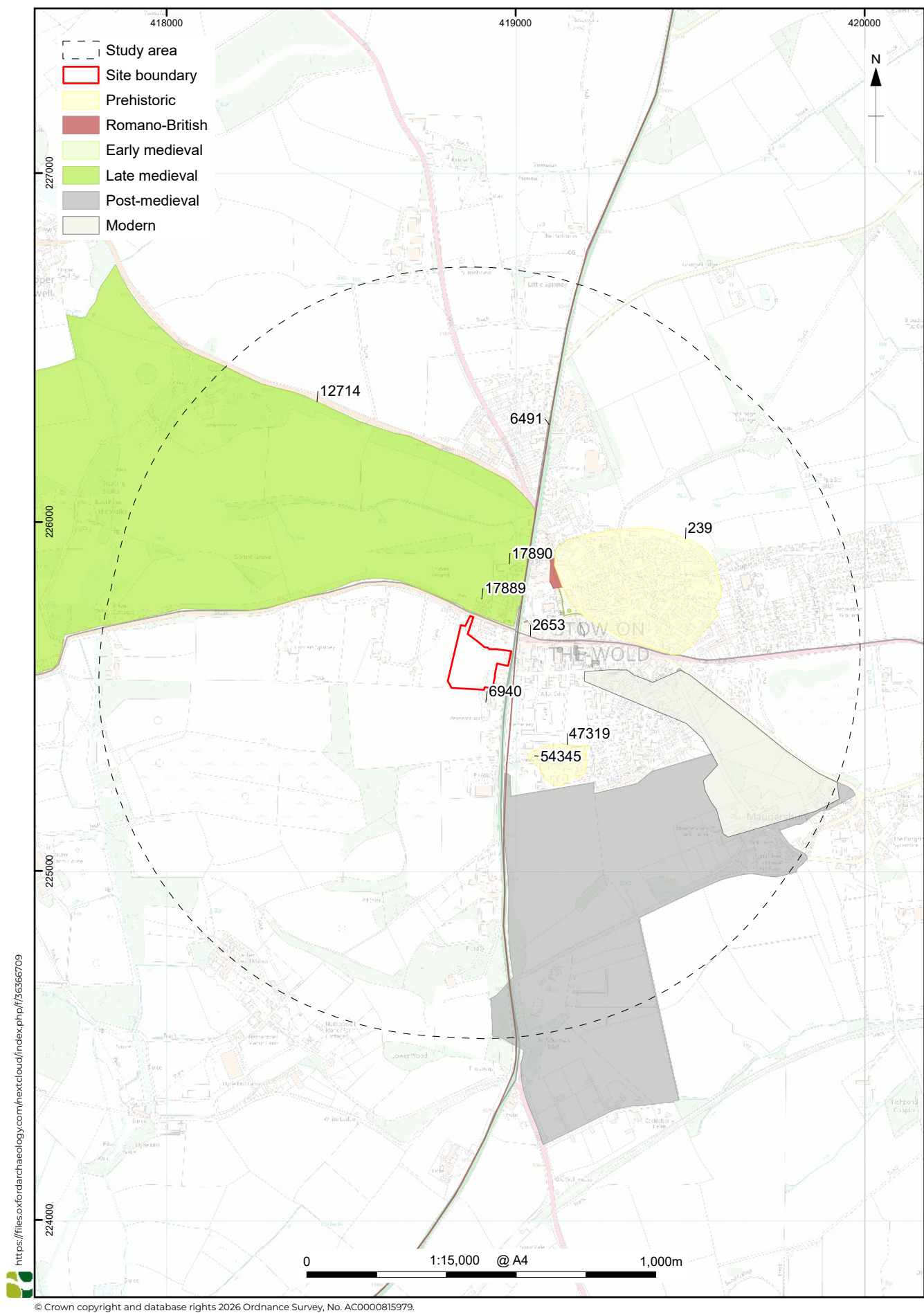


Figure S68.4: Non-designated heritage assets within the study area

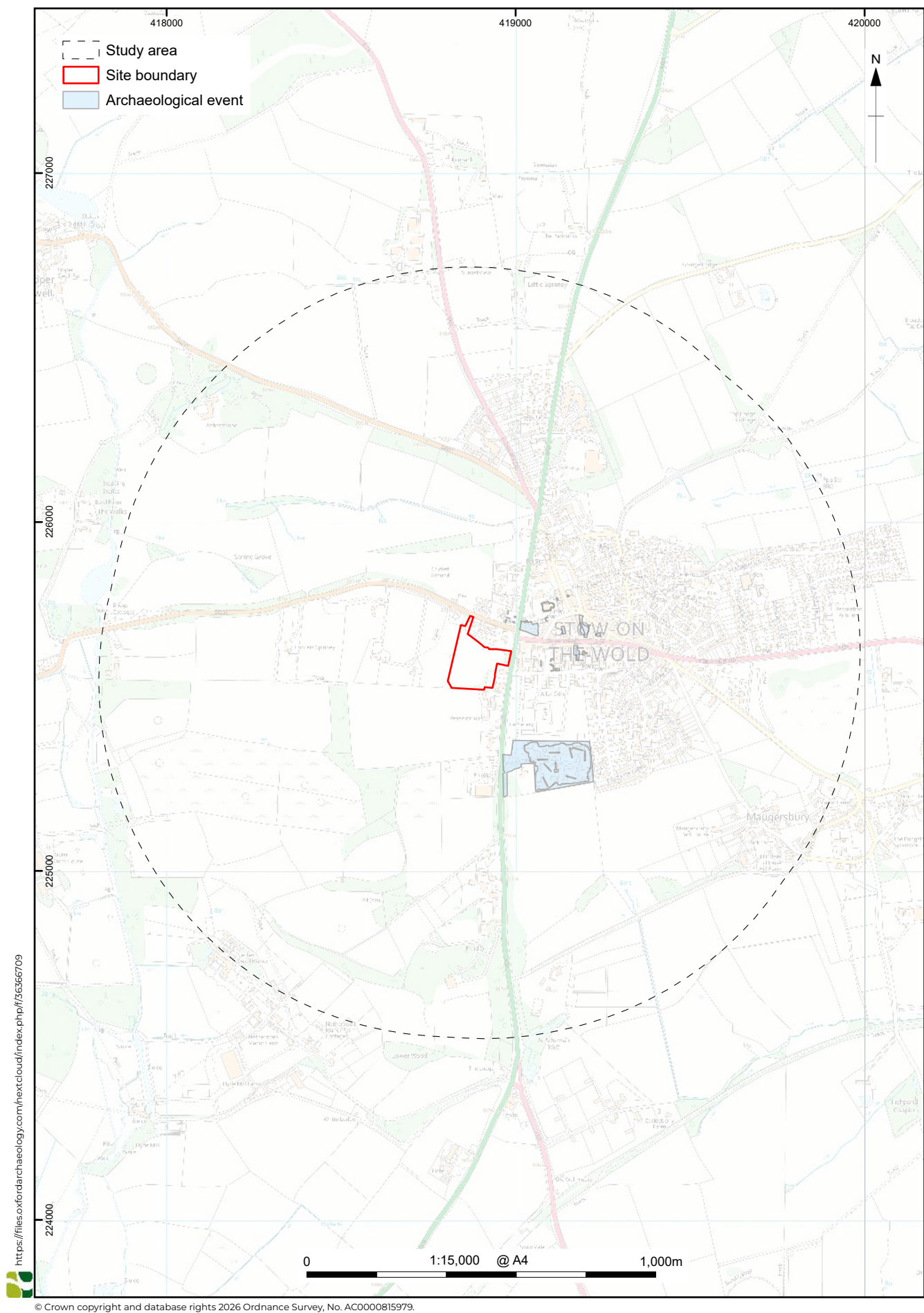


Figure S68.5: Archaeological events within the study area

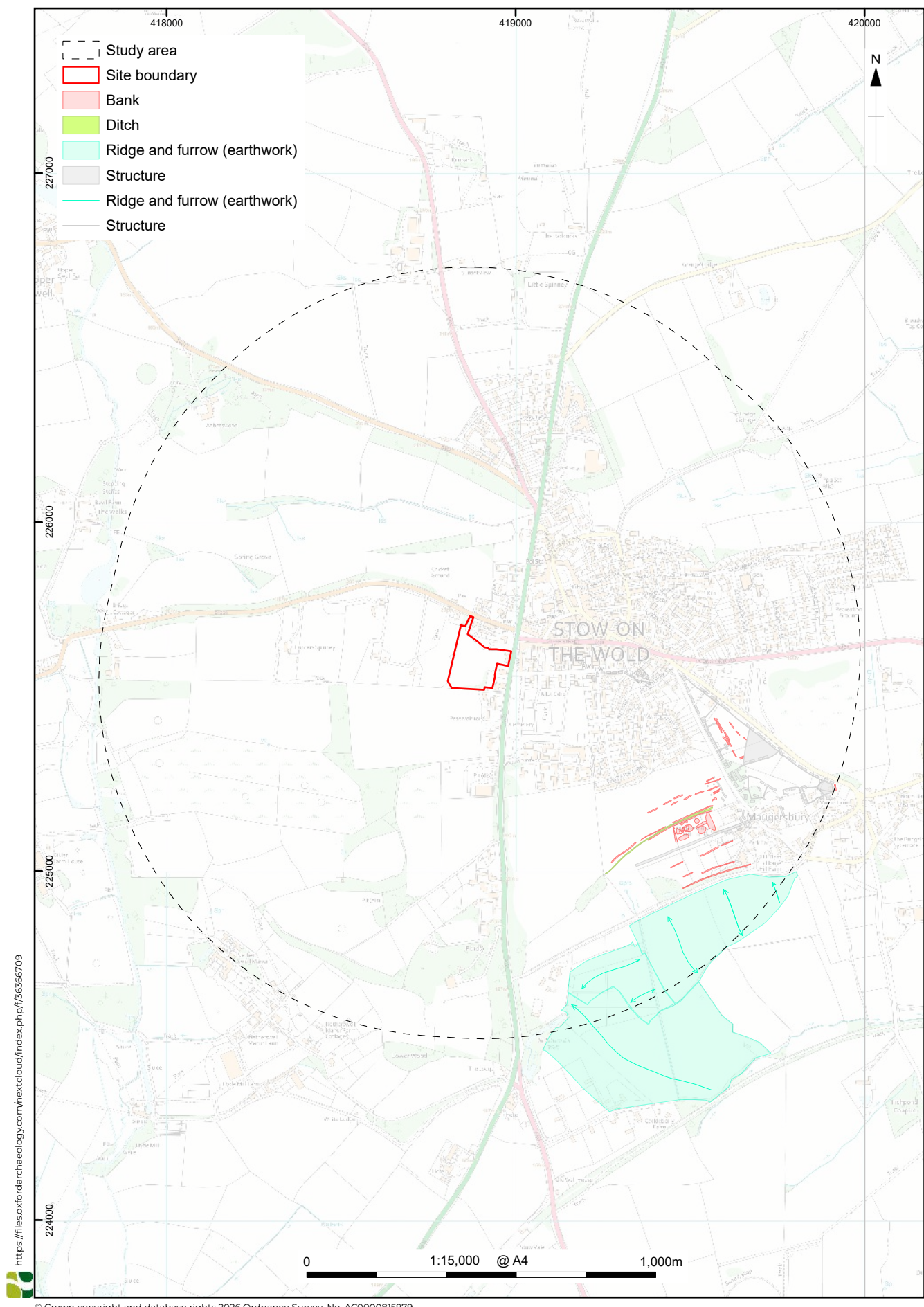


Figure S68.6: NMP data within the study area

