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|--------------------------------|-------------------------|
| <b>Site Reference</b>          | M19C                    |
| <b>Settlement</b>              | Moreton-in-Marsh        |
| <b>Location</b>                | Dunstall Farm, Fosseway |
| <b>Proposed allocation use</b> | Residential             |
| <b>Number of dwellings</b>     | 360                     |

### **Brief description of site:**

The site is situated to the south of Moreton-in-Marsh, to the immediate south of modern residential development, some of which is undergoing construction (Fig. M19C.1). It comprises an area of *c.* 27.5 hectares; four fields of arable agricultural land and one of pasture at the south-eastern extent, subdivided by mature hedgerows. A public right of way leads from Fosseway Avenue through the site. This has been temporarily diverted around the perimeter of the residential development being constructed immediately to the north-east of the site. The public right of way traverses the eastern part of the site on an approximate north to south orientation, passing an agricultural shed, after which it forks, continuing to the east as a farm access track, and to the south-east as a public right of way. The site lies at an average elevation of approximately 128m aOD, highest at its northern extent, and gradually sloping southwards.

To the north, the site is bounded by adjacent modern residential development. To the east, the site is bounded by the Great Western Railway. To the south, the site is bounded by a watercourse, with adjacent agricultural land, presumably associated with Frogmore Farm, to the south. To the west, the site is bounded by the A429, which respects the alignment of a Roman Road, the Fosse Way. The River Evenlode runs approximately 165m to the east of the site, roughly parallel with the railway line.

### **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 78 listed buildings, and one scheduled monument, within a 1km radius of the site, all but two of which are situated within Moreton-in-Marsh Conservation Area, which lies 114m to the north of the site. The two assets not within the conservation area include a Grade II listed former tollhouse (1341697), and the Grade II listed Wellington Inn (1171044), both located to the east of the conservation area on London Road, also to the north of the site (Fig. MK2B.2). The majority of the listed buildings within the conservation area

are Grade II listed buildings, except for two Grade II\* listed buildings, the premises of Horne and Sons (1088654), a regional Palladian townhouse, and Lemington House and boundary wall and railings (1341717). Lemington House is of 17<sup>th</sup> century origin. These assets are separated from the site by distance and large areas of modern housing, which along with the mature hedgerows and trees along the northern boundary of the site, prevents views between the majority of these assets and the site.

The spire of the Grade II listed Church of St David (1088677) can be observed in views from the site looking north towards the town. This is partially visible between trees and above the modern rooftops from the public right of way at the far southern extent of the site – elsewhere the hedgerow to the west of the track/public right of way obscures this. The significance of the church is derived from its architectural interest as a Victorian Gothic Revival Church with surviving architectural detailing, layout and internal features; and its historic interest which relates to its association with the development of the 19<sup>th</sup> century town. The height of the tower and spire allow it to be appreciated from the landscape surrounding the town contributing to understanding of the church as an important local building.

In addition, from the far south-eastern extent of the site, views north-north-westward include the possible historic rooftops of Batsford Park, on elevated land, though with modern residential buildings and telegraph poles, as well as mature trees in the foreground. Batsford Park is a Grade II\* listed building (1089576), within Batsford Park, which is a Grade II\* registered park and garden (1000431) in which ten additional Grade II listed buildings and features are also located. The view permits a limited appreciation of Batsford Park's position in the wider landscape, but does not reveal the designed parkland, gardens or historic estate composition that underpin its significance. Consequently, its contribution to the asset's setting and the appreciation of its significance is limited

Batsford Park, the manor house (1089576), is situated approximately 2.75km from the site, and its principal elevation faces south-east, overlooking the landscape towards the River Evenlode. It derives its significance from its late 19<sup>th</sup> century design, by the prominent architects Sir Ernest George and Harold Peto; this is expressed through its Cotswold Elizabethan style, craftsmanship and high-quality detailing. Its significance is enhanced by its association with Lord Redesdale and as a notable country estate of the Victorian period, reflecting the social status and aspirations of its owners.

Batsford Park, the registered park and garden (1000431) derives significance from its historic development as a country estate, its 18<sup>th</sup> century landscaped

park, and the distinguished late 19<sup>th</sup> century arboretum and Japanese-inspired gardens created by A.B. Freeman-Mitford. Its designed landscapes, ornamental structures, specimen planting, surviving historic earthworks and the listed buildings contained within it collectively contribute to its historic, architectural and artistic interest.

All three of these designated heritage assets, the Grade II listed Church of St David (1088677), Batsford Park Grade II\* listed building (1089576), and Batsford Park Grade II\* registered park and garden (1000431) are considered of **high significance**.

### **Significance of non-designated heritage assets in the site:**

Five known non-designated heritage assets are mapped as extending to within the site itself. One of these is part of a large swathe of Iron Age to Roman period rectilinear enclosures, field boundaries and trackways, visible as cropmarks to the southeast of Dunstall Farm (2742; Fig. M19C.5), included in the HER dataset and also mapped as part of the National Mapping Programme (Fig. M19C.9). A geophysical survey covering the northern extent of the allocation (EGC6474; Fig. M19C.8) revealed probable archaeological features within the eastern part of the site as well as ridge and furrow. Subsequent, associated trial trenching (EGC6651; Fig. M19C.8) along the perimeter of the geophysical survey area, including a linear stretch of trenching across the centre of the site, encountered a ring ditch which produced a single pottery sherd of Late Bronze Age to Middle Iron Age date, as well as part of an enclosure system. This would appear to match the cropmark evidence. No surface traces were identifiable during the June 2026 site visit to support this assessment.

Other known heritage assets within the site are areas of medieval ridge and furrow, visible as cropmarks from aerial photographs across the western (51483; Fig. M19C.6), and southern (51484; Fig. M19C.6) extents of the site, and a complex series of medieval to post medieval water meadows and drainage ditches, noted within the HER dataset to be visible as earthworks, at the eastern extent of the site (4006; Fig. M19C.6). These medieval features were also mapped as part of the National Mapping Programme (M19C.9). The final known non-designated heritage assets within the site are the mapped extent of 5-6 curvilinear enclosures of unknown date, towards the eastern extent of the site (38897; Fig. M19C.7) and the mapped extent of 17 curvilinear enclosures of unknown date, visible as cropmarks, covering a larger area, also within the eastern part of the site (38898; Fig. M19C.7), features also mapped by the National Mapping Programme (Fig. M19C.9). None of these heritage

assets were identifiable at surface level during the June 2026 site visit to support this assessment.

A former farm called Dunstall has also been recorded within the site, (the upstanding agricultural building within the northern extent of the site formed part of its main complex; Fig. M19C.7). Historic Ordnance Survey mapping shows that this was accessed by the present public right of way from the north, as well as a track from the west, which extended from the main road. This western track passed an additional range of agricultural outbuildings, which formed a broad c-shape plan (Fig. M19C.7). These buildings may have been associated with Dunstall, although the enclosure map suggests they were within a separate landholding in 1821.

Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods, including the Iron Age to Roman features within the site, are generally considered to be of **medium significance**. This may also be applicable to features relating to medieval agricultural practices, dependent on survival and rarity levels. It is likely that sub-surface remains of the two former agricultural complexes identified towards the northern extent of the site are of **low significance**, the evidential potential of surviving sub surface remains likely restricted to confirmation of their extent as shown on 19<sup>th</sup> century mapping. There are multiple, upstanding surviving examples of agricultural buildings of this period within the wider landscape.

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

The HER records an additional 76 non-designated heritage assets beyond the site boundary but within a 1km radius of the site (Fig. M19C.5-7), some of which are known also from previous archaeological investigations (Fig. M19C.8) and/or the National Mapping Programme (Fig. M19C.9). Many share similar characteristics with the heritage assets within the site itself, including curvilinear enclosures of unknown date identified from cropmarks in aerial photographs, prehistoric to Roman period enclosures and possible settlements, also visible as cropmarks, and extensive evidence for medieval agricultural activity, in the form of ridge and furrow, enclosures and field boundaries, and drainage ditches and water meadows. Medieval activity is not surprising given the proximity of Moreton-in-Marsh (15387 and 15388; Fig. M19C.4), which has medieval origins, 550m to the north of the site, and the deserted medieval village of Coldicote (9671) approximately 250m to the east of the site (Fig. M19C.8).

Evidence for past activity of the prehistoric, Roman and medieval periods in a wider 1km radius not reflecting that known within the site includes a possible Bronze Age barrow (38910), a Romano-British farmstead (25518), the Roman Road of the Fosse(e) Way, between Exeter and Lincoln (6491), which is respected by the present A429 to the immediate west of the site (Fig. M19C.5), and a well (2726) and a spearhead find (7237) of the medieval period (Fig. M19C.6). Post medieval period activity is largely concentrated to the north of the site, representing the continued occupation and extension of settlement at Moreton-in-Marsh (Figs. M19C.3, M19C.4 and M19C.7). The road to the west of the site, in use since at least the Roman period, was upgraded to a turnpike in 1755 (2653), and the Oxford, Worcester and Wolverhampton Railway, subsequently part of the West Midland Railway and the GWR, was established to the immediate east of the site in the 19<sup>th</sup> century (26154880). Activity of the modern period is dominated by temporary installations associated with World War II, all mapped to the north of the site (Fig. M19C.7), and there are a number of undated features in the 1km study area (Fig. M19C.7).

Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

No Neighbourhood plan has yet been approved for Moreton-in-Marsh, but there is a draft version under consultation, which identifies a number of non-designated historic structures as requiring consideration in planning proposals within a 1km radius of the site. These predominantly lie within the historic core of Moreton-in-Marsh, and so are not visible from the site. The assets within the core of the town are unlikely to be affected by the allocation of the site. Two non-designated heritage assets are identified in the draft Neighbourhood Plan to the south of the main settlement. These include the cider press on Fosseway Avenue, approximately 250m north of the site (Fig. M19C.3). This is located on a grass verge, north of a pumping station and modern houses, and these, as well as those residences under construction to the north of the site, restrict intervisibility. The other is Coldicote Farm, which is situated c. 400m to the east of the site (Fig. M19C.3). This is also not visible from within the site, due to mature vegetation at the eastern boundary, and beyond. These assets are unlikely to be affected by the allocation of the site.

The draft neighbourhood plan identifies a potential 43 important views in the vicinity of Moreton-in-Marsh which should be preserved in future planning proposals. One of these, View 17, is from the public right of way within the eastern half of the site, north-north-westwards (Fig. M19C.3). The cited reason appears to be based on its rural character: *'as Moreton is approached from the south, along the route shared by the Diamond Way and Moreton 8, the open arable farmland, bordered by natural hedgerows, and an old corrugated barn in the corner of the field, there is little that indicates it is within 700m of entering Fosseway Avenue'*. There is some discrepancy between descriptions and mapped locations, but three others, two potentially at the southern extent of the site, and one towards the south-western extent, all facing north or north-east, include the note 'probably remove' so presumably are of less concern. There is, however, the potential for the allocation of this site to have an effect on at least one important view. This viewpoint does not appear to be significant based on heritage, or archaeological, value so does not require further consideration in this assessment.

### **Historic landscape character of the site (and significance):**

The site lies just beyond the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB), the boundary of which is the watercourse approximately 220m to the north of the site and the western extent of the A429, just to the west of the site. This nearest part is mapped within Pastoral Lowland Vale characterisation area. The site also lies within the Moreton-in-Marsh Special Landscape Area (Fig. M19C.3). For areas within Cotswold District Council's remit, the Special Landscape Area (SLA) designation provides protection for locally significant and attractive landscapes that are of comparable quality to AONBs. These are identified as worthy of protection and enhancement, particularly through the planning process.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) maps the majority of the site within character type A2m 'less irregular enclosure partly reflecting former unenclosed cultivation patterns', which is interpreted as enclosure of former un-enclosed cultivation. The south central and south-western extents lie within character type D1r 'riverine pasture, probable meadows now largely enclosed', with the subtype 'r' representing the enclosure of straight 'doles' within meadows. This character area relates to enclosed land adjacent to major streams or rivers, typically thought to be medieval or post medieval in date, perhaps the earliest surviving boundaries within a landscape (Fig. M19C.10).

The Gloucestershire Landscape Character Assessment of 2006 (LDA Design 2006) includes the site within the Undulating Lowland Vale character type,

within VM2A: Upper Stour Hills and Valleys. The landscape is intensively farmed with both arable and pastoral land. A network of generally well-maintained hedgerows border the fields, although in areas poor maintenance regimes have resulted in reinforcing post and wire and post and rail fences. Medium scale regular shaped fields emphasise the broad undulating landscape, often creating a strong pattern throughout the landscape. Small pastures and contrasting wide floodplain pastures frequently align watercourses, with the valley bottoms also supporting a denser area of indigenous vegetation including scattered trees aligning watercourses. Hedgerow trees are frequent, with occasional field trees. Despite the limited settlement pattern evident today, the landscape type has a long history of settlement, in particular since improved farming techniques allowed more marginal land to become workable in the Romano-British and Saxon periods. This landscape character type is considered to be of **low significance**, based on its lack of rarity within the wider landscape.

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

The site comprises four fields of arable agricultural land and one of pasture at the south-eastern extent, subdivided by mature hedgerows, and including a public right of way within its eastern half. Modern residential development borders the site to the north, with adjacent agricultural land to the south and, beyond the railway line, to the east. To the west is the A429, on the west side of which, in the vicinity of the site and to the north, are large amenity buildings associated with Moreton-in-Marsh (North Cotswold Hospital and a garden centre).

Almost all of the designated heritage assets and upstanding non-designated heritage assets within a 1km radius of the site are not visible from the site, and have no historical or other associations, and thus the site provides a **neutral** contribution to their heritage significance and setting. However, the spire of the Grade II Church of St David (1088677) is partially visible through mature vegetation and over the modern rooftops of the residential developments to the north of the site. The immediate setting of the church is defined by the associated churchyard (within which are four Grade II listed tombs) with boundary wall which surrounds it, and the historic buildings along Church Street to the south and east. The wider conservation area and historic buildings within it also make a positive contribution its setting allowing the church to be understood as a focal point for the historic town. The site forms part of the historic agricultural landscape that surrounded the town. Views of the spire along the historic approaches into the town, make a low positive contribution to the setting of the church allowing its prominence and role as a local landmark

to be appreciated. Views of spire from within the site are not located along any of these historic approaches and are framed by significant modern development. These views are considered to make a **low positive** contribution to the understanding or appreciation of the heritage interest of the church, because they are from a public right of way which is shown on historic Ordnance Survey mapping.

In addition, in longer views from the site, the rooftop of the Grade II\* listed manor house of Batsford Park (1089576) is also just identifiable to the north-west, again through and around mature vegetation, from the south-eastern part of the site. The key component in the setting of the manor house is the surrounding Grade II\* registered park and garden (1000431), a landscape deliberately designed to frame it. The location of these heritage assets, on the south-eastern slope of a hill, has resulted in the house being designed to face south-eastwards, to allow and appreciate wide, long-reaching views across the landscape towards the River Evenlode. These wider views looking across the Evenlode valley from the house/garden cumulatively make a low positive contribution to its setting. The site sits within this landscape and may form a small part these views. However, adjacent development, both to the north-west in terms of the built form of large, detached structures including the North Cotswold Hospital and the garden centre, and more densely developed modern residences to the immediate north, have introduced modern built form into this part of the landscape view. The site therefore provides a maximum contribution of **low positive** to the setting of this heritage asset. Return views of the house and gardens from the site allow the topographic position of the house and garden to be understood but don't directly contribute to its heritage interests or ability to appreciate these interests. The return views therefore make a **neutral contribution** to the setting of this asset.

### Impact assessment:

The site has been identified as providing a maximum contribution of low positive to known heritage assets. Its inclusion as a site allocation would result in indirect harm to the setting of the Grade II listed church and a Grade II\* listed building within a Grade II\* listed park and garden (Batsford Park) through the introduction of new built form into the agricultural landscape, from which the spire of the church is visible from a public right of way, and over which the Grade II\* listed Batsford Park house overlooks. As it is likely to result in a small change to a panoramic landscape view, this would equate to a negligible change to setting. Adjacent development to the north of the site has eroded the significance of this part of the landscape area, and proves that it is not an outright barrier to development. At a maximum, it is anticipated that the site's

inclusion as an allocation site is likely to result in an overall impact level of **less than substantial harm**, and potentially, **no harm**.

The allocation includes a large area of cropmarks identified from aerial photographs, interpreted as resulting from Iron Age to Roman period activity. Geophysical survey and trial trench evaluation covering part of the site appear to corroborate this. Further curvilinear enclosures of unknown date, as well as areas of medieval to post medieval ridge and furrow and water meadows are also known within the site, as are two former, probable nineteenth century, farm complexes, at the northern extent of the site. 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 and riverine pasture to modern residential development, reducing the extent of these historic landscape types and eroding the post-medieval rural character of the landscape to the south of Moreton-in-Marsh. 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 type 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:**

The northern part of the site has been subjected to geophysical survey and trial trench evaluation, confirming the high potential for archaeological remains of prehistoric to Roman periods, and of agricultural activity, including medieval field systems and ridge and furrow and the remains of former post medieval agricultural buildings, within the site. It seems highly likely, therefore, that a programme of targeted archaeological evaluation trenching, will be required. This 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.

For the Church of St David, the spire of which is visible to the north of the site from the public right of way within the site, it would be difficult to prevent the allocation from having some impact upon setting, but this would not result in significant visual change, and this could be reduced through the retention and enhancement of existing boundary vegetation and retention of a public right of way through the site.

Similarly, for Batsford Park, visible to the north-west from the site, it would be difficult to prevent the allocation from having some impact upon setting, but this would not result in significant visual change. The introduction of a small change to a panoramic landscape view is likely to result in a negligible change to setting which could be reduced, to a degree, through the retention and enhancement of existing boundary vegetation, and could result in an overall level of harm, of no harm.

The allocation of the site has been identified to result in **less than substantial harm** to the historic landscape of the area by replacing an area of low significant irregular enclosure and riverine pasture with modern residential development. Given the size and scale of the area to be affected, some impact is inevitable. Design considerations, such as the preservation of existing field boundaries within the site's green infrastructure provision, or, where this is not possible, preservation of their alignment within the development layout, would help to preserve the legibility of the present landscape and reduce the overall level of harm.

No opportunities for heritage enhancement are readily identifiable.

### **Conclusions and suitability:**

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to less than substantial harm to the heritage significance of a Grade II listed church, a Grade II\* listed building within a Grade II\* listed park and garden and on historic landscape character. The development of land to the north, also with intervisibility with the church spire, and within the wider setting of Batsford Park, indicates that this does not preclude development. However, the incorporation of sensitive, considerate design of the final development proposals should aim to minimise harm.

**Heritage constraints rating: Moderate**

These could result in 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 perhaps enhancement, of existing mature planting, and consideration of a gradual buffer zone at the southern extent of the site, to allow for the sensitive introduction of newly built form into the character of the special landscape area in which the allocation lies. This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.

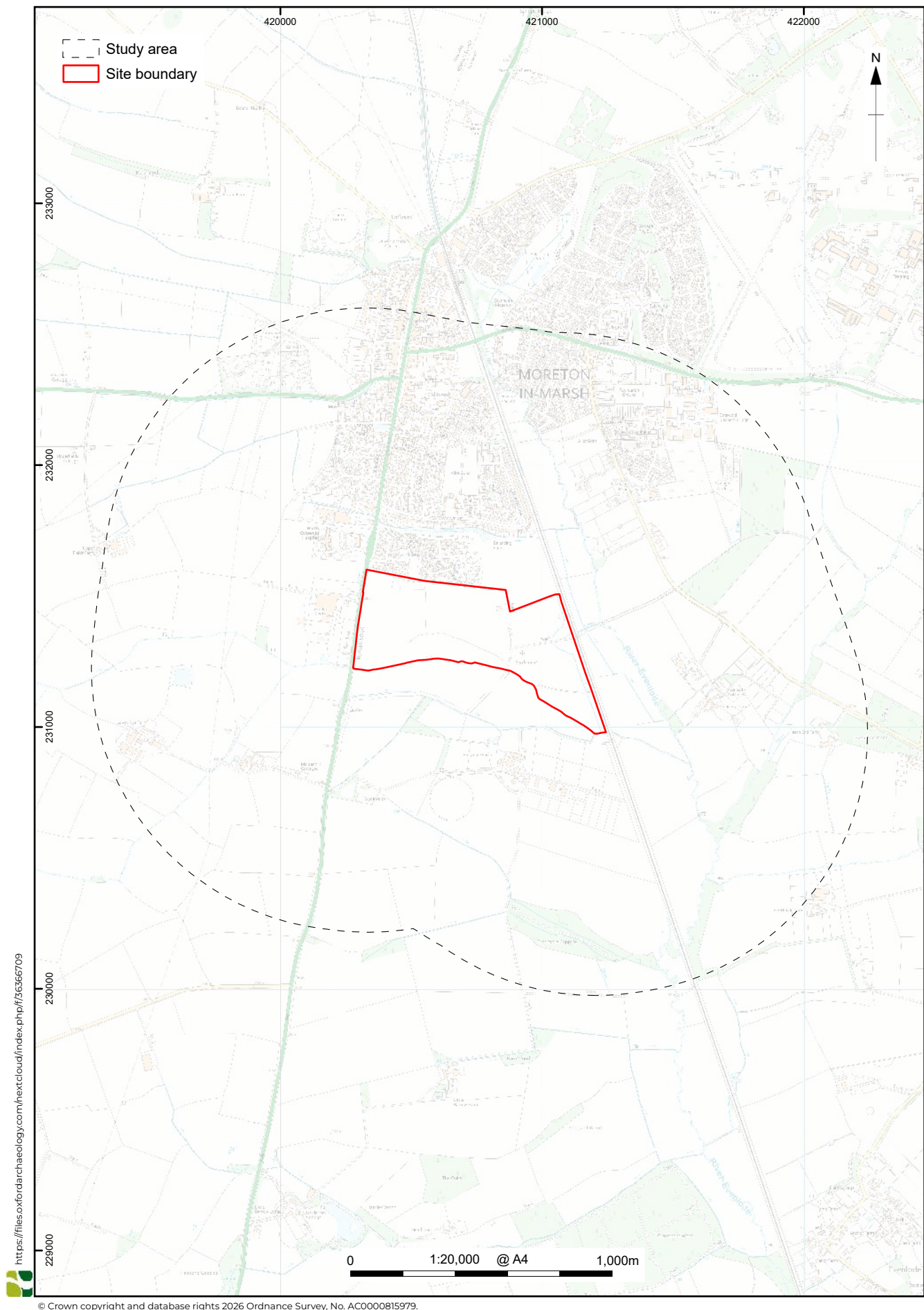
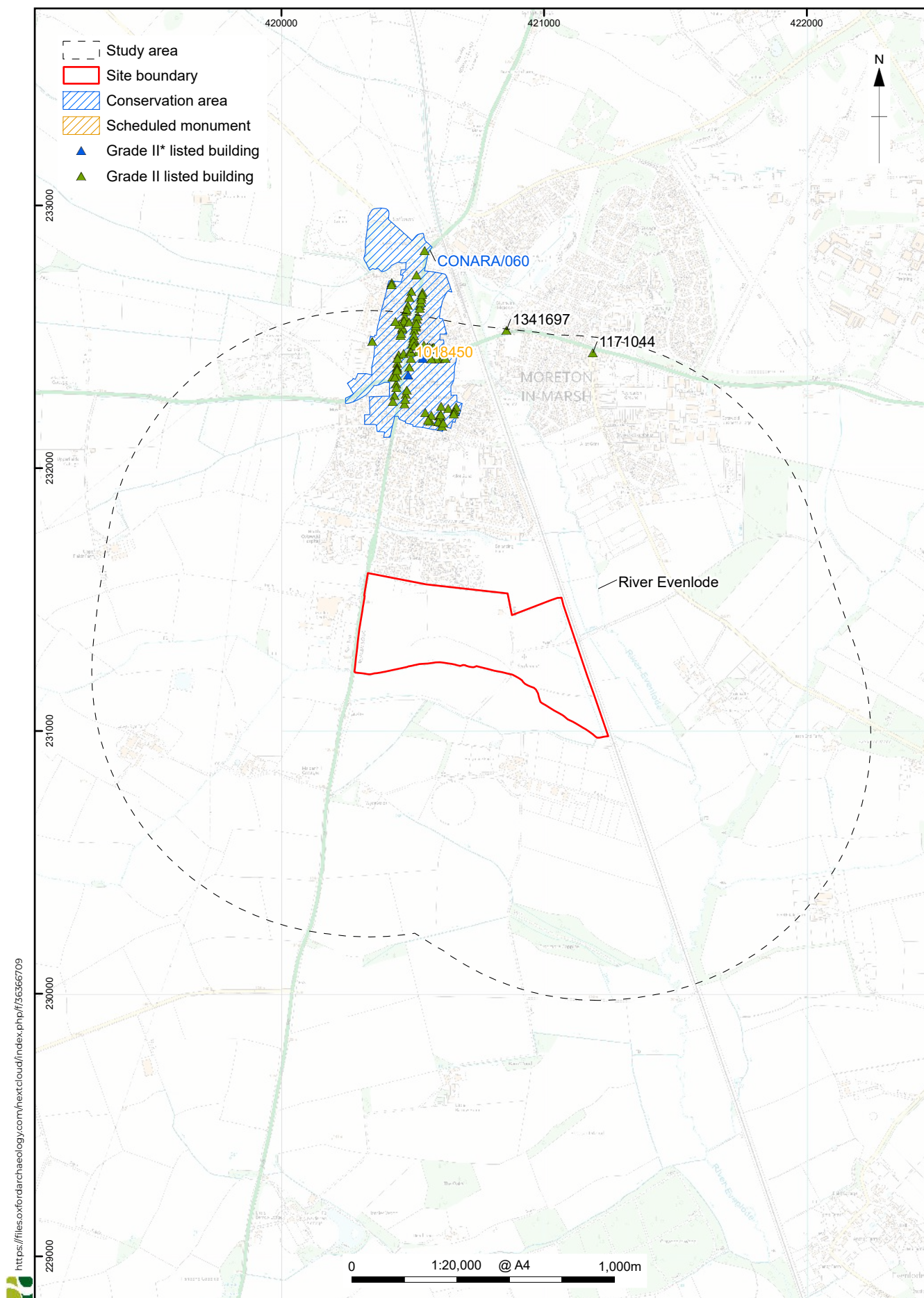


