

Site Ref	F20A
Town	Fairford
Site Name	Land south-east of Fairford
Related policies	
Proposed allocation use	Residential development
Number of dwellings	109

Brief description of site:

The site is located immediately to the south-east of Fairford and covers c.5.75 hectares of agricultural land historically associated with Beaumoor Farm, which lies 50m to the west (Fig. F20A.1). The southern boundary of the site is not defined by any existing landscape features and passes through two agricultural fields. The remaining site boundaries follow existing field boundaries and are defined by hedgerows, with tracks and footpaths running along the northern and eastern boundaries of the site.

Fairford is situated within a broad, shallow valley associated with the River Coln. Land levels in the environs of the village generally rise in a north-westerly direction away from the river. The site itself lies on the south-eastern edge of Fairford on low-lying ground, ranging from approximately 85m AOD in the north-west to 82m AOD in the south-east, indicating a gentle fall towards the river. The settlement at East End and Morgan Hall Gardens, located to the west and north of the site respectively, occupies slightly higher ground, while the landscape to the east and south comprises lower-lying land associated with the floodplain of the Coln and the artificial lake to the east. Although the immediate environs of the site are characterised by low-relief topography, there are localised areas of higher ground in the wider landscape, notably at Horcott Hill to the south.

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:

Fairford Conservation Area lies immediately to the north and c.100m to the west of the site. There is no formal conservation area appraisal; however, its development and character are outlined in the Fairford Character and Design

Assessment (2022)¹, which forms part of the evidence base for the Fairford Neighbourhood Plan. The conservation area derives its significance primarily from its historic and architectural interest, reflecting its development as a medieval and post-medieval market town. Its historic interest is expressed through its layout, including the High Street, historic routeways and market area, as well as its relationship with the River Coln and the surrounding agricultural hinterland. Its architectural interest derives from the consistent use of locally quarried limestone, vernacular forms and materials, and a concentration of 15th- to 19th-century buildings, including the Grade I listed Church of St Mary (1089998), four Grade II* listed buildings (1090001, 1305142, 1089954 and 1341028) and 100 Grade II listed buildings. The conservation area also has archaeological interest, with potential for buried remains associated with medieval and post-medieval settlement, historic plots and routeways.

The site adjoins the south-eastern part of the conservation area, known as East End (Fig. F20A.2). This area developed as a small rural hamlet on the edge of Fairford and contains a range of 16th- to 18th-century historic buildings, including the 18th-century Moor Farm, originally Beaumoor Farm, which contains the Grade II listed Moor Farmhouse (1305211); the 18th-century Grade II listed East End House (1089996); and the 16th-century Grade II listed Morgan Hall (1089970) and its associated park. Other notable features highlighted in this area include the track passing along the northern boundary of the site, Fieldway, which may have originated as a prehistoric trackway and later connected the settlement to its surrounding fields (Fig. F20A.3).

The 1971 Policy Statement for the conservation area defines Fairford as a unique market town with open country penetrating to the centre. The permeable settlement edge, with corridors of green space and rural land that break up the line of development, is therefore also considered to contribute to the character of this part of the conservation area.

The conservation area has a high level of architectural and historic interest and accordingly is considered to be of **high significance**.

The majority of the listed buildings within the study area are separated from the site by surrounding development and are unlikely to be affected by the proposed allocation. Moor Farmhouse (1305211) and Morgan Hall (1089970)

¹ Evidence base: Fairford Character and Design Assessment, March 2020, revised September 2022: <https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/fairford-neighbourhood-plan/>

have been scoped into this assessment due to their proximity and historic relationship with the site.

The Grade II listed Moor Farmhouse (1305211) lies 115m to the west of the site. Moor Farmhouse originated in the early to mid-18th century as the farmhouse for Beaumoor Farm. It was later enlarged in the late 18th or early 19th century in response to evolving domestic and agricultural needs. The farmhouse is constructed in coursed rubble stone with a stone slate roof, in keeping with the local vernacular tradition, and it retains a number of key features such as gabled dormers, stone stacks and casement windows. Despite later alterations, including a 20th-century porch and extensions, the building preserves evidence of its original symmetrical plan and subsequent development, including its integration with an attached cottage range. The farmhouse has a high level of historic and architectural interest, derived from its surviving plan form, use of traditional materials and construction techniques, and incremental adaptation throughout the 18th and 19th centuries. The low-lying landscape to the south-east of the farmhouse, between the town and the river, including the site, was historically known as Beau Moor and appears to have been farmland associated with the farmhouse. As a result, it is considered to be of **high significance**.

The Grade II listed Morgan Hall lies c.180m to the north of the site. Morgan Hall originated in the late 16th century, when it was known as Bakers. It was later refaced and enlarged in the 18th century and, by at least the 19th century, was known as Fairford Lodge. The house has an E-shaped plan form and comprises two storeys plus an attic. It is constructed of local rubble stone, later rendered with roughcast finishes. Its significance arises primarily from the architectural and historic interest inherent in its built form, surviving historic fabric and architectural detailing. Its architectural interest arises from its phased development, rubble stone construction, stone slate roofs and mixture of casement and sash windows, which illustrate local vernacular traditions. The 18th-century alterations illustrate evolving architectural trends in the Georgian period. It has historic interest as a high-status dwelling that was reputed to have been a Cromwellian stronghold during the Civil War.

The hall is surrounded by gardens, which are separated from an area of parkland by a ha-ha. The gardens are shown on maps dating back to at least 1834 and included a walled garden. The garden wall and ha-ha fall within the curtilage of the listed building and contribute to its historic and architectural interest. Overall, Morgan Hall is considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within or immediately adjacent to the site:

- Fieldway (Fig. F20A.3), an early trackway shown on inclosure maps, may have prehistoric origins. The hedgerows on either side of the path are identified as a non-designated heritage asset in the evidence base for the neighbourhood plan. The trackway is considered to be of **medium significance** as a result of its archaeological and historic interest.
- Cropmark remains of a prehistoric or Roman settlement have been identified within the site (Figs. F20A.5 and F20A.8). These remains are indicative of surviving below-ground archaeological features and are considered to be of **medium significance** as a result of their archaeological interest.
- A disused segment of the East Gloucestershire and Witney Railway lies to the north-east of the site (Fig. F20A.6). The railway line is no longer extant, but its alignment is preserved by existing development and planting. It is considered to have **low significance** as a result of its historic interest.

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

The GHER records a further 73 non-designated heritage assets within the 1km study area (Figs. F20A.5-6). Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **local/low** or **medium significance**, while any deposits/materials dating to the post-medieval agricultural use of the study area are of comparatively **local/low significance**. Where GHER records refer to designated heritage assets such as listed buildings, registered parks and gardens, and scheduled monuments, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The site forms part of the proposed River Coln Valued Landscape, which is defined in the Fairford Neighbourhood Plan. This area covers the site and the landscape to the south, which extends to the River Coln. The River Coln Valued Landscape aims to safeguard and enhance the riparian landscape to the south of Fairford and safeguard its ecological and wildlife value. While this is not a heritage designation, the description for the area notes that it contains a possible prehistoric or Roman settlement and that the fields within the site, Home Ground and Morgans Ground, contribute towards the rural setting of nearby listed buildings and Fieldway, which is an ancient trackway.

The Historic Landscape Characterisation (HLC) for Gloucestershire, The Cotswolds Area of Outstanding Natural Beauty (AONB) and the Wye Valley AONB describes the refined historic landscape character of the site as Type A3 x 'regular organised enclosure ignoring former open-cultivation patterns' (Fig. F20A.9). This type of enclosure is characterised by the organised enclosure of areas of former un-enclosed cultivation during the post-medieval period. The 'x' suffix indicates that the enclosure was not a result of parliamentary enclosure. This type of enclosure is considered to be of **local/low heritage significance**.

This area of regular organised enclosure lies to the west of an area of existing development (G4), which is made up of 18th-century farm buildings and later modern infill development. The landscape to the north (F1 - surviving post-medieval designed ornamental landscape) and south (D3r - floated watermeadow system), together with the surviving 18th-century farm buildings to the east, preserve the post-medieval rural character of East End and the landscape to the east of Fairford. Further to the north, this character has been eroded by modern development.

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

The site comprises agricultural land located to the east and south of the Fairford Conservation Area. The adjacent part of the conservation area is characterised by the remains of a small agricultural hamlet, East End, which historically sat on the edge of the town.

The 1971 Policy Statement for the conservation area defines Fairford as a unique market town with open country penetrating to the centre. The Design and Character Assessment for the Neighbourhood Plan also notes the importance of the indented settlement edges and green spaces that permeate into the settlement. The agricultural land within the site contributes to the setting of the conservation area, by preserving the historic settlement edge and contributing to a corridor of green space that leads into the settlement between Morgan Hall and Moor Farm.

Views looking across the site towards the conservation area from the agricultural landscape to the south and east are dominated by trees, vegetation and fields, with partial views of buildings on the edge of the conservation area, including Moor Farmhouse. These views allow the conservation area to be appreciated within its original rural setting from the surrounding footpaths and former water meadows.

Overall, the site is considered to make a **high positive contribution** to the setting of the conservation area by allowing it to be appreciated as a rural settlement set within surrounding fields and watermeadows. The undeveloped character of the site helps to preserve the indented settlement edge in this area and contributes to a corridor of green space leading into the settlement from the east.

The rural character of the site is also considered to make a **low positive contribution** to the wider setting of the Grade II listed Morgan Hall. While there is no direct visibility between the listed building and the site due to planting along the southern edge of the park, the open and rural character of the site allows the origins of the listed building as a country house situated on the edge of Fairford to be better understood. To the north and east, this rural context has been eroded by modern development, and development within the site could result in the loss of this context.

As historic agricultural land associated with the Grade II listed Moor Farmhouse, the site is considered to make a **low positive contribution** to the setting of this listed building, allowing it to be appreciated as a former farm building set within surrounding farmland. This contribution is enhanced by partial views looking across the site from public rights of way, which take in the farmhouse and surrounding farmland.

The site and surviving agricultural land adjacent to the track make a high positive contribution to the setting of Fieldway, a non-designated ancient trackway shown on inclosure maps connecting the settlement to its surrounding fields. The agricultural character of the site allows the historic context and original function of the track to be better understood.

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 Fairford Conservation Area and a **low positive contribution** to the setting of two of the Grade II listed buildings in the environs of the site.

There are no designated heritage assets within the site. The allocation of the site would therefore not result in any direct impacts upon designated heritage assets. However, the site sits on the edge of the historic settlement of Fairford, within the rural setting of the Fairford Conservation Area and the Grade II listed buildings Moor Farmhouse and Morgan Hall.

Development within the site would expand the settlement beyond its current footprint and erode the corridor of green space that leads into Fairford between Morgan Hall and Moor Farm. Green space permeating into the settlement from the surrounding landscape is highlighted as a key characteristic of Fairford, and development would erode the green corridor leading into the settlement from the east, which would have a negative impact on this aspect of the conservation area's setting. Additionally, there are views from surrounding public rights of way looking across the site towards the conservation area, which allow the conservation area to be appreciated within its original rural context. These views preserve the connection between the settlement and the surrounding agricultural land and water meadows. Inappropriate development could result in the loss of these views and reduce the appreciation of this aspect of the conservation area's setting. Development of the allocation is likely to result in a level of impact of **less than substantial harm** upon the setting of the conservation area, with the potential for **substantial harm** should development proposals fail to respond to the setting and character of the neighbouring conservation area.

The rural open character of the site also positively contributes to the setting of the Grade II listed Morgan Hall. This listed building developed as a country house set within gardens and a surrounding park on the edge of Fairford. Modern development surrounding the park has already eroded the rural setting of the Hall to the north and east, leaving the agricultural land to the south, of which the site forms part, as the last remaining area of agricultural land surrounding the park. Development within this area would further reduce the rural character of the landscape surrounding the park, making its origins as a country house less appreciable. As there is no direct visibility between Morgan Hall and the site, the loss of the surrounding agricultural land would be considered to result in **less than substantial harm** to the setting of Morgan Hall.

The site forms part of the historic agricultural land associated with the Grade II listed Moor Farmhouse. While the farmhouse is no longer in agricultural use, its position on the edge of the settlement, overlooking the surrounding agricultural land, and the views looking back over the site towards the farmhouse from public rights of way allow it to be appreciated as a former farm building. Inappropriate development within the site would erode the rural character of the farmhouse in these views and could further separate the farmhouse from its historic rural context. As the landscape to the south-east, outside of the site, would still be retained, development within the site would likely result in **less than substantial harm** to the setting of this listed building.

The introduction of residential development into the site would also have a negative impact on the setting of the non-designated asset Fieldway, an ancient trackway which connected the settlement to its surrounding fields. The introduction of development and the loss of agricultural land from the site would make the original function of this feature less appreciable. The setting of this asset has already been eroded by the 19th-century railway line interrupting its original alignment and by areas of development to the north. The loss of agricultural land to the south would further erode the setting of this feature, resulting in **less than substantial harm** to this asset.

The development of the allocation would change the historic landscape character of the site from Type A3 x 'regular organised enclosure ignoring former open-cultivation patterns' to modern residential development, reducing the extent of this historic landscape type and eroding this post-medieval rural character of the landscape on the eastern edge of Fairford. This would have a negative impact upon local/low significance historic landscape character within this area resulting in **less than substantial harm**.

The allocation is situated within an area of cropmarks identified from aerial photographs, which are suggestive of a late prehistoric or Romano-British settlement. Development within the site would have a **permanent negative impact** on any surviving archaeological remains within the area resulting in **substantial harm** to these 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.

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 site is situated on the edge of the conservation area, in close proximity to the Grade II listed Morgan Hall and Moor Farmhouse. Its open and rural character contributes positively to the rural character of these assets and it forms part of a green corridor which connects the settlement at Fairford to its surrounding agricultural landscape. As a result, development within the site is likely to result in **less than substantial harm** to the setting of the surrounding listed buildings, and **substantial harm** to the archaeological

assets within the site. Impacts on the setting of the conservation area are likely to result in **less than substantial harm** to its setting, however this could rise to **substantial harm** if development proposals fail to respond appropriately to the character of this area.

Given that its contribution to the setting of these assets lies predominantly in its open and undeveloped character, it is unlikely that this harm could be completely prevented. However, design measures could reduce the impact of the allocation. The western part of the allocation is the most sensitive, due to its proximity to the conservation area and nearby listed buildings. Preserving the western part of the site as open, undeveloped land would help to maintain the agricultural character of this area and preserve some views looking north-west across the site towards the conservation area and Moor Farmhouse from the adjacent water meadows and surrounding public rights of way to the south. It would also preserve part of the arable landscape alongside Fieldway and Morgan Hall park. The existing planting along the site boundaries, particularly alongside Fieldway where it currently screens the site from the trackway and the parkland associated with Morgan Hall, should be retained.

To reduce the impacts of the allocation, new development should be located in the less sensitive eastern part of the site and should be low density, comprising mainly detached or semi-detached buildings that mirror the character of the settlement to the 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 conservation area.

Considering the archaeological potential of the site, and the absence of previous archaeological investigation within its area, it is recommended that an archaeological desk-based assessment and programme of archaeological evaluation trenching is undertaken across the site prior to determination of any planning application. This would help to understand the extent and character of the 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 the impact is understood, and a mitigation strategy has been agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

The site makes a high positive contribution to the setting of the Fairford Conservation Area and a low positive contribution to the setting of the Grade II listed Moor Farmhouse (1305211) and Morgan Hall (1089970). It also makes a high positive contribution to the setting of the non-designated heritage asset known as Fieldway. This contribution largely derives from the open and rural character of the site, which allows the historic settlement edge, nearby listed buildings and Fieldway to be better understood within their rural context.

Due to the site's location immediately adjacent to the south-eastern edge of the Fairford Conservation Area, and its proximity to Moor Farmhouse, Morgan Hall and Fieldway, development within the site has the potential to cause **less than substantial harm** to the setting of these listed buildings and the conservation area, this could rise to **substantial harm** to the setting of the conservation area if final designs for the development are inappropriate. This harm would arise principally from the erosion of the rural and undeveloped character of the land, the partial loss of the green corridor that penetrates into the settlement from the east, and the weakening of the historic relationship between East End and the surrounding agricultural landscape.

These impacts are likely to be experienced through the introduction of development into views across the site towards the conservation area and Moor Farmhouse from the surrounding public rights of way and water meadows, and the further separation of Morgan Hall and Moor Farmhouse from elements of their historic rural surroundings. Development would also reduce the connection between Fieldway and the surrounding fields.

The changes resulting from development within the allocation would alter the historic landscape character of the site from regular organised post-medieval enclosure to modern residential development. This would adversely affect the surviving post-medieval agricultural character of the landscape on the eastern edge of Fairford.

With cropmark evidence indicating the presence of a probable late prehistoric or Romano-British settlement within the site, development also has the potential to permanently truncate or remove archaeological remains and result in the loss of their legibility.

The site is considered to be sensitive to development, although careful design and layout mitigation could reduce the identified harm. Built development should be avoided in the most sensitive western part of the site, where the land makes its clearest contribution to the setting of the conservation area, Moor Farmhouse, Morgan Hall and Fieldway. This area should be retained as open green space to preserve the rural character of the historic settlement edge,

maintain views towards the conservation area and Moor Farmhouse, and provide a meaningful undeveloped buffer alongside Fieldway and Morgan Hall. Any development should be focused in the less sensitive parts of the site, be low density, and have restricted building heights that reflect the character and scale of buildings in the adjacent part of the conservation area. Building materials and boundary treatments should also reflect the local vernacular.

An archaeological desk-based assessment and programme of archaeological evaluation, including trial trenching, is likely to be required to support any planning application for the site. This would be used to establish the extent, character and significance of surviving archaeological remains before development proceeds.

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 the site from being developed). The recommended design controls would restrict development within the western part of the allocation.

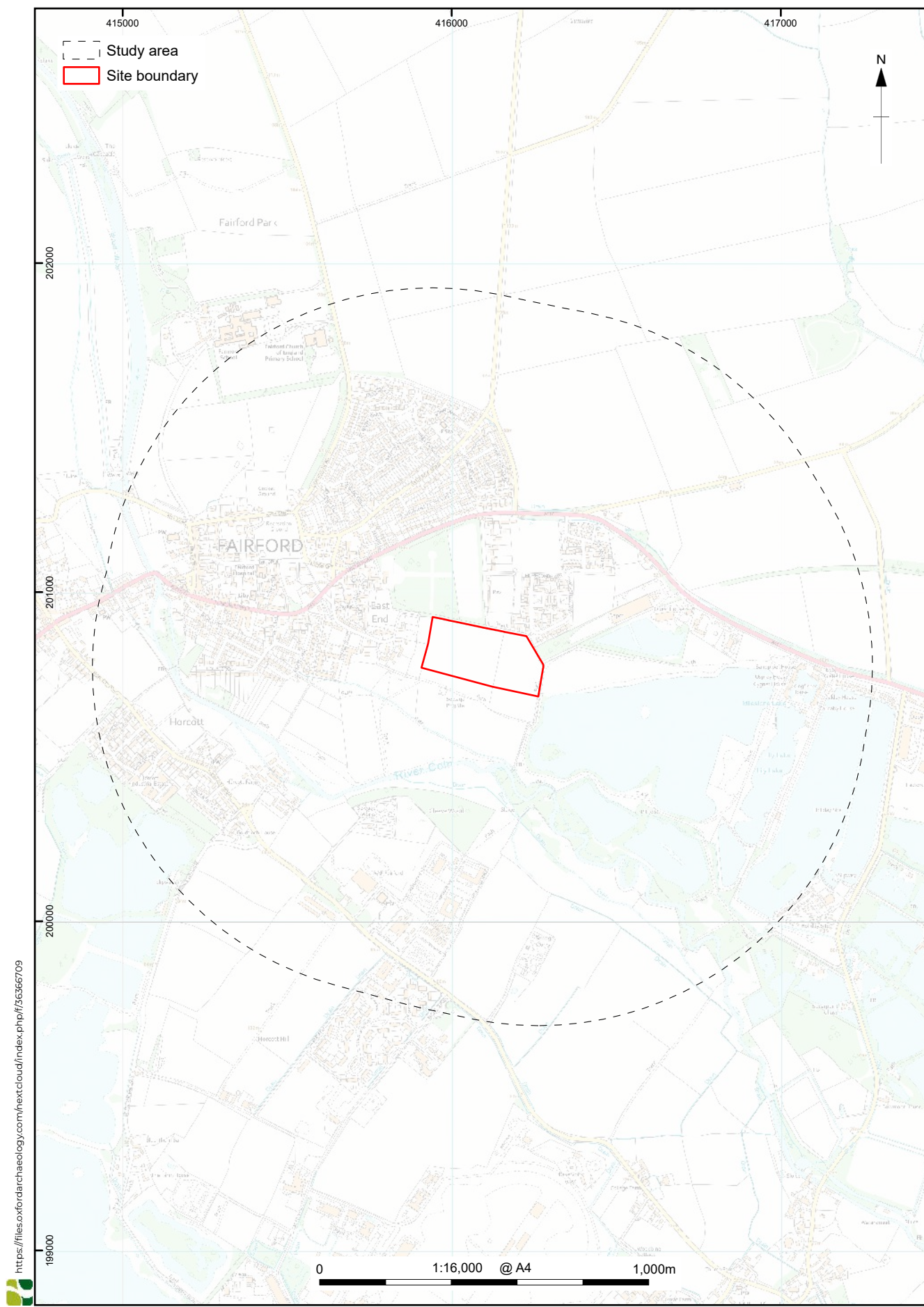
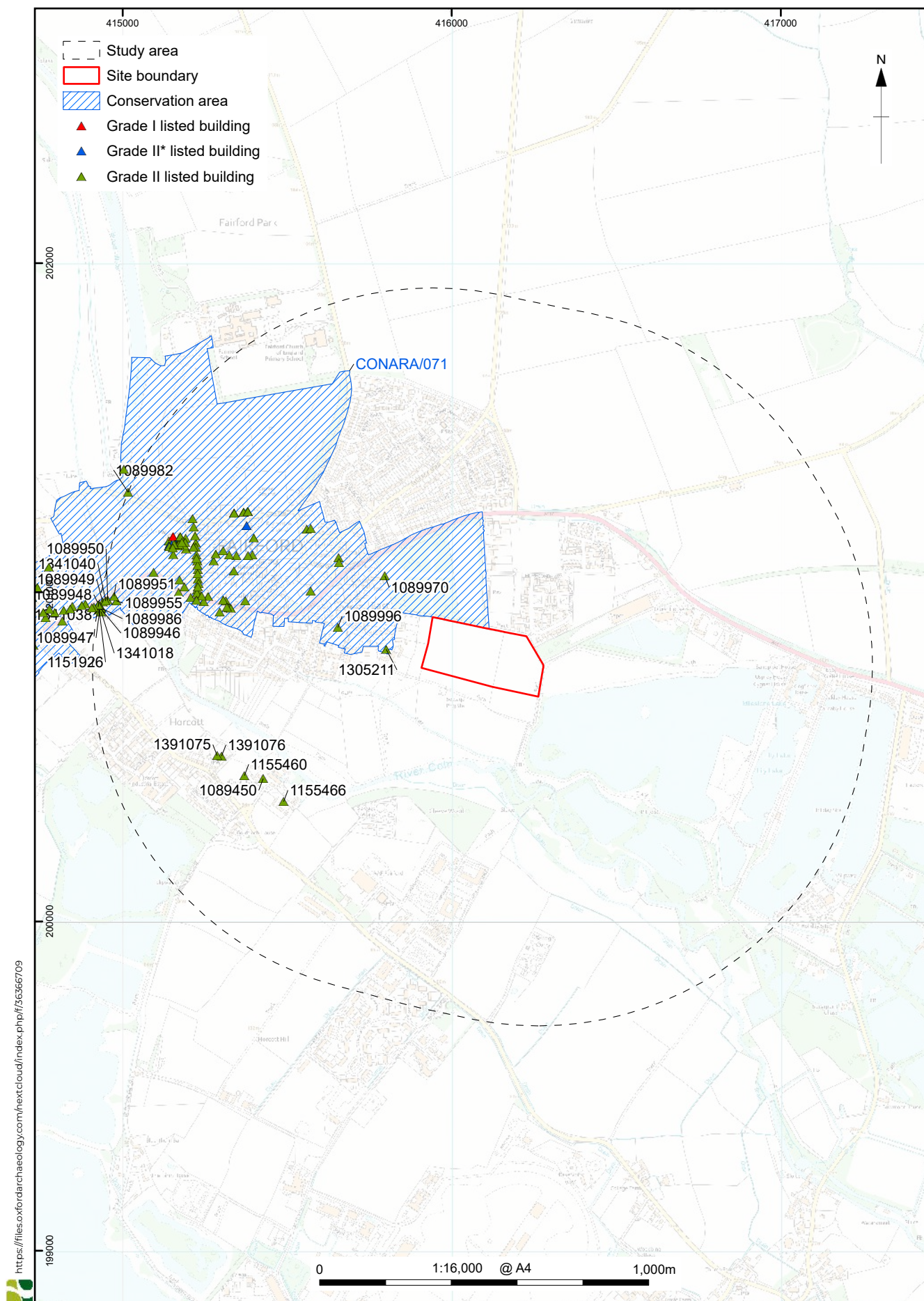