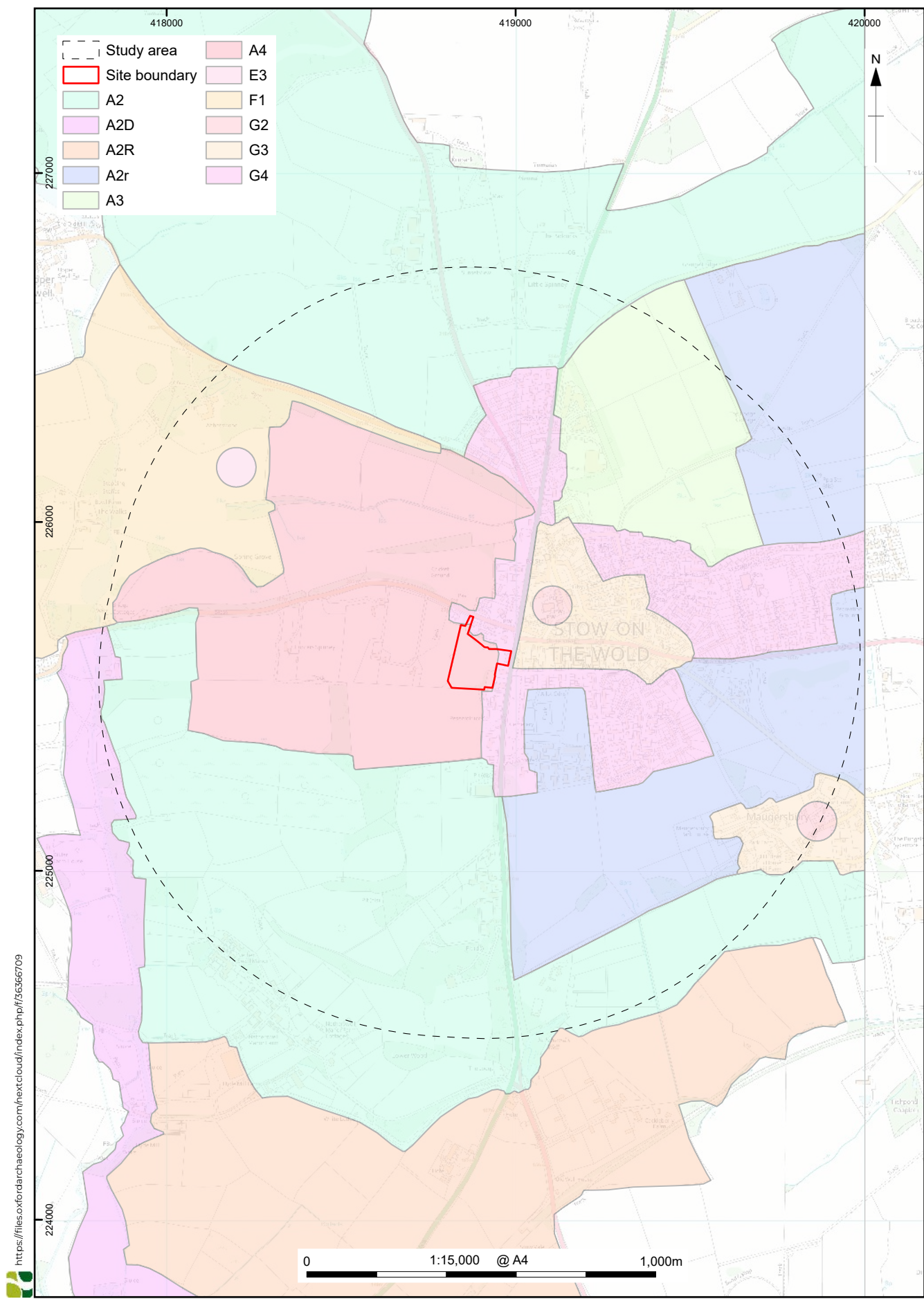


Figure S68.7: Historic landscape characterisation within the study area

Site Reference	SD17
Town	Siddington
Site Name	Land east of Siddington Road and west of Bluebell Drive
Related policies	-
Proposed allocation use	Residential development
Number of dwellings	5