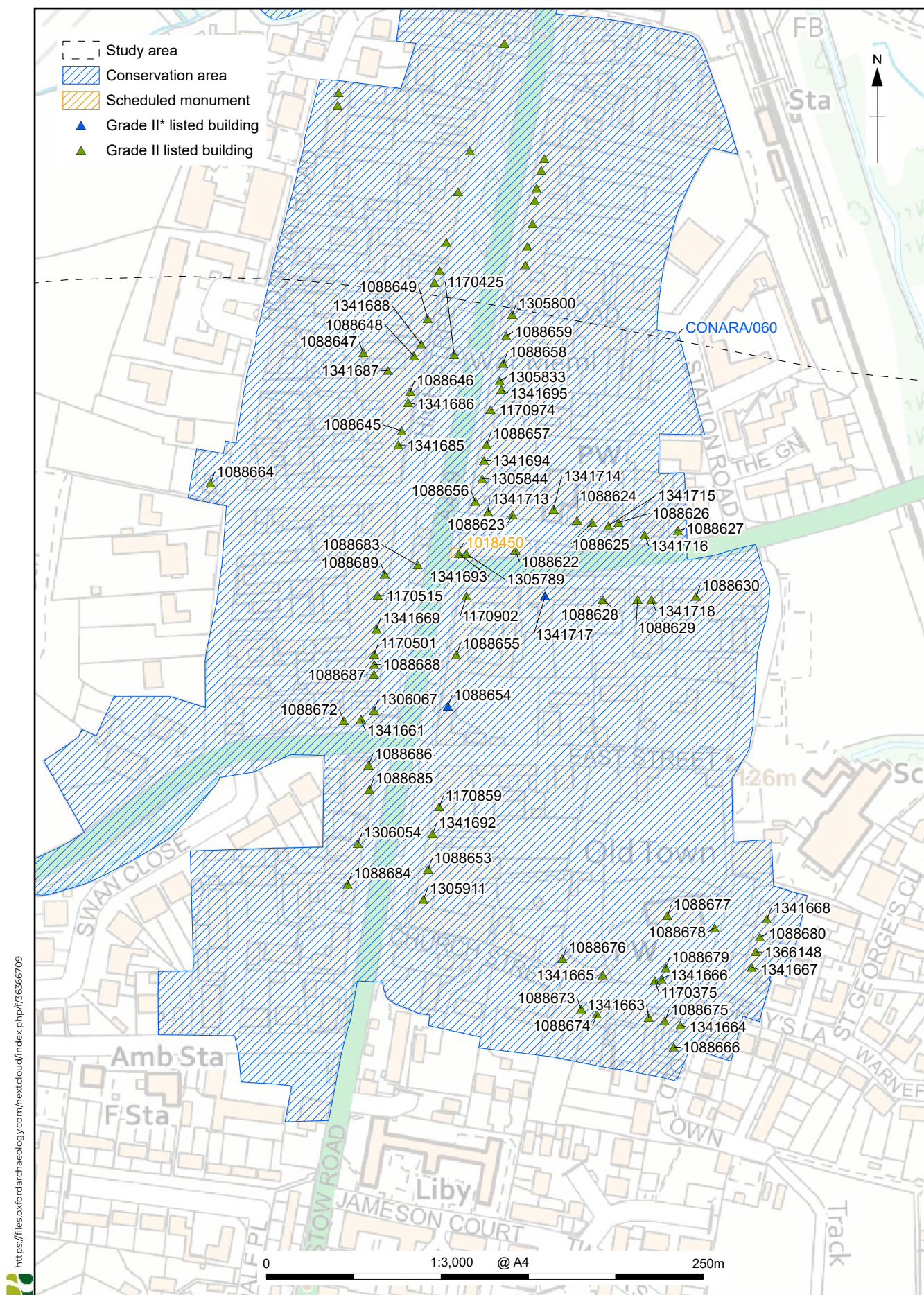
Figure M19C.1: Site location



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Figure M19C.2: Designated heritage assets within the study area



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Figure M19C.2b: Detail of designated heritage assets within conservation area CONARA/060

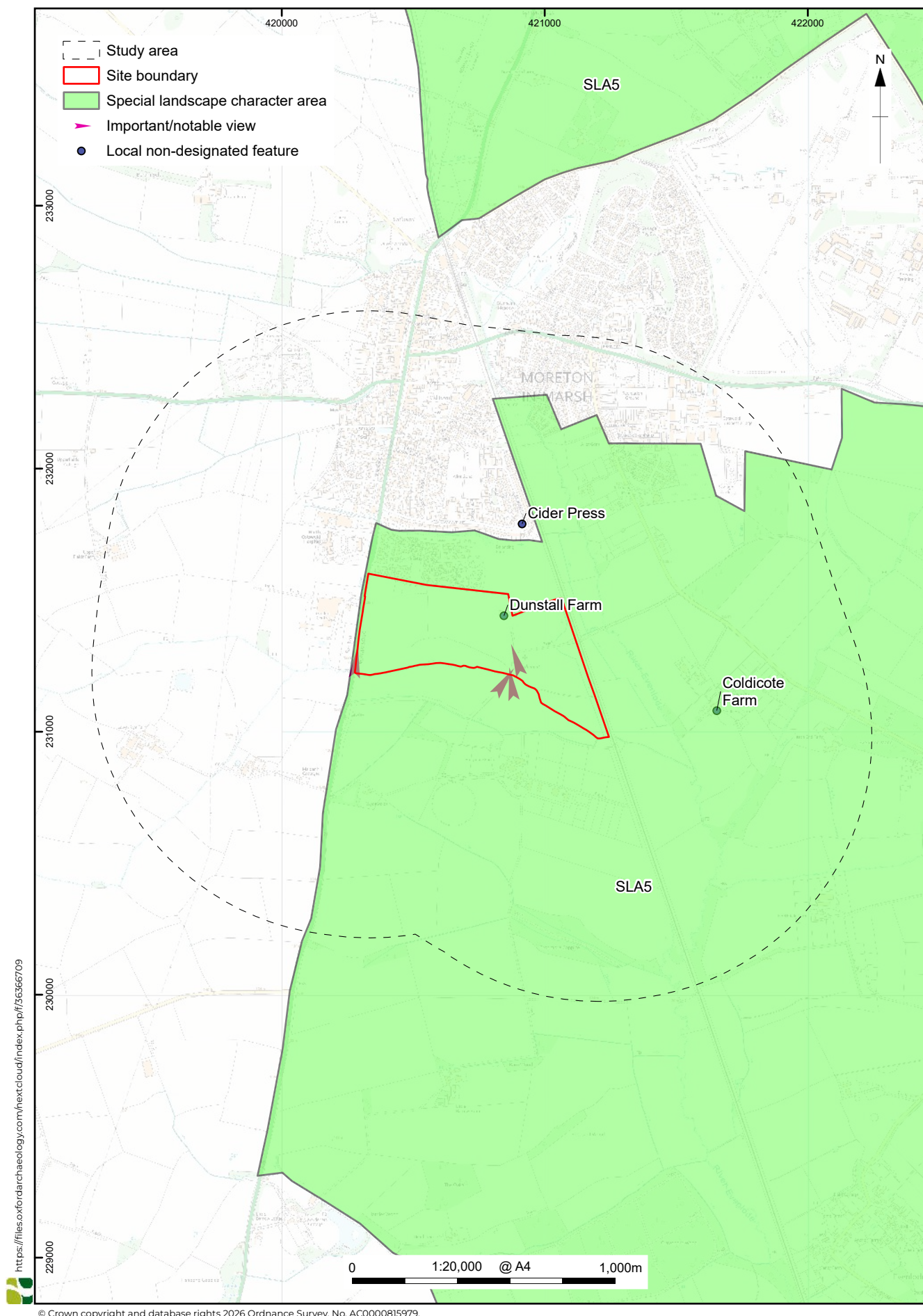
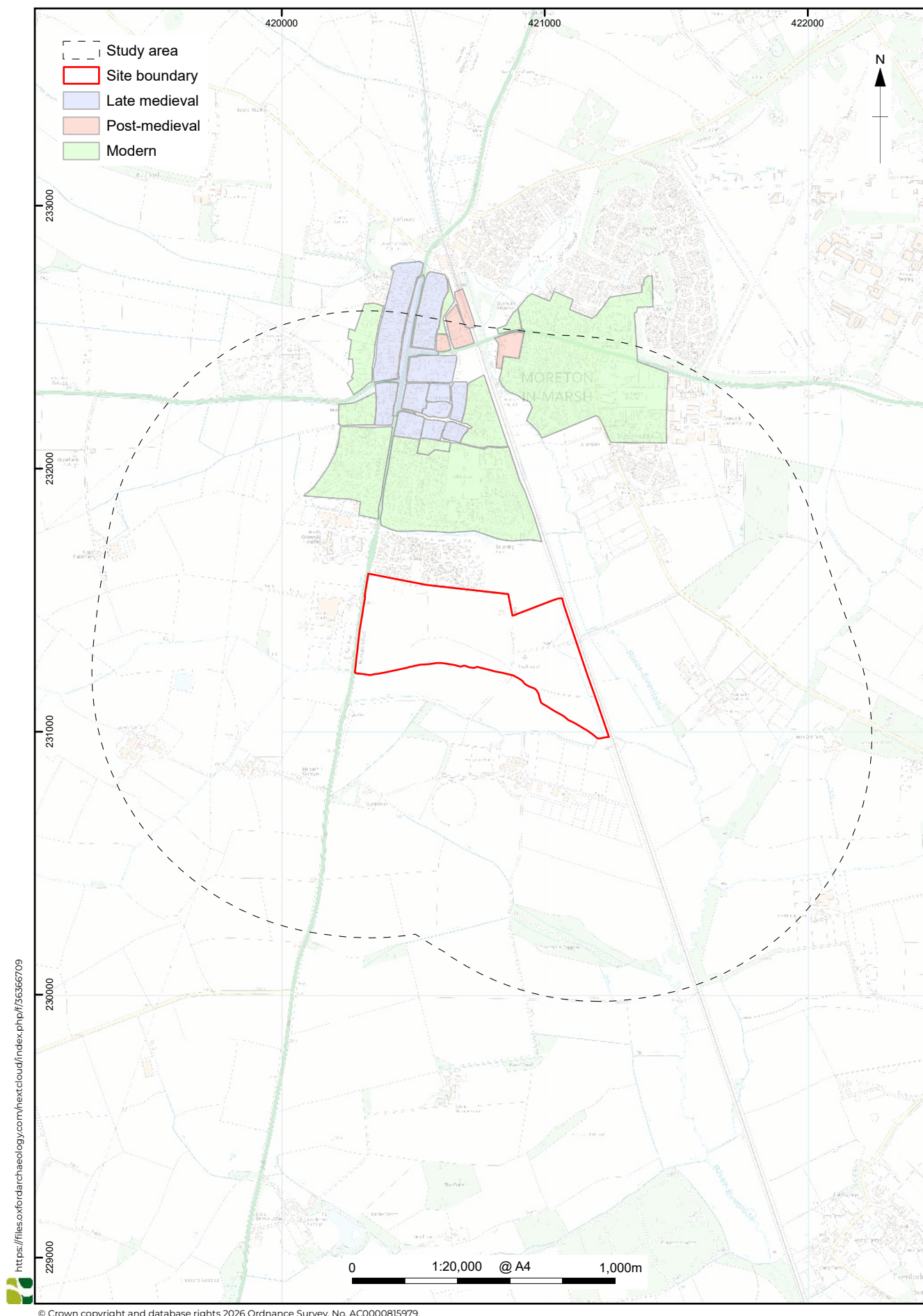


Figure M19C.3: Local heritage assets within the study area



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Figure M19C.4: Historic development of the town

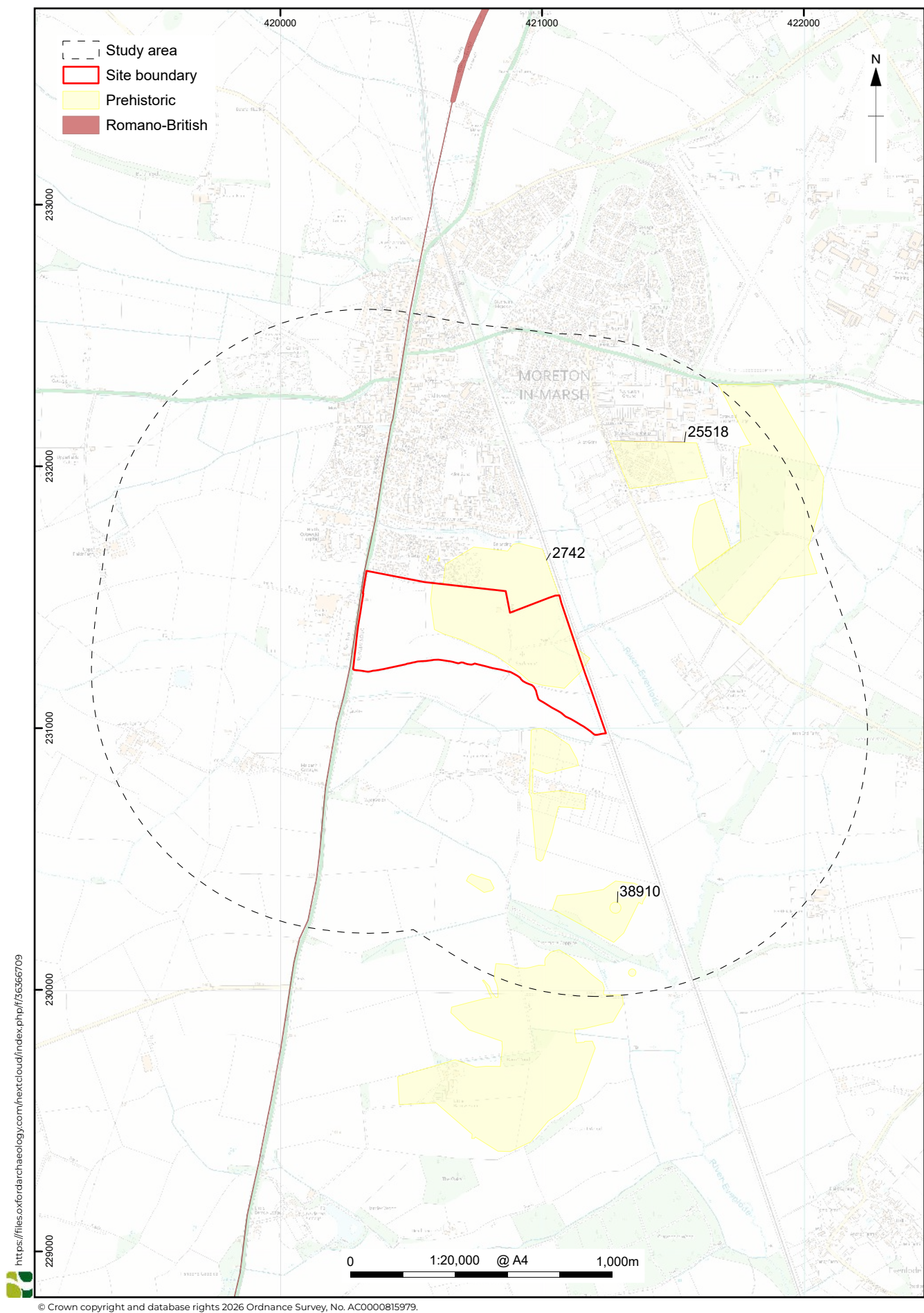


Figure M19C.5: Prehistoric and Romano-British non-designated heritage assets within the study area

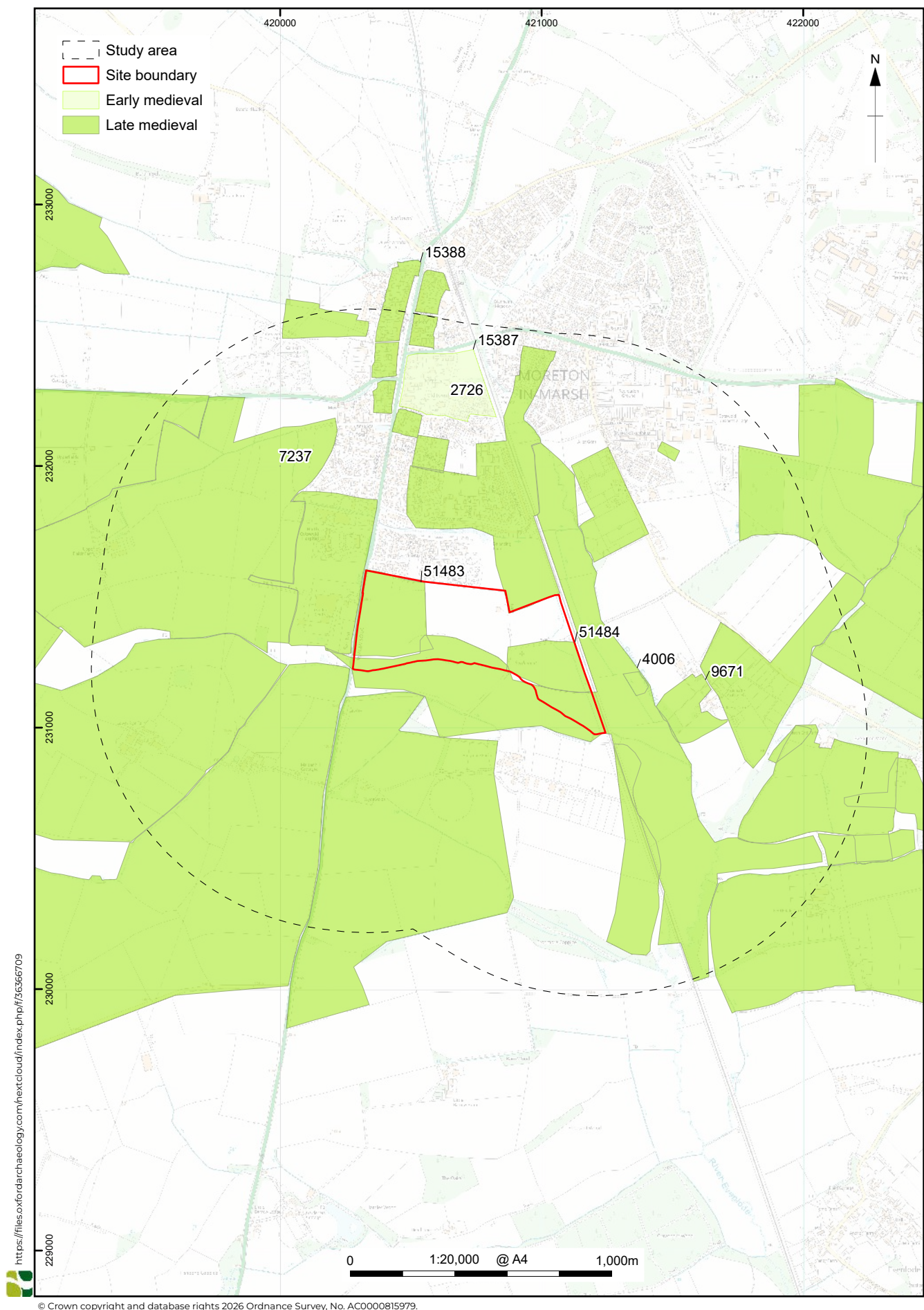


Figure M19C.6: Medieval non-designated heritage assets within the study area

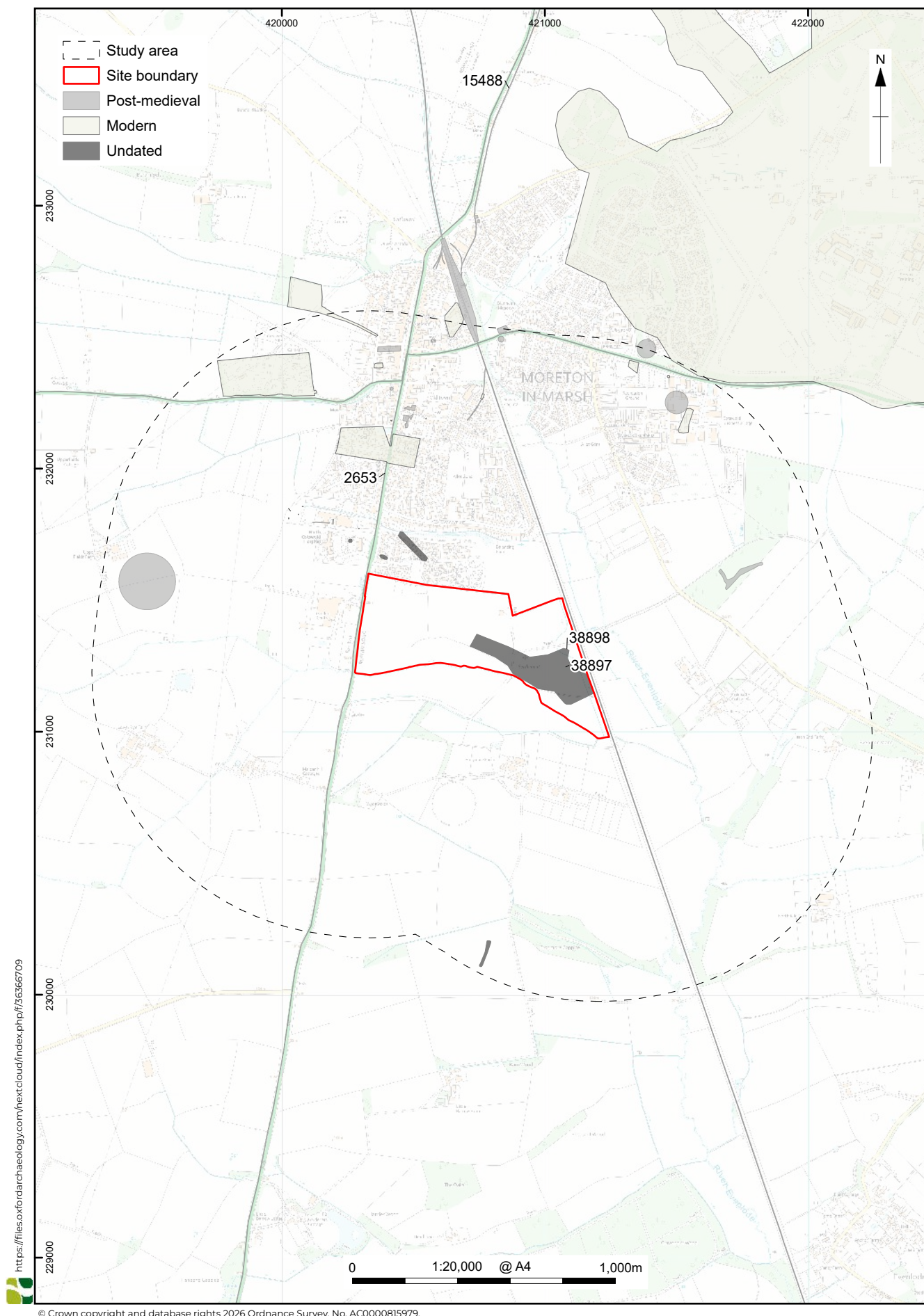


Figure M19C.7: Post-medieval, modern and undated non-designated heritage assets within the study area