Figure F20A.1: Site location



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Figure F20A.2: Designated heritage assets within the study area

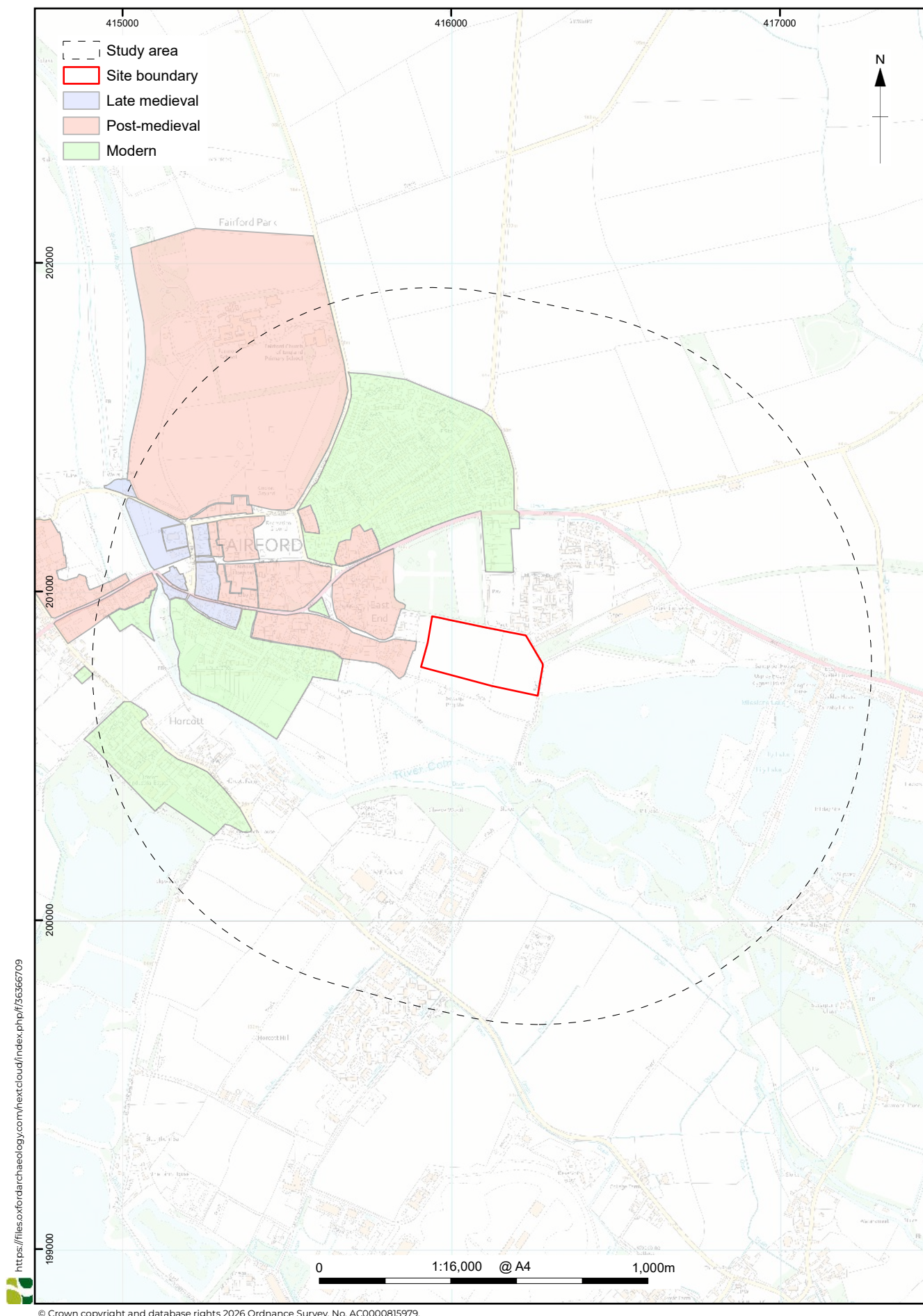


Figure F20A.4: Historic development of the town

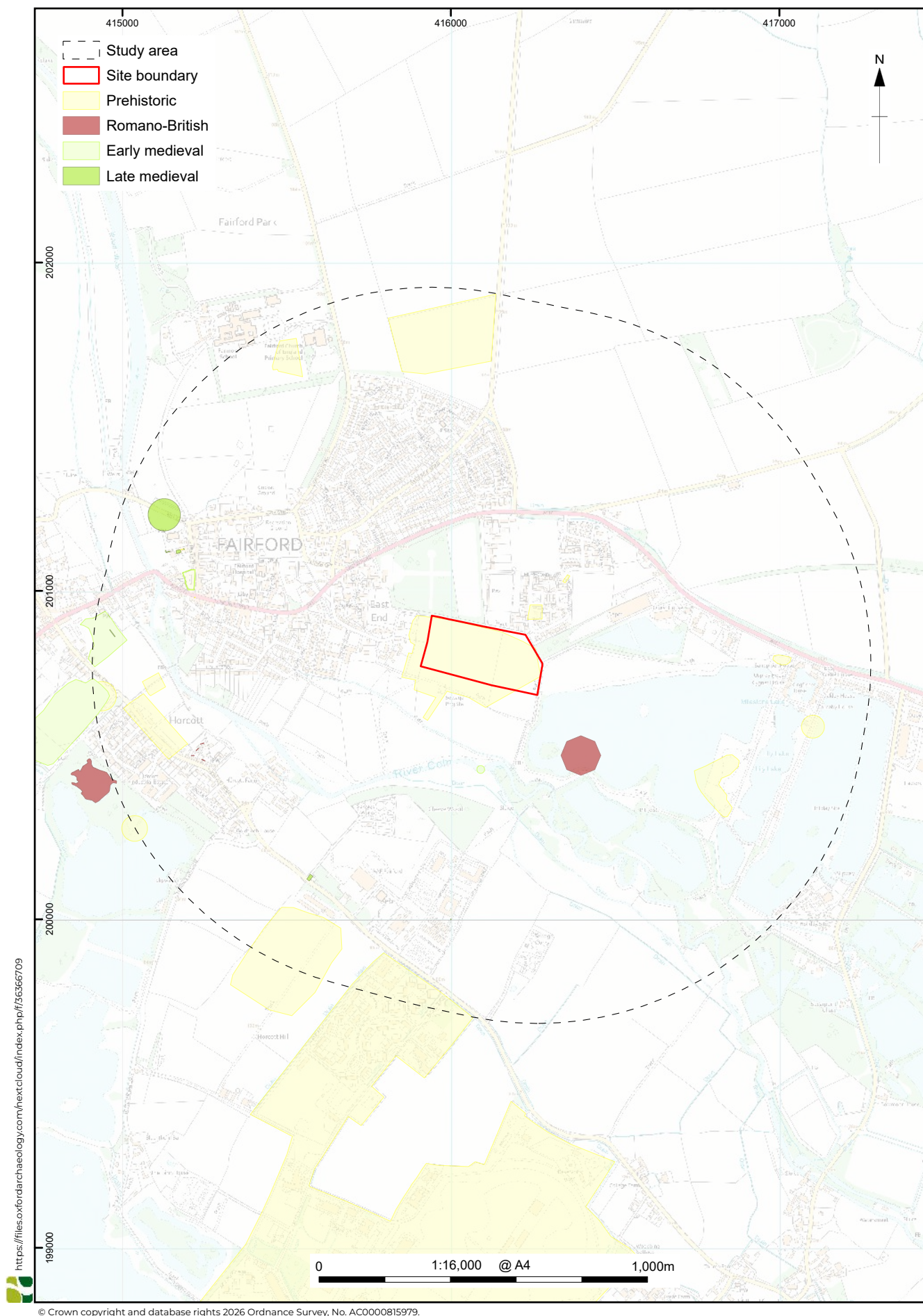


Figure F20A.5: Prehistoric to medieval non-designated heritage assets within the study area

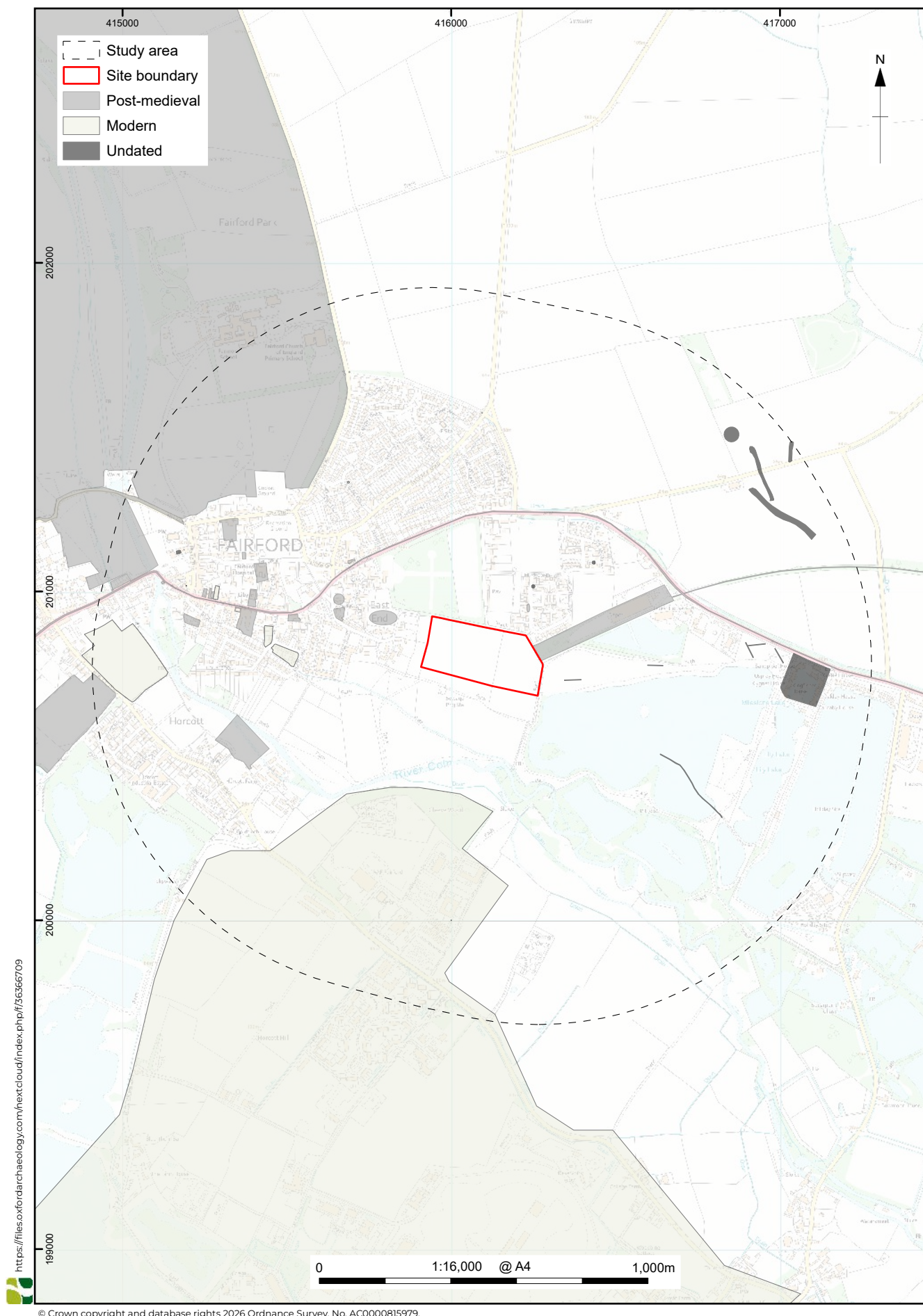
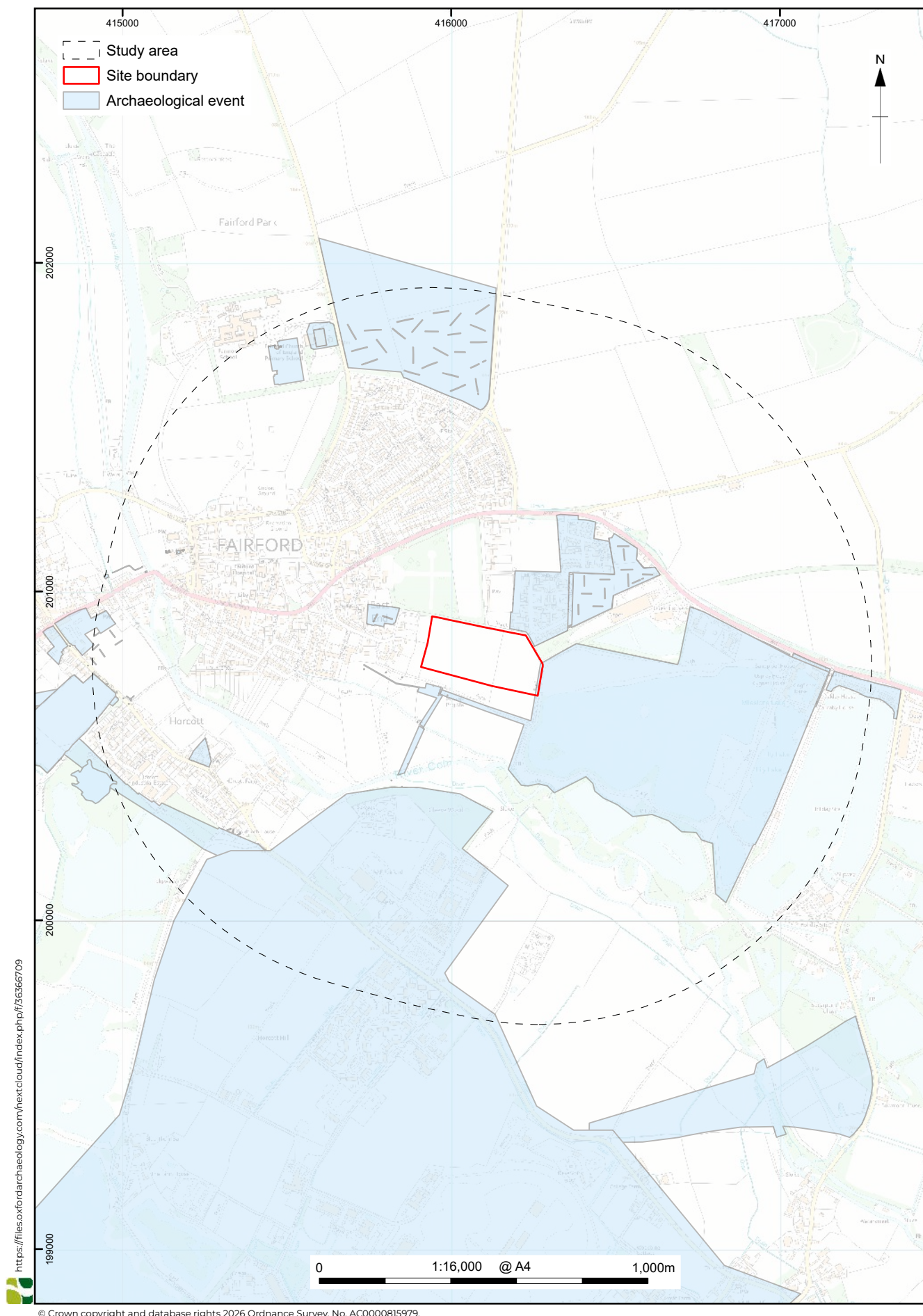


Figure F20A.6: Post-medieval, modern and undated non-designated heritage assets within the study area



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Figure F20A.7: Archaeological events within the study area

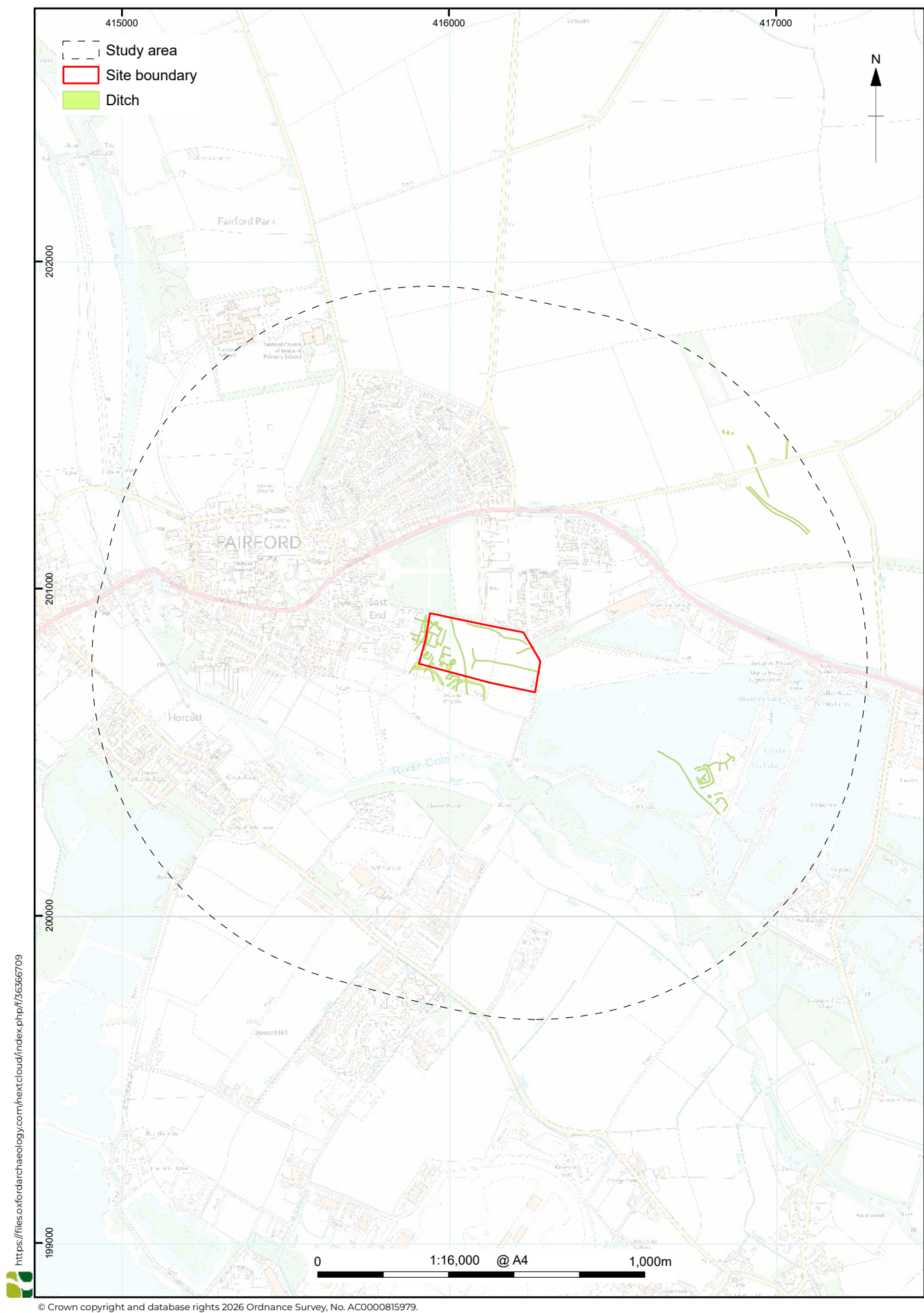


Figure F20A.8: NMP data within the study area

Site Ref	F53A
Town	Fairford
Site Name	Land at Totterdown Hill, Horcott
Related policies	
Proposed allocation use	Residential development
Number of dwellings	150

Brief description of site:

The site is located on the south-eastern edge of Horcott, 500m to the south of Fairford, and covers c.12.8 hectares of agricultural land. It is currently divided into three arable fields, with Horcott Road forming the northern site boundary, Totterdown Lane forming the western site boundary, and hedgerows defining the southern and eastern site boundaries (Fig.F53A.1).

Horcott lies within a broad, shallow valley associated with the River Coln. The hamlet occupies low-lying, relatively flat land that falls gently to the north in the direction of the river. The market town of Fairford is situated to the north of Horcott on the opposite bank of the river. The two settlements are separated by a stretch of river meadows and agricultural land. To the south-east of Horcott, the land rises in the direction of Horcott Hill, which at its peak reaches 104m aOD. The land level within the site rises from approximately 84–86m aOD along Totterdown Lane to between 92m and 100m aOD along the eastern site boundary, with the highest ground located in the north-eastern corner.

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:

Bailiffs Cottage at Horcott Farm (1155466) is the closest listed building to the site, lying 166m to the north (Fig. F53A.2). The cottage dates from the late 17th century and probably originated as the farmhouse for Horcott Farm. It is listed at Grade II due to its high level of historic and architectural interest. Its architectural interest is derived from its traditional Cotswold materials, including random coursed rubble stone walls and a slate roof; its vernacular design; and its surviving architectural features including an external stone chimney stack, stone stack end and stone mullioned windows with square hoodmoulds. Its historic interest is derived from its association with the agricultural development of Horcott Farm and the associated agricultural landscape. It provides evidence of the organisation and operation of the working farmstead from the late 17th century. It is considered to be of **high significance**.

Horcott Farmhouse (1089450), located c.190m to the north of the site, is also part of the Horcott Farm complex (Fig. F53A.2). The farmhouse was built in the 18th century, with some 19th-century alteration, probably as a replacement for Bailiffs Cottage (1155466). It is Grade II listed due to its high level of historic and architectural interest. Its architectural interest is derived from its use of traditional Cotswold materials, including coursed rubble stone and a slate roof, its surviving vernacular design and features including stone stacks and stone mullioned windows with hoodmoulds and Gothic tracery. Its historic interest is derived from its association with the development of Horcott Farm and the associated agricultural landscape. The farmhouse provides evidence for the organisation and operation of the working farmstead in the 18th and 19th centuries. It is considered to be of **high significance**.

Horcott House (1155460) is located c.200m to the north-west of the site, adjacent to Horcott Farm (Fig. F53A.2). The house was constructed in the late 18th or early 19th century. It is designated as a Grade II listed building as a result of its high level of architectural and historic interest. Its architectural interest arises from its vernacular design and distinctive detailing, which includes traditional rubble stone construction, slate stone roofing, dressed stone chimney stacks, coped gables with finials, and Gothic-style mullioned windows. Its historic interest arises from its association with the development of Horcott as a rural settlement. It is considered to be of **high significance**.

The Roman Catholic Church of St Thomas of Canterbury (1391075) and the Presbytery of the Church of St Thomas of Canterbury (1391076) are located 245m to the north-west of the site (Fig. F53A.2). The church was built in 1845, with the presbytery constructed in 1865 by Benjamin Bucknall. The buildings are listed at Grade II due to their high level of historic and architectural interest.

The significance of the church lies in its architectural interest as a well-presented Early English Gothic Revival church, with traditional coursed limestone construction, lancet windows, buttresses, a bellcote, gabled porch and simple single-cell plan form, as well as the survival of significant interior features. Its historic interest derives from its association with the 19th-century Roman Catholic community in Fairford and Horcott. Its relationship to the attached presbytery adds to this interest as part of the church complex. It is considered to be of **high significance**.

The attached presbytery has architectural interest derived from its High Victorian Gothic design and well-preserved internal features. Its historic interest stems from its functional and historic relationship with the adjacent church.

Together, the two buildings illustrate the organisation and function of the 19th-century church complex. It is considered to be of **high significance**.