Brief description of site:

The site covers an area of c. 0.63ha on the south-eastern edge of Cirencester. It lies in the north of the parish, and c. 460m to the north of the village, of Siddington, in the Cotswolds District of Gloucestershire (Fig. SD17.1).

The site comprises the northern end of a single rough pasture field utilised for grazing horses. To the east lie single storey chalet homes with individual post-and-rail fences and vegetation forming the boundary of the site, while modern housing and development lies to the north and north-west. While the western boundary comprises a combination of mature hedgerows and timber fencing (north) and a low drystone wall (south) that front Siddington Road and its associated footpath (with agricultural land beyond), the southern boundary comprises timber fencing and mature trees with further pasture and agricultural land beyond. Manhole covers, following a north-west to south-east alignment and indicative of below-ground services, are located towards the western extent of the site, while a pylon is located in the east.

Topographically, Cirencester lies on the low lying floodplain of the River Churn, with the river c. 170m to the east of the site. This lies within a shallow bowl that is surrounded by the Cotswold Hills to the north and west, while flatter land of the Upper Thames Valley lies to the south. While the ground rises to the west of the site, the site itself covers largely level land that rises from c. 101m aOD in the south-west to c. 103m aOD in the south-east and c. 105m aOD in the north. In the south of the site is a large pond or depression, and an unnamed watercourse or drain extends to the east and south from the south-east corner of the site.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified across the study area, comprising two conservation areas, two scheduled monuments and 25 listed buildings (Fig. SD17.2).

Conservation areas and their associated listed buildings

The Cirencester South conservation area (CONARA/144) is located c. 630m to the north of the site and covers the southern extent of the historical town, representing its 18th century and later expansion southwards, almost filling the entire area of low-lying and boggy common land and waste ground that had been defined by the walls and ramparts of the Roman town (*Corinium*). Within the study area, the conservation area incorporates three Grade II* and 29 Grade II listed buildings that contribute to its character and significance. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Within the study area, these listed buildings comprise five listed buildings of Grade II status that form part of its post-medieval development and links to the surrounding landscape:

- 1298663 - Cotswold Club and attached railings
- 1280970 - The Old Mill House
- 1298699 - 12, City Bank Road
- 1280751 - 10, City Bank Road
- 1205389 - Rose Cottage

The conservation area appraisal identifies that its significance lies in its context of mostly 19th and 20th century development on relatively flat land with a mixture of residential, community and industrial uses. This includes the informal grid pattern of its layout, the form and character of the buildings, open spaces and mature trees that form a green backdrop enclosing and compartmentalising the area. Views within the Cirencester South conservation area are concentrated within its area, but also include longer range views to its north-west. None of these incorporate views of the site. A number of issues face the conservation area as a result of demolition and redevelopment, including inadequate enclosure and the loss of boundary features; poorly maintained buildings; poorly proportioned and sited 20th century commercial buildings; visual clutter; and inadequate interpretation of the area's archaeology, architecture and history. Due to the aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. The built-up character of the area adjacent to the north of the site, as well as the mature planting, limits visibility to the north, restricting intervisibility between the conservation area and the site and

meaning that the conservation area and its listed buildings are unlikely to be affected by the proposed allocation.

Preston conservation area (CONARA/067) is situated *c.* 925m to the north-east of the site and covers the historical elements of the village. Although only a single listed building within the conservation area lies within the study area (the Grade II listed 19th century Church Farmhouse; 1153591), one Grade II* and a further seven Grade II listed buildings lie within the conservation area and contribute to its significance. Although no conservation appraisal has yet been produced for Preston, the conservation area principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their aesthetic (architectural) and historic interest, the conservation area and listed building are considered to be of **high significance**. The mature trees beyond the residential chalet houses limit intervisibility between the conservation area and the site. As such, the conservation area and associated listed buildings are unlikely to be affected by development within the proposed allocation.

Scheduled monuments

To the north of the site, the scheduled monument of *Corinium* Roman town (1003426) lies *c.* 725m from the site at its closest point and extends northwards. This relates to some of the above- and below-ground remains associated with the Roman town that developed here from the 1st century AD and became the capital of the Cotswold region and second-largest town in Britain. Remains associated with the Roman town (400), defined by its walls, extend beyond the scheduled monument, closer to, but still *c.* 760m from, the site. Remains within the area of the scheduled monument include those of the town (forum, basilica and residential districts), its walls and the amphitheatre. Due to its archaeological and historic values, relating to its ability to yield information regarding Roman settlement, the scheduled monument is considered to be of **high significance**. Although this includes above-ground remains, there is no intervisibility with the site due to the surrounding built development and planting, and identified associated evidence has been concentrated towards Ermin Street Roman road (7542), on the opposite side of the River Churn. As such the Roman town is unlikely to be affected by the development within the proposed allocation.

To the south-west, the scheduled monument of the Tithe Barn (1003445) lies *c.* 215m from the site. This relates to the original location of a tithe barn, with the larger, and earlier, of two barns that are of Grade II* listed status (1090073) relating to this barn. The location of the wagon entrance on this barn indicates

that the original barn extended over the area of the smaller barn as well. The earlier, scheduled barn, dates to the 13th century and has associations with the neighbouring Grade II* listed church (1340986) through the logistical framework of tithe collections. Due to its aesthetic (architectural), historic and group value, this is considered to be of **high significance**. Due to the surrounding trees and hedgerows, the tithe barn does not share intervisibility with the site.

Listed buildings

In addition to the listed buildings that lie within the conservation areas, a further two Grade II* and 17 Grade II listed buildings are located within the study area.

Within the modern extent of Cirencester, the Grade II listed 19th-century house and offices of Bridge End House (1204970) lie c. 210m to the south of the conservation area (c. 770m to the north-west of the site), with the mid-19th-century Old Rectory (1379927) a further c. 790m to the south (c. 565m to the south-west of the site), just beyond the southern extent of the town. Due to their high aesthetic (architectural) and historic value, these are considered to be of **high significance**. However, due to the intervening planting and development, there is no intervisibility between these buildings and the site, and they are unlikely to be affected by the proposed allocation.