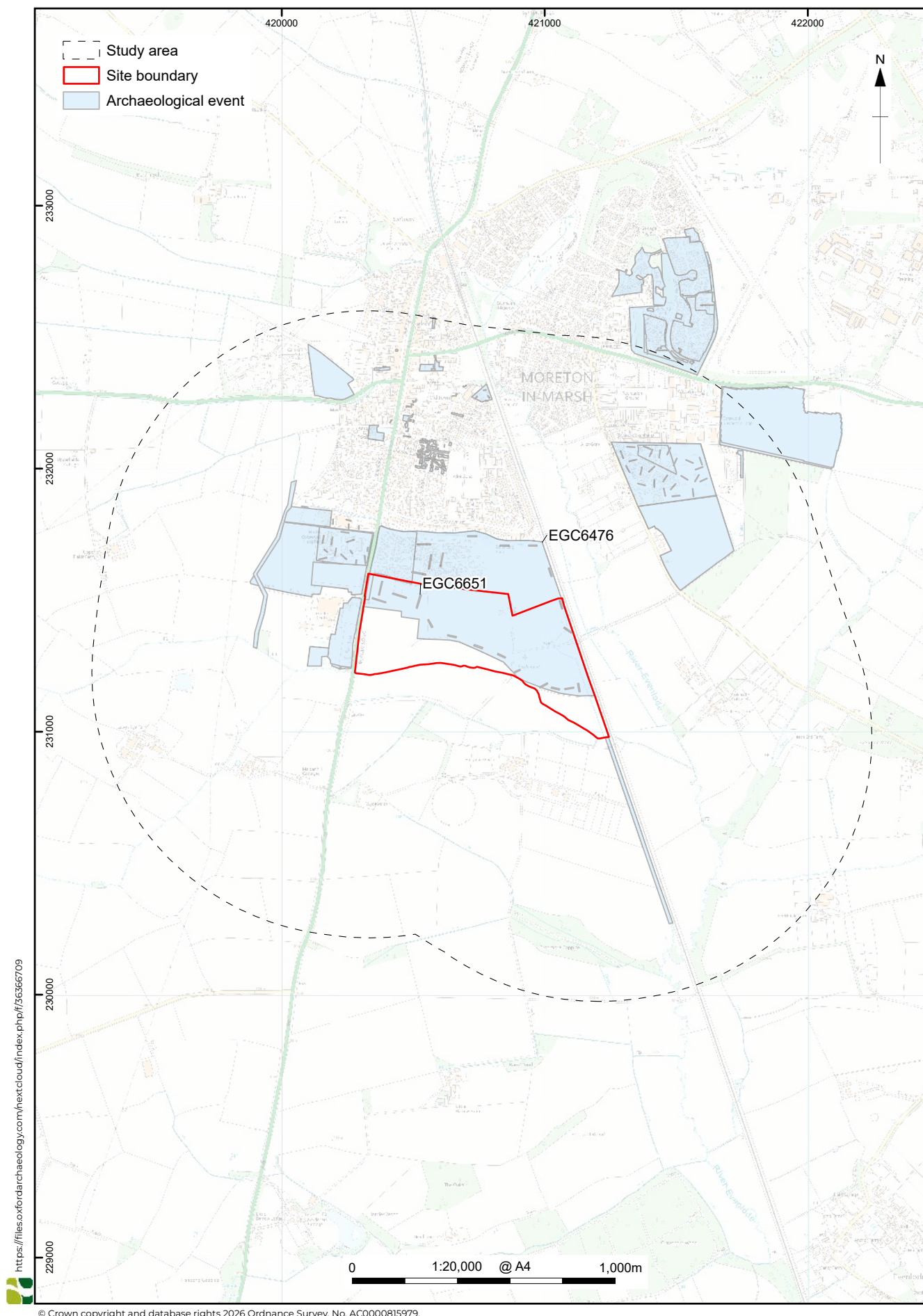


Figure M19C.8: Archaeological events within the study area

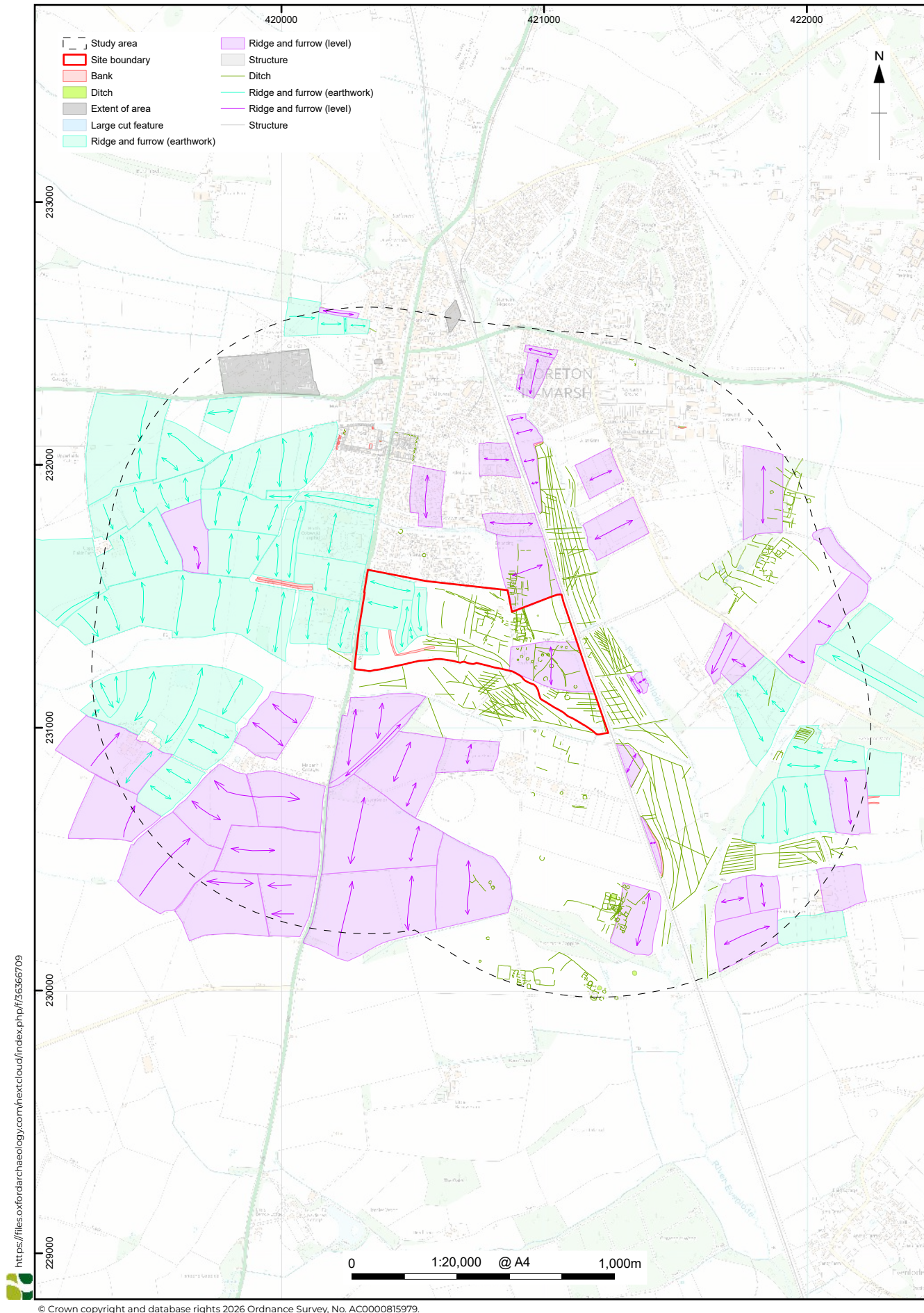
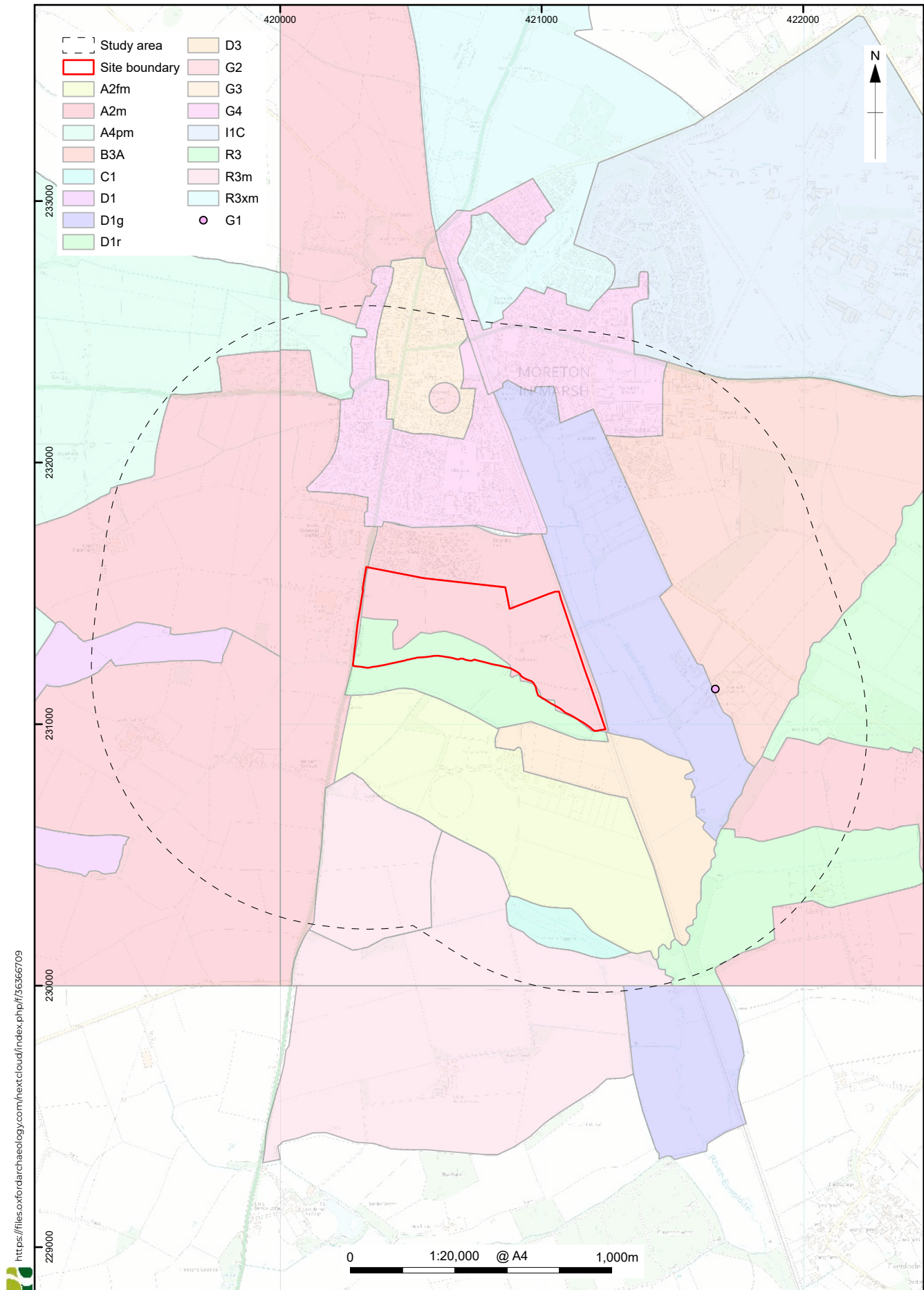


Figure M19C.9: NMP data within the study area



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

Figure M19C.10: Historic landscape characterisation of the study area

|                                |                              |
|--------------------------------|------------------------------|
| <b>Site Reference</b>          | MK2B/C                       |
| <b>Settlement</b>              | Mickleton                    |
| <b>Location</b>                | Land north-east of Mickleton |
| <b>Proposed allocation use</b> | Residential                  |
| <b>Number of dwellings</b>     | 40                           |

### Brief description of site:

The site is situated to the north-east of Mickleton, to the immediate east and north of modern residential developments (Fig. MK2B/C.1). It comprises an area of *c.* 5.3 hectares, of arable agricultural land, subdivided across the centre by the west-south-west to east-north-east alignment of Canada Lane, which extends from the residential development to the west, to access large agricultural sheds to the east. The site lies at an elevation of approximately 80m aOD.

The site is bounded by farm access tracks along its north-western, and part of its north-eastern, boundaries with agricultural land beyond. To the south-west and south-east, it is bordered by modern residential developments, while along the southern boundary and remaining part of the north-eastern boundary it is bordered by agricultural fields. The trackway crossing the site (an extension of Canada Lane) is lined on either side by avenues of trees, which are protected by a tree preservation order (TPO25/00005). This trackway is also a public right of way, and forms part of the Heart of England Way. The remains of a mature hedgerow runs parallel to the track across the field to the north, and a small copse of trees and vegetation, potentially disguising rubble, is situated at the north-eastern extent of the site. A second pile of rubble is present towards the eastern extent of the mature hedgerow within the northern part of the site. Otherwise, the land within the site is arable, and is relatively flat and level, although the wider landscape is rolling, and there are longer views to the north and east.

### 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 35 listed buildings within a 1km radius of the site, 34 of these are situated within Mickleton Conservation Area, which, at its nearest point to the site, lies 114m to the south of the access route (Fig. MK2B.2). No conservation area appraisal has yet been produced for Mickleton but the significance of the conservation area can be seen to arise from the historic and architectural

interest inherent in its compact, linear settlement form, rural character, and the concentration of historic and listed buildings within its well-preserved historic core. The majority of the listed buildings within the conservation area are Grade II listed and date to between the 16<sup>th</sup> and 19<sup>th</sup> centuries, illustrating the post-medieval development of the village. The Church of St Lawrence (1305720) is Grade I listed and has medieval origins, although it was extended multiple times between the 13<sup>th</sup> and 17<sup>th</sup> centuries and was subject to major restoration in the Victorian period. Both the conservation area and the listed buildings contained within it are considered to be of **high significance**.

One Grade II listed building is situated to the south of the site, outside the conservation area. This asset is Mickleton Wood Farmhouse (1088521) which dates to the 18<sup>th</sup> or early 19<sup>th</sup> century. The farmhouse has architectural interest arising from its Flemish bond brick construction with limestone detailing, including rusticated quoins, sash windows with stone lintels and a pedimented central bay. It also has historic interest arising from its age and well-preserved character as a rural farmhouse. It is considered to be of **high significance**.

A registered park and garden, Kiftsgate Court is also present (1000456) approximately 780m to the south of the site. Kiftsgate Court is a Grade II registered late 19<sup>th</sup> and early 20<sup>th</sup> century garden laid out around a country house on the crest of the Cotswold escarpment. The gardens comprise a series of distinctive formal compartments, including the Four Squares, Rose Border and White Garden, set within a wider framework of lawns, terraces, woodland planting and ornamental borders. The design evolved principally during the 1920s and 1930s under Heather Muir, with influences from nearby Hidcote Manor, and is renowned for its rich horticultural interest and plantsmanship. Beyond the formal gardens, the site extends into a small pastoral park focused on a wooded combe and scattered specimen trees. The escarpment-edge location affords extensive outward views across Mickleton and the Vale of Evesham, with particularly notable panoramas from the terrace, garden walks and lower lawns towards Bredon Hill and the Malvern Hills.

Due to modern housing developments to the south and south-west of the site, either side of Granbrook Lane, as well as the more recent development to the immediate west of the site, along Furrow Way which is proposed as the access route into the site, north of Canada Lane, none of these heritage assets are visible from the site itself. Even from the western extent of Furrow Way, dense hedgerows either side of Stratford Road, and vegetation and mature trees at the property boundaries to the north of the village, mean that there is also no intervisibility. As a result, these listed buildings and the conservation area are unlikely to be affected by the allocation of the site.

Beyond a 1km radius, considered of particular significance to the site given the local topography, is the multivallate hillfort on Meon Hill, a scheduled monument (1011372). This heritage asset is also included on Historic England's Heritage at Risk Register. It is situated on a natural hill, 1.3km to the north-east of the site, and is a particularly rare example of a multivallate hillfort in this part of the country, and only around 50 examples are known nationally. Previous archaeological investigations have revealed a large hoard of currency bars, demonstrating the high status and importance of the site in the Iron Age as well as evidencing early endeavours in the standardisation of currency, and an Anglo-Saxon inhumation burial, complete with shield boss, spearhead and ferrule, indicative of the continued importance of the monument across multiple generations. As a scheduled monument of national importance, the multivallate hillfort on Meon Hill is considered of **high significance**.

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

Three known non-designated heritage assets are mapped within the site itself, when also considering the access route. These include part of a large swathe of late medieval to post medieval ridge and furrow, identifiable through earthworks and cropmarks (51156), included in the HER dataset (Fig. MK2B/C.3), though not mapped as part of the National Mapping Programme (Fig. MK2B/C.5). No traces are visible within the site on LiDAR imagery or were identifiable in the June 2026 site visit.

The other known non-designated heritage assets are mapped to the west of the main site, traversed by the access route, and comprise a multi-phased Iron Age to Romano-British settlement (46381) and a large pit containing Mesolithic or Neolithic worked flint (53455). These were both revealed during archaeological work undertaken ahead of the residential development through which Furrow Way runs, and thus no longer survive at this location. It is possible that associated archaeological remains extend to within the site, however, no upstanding remains are visible within the site on LiDAR imagery or were identifiable in the June 2026 site visit.

Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods, applicable to settlement remains, are generally considered to be of **medium significance**, and those relating to past agricultural activity of the medieval or post medieval periods, likely applicable to the mapped area of ridge and furrow, are considered to be of **low significance**.

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

The HER records an additional seven non-designated heritage assets beyond the site boundary but within a 1km radius of the site (Fig. MK2B/C.3), some of which are known also from previous archaeological investigations (Fig. MK2B/C.4) and/or the National Mapping Programme (Fig. MK2B/C.5). Some share similar characteristics with the heritage assets within the site itself, cited above. These include an additional multi-period settlement site of the prehistoric, Romano-British and medieval periods revealed by an archaeological investigation approximately 960m to the south-west of the site (MGC128658), and further evidence for agricultural arable activity in the later medieval or post medieval period across a large swathe of land to the immediate south-east of the site (51161). They also represent medieval activity in the historic core of Mickleton itself, in the form of ditches (26895 and 30477). Post medieval activity is represented by the discovery of walls at St Lawrence's Church (30476) and the known route of the 1818 Chipping Campden and Clifford turnpike road (48833), which is respected by the present Stafford Road to the west of the site and from which the access route begins, and an associated toll point (2789), to the south-west of the site.

Owing to their evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

There are no non-designated heritage assets with upstanding remains within a 1km radius of the site with the potential to be affected by the allocation of the site. No Neighbourhood plan has yet been produced for Mickleton, which may identify such structures, although it is likely they will not be visible from the site.

### Historic landscape character of the site (and significance):

The site lies just beyond the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB), the boundary of which is Gran Brook approximately 190m to the east of the site.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) maps the central part of the site within character type G4 'existing settlement - present extent', which defines settlement beyond areas

settled in the 19<sup>th</sup> century and includes areas of land interpreted as an integral part of the settlement (i.e. either side of the extension of Canada Lane). The north-western and south-eastern extents of the site lie within character type A6m 'regular fields partly echoing former open field boundaries', assumed to represent a form of parliamentary enclosure (Fig. MK2B.6).

The Gloucestershire Landscape Character Assessment of 2006 (LDA Design 2006) includes the site within the Unwooded Vale character type, within VE 1C: Mickleton Vale Fringe. This states that the character area retains areas of remnant ridge and furrow, indicating that pastoral land use has been dominant since the time the open fields were enclosed. While the majority of the field boundaries are defined by low, well maintained and regularly trimmed hedgerows, a number are gappy and reinforced with post and wire fences. Prominent hedgerow trees scattered along hedgerow boundary lines also punctuate the landscape. Mickleton is the largest settlement within the landscape, likely to have been a linear village that has since expanded, with old stone, rendered and red brick properties adjacent to the main road and newer stone properties evident as infill development. Beyond the main settled areas are a number of scattered farmsteads and dwellings.

Based on lack of rarity, time depth, and distinctiveness, this landscape character type is considered to be of **low significance**.

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

The site comprises two small areas of agricultural arable land either side of a central track, which extends from the west through modern residential developments, eastwards to agricultural outbuildings beyond the eastern extent of the site. Modern residential development bound the site to the south-east and south-west, with adjacent agricultural land to the north-west and north-east.

For all but one of the designated heritage assets and all upstanding non-designated heritage assets within a 1km radius of the site, none are visible from the site, and thus the site provides a **neutral** contribution to their heritage significance.

The one designated heritage asset which is visible from the site is the scheduled monument of the multivallate hillfort on Meon Hill (1011372). The hillfort is also included on Historic England's Heritage at Risk Register, though this appears to be as a result of direct impacts, rather than indirect, setting impacts. The site forms a small part of the wider landscape surrounding the multivallate hillfort on Meon Hill and is visible from the monument, while the

monument is also readily visible from within the site. These reciprocal views, together with many others across the surrounding countryside, contribute to an appreciation of the hillfort's prominent topographic position and help to illustrate why this location was selected for occupation and defence. However, the site represents only a limited part of this wider setting. Views towards the hillfort from within the site form part of a much broader range of viewpoints from which its elevated position can be understood and appreciated, and do not make a unique contribution to that understanding. Equally, views outward from the monument encompass a large expanse of surrounding landscape, of which the site forms only a small component. In these views, the site is experienced in the context of the existing settlement edge of Mickleton and adjacent modern development. The site therefore is not considered to make a particularly important contribution to the setting or significance of the multivallate hillfort on Meon Hill. Overall it is considered to provide, at most, a **low positive** contribution to the setting of this asset.

### **Impact assessment:**

Development of the site would introduce new built form into views from the scheduled multivallate hillfort on Meon Hill and could partially interrupt existing views of the hillfort from within the site and along the public right of way. However, the site forms only a small part of the wider landscape surrounding the monument and represents a limited component of its setting. Views to and from the hillfort would remain available from many other locations across the surrounding countryside, continuing to allow appreciation of its prominent topographic position and the reasons for its siting. Equally, in views from the monument, the development would comprise only a small change within a broad landscape context and would be experienced alongside the existing settlement edge of Mickleton and adjacent modern development. As a result, the effect on the setting and significance of the multivallate hillfort is likely to be no more than negligible and would, at most, result in a very low level of **less than substantial harm**.

The allocation includes an area of ridge and furrow mapped across much of the site, though not identified by the NMP. Prehistoric activity has also been revealed by archaeological investigations immediately adjacent to the site. 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 present historic landscape character of the site to modern residential development, reducing the extent of three elements of historic landscape type represented within the site, and eroding the post-medieval rural character of the landscape to the north-east of Mickleton. This would have a negative impact upon low-significance historic landscape character within this area, however, given the small size and scale of the site, and low significance of the historic landscape character area type, this would result in a maximum 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:**

A desk-based assessment and geophysical survey of the site were undertaken in 2025. These concluded that there was a high potential for archaeological remains of prehistoric to Roman periods. It seems highly likely, therefore, that a programme of targeted archaeological evaluation trenching, will be required. This 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 in relation to Meon's Hill to the north-east, the allocation will result in a small degree of change to the setting of the scheduled multivallate hillfort. This impact is likely to be negligible and would at most result in a very low level of less than substantial harm. Measures to reduce this harm could include the retention and enhancement of existing boundary vegetation to soften the development edge, and the preservation of open, undeveloped, green space either side of the existing trackway to allow a continued appreciation of Meon's Hill from the site from the public right of way. In addition to sensitive design, respecting the local architectural vernacular and conforming to the Cotswold Design Code, could help to integrate the development with the existing settlement at Mickleton. These would also help to minimise levels of harm to historic landscape character, by allowing legibility of the historic layout of the site.

No opportunities for heritage enhancement are readily identifiable.

### **Conclusions and suitability:**

It has been assessed that the progression of this site as a site allocation through to final development could result in a level of harm equivalent to less than substantial harm to the heritage significance of a scheduled monument, and on historic landscape character. However, sensitive, considerate design of the final development proposals have the potential to minimise this.

### **Heritage constraints rating: Moderate**

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls).

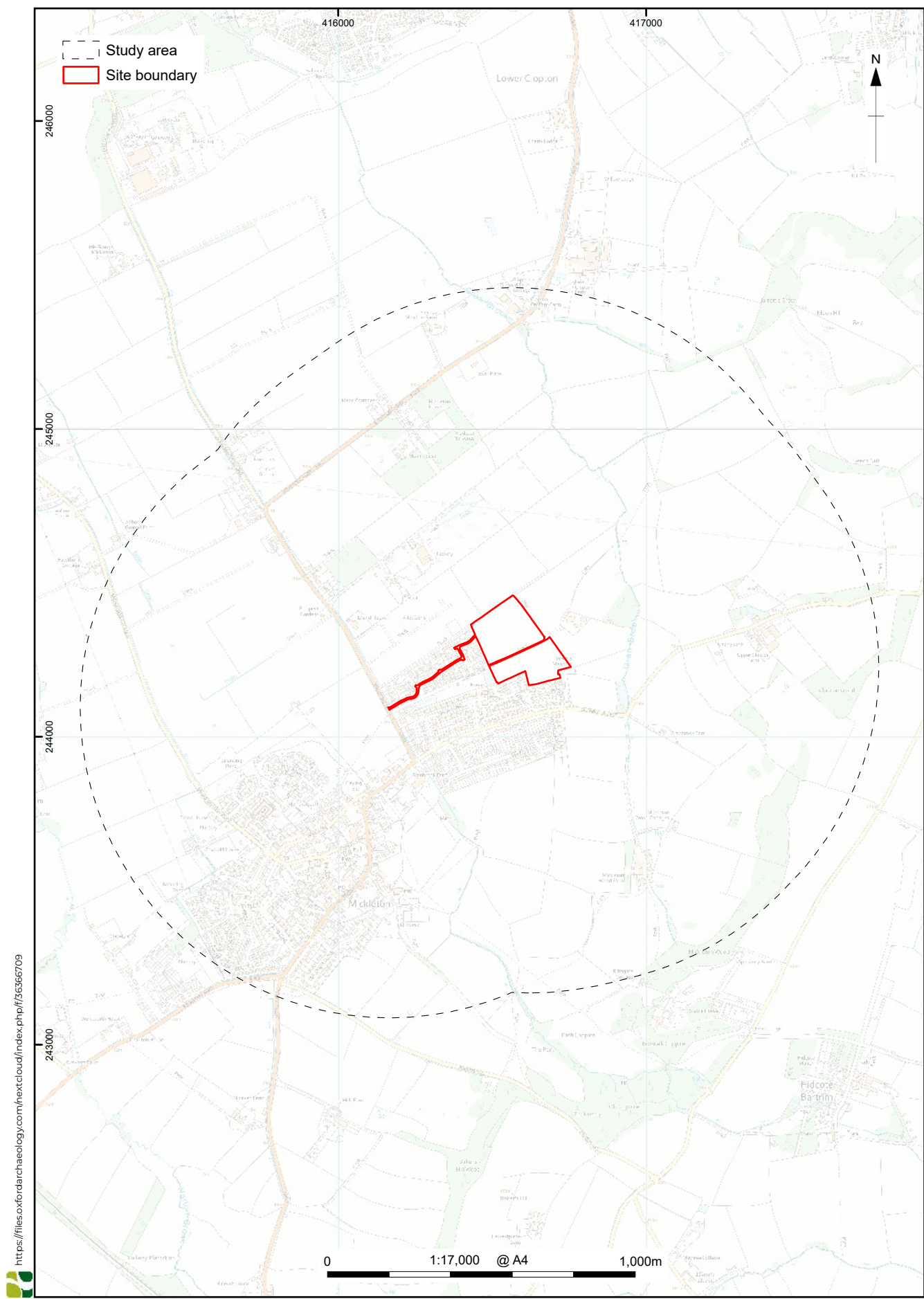
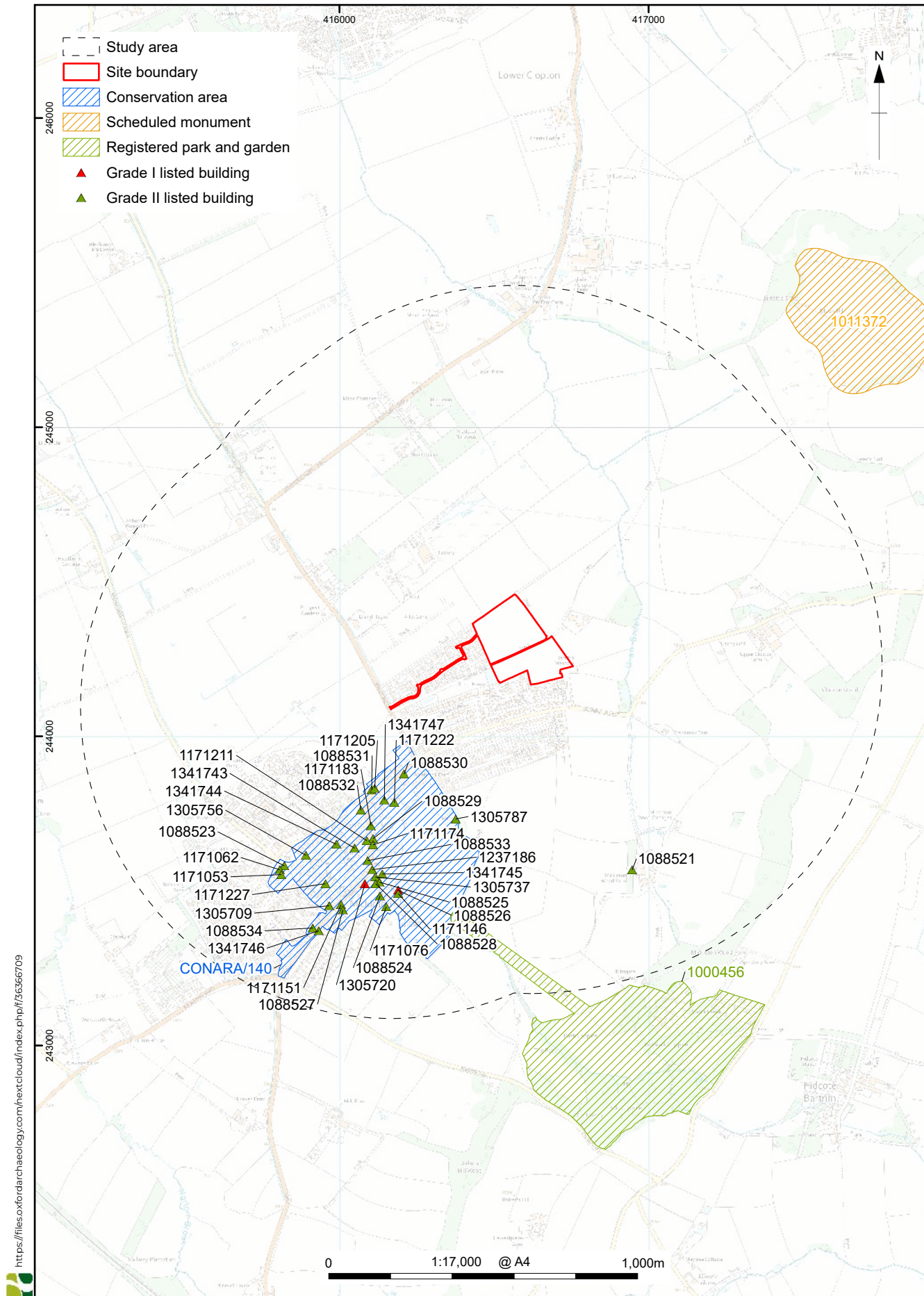


Figure MK2B/C1: Site location



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The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from <http://www.HistoricEngland.org.uk>. Contains public sector information licensed under the Open Government Licence v3.0