Fairford Conservation Area lies c 650m to the north of the site. There is no formal conservation area appraisal; however, its development and character are outlined in the Fairford Character and Design Assessment (2022), which forms part of the evidence base for the Fairford Neighbourhood Plan (Fig. F53A.2). The conservation area derives its significance primarily from its historic and architectural interest, reflecting its development as a medieval and post-medieval market town. Its historic interest is expressed through its layout, including the High Street, historic routeways and market area, as well as its relationship with the River Coln and the surrounding agricultural hinterland. Its architectural interest derives from the consistent use of locally quarried limestone, vernacular forms and materials, and a concentration of 15th- to 19th-century buildings, including the Grade I listed Church of St Mary (1089998), four Grade II* listed buildings (1090001, 1305142, 1089954 and 1341028) and 100 Grade II listed buildings. The conservation area also has archaeological interest, with potential for buried remains associated with medieval and post-medieval settlement, historic plots and routeways.

The 1971 Policy Statement for the conservation area defines Fairford as a unique market town with open country penetrating to the centre. The permeable settlement edge, with corridors of green space and rural land that break up the line of development, is therefore also considered to contribute to the character of this part of the conservation area.

The conservation area has a high level of architectural and historic interest and accordingly is considered to be of **high significance**. The conservation area and listed buildings contained within it are separated from the site by existing modern development, agricultural land and meadows associated with Horcott Farm.

To the west of the site, on the far side of Horcott Lakes, there is a cluster of four Grade II listed buildings associated with Burdocks (1089980), a 20th-century country house built by Sir E. Guy Dawber (Fig. F53A.2). The associated listed buildings, including a lodge (1089981), pavilion (1305022), and gate piers and quadrant entrance wall to Burdocks (1305024), sit within the former grounds of the country house. These structures have architectural interest inherent in their individual built form and surviving architectural details. Their historic interest is derived from their ability to illustrate the development and layout of the early 20th-century estate and the formal setting of Burdocks. These listed buildings are considered to be of **high significance**.

To the south of Burdocks, and c.710m to the west of the site, there is a scheduled hengiform barrow with an associated ring ditch (1014394) (Fig. F53A.2). This monument provides a rare surviving example of a prehistoric burial ground within the Upper Thames Valley. The significance of the monument is derived from its archaeological interest, its potential to preserve archaeological evidence relating to Bronze Age burial practices and ceremonial activities, and its extant earthworks, which preserve its historic form within the modern landscape. These interests are enhanced by the relationship between the barrow and the contemporary ring ditch. Overall, this asset is considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

The site is situated on the northern edge of Fairford Airfield (20964) as recorded by the GLHER (Fig. F53A.11). The airfield was constructed in 1943 and officially opened in 1944 to serve as a base for wartime bombing operations. The historic runways were situated away from the site within the modern airfield to the south. Housing, and administrative support facilities for the airfield are situated to the north-east of the site on the far side of Horcott Road. The site itself has the same field layout as shown on early Ordnance Survey maps that predate the airfield. The historic airfield is considered to be of **low/local significance**.

No other non-designated heritage assets have been recorded within the site. However, the GLHER does identify cropmarks of a prehistoric settlement (52012) immediately to the east of the site (Fig. F53A.8) and a scheduled hengiform barrow and ring ditch to the west (1014394) (Fig. F53A.2). These remains highlighting the potential for associated remains to be present within the site.

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

The GLHER records 107 non-designated heritage assets within the 1km study area (Figs. F53A.8 – F53A.11). Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **local/low** or **medium significance**, while any deposits/materials dating to the post-medieval agricultural use of the study area are of comparatively **local/low significance**. Where GLHER 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**.

Thirty-three non-designated heritage assets were identified within the evidence base for the Fairford Neighbourhood Plan (Fig. 53A.3). These assets are considered to be of **low/local or medium 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 the Wye Valley AONB describes the historic landscape character of the site as Type A2 'Less irregular enclosure partly reflecting former unenclosed cultivation patterns' (Fig. 53A.5). This enclosure type is characterised by small fields with boundaries that may preserve elements of former open field divisions and is associated with the medieval or post-medieval enclosure of open land. Due to its more irregular form, this type of enclosure may have been undertaken by local arrangement. It is considered to be of **low/local heritage significance**.

The land to the east of the site is characterised as B3A 'Regular organised enclosure formed of unenclosed pasture'. This type of enclosure is likely to be the result of either parliamentary enclosure of open pasture or another form of organised 18th- or 19th-century enclosure. It is considered to be of **low/local heritage significance**.

To the west, the landscape is characterised as Types H1 and H2, which refer to disused and active industrial sites respectively. This area was subject to gravel extraction and is now in use as Horcott Lakes. This landscape type is considered to be of **negligible heritage significance**.

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

The site comprises agricultural land situated to the south and south-east of the historic hamlet of Horcott. The hamlet was first documented in the 12th century at a minor crossing point of the River Coln known as Cutlers Ford, when it was associated with a mill likely located in close proximity to the mill race north of Horcott Farm. Horcott continued in use as a small agricultural settlement that expanded in the post-war period. The Grade II listed buildings located to the north and north-west of the site, including Bailiffs Cottage at Horcott Farm (1155466), Horcott Farmhouse (1089450), Horcott House (1155460), the Roman Catholic Church of St Thomas of Canterbury (1391075) and the Presbytery of the Church of St Thomas of Canterbury (1391076), are surviving elements of the post-medieval rural settlement.

The listed buildings are separated from the site by agricultural land to the north of Horcott Road and some modern development to the south of the road and

north-west of the site. The site is currently visually screened from Horcott House (1155460) and the listed buildings at Horcott Farm (1155466, 1089450) by tree and hedgerow planting alongside Horcott Road and along the northern boundary of the site. Without this planting, due to the topography of the site, there would likely be views of the agricultural land within the northern part of the site from these assets, particularly the higher ground in the north-eastern corner. The agricultural land within the site forms part of the post-medieval agricultural land associated with Horcott Farm and the historic agricultural hamlet of Horcott. The surviving post-medieval field boundaries and agricultural character of the site make a **low positive contribution** to the listed buildings at Horcott House and Horcott Farm, allowing them to be appreciated within their original rural setting. The site, particularly where it borders Horcott Road, along with the fields to the north and east, helps to preserve the separation between the historic hamlet and the later development associated with RAF Fairford (Horcott Hill). This separation helps preserve the understanding and appreciation of these listed buildings as part of a small agricultural settlement.

The site is separated from the Roman Catholic Church of St Thomas of Canterbury (1391075) and its associated presbytery (1391076) by modern development to the south of Horcott Road. There is no intervisibility between these assets and the site, and the setting of these assets is unlikely to be altered by the allocation of the site. The site is considered to make a **neutral contribution** to the setting of these assets.

The site is located over 500m to the south of the Fairford Conservation Area and is separated from it by river meadows and agricultural land, as well as the existing development at Horcott Farm and RAF Fairford. There does not appear to be any intervisibility between the site and the conservation area and the setting of the conservation area is unlikely to be significantly altered by the allocation. The site therefore makes a **neutral contribution** to the setting of this asset and the listed buildings contained within it.

During the early 20th century, when Burdocks (1089980) and its associated listed buildings were constructed, the site would have formed part of the agricultural landscape to the east of the house. The agricultural landscape surrounding the house and its ground allows it to be understood and appreciated as an early 20th century country house. Since the construction of the house, the site has been physically and visually separated from these listed buildings by Horcott Lakes and the preceding extraction activity. Due to this separation, the site no longer appreciably contributes to this aspect of the listed buildings' setting, and the allocation of the site is unlikely to affect the setting

of these assets. Accordingly, the site is considered to make a **neutral contribution** to the setting of these listed buildings.

Horcott Lakes similarly separate the scheduled 'Hengiform barrow and associated ring ditch south of Burdocks' (1014394) from the site, and there is currently no intervisibility between these two areas. There are also no known archaeological assets associated with the scheduled monument recorded within the site. Based on current information, the site makes a **neutral** contribution to the setting of this asset.

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 and significance of the Grade II listed Bailiffs Cottage at Horcott Farm (1155466), Horcott House (1155460) and Horcott Farmhouse (1089450). This contribution derives from the site's role in preserving part of the assets' historic rural setting and maintaining their separation from nearby development associated with RAF Fairford. This rural setting and sense of separation allow the assets to be understood as part of a historic agricultural settlement. Development within the site, particularly along the northern boundary and in the north-east corner, would reduce the rural character of this setting and weaken the separation between the listed buildings and adjacent development. This would result in **less than substantial harm** to the setting of these assets.

The allocation of the site is unlikely to change the setting of the Fairford Conservation Area or any of the other listed buildings identified within the study area. It would therefore result in **no harm** to the setting of these assets.

The development of the allocation would change the historic landscape character of the site from 'A2: Less irregular enclosure partly reflecting former unenclosed cultivation patterns' to modern residential development, reducing the extent of this historic landscape type and eroding the post-medieval rural character of the landscape on the eastern edge of Horcott. This would have a negative impact upon locally significant historic landscape character within this area, resulting in **less than substantial harm**.

The site is currently undeveloped agricultural land situated between cropmarks indicative of a prehistoric settlement to the east and a scheduled hengiform barrow and associated ring ditch to the west. Archaeological information in the surrounding area has identified concentrations of prehistoric and Roman remains within the surrounding landscape. The site is thus considered to have the potential to contain similar remains. Development within the site would

have a **permanent negative impact** on any surviving archaeological remains within the site, resulting in **substantial harm** to any assets that may be present. 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 the potential to result in **less than substantial harm** to the setting of the Grade II listed buildings Bailiffs Cottage at Horcott Farm (1155466), Horcott Farmhouse (1089450) and Horcott House (1155460), by reducing their rural setting and making them less appreciable as part of a distinct agricultural settlement. It is likely that this harm could be reduced through good design, by preserving the more sensitive north-eastern part of the site as green space, setting development well back from the northern site boundary and, where possible, by maintaining the existing hedgerow and treeline along Horcott Road within the development.

Building heights should be restricted to respect the low-level town skyline, and the development should utilise local vernacular materials and building designs to help preserve the rural character of the area. This is particularly important along the northern edge of the development, where new housing, depending on its location, could become visible in views looking out from and towards the listed buildings.

The allocation of the site would result in **less than substantial harm** to the historic landscape of the area by replacing an area of low/locally significant enclosure with modern residential housing. Preservation of existing field boundaries within the site's green infrastructure provision, or where this is not possible preservation of their alignment within the layout of the proposed development, would help preserve the legibility of this field system within the new development and could offset some of this harm.

Considering the archaeological potential of the site, and the absence of previous archaeological investigation within its area, it is recommended that a programme of geophysical survey and archaeological evaluation trenching is

undertaken across the site prior to determination of any planning application. This would help to understand the extent and character of the 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 the impact is understood, and a mitigation strategy has been agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

The site makes a **low positive contribution** to the setting and significance of the Grade II listed Bailiffs Cottage at Horcott Farm (1155466), Horcott House (1155460) and Horcott Farmhouse (1089450), principally through its rural character, surviving post-medieval field boundaries and role in maintaining separation between the historic hamlet and later development associated with RAF Fairford.

Residential development would therefore have the potential to cause **less than substantial harm** to these listed buildings by eroding the rural character of their wider setting and weakening the distinction between the historic agricultural settlement and more recent development. The north and north-eastern part of the site is the most sensitive area in this regard. The allocation would be unlikely to appreciably alter the setting of the Fairford Conservation Area, the Roman Catholic Church of St Thomas of Canterbury and its presbytery, the listed buildings associated with Burdocks, or the scheduled hengiform barrow south of Burdocks.

Development would result in **less than substantial harm** to the historic landscape of the area by replacing an area of low/locally significant post-medieval enclosure with modern residential development.

The site is considered sensitive to development, but the identified harm could be reduced through a careful layout that avoids or limits development in the north-eastern part of the site, retains and strengthens boundary planting along Horcott Road, preserves existing field boundaries where feasible, limits building heights, and uses low-density development, appropriate materials and building designs that are in keeping with the local vernacular.

Considering the archaeological potential of the site, it is recommended that an archaeological desk-based assessment and programme of archaeological evaluation, including geophysical survey and trial trenching should be undertaken to establish the extent, character and significance of any surviving archaeological remains and to inform an appropriate mitigation strategy in consultation with the Gloucestershire Planning Archaeologist.

Heritage Constraint Rating: Moderate

The site contains historic environment constraints relating to the setting of nearby Grade II listed buildings, the survival and legibility of locally significant historic landscape character, and the potential presence of archaeological remains. The site could potentially be developed, subject to the recommended mitigation, design controls and archaeological investigation.

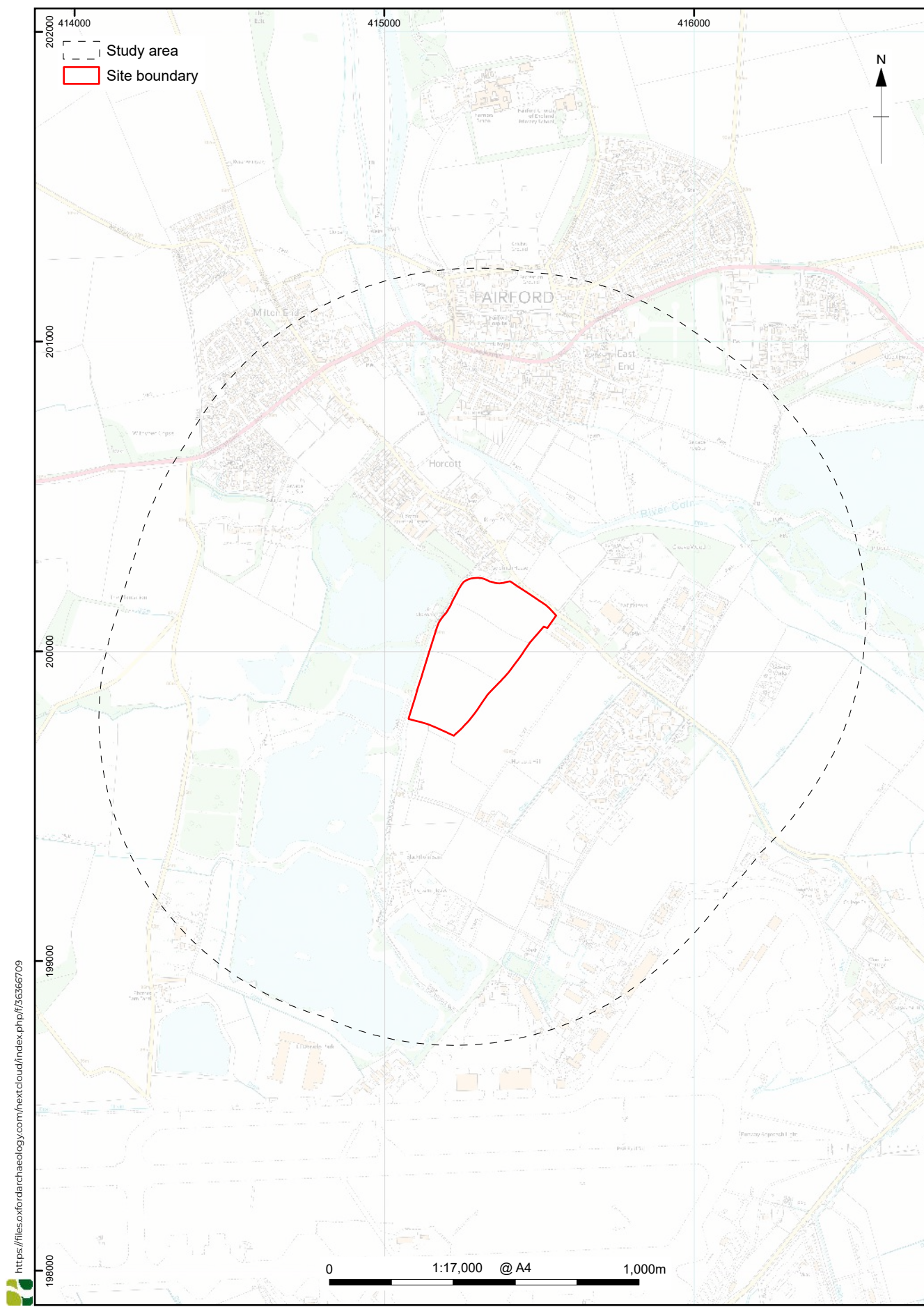
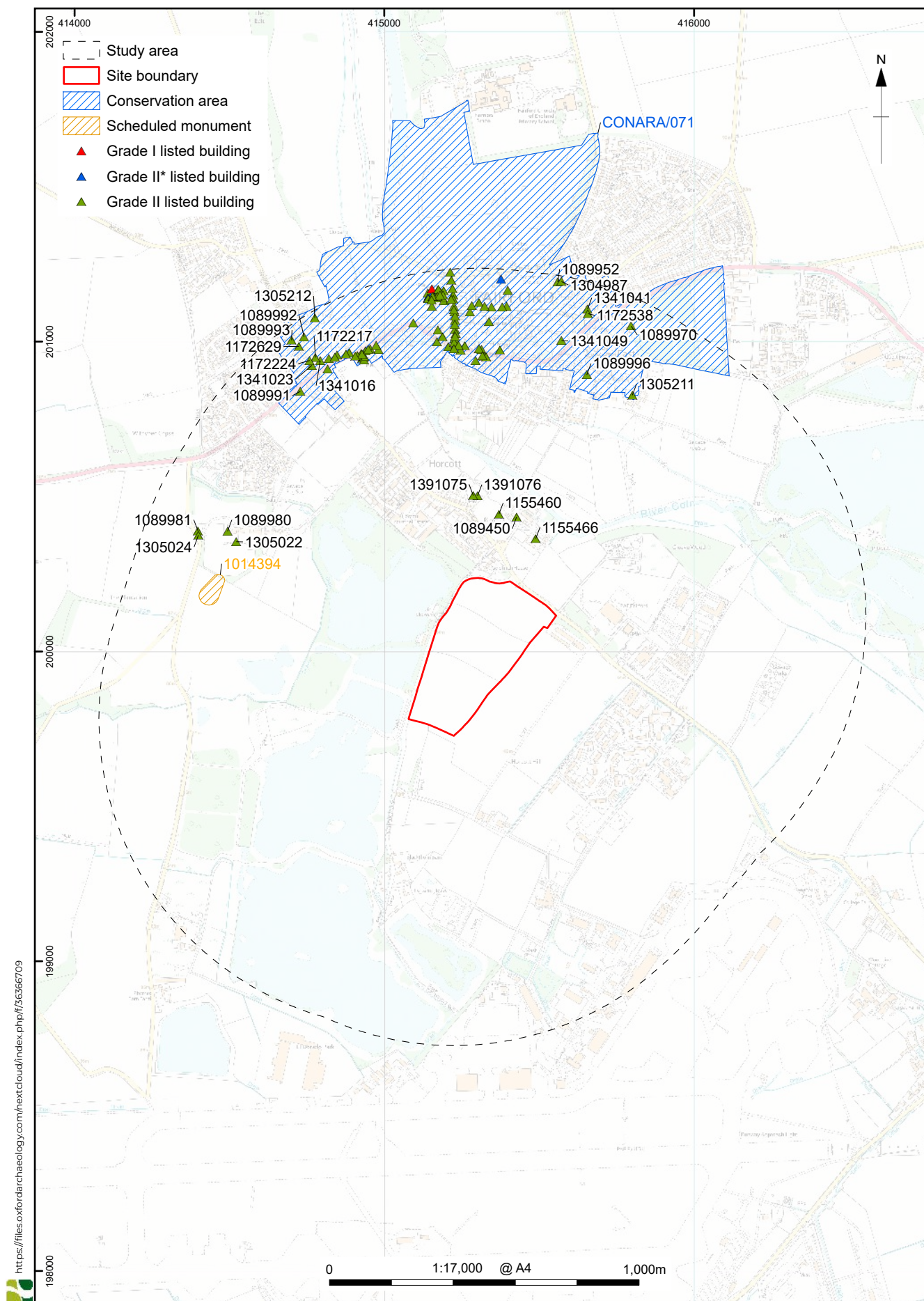


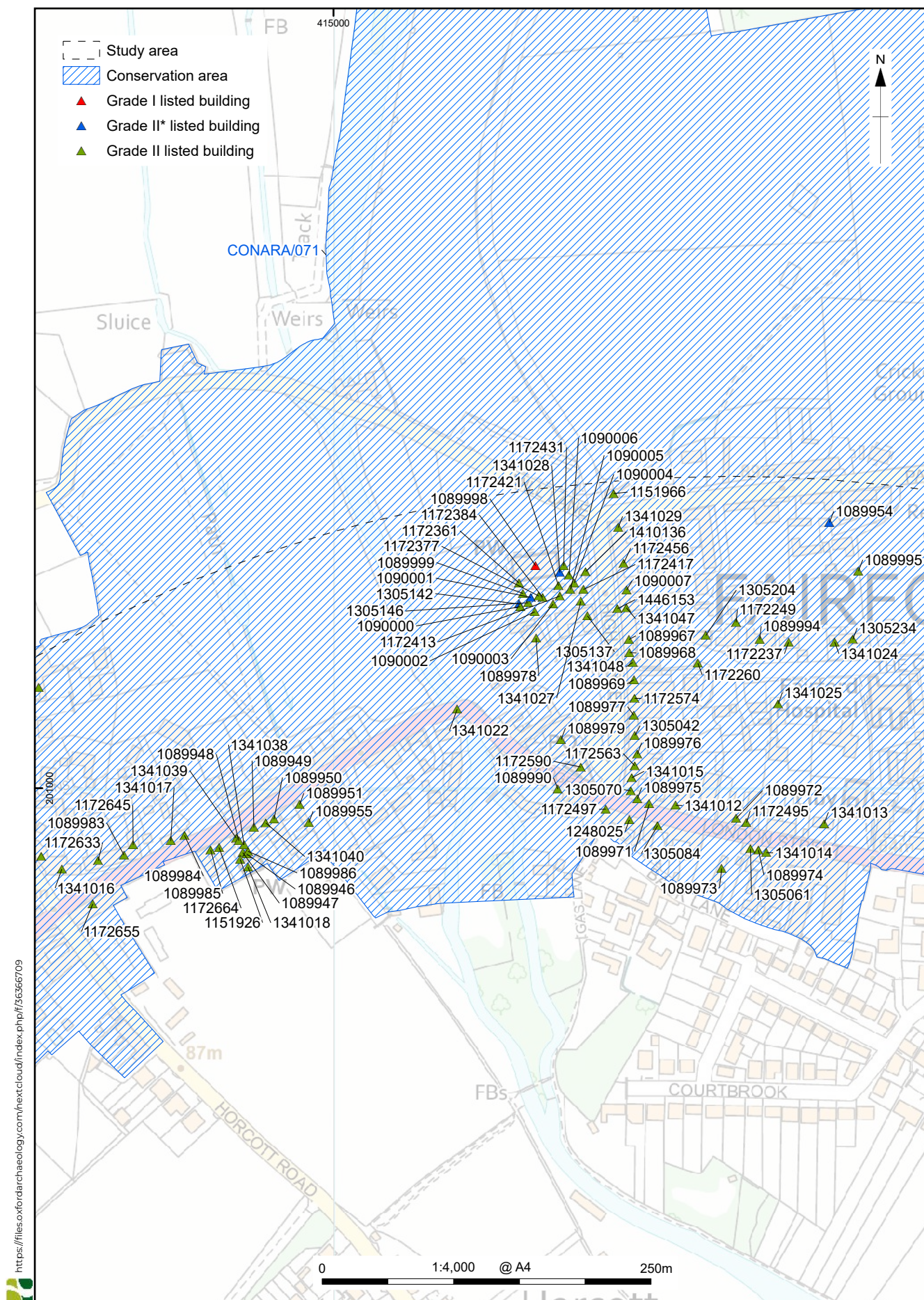
Figure F53A.1: Site location



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Figure F53A.2: Designated heritage assets within the study area



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Figure F53A.2b: Detail of designated heritage assets within conservation area CONARA/071