To the south of the site, the listed buildings comprise a cluster of buildings in the locale of the scheduled tithe barn (1003445), c. 200m from the site at Church Farm. These include the Grade II* listed Church of St Peter (1340986) and barns (1090073), as well as the Grade II listed mid-19th-century Siddington Manor (1340988), mid-17th-century Church Farmhouse (1340987), late 18th-century animal shelter that has been converted into stables and garage (1090074) and group of four 18th-19th century tombs within the churchyard (1090072). The church had Norman foundations and was extended and restored during the 15th and 19th centuries respectively, with the tower (visible from the site) built during its restoration. The only one of the group of buildings related to the earlier life of the church is the larger of the two barns (1090073), which post-dates its original foundation (being of 13th century date), but relates to its historical use. Due to the aesthetic (architectural), historic, cultural and group value of these buildings, they are considered to be of **high significance**. Due to the surrounding vegetation, intervisibility with this group of listed buildings is limited to the church, although the site can be seen from the churchyard.

To the south-east of the site, a further two listed buildings frame a cluster of buildings on the eastern side of the River Churn. These comprise the late 17th/early 18th-century millhouse and late 18th/early 19th-century Preston Mill (1089264) associated with the River Churn below the mill, and the late 19th-century Siddington House (1340985). Although the site forms a small part of the wider rural character of the area, the grounds associated with Siddington House lay to the east of the River Churn, c. 650m to the south-east of the site. Due to their aesthetic (architectural) and historic value, these are considered to be of **high significance**. However, they are separated from the site by the intervening buildings and planting, and are unlikely to be affected by the proposed allocation.

To the east of the site, the agricultural nature of the area between Preston and Siddington is represented by the Grade II listed buildings of the 17th-century Forty Farmhouse (1341396) and its associated barn (1089231). Due to their aesthetic (architectural), historic and group value, these are considered to be of **high significance**. As well as having been historically separated from the site by the River Churn and the continued use of the Ermin Street Roman road (7542), these buildings lie in the neighbouring parish of Preston, suggesting that the focus of their landscape was away from the site. They are separated from the site by the intervening buildings, planting and presence of the trunk (A419) road, and they are unlikely to be affected by the proposed allocation.

Further afield, three buildings to the south of the site relate to expanded settlement at Siddington. These comprise the late 19th-century detached house of Siddington Hall (1090070) which has been divided into flats, the early/mid-19th-century Greyhound Inn (1090071) and late 16th/early 17th-century detached Roberts House (1304080). Due to their aesthetic (architectural) and historic value, these are considered to be of **high significance**. Siddington Hall (1090070) has historically been located towards the south of the dispersed settlement at Siddington, and although the site forms part of the broader rural aspect within the wider area, the house itself has historically had farmsteads and buildings, as well as the Thames and Severn Canal and Midland and South-Western Junction Railway, within its more immediate vicinity. These are separated from the site by the surrounding mature planting and intervening buildings, and are unlikely to be affected by development within the site.

Over 770m to the south-west of the site, a group of four Grade II listed buildings form part of the settlement on both sides of the Thames and Severn Canal at Upper Siddington. To the north of the canal, these comprise the well preserved mid/late 19th century estate farmhouse (1090075) associated with Barton Farm which sits adjacent to a mid-19th-century schoolhouse (1153896).

An 18th century road bridge (1090036) spans the canal, with the late 17th century Upper Siddington House (1340989) to the south of the canal. Due to their aesthetic (architectural), historic and group value, these are considered to be of **high significance**. Historically, while the farmhouse and schoolhouse (1090075 and 1153896) have been separated from the area of the site by the Midland and South-Western Junction Railway, Upper Siddington House (1340989) and the road bridge (1090036) predate that railway. These are separated from the site by the intervening distance, as well as the surrounding mature planting and intervening buildings, and are unlikely to be affected by development within the site.

Significance of non-designated heritage assets in the site:

A single non-designated heritage asset has been recorded within the area of the proposed allocation. This relates to the edge of 18th-century water meadows (Figs SD17.3-9; 28686), with evidence of this comprising an earthwork bank and ditch visible in aerial imagery almost on the southern edge of the site. This area of water meadow earthworks extends along the floodplain of the River Churn to the south and east of the site. These have not been investigated within the site, but form part of the edge of the landscape along the river valley. Such remains, if present, are likely to be of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 213 non-designated heritage assets within the 1km study area (Figs SD17.3-9), dating to the Mesolithic period onwards. These include the presence of remains associated with a Bronze Age funerary landscape, Iron Age settlement and enclosures, the Roman town of *Corinium*, farmsteads and cemeteries, the route of the Ermin Street Roman road, later used for the post-medieval turnpike road, early and later medieval settlement, post-medieval settlement, turnpikes and railways, as well as further medieval and later meadows and cultivation, historical farmsteads, and World War II defences.

The closest evidence outside the site relates to Mesolithic finds recovered from the area directly to the west of Siddington Lane, and Roman finds recovered from later features identified during work ahead of the development that extends to c. 15m from the north-west corner of the site (EGC6582). Overall, the presence of the site on lower ground within the floodplain indicates that although it lies in an area of high archaeological potential, the site itself may have been less attractive for occupation. Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to

be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**.

Historic landscape character of the site (and significance):

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and Wye Valley AONB describes the historic landscape character of the site as 'former unenclosed cultivation – now enclosed' (A4p; Fig. SD17.10). The 'p' suffix indicates that parliamentary enclosure was undertaken within the parish. This covered all of the site and partly reflects the former unenclosed cultivation pattern which extends across most of the landscape to the south-west of the site. The northern and eastern edges of the site, however, comprise the boundary of this with the modern extent of settlement (G4), which extends across much of the area to the north. The boundaries within this landscape are of a relatively late date (18th century or later), but form a defining element in the character of the landscape.

Beyond this to the south, the historic landscape character includes riverine pasture that has now been enclosed (D1r), while to the east, beyond the modern chalets that border the site, this landscape comprises a floated water meadow system (D3; 28686) with further enclosed land (A2) and a post-medieval designed ornamental landscape (F1) beyond. To the east and west of the modern settlement extends to the north of the site, the historic character of the fields includes further enclosed land (A3, A3x and A4p).

The historic character of settlement in this area, to the south of the town of Cirencester, was of a dispersed pattern and associated with Siddington. Historically this was a loose collection of farms, but has since seen infill development and expansion. The parish boundary for Siddington formerly ran along the eastern boundary of the site, but has since been moved to the east.

The enclosed nature of this area is representative of rural landscapes used for agriculture which began to be enclosed from the 18th century, and is considered to be of **low heritage significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site sits on the edge of the rural landscape that surrounds settlement at Church Farm. Although additional farm buildings are in the immediate environs of the scheduled monument and listed buildings, the continued presence of surrounding rural land, including paddocks within the site and the intervening

area, allows their historical context as part of dispersed settlement and farms to be understood. However, while the surrounding planting means that visibility of the site from these listed buildings is limited to glimpses of the site from the churchyard, the Grade II* listed church (1340986) is visible in southwards views, both across the site and along Siddington Road, where they incorporate the hedge along the site boundary. As such, the rural nature of the site contributes to southward views that incorporate the church spire by helping to preserve its rural context, and the site makes a **low positive** contribution to the setting of the church. With regard to the other buildings in this group, including the scheduled and Grade II* listed tithe barn (1003445, 1090073), Grade II listed manor and farm buildings (1340988, 1340987 and 1090074) and Grade II listed tombs (1090072), the association between them is historical and associative. They provide historical context for the development of the church, representing the interrelationship between the church and elites, the organisation of medieval estates and the rural manorial system, as well as the role made by the church in the logistical framework for the implementation of tithes. This collection of tithes provides an additional relationship between the site and the church and tithe barn as the site lies within the historic parish of Siddington. As such, with agricultural land surviving in the intervening area (outside the site), the site makes a **low positive** contribution to the setting and significance of these buildings in helping them to be understood within their original context.