Figure MK2B/C.2: Designated heritage assets within the study area

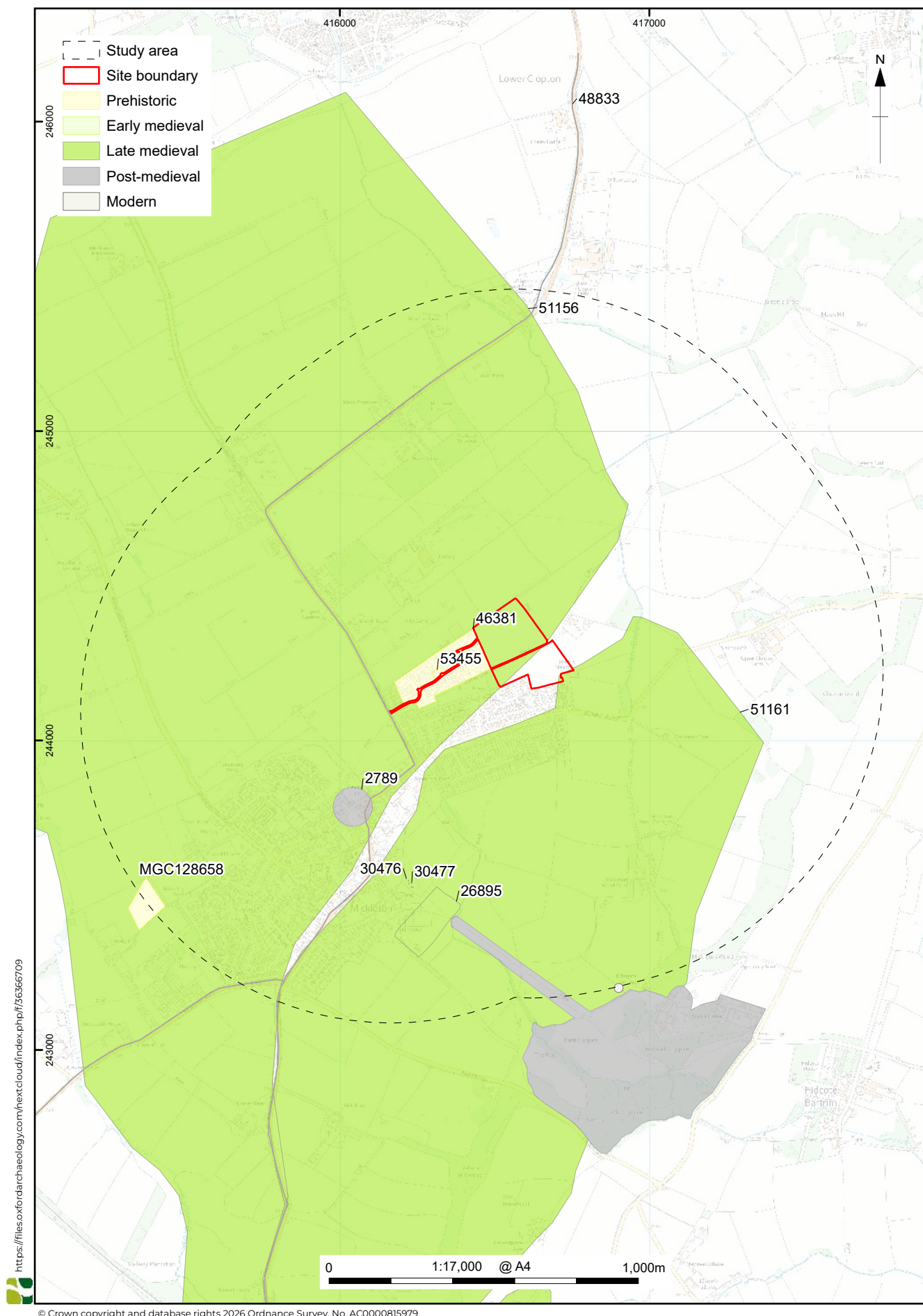


Figure MK2B/C.3: Non-designated heritage assets within the study area

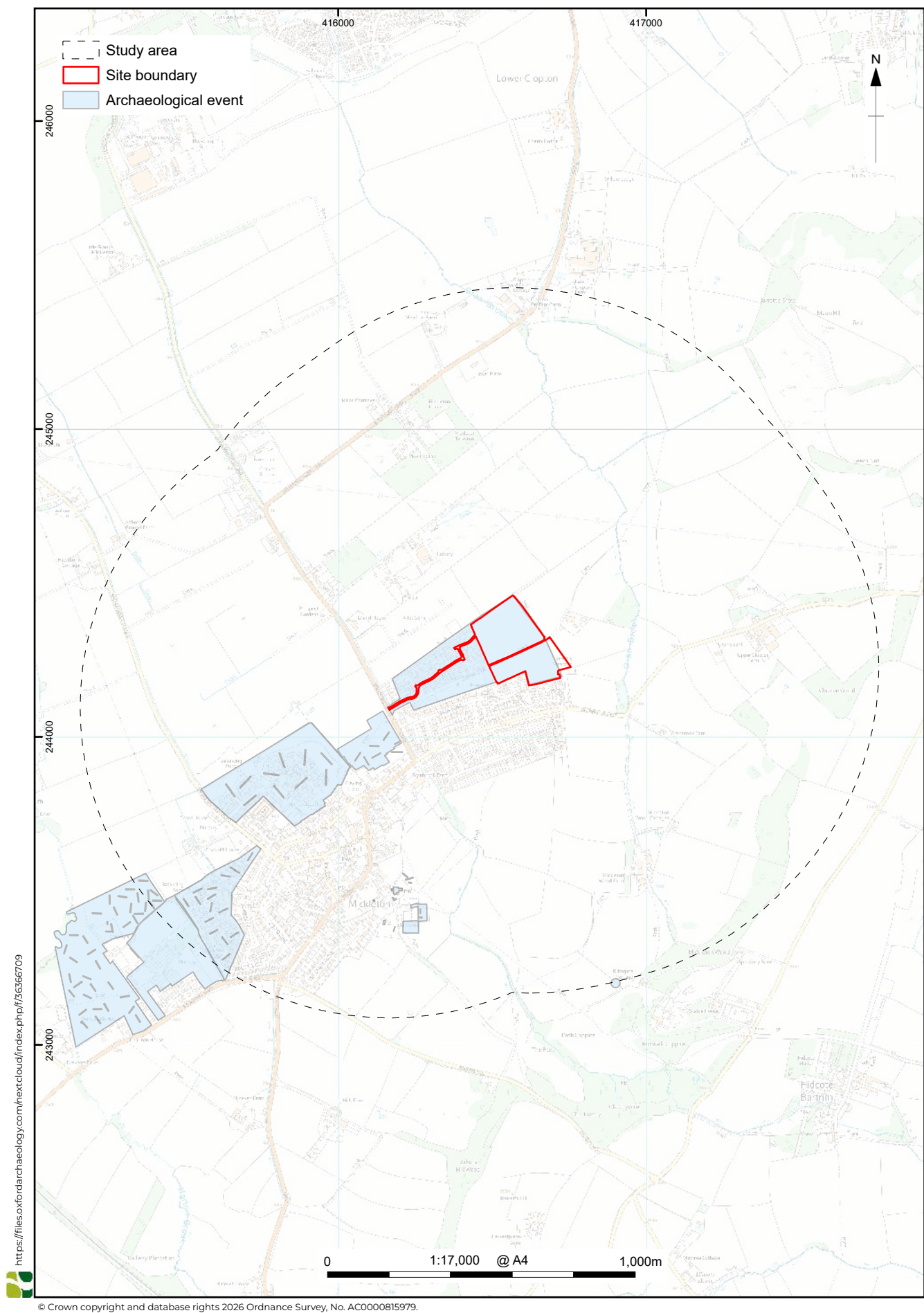


Figure MK2B/C.4: Archaeological events within the study area

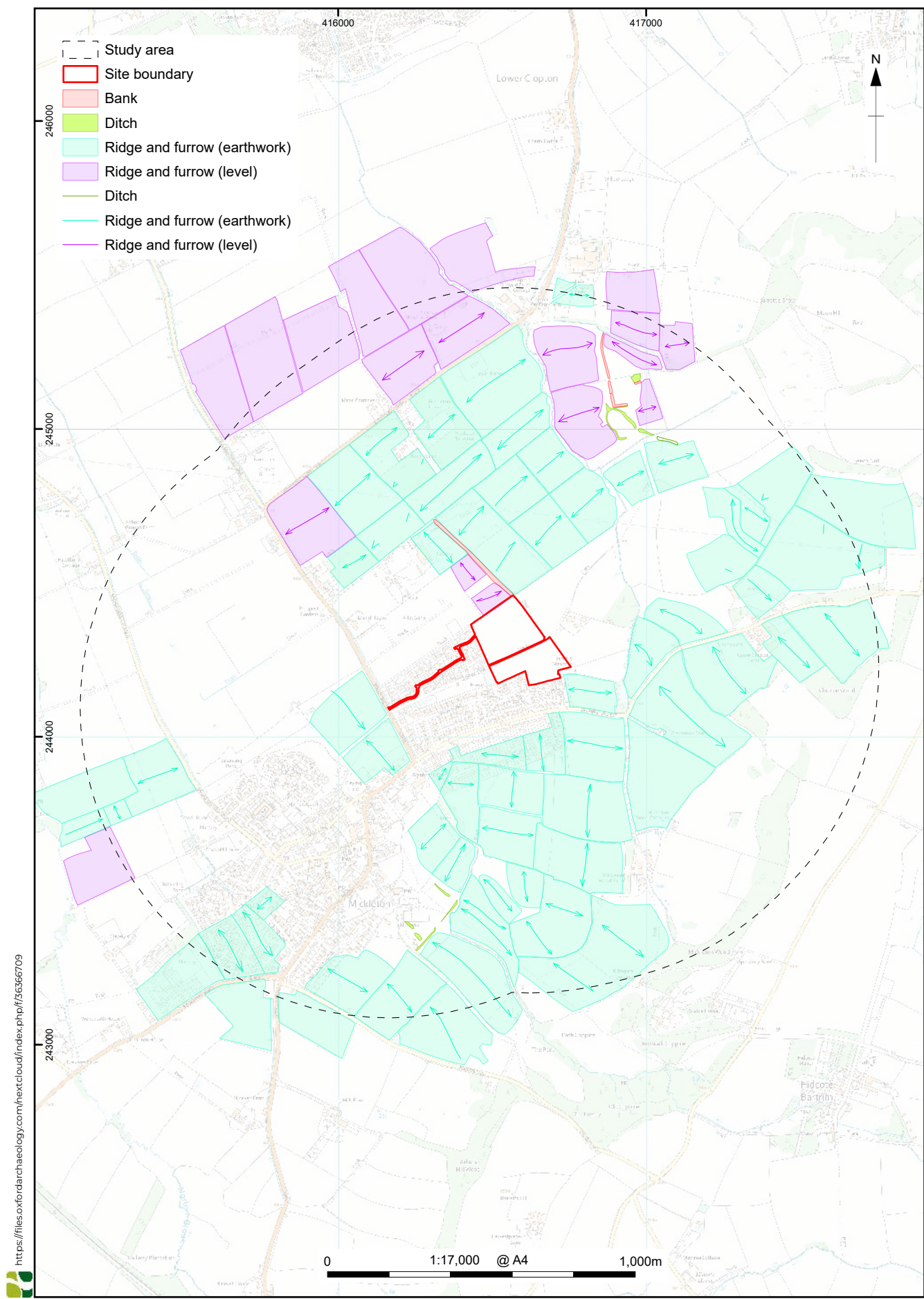
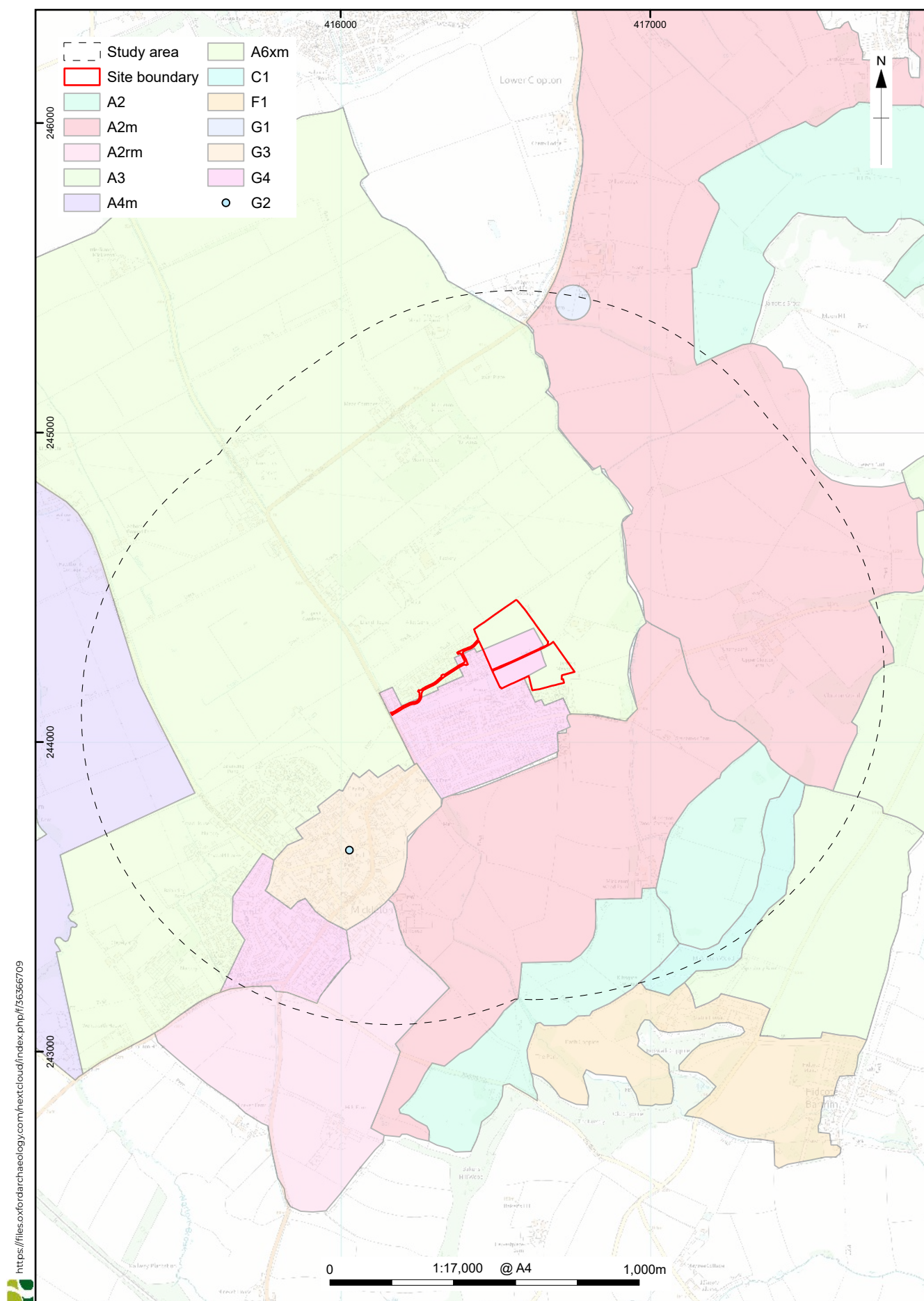


Figure MK2B/C.5: NMP data within the study area



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Figure MK2B/C.6: Historic landscape characterisation within the study area

|                         |                                                        |
|-------------------------|--------------------------------------------------------|
| Site Reference          | R519/650                                               |
| Town                    | Preston                                                |
| Site Name               | Strategic extension to the south of Preston            |
| Related policies        | -                                                      |
| Proposed allocation use | Mixed use: residential development and employment area |
| Number of dwellings     | 1,085                                                  |
| Employment area         | 6.7ha                                                  |

### **Brief description of site:**

The site covers an area of c. 100.3ha between the A417 and A419, c. 320m from the southern edge of Cirencester and c. 830m from its historic core. It is located within the agricultural fields extending to the south of the village of Preston and extends to the southern boundaries of the parish, adjacent to Siddington and South Cerney (to the south-west) and Driffield (to the south-east), in the Cotswolds District of Gloucestershire (Fig. R519/650.1).

The site comprises agricultural fields and dispersed areas of woodland, with ponds and a stream within some of the woodland, and a springhead in the east. The site is bounded to the north by fields/ paddocks and gardens that form the southern edge of the village of Preston and by roads to the east (A417), west (A419) and south (unnamed). The historic farmstead of Ermin Farm also sits adjacent to the western edge of the site. Beyond these, the site is largely surrounded by further agricultural land. Boundaries within the site comprise hedges.

The site sits within an undulating landscape, with the site itself, rising gently from c. 106m aOD in the north-west to c. 111m aOD in the south-east and c. 119m aOD in the north-east. The River Churn lies c. 90m to the west of the site at its closest point and drains cross parts of the site.

### **Significance of designated heritage assets in the site:**

There are no designated heritage assets within the site.

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

A number of designated heritage assets have been identified across the study area, comprising two conservation areas, two scheduled monuments and 23 listed buildings (Fig. R519/650.2).

*Conservation areas and their associated listed buildings*

The Preston Conservation Area (CONARA/067) is situated c. 60m to the north of the site and covers the historical elements of the village. Preston is a small historic Cotswold village of loose linear form aligned on a single road. The historic settlement is centred on All Saints Church and made up of a collection of historic farmhouses and cottages. Despite some post 1950s infill development, the settlement retains its historic linear layout and open grain. The conservation area contains a number of listed buildings constructed from traditional local limestone which contribute to the classic Cotswold identity of the settlement. A defining feature of the village is the open countryside that surrounds it and is visible in gaps between the buildings which offer views out to the surrounding countryside and maintain a strong visual link between the settlement and its rural setting. No conservation appraisal has yet been produced for Preston. Analysis would suggest that the village principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, linear development along the main road, historic spaces, buildings and boundary treatments. Within the conservation area, the village of Preston includes nine listed buildings, including one of Grade II\* status and eight of Grade II status, all of which form part of, and contribute to, its significance. These include the Grade II\* Church of All Saints (1089268) as well as the Grade II listed:

- 1089227 - Group of five monuments in line to south of south porch in churchyard of Church of All Saints
- 1089228 - Letterbox Cottage and Pear Tree Cottage
- 1089229 - 90 And 91, Preston Village
- 1089230 - Village Farm Cottage Village Farm House
- 1153591 - Church Farmhouse
- 1153596 - Group of three monuments to south of west tower in churchyard of Church of All Saints
- 1341394 - Preston Place
- 1341395 - The Old Farmhouse

These listed buildings form part of the conservation area and contribute to its significance. The church (1089268) relates to historic settlement dating from the 13th and 14th centuries, although it was restored during the 19th century, and is also associated with the 18th- and 19th-century tombs (1089227 and 1153596) and the 19th-century former vicarage (1341394). Beyond these, the farmhouses (1089230, 1153591 and 1341395) indicate the prominence of rural and agricultural buildings in the village and the surrounding area. The other listed buildings (1089228 and 1089229) relate to post-medieval settlement in

the area. Due to their architectural, historic and group interest, the conservation area and associated listed buildings are considered to be of **high significance**. The site is separated from the conservation area by a field, allotment gardens, tree belts, an area of woodland, and a line of modern residential development and modern farm buildings. These provide some visual separation between the conservation area and the site, except for where the parapet of the church (1089268) is visible above the modern buildings and trees in views from the south-western edge of the site.

The Cirencester South conservation area (CONARA/144) is located c. 820m to the north-west of the site and covers the southern extent of the historical town, representing its 18th century and later expansion southwards, almost filling the entire area of low-lying and boggy common land and waste ground that had been defined by the walls and ramparts of the Roman town (*Corinium*). The conservation area incorporates three Grade II\* and 29 Grade II listed buildings that contribute to its character and significance. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Within the study area, these listed buildings comprise only the 18th century former public house of the Cotswold Club and attached railings (1298663), which forms part of its post-medieval development and the historical route into Cirencester. The conservation area appraisal identifies that its significance lies in its context of mostly 19th and 20th century development on relatively flat land with a mixture of residential, community and industrial uses. This includes the informal grid pattern of its layout, the form and character of the buildings, open spaces and mature trees that form a green backdrop enclosing and compartmentalising the area. Views within the Cirencester South conservation area are concentrated within its area but also include longer range views to its north-west. None of these incorporate views of the site. A number of issues face the conservation area as a result of demolition and redevelopment, including inadequate enclosure and the loss of boundary features; poorly maintained buildings; poorly proportioned and sited 20th century commercial buildings; visual clutter; and inadequate interpretation of the area's archaeology, architecture and history. Due to the architectural and historic interest of these assets, as well as their group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Modern built development to the south-east of the conservation area (and north-west of the site), separates the conservation area from the surrounding rural landscape. This development along with the settlement at Preston, and the agricultural land to the north-west separates the site from the conservation area and blocks any views between the conservation area and the site. The conservation area (and its

listed buildings) is unlikely to be affected by the proposed allocation and has been scoped out from further assessment.

### *Scheduled monuments*

To the north-west of the site, the scheduled monument of *Corinium* Roman town (1003426) lies c. 950m from the site at its closest point. The scheduled monument relates to some of the above- and below-ground remains associated with the Roman town that developed here from the 1st century AD and became the capital of the Cotswold region and second-largest town in Britain. While remains of the Roman town were defined by its walls, associated remains, including the Ermin Street Roman road (7542) and an unnamed Roman road (5963) extend past the north-west corner of the site. Remains within the area of the scheduled monument include those of the town (forum, basilica and residential districts), its walls and the amphitheatre. Due to its archaeological and historic interests, which relate to its ability to provide information about the Roman settlement, the scheduled monument is considered to be of **high significance**. The site is separated from the scheduled monument by modern development on the edge of Cirencester.

To the west, the scheduled Tithe Barn (1003445) lies c. 650m from the site. This monument comprises a 13th century tithe barn. This structure, and the adjoining smaller 18th century barn to its west are of Grade II\* listed status (1090073). The larger barn is the earlier of the two barns, with the wagon entrance suggesting it originally covered a larger area, including the site of the later, smaller barn. The remains of the scheduled Tithe barn date to the 13th century and together with the neighbouring Grade II\* listed Church of St Peter (1340986 – discussed below) they help to illustrate the layout and function of the medieval settlement as well as the logistical framework of tithe collections. Due to the archaeological, architectural, historic and group interest of the scheduled barn and adjoining later barn, this is considered to be of **high significance**. The tithe barn is separated from the site by the surrounding vegetation, as well as the intervening modern development. As such, it is unlikely to be affected by development within the proposed allocation.

### *Listed buildings*

In addition to the listed buildings that lie within the conservation areas, a further two Grade II\* and 11 Grade II listed buildings are located within the study area. For the most part these relate to small rural settlements and scattered isolated farmsteads.

The Grade I listed Church of St John the Baptist (1206356) is located c. 2.2km to the north-west of the site. This asset is partially visible from the north-west

part of the site. This is the largest parish church within Gloucestershire and dates to the 12th century with later medieval and post-medieval alterations and additions. Due to its architectural and historic interests, the church is considered to be of **high significance**. Although the church is also separated from the site by the intervening distance, modern development and planting, there is limited visibility of the tower from the north-west of the site where it is visible behind the modern development on the edge of Cirencester. The Neighbourhood Plan for Preston also notes that there are views of the church tower from the south-east approach to the town through the parish of Preston, incorporating part of the site, although this was not identified during the site visit, possibly due to the trees along the side of the road. Due to the separation of the church from the site, and the very limited intervisibility between the asset and the site it is unlikely to be affected by development within the site.

The historical isolated settlement at Church Farm lies c. 570m to the west of the site. The settlement includes the scheduled tithe barn (1003445) which is discussed in the section above; two Grade II\* listed buildings comprising the Church of St Peter (1340986) and barns (1090073) and four Grade II listed structures:

- The mid-19th-century Siddington Manor (1340988);
- The mid-17th-century Church Farmhouse (1340987);
- A late 18th-century animal shelter that has been converted into stables and garage (1090074); and
- A group of four 18th-19th century tombs within the churchyard (1090072).

The Church of St Peter (1340986) had Norman foundations and was extended and restored during the 15th and 19th centuries respectively, with the tower (visible from the site) built during its restoration. The larger of the Grade II\* listed barns (1090073), although being of 13th century date and post-dating the foundation of the church, is associated with the medieval tithe system which was focused on the church and its central role in the village.

The Grade II\* and Grade II listed buildings at Church Farm are considered to be of **high significance** as a result of their inherent architectural and a historic interest, and also because of their group value illustrating the evolution and development of the historic rural settlement at Church Farm.

The site is separated from Church Farm by an area of intervening modern development. Due to the surrounding development and vegetation, intervisibility with this settlement area is restricted to the upper part of the church spire, which is visible from the public right of way in the north-west of

the site, above the intervening trees and seen in conjunction with modern development, streetlights and electricity pylons. As such, and with the tithe barn in the neighbouring parish to the site, settlement at Church Farm is unlikely to be affected by development within the site and has been scoped out from further assessment.

To the south-west of the site, Siddington House (1340985) is a late 19th-century country house whose grounds extend to the opposite side of the A419 which bounds the site. The original setting of the house included its immediate gardens, its historic driveway and forecourt to the north-east and elements of the wider landscaped grounds (including a ha-ha and former parkland) and the associated service complex to its. These grounds are constrained to the immediate west of the current A419, and modern development in the immediate vicinity include a garden centre on its eastern edge and residential development within the grounds to its west. Due to its high architectural and historic interest, this listed building is considered to be of **high significance**. Although the listed building does not have a visual connection with the village to the north, the driveway entrance to the grounds does.

Preston Mill (1089264) occupies a low-lying position on the River Churn, c. 160m to the west of the site and comprises a 17th-/ early 18th-century millhouse and late 18th-/ early 19th-century mill. The mill sits over, and was related to, the mill waters of the River Churn. Due to its architectural and historic interest, this is considered to be of **high significance**. The mill and millhouse are separated from the site by the surrounding built form and vegetation and are unlikely to be affected by development within the proposed allocation.

The Grade II listed building of Roberts House (1304080) is located c. 750m to the west of the site, on the northern edge of settlement at Siddington. This relates to the late 16th-/ early 17th-century house that was associated with the Quaker John Roberts during the 17th century. Due to its architectural and historic interest, this is considered to be of **high significance**. However, this building is separated from the site by the intervening vegetation and modern development, and as such, is unlikely to be affected by development within the proposed allocation.

To the north of the site, the 17th-century Forty Farmhouse (1341396) and its associated barn (1089231), lie within 60m of the site and relate to the historical farmstead at Forty Farm. Originally, this farmstead would have been one of the discrete isolated farmsteads that characterised settlement in this part of the study area. Due to the architectural and historic interest of these buildings and their group value with one another, these buildings are considered to be of

**high significance.** During the 20th century, the area to the immediate north of these buildings contained further agricultural buildings. The complex to the immediate north of these buildings saw minor adjustments during the 21st century, and outline planning permission has now been granted for residential development further to the north.. The northern part of the site is visible from these assets across the low hedge and gate.

The Grade II listed building of the Round House (1090069) lies c. 575m to the south-west of the site. This comprises an 18th-century round tower that is recorded as having been a windmill or possibly a folly. It is shown on the 1828 one-inch OS map as a windmill, and it was historically located within an enclosure linked to a farmstead (Worm's Farm) by a trackway.. This asset has been converted into a house with much of the living space below ground. Due to its architectural and historic interest, this is considered to be of **high significance**. Despite the distance, it shares intervisibility with the site through gaps in the intervening vegetation.

A single listed building lies to the east of the proposed allocation, the late 18th-century barn associated with St Augustine Farm (1153530), c. 450m from the site. Due to its architectural and historic interest, this is considered to be of **high significance**. It is separated from the site by the modern A417, while the landscaping and planting along the edges of the trunk road preclude intervisibility.

### **Significance of non-designated heritage assets in the site:**

Several non-designated heritage assets have been recorded within or immediately adjacent to the site (Figs R519/650.3-7):

- The site of a possible Bronze Age dispersed barrow cemetery (including a low mound) (3068) has been identified extending north-east from the site. Although these were identified as cropmarks and earthworks, any mounds have subsequently been plough levelled. Cropmarks in this area also indicate the presence of a possible Bronze Age settlement enclosure. Where these have been investigated along the line of the road to the north of the site (EGC8354), evidence included ring-ditches, a cremation burial and a possible funeral pyre. A further ring-ditch, possibly associated with a round barrow, with adjoining enclosures and pit (2126) has been identified in the west of the site. As a result of their archaeological and historic interest, if such remains survive within the site, are considered to be of **medium significance**. Further prehistoric evidence includes Iron Age enclosures and ditches (22349 and 22354) that indicated short-lived occupation along the north-east edge of, and in

the south-east of, the site, field boundaries of prehistoric or later date (4776 and 34544) along the western edge, and a scatter of flint (32903) recovered from towards the south-east. Such remains, if present, are likely to be of **low to medium significance**.