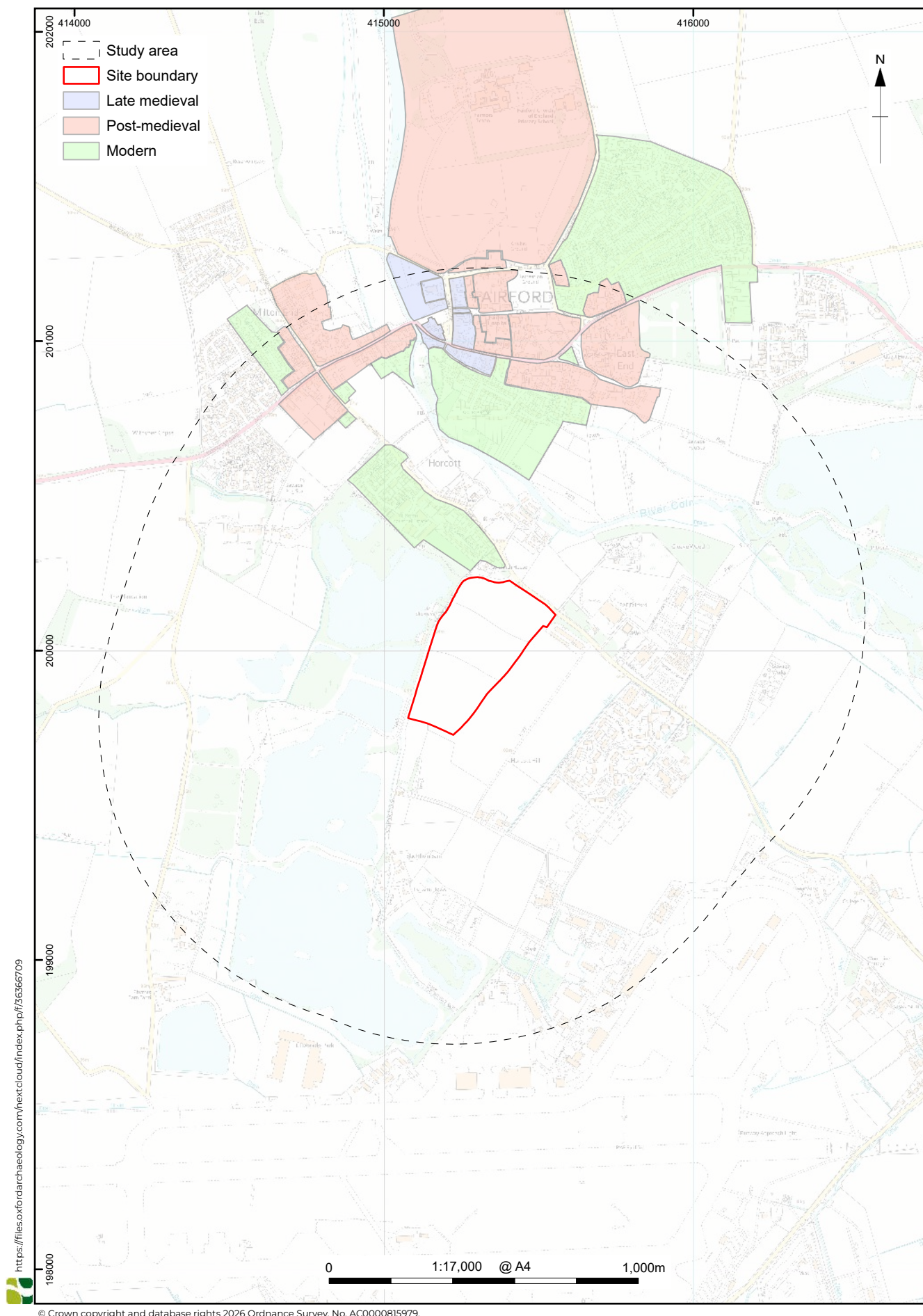


Figure F53A.4: Historic development of the town

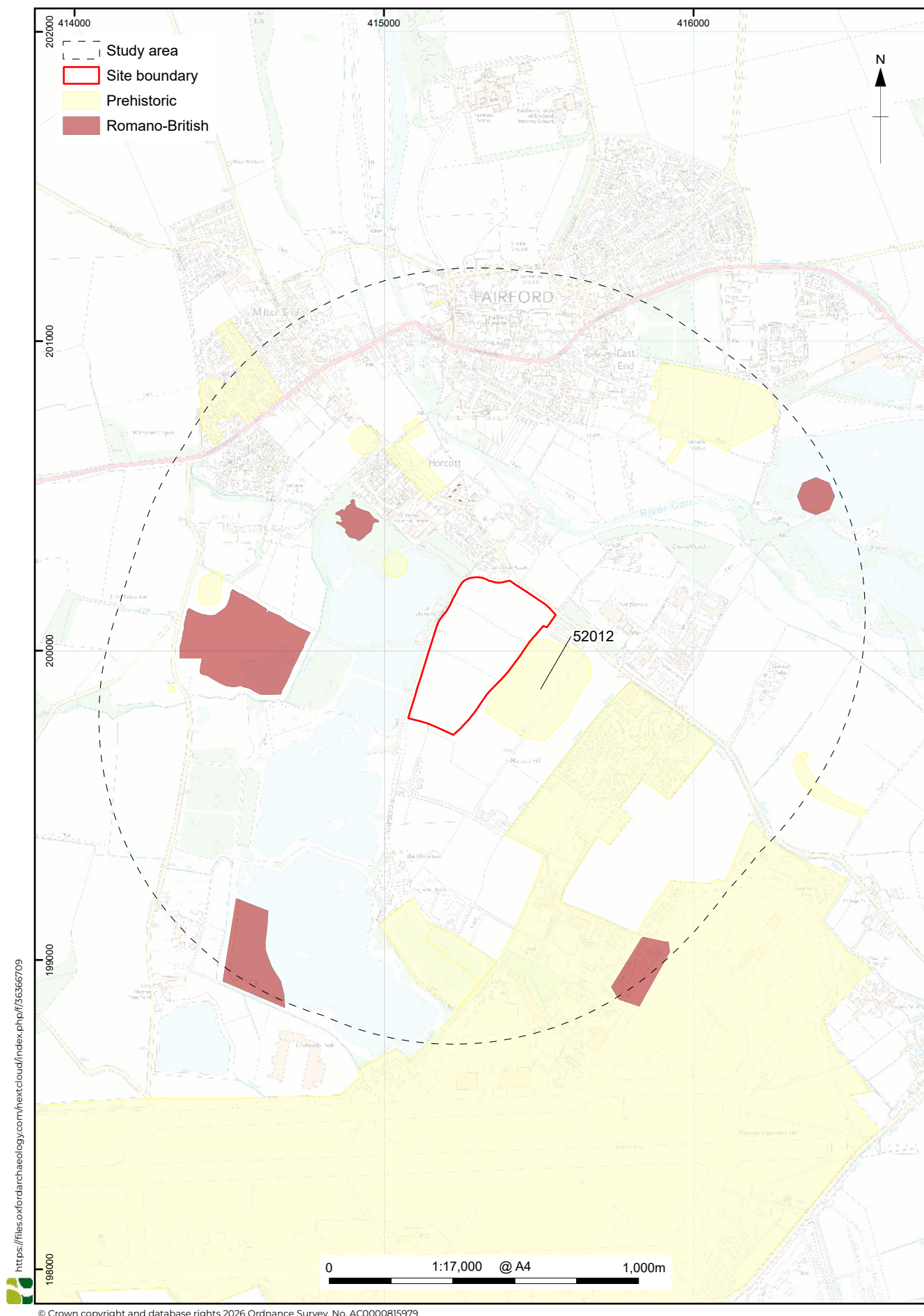


Figure F53A.5: Prehistoric and Romano-British non-designated heritage assets within the study area

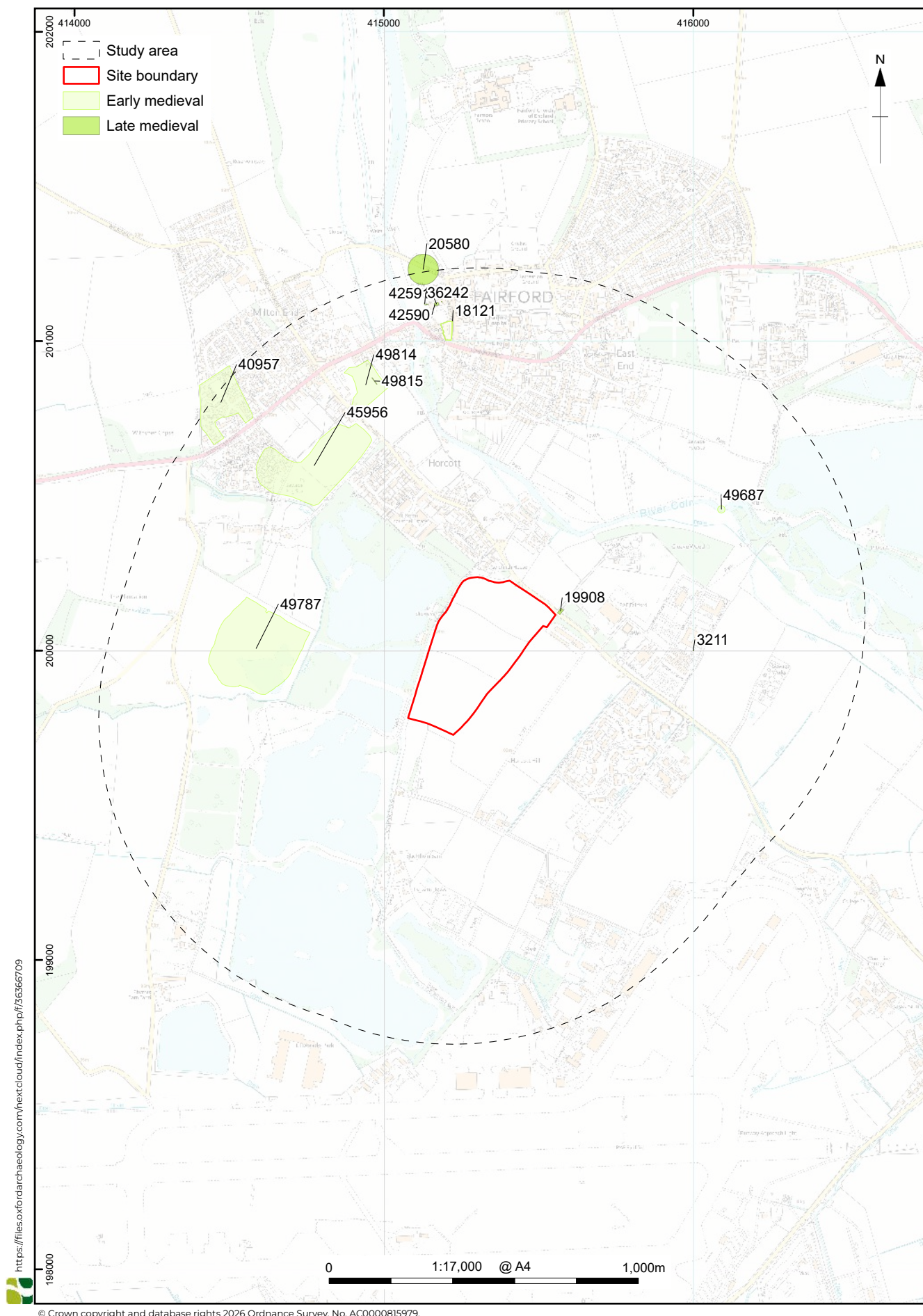


Figure F53A.6: Medieval non-designated heritage assets within the study area

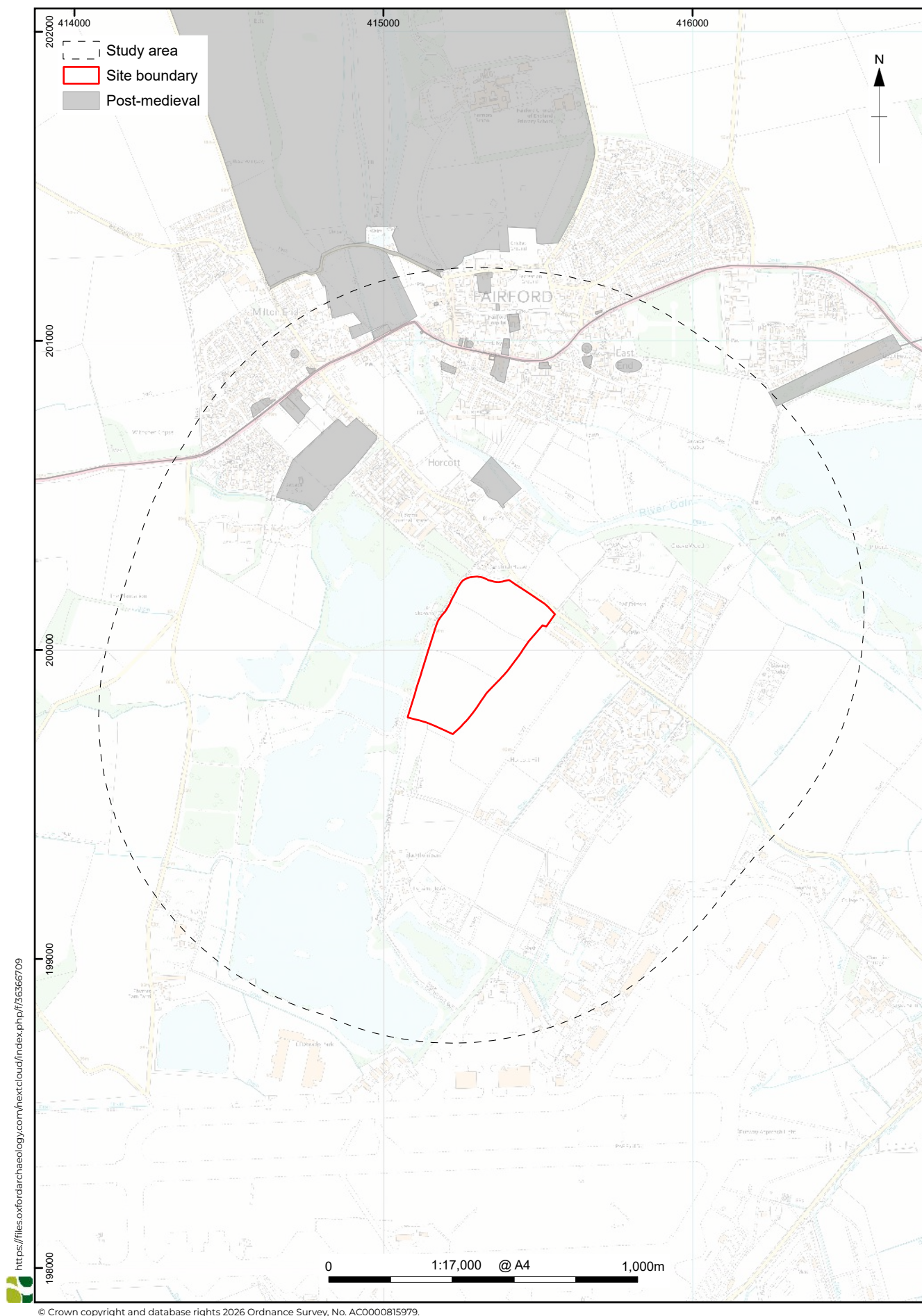


Figure F53A.7: Post-medieval non-designated heritage assets within the study area

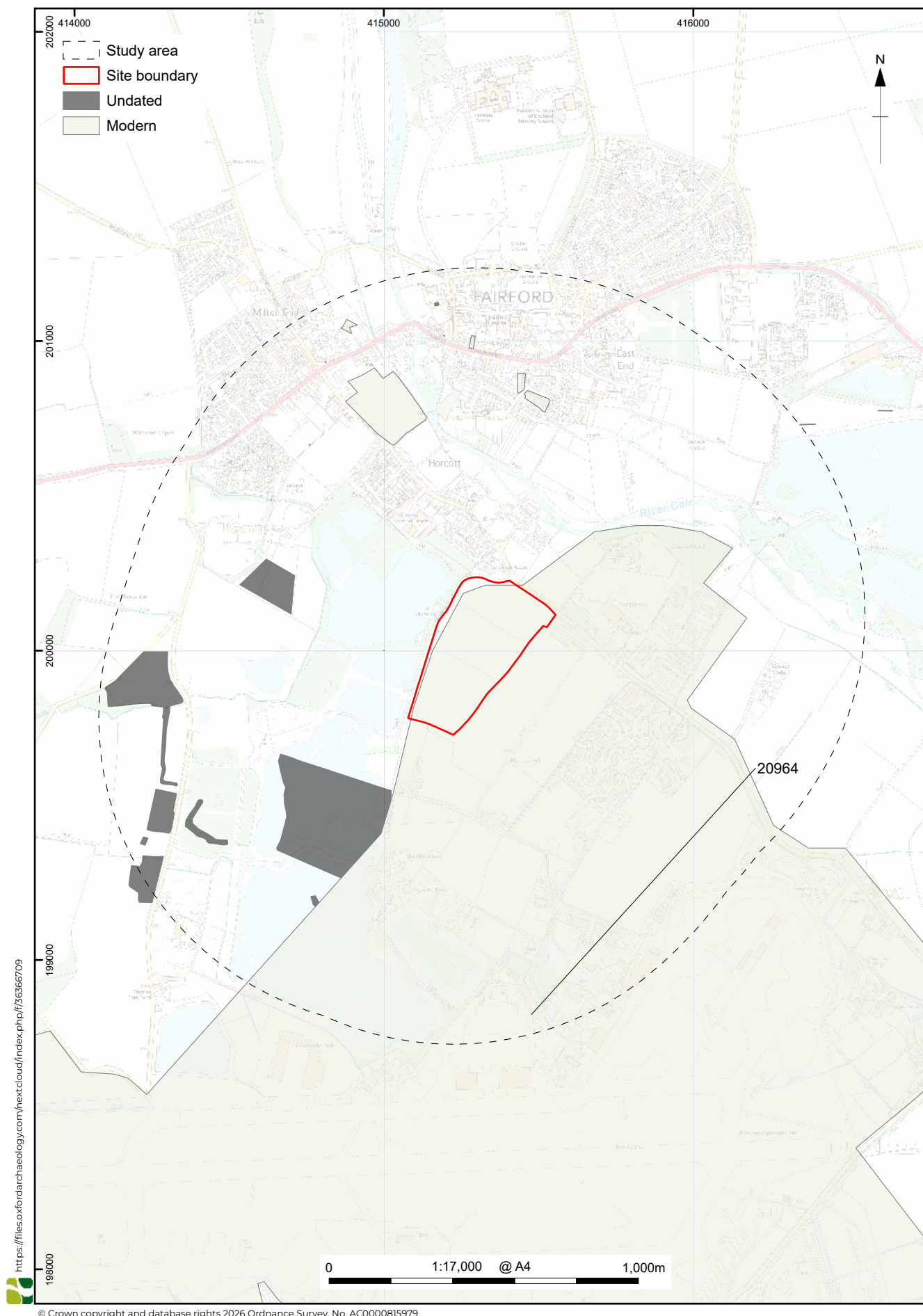


Figure F53A.8: Modern and undated non-designated heritage assets within the study area

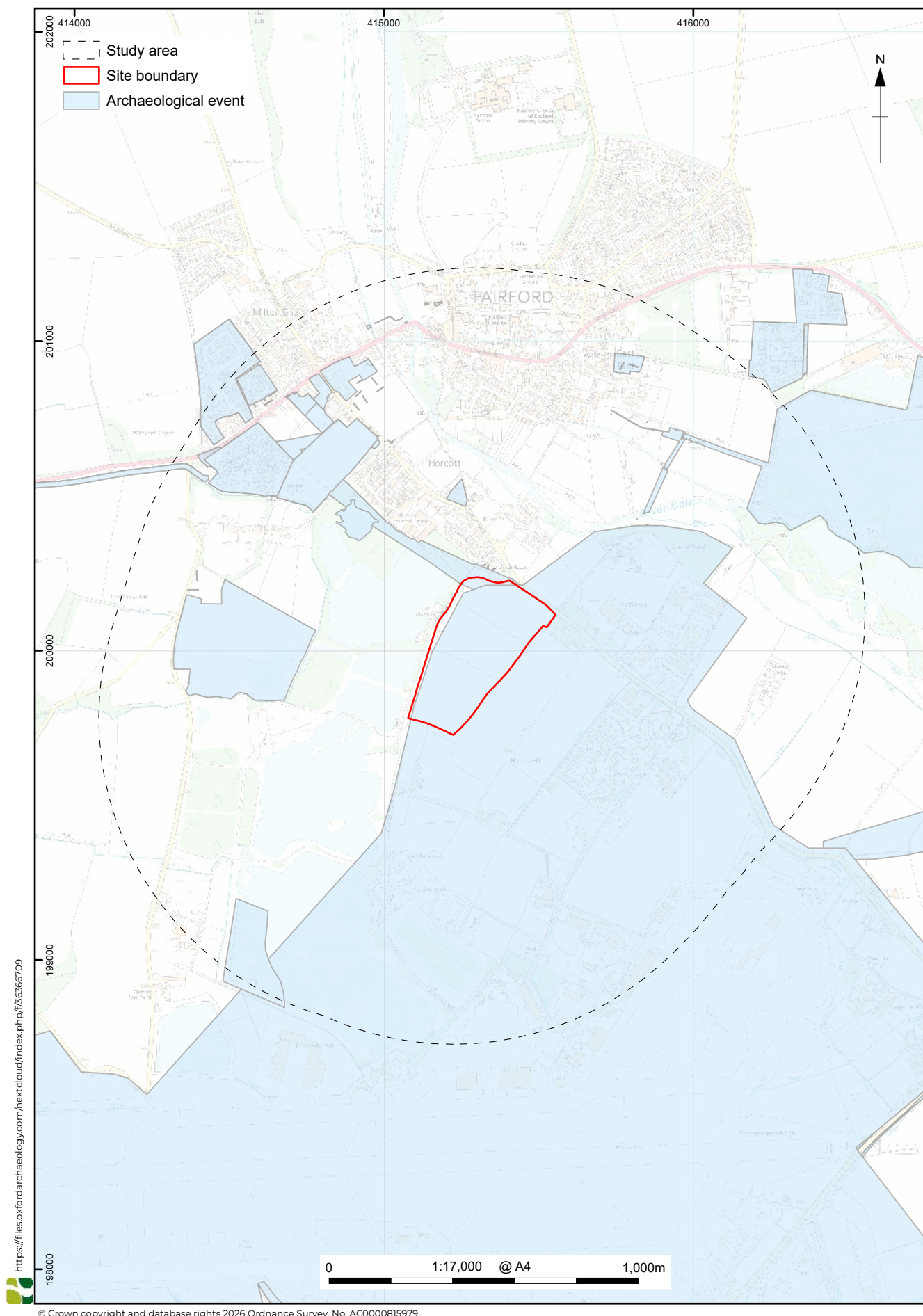
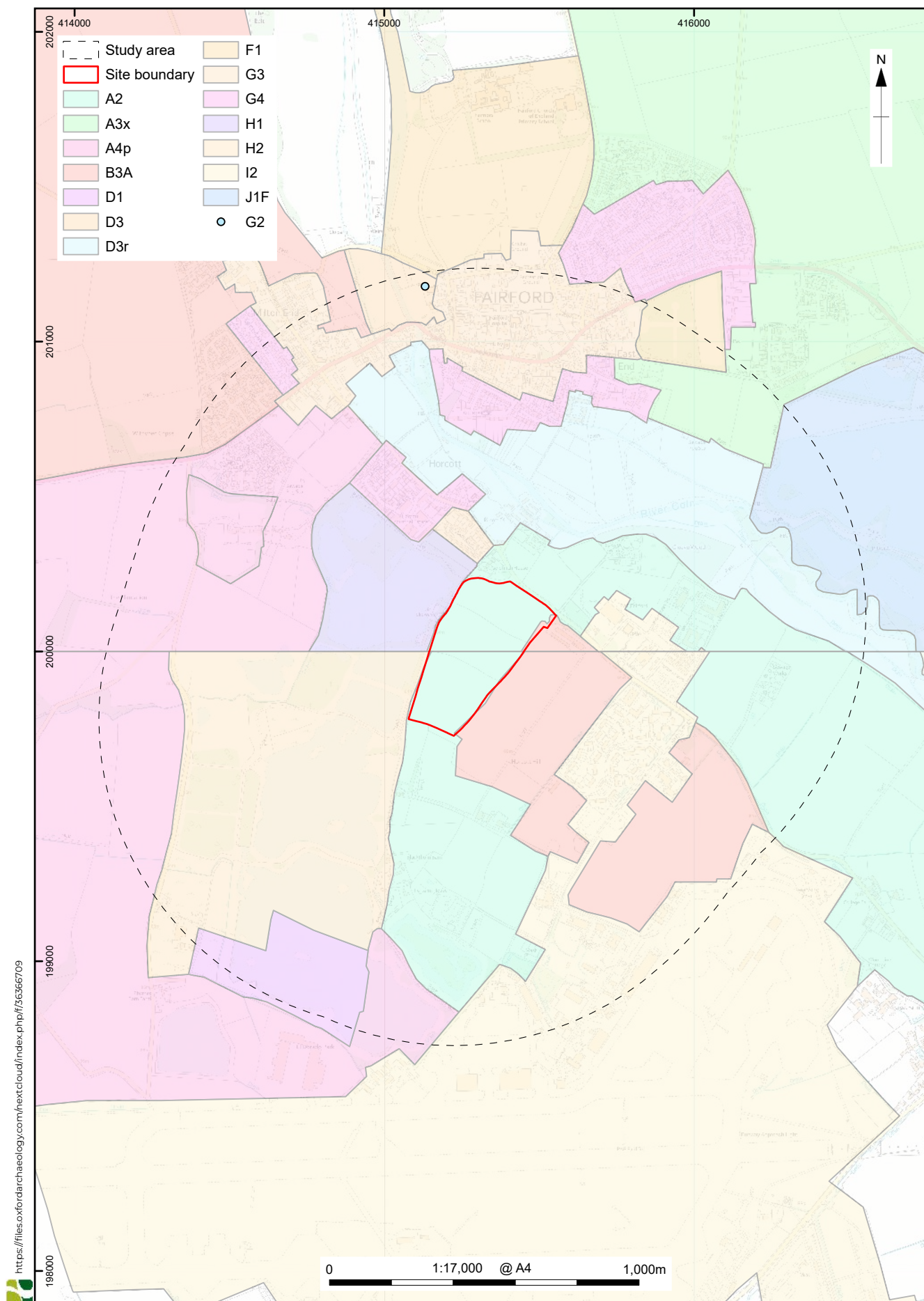


Figure F53A.9: Archaeological events within the study area



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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 F53A.11: Historic landscape characterisation of the study area

Site Reference	K12
Settlement	Kemble
Location	Land south-west of Kemble
Proposed allocation use	Mixed use
Number of dwellings	1,400
Employment (ha)	1.0

Brief description of site:

The site is situated to the south-west of Kemble, south of the A429 and west of the Great Western Railway line, with Kemble Tunnel to the immediate east of the north-eastern extent of the site (Fig. K12.1). It comprises an area of *c.* 65 hectares, the western parcels predominantly used for crop cultivation with two areas of plantation towards the western extent and the eastern parcels used as horse paddocks. Two residences, Clover Barn and Little Stalls are located within the site boundary, the latter accessed immediately from Old Vicarage Lane which takes an approximate north-east/south-west alignment across the south-eastern part of the site; Clover Barn accessed from a separate access track extending west from this. The site lies at an elevation of approximately 120m aOD.