The conservation areas (CONARA/067 and CONARA/144) and their associated listed buildings as well as the scheduled monument relating to the Roman town (1003426), and the other listed buildings (1089264, 1090036, 1090070, 1090071, 1090075, 1153896, 1204970, 1304080, 1340985, 1340989 and 1379927) within the study area, do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their aesthetic, architectural, historic, cultural and group interests rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a low positive contribution to the setting of the cluster of buildings at Church Farm to its south.

The site forms part of the edge of the rural landscape to the north of the settlement at Church Farm. This incorporates the scheduled monument (1003445) and listed buildings associated with the church, farm and manor

(1090072, 1090073, 1090074, 1340986, 1340987 and 1340988). Development within the site is of a small scale (five dwellings), and its location will not result in the modern settlement edge getting closer to this cluster of buildings. At present, the church is visible from across the site, and the site is occasionally visible from the churchyard. Although it would bring additional buildings into views towards the church, these views are already framed by the modern buildings to the east and north, and these views are from modern, not associated, buildings. In addition to this, pasture fields remain in the intervening area (outside the site). As a result, development within the proposed allocation has the potential for **less than substantial harm** to the setting and significance of the scheduled monument and listed buildings at Church Farm.

Development of the site would have **no harm** on the Cirencester South and Preston conservation areas (CONARA/067 and CONARA/144 respectively) and their associated listed buildings (1153591, 1298663, 1280970, 1298699, 1280751 and 1205389) as there are no direct historical associations between them and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the scheduled monument associated with the Roman town (1003426) or the other listed buildings within the study area (1089264, 1090036, 1090070, 1090071, 1090075, 1153896, 1204970, 1304080, 1340985, 1340989 and 1379927).

No previous archaeological investigations have been undertaken within the site. However, earthworks associated with the former water meadows (28686) have been identified on the southern edge of the site, and finds of Mesolithic and Roman material have been recovered to the west. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site comprises enclosed cultivated land on the edge of water meadows. The site is currently a rough grass meadow that links to the meadows to the south. However, while mature vegetation separates the site from these, the hedge along its western boundary

links to its enclosed nature. Although the site forms a smaller enclosed pocket of this, it sits on the edge of an extensive area of this character that borders the modern extent of Cirencester to the north and east. Although the parish boundary has moved, the boundary of the potential allocation respects its former alignment. The modern extent of Cirencester does not follow a smooth edge, and the site sits within one of its indents, and as such does not extend the settlement boundary outwards to any significant extent. Given the site's presence on the edge of this landscape, adjacent to residential buildings, development within the proposed allocation has the potential for **less than substantial harm** to the historic landscape character of the area.

Cumulative impacts deriving from the allocation of the site:

Although the Cirencester South (CONARA/144) and Preston (CONARA/067) conservation areas, as well as the scheduled Roman town (1003426) and most of the listed buildings within the study area for this site lie within the study areas of neighbouring potential allocations (C164A, C190 and R519/650), the small scale of this allocation, its separation from the setting of most of these designated heritage assets, as well as the separation of the other potential allocations from the setting of heritage assets impacted by this site (1003445, 1090072, 1090073, 1090074, 1340986, 1340987 and 1340988), means that **no cumulative impacts** are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation is located on the edge of settlement with views towards discrete settlement at Church Farm to the south. Its character as a small, enclosed fields on the edge of a larger area of enclosure, as well as the framing that this provides towards views of the settlement cluster at Church Farm, contributes positively to the rural character of these assets and forms part of the separation between Cirencester and Church Farm. As a result, development within the site would lead to less than substantial harm to the listed buildings at Church Farm and substantial harm to archaeological assets within the site.

Given that the site's contribution to these assets is predominantly through its rural, undeveloped character on the edge of Cirencester and its presence in views southwards of the Grade II* listed church, it is unlikely that harm could be completely prevented. Due to their location of the site in an inset area of the

settlement edge, development within its area is likely to lead to some infill of this. With the proximity of Church Farm and visibility of the church, the southern and western parts of the site are the most sensitive and built development should be avoided in these areas. However, design measures could be put in place to reduce the impact of the allocation. As a result, built development should be concentrated along either the northern or eastern edges in order to limit the extension of the settlement edge. Where views of the church are possible from the roadside to the west of the site, these should be retained in order to prevent the erosion of the rural setting. Preserving these as gardens or strategic green space would help to maintain views of the church on the route out of Cirencester and some of the rural character in these views. The existing planting along the site boundaries should also be retained as it helps to maintain screening to the church.

To reduce the impact of the allocation, new development should be concentrated in the less sensitive east and north of the site. New development should comprise mainly detached or semi-detached buildings that mirror the character of the settlement to the north, east and west. Building heights should be restricted to respect the low-level town skyline and help preserve views between the town and the surrounding landscape. The use of local vernacular materials and building designs, including limiting building heights and using stone walls along plot boundaries, may also help to retain some of the rural character and integrate built development into the settlement edge. The rural character could also be retained through the retention, maintenance and enhancement of the existing hedgerows and trees that form part of the boundaries of the site.

Considering the archaeological potential of the site, and the absence of previous archaeological investigation within its area, and that a heritage impact assessment (EDP 2026) has been undertaken for the site, it is recommended that a programme of archaeological evaluation trenching is carried out across the site pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in less than substantial harm to the setting and significance of a scheduled monument and listed buildings, as well as substantial harm to

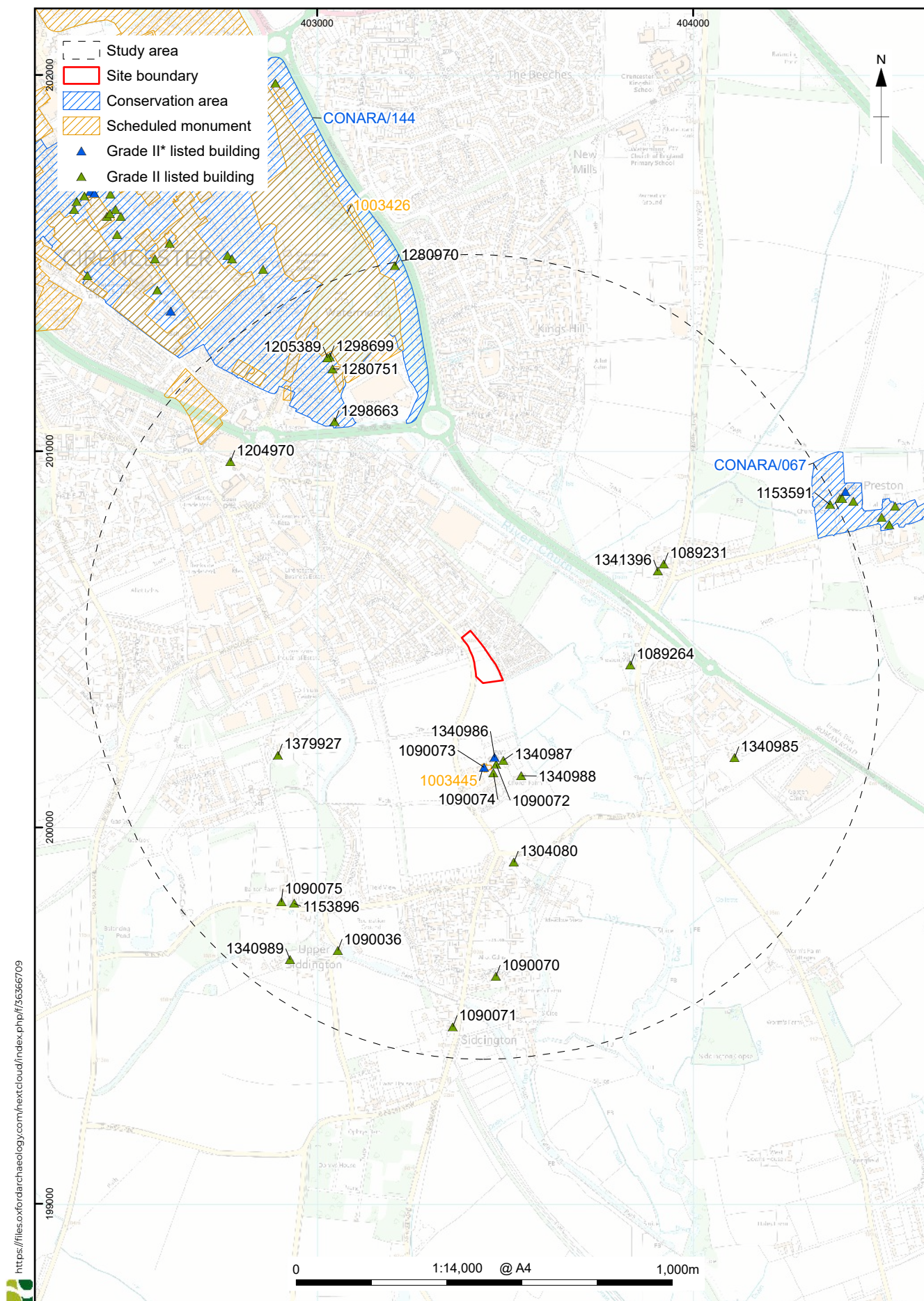
archaeological remains within the site, although this effect is likely to be capable of mitigation through a programme of further archaeological works.