- Roman evidence includes the route of Ermin Street Roman road (7542) along the western boundary of the site, with its route now utilised by the A419. Alongside this, an area of extractive pits (34542) may date to the Roman period or later. Two Roman cremations, alongside associated ditches and pits (49659) have also been identified in the centre of the site. As a result of their archaeological and historic interest, as well as the connection of the road to the wider Roman road network, these remains are considered to be of **medium significance**.
- The medieval and/ or post-medieval agricultural landscape is reflected through the presence of ridge and furrow cultivation (25932, 51240 and 51243) that has been identified in the east and west of the site and extends into the surrounding landscape. Although much of the ridge and furrow cultivation was initially identified as earthworks in aerial photographs, it has subsequently been plough levelled. Due to the fact that they form part of the wider pattern of historic agriculture within the area, these are considered to be of **low to medium significance**. In addition to these, later medieval or post-medieval field boundaries or possible water courses (34543) have also been identified in the west of the site. These are considered to be of **low significance** due to their historic interest.
- As well as the use of the course of the Roman road as a turnpike road (48823), three post-medieval fishponds (9830) have been identified in the centre of the site. These may be associated with the Preston manorial complex (9828) which was formerly located within the settlement of Preston to the north (in the area later occupied by Preston and then Church Farm), and as such are considered to be of **low to medium significance**. The farmstead of Ermin Farm, marked on the first edition Ordnance Survey map of the area, is located adjacent to the boundary of the site. The site forms part of the agricultural land surrounding the farm. The south-eastern end of the site also lies within an area of post-medieval quarrying (9840). If associated remains are present within the site, they are likely to be of **low significance**.
- Undated cropmarks of ditches and pits (3017 and 4243) have also been identified towards the north and in the south-east of the site. If associated remains are present within the site, they are likely to be of **low significance**.

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

The GHER records a further 141 non-designated heritage assets within the 1km study area (Figs R519/650.3-7), dating to the Mesolithic period onwards. These include the presence of remains associated with a Bronze Age funerary landscape, prehistoric settlement and enclosures; Roman field systems, enclosures and cemeteries; and medieval and post-medieval settlement; as well as further medieval and later agriculture, historical farmsteads and South Cerney airfield (21120) which includes built structures (B hangers, the station control tower, support and ancillary buildings and air raid shelters) that are of historic interest. Overall, these indicate that the site lies within a landscape that is known for both its prehistoric and Roman activity, with historical scattered isolated farmsteads and settlement and wide areas of medieval and post-medieval agricultural practices, across the area. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where the GHER refers to designated heritage assets such as listed buildings, scheduled monuments these remains are considered to be of **high significance**.

### Historic landscape character of the site (and significance):

The site is located in the southern end of the parish of Preston, bounded to the west by its parish boundary with Siddington and South-Cerney, and the south by its boundary with Driffield. It is also crossed by historic footpaths that continue in use as public rights of way (PRoW).

The Preston Neighbourhood Plan identifies that most of the parish consists of undulating arable fields that are typical of the Cotswold landscape, with hedges and walls forming their boundaries and that incorporates copses that break-up the skyline. The arable nature of the land is recognised as helping to maintain the rural feel of the parish, something that is noticeable on the site with the area being quiet other than road noise and the occasional aircraft. The village of Preston was also identified as being separated from other settlement in the area, something that the local population felt needs to be retained. The Landscape Character Assessment (LCA) associated with the neighbourhood plan identified that this landscape included uniformity in the defining features such as rectilinear woodland copses and hedgerows along field boundaries, and that while there is a historic road network across the area, the modern roads split the landscape into smaller parcels that can be experienced, with the site forming most of the area experienced to the south of the Preston. This includes

views looking across the site of the A417, with the rural landscape beyond altered by the former airfield site and modern development. Views towards the north-west from within the north-west of the site, however, potentially incorporate the tower of the Church of St John the Baptist (1206356), although these were not visible during the site visit. The South Cerney Neighbourhood Plan also identified an important view that looks across the former airfield (21120) with the A417 along its eastern edge. However, the trees lining the road prevent the site being visible within this.

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and Wye Valley AONB describes the historic landscape character of the site as 'less irregular enclosure partly reflecting former unenclosed cultivation patterns' (A2; Fig. R519/650.8). This covered all of the site and extended to the east, with further enclosed land (A3, A4p) to the north and east, as well as large modern fields derived from the former enclosure (N1) to the east. The northern part of this incorporates the historic and modern settlement extents of Preston (G3 and G4), while D3 provides a buffer to the modern extent of Cirencester. To the west, the landscape is more variable and incorporates further enclosed land (A2m, A3), riverine pasture (D1r), woodland (C1) a designed ornamental post-medieval landscape (F1) and the former airfield (I2). Within the site, the historic enclosure partially reflects the earlier cultivation seen through the ridge and furrow evidence of the wider landscape and within the site (25932, 51240 and 51243).

These areas of enclosure are representative of rural landscapes used for agriculture which began to be enclosed from the 16th century in a piecemeal fashion but that became more regularly enclosed during the 18th century. However, the boundaries within the site may date to the medieval or early post-medieval period and be amongst the earliest surviving boundaries within the landscape. Within this landscape, the site sits within an area of discrete farmsteads, including Ermin Farm, Forty Farm, Preston Farm, St Augustine Farm and Village Farm. As a result, the historic landscape character within the site is considered to be of **low significance**, with the site forming part of the agricultural land that separates these farmsteads.

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

The agricultural landscape surrounding Preston, of which the site forms part, forms the rural setting of the conservation area (CONARA/067). This setting allows the village to be understood as a small rural community. The landscape character assessment for the village highlights the importance of the connection

between the settlement and the surrounding agricultural landscape which is preserved by the open green space visible in gaps between the houses within the settlement. Additionally, the undeveloped rural landscape surrounding the village plays a role in preserving its historic linear form and retaining its separation from surrounding settlements. The site forms part of the agricultural land to the south of Preston. It comprises an open rural landscape, field boundaries and pockets of woodland. Views looking across the site towards the conservation area allow the conservation area to be appreciated within its original rural setting, allowing it to be understood as a distinct rural community.

The PRowS that cross the site are historic routes that connected to the settlement core. Intervisibility with the conservation area from the PRow within the site is limited to the top of the Grade II\* listed church tower (1089268), which can be seen rising above the intervening modern dwellings. Additionally, the rural landscape within the site can be seen in glimpses between trees on the western approach to the conservation area. As a result, the site makes a **low positive** contribution to the setting of the conservation area, contributing to understanding of the village as a small agricultural community with surrounding dispersed farmsteads. The intervisibility between the site and conservation area, although limited, reinforces the rural association.

The site is also considered to contribute towards the setting of the listed buildings within the conservation area. The immediate setting of All Saints Church (1089268) includes the historic churchyard plot, as well as the monuments within the churchyard (1089227 and 1153596), which is defined by its wall and the surrounding settlement. The site forms part of the wider setting of the church and the church parapet can be seen rising above the intervening modern dwellings in views towards the conservation area from the PRow within the site. As such, it makes a **low positive** contribution to the setting of the church.

While intervisibility with the other buildings within the conservation area (1089228, 1089229, 1089230, 1153591, 1341394 and 1341395) is more restricted due to the presence of trees and other buildings, the agricultural nature of the site contributes to their rural setting, especially of the farmhouses (1153591 and 1341395), helping them to be appreciated as part of a small rural village. As such, the site makes a **low positive** contribution to their setting.

The proposed allocation is separated from the scheduled remains of the Roman town of *Corinium* (1003426) by the intervening distance, modern development and planting and there is no intervisibility between these areas. However, as the GHER records evidence of potential Roman activity (34542) within the site, and Ermin Street Roman road (7542) connects the two along the boundary of

the site, the site is considered to have the potential to contain archaeological remains which may provide insight into the relationship between the town and its hinterland. Any Roman remains found within the site could make a **low positive** contribution to the setting of the scheduled monument (1003426).

The site lies outside the historical grounds associated with Siddington House (1340985), with the significance of the listed building primarily associated with the house itself and its historic grounds. Historically these grounds were surrounded by agricultural land which would have contributed to the wider setting of Siddington House allowing it to be appreciated as a Country House. Modern development to the east and west has eroded this wider setting. The landscape to the north-east (within the site), while separated from the house by the turnpike road (48823), has been retained as agricultural land which is visible when leaving the estate grounds along its north-east driveway. Views here extend across the site to Preston and its conservation area (CONARA/067). These views allow the house and grounds to be understood within a wider rural landscape, allowing the house to be understood as a country house. However, this has been further eroded with the continued evolution of the road corridor for the A419. As a result, the site makes a **low positive** contribution to the wider setting and understanding of the landscape associated with the origins and development of the estate in its original context as a country house.

The site forms part of the wider agricultural landscape surrounding the historic farmstead at Forty Farm which contains two listed buildings (1089231 and 1341396). The farm and its listed buildings are visible from along the PRow in the northern part of the site and land within the site can be seen in the backdrop of views of the former farm from the PRow to its north (between Kingshill Lane and Bennet Walk). These views allow the listed buildings to be appreciated as former farm buildings set within agricultural land. The position and orientation of the farmhouse (1341396) within its complex means that principal views out do not look towards the site. However, due to the proximity of the site to the historic farmstead, the agricultural land of the site may have been functionally associated with the farm. The visible rural character of the land within the site allows the function of former farm buildings to be understood. As such, the northern part of the site makes a **low positive** contribution to the setting and significance of these Grade II listed buildings.

The site forms part of the wider rural agricultural landscape that surrounds the former windmill of the Round House (1090069) and the former windmill tower can be seen from within the site. However, there is separation between the former windmill and the site, including the modern road with its infrastructure

and disturbance. As such, the site makes a **neutral** contribution to the setting of the tower.

The site is separated from the barn associated with St Augustine Farm (1153530) by the agricultural landscape surrounding the farm. Additionally, the modern A417 and its associated treeline cuts across the landscape on the eastern edge of the site visually separating the agricultural landscape within the site from the farm. The road and its associated infrastructure provide a break in context between the agricultural land within the site and the agricultural land surrounding the farm. As such, the site makes a **neutral** contribution to the setting of the barn.

The Cirencester South conservation area (CONARA/144) and its associated listed buildings, as well as the scheduled monument of Tithe Barn (1003445), and the other listed buildings (1089264, 1090072, 1090073, 1090074, 1304080, 1340986, 1340987, 1340988) within the study area, do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their architectural, historic, artistic, and archaeological interests rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

In addition to these, the non-designated site of South Cerney airfield (21120) and its associated buildings sits on the opposite side of Cirencester Road to the south of the site. These are of historic interest in relation to the airfield itself and are mostly screened from the site by the intervening planting on both sides of the road. As such, the site makes a **neutral** contribution to their setting.

### Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a **low positive** contribution to the setting of Preston conservation area (CONARA/067) and the listed buildings within its area (1089227, 1089228, 1089229, 1089230, 1089268, 1153591, 1153596, 1341394 and 1341395) and a further three Grade II listed buildings associated with discrete isolated farmsteads and settlement within the agricultural landscape (1089231, 1340985 and 1341396). The site also has the potential to contain archaeological remains that could contribute to the setting of the scheduled Roman town (1003426).

Although visually separated by an intervening field parcel and pocket of woodland (outside the site), development within the proposed allocation would bring an extensive area of new built form into the landscape to the south of the Preston conservation area (CONARA/067) and its associated listed buildings (1089227, 1089228, 1089229, 1089230, 1089268, 1153591, 1153596, 1341394

and 1341395) with only a limited area of rural space separating the new development from the conservation area. This setting has already been partially eroded with the road corridors for the A417 and A419 to the east and west of the village, as well as existing development to the south of the A419. Although with an intervening area of built development, the closest part of the site extends to within 100m of the conservation area. Development within the site would bring modern development closer to the southern part of the conservation area and would make the plan form of the village less appreciable. It would also erode the village's connection with the remaining rural landscape to the south, making it less appreciable as a small rural settlement. The loss of views of the historic core of the village set within a surrounding agricultural landscape as observed from surrounding PRoWs that cross the site, and when glimpsed through gaps in the vegetation associated with modern development when approaching the conservation area from the west, would also reduce the ability to appreciate this aspect of the conservation area's setting. Due to the surviving presence of green fields (outside the site) between the site and the conservation area and the erosion to the wider setting caused by the road corridors and existing development, the further introduction of large-scale built development into the surviving agricultural landscape to the south of the conservation area, and the associated loss of the separation of the historic village from other settlement along the route of the A419 to the south, would result in **less than substantial harm** to the setting of the conservation area. However, the scale and extent of the proposed allocation would bring a large change to the historic character of the area to the south of the village. Although this impact could not be fully removed, the scale of the impact could be reduced through consideration of the historic landscape and settlement pattern within the layout and use of green space, within any development and the associated use of sensitive design within the built development.

The site forms part of the wider rural landscape outside the Roman town of *Corinium* (1003426), with Ermin Street Roman road (7542) providing a connection between it and the town. As such, the site has the potential to contain archaeological remains that would contribute to our understanding of the relationship between the town and its hinterland. These remains contribute positively to the setting of the scheduled monument. Without appropriate investigation and mitigation, development within the site would result in the loss of such remains, and could result in **less than substantial harm** to setting of the scheduled monument.

The agricultural character of the parts of the site in the immediate environs of Siddington House (1340985) allow the house to be understood as a country house. Development within the site would further erode the remaining rural

aspect of the house's setting by further surrounding it with development. This would result in **less than substantial harm** to the setting of the listed building. The site also forms part of the agricultural landscape surrounding the listed buildings (1089231 and 1341396) at Forty Farm and allows them to be understood within their original agricultural setting. Development within the site would result in a loss of the rural nature of the neighbouring fields (some of which may have been associated with the farm) and would remove the remaining isolated character of the listed buildings. This would result in **less than substantial harm** to the setting of these Grade II listed buildings.

The site also forms part of the rural landscape that surrounds a former windmill (1090069), with the intervening area (outside the site) including agricultural land. Although there is intervisibility between the windmill and the site, the tower has been converted into a residential property and there is some separation provided by the modern road. However, development within the site would bring modern built development into views from the tower, eroding the rural agricultural landscape. Due to the separation of the tower from the site and its more direct connection to land to the south of the A419, this would have **no harm** on the setting of the tower.

Development of the site would have **no harm** on the Cirencester South conservation area (CONARA/144) and its associated listed buildings (1205389, 1280751, 1280970, 1298663 and 1298699) as there are no direct historical associations between them and the site, modern development provides separation, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the scheduled monument associated with the tithe barn (1003445), and the other listed buildings (1089264, 1090072, 1090073, 1090074, 1153530, 1304080, 1340986, 1340987, 1340988) within the study area.

The site sits to the north of South Cerney airfield (21120), which includes standing remains. The primary interest of these is their historic fabric and association with World War II. There is limited intervisibility between the airfield and the site, and the airfield is separated from the site by the A417 and the trees lining the road. As such, development within the site has the potential to cause **no harm** to the non-designated heritage asset.

Although not yet recorded within the GHER, a geophysical survey has reportedly been undertaken across the southern two-thirds of the site (Magnitude Surveys 2026). This detected anomalies relating to Bronze Age funerary activity and Iron Age to Roman settlement activity, as well as agricultural activity. This confirms the presence of features identified within the

GHER. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The HLC describes the character of the site as former unenclosed cultivation – now enclosed fields, which form part of a wider agricultural landscape. The hedgerows within and surrounding the site contribute to its character preserving the earlier enclosure pattern. The site covers most of Area 4b identified in the LCA for the Preston Neighbourhood Plan. This identified that although the land to the south of the village contributes to the rural perception of the village, some of this has been lost by development to the south of the A419, with the road forming a visible edge to the existing built development. The Preston Neighbourhood Plan identified that development within the area of the site would be difficult to incorporate within the agricultural landscape without negatively affecting its openness and the setting of the village and its footpaths. Development within the potential allocation has the potential to cause **less than substantial harm** to the low significance HLC type within the site and could also lead to a change in the historic landscape character. Given the scale and extent of the proposed allocation, this harm would not be able to be fully mitigated against, but the scale of the impact could be reduced through the use of strategic green space and sensitive layout and design considerations.

### **Cumulative impacts deriving from the allocation of the site:**

Due to the presence of a second large-scale proposed allocation to the north of Preston (C164A), there is the potential for a cumulative impact on the separated and linear settlement character of the Preston conservation area (CONARA/067). Despite the proximity of both potential allocations to the conservation area, as well as the potential loss of rural land to both its north and south, due to the continued presence of some rural land between the conservation area and the two proposed allocations (outside the sites), as well as the trees and hedges in the intervening area, this cumulative impact has the potential for **less than substantial harm** to the significance of the conservation area.

### **Recommendations for minimising harm and maximising enhancement:**

The proposed allocation is located within 60m of the Preston conservation area and within the setting of Grade II\* and Grade II listed buildings. Its agricultural nature contributes positively to the rural character of these assets and forms part of the separation between areas of discrete and linear settlements and farmsteads that make up the historic settlement pattern to the south and south-east of Cirencester. Development is therefore likely to cause heritage harm, which cannot be fully avoided given the scale of the allocation. However, the following measures could be used to reduce harm and maximise opportunities for enhancement.

Due to its proximity to the Preston conservation area and multiple listed buildings, including a historic farmstead with views across the site and views towards the parish church in Cirencester, the north and north-west of the site are the most sensitive. Due to views from Forty Farm across the north-western corner of the site, a buffer of green space should be maintained along the north-western edge of the site, in the area to the south of Forty Farm, to retain the rural setting in this direction. There should be a general reduction in the density of built development towards its edges, incorporating larger plots, open spaces and a softer settlement edge in order to help maintain the rural setting of Preston. The Cotswold Design Code and a sensitively designed masterplan and development template should be used to ensure that development is built to a high standard, and that green infrastructure and suitable landscape provision is made towards the north and north-west of the site.

Development should be concentrated within the less sensitive central and southern parts of the site, with large, visually continuous areas of built form to be avoided. Substantial green infrastructure, retained field boundaries and landscape planting should be used to break up development, maintain separation and reduce the perception of a continuous urban extension. These should be utilised to help maintain views from the conservation area towards the surrounding rural landscape, as well as between the grounds of Siddington House and Preston.

The existing planting along the site boundaries, especially in the north and west, should also be retained as they help to maintain screening between heritage assets further afield and contribute to the character of the area.

Existing boundary planting, important hedgerows and parish boundary alignments should be retained and used as structuring features within the layout. The alignment of Ermin Street Roman road could also be used to inform the design layout and maintain a historic connection to the Roman setting.

Building heights, layouts, materials and detailing that are used should respond to the rural character of the area, nearby farmsteads and existing hedged boundaries.

The southern part of the allocation is likely to be the most appropriate location for employment development. This area is already influenced by the presence of Cerney Airfield (21120) to the south-west and Ermin Farm to the south, both of which include larger-scale agricultural and industrial buildings into the landscape. The presence of these existing developed areas provides an opportunity to accommodate employment uses while limiting their effects on the more sensitive assets to the north and north-west of the allocation. The design of any employment development should reflect the scale, form and materials of local agricultural buildings, particularly in the vicinity of Ermin Farm, which is a historic albeit not designated farmstead helping to reinforce the area's established rural character. Native trees and hedgerows should also be incorporated to soften built edges and assist with integration into the wider landscape.

Historic access routes and footpath alignments should be retained as green corridors where possible.

Considering the archaeological potential of the site, it is recommended that geophysical survey and a programme of archaeological evaluation trenching should be carried out within parts of the allocation that have not previously been investigated. These should be undertaken pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

### Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in **less than substantial harm** to the heritage significance of Preston conservation area, listed buildings and a scheduled monument in the surrounding area, as well as the historic settlement pattern of the area. Without appropriate mitigation, it could also result in **substantial harm** to archaeological remains within the site. Although it would not be possible to prevent development of the scale and extent proposed for this allocation from causing some level of harm, it may be possible to reduce the scale of its impact

through appropriate design mitigation. This would include the use of sensitive, considerate design in the final development proposals.

There is also the potential for a cumulative substantial harm to be caused by development within this proposed allocation in conjunction with one to the north of Preston.

**Heritage Constraint Rating: Moderate**

The site is considered to have an overall heritage constraint rating of **Moderate** (i.e. the site contains historic environment constraints but is suitable for development subject to recommended mitigation or design controls). The north and north-west of the site are the most sensitive to development. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation, but would not entirely prevent it due to the proposed scale of the allocation.

It is considered that the proposed allocation is suitable for development subject to design and layout controls. A buffer of green space should be retained along the north-western edge of the site. A gradual reduction in the density of built development, incorporating the use of green space and planting, should be utilised towards the edges of the site in order to make development less visually incongruous. Employment space should be focused in the south of the site.

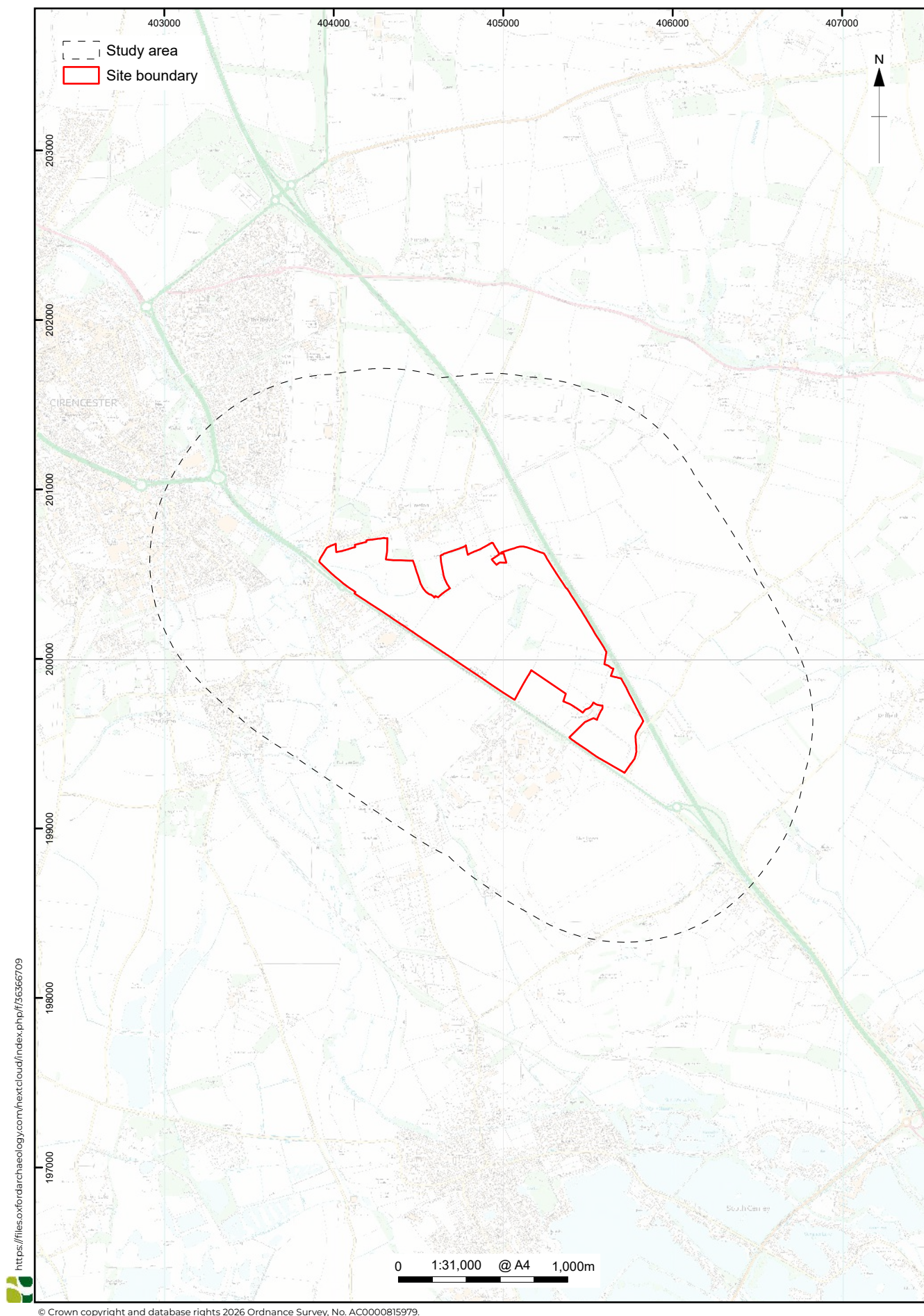
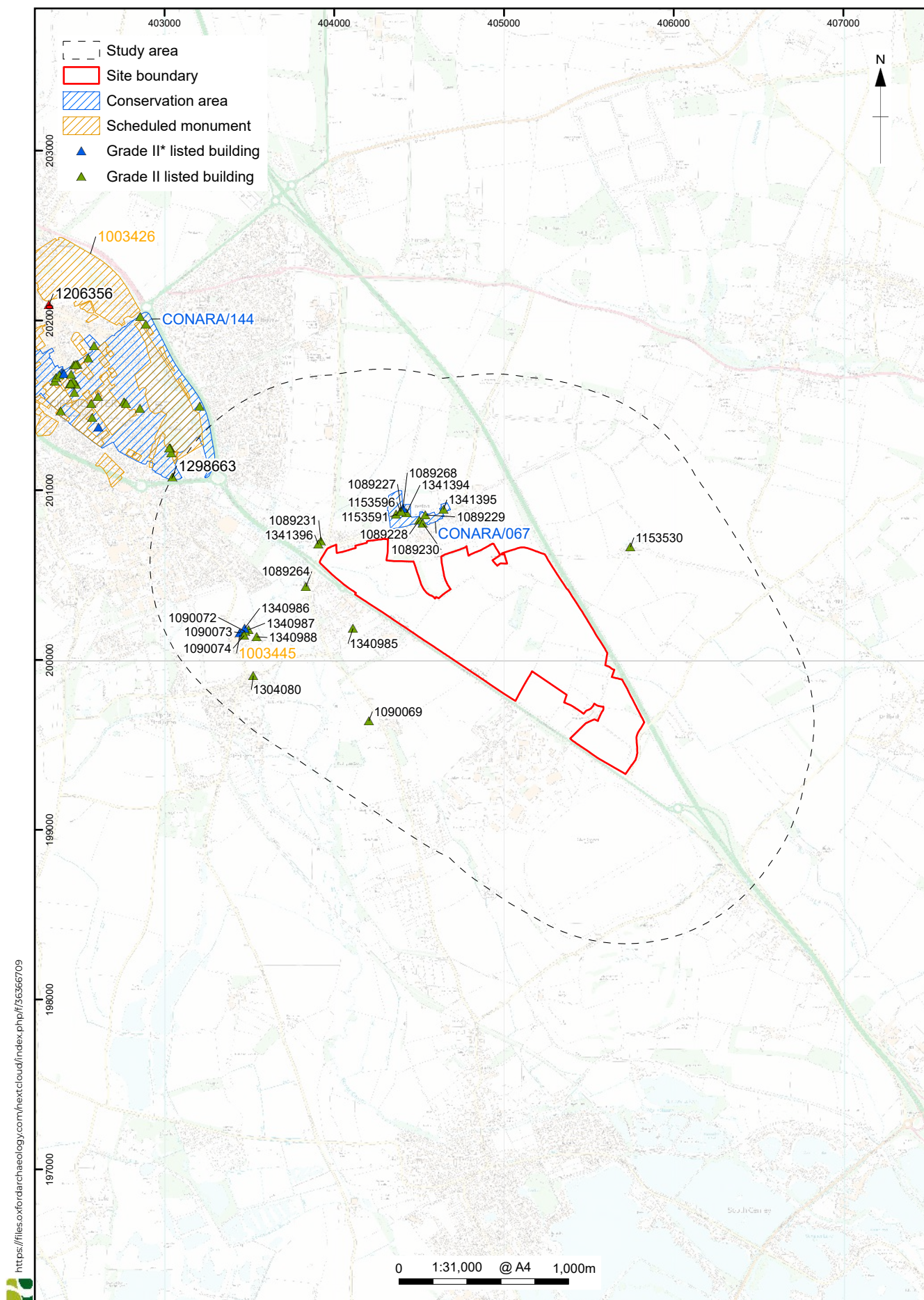