The site comprises a broadly square parcel of land, indented at its south-western corner, bounded to the north by the A429, the east by the Great Western Railway line, the south by hedgerow field boundaries and an access track to Rendall's Barn, and the west by Kemble Solar Farm an associated access track, and hedgerow field boundaries to adjacent fields. A single public right of way, now an access track known as Old Vicarage Road, allows access across the south-eastern part of the site. Either side of this track, which is higher than the surrounding land by a maximum of 1.6m, the land is divided by electric fencing into paddocks for horses associated with the stables to the east of the site, and this extends as far south as the dwelling of Little Stalls. The remainder of the site is arable land, with two areas of plantation towards the western extent of the site, Highstubs Plantation to the north, and Beanfield Plantation to the south. Within the site, boundaries, except for electric fencing for horse paddocks, are formed by hawthorn-dominant hedgerows up to 2m in height.

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:

There are twenty listed buildings within a 1km radius of the site, all but two of which are situated within conservation areas (Fig. K12.2). The two which are not are both associated with an outlying farm, Clayfurlong; its Grade II listed mid-19th century farmhouse (1153295) and an 18th and 19th century barn (1341381), located either side of the A429, at a distance of approximately 745m north-east of the site. These would remain unaffected by the allocation of the site.

To the north of the site, at a minimum distance of 260m away, is Kemble Station Conservation Area (CONARA 113). Within this are three Grade II listed railway-related structures (1089288, 1304289 and 1429827; Fig. K12.2). These are separated from the site by the A429, and mature trees, particularly on its northern side and including a small, wooded area to the east of the junction with Station Road, prevent intervisibility. As a result, none of these heritage assets would be affected by the allocation of the site.

The remaining fifteen listed buildings are within Kemble Conservation Area (CONARA 099) and all are Grade II listed, except the Grade II* parish church (Fig. K12.2). They include 18th and 19th century agricultural-related buildings; five barns or former barns (1304288, 1341382, 1089248, 1153426 and 1153316) and a farmhouse (1089286), and cottages, the earliest being a possible late 16th century cottage with medieval origins (1153406), the remainder of 18th and 19th century origin (1341366, 1089249 and 1089280). At a grander scale, Kemble House (1089287) and its associated former coachhouse and lodge or garden house (1444307) are also within the conservation area, as is the Grade II* listed Anglican Church of All Saints (1089285), with tomb monument within its grounds (1304326) and First World War Memorial to the north-west (1429156). At its closest, the conservation area is approximately 40m to the east of the site. Kemble is a typical Cotswold agricultural settlement, evolving incrementally to adapt to altered agricultural use of the surrounding landscape. The majority of the buildings are of oolitic limestone construction, with limestone slate roofs, and the land boundaries are typically drystone walls also of limestone. Kemble differs from other Cotswold agricultural villages in that its surrounding landscape is relatively flat, resulting in the potential for wider views into and out of the historic core of the village. Mature trees and well-established hedgerows, within private gardens and populating ownership boundaries, provide an enclosed character which limits these views. As such, only the uppermost part of the tower and spire of the Grade II* listed Anglican Church of All Saints (1089285), and perhaps the

partial rooftop of the historic core of Home Farm behind the more modern stable and shed structures (1304288 and 1089286), are discernible against and through the mature trees, from within the far eastern part of the site. In winter months, elements of Kemble House (1089287) may also be visible. This is most evident from the public right of way, Old Vicarage Lane, which has also been identified as one of only two key viewpoints on the approach to the village in the conservation area appraisal. This cites the spire of All Saints Church as a key focal point. All Saints Church (1089285) is predominantly of Early English style, the earliest elements of which date to the 13th century. The spire rises to approximately 120 feet, although it was damaged by lightning in 1823 and was rebuilt as a result.

From this key viewpoint within the site, the landscape associated with Kemble House (1089287) is also referenced in the conservation area appraisal (Fig. K12.2). Kemble House (1089287) is situated approximately 15m to the south of All Saints Church (1089285); it was very common for the manor house and church to be closely sited in early medieval settlements, representing the concentration of power with the Lord of the Manor and the Church. In addition, another important element of this view is the line of the Great Western Railway, deliberately designed to be visually unobtrusive by the creation of Kemble Tunnel and gradient of the railway line into it. This was negotiated by Richard Gordon (1786-1864), owner of Kemble House (1089287), the historic seat of the Manor of Kemble following his marriage to the heir, and aimed to reduce the impact on his parkland estate. The negotiations also resulted in the requirement for the planting of shrubs and trees along the route of the line, as well as their subsequent maintenance. The presence of Kemble House, therefore, in views from this part of the site, can be seen as significant due to this historic association. Kemble's conservation area appraisal includes the recommendation for additional land to be considered for inclusion within the boundary, based on the pressure for development at the edge of the settlement. This includes two areas, the first being the former parkland of Kemble House, which includes land to the south-east of the village, east of Church Lane; this land is also included in the Kemble and Ewen Neighbourhood Plan as a non-designated heritage asset which should be considered in accordance with local policies and NPPF if it has the potential to be impacted by development (KE9/6; Fig. K12.3). The second area of land identified for consideration within the conservation area appraisal is to the west of the village, and includes Home Farm, land at Top Farm, recently redeveloped as a modern residential area, and land east of the railway lane, but also incorporating the north-eastern extent of the site itself. This land is also included in the Kemble and Ewen Neighbourhood Plan in the same way as the

historic parkland associated with Kemble House (KE9/7; Fig. K12.3). The justification for it to be considered for inclusion within the conservation area is largely based on:

- the association of the land with the Kemble House Estate, and 19th century owner, Richard Gordon, and the associated negotiation with the Cheltenham and Great Western Union Railway that his land should not be transected at ground level;
- the resulting designed traversal of the railway across the land incorporating tunnelling (the Kemble Tunnel) and planting to screen the impacts of the infrastructure visually, maintaining the rural setting of the village, including All Saints Church and Kemble House and its parkland estate;
- the identified viewpoint within this area, allowing a view of All Saints Church (1089285) from a public right of way, as well as partial and/or seasonal glimpses of Kemble House (1089287), and perhaps the roofs of the historic core of Home Farm behind modern stable and shed structures (1304288 and 1089286); and
- the erosion of the setting of the conservation area on the west side of the village, seen by the redevelopment at Top Farm, to the north-east of the site.

Kemble Conservation Area, All Saints Church, Kemble House and the historic core of Home Farm, all with the potential to be affected by the allocation of the site, are also all considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

Two known non-designated heritage assets are mapped within the site itself (Fig. K12.4). One is a probable Iron Age to Roman rectilinear enclosure, identified from cropmarks (3061) to the east of Beanfield Plantation, within the south-western part of the site. A metal detector rally undertaken in 2025 across the southernmost three fields within the site, as well as a field beyond it, recovered a large number of Roman coins, a brooch, Iron Age coins and buckles, likely associated with this enclosure site. Roman-period settlement activity and cremations were encountered in the adjacent area to the east ahead of development (39957), and Roman burials were recovered to the north-east (13870). In addition Roman activity, as well as a ring ditch and other prehistoric features were revealed at the Solar Farm site to the immediate south-west of the site (25973). The second known heritage asset within the site is an area of medieval or post medieval ridge and furrow, identified from earthworks shown on aerial photographs taken in 1952 (53659), and also clearly shown on LiDAR imagery. No traces of either of these non-designated

heritage assets were noted in the June 2026 site visit to support this assessment. Any surviving sub-surface remains of the prehistoric and/or Roman period would likely be of **medium significance**, and that those relating to agricultural activity, of the late medieval or post medieval period, of **low significance**, based on evidential value.

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

The HER records an additional 39 non-designated heritage assets beyond the site boundary but within a 1km radius of the site (Figs. K12.4 and K12.5), some of which are known also from previous archaeological investigations (Fig. K12.6) and/or the National Mapping Programme (Fig. K12.7). As well as the prehistoric and Roman features from adjacent sites, cited above, additional evidence for prehistoric and Romano-British period activity has been identified in the wider area, largely to the north-east and south-west of the site, further demonstrating the potential for the survival of similar remains within the site itself. In addition, three early medieval cemeteries and a settlement, as well as an architectural fragment of the period, indicate the importance of the area in the early medieval period, and a possible later medieval settlement site has been identified to the south, at Kemble Wick. Discounting medieval and post medieval upstanding buildings, the vast majority of known activity within a 1km radius of the site relates to agricultural landuse. This takes the form of ridge and furrow, plough headlands, boundary features and trackways, as well as quarry sites, a lime kiln and railway infrastructure. Owing to their evidential value, assets dating from the prehistoric to early medieval periods are generally considered to be of **medium significance**, while any deposits/materials relating to agricultural activity of the later medieval period and 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**.

Indirect, setting impacts to non-designated heritage assets with no upstanding remains are not currently a consideration in the planning process. Four non-designated heritage assets with upstanding remains within a 1km radius of the site have been identified within the conservation area appraisal as being of particular interest and/or the Kemble and Ewen Neighbourhood Plan as requiring specific consideration if they have the potential to be affected by future development (Fig. K12.3). These comprise:

- Kemble School (KE9/1), located approximately 430m to the east of the site;
- Kemble Village Hall (KE9/2), located approximately 409m to the east of the site;
- the former Primitive Methodist Chapel (48933; KE9/3), a corrugated iron structure erected in 1900, located approximately 672m to the east of the site; and
- the water pump and stone surround on Kemble village green (KE9/4), approximately 295m east 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 outside the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB), and lies approximately 1.1km to the south-east of it, at its nearest point.

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' (Fig. K12.4). The Gloucestershire Landscape Character Assessment of 2006 (LDA Design 2006) includes the site within the Dip Slope Lowland character type, specifically TV 3A Kemble Dip Slope. This states that the character area retains a largely rural character, and beyond the largest settlement of Kemble, there is a pattern of scattered farmsteads and detached dwellings. Kemble contains both old stone dwellings and modern infill development, with the older historic core designated as a Conservation Area. Within the southern part of Kemble, stone buildings surround a village green and include the village church with its prominent spire that forms a local landmark. Kemble is located on the main line railway with a station at the north western edge of the village providing direct links to London. This has resulted in recent residential development within the village, reflecting its growing role as a commuter settlement. Key characteristics of the Kemble Dip Slope character type are defined as:

- broad area of gently sloping, undulating lowland with a predominantly south easterly fall;
- lowland landform gently dissected by infrequent small streams flowing towards the River Thames and its principal tributaries, and often inconspicuous within the landscape;

- well-managed productive landscape with a general predominance of medium to large scale arable fields and smaller scale improved pastures;
- seasonal variations in colour and texture associated with mixed arable farming;
- boundaries comprise a network of hedgerows of varying quality, together with stone walls and post and wire fencing;
- occasional woodland copses and shelterbelts, mainly geometric in form; and
- settlement pattern of intermittent linear and nucleated villages, hamlets and isolated farmsteads.

Historic landscape character types with post medieval period origins are well represented in the wider landscape, and so it is considered to be of **low significance**.

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

The site comprises predominantly agricultural arable land in large fields interspersed by two small areas of plantation, the eastern extent parcelled into horse paddocks, and includes two small residences, and a north-east/south-west aligned access track, also public right of way, leading to these residences, ultimately leading to a third residence to the south-west of the site. To the north is the A429, to the east, a railway line, and to the south-west a Solar Farm. Agricultural land surrounds the remainder of the site.

The south-western extent of Kemble Conservation Area is approximately 40m to the east of the site, and this contains several listed buildings with some intervisibility with the site, the Grade II* listed Church of All Saints and the Grade II listed Kemble House a little to the south, as well as the Grade II listed farmhouse and barn associated with Home Farm. The specific characteristics defined by the conservation area relate to the special architectural and historic character of its built form. As such, no elements of the site itself contribute to this. However, the north-eastern part of the site in particular has been identified as retaining specific qualities important in the setting of the conservation area, through its association with the Kemble Estate and the design-implications of the Great Western Railway through the land to the immediate east of the site, and the historic public right of way/access track within the south-eastern part of the site and the key view of the village, conservation area, and four cited listed buildings from it. As such, it has been identified as a key landscape in the setting of the village, and been recommended for consideration for inclusion within the conservation area itself. Modern residential development to the east, at Top Farm, providing around fifty

new homes, has eroded this significance to some degree, and views are limited by mature vegetation. Thus, the site's contribution to the significance of Kemble Conservation Area is assessed to be **low positive** (i.e. the site provides some/a limited contribution to an understanding or appreciation of the heritage interests of the conservation area and a positive contribution to its significance). This is also applicable to the four identified listed buildings.

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's present contribution to landscape value has been reduced by residential development to the east, and a Solar Farm to the south-west, but its rural, agricultural character, easily comparable to historic nineteenth century Ordnance Survey mapping, results in its **low positive** contribution to landscape 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 agricultural land to the south-west of Kemble Conservation Area and its role in the setting of it, and four listed buildings, both visually and associatively. This is further evidenced by the recommendation that the north-eastern part of the site be considered for inclusion within the conservation area, though this has not been enacted. At a minimum, this is likely to result in an impact level of **less than substantial**.

The allocation includes an area of cropmarks identified from aerial photographs, interpreted as probable Iron Age to Roman enclosures, further corroborated by the discovery of Iron Age and Roman period metal finds across a wider area within the site during a metal detector rally. A small area of ridge and furrow has also been mapped at the eastern extent of the site, representing medieval, or post medieval, agricultural activity. 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 irregular enclosure to modern residential development, reducing the extent of these historic landscape types and eroding the post-medieval rural character of the landscape to the west of Kemble. Given the size and scale of the site, this would have a negative impact upon a large

area of land, but, given the significance of the historic landscape character is low, this would result in an overall level of **less than substantial harm**.

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:

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 has occurred for adjacent sites. It could be that, given the known archaeological potential of the site, from the cropmark evidence for Iron Age/Romano-British settlement, supported by metal detectorist finds, and the known ridge and furrow, the site can be immediately progressed to geophysical survey and trial trench evaluation, negating the requirement for an archaeological desk-based assessment. Either approach would help to understand the extent and character of 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 setting of Kemble Conservation Area and the listed buildings of All Saints Church, Kemble House, and the barn and farmhouse of Home Farm. This impact could equate to less than substantial harm, reduced, to a degree, through the retention and enhancement of existing boundary vegetation, and by incorporating less built-form into the north-eastern extent of the site, to retain a more open, green buffer space between the conservation area and the new development. This would aim to retain an understanding and appreciation of the rural setting of the village, preserved by deliberate railway infrastructure

designs in the 19th century. In addition, sensitive design, respecting the local architectural vernacular, conforming to the Cotswold Design Code would aid the minimisation of the impact of new structures on the wider area. The retention and enhancement of existing boundary vegetation would also help to preserve the legibility of the present landscape and aim to reduce the overall anticipated level of less than substantial harm resulting from the loss of historic landscape character to the west of Kemble.

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, will result in a level of harm, equivalent to less than substantial harm, to the heritage significance of a conservation area and to historic landscape character, with considerate development design.

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 design controls are for the retention and enhancement of existing boundary vegetation, and the consideration of less dense development within the north-eastern part of the site to allow a buffer to the conservation area. This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.

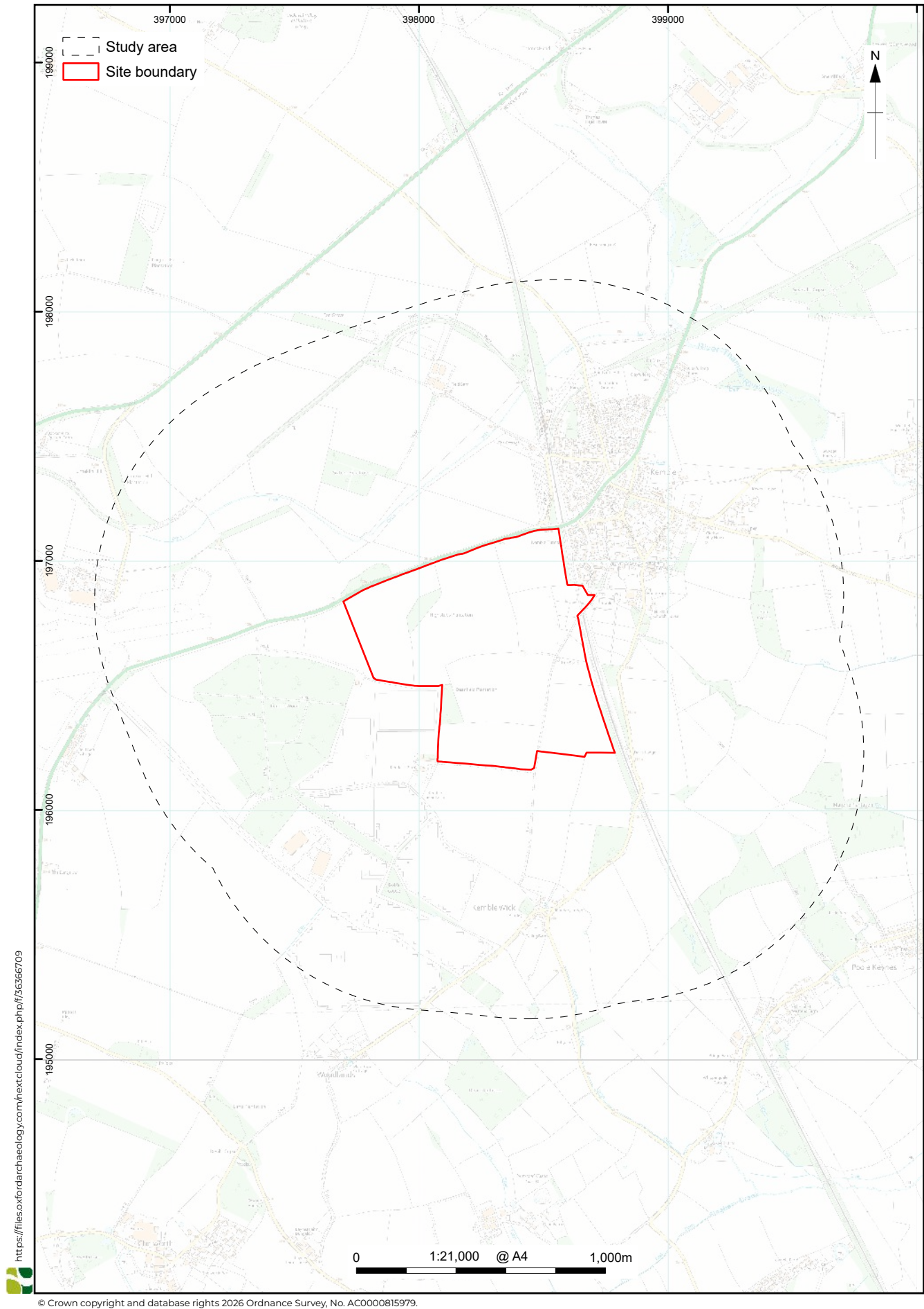
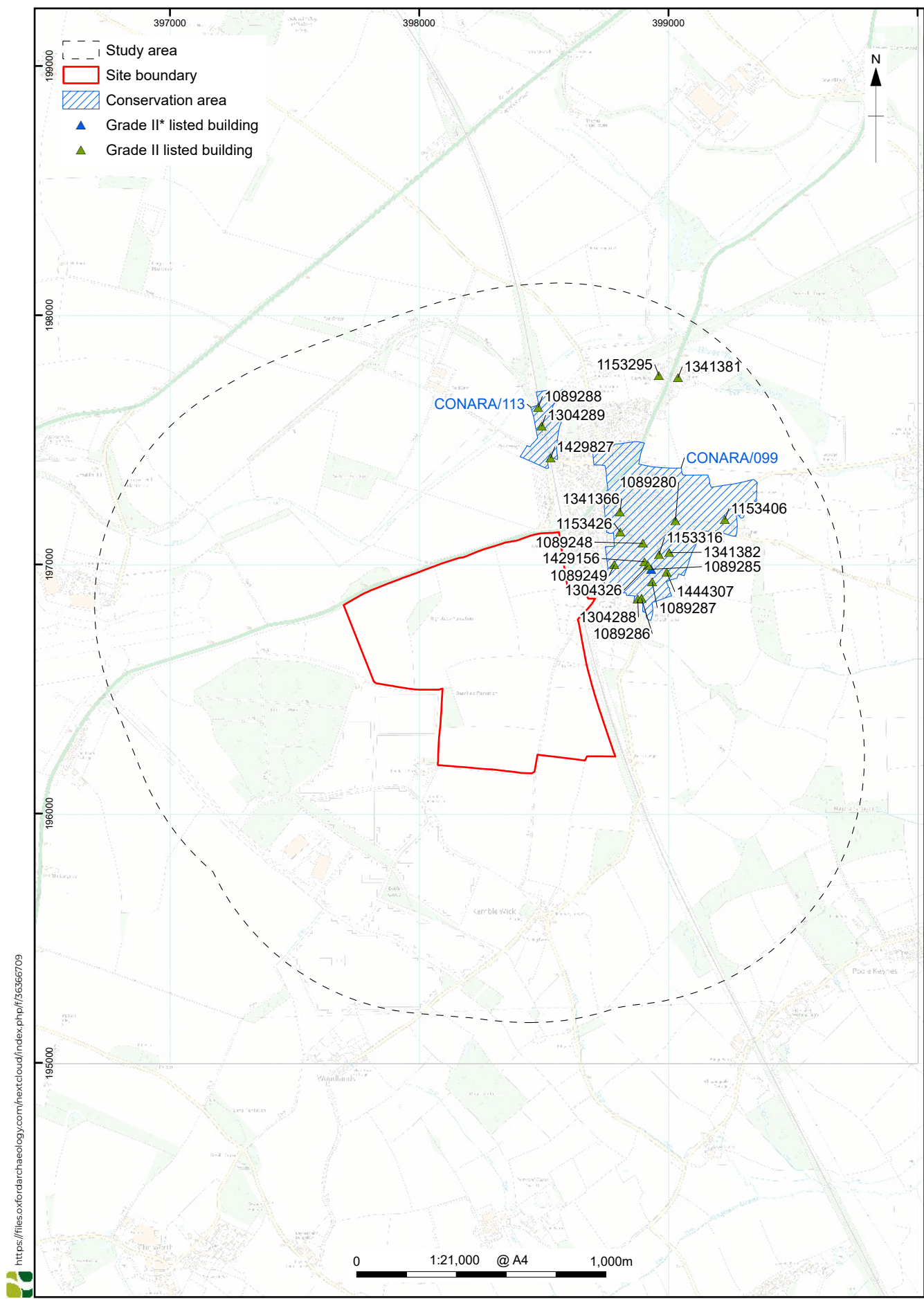
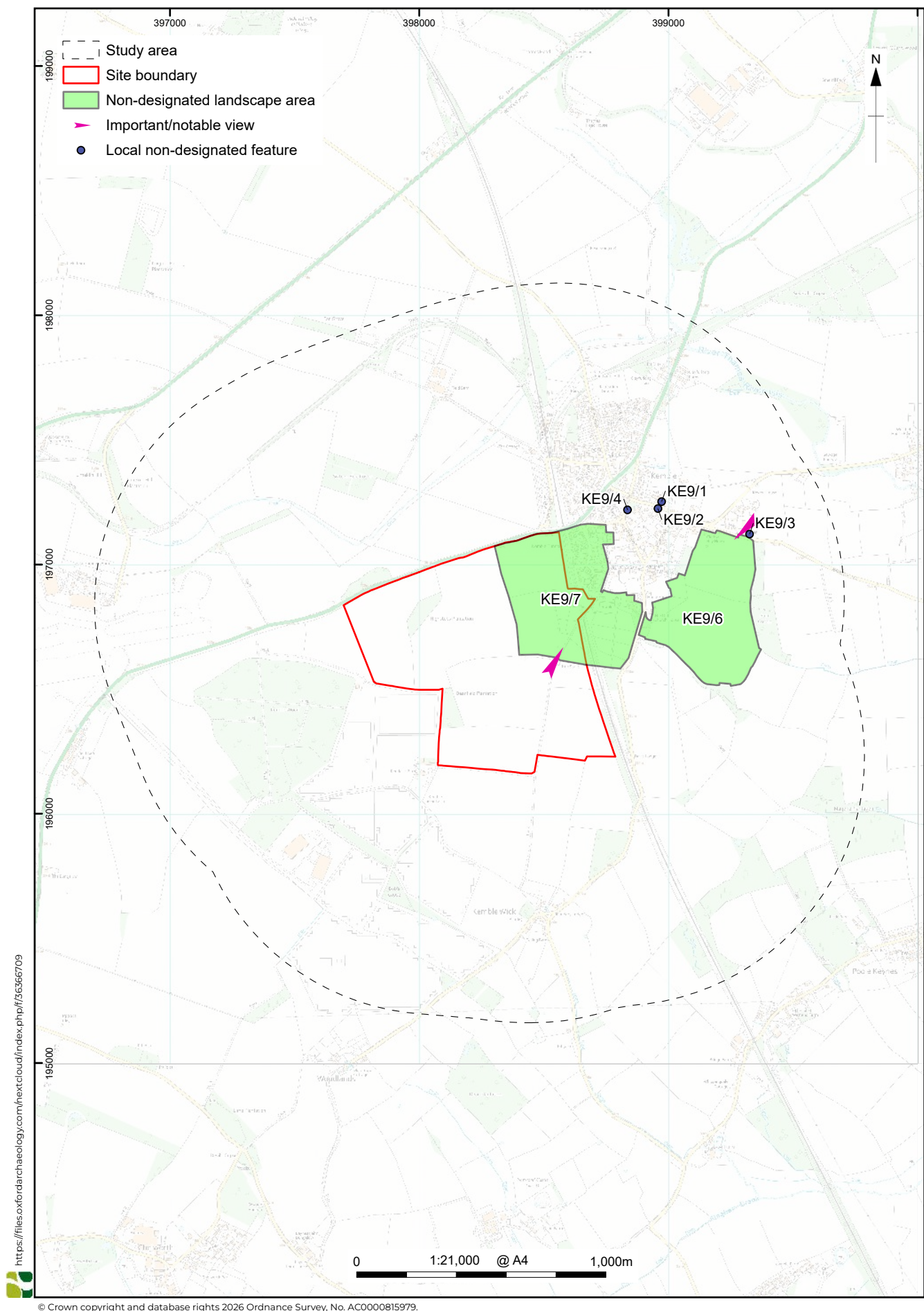