It may be possible to reduce the potential setting effect through avoiding built development in the south or west of the site as well as the use of sensitive, considerate design of the final development proposals.

Heritage Constraint Rating: Moderate

The site is considered to have an overall heritage constraint rating of **Moderate** (i.e. the site contains historic environment constraints but is suitable for development subject to recommended mitigation or design controls). Built development should be kept to either the northern or eastern edge of the site in order to minimise the extension of settlement and the 'infill' of the settlement edge. This would also help to prevent the feel of coalescence towards the Church Farm area to the south. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation.

It is considered that the proposed allocation is suitable for development, subject to design and layout controls. Built development should be concentrated to the north or east of the site, adjacent to existing modern development, in order to limit the extension of the settlement edge. The south and west of the site could be incorporated as strategic green space that, with the retention of existing planting, allows the continued rural feel of views towards the church from along the roadside.



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Figure SD17.2: Designated heritage assets within the study area

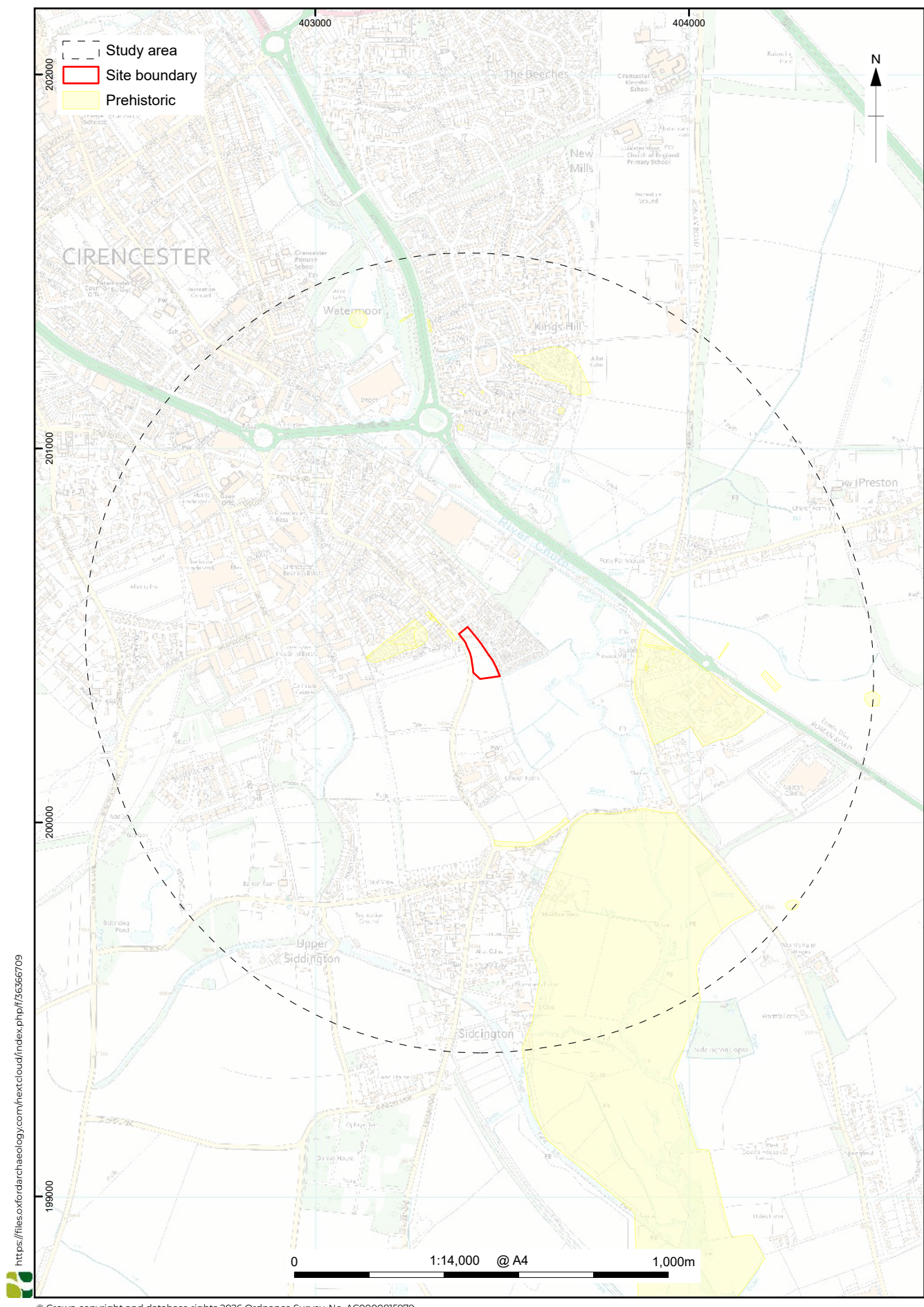


Figure SD17.3: Prehistoric non-designated heritage assets within the study area

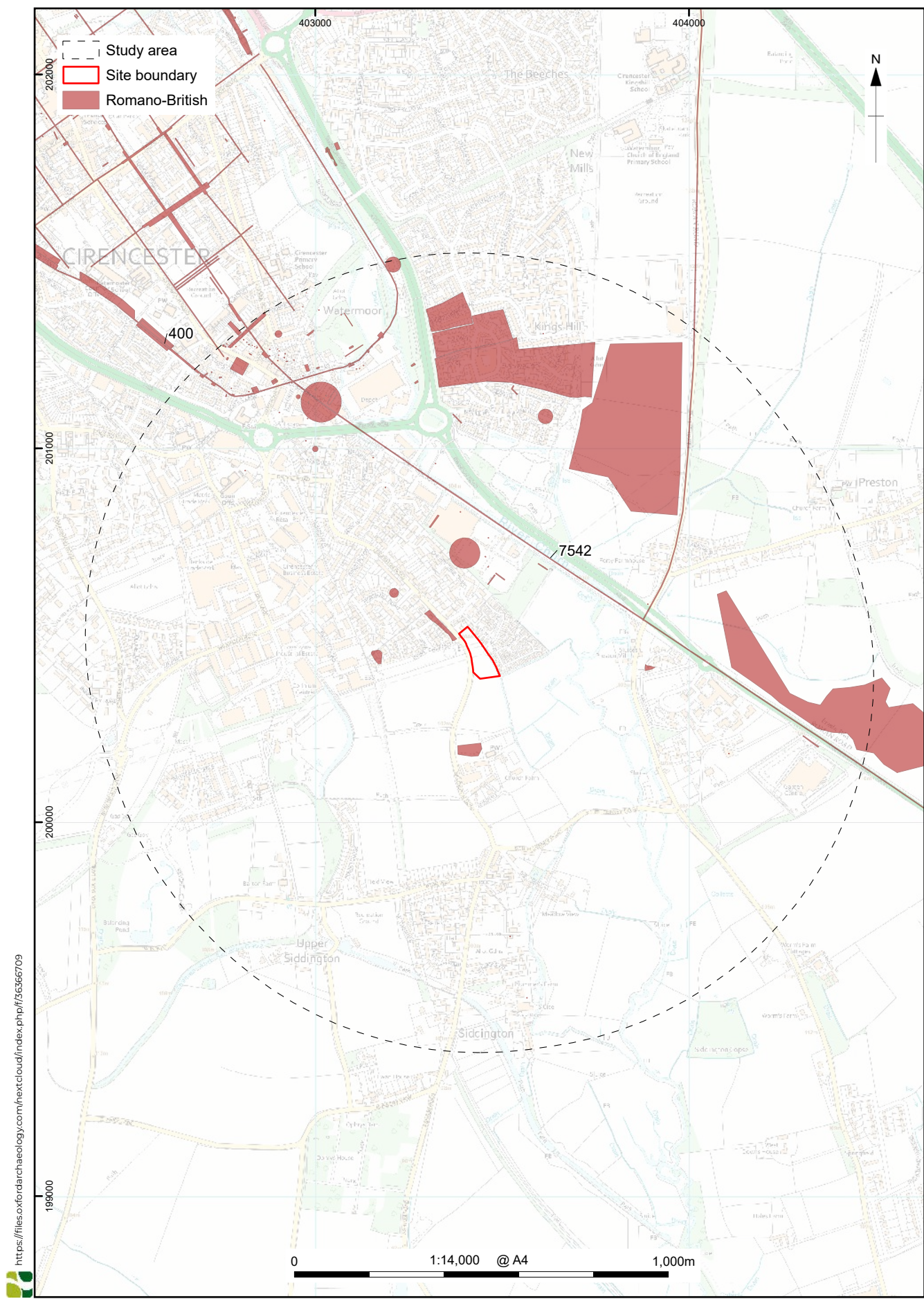


Figure SD17.4: Romano-British non-designated heritage assets within the study area

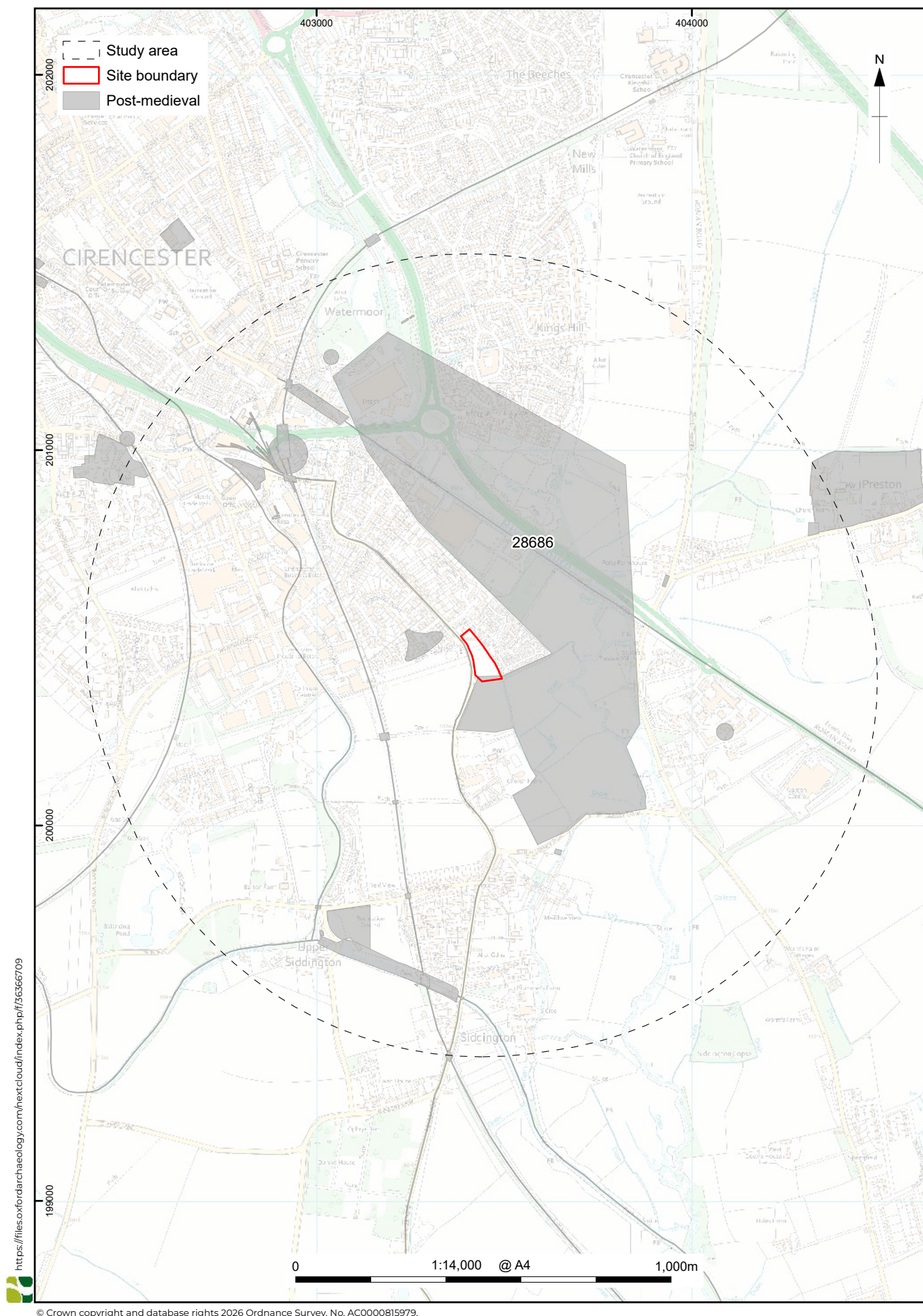
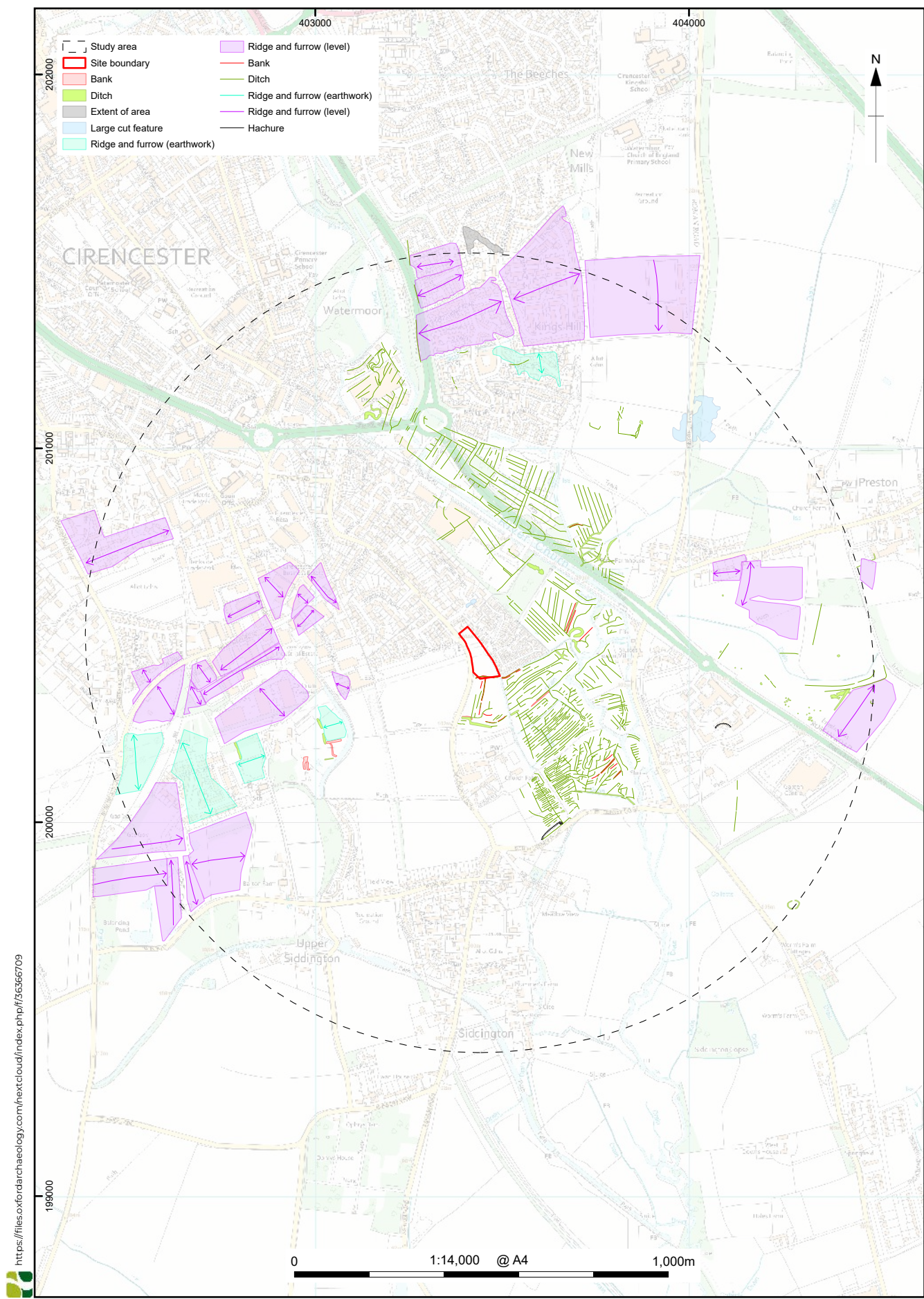