Figure R519/650.1: Site location



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Figure R519/650.2: Designated heritage assets within the study area

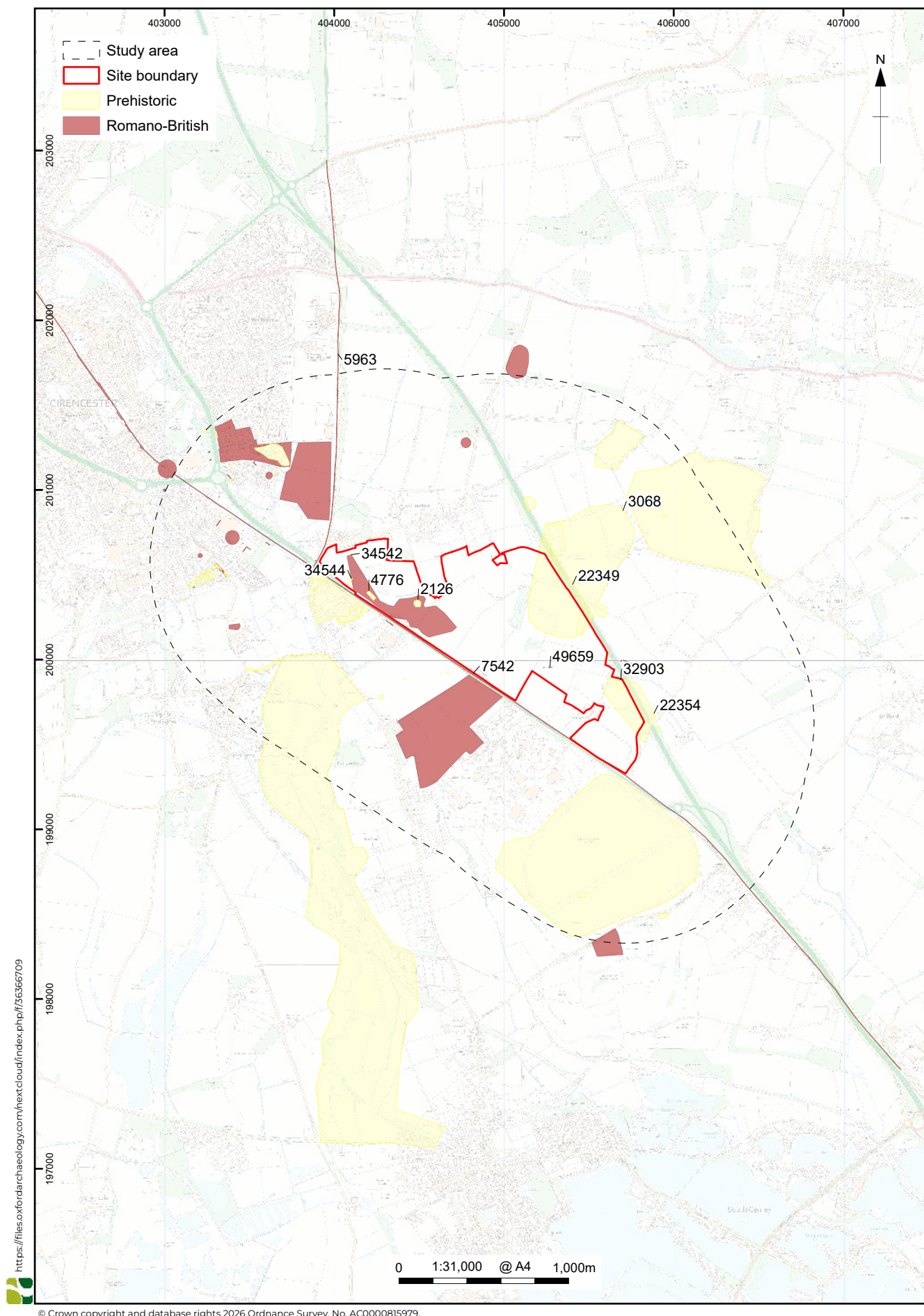


Figure R519/650.3: Prehistoric and Romano-British non-designated heritage assets within the study area

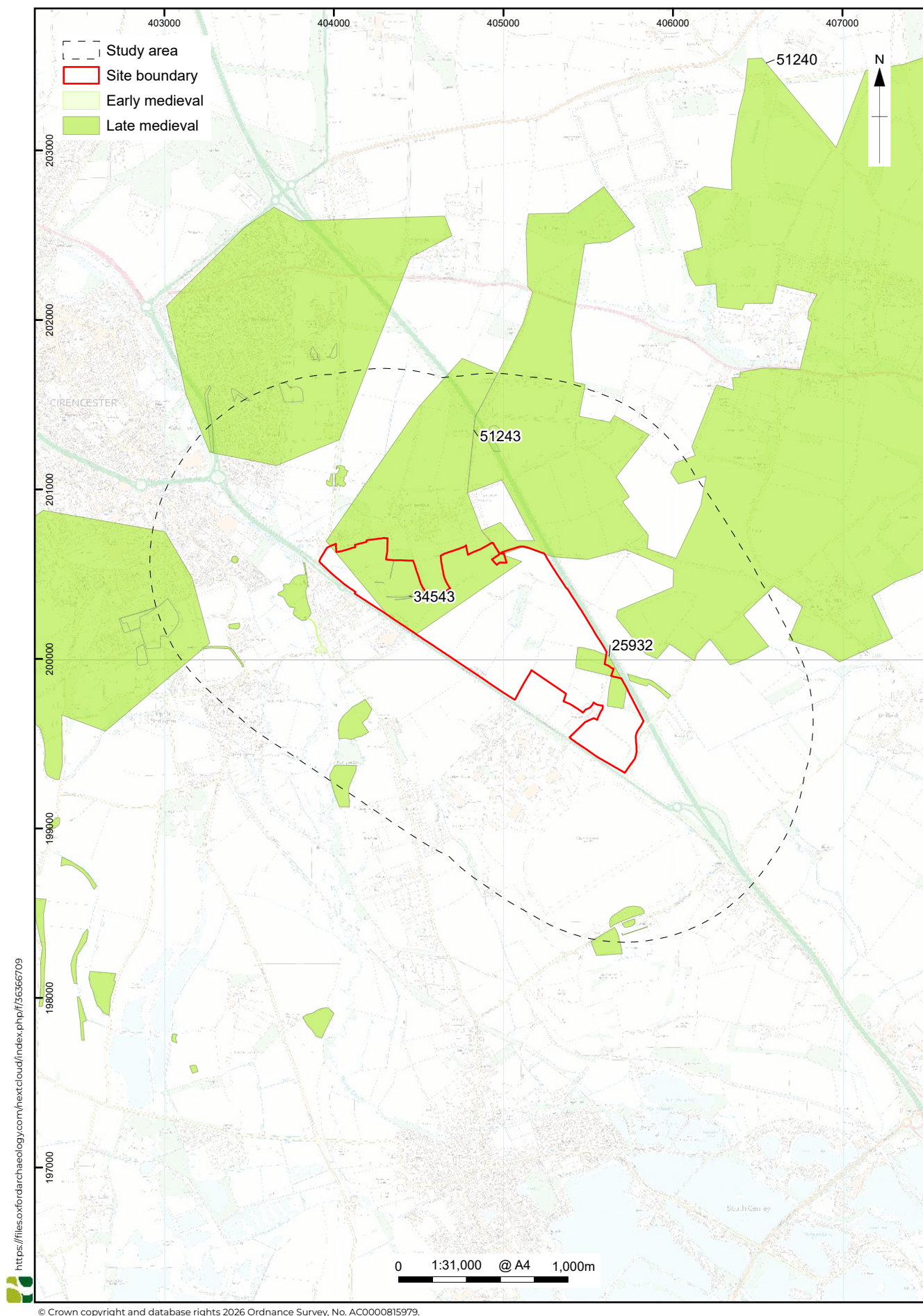


Figure R519/650.4: Medieval non-designated heritage assets within the study area

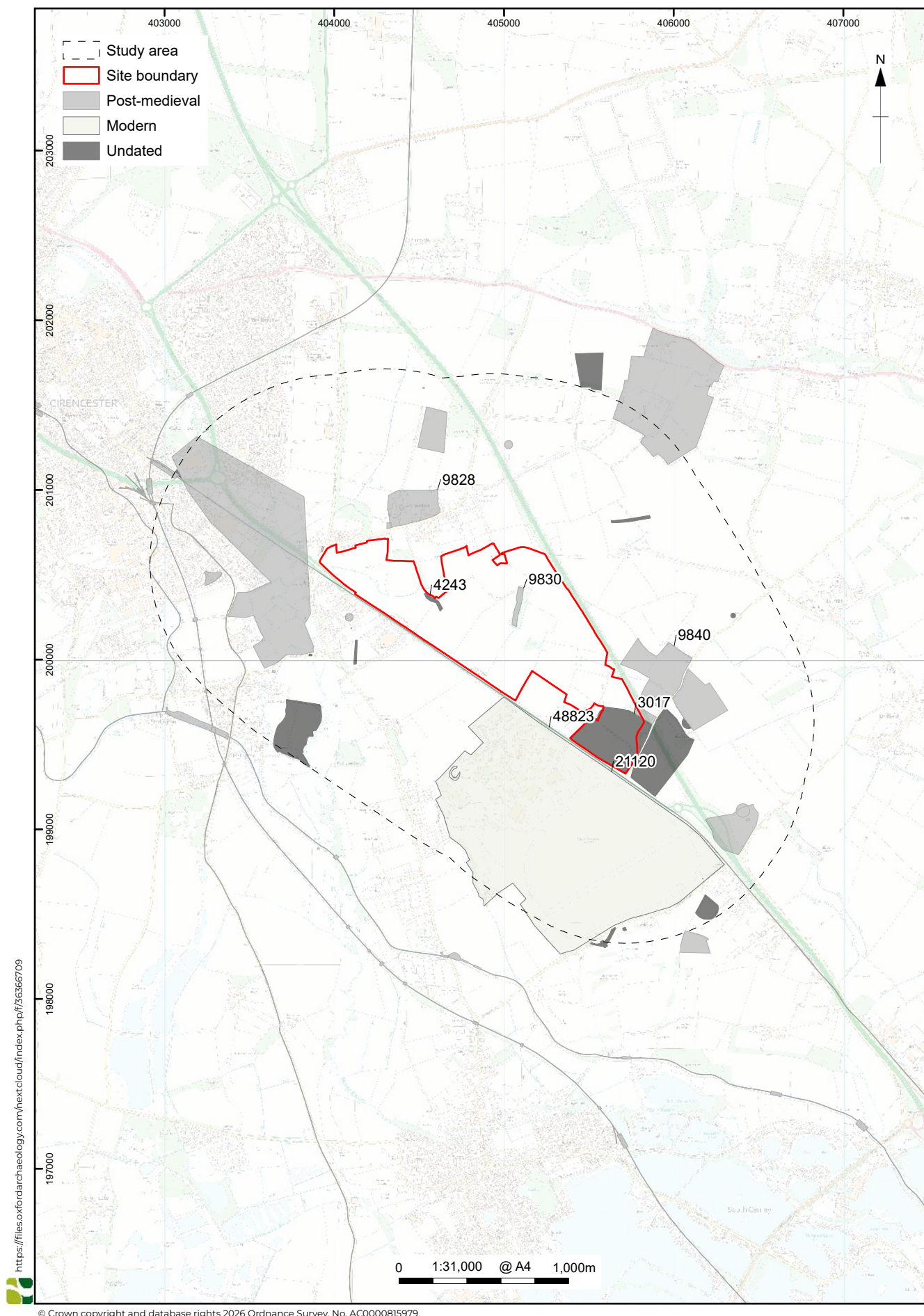


Figure R519/650.5: Post-medieval, modern and undated non-designated heritage assets within the study area

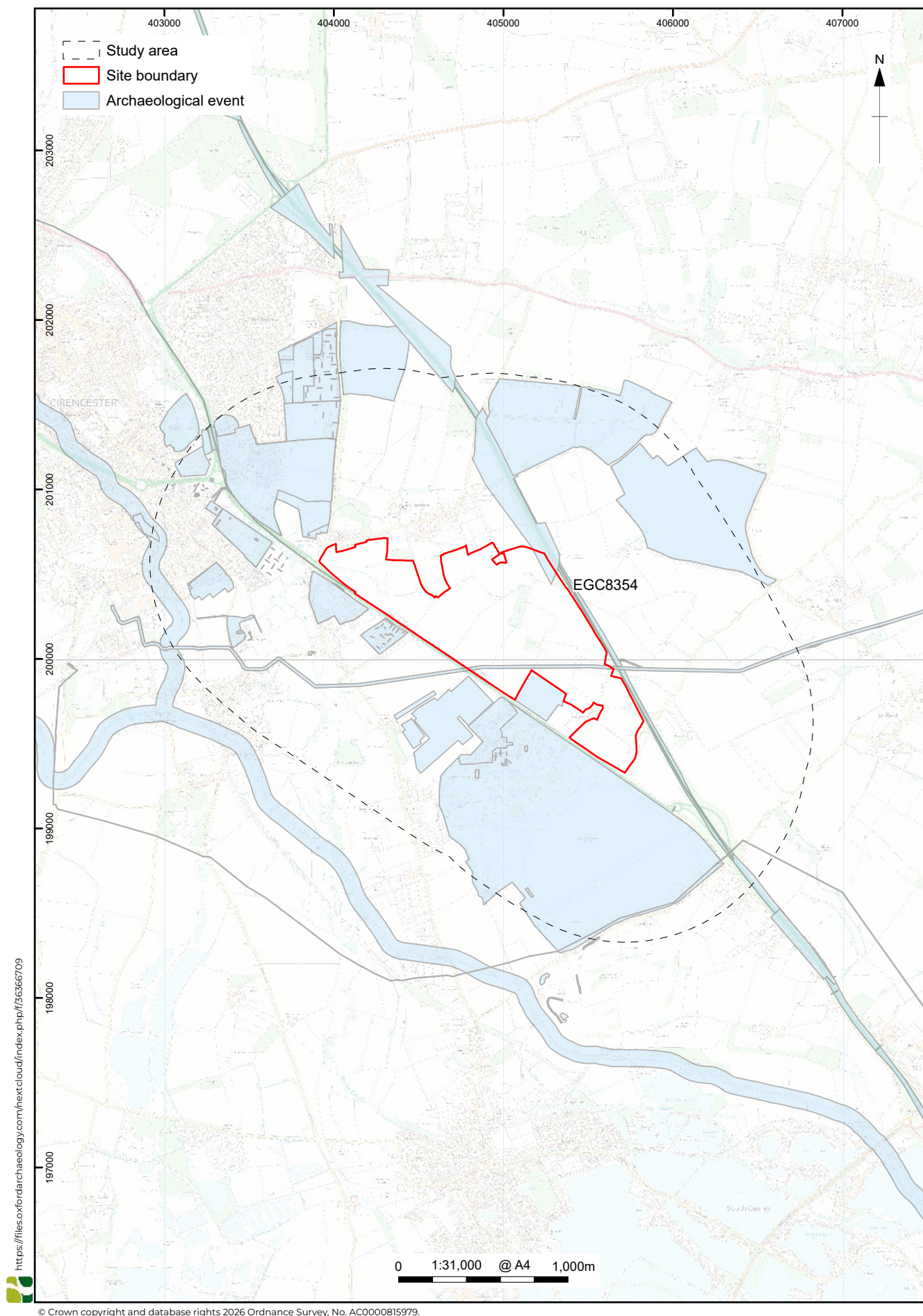


Figure R519/650.6: Archaeological events within the study area

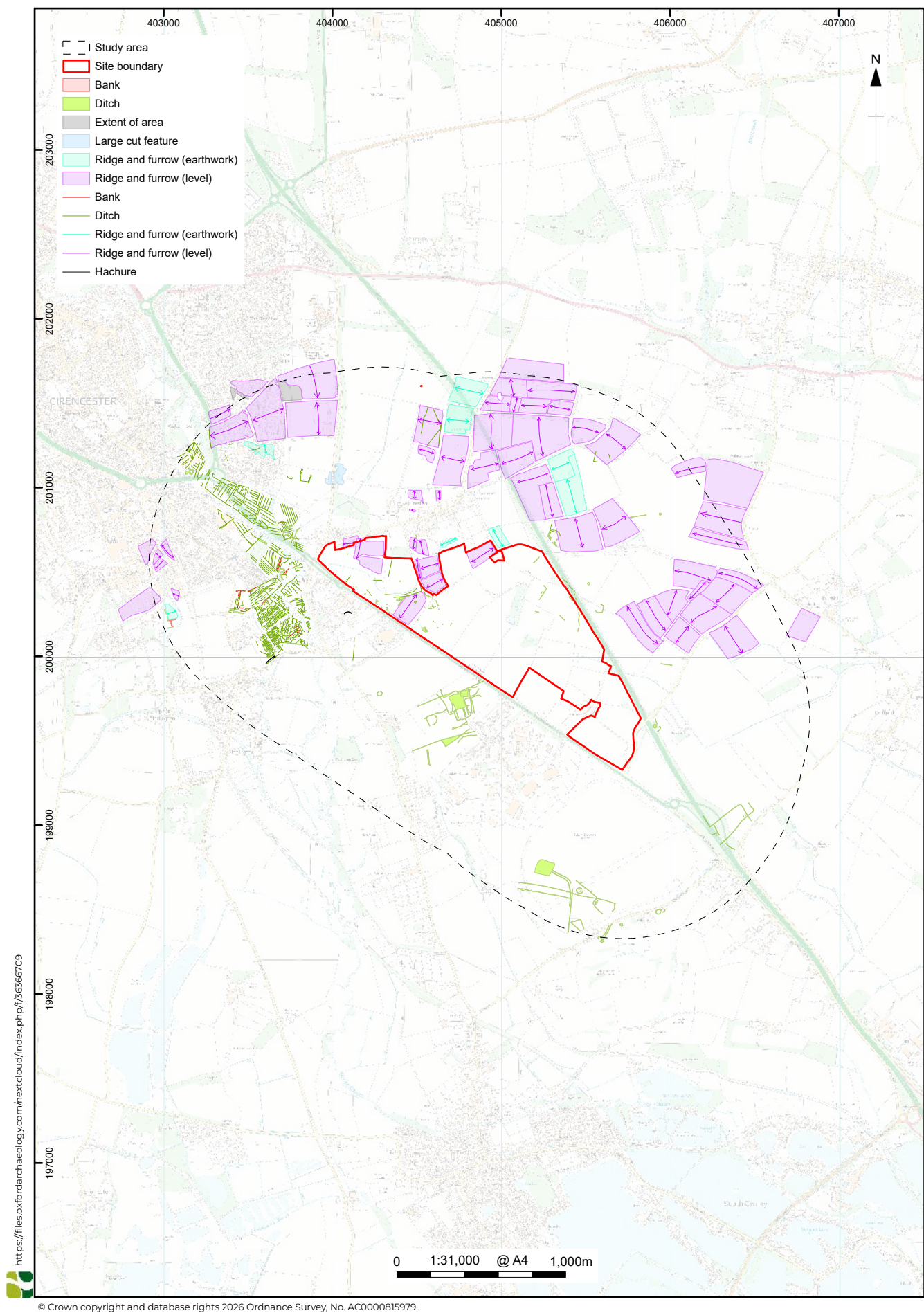
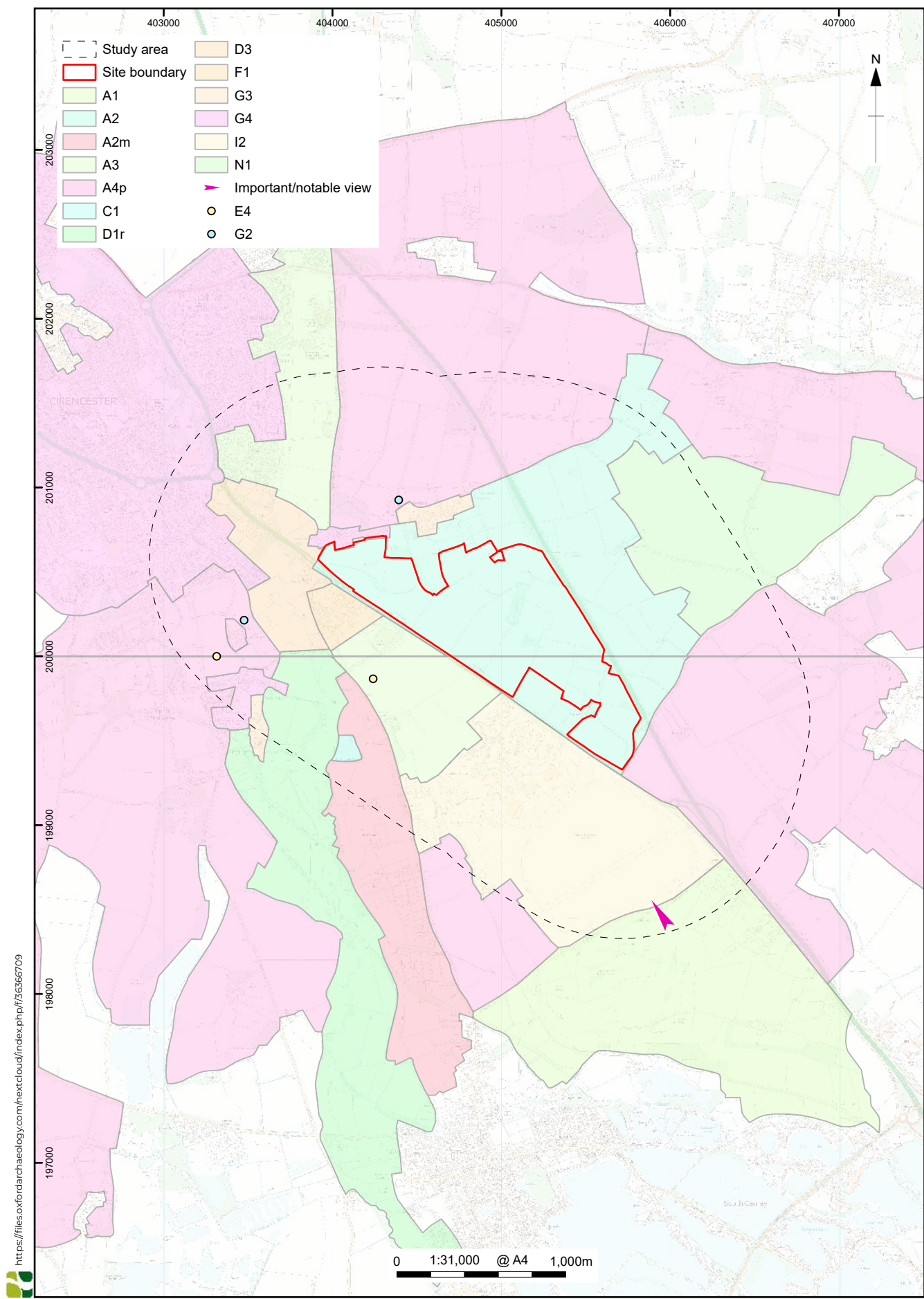


Figure R519/650.7: NMP data within the study area



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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 R519/650.8: Historic landscape characterisation within the study area

|                         |                                       |
|-------------------------|---------------------------------------|
| Site reference          | R583B/C/D                             |
| Settlement              | Ampney Crucis                         |
| Site name               | Strategic Site North of Ampney Crucis |
| Related policies        | -                                     |
| Proposed allocation use | Residential development               |
| Number of dwellings     | 660                                   |

### Brief description of site:

The site covers an area of c. 34.7ha on the northern edge of Ampney Crucis, c. 3km to the east of the town of Cirencester and in the Cotswolds District of Gloucestershire (Fig. R583B/C/D.1).

The main body of the site covers three meadow fields with grass in the south-west and with a corridor extending across a further three fields and along part of Holder's Farm Road Lane to the B4425 to the north-west. This lane, as well as Gassons Lane, forms the northern boundary of the site. The eastern and western boundaries are defined by Batch Lane and Riding Lane respectively, while trees and hedges associated with properties and fields of Ampney Crucis form the southern boundary. Two roads (Allotment Lane and Butchers Arms Lane) cross the site and are excluded from its area. While the village lies beyond the southern boundary of the site, agricultural land and woodland extend to the north, east and west.

Topographically, the site lies on a ridge of higher ground between watercourses to the east (unnamed), west (Winterwell) and south (Ampney Brook). The site itself is formed of gently undulating land that rises from c. 118m aOD in the south-east to c. 128m aOD in the north-west of its principal area, and then drops to c. 112m aOD where it meets the B4425. Beyond this the land drops down to c. 108m aOD at the Winterwell stream, c. 101m aOD at the unnamed stream and c. 101m aOD at Ampney Brook.

### Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

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

Designated heritage assets (Fig. R583B/C/D.2 and Fig. R583B/C/D.3), comprising three conservation areas, four scheduled monuments and 67 listed buildings are concentrated to the south and east of the site.

#### *Conservation areas and associated listed buildings*

The site extends to the northern edge of the Ampney Crucis conservation area (CONARA/111). This is formed of three discrete areas concentrated on the principal road through the village, and extending along Ampney Brook to the west. Settlement within the conservation area primarily comprises roadside buildings with no areas of block development. There are banks and trees along the roadsides, including adjacent to the site, which allow for views from the conservation area across the agricultural land formed by the site. This area incorporates two Grade I and 37 Grade II listed buildings related to the Anglo-Saxon foundation of the church and village and its medieval and post-medieval growth, as well as the historical farmsteads, mill cottages, parkland and water management buildings that formed part of its setting. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Listed buildings within the Ampney Crucis conservation area (CONARA/111) include the Grade I listed:

- 1090016 - Cross in churchyard of Church of the Holy Rood, which is also a scheduled monument (1014416)
- 1172051 - Church of the Holy Rood

The Grade II listed buildings comprise:

- 1089987 - Trinity Cottage
- 1089988 - Cotswold Cottage
- 1090013 - Gatepiers and gates at Ampney Park and adjoining curved wall
- 1090014 - Birch Farmhouse
- 1090015 - Barn and stables at Birch Farm
- 1090017 - Cherington/ Timpany Monument, about 8 metres east-north-east of cross in churchyard of Church of the Holy Rood
- 1090018 - Ampney Park
- 1090019 - The Old Vicarage
- 1090020 - Roadside cross north of church path, which is also a scheduled monument (1014411)
- 1090021 - Wychelm
- 1090022 - The Old House
- 1090023 - The Paddock
- 1090024 - Cobbler Cottage
- 1090025 - 37 and 38, Ampney Crucis Village
- 1090026 - Pumphouse on Ampney Brook
- 1090028 - Former smithy adjoining the Old Post Office

- 1172077 - Stratton Monument, about 4 metres south-west of south-west tower buttress in churchyard of Church of the Holy Rood
- 1172083 – King/ Radaway Monument, about 4 metres south east of south porch in churchyard of Church of the Holy Rood
- 1172089 - Smith Monument, about 6 metres east south east of cross in the churchyard of Church of the Holy Rood
- 1172099 - Garden Cottage, Ampney Park
- 1172132 - 8, Ampney Crucis Village
- 1172124 - Barn immediately to north-west of Wychelm
- 1172144 - 14 and 15, Ampney Crucis Village
- 1172146 - Ridge Cottage
- 1172155 - 36, Ampney Crucis Village
- 1172166 - Stone Gables
- 1172179 - Mill Cottage
- 1305297 - The Lodge, Ampney Park
- 1305298 - 9, Ampney Crucis Village
- 1340998 - Leech, Flux and Herbert Monuments, about 3 to 5 metres south of south-east tower buttress in churchyard of Church of the Holy Rood
- 1340999 - The Coach House
- 1341376 - Waterton Farm House
- 1340997 - Road bridge over Ampney Brook
- 1341000 - 29, Ampney Crucis Village
- 1341001 - Dudley Farm House
- 1341019 - The Old School House
- 1411036 - War Memorial

No conservation area appraisal has yet been produced for Ampney Crucis. Analysis would suggest that the village principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the site abutting the edge of the conservation area, and the intermittent nature of trees and hedges along some of its northern boundary, there are views from the edges of the conservation area into, and across, the site, as well as occasional glimpses of the edges of the site when travelling along the roads near the northern edge of the conservation area. Within this, the banks, trees and hedges on the site boundary form part of this surrounding character. Although buildings within and alongside the conservation reduce intervisibility between the site and listed buildings towards

the south of its area, five of the listed buildings (1090024, 1172146, 1341000, 1341001 and 1341019) in the north of its area have higher levels of intervisibility, with the rural nature of the site forming part of their wider backdrop.