Figure K12.1: Site location



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Figure K12.2: Designated heritage assets within the study area



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Figure K12.3: Local heritage assets within the study area

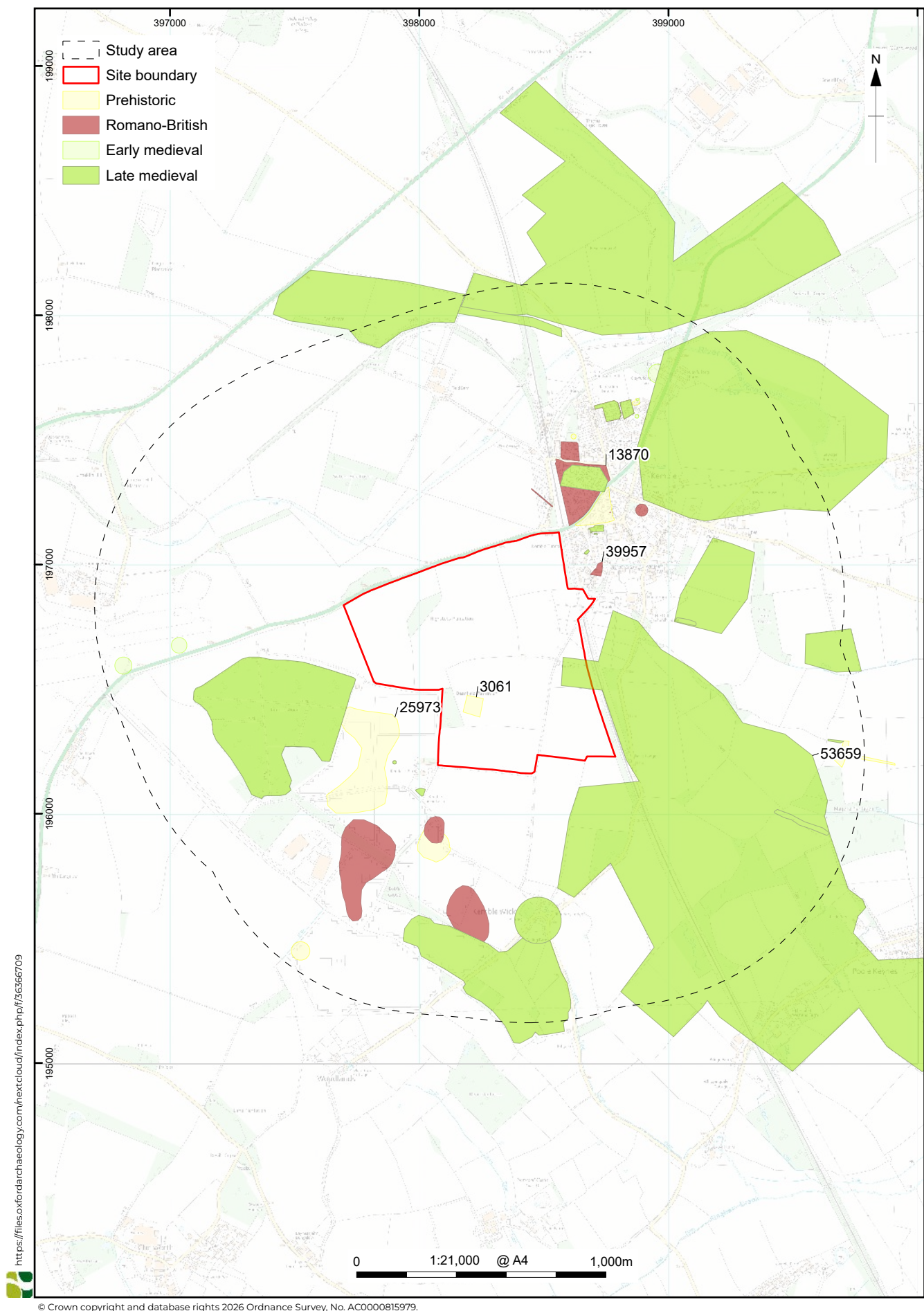


Figure K12.4: Prehistoric to medieval non-designated heritage assets within the study area

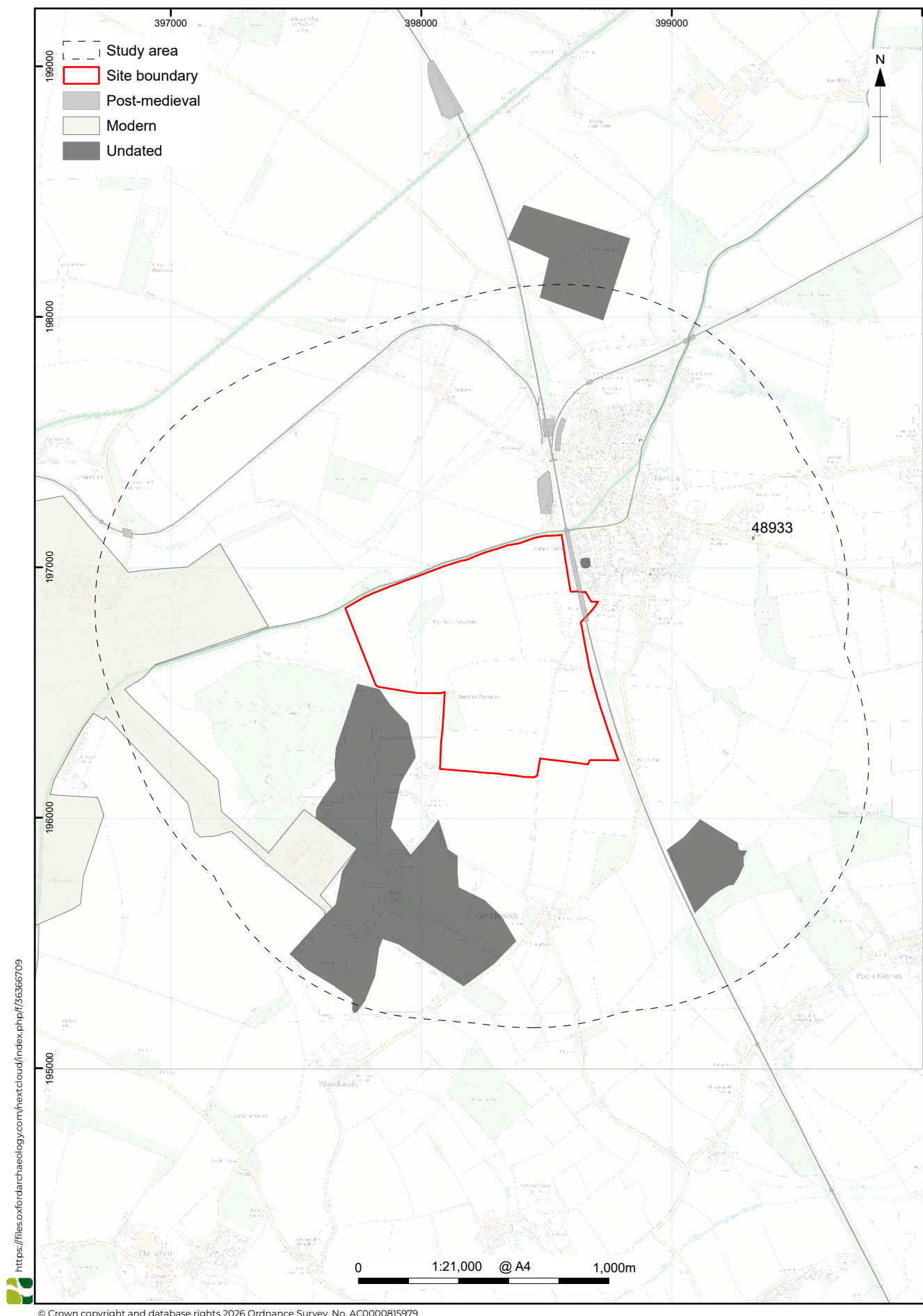


Figure K12.5: Post-medieval, modern and undated non-designated heritage assets within the study area

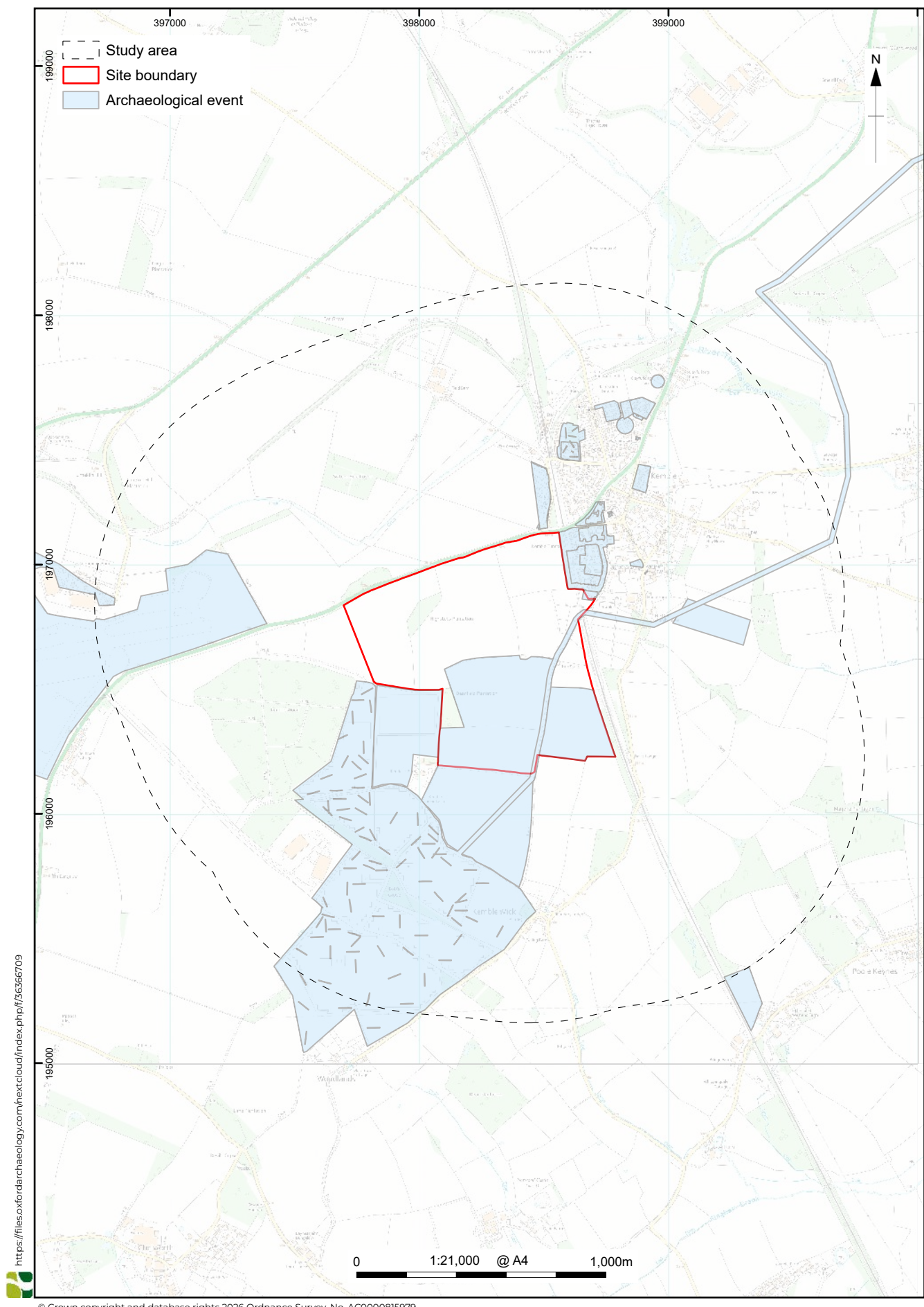


Figure K12.6: Archaeological events within the study area

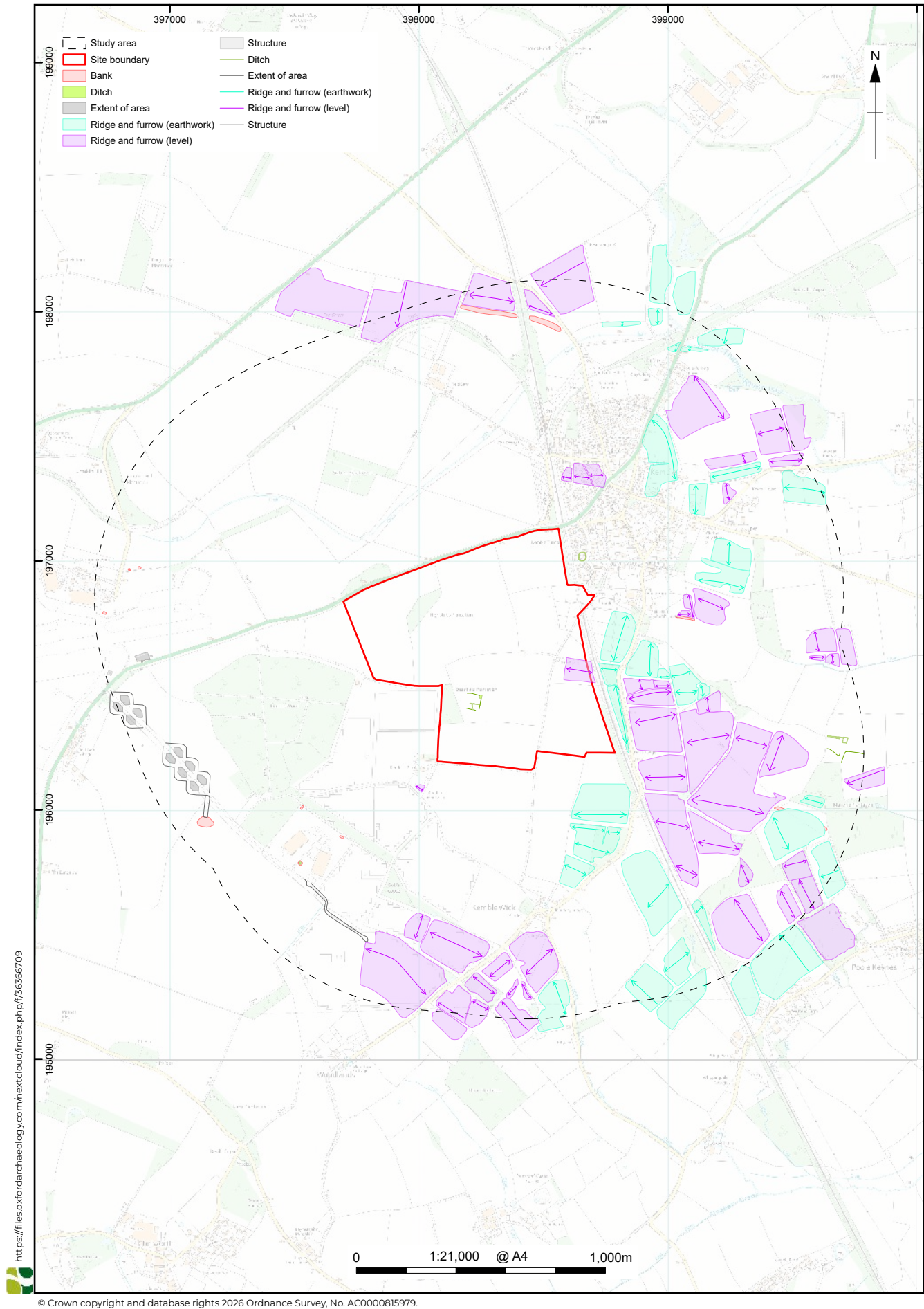
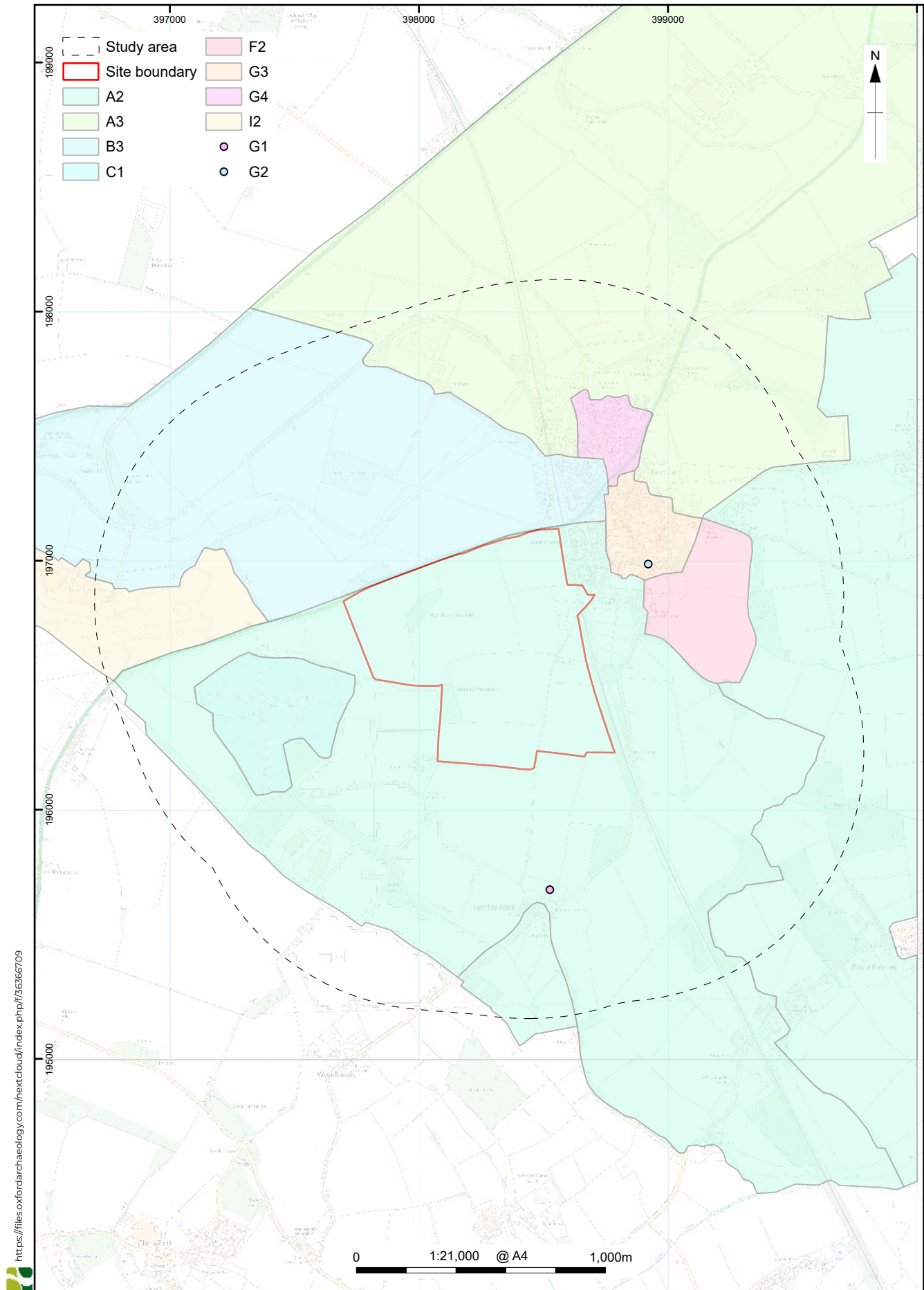


Figure K12.7: NMP data within the study area



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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 K12.8: Historic landscape characterisation of the study area

Site Ref	L19
Town	Lechlade
Site Name	Land south of Butler's Court
Related policies	
Proposed allocation use	Residential development
Number of dwellings	9

Brief description of site:

The site lies on the western edge of the historic market town of Lechlade-on-Thames and extends across approximately 0.95 hectares (Fig. L19.1). It occupies part of a single field, currently in use as grassland, bounded to the north and west by The Wern and to the south by the A417. Residential properties and gardens adjoin the site to the east, where part of the boundary also abuts the Lechlade-on-Thames Conservation Area (CONARA/130). The northern, western and southern boundaries are generally open or defined by intermittent hedgerows, allowing clear views across the site from the adjacent roads. Views to the east are dominated by hedgerows and garden vegetation, with the rooftops of the adjacent properties visible in places above this planting. A small watercourse follows the western and southern boundaries of the field.