Figure SD17.6: Post-medieval non-designated heritage assets within the study area



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Figure SD17.8: NMP data within the study area

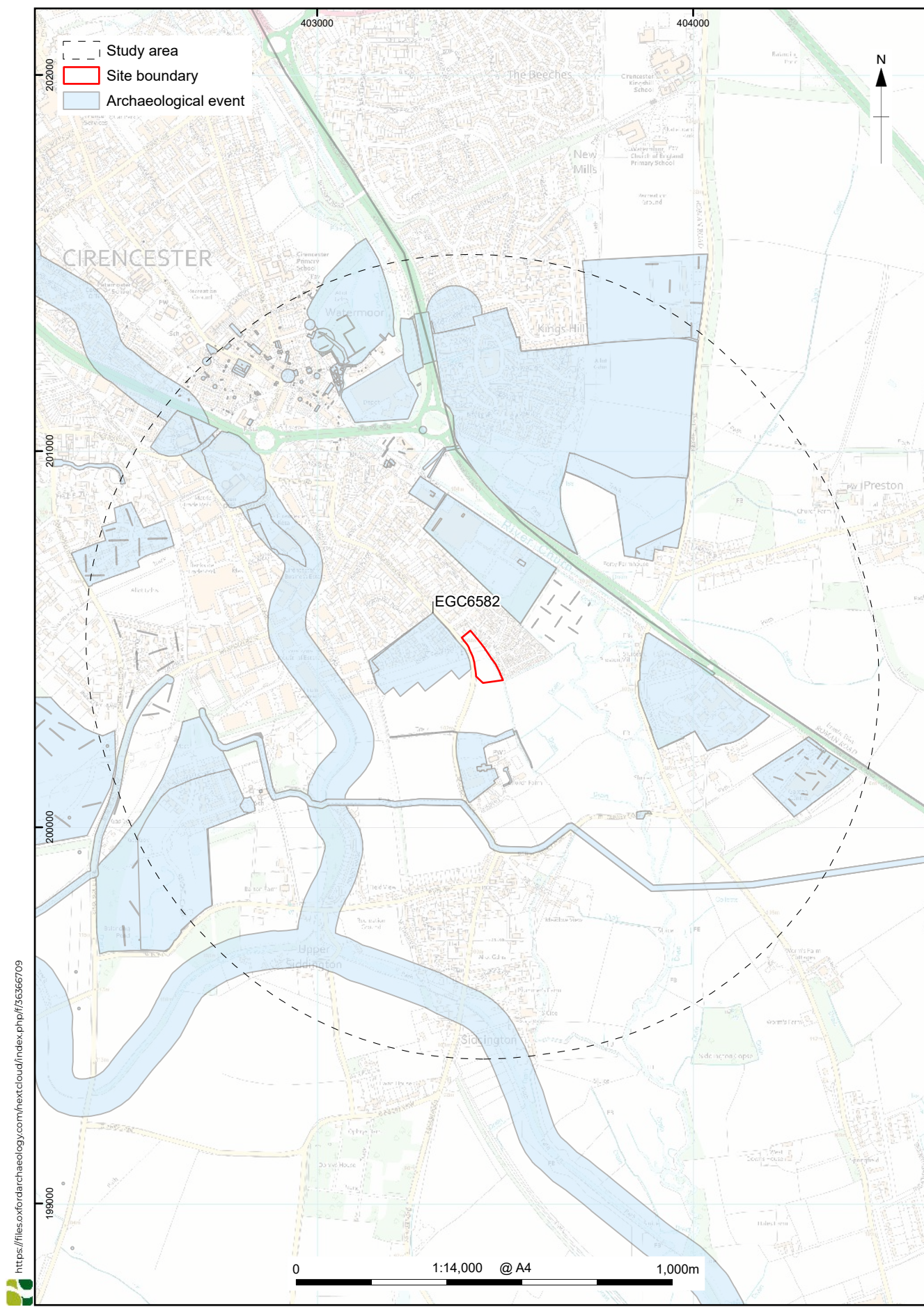


Figure SD17.9: Archaeological events within the study area