The Ampney St Mary Conservation Area (CONARA/026) lies c. 850m to the east of the site. This covers the historical core of the village. Although no listed buildings within the study area are within its area, it does include 13 Grade II listed buildings to the east of the study area. No conservation area appraisal has yet been produced for Ampney St Mary. Analysis would suggest that it principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Although the conservation area is mostly separated from the site by the intervening distance and planting, due to the topography of the area, there are long-range views that incorporate the planting on the eastern edge of the proposed allocation from the conservation area. However, the buildings and planting within the village prevent intervisibility between the site and the listed buildings.

The Ampney St Peter conservation area (CONARA/131) lies c. 700m to the south-east of the site. This covers the historic core of the village, and within the study area includes 15 listed buildings that provide evidence of its Late Anglo-Saxon origins, medieval occupation, post-medieval and early modern growth and development and its agricultural setting. A further six listed buildings within the conservation area lie outside the study area. These contribute to the significance of the conservation area. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. These listed buildings within the study area include one of Grade II\* status:

- 1089929 - Church of St Peter

and 14 of Grade II status:

- 1089926 - Radnor House
- 1089927 - 14, Ampney St Peter Village
- 1089928 - Can Court Cottage
- 1089930 - Group of six Taylor Monuments about 6 metres south of blocked south door in churchyard of Church of St Peter
- 1089957 - Can Court
- 1089966 - Westside Cottage

- 1151992 - Barn and adjoining stable immediately east of Can Court
- 1152057 - Cleeve House
- 1152063 - The Hope
- 1341064 - The Old Pack Horse Inn
- 1341065 - 18, Ampney St Peter Village
- 1341066 - Iveson Cottage
- 1341067 - Cross in churchyard of Church of St Peter, which is also a scheduled monument (1014412)
- 1341068 - Iveson Manor

The conservation area principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, historic spaces, buildings and boundary treatments. Due to their high levels of aesthetic (architectural), historic and group value, the conservation area and its associated listed buildings are considered to be of **high significance**. Due to the distance, topography and screening provided by the intervening vegetation, including mature hedgerows and trees, the conservation area and listed buildings within it are unlikely to be affected by the proposed allocation.

#### *Scheduled monuments (Fig. R583B/C/D.3)*

To the south and south-east of the site, the scheduled monuments of three crosses (1014411, 1014416 and 1014412) and the socket of a cross (1014413) form a group of standing features related to medieval religious processions or occasions, preaching, public proclamation and penance, or to mark boundaries between parishes, property, or settlements. These are associated with the villages of Ampney Crucis and Ampney St Peter, with the churchyard cross in Holy Rood churchyard (1014416) thought to have given the parish its name. Due to their high historic, cultural and group value, these are considered to be of **high significance**. These are separated from the site by the intervening distance, built development and mature planting, including tall hedgerows. As such, they are unlikely to be affected by the proposed allocation.

#### *Listed buildings*

In addition to the listed buildings within the conservation areas, a further 13 listed buildings are within the study area. To the east of the site, three Grade II listed buildings form a small cluster c. 230m from the site. These comprise two mid-17th-century cottages that have been converted into a single house (Hilcot House; 1090027), a small detached late 17th/early 18th-century cottage (The Shepherd's Cottage; 1341002) and a large, detached 17th-century cottage that was altered during the 19th/early 20th century (Little Oak; 1172177). Due to

their high aesthetic (architectural) and historic value, forming part of a small, isolated cluster of settlement (Hilcot End), these are considered to be of **high significance**. Although the intervening trees and hedges provide some screening between the buildings and the site, there remains some intervisibility between them, especially along the unnamed road extending towards the site.

Dudley Barn (1172044), c. 100m to the south-east of the site, is a late 18th-century barn that has been converted into a house. The farm site on which it was originally built (Dudley Farm) is now occupied by housing. Due to its high aesthetic (architectural) and historic value, this is considered to be of **high significance**. Although the surrounding buildings and planting limit intervisibility between the listed building and the site, there is some intervisibility between the boundary of the historic farm (respected by the residential area) and the eastern edge of the site.

To the north of the site, the Grade II listed late 18th/early 19th-century Barn at Ampneyfield (1340993) lies c. 400m from the site and forms part of the Ampneyfield historical farmstead. Due to its high aesthetic (architectural) and historic value, this is considered to be of **high significance**. This is separated from the site by the intervening mature trees and hedgerows, and is unlikely to be affected by the proposed allocation. Although the site forms part of the wider rural setting of this listed building, there is intervening land that maintains this character.

To the south of the site, four listed buildings form a grouping close to Ampney Brook. These comprise the restored 12th- and 13th-century Grade I listed Church of St Mary (1089958) as well as three groupings of tombs of Grade II status to its south:

- 1089960 - Sherred Monument, about 4 metres south of east end of chancel in churchyard of Church of St Mary;
- 1152005 - Group Of Seven Monuments Mostly To Howse And Wise, about 1 to 7 metres south of south-east nave window in churchyard of Church of St Mary; and
- 1089959 - Digger Monument, about 6 metres south of south porch in churchyard of Church of St Mary.

Due to the high aesthetic (architectural) and historic value of the church, and the high historic and group value of the tombs, these are considered to be of **high significance**. However, the church is separated from the site by the intervening distance and planting, with the tombs behind this. As such, they are unlikely to be affected by the proposed allocation. Although the site forms part

of the wider rural setting of these listed buildings, there is intervening land that maintains this character.

To the west of these, a further four Grade II listed buildings relate to the post-medieval agricultural and rural landscape of the area:

- 1089271 - Barn at Waterton Barn Cottage
- 1089270 - Barn at Harnhill Mill
- 1341020 - Ampney Brook House
- 1089269 - Harnhill Mill House attached to Harnhill Mill

Due to their high aesthetic (architectural) and historic value, these are considered to be of **high significance**. However, due to the intervening planting and development, there is no intervisibility between these buildings and the site. Although the site forms part of the wider rural setting of these listed buildings, there is intervening land that maintains this character.

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

Non-designated heritage assets (Figs R583B/C/D.4-6) have been recorded within the site, including:

- Roman buildings and a scatter of pottery (**13999**) have been identified within an area that has seen deep ploughing, although the assemblage includes unabraded material. Cropmarks have also been identified extending to the north-west of these (**2025**) and these are crossed by the corridor extending to the B4425. These, and surface finds also recovered from the area, may indicate further settlement in this direction. This corridor of the site also crosses the archaeological and visible remains of Akeman Street Roman road (**4508**) which connects Cirencester (*Corinium*) to the west with St Albans (*Verulamium*) to the east. Where this has been investigated, the roadway has been identified both *in situ* and in a disturbed state. These have not been investigated within the site and form part of the wider Roman settlement of the area. Such remains, if present, are likely to be of **low to medium significance**.
- The site covers a contiguous area of medieval and/or post-medieval ridge and furrow cultivation that is visible as earthworks, levelled earthworks and cropmarks on the aerial photography of the area (**51240** and **51242**), including the earthwork of a plough headland (**37870**) which forms part of a wider grouping of drainage ditch, field boundary and plough headland earthworks within the study area and extends onto the boundary of the site. Where ridge and furrow cultivation has been identified within the site, this comprises levelled

remains. These form part of the historical use and character of the area, with associated remains extending across the surrounding fields. If remains are present, they are likely to be of **low to medium significance**.

- The north-western extent of the site, where it covers the B4425, incorporates the route of Dancy's Fancy Turnpike, the 1753 turnpike road that connected Cirencester to Burford (**41788**). This lies along the route of the B4425 and remains are likely to have been disturbed or truncated by the modern road. Any surviving remains are likely to be of **low significance**.
- A number of post-medieval stone stiles are located on boundaries within the area. This includes one within (**11919**), and three adjacent to (**15179**, **15181** and **16643**), the site. These comprise stone slabs indicating routeways around the village, form part of the historical character of the area and are of **low significance**.

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

The GHER records a further 13 non-designated heritage assets within the 1km study area (Figs R583B/C/D.4-6), including the presence of earthworks and cropmarks associated with shrunken settlement adjacent to the southern and eastern boundaries of the site, as well as further evidence of ridge and furrow cultivation. The site is spread over 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 evidential value, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**.

### Historic landscape character of the site (and significance):

The Gloucestershire, Cotswolds Area of Outstanding Natural Beauty and Wye Valley Area of Outstanding Natural Beauty Historic Landscape Character Assessment (GHLC) describes the historic landscape character of the site as 'former unenclosed cultivation – now enclosed' (Fig. R583B/C/D.7). Across most of the site, this comprised the gradual enclosure of the land by local arrangement from the 16th century (A5). Within this, and incorporating the presence of ridge and furrow cultivation, the boundaries reflect the former unenclosed cultivation patterns. While the boundaries within this area may be of medieval or early post-medieval origin (and amongst the earliest surviving

boundaries within the landscape), the presence of larger fields may indicate the modification of the landscape through the removal of some boundaries.

However, where the site extends as a corridor to the north-west, this enclosure comprised less regular organised enclosure, still reflecting the former unenclosed cultivation patterns, but without the regularisation of larger fields (A4p). Boundaries within this part of the site are likely to be of a relatively late date (18th century or later), but now form part of the defining character of the landscape.

At its north-western extent, this comprised the enclosure of former unenclosed land by local arrangement and exchange, but that was not entirely piecemeal (A2). These may be of medieval or early post-medieval date, with the fields including some of the earliest surviving boundaries within the landscape.

These areas of enclosure are representative of rural landscapes used for agriculture which began to be enclosed from the 16th century in a piecemeal fashion but that became more regularly enclosed during the 18th century. The semi-regular and regular enclosure is considered to be of **low significance**.

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

The site comprises meadow located to the north of the Ampney Crucis conservation area (CONARA/111) and its listed buildings. The site is situated on the rise that extends northwards from the conservation area and overlooks its area. Views towards the conservation area from the north, although not along the primary approaches to the village, incorporate the site, especially the banks and vegetation forming its roadside boundaries. The significance of the buildings primarily relates to their built form and relationship with one another, which allows the development of the village to be understood. Although partially screened by the surrounding trees and hedgerows, the topography of the area means that views northwards from the conservation area, and some of the listed buildings (1090024, 1172146, 1341000, 1341001 and 1341019), incorporate the site. However, the meadow nature of the site forms part of the agricultural setting in which the village, conservation area (and its listed buildings) developed and are understood. In addition, some of the buildings within the conservation area were also originally related to agricultural activity (1090014, 1090015, 1172124, 1341376 and 1341001), and as such have a more direct relationship with the agricultural land of the parish. As a result of this, and its proximity to the conservation area, this landscape makes a **high positive** contribution to the setting of the conservation area.

The site makes a **high positive** contribution to the setting and significance of some of the Grade II listed buildings in the north of the conservation area (1090024, 1172146, 1341000, 1341001 and 1341019), which at least partly overlook it, as its present character as meadow and hedgerows preserves the rural backdrop from these buildings and maintain their historic relationship with the countryside. This allows them to be understood within their original rural setting.

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

The site comprises meadow located to the west of the Ampney St Mary conservation area (CONARA/026) and its listed buildings. The undulating topography of the area means that although the distance of c. 850m between the site and the conservation area includes mature trees and hedgerows, the area of the proposed allocation, or its bounding vegetation, is intermittently visible in long-range views, although the listed buildings do not share this intervisibility. This land lies outside the historic parish associated with the village, and as such forms part of the wider setting, rather than utilised land, associated with it. As such, the rural nature of the site makes a **low positive** contribution to the setting of the conservation area, while the separation created by the intervening distance and planting means that the site makes a **neutral** contribution to the setting of its listed buildings.

The cluster of Grade II listed buildings at Hilcot End (1090027, 1341002 and 1172177) form a small group of 17th- to 18th-century cottages to the east of the site on land that is slightly lower (and overlooked) by the site. Although these are mostly screened from the site by the surrounding trees and hedgerows, there is some intervisibility between the buildings and the agricultural landscape to their west. The significance of these buildings primarily relates to their built form and relationship with one another, which allows the development of settlement in the area to be understood. These buildings post-date the shrunken settlement of the area, and as such the open space between Hilcot End and Ampney Crucis forms part of their separation and the character of the area. Despite the limited intervisibility between the site and these buildings, the site in its current form makes a **high positive** contribution to the setting of the isolated settlement by helping to maintain its separation from the larger village to its south-west.

The Grade II listed building of Dudley Barn (1172044) originally formed part of Dudley Farm. Although the area of this farm (including the barn) has been

converted into a residential area during the late 20th century, it has retained the historical boundary associated with the farmstead. The significance of the barn primarily relates to its built form and relationship with its former farm, which allows the development and function of the historic farmstead to be understood. Although there has been some boundary loss within the area of the site since the barn was established, the surviving boundaries correspond with historical boundaries in use at the same time as the barn. Intervisibility between this and the barn is restricted by the surrounding trees and hedgerows, as well as residential buildings. However, there are still some views from the boundaries of the historic farmstead area across the east of the site, allowing the site to form part of the visible rural landscape surrounding the former farm. As such, the landscape makes a **low positive** contribution to the setting of the barn by allowing it to be understood within its original rural setting.

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

### Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a **high positive** contribution to the setting and significance of the Ampney Crucis Conservation Area (CONARA/111) and the Grade II listed buildings in the north of the conservation area (1090024, 1172146, 1341000, 1341001 and 1341019), and a **low positive** contribution to that of the other listed buildings within the conservation area. The site also makes a **high positive** contribution to the setting and significance of the cluster of Grade II listed buildings forming part of the isolated settlement at Hilcot End (1090027, 1341002 and 1172177), and a **low positive** contribution to that of Ampney St Mary Conservation Area (CONARA/026) and its listed buildings, as well as the Grade II listed building of Dudley Barn (1172044).

Development within the site would result in the loss of agricultural land and the introduction of housing into views north from the Ampney Crucis conservation area (CONARA/111) as well as the listed buildings within its area. These views are exclusively of the rural and agricultural landscape in this direction, and include (and are partially interrupted by) the presence of trees and hedgerows on the northern edge of the conservation area and within the site. The rural of

the site makes a high positive contribution to the setting of the conservation area and a low to high contribution to the setting of its buildings, allowing them to be appreciated within their original rural context. Development within the proposed allocation would, at a minimum, reduce this rural context and would extend the settlement edge in this direction beyond the conservation area. This includes the potential to coalesce Ampney Crucis with the isolated settlement at Hilcot End. Due to the extent of the proposed allocation across most of the northern edge of the conservation area, and its scale of 660 dwellings, this would have the potential for **substantial harm** to the setting of the conservation area and the listed buildings in the north of the conservation area. It would also result in less than substantial harm to the listed buildings in the south of its area where there is less intervisibility. Given the topography of the area, it would not be possible to prevent new development within the site from becoming visible in views looking north from the conservation area across the site, and the roadside character of the settlement would not be able to be maintained. Although the main approaches to the village (and the conservation area) are not from the direction of the site, development within it would also alter views looking towards the conservation area from the north, including the lanes that form the boundaries of the site.

The area of the site is partially visible in long-range views from the Ampney St Mary conservation area (CONARA/026). At present, views in this direction are of the rural and agricultural landscape with intermittent buildings visible. Due to the intervening distance, planting and continuing rural and agricultural land, this would have the potential for **less than substantial harm** to the setting of the conservation area, and **no harm** for the listed buildings within its area. However, given the extent of the proposed allocation, the distance between the conservation area and the site, the topography of the area and the presence of treelines within the intervening area, it may be possible to fully avoid new development from becoming visible within these long-range views.

The site comprises agricultural land that forms part of the separation between a small area of settlement (Hilcot End) that incorporates three Grade II listed buildings (1090027, 1341002 and 1172177) and Ampney Crucis. The site also forms part of the rural and agricultural landscape that surrounds this area of settlement, part of which could be lost through development within the site. Although intervisibility between this isolated settlement and Ampney Crucis is limited by the surrounding trees and hedgerows, development in the east of the site may be evident along Riding Lane. These views, and coalescence between Hilcot End and Ampney Crucis, would have the potential for **substantial harm** to the setting of these buildings. Given the scale of the proposed development, and the constraints likely to be imposed by the presence of the Ampney Crucis

conservation area, it may not be possible to prevent the coalescence of these settlement areas, or new development from becoming visible in views looking west from the listed buildings.

Development within the site would result in a loss of agricultural land and an increase in visibility of housing in views north-west from the area of the historic farmstead (Dudley Farm) associated with the Grade II listed building of Dudley Barn (1172044). Views to the north and north-west currently comprise the rural landscape, including agricultural land, trees and hedgerows, and small areas of residential buildings. Development within this potential allocation would reduce this rural setting. Although the farmstead (including the barn) has been converted into a residential area, the meadow within the site, along with the retained boundary of the farmstead, makes a high positive contribution to the listed building and farmstead area, allowing it to be appreciated within its original rural context. Development within the allocation would reduce this rural context to a degree. However, as the barn now resides within a residential setting, and there would still be some surviving farmland (outside of the site) separating the potential allocation from Dudley Farm, this would have the potential for **less than substantial harm** to the setting of the listed building. Given the proximity of the site to the barn, it would not be possible to prevent new development along the eastern edge of the site from becoming visible in views looking north-west from the historic farm area towards the site.

Development of the site would have **no harm** on the Ampney St Peter conservation area (CONARA/131) and its associated listed buildings as there are no direct historical associations between them and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the listed building of the Barn at Ampneyfield (1340993) to the north of the site; the listed buildings to the south of the Ampney Crucis conservation area (1089269, 1089270, 1089271, 1089958, 1089959, 1089960, 1152005 and 1341020); and the scheduled monuments to the south (1014411, 1014412, 10414413 and 1014416).

No previous archaeological investigations have been undertaken within the site, although a trial trench evaluation (EGC159) adjacent to the B4425 and the north-west corridor of the site did not identify any finds or features of archaeological significance. However, non-designated heritage assets, including low to medium significance remains associated with Roman settlement and medieval and/ or post-medieval agricultural activity, are known within its area. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological

assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. In addition, where Stiles are present within and adjacent to the site (11919, 15179, 15181 and 16643), development may result in damage to the stonework that forms them or the loss of routeways associated with them. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site comprises enclosed land that at least partially reflects its earlier cultivation. This includes evidence of levelled ridge and furrow cultivation across most of the site, with much of the surrounding landscape also including this form. The meadow nature of the land within the site also forms part of the rural setting of the surrounding roadside settlement, allowing them to be appreciated within their original rural and agricultural contexts. The trees and hedges that form both the boundaries of the site and within it, also form part of this wider context, including fostering the enclosed nature of the area. As well as extending the settlement edge of Ampney Crucis northwards and bringing coalescence between areas of settlement, development within the potential allocation would remove this character. Although the potential impact of this on the historic landscape character would be for **less than substantial harm**, this would result in a large change to a locally significant landscape that forms part of the setting of the adjacent conservation area. Given the roadside and isolated nature of the surrounding settlements, it would not be possible to prevent development of this scale from disrupting this character.

### **Cumulative impacts deriving from the allocation of the site:**

Due to the separation between the potential Ampney Crucis allocation and other proposed allocations **no cumulative impacts** are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

### **Recommendations for minimising harm and maximising enhancement:**

Due to the topography of the site and the proposed extent and scale of the development, it would be difficult to prevent the allocation from having an impact upon the setting of the Ampney Crucis conservation area (CONARA/111)

and its listed buildings. Due to the loss of the rural and agricultural setting, as well as the extension of the settlement edge beyond that of the conservation area, the loss of the roadside settlement pattern of the area, and degree of coalescence between Ampney Crucis and Hilcot End, this impact has the potential to cause substantial harm. This impact could be reduced through a substantial reduction in the scale and extent of development. It could also be reduced on a smaller scale through the avoidance of large blocks of development, as well as the use of green corridors, structural greenspace and planting, to maintain outward views towards the rural landscape, especially from those listed buildings from which the area of the site is visible (1090024, 1172146, 1341000, 1341001 and 1341019). These would help to mitigate by design some of the negative setting impacts of the proposed allocation upon these assets. In order to reduce coalescence between Ampney Crucis and Hilcot End, development in the east and south-east of the site should be avoided. Building density should also be kept to a minimum, with dwellings within the conservation area mostly comprising detached or semi-detached buildings. As well as these, the use of the existing settlement pattern and field layouts could be utilised to inform the layout of the development, helping to place new development within its existing context. The use of local vernacular materials and building designs (including limiting the heights of buildings to no more than those within the conservation area) may also help to retain some of the rural character. Impacts upon the conservation area could also be reduced through traffic considerations, including minimising through traffic in the village and limiting construction access onto the site to the north-west corridor in order to reduce the impact of traffic (including pollution, noise and vibration). This would be especially important for the listed bridge (1340997) in the south-west of the conservation area. Although these may provide some mitigation against the removal of the rural and agricultural setting, the proposed allocation (at its current extent and scale) would still have a negative impact.

With development within the site potentially becoming visible in long-range views from the Ampney St Mary conservation area (CONARA/026), built development within the eastern edge of the site should be avoided in order to reduce its potential visibility. The existing planting along this edge of the site should also be retained, maintained and enhanced in order to consolidate the rural setting in views in this direction from the conservation area. Corridors of green space should also be utilised to break up areas of development and maintain an image of rural settlement consistent with the neighbouring village. Building materials and forms should also be kept to the local vernacular, with roof treatments likely to be especially important in this regard for long-range views.

The proximity of the site to Ampney Crucis and Hilcot End means that in order to limit any coalescence between the two settlements, development in the east and south-east of the site should be avoided. This would help to maintain the separated settlement character of this area and its listed buildings (1090027, 1341002 and 1172177). Further support for this separation could be made through the retention, maintenance and enhancement of the planting along the eastern boundary of the site.

As with Hilcot End, development should be avoided in the east of the site in order to help retain the rural setting associated with Dudley Barn (1172044) and the historic farm area (Dudley Farm) to the south-east of the site.

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

The site also contains remains associated with Roman settlement (13999 and 2025) and Akeman Street Roman road (4508), as well as medieval and/ or post-medieval agricultural activity (37870, 51240 and 51242). The alignment of the road, or the historical field patterns, could be preserved within the layout of the development to deliver heritage benefits and enhance public understanding of the site's archaeological interest. The preservation of the historic semi-regular enclosure pattern in boundary treatments and green infrastructure, and potentially within the pattern of the proposed development, could also help the development better relate to its historic landscape context. Where the historical stiles are located within (11919), and adjacent to (15179, 15181 and 16643), the site, these (and associated paths) could be retained as part of public rights of way and a heritage trail that outlines the history of the village and retains connections to former routes around the village. The stones forming these could also be conserved to enhance their significance.

Archaeological evidence identified within the site could also be utilised amongst house, street or neighbourhood naming within the development. This would help to enhance the significance of the non-designated resource, tying the development into its past.

The historic landscape character of the area is one of enclosed fields that retain traces of earlier cultivation practices. Settlement within this area is one of roadside and isolated settlement with trees and hedges along boundaries. Development on the scale of the proposed allocation, and its location on the edge of Ampney Crucis would alter this pattern and bring a degree of coalescence between Ampney Crucis and Hilcot End (and its associated listed buildings).. This impact could be reduced through a reduction in the scale and extent of development. It could also be reduced on a smaller scale through the retention, maintenance and enhancement of the existing planting along boundaries both within and on the edges of the site. As well as this, the existing settlement pattern could also be utilised to inform the layout of the development, former boundaries could be integrated into plot boundaries or routeways, and green spaces could be utilised to help break-up large blocks of development.

### **Conclusions and suitability:**

The site provides a high positive contribution to the setting of a number of designated heritage assets within the study area. These include the Ampney Crucis conservation area (CONARA/111) and the listed buildings within the north of its area (1090024, 1172146, 1341000, 1341001 and 1341019), as well as the listed buildings within the isolated settlement at Hilcot End (1090027, 1341002 and 1172177). The site also provides a low positive contribution to the setting of the Ampney St Mary conservation area (CONARA/026), the remaining listed buildings within the Ampney Crucis conservation area, and the listed building (1172044) and historic farm area of Dudley Farm. This significance largely derives from the contribution that land within the site makes to the historic landscape character of the area, with the rural and agricultural nature of the land within the site allowing these heritage assets to be better understood, but also the separation that it provides between Ampney Crucis and Hilcot End.

Due to the location of the proposed allocation, the topography of the local area and the scale of the proposed allocation, development within the site has the potential to cause substantial harm to a number of designated heritage assets. These comprise the Ampney Crucis conservation area (CONARA/111), settlement and the listed buildings within the north of its area (1090024, 1172146, 1341000, 1341001 and 1341019), as well as the listed buildings at Hilcot End (1090027, 1341002 and 1172177), archaeological remains within the site, and the historic landscape character of the area. As well as these, development within the proposed allocation has the potential to cause less than substantial harm to other designated heritage assets, including the Ampney St

Mary conservation area (CONARA/026), the remaining listed buildings within the Ampney Crucis Conservation Area, and the listed building (1172044) and historic farm at Dudley Farm.

These impacts are likely to be through the loss of the rural land (including surviving traces of its historic nature), as well as the roadside settlement character, that forms the historic landscape characterisation of the area and the setting to the north of the Ampney Crucis conservation area (CONARA/111) and its listed buildings, and provides some of the separation between Ampney Crucis and Hilcot End (and its listed buildings; 1090027, 1341002 and 1172177). Development on the scale of that proposed would also extend the village beyond the conservation area in this direction and be unlikely to be able to maintain the current roadside settlement pattern. On a lesser scale, development within the site would potentially be visible in long-range views from the Ampney St Mary conservation area (CONARA/026), disrupting its rural setting, while development on the eastern edge of the site also has the potential to alter the character of land to the north-west of the historic Dudley Farm and its listed barn (1172044), reducing the potential to understand their former uses within their original context.