The site is located within the Thames Valley, to the north of the River Coln and close to its confluence with the River Thames. It is low-lying, at approximately 75m aOD. From the site, the landscape rises gently to the north, and to the east in the direction of Lechlade, while to the south it continues as low-lying agricultural land forming part of the River Coln floodplain. To the north, the landscape comprises grassland and arable farmland.

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:

Conservation areas and associated designated heritage assets

The Lechlade Conservation Area adjoins part of the eastern boundary of the site (Fig. L19.2). The conservation area has been designated as a result of its high levels of historic and architectural interest. The conservation area contains the Grade I listed Church of St Lawrence (1155874) and seventy-two Grade II listed buildings. The closest of these to the site include:

- Butlers Court cottages (1303188): A pair of 17th century rubble stone cottages, with quoins and a stone slate roof. The building forms a long two storey range with mullion windows and stone stacks, with some later additions.
- Gazebo to the south-west of Butlers Cottage (1089436): An early 18th century square gazebo featuring roughcast walls with stone detailing and a pyramidal stone slate roof.

The listed buildings within the conservation area are considered to be of **high significance** as a result of the historic and architectural interest inherent in their built form and surviving historic fabric.

The conservation area also contains the scheduled Halfpenny Bridge (1003424) and the Grade II registered gardens associated with Church House (1000769).

The architectural interest of the conservation area arises from the high density of 15th–19th-century listed and non-listed historic buildings contained within the settlement and the consistent use of Cotswold vernacular styles and materials. Buildings within the conservation area are predominantly two to three storeys and constructed using local Cotswold limestone and slate tiles, with drystone walls being the dominant boundary treatment within the town. In addition to the domestic architecture, the conservation area includes the 15th-century Church of St Lawrence and two historic bridges, Halfpenny Bridge and St Johns Bridge, which act as key gateways into the town.

The historic interest of the conservation area lies in its plan form and property boundaries, which preserve the layout of the medieval market place and the medieval burgrave plot pattern. The river crossings and the town's relationship to the Thames also contribute to its historic interest, highlighting its position at the highest navigable point of the Thames and illustrating its historic prominence as a river-trading hub. The surviving listed and historic buildings within the town illustrate its development from a medieval market town through to a Georgian coaching town and river port. The limited Victorian development within the town, which is largely confined to polite stone cottages and institutional buildings, reflects the declining prominence of river- and canal-based transportation in favour of the railway.

The approach to the conservation area from the west is defined by the historic linear hamlet of Downington. The character of this area is defined by large, widely spaced houses and cottages set back from the road. Views on the approach into the town are characterised by the transition from open countryside and rural pasture into the historic built environment.

Overall, the conservation area is considered to be of **high significance**. Due to its proximity to the site the conservation area has been scoped into this assessment.

Listed buildings outside of the conservation area

Outside of the conservation area the site lies in close proximity to the following Grade II listed buildings (Fig. L19.2):

- Butlers Court with gate piers and wall to the south-east (1341300): A large, detached 17th-century farmhouse, with 18th- and 19th-century additions. The house is constructed of rubble stone with a stone slate roof and prominent ashlar chimney stacks. It is complemented by an associated boundary wall and gate piers.
- Stable immediately behind Butlers Court to north-west (1341319): A former 18th century stable and granary constructed of coursed rubble stone with quoins and a stone slate roof. It has external stone steps leading to a loft level granary.
- Green Farmhouse (1341293): An early 18th-century L-shaped farmhouse built of coursed and dressed rubble stone with quoins, a stone slate roof and prominent stone end stacks.

These buildings are considered to have a high level of architectural and historic interest inherent in their built form and surviving historic fabric. They are therefore considered to be of **high significance**.

The remaining Grade II listed buildings within the study area include the 18th-century Trouthouse (1155630) and the 17th- or 18th-century Warrens Cross Farm House (1155631), which are located between 750 and 900m west of the site. These listed buildings, together with Claydon House (1089426), a Grade II listed 17th-century country house situated just outside the study area, form a small rural hamlet located on the A417 on the approach to Lechlade from the west. They are visually and physically separated from Lechlade by distance, agricultural land, intervening planting and the existing garden centre development. These assets are considered to be of **high significance** as a result of their high levels of historic and architectural interest.

Scheduled Monuments

The site lies to the south of a partially scheduled multi-period settlement, cemetery and ceremonial complex (designated area 1003434, Fig. L19.2; non-designated area 305, Fig. L19.7). This area contains a complex archaeological landscape visible primarily as cropmarks, comprising an extensive trackway system alongside settlement and funerary features. The scheduled area

contains ring ditches, probably the remains of barrows, late Neolithic to Bronze Age ceremonial features, later prehistoric and Roman field systems, and Iron Age to medieval settlement activity. The trackways connect to wider routeways and nearby farmsteads, including links from Roughsground Farm Villa. These remains have a high level of archaeological interest and are considered to be of **high significance**.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within the site:

- Iron Age settlement features identified during the 1995 Lechlade Bypass Evaluation (17039; Fig. L19.7);
- Prehistoric features identified during the evaluation and excavation at Butlers court (19961; Fig. L19.7); and
- Medieval field system (20464; Fig. L19.9).

These archaeological remains were uncovered by the geophysical survey and trial trenching that has been carried out within the site. The results of these investigations suggest that the site contains complex archaeology dating to the prehistoric and medieval periods. Due to their archaeological interest these Iron Age settlement remains are likely to be of **medium significance**, while below ground evidence for medieval agricultural activity is likely to be of **low/local significance**.

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

The GHER records a further 109 non-designated heritage assets within the 1km study area (Fig. L19.7-11). The site is located within a general area of high archaeological potential, with the majority of these assets supplementing, and adding context to, those assets outlined above. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **medium significance**, while any deposits/materials dating to the post-medieval agricultural use of the study area are of comparatively **local/low significance**. Where GHER records refer to designated heritage assets such as listed buildings, registered parks and gardens, and scheduled monuments, they are considered to be of **high 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 the Wye Valley AONB describe the site and the surrounding agricultural land as HLC Type 'A2:

less irregular enclosure partly reflecting former unenclosed cultivation patterns' (Fig. L19.4). This HLC type is interpreted as the enclosure of areas of former unenclosed cultivation by local arrangement. The enclosure pattern demonstrates small-scale semi-organised enclosure, rather than large-scale formal enclosure of the landscape. Enclosure of this type can be medieval or post-medieval in origin and is generally made up of smaller fields with irregular boundaries. Within the site, the post-medieval enclosure pattern has been altered by the construction of The Wern and the large roundabout to the south-west reducing its legibility within the allocation. Overall, this HLC type is considered to be of **low/local significance**.

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

The site makes a **low positive contribution** to the setting of the Lechlade-on-Thames Conservation Area as a landscape buffer that softens the visual impact of the denser modern housing at The Wern and maintains an open, verdant frontage to the water meadows to the south of the A417. The vegetation on the eastern boundary of the site contributes to the screening of the conservation area on the approach from the west, which keeps the settlement hidden until the last possible moment. This shielding and sudden reveal contribute positively to the character of the conservation area and the rural nature of its setting.

Listed buildings within the conservation area are visually separated from the site by existing development and intervening screening, and allocation of the site is unlikely to alter this relationship. The site therefore contributes to their setting in a similar way to its contribution to the setting of the conservation area, by helping to preserve the open rural edge of the settlement and by screening the settlement on the approach from the west. This makes a **low positive contribution** to the significance of the conservation area and, to a lesser extent, to the significance of listed buildings on the western edge of the settlement (1303188, 1089463).

The site does not contribute to the setting or significance of the scheduled Halfpenny Bridge (1003424) or the Grade II registered gardens associated with Church House (1000769), both of which lie within the conservation area and are experienced principally in relation to the historic core and river crossing rather than the western edge of the settlement.

Butlers Court (1341300) lies to the north-east of the site, separated from it by grassland and existing planting. As a 17th-century farmhouse located on the western edge of Lechlade, part of its significance is derived from its rural setting. As undeveloped land that may have historically been associated with

the farm, the site makes a **low positive contribution** to this aspect of the setting of Butlers Court, allowing it to be appreciated within its wider agricultural context. Partial views of the chimney stack and roofline of Butlers Court looking across the site reinforce this connection.

The site also forms part of the wider rural landscape surrounding the stable immediately behind Butlers Court to north-west (1341319). This landscape (of which the site forms a small part) makes a **low positive contribution** to the setting of this asset. The existing buildings at Butlers Court, and intervening distance and vegetation screen views between the site and this asset.

Green Farmhouse (1341293) is physically and visually separated from the site by intervening planting along the site boundaries and the A417, and there is no direct intervisibility between the asset and the site. However, as an early 18th century farmhouse located within the agricultural landscape on the western edge of Lechlade, part of its significance is derived from its rural setting, of which the site forms a very small part. This rural setting as a whole makes a **low positive contribution** to the setting of Green Farmhouse. The site is physically separated from this asset by distance, surrounding vegetation and the A417.

Trouthouse (1155630) and Warrens Cross Farm House (1155631) are located approximately 750–900m to the west of the site. These assets are visually and physically separated from the site by intervening agricultural land, planting and the existing garden centre development. The undeveloped agricultural land between these assets and Lechlade makes a low positive contribution to their setting, allowing them to be experienced as a small rural hamlet which is distinctly separate from Lechlade. The site lies on the edge of Lechlade and forms a very small part of this wider landscape. However, due to its size and position, it does not appreciably contribute to the experience of these assets as rural farm buildings, nor does it make a significant contribution to their separation from Lechlade. It is therefore considered to make a **neutral contribution** to their setting.

The non-designated archaeological remains, particularly those relating to the Iron Age settlement, make a **low positive contribution** to the setting of the scheduled multi-period settlement, cemetery and ceremonial complex (designated area 1003434; non-designated area 305) to the north, providing insight into the development and use of the wider prehistoric landscape surrounding the monument. The site is not currently visible from the scheduled monument due to existing boundary planting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site does not contain any overriding heritage constraints that would prevent its allocation. It does, however, sit within the setting of the Lechlade-on-Thames Conservation Area and several Grade II listed buildings (1303188, 1089463), situated on the western edge of the conservation area. Without suitable design mitigation, development within the allocation has the potential to adversely affect the setting of these assets. The scale of any impact would be dependent upon the detailed design, layout, scale and materials of the development.

These impacts would primarily arise from the introduction of new residential development into former agricultural land on the edge of Lechlade. This would extend the settlement beyond its existing limits and could, without suitable design mitigation, negatively affect elements of the conservation area's setting by introducing a harder suburban edge into the currently rural approach to the town from the west. This would result in **less than substantial harm** to the conservation area and to a lesser degree the listed buildings (1303188, 1089463) on its western edge. Recommendations to reduce the impact of any development upon the setting of the conservation area and the listed buildings within it are set out in the sections below.

The site makes a low positive contribution to Butlers Court (1341300) as part of its wider rural landscape and by preserving partial views of the listed building looking across the agricultural land within the site. These views allow Butlers Court to be appreciated as a former farm building. Without suitable design mitigation, development within the site could negatively affect the rural setting of this building, making it less appreciable as a historic farm building. This would result in **less than substantial harm** to this asset.

Additionally, the site forms a small part of the wider rural landscape of Green Farmhouse (1341293) and the stable immediately behind Butlers Court to the north-west (1341319). This wider landscape as a whole is considered to make a low positive contribution to the setting of these assets. Development within the site would result in the change of a small part of this landscape but would not be visible from these assets. Due to the small scale of the allocation and the lack of intervisibility, it is unlikely to affect the setting of these assets, resulting in **no harm** to them.

The site makes a neutral contribution to Trouthouse (1155630) and Warrens Cross Farm House (1155631). Development within the site would be unlikely to affect the setting of these assets and would result in **no harm** to them.

The development of the allocation would change the historic landscape character within the site from 'A2: less irregular enclosure partly reflecting former unenclosed cultivation patterns' to modern residential development. This would reduce the extent of this historic landscape character type on the western edge of Lechlade. The historic field pattern within the allocation has been altered by the creation of The Wern, lessening the legibility of this historic landscape type within the allocation. Despite these changes the site does retain its agricultural character and some of its original field boundaries. Development in the site would result in the loss of a small area of this low/locally significant historic landscape character type, resulting in **less than substantial**.

The site has been subject to various phases of geophysical survey and evaluation which have identified surviving prehistoric and medieval remains. These are of archaeological interest and contribute to the setting of the nearby scheduled monument. Development within the site would cause **substantial harm** to any surviving archaeological remains within the site and, depending upon its height, could become visible in views looking out from the scheduled monument (1003434); which may result in **less than substantial harm** to the setting of this asset.

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 site has previously been subject to geophysical survey and trial trenching. Any further archaeological mitigation that may be required would likely be secured as a condition of planning consent.

The following recommendations have been proposed to reduce the impact of the allocation upon the Lechlade Conservation Area and surrounding heritage assets.

Development should be set back from the A417 to retain a grassland buffer along the southern edge of the site. This buffer should incorporate generous verges and natural landscaping to preserve the rural and open character of the approach into Lechlade.

The layout should respond to the adjoining part of the Lechlade-on-Thames Conservation Area by reflecting its loose, linear and spacious settlement character. Buildings should be widely spaced and set within generous plots or grounds, avoiding a dense suburban arrangement. A loose courtyard arrangement, with a principal farmhouse-style building and ancillary structures, may be appropriate where this would reinforce the rural edge-of-settlement character and soften views towards Butlers Court (1341300).

Existing hedgerows and boundary vegetation, particularly along the eastern boundary, should be retained and strengthened to preserve the screened approach from the west and the sudden reveal of the historic settlement on the approach. Additional planting along the western edge of any development would also help to filter views of any new development from The Wern and the A417 on the approach into Lechlade.

The scale, form and materials of new development should be sympathetic to the conservation area, the rural setting of Butlers Court and the local vernacular. Traditional building forms and the use of Cotswold limestone, natural slate or other locally characteristic materials would help integrate development into this sensitive historic and landscape setting.

Building height should be in keeping with nearby development within the conservation area to prevent visual impacts upon the setting of the scheduled monument (1003434). Additionally, a programme of archaeological mitigation and recording may be required as a condition of any planning application to mitigate any archaeological effects.

Conclusions and suitability:

The key heritage sensitivities associated with the site relate to its position on the western edge of Lechlade, adjoining part of the Lechlade-on-Thames Conservation Area, and its location within the wider setting of a number of Grade II listed buildings, including Butlers Court (1341300), the stable immediately behind Butlers Court to the north-west (1341319) and Green Farmhouse (1341293). The site also contains known non-designated archaeological remains, including Iron Age settlement evidence and medieval field systems, and forms part of a wider archaeological landscape which may provide context for the scheduled multi-period settlement, cemetery and ceremonial complex to the north.

The site makes a low positive contribution to the setting of the conservation area and to listed buildings (1303188, 1089463) on the western edge of the conservation area by preserving an open, verdant edge to the settlement and contributing to the rural approach into Lechlade from the west. It also makes a

low positive contribution to the setting of Butlers Court and forms part of the wider rural landscape associated with the stable immediately behind Butlers Court and Green Farmhouse. The site makes a neutral contribution to the more distant listed buildings at Trouthouse (1155630) and Warrens Cross Farm House (1155631), which are separated from the site by distance, intervening land, planting and existing development.

Without suitable design mitigation, development within the allocation has the potential to result in **less than substantial harm** to the setting and significance of the Lechlade-on-Thames Conservation Area and listed buildings (1303188, 1089463) on the western edge of the conservation area. It could also result in **less than substantial harm** to the setting of Grade II listed Butlers Court (1341300) and, depending on building height and visibility, to the setting of the scheduled monument (1003434) to the north. Due to the scale and position of the allocation it would result in **no harm** to the setting of the other designated assets identified within the study area.

These impacts resulting from the allocation would primarily arise from the introduction of residential development into a parcel of undeveloped historic agricultural land. This has the potential to introduce a hard suburban edge into views of the conservation on the rural approach into to the town and could reduce the ability to appreciate Butlers Court as a historic former farm building within a wider rural landscape. Depending upon building height, the allocation could also introduce development into views looking south from the scheduled monument. The level of impact would depend on the detailed design, layout, scale, density, materials and landscape treatment of the development.

In addition, development within the site has the potential to result in **substantial harm** to any surviving archaeological remains within the site. However, this could be addressed through an appropriate programme of archaeological mitigation and recording secured through the planning process.

Subject to the incorporation of the design recommendations such as setting development back from the A417; retaining and strengthening of boundary vegetation; use of a widely spaced, traditional layout containing locally appropriate building forms; restriction of building height; and use of locally characteristic materials, the heritage effects of the allocation could be reduced. On this basis, the site is considered potentially suitable for allocation from a heritage perspective, provided that any future scheme is carefully designed to respond to the conservation area, the setting of nearby designated heritage assets and the known archaeological sensitivity of the site.

Heritage Constraint Rating: Moderate

The site is considered to have an overall heritage constraint rating of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls). This reflects the presence of high-significance designated heritage assets within and around the site's setting, the potential for less than substantial harm if development is not sensitively designed, and the known archaeological interest within the site. The allocation is not precluded on heritage grounds but would require robust design and archaeological mitigation to minimise harm.

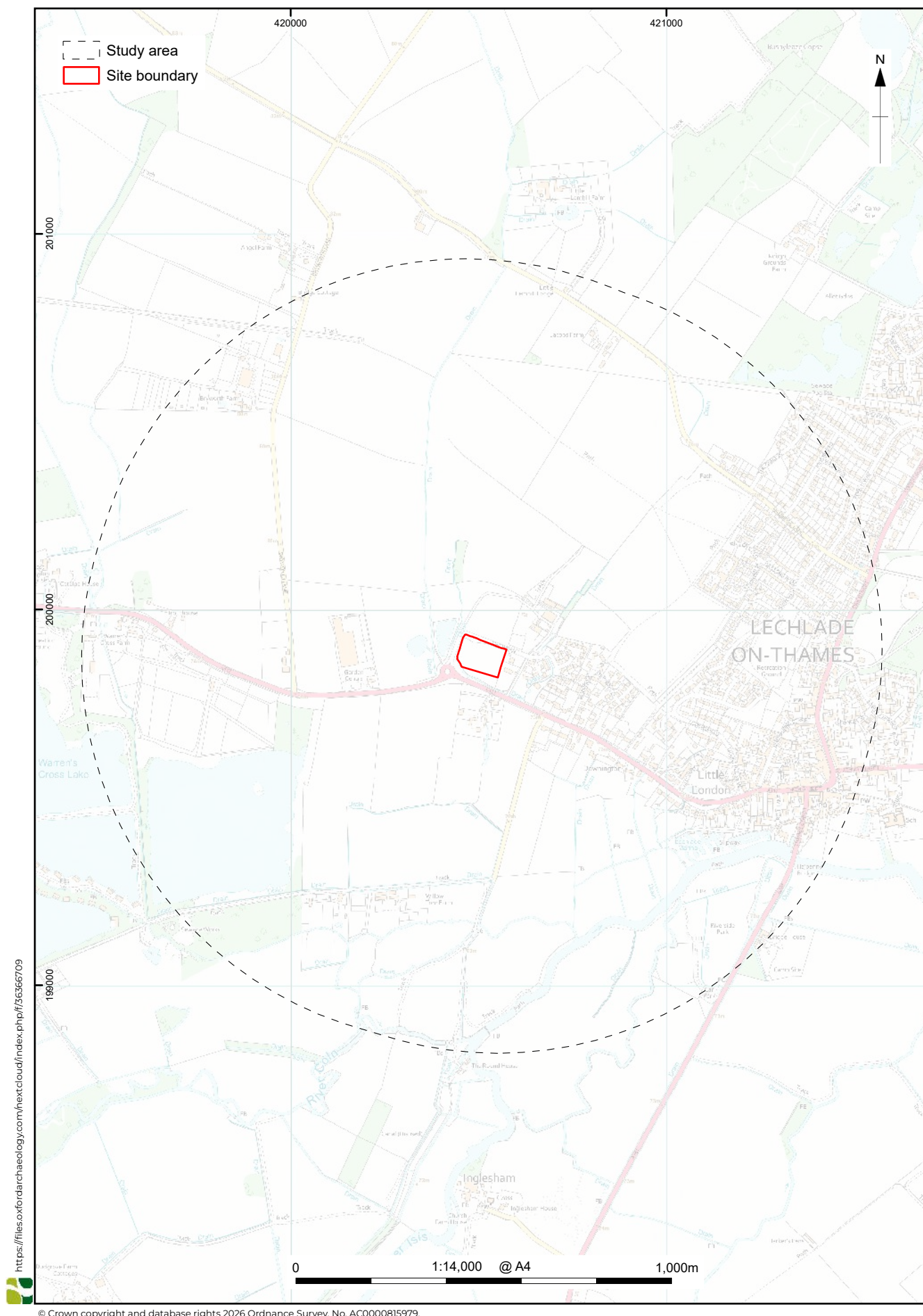
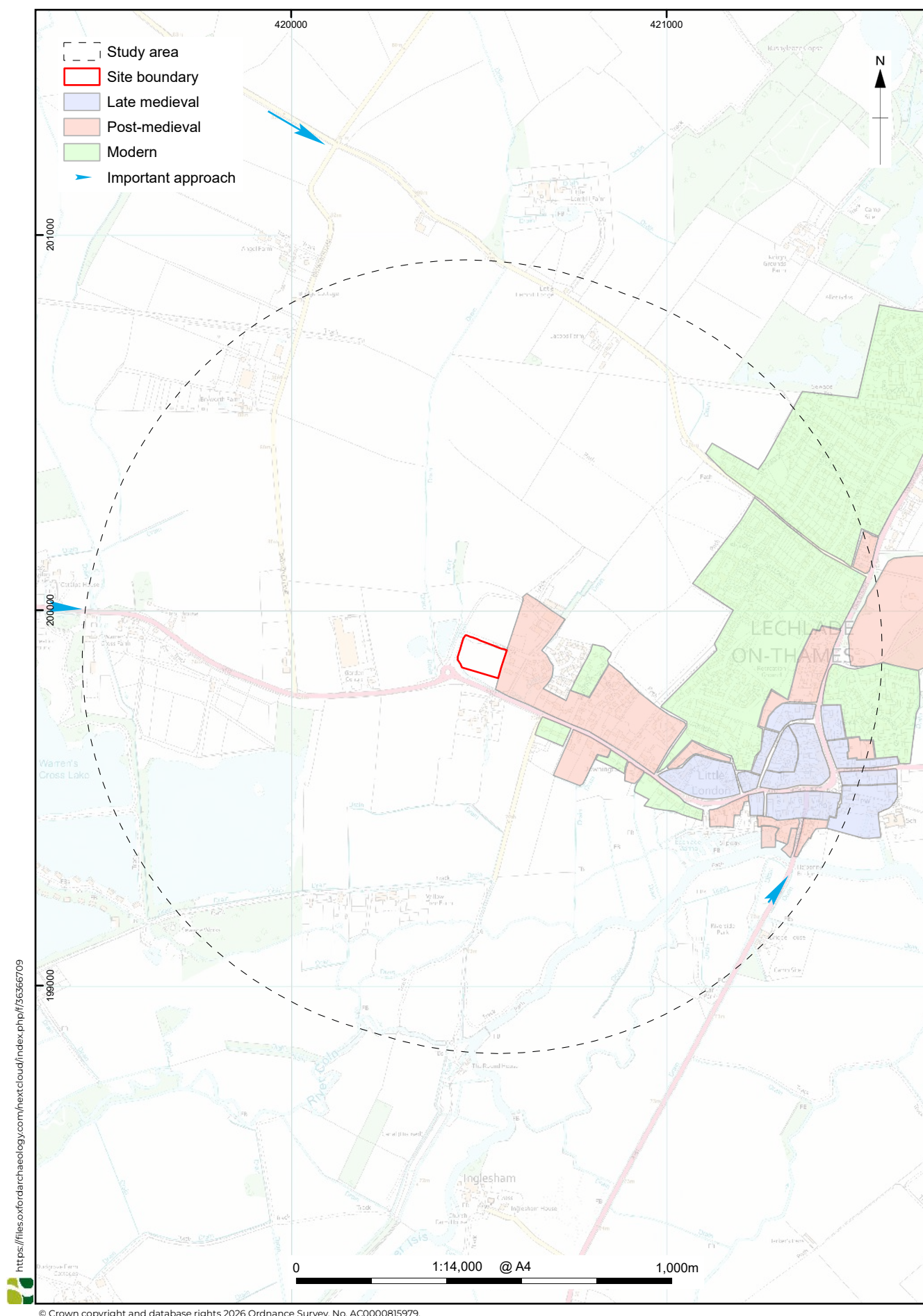


Figure L19.1: Site location



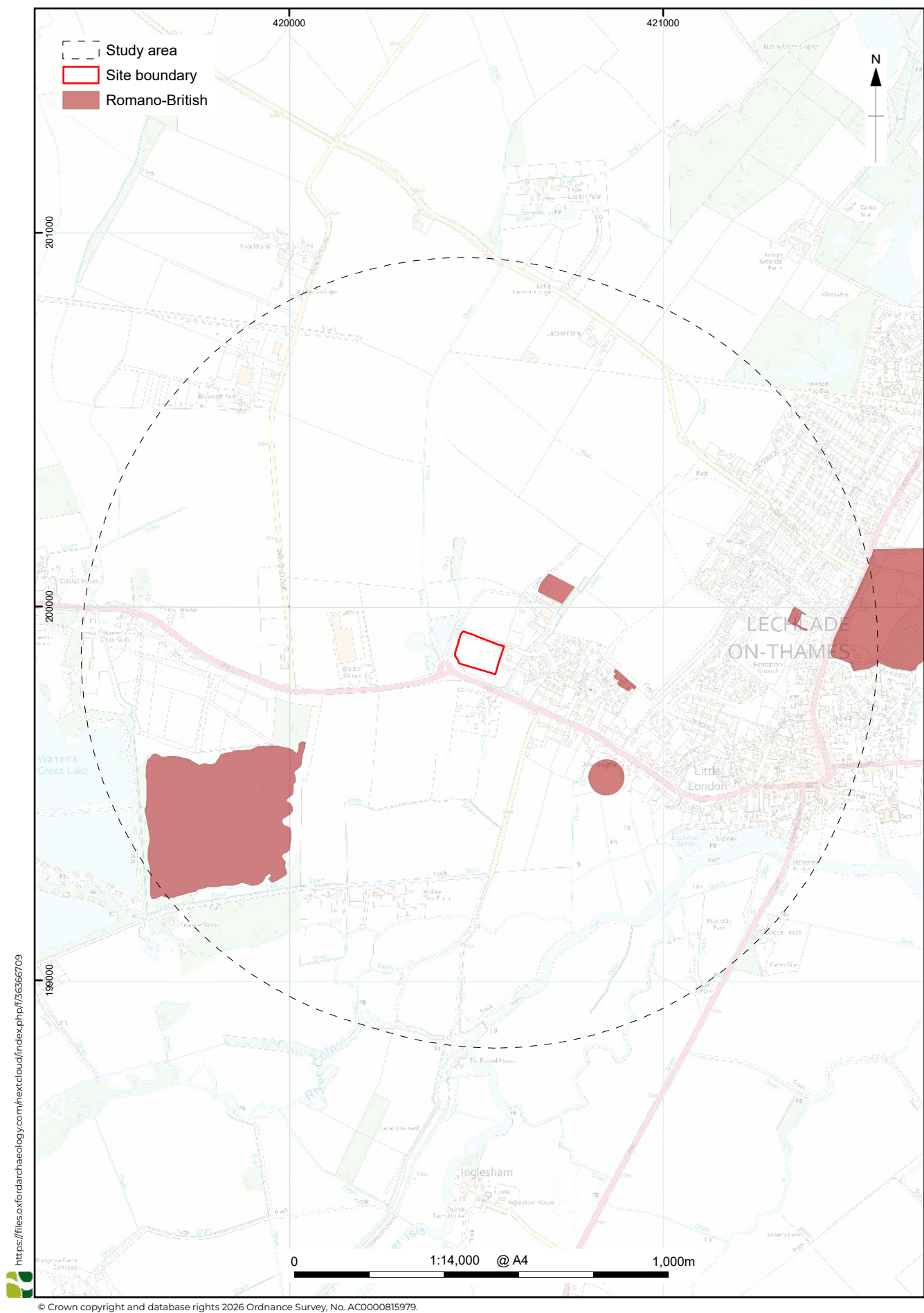


Figure L19.5: Romano-British non-designated heritage assets within the study area

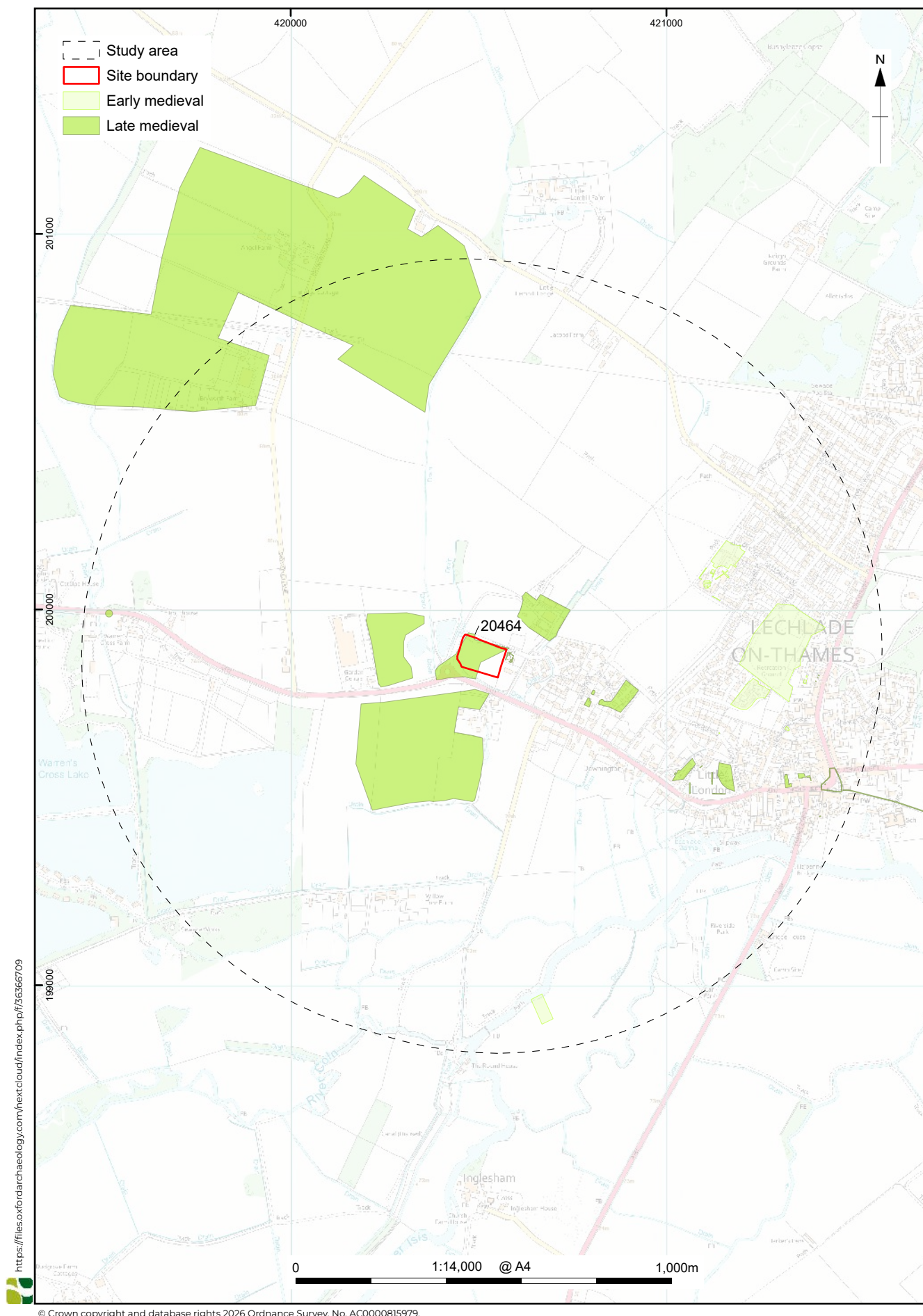


Figure L19.6: Medieval non-designated heritage assets within the study area

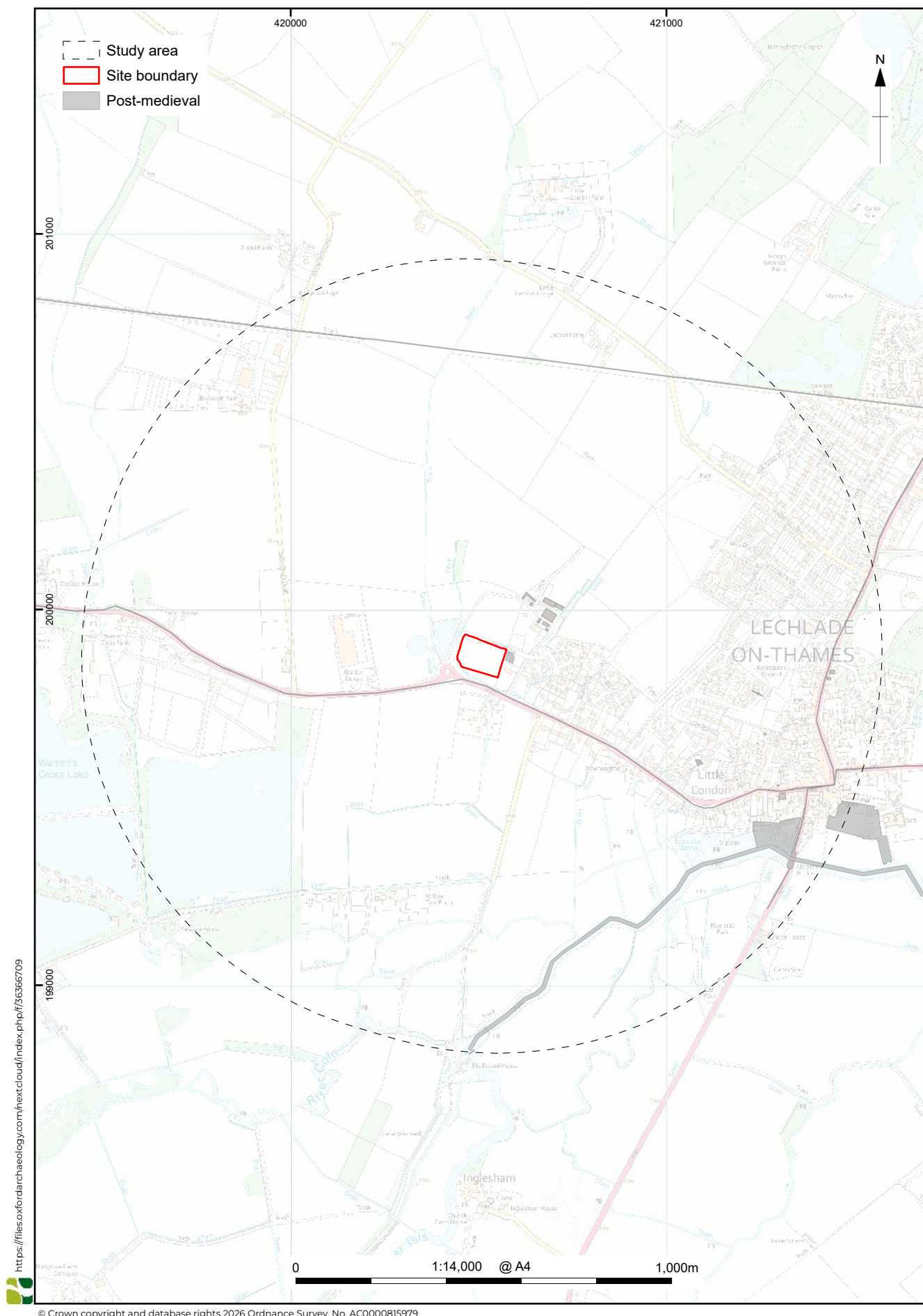


Figure L19.7: Post-medieval non-designated heritage assets within the study area

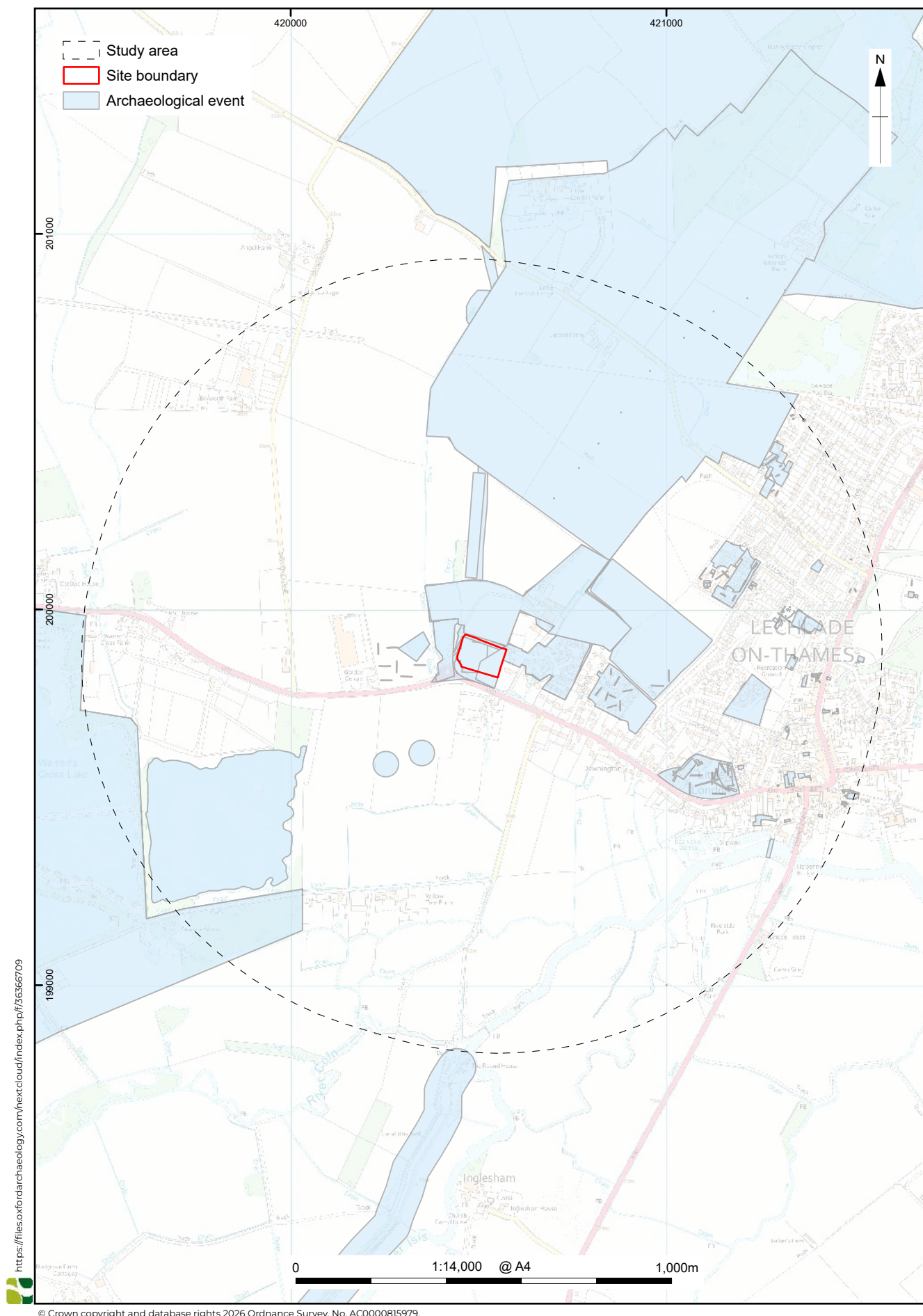


Figure L19.9: Archaeological events within the study area

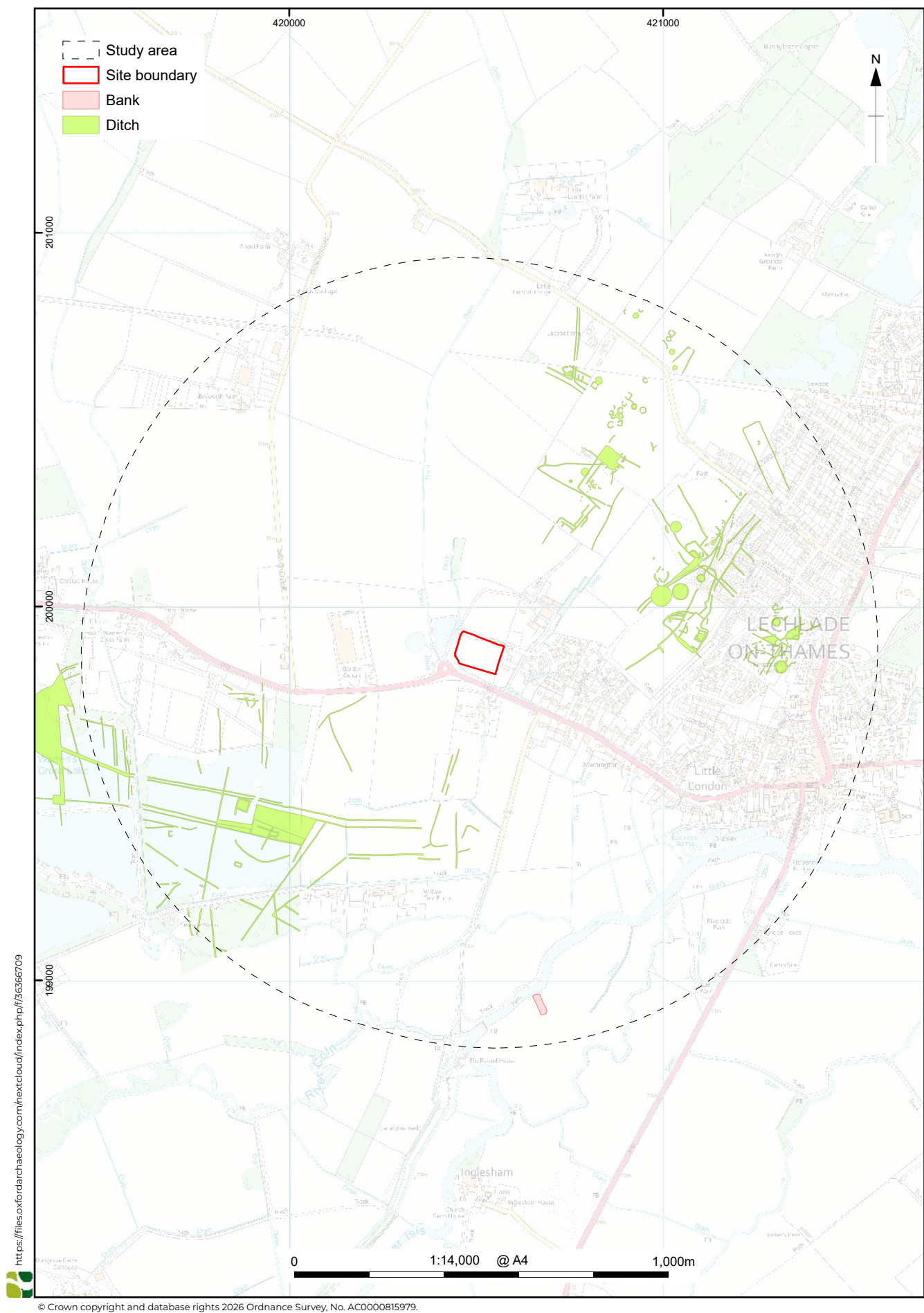
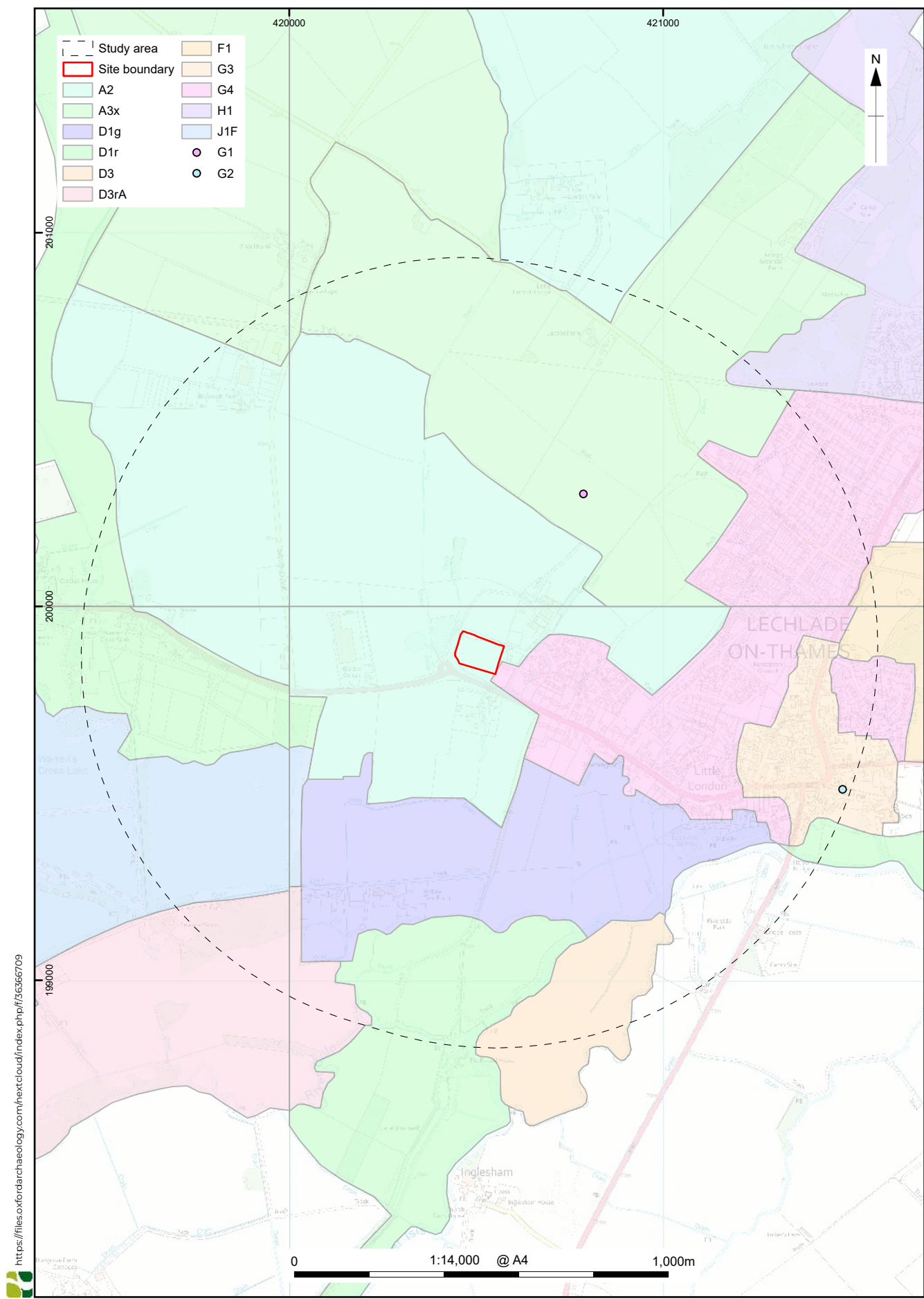


Figure L19.10: NMP data within the study area



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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 L19.11: Historic landscape characterisation of the study area