With no previous archaeological work having been undertaken within the site, and known assets including those associated with Roman settlement and medieval and/ or post-medieval agriculture, development within the site is likely to permanently truncate and/ or remove archaeological remains and result in the loss of their legibility.

### **Heritage Constraint Rating: High**

The site is considered to have an overall heritage constraint rating of **High** (i.e. the site contains historic environment constraints that would prevent part or all of the site from being developed). Built development of the proposed extent and scale should be avoided within the proposed allocation, but a limited reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation.

Heritage constraints are likely to influence the scale of development that could be accommodated within this allocation, and there are parts of the site which may not be appropriate for development on heritage grounds. Subject to appropriate design and layout controls, parts of the site may be capable of accommodating development; however, this is unlikely to be at the scale currently proposed.

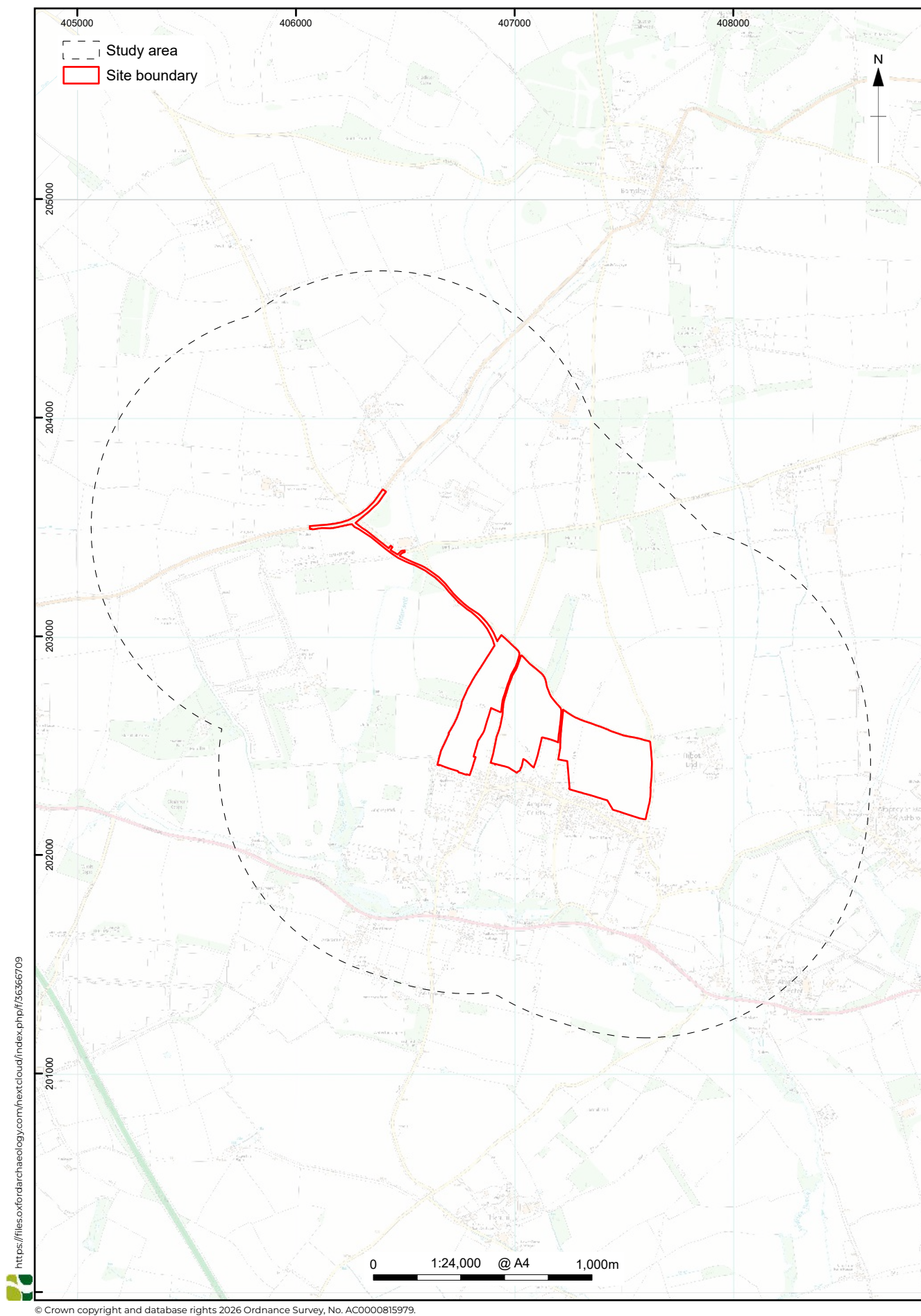
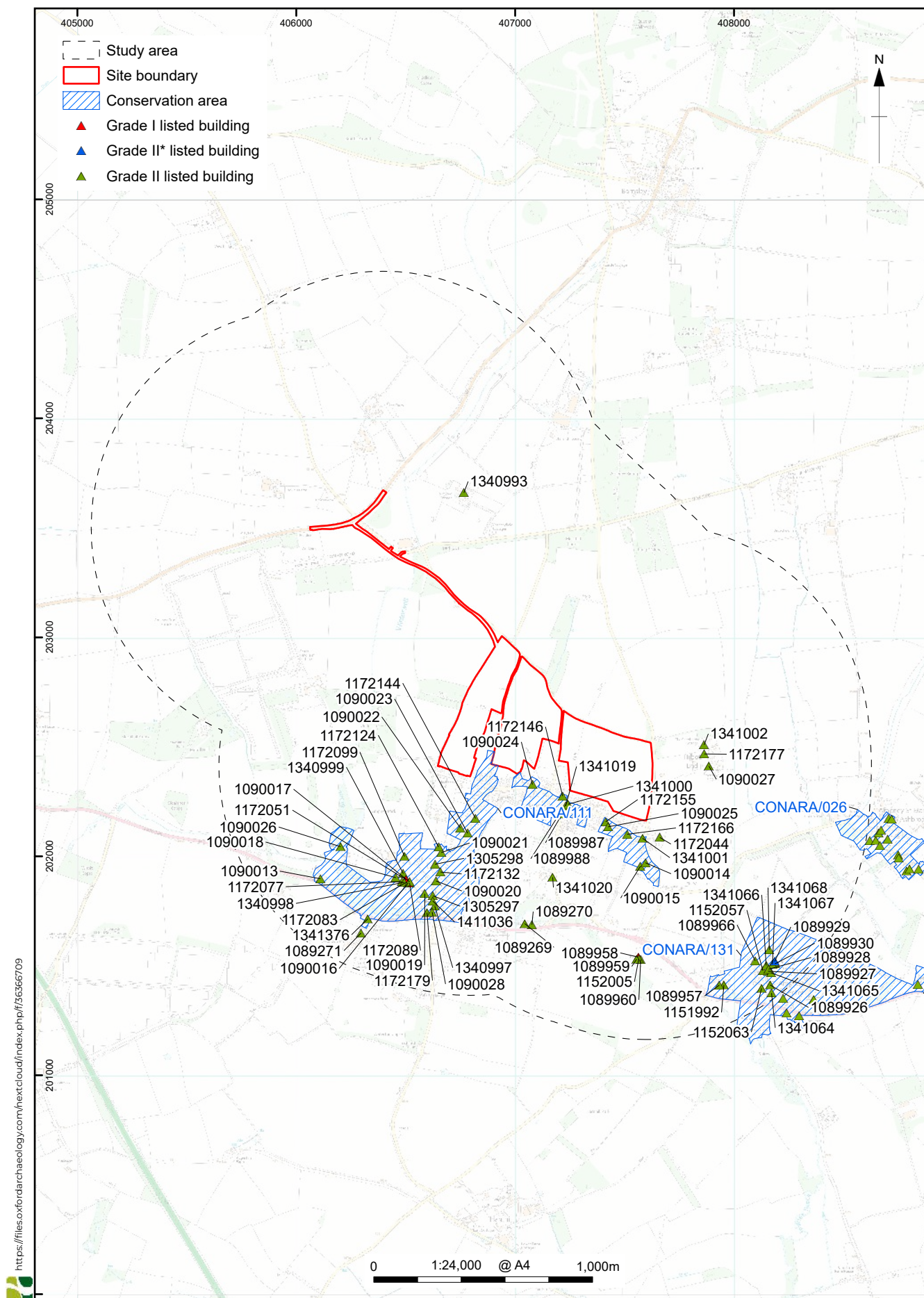


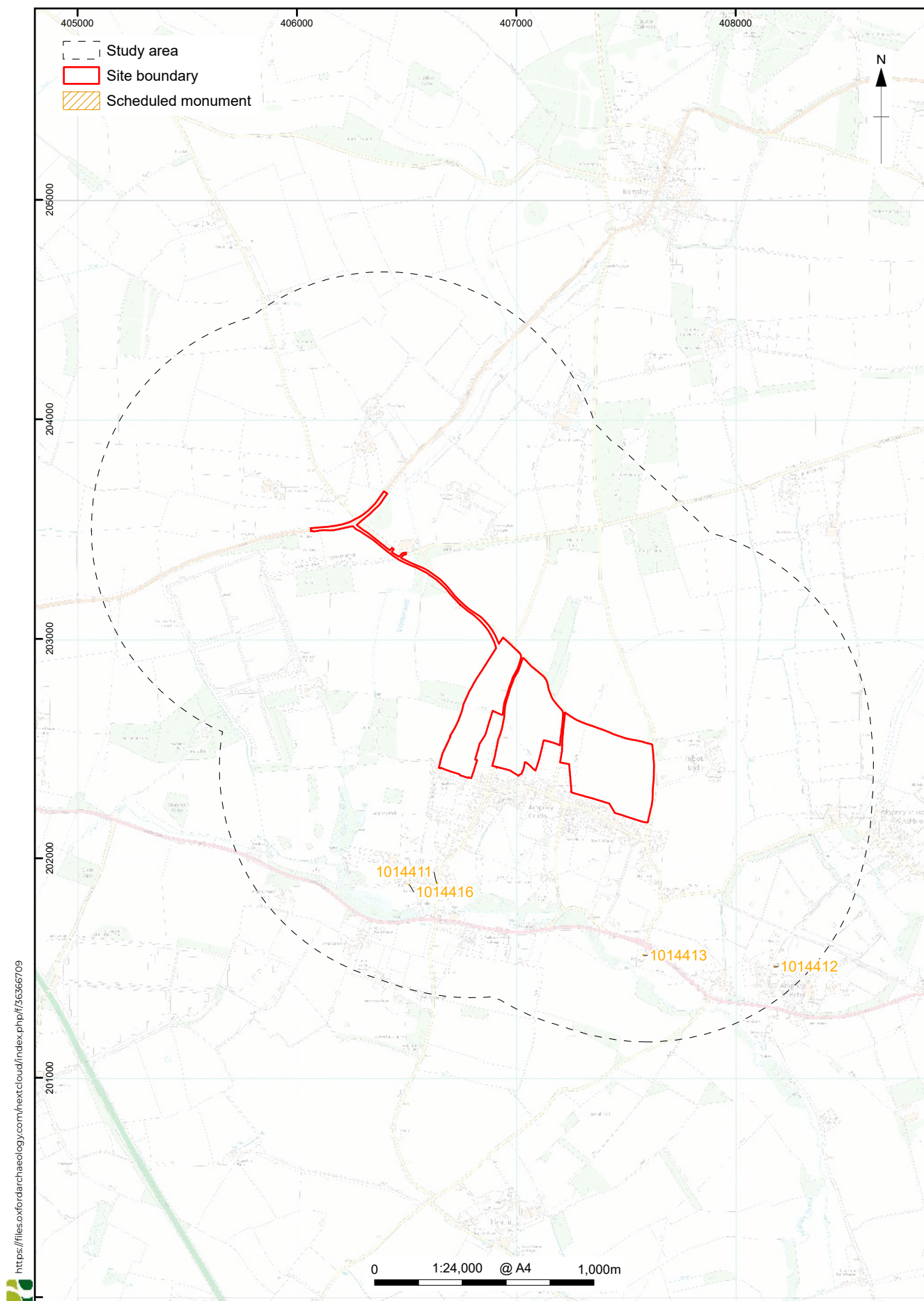
Figure R583B/C/D.1: Site location



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Figure R583B/C/D.2: Designated heritage assets within the study area



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Figure R583B/C/D.3: Scheduled monuments within the study area

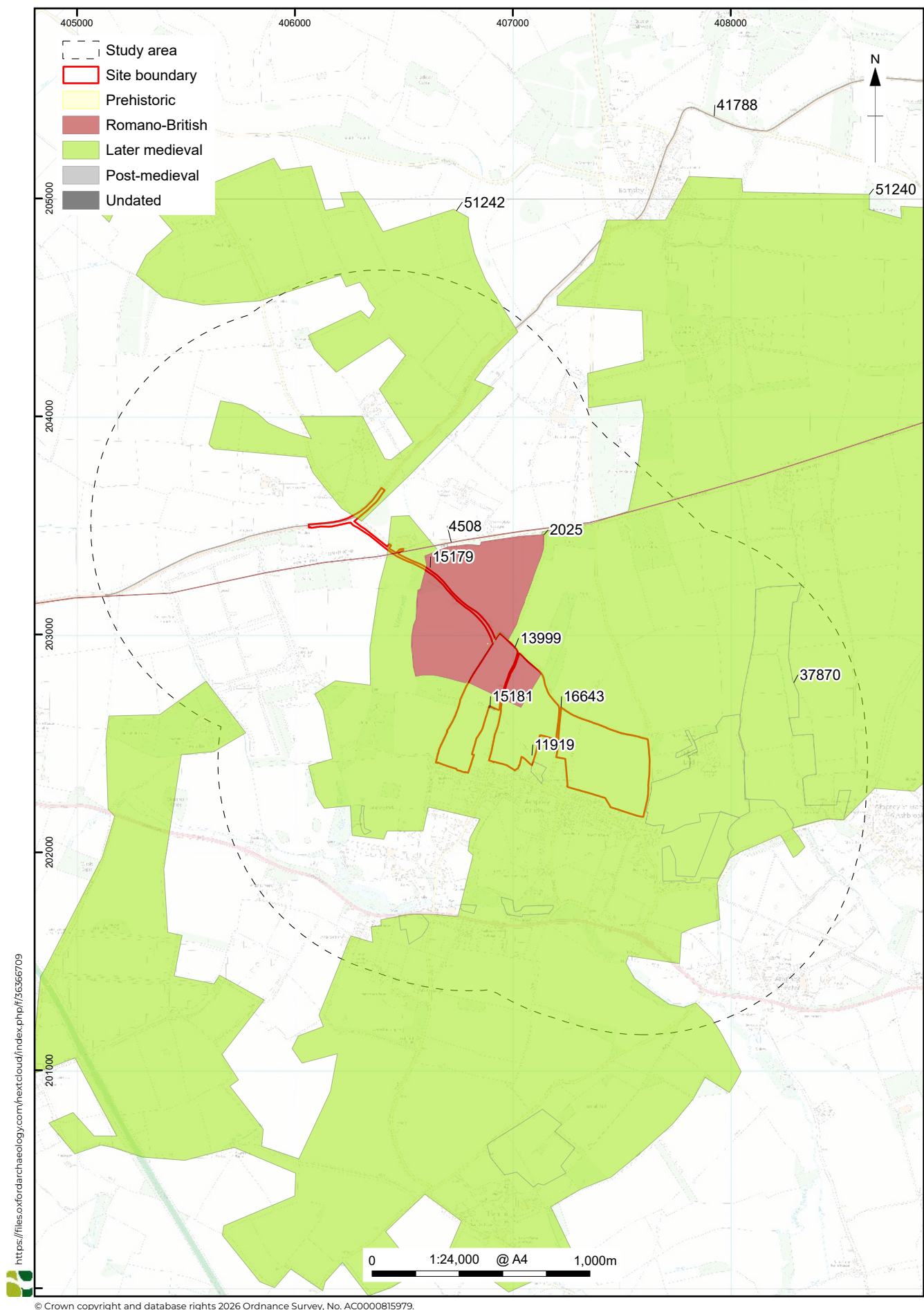


Figure R583B/C/D.4: Non-designated heritage assets within the study area

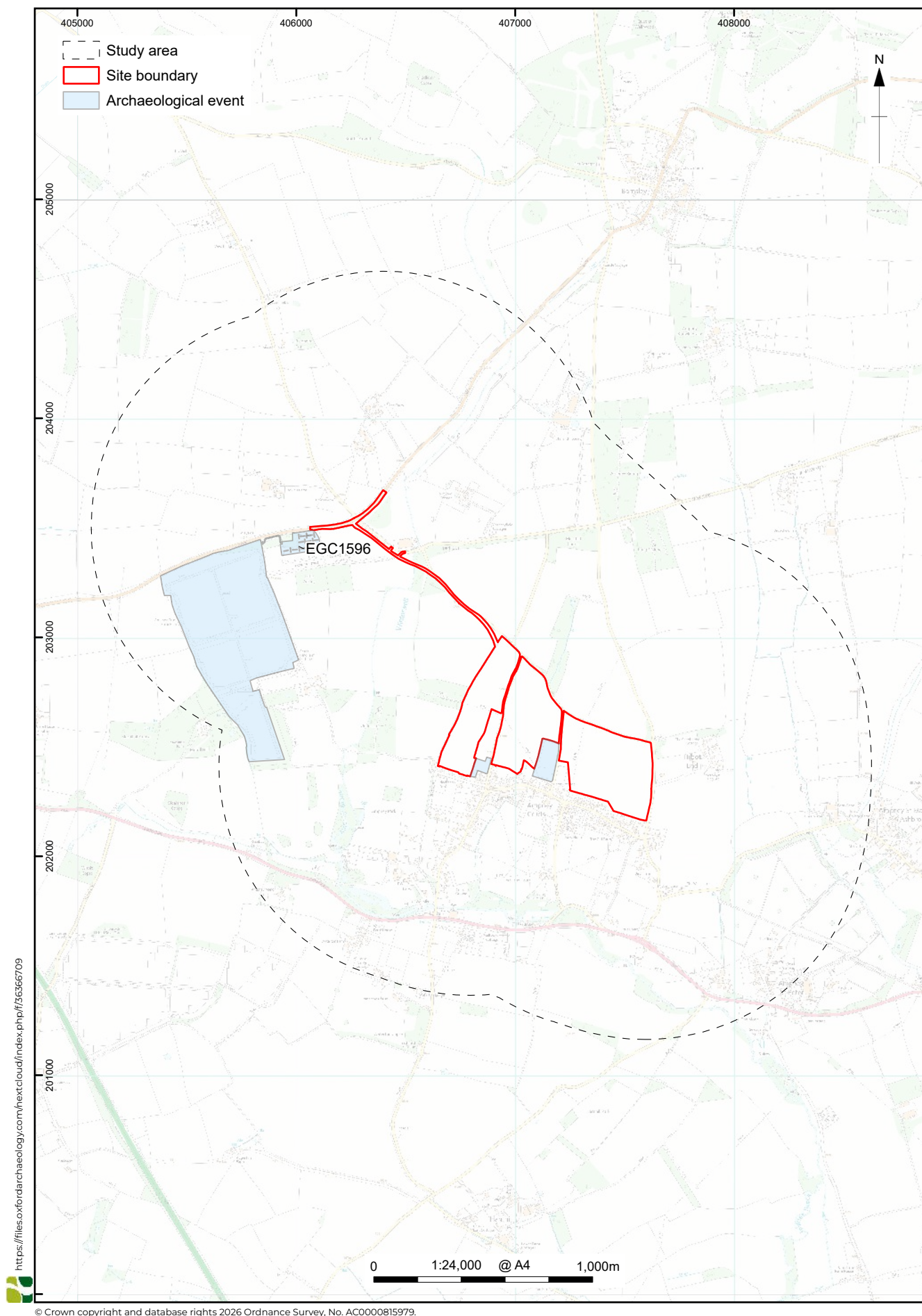


Figure R583B/C/D.5: Archaeological events within the study area

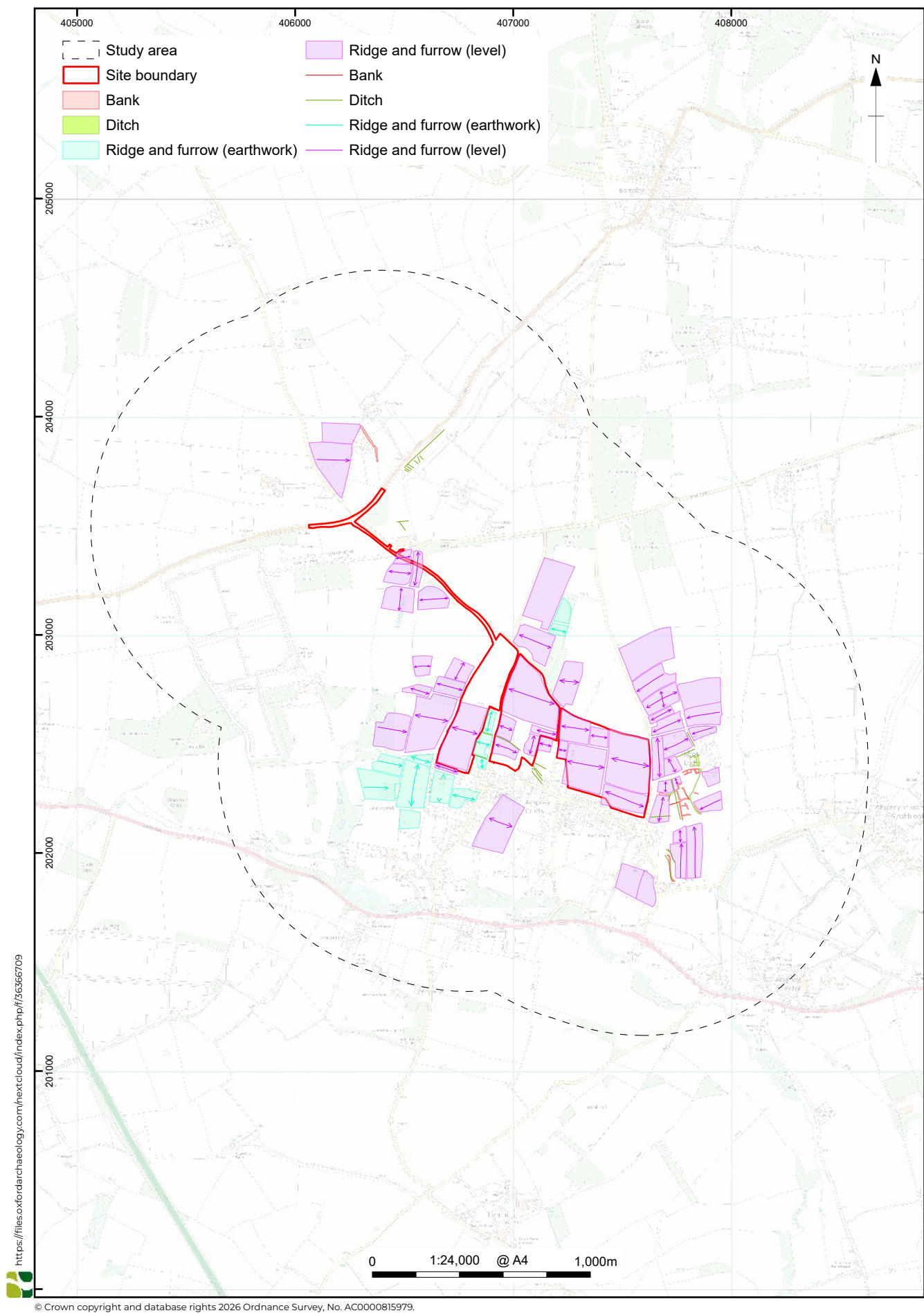
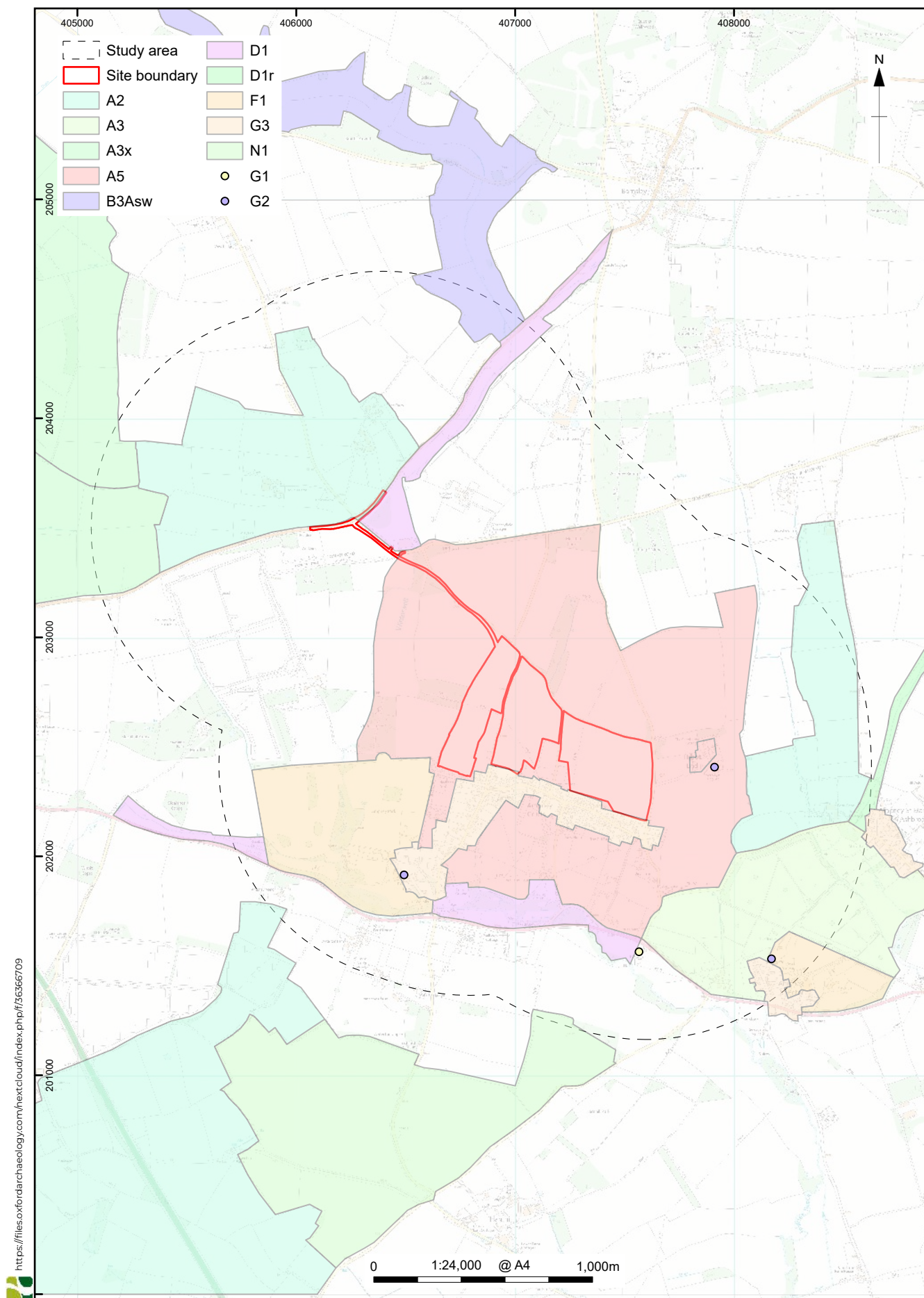


Figure R583B/C/D.6: NMP data within the study area



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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 R583B/C/D.7: Historic landscape characterisation within the study